



Building Communities for the Future: Affordable Housing on the Overlook Tract

Spring 2021
Troutdale

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ARCH 484/584 Architecture Design Studio

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COLLEGE OF DESIGN

Acknowledgments

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Chris Damgen, Community Development Director, City of Troutdale

Kaarin Knudson

Amanda Saul

Amber Shackelford, Assistant Planner, City of Troutdale

This report represents original student work and recommendations prepared by students in the University of Oregon's Sustainable City Year Program for the City of Troutdale. Text and images contained in this report may not be used without permission from the University of Oregon.

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About SCI

The Sustainable Cities Institute (SCI) is an applied think tank focusing on sustainability and cities through applied research, teaching, and community partnerships. We work across disciplines that match the complexity of cities to address sustainability challenges, from regional planning to building design and from enhancing engagement of diverse communities to understanding the impacts on municipal budgets from disruptive technologies and many issues in between.

SCI focuses on sustainability-based research and teaching opportunities through two primary efforts:

1. Our Sustainable City Year Program (SCYP), a massively scaled university-community partnership program that matches the resources of the University with one Oregon community each year to help advance that community's sustainability goals; and

2. Our Urbanism Next Center, which focuses on how autonomous vehicles, e-commerce, and the sharing economy will impact the form and function of cities.

In all cases, we share our expertise and experiences with scholars, policymakers, community leaders, and project partners. We further extend our impact via an annual Expert-in-Residence Program, SCI China visiting scholars program, study abroad course on redesigning cities for people on bicycle, and through our co-leadership of the Educational Partnerships for Innovation in Communities Network (EPIC-N), which is transferring SCYP to universities and communities across the globe. Our work connects student passion, faculty experience, and community needs to produce innovative, tangible solutions for the creation of a sustainable society.

About SCYP

The Sustainable City Year Program (SCYP) is a year-long partnership between SCI and a partner in Oregon, in which students and faculty in courses from across the university collaborate with a public entity on sustainability and livability projects. SCYP faculty and students work in collaboration with staff from the partner agency through a variety of studio projects and service-

learning courses to provide students with real-world projects to investigate. Students bring energy, enthusiasm, and innovative approaches to difficult, persistent problems. SCYP's primary value derives from collaborations that result in on-the-ground impact and expanded conversations for a community ready to transition to a more sustainable and livable future.

About City of Troutdale

Troutdale is a dynamic suburban community in Multnomah County, situated on the eastern edge of the Portland metropolitan region and the western edge of the Columbia River Gorge. Settled in the late 1800s and incorporated in 1907, this “Gateway to the Gorge” is approximately six square miles in size with a population of nearly 17,000 residents. Almost 75% of that population is aged 18-64.

Troutdale’s median household income of \$72,188 exceeds the State of Oregon’s \$59,393. Troutdale’s neighbors include Wood Village and Fairview to the west, Gresham to the south, and unincorporated areas of Multnomah County to the east.

For the first part of the 20th century, the city remained a small village serving area farmers and company workers at nearby industrial facilities. Starting around 1970, Troutdale became a bedroom community in the region, with subdivisions and spurts of multi-family residential housing occurring. In the 1990s, efforts were made to improve the aesthetics of the community’s original core, contributing to an award-winning “Main Street” infill project that helped with placemaking. In the 2010s, the City positioned itself as a jobs center as it worked with stakeholders to transform a large superfund area to one of the region’s most attractive industrial centers – the Troutdale-Reynolds Industrial Park.

The principal transportation link between Troutdale and Portland is Interstate 84. The Union Pacific Railroad main line runs just north of Troutdale’s city center. The Troutdale area is the gateway to the famous Columbia River Gorge Scenic Area and Sandy River recreational areas, and its outdoor pursuits. Troutdale’s appealing and

beautiful natural setting, miles of trails, and parkland and conservation areas draw residents and visitors alike. The City’s pride in place is manifested through its monthly gatherings and annual events, ranging from “First Friday” art walks to the city’s long-standing Summerfest celebration each July. A dedicated art scene and an exciting culinary mix have made Troutdale an enviable destination and underscore the community’s quality of life. Troutdale is home to McMenamins Edgefield, one of Portland’s beloved venues for entertainment and hospitality.

In recent years, Troutdale has developed a robust economic development program. The City’s largest employers are Amazon and FedEx Ground, although the City also has numerous local and regional businesses that highlight unique assets within the area. Troutdale’s recent business-related efforts have focused on the City’s Town Center, where 12 “opportunity sites” have been identified for infill development that respects the small-town feel while offering support to the existing retail environment. The next 20 years promise to be an exciting time for a mature community to protect what’s loved and expand opportunities that contribute to Troutdale’s pride in place.

Course Participants

CHANDLER ARNSDORF, Architecture Undergraduate

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Executive Summary

Fair access to housing is a global, national, and local issue. In 2017, about 38% of Troutdale overall households were cost-burdened with renters having a significantly higher percentage, 58%. The City's recently adopted Town Center Plan identifies the 4.3 acre "Overlook Tract" as a potential location to construct affordable housing in collaboration with Home Forward, a Portland-based organization with a mission to provide affordable housing.

Students explored the creation of dynamic and inclusive urban environments and their relation to housing typology at two different scales: 1) the city or public realm scale and 2) the home or domestic environment scale. After analyzing

the site and region, student teams developed urban design proposals for the site based on four distinct frameworks:

1. Views of the Gorge (Linear Buildings)
2. Park with a View (Open Block)
3. Internal Central Park (Closed Block)
4. Neighborhoods (Smaller Housing Clusters)

Design proposals endeavored to preserve a small town feel, create a unique gateway to the City, accommodate multiple generations on the site, and create privacy for residents. Overarching goals for the project included:



Goals

- 01 | Pedestrian Forward**
Develop pedestrian bike path along 2nd St
- 02 | Revitalize the spirit of Troutdale**
Create downtown venue and outdoor market in Opportunity zone 6
- 03 | Weave into existing 'small town' fabric**
Medium-density, low-rise housing harmonious with existing context
- 04 | Provide Equitable access to employment and recreation**
Relocate transportation and transform former post office into recreation outlet
- 05 | Offer a diversity of living arrangements**
The flexibility of the modular units promotes multigenerational living and accommodates all family types
- 06 | Integrate Neighborhood**
Develop urban edge by means of a plaza on pedestrian path that connects transportation hub and town pavilion

Introduction

CONTEXT

Access to affordable housing is an increasingly critical issue for the Portland region. Troutdale's recently adopted Town Center Plan identifies the 4.3 acre "Overlook Tract" as a potential location to construct affordable housing. In collaboration with Home Forward, a Portland based organization with a mission to provide affordable housing, 105 affordable housing units will be built in the city within the next few years. Architecture students developed proposals for adaptable and intergenerational housing on Troutdale's Overlook Tract, building from Planning students' fall term site-based research and responding to input from Troutdale's planners and affordable housing partners.

SITE

The site's adjacency to three bus lines that connect to major areas of employment, higher education facilities, commercial zones, and the Gresham Transit Center adds to its viability for development. The hillside site overlooks Main Street to the north with views to the Columbia Gorge. An existing police facility borders its east edge.

OBJECTIVES

Studio participants were challenged to develop proposals for adaptable and intergenerational housing, incorporating fall term planning students' research. The housing is intended to fit seamlessly within the context of Troutdale as well as address program requirements. Teams researched best practices for designing intergenerational community spaces and multi-family housing typology, including free-standing, block, mat building, and hybrid housing types.

Students analyzed urban design parameters and the dialogic relation of housing with community amenities. In addition, students incorporated the inclusivity of spaces (urban and domestic) and gender into their designs.

Understanding the Site

To understand the site, students considered where the city of Troutdale is situated within the larger Portland region. Troutdale's location offers easy access to and beautiful views of the Columbia River.



Recreation and Access

GATEWAY TO THE GORGE



RECREATION AREAS WITHIN THE CITY

Access to parks and recreation is important to the health and vitality of Troutdale residents, regardless of age or income.



RECREATION AREAS WITHIN THE CITY

Parks Features and Amenities															
Features	Parking	Restrooms	Rental Areas	Picnic Areas	Play Equip.	Basketball Court	Baseball Field	Soccer Field	Softball Field	Tennis Court	Museum	Wildlife	Trails	Viewpoint	Dogs Allowed
Community Parks															
Columbia Park	X	X	X	X	X		X	X				X	X	X	
Depot Park	X			X							X	X	X	X	
Glenn Otto	X	X	X	X	X	X						X	X	X	
Harlow House Park	X			X							X	X	X	X	
Helen Althaus Park				X	X	X						X	X		
Mayors Square														X	
Sunrise Park	X			X								X	X	X	X
Neighborhood Parks															
Kiku Park				X	X	X						X	X	X	
Lewellyn Park	X			X	X					X			X		
Sandee Palisades	X			X	X				X				X		
Weedin Park	X			X	X	X				X			X		
Woodale Park															
Open Spaces/Greenways															
Beaver Creek (GW)												X	X	X	X
Bellingham Park (GW)												X	X		
Harlow Ravine (GW)				X								X	X	X	
Sandy River (GW)												X			
Stuart Ridge (GW)												X	X	X	
Mini Parks															
C.P. Park				X	X	X									
Cannery Park															
Sweetbriar Park					X								X		
Visionary Park															

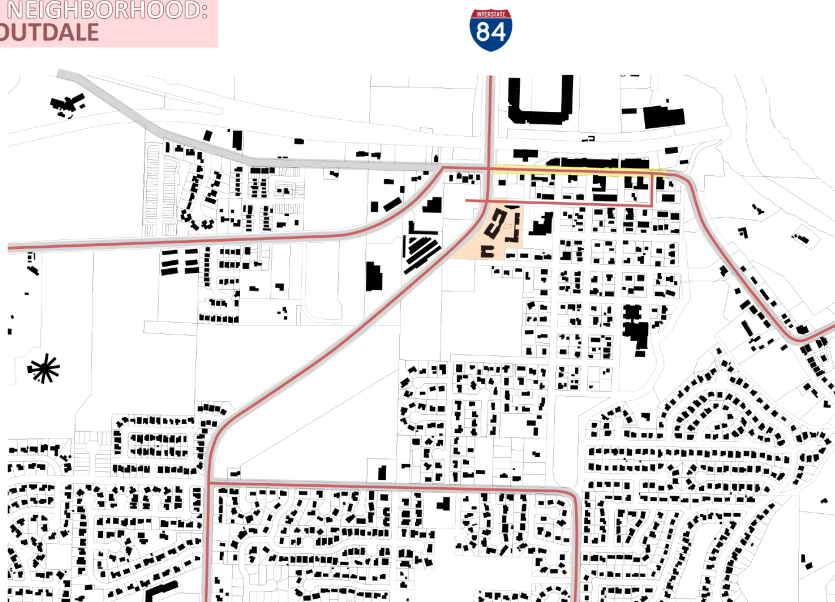
WALKING & BIKING AROUND THE SITE

Access to and from the site via walking, biking, and transit allows residents without cars and those who choose not to drive to be mobile. An analysis of current conditions revealed that major roads and highways restrict access to and from the site.



BIKE INFRASTRUCTURE

15-MINUTE NEIGHBORHOOD:
CITY OF TROUTDALE



legends

bike lanes



C. CHAN

TRANSIT STOPS

15-MINUTE NEIGHBORHOOD:
CITY OF TROUTDALE



legends

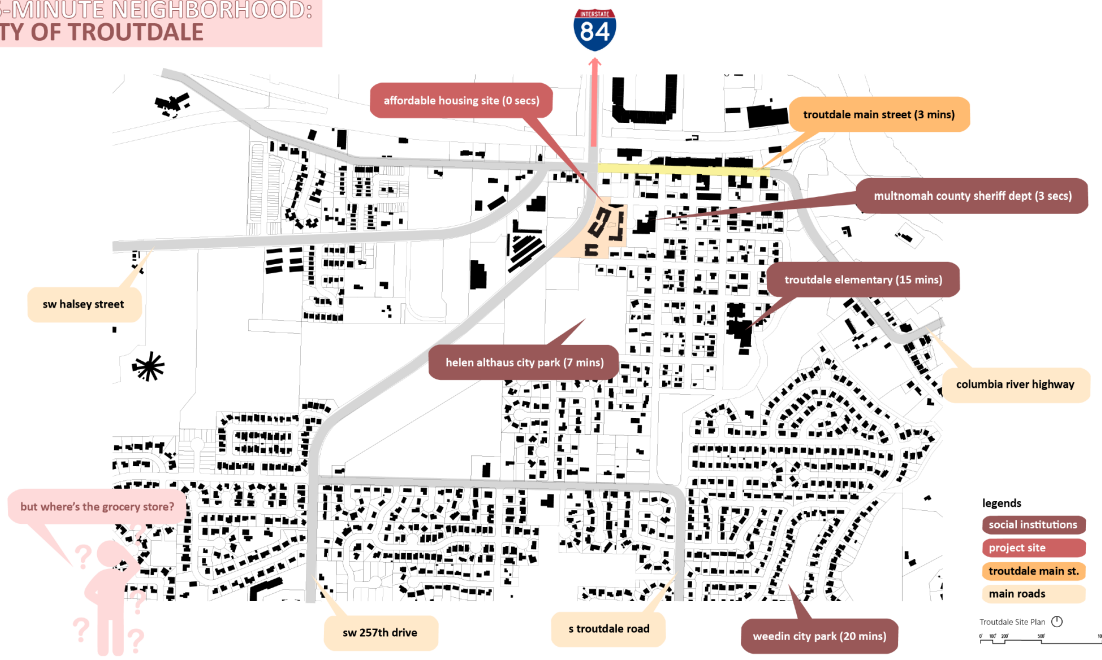
bus stops



C. CHAN

PROGRAMS & WALKING DISTANCES

15-MINUTE NEIGHBORHOOD: CITY OF TROUTDALE

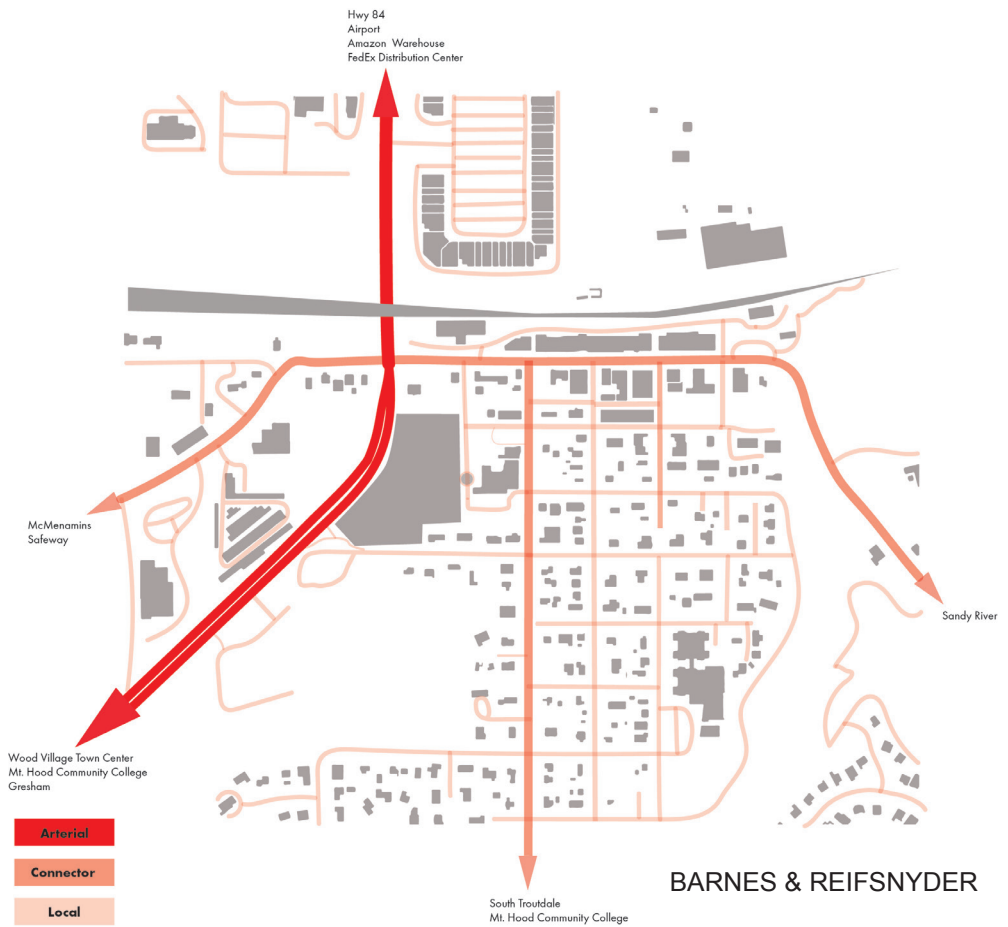


C. CHAN

EMPLOYMENT OPPORTUNITIES CLOSE TO THE SITE

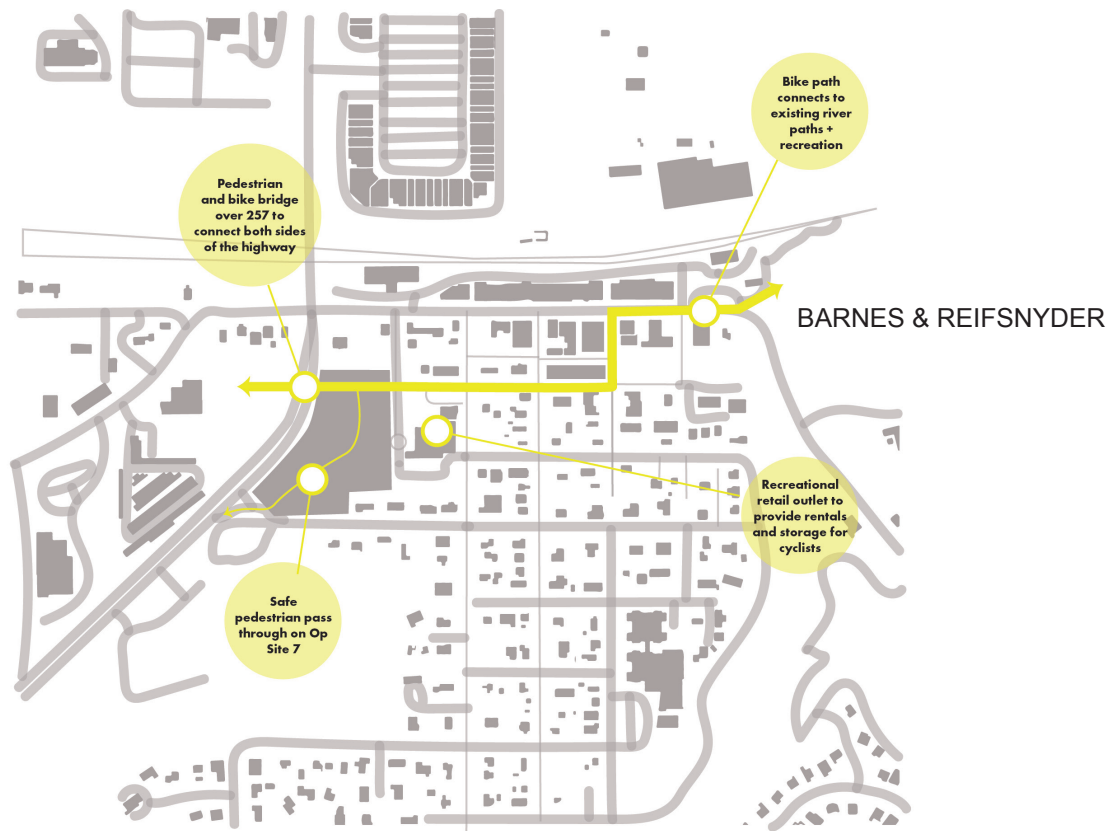


EXISTING CONDITIONS: HIGHWAYS & MAJOR ROADS CUT OFF PEDESTRIAN ACCESS



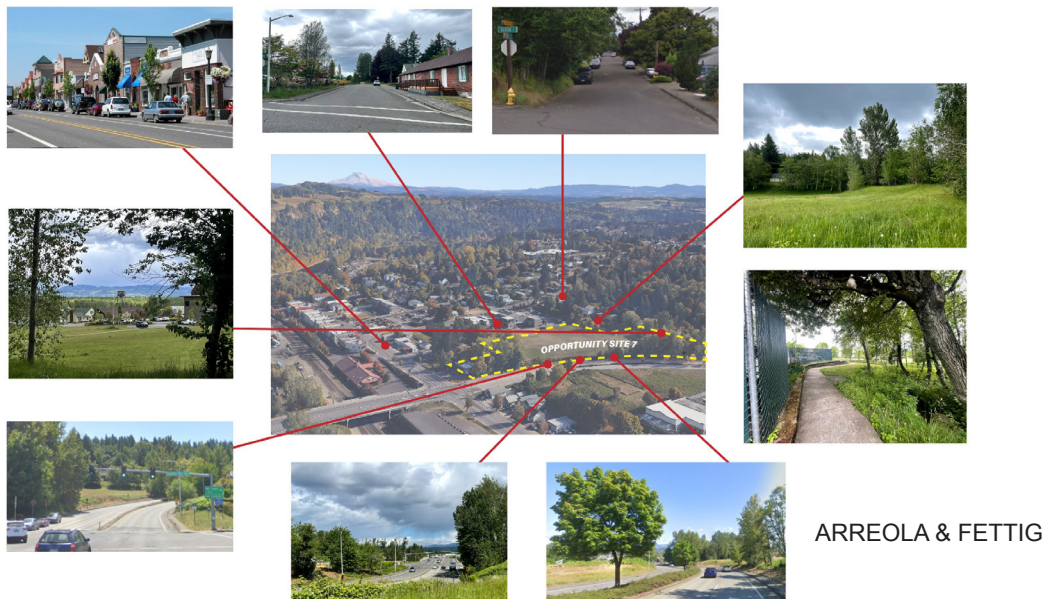
PROPOSAL

- Bike and pedestrian bridge over SW 257th Dr.
- Safe pedestrian routes through Opportunity Site 7 - shortcut to downtown from SW.
- Recreational retail outlet to the east of Opportunity Site 7 for popular outdoor activities.

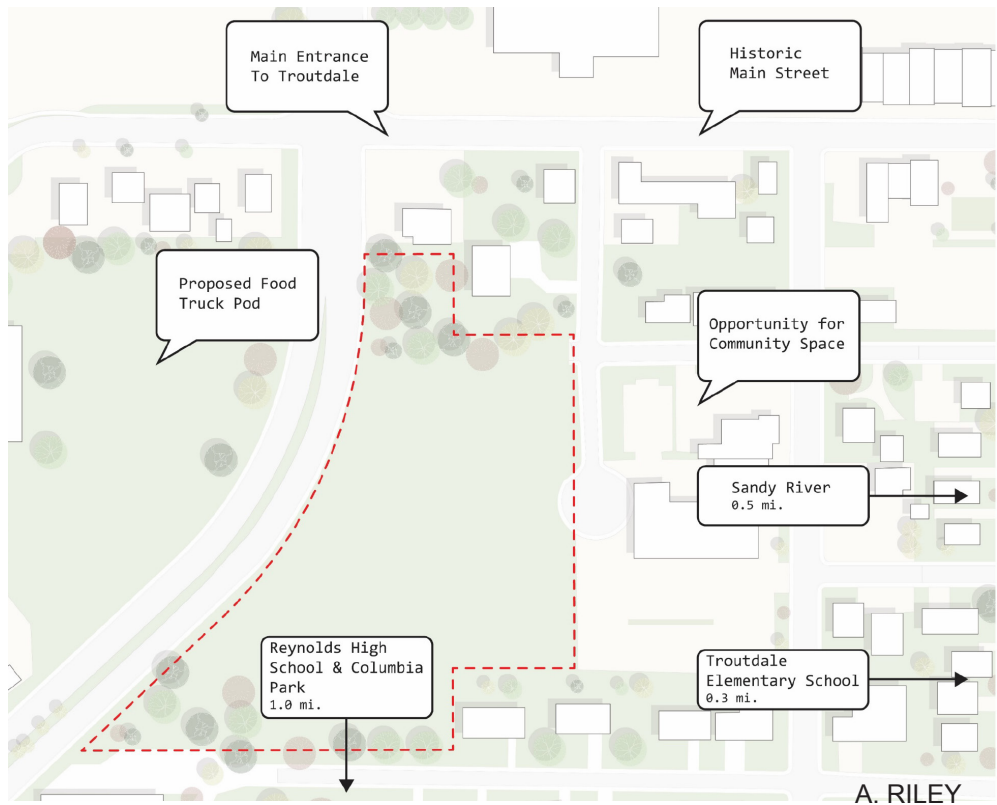


SITE IMPRESSIONS

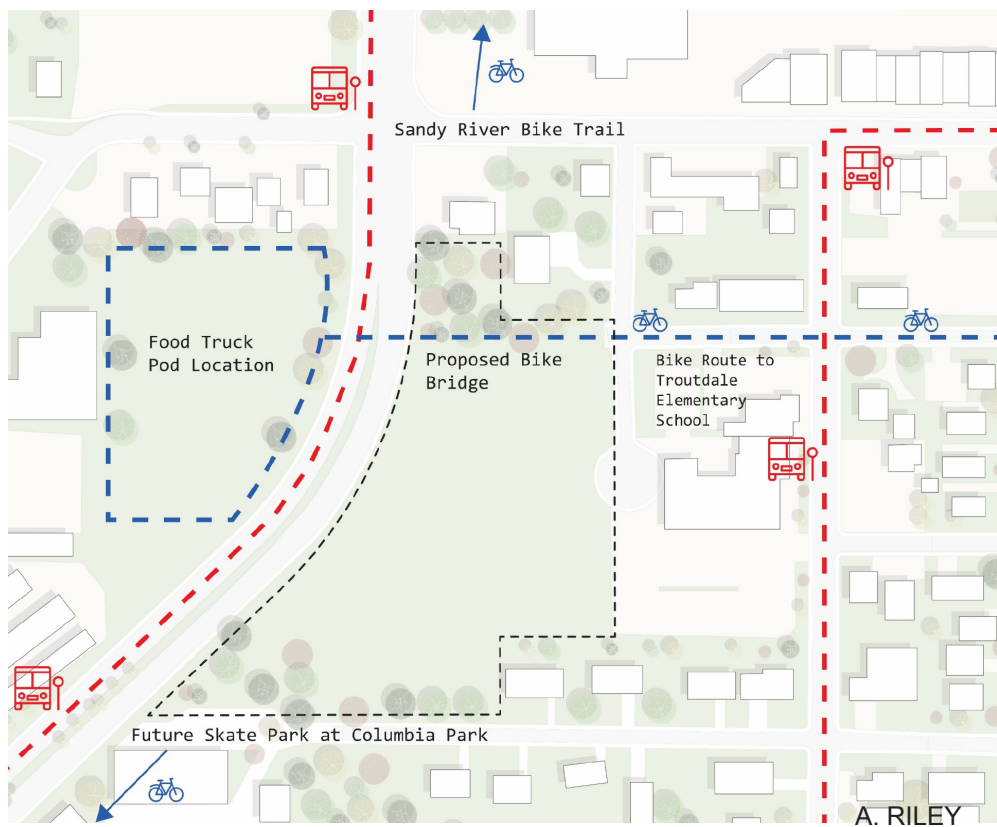
The site resides along one of the most dominant entrances to both Troutdale and the Gorge. Troutdale has a distinct small-town feel which is imperative to consider in the overall form of the new building, in order to develop a design which fits into the context of Troutdale. Students were also tasked with responding to the gradual slope of the site, efficient parking solutions, and curating community benefit programs for adjacent lots.



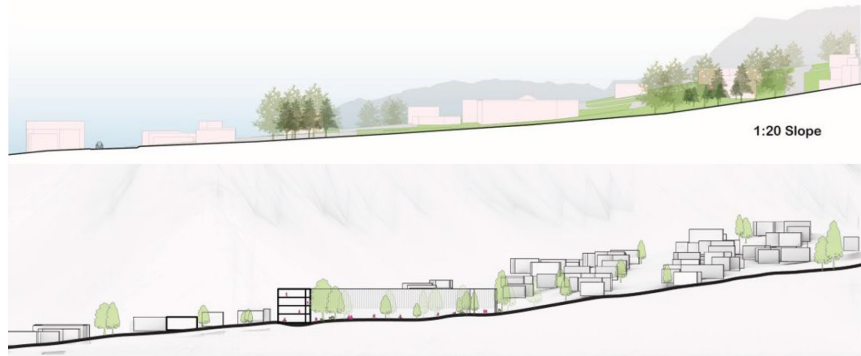
OPPORTUNITY SITE 7 - PROGRAMS & WALKING DISTANCES



OPPORTUNITY SITE 7 - TRANSIT AND BIKE ROUTES



OPPORTUNITY SITE 7 - TOPOGRAPHY



OPPORTUNITY SITE 7 - AERIAL VIEW



What We Heard & What We Think (Design Solutions)



**LANDMARKS &
HISTORIC SITES
OF
TROUTDALE**

SMALL TOWN FEEL



materials: brick, stone, wood - neutral & natural
gabled roofs with variety
no large, blank walls
no large expanse of glazing
use of porticos, porches, balconies, dormers &
bay windows to articulate facade
exposed beams, trusses, other structural details
low roof heights
ornamental trim on openings and roof
soft archways
strong symmetry

BARNES & REIFSNYDER

WHAT WE HEARD: COMMUNITY CONCERNS

The Community of Troutdale is most concerned with students addressing the following principles in their approach and design.

- "Small town feel"
- "Historic feel"
- Parking numbers & related traffic
- Affordable housing NIMBY-ism

WHAT WE HEARD: "HISTORIC FEEL"



Downtown Troutdale, 1917

<https://www.troutdaleoregon.gov/community/page/brief-history-troutdale>



Downtown Troutdale, present

https://www.oregonlive.com/travel/2012/06/quick_day_trips_troutdale.html

The representation of historic facades within the downtown of Troutdale lends itself to the overall historic feel of the town.

WHAT WE THINK: "SMALL TOWN FEEL" & "HISTORIC FEEL"

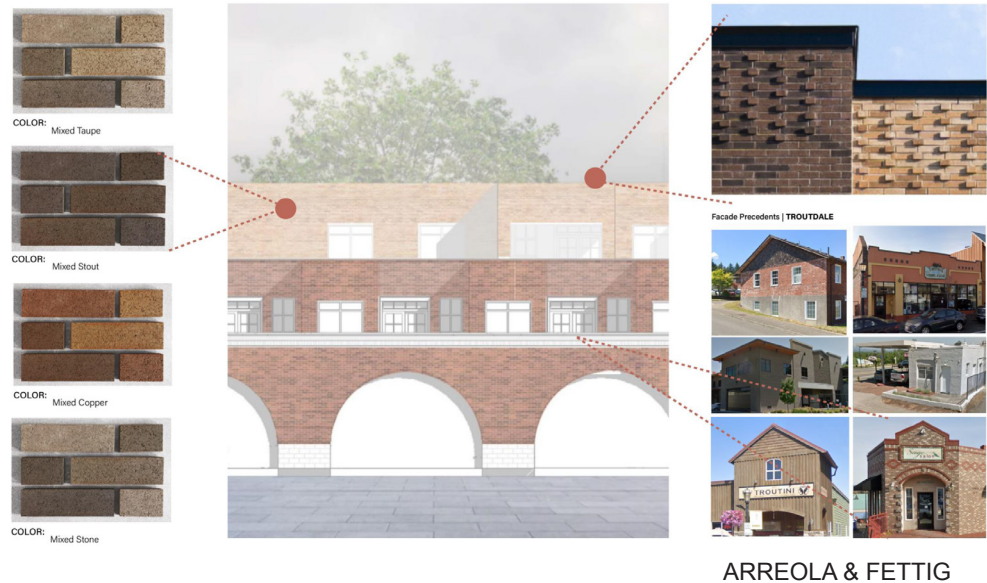
The city was concerned with addressing the topics of "small town feel" and "historic feel" in the overall design. Students, in response, addressed these principles through two distinct solutions.

Response A

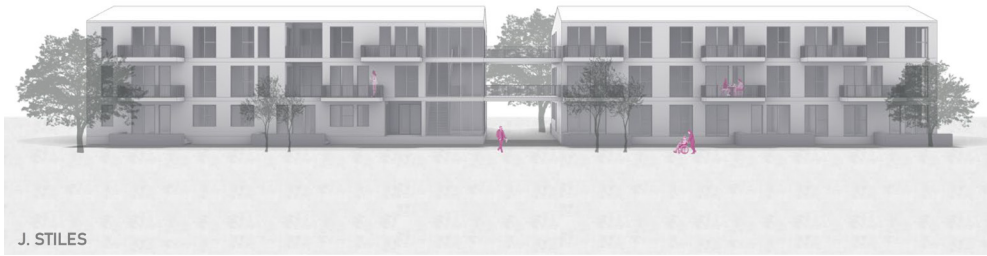
The scale and facade materials - acknowledging and adapting.

Response B

The change of scale is imminent (pressure on housing) and the city is relatively new (not historic) - re-framing the problem.



- Arched Porticos - reminiscent of historic towns
- Brick facades - cues from the existing & arched porticos

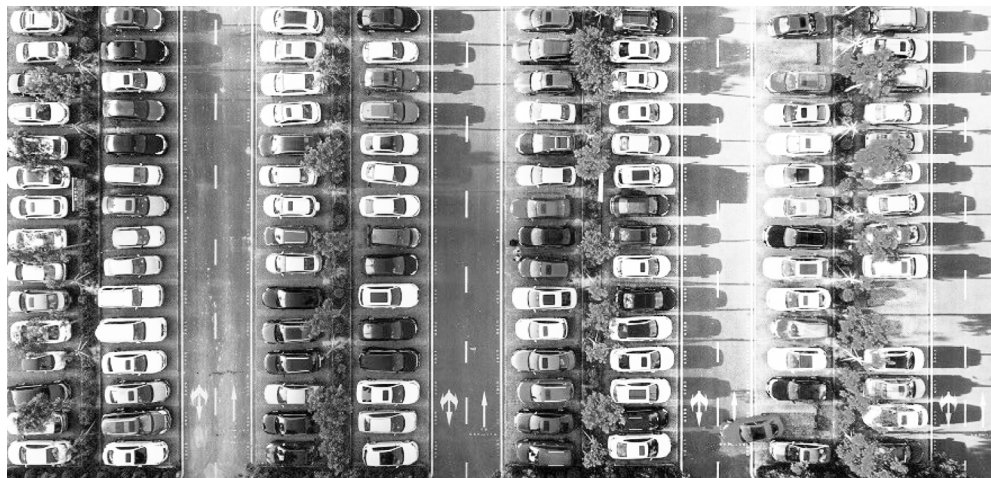


Students respond through the following:

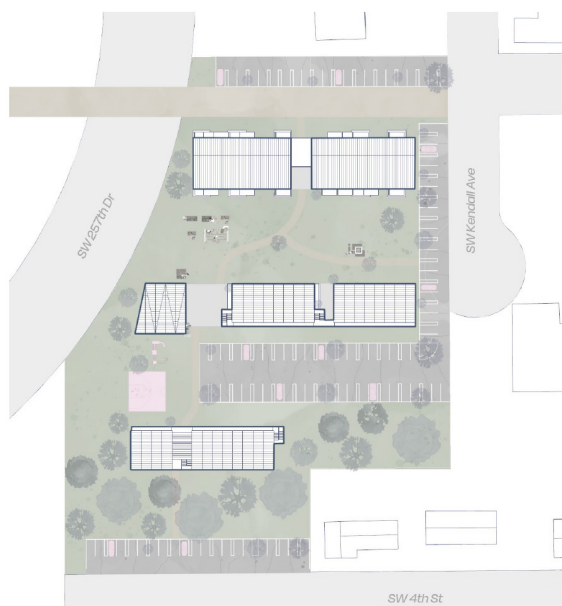
- Mid-rise buildings
- Wood facades
- Contemporary vernacular forms
- Town houses (small scale mid-density)

WHAT WE HEARD: PARKING WILL BE AN ISSUE

With over a 100 units and the requirement of 2.3 parking spots per unit, students addressed the issue of parking in a variety of ways, as shown through the following calculations and adjacent site plans exhibiting the final parking solutions that were proposed.



WHAT WE THINK: PARKING # REDUCTION



2.3 PARKING SPOTS PER UNIT -
2 SPOTS PER UNIT
1 GUEST SPOT PER EVERY 3 UNITS

103 UNITS * 2.3 = 237

10% REDUCTION FOR NEARBY TRANSPORTATION = 213

REDUCE PARKING BY 50% FOR ELDERLY HOUSING UNITS = 182

POTENTIAL REDUCTION FOR STUDIO UNITS = 160

TOTAL SITE AREA = 189,000 SF

237 PARKING SPOT AREA = 77,025 SF (40% OF SITE)

160 PARKING SPOT AREA = 52,000 SF (27.5% OF SITE)

J. STILES

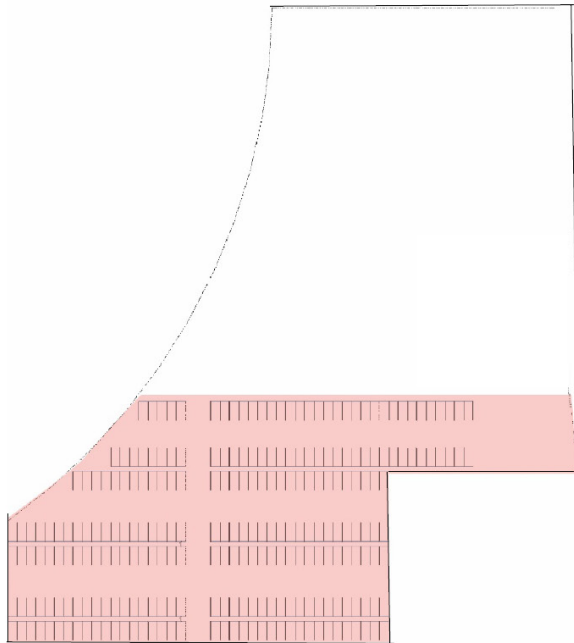
TDC 9.010 requires 2.3 spaces/dwelling units.

110 units x 2.3 parking spaces = 253

Reductions

- 10% reduction due to transit stop within 400 feet.
- 30 off-street spaces on Kendall & 2nd
- 30 units dedicated as senior housing

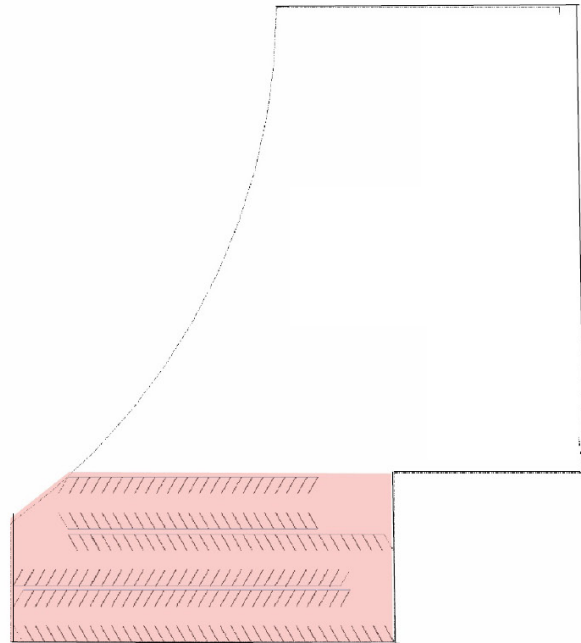
Total # of parking spaces after reductions = 165



253 spaces, 90 degrees with 2-way traffic.

40% of entire site

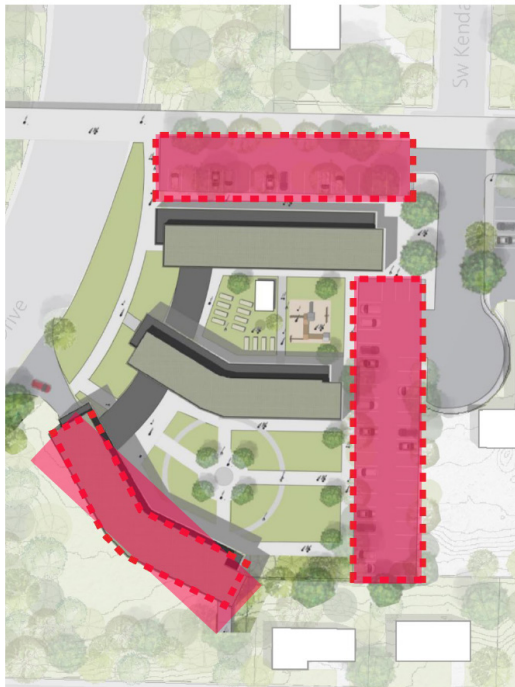
VS.



BARNES & REIFSNYDER

165 spaces, 60 degree angle with 1-way traffic (multiple entrance points).

30% of entire site



2.3 PARKING SPOTS PER UNIT
2 SPOTS PER UNIT
1 GUEST SPOT PER EVERY 3 UNITS

109 UNITS *2.3 = 250

10% REDUCTION FOR NEARBY TRANSPORTATION = 224

REDUCE PARKING BY 50% FOR ELDERLY HOUSING UNITS = 193

POTENTIAL REDUCTION FOR STUDIO UNITS = 171

TOTAL SITE AREA = 189,000 SF

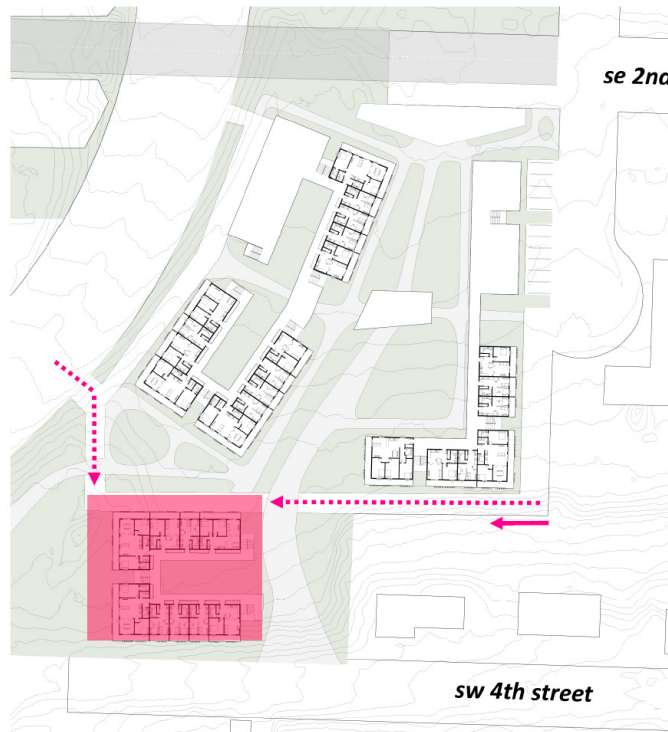
250 PARKING SPOT AREA = 81,250 SF (43% OF SITE)

171 PARKING SPOT AREA = 55,575 SF (29% OF SITE)

ARREOLA & FETTIG

WHAT WE THINK: PLACING PARKING WITHIN THE HILL

The example below shows how some students chose to place all of the required parking in one place, opposed to distributing it throughout the site.



C. CHAN

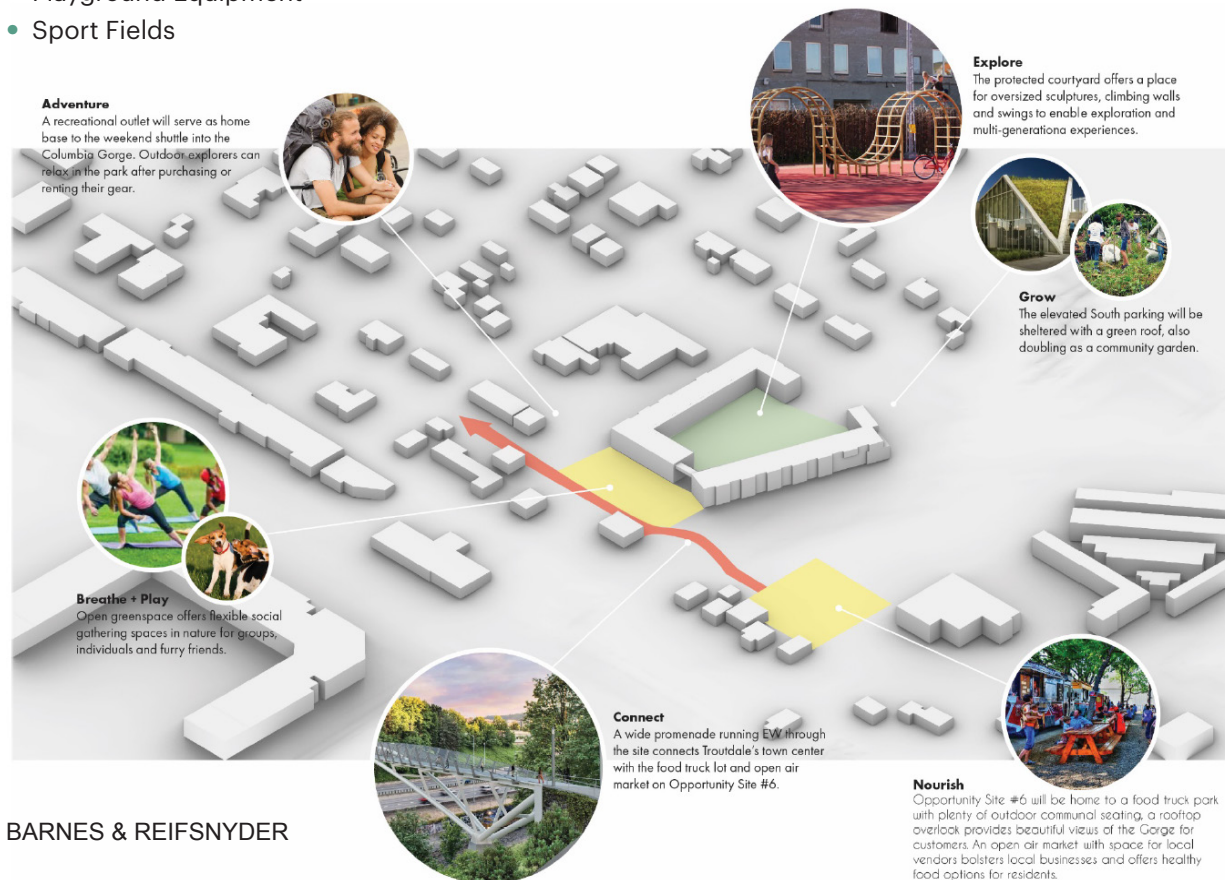
WHAT WE HEARD: AFFORDABLE HOUSING NIMBY-ISM



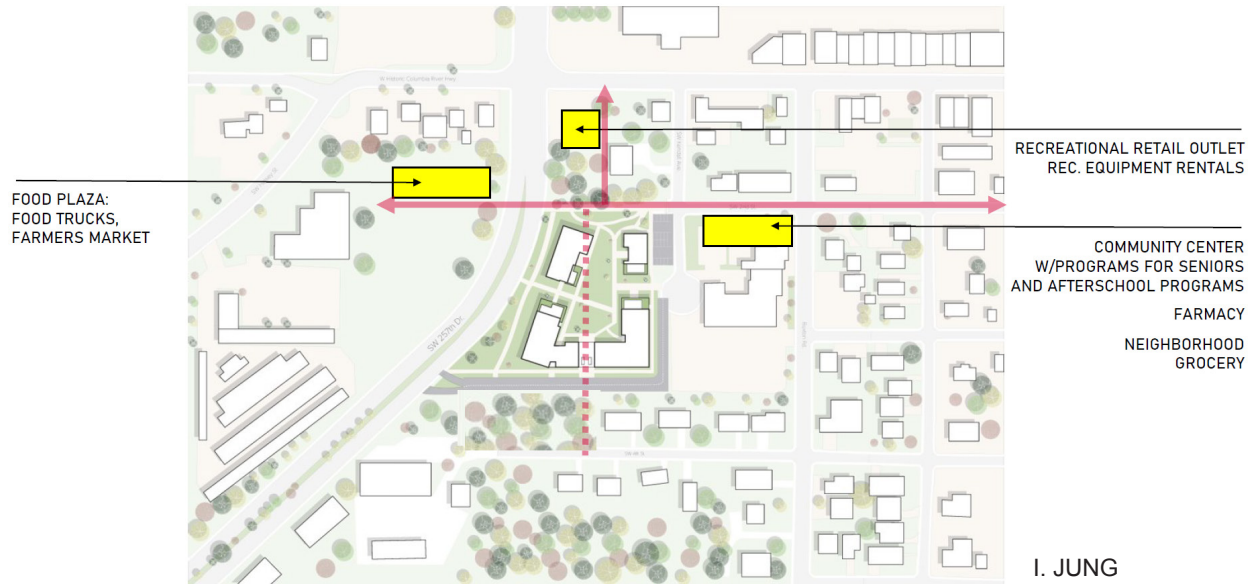
WHAT WE THINK: INCLUDING COMMUNITY BENEFIT PROGRAMS

In response to NIMBY-ism, students sought to develop key programming through the use of outdoor spaces. Some of these defined spaces include:

- Dog Parks
- Playground Equipment
- Sport Fields



BARNES & REIFSNYDER



WHAT WE THINK: WE NEED TO UNDERSTAND OUR COMMUNITY

In order to develop thoughtful and responsive designs, it was imperative for students to understand the community of inhabitants and their needs.

AFFORDABLE HOUSING THROUGH HOME FORWARD – 50% OF AREA MEDIAN INCOME



50% OF UNITS DEDICATED TO FAMILIES

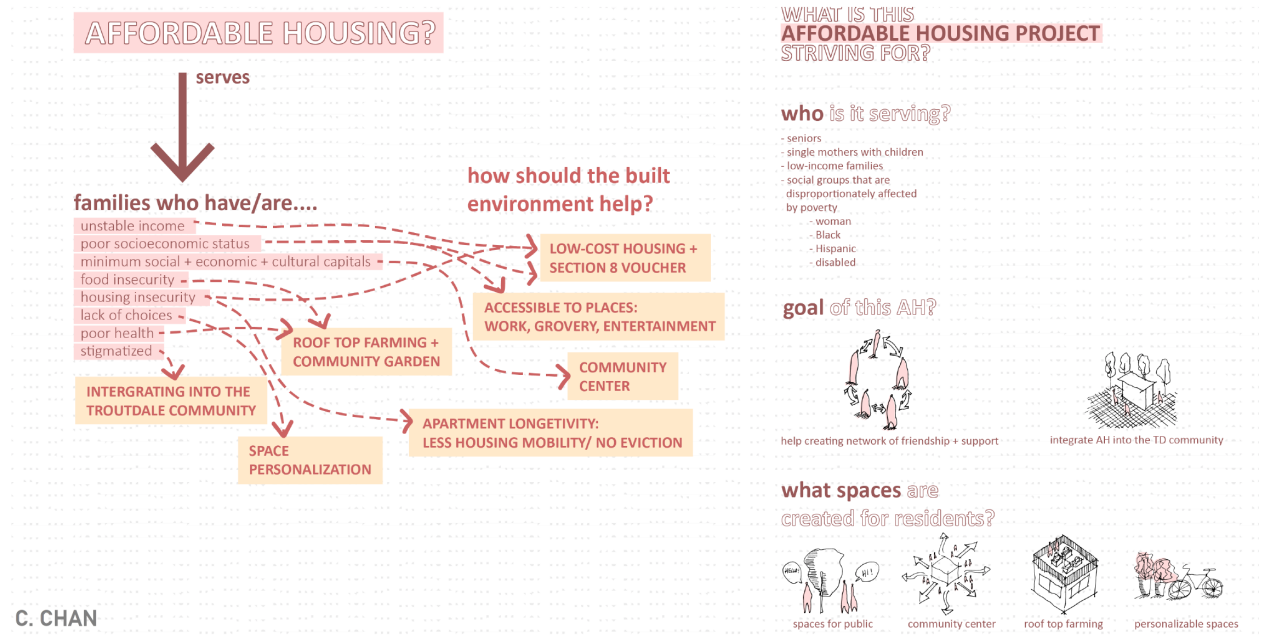


UNITS DEDICATED TO LOW-INCOME SENIORS



FLEXIBLE UNITS FOR CHANGING NEEDS OVER TIME

J. STILES



WHAT WE THINK

Ultimately, students formulated conclusions that focused in on preserving the small town feel of Troutdale, creating a unique gateway to Troutdale and the Gorge, multi-generational development, and privacy.

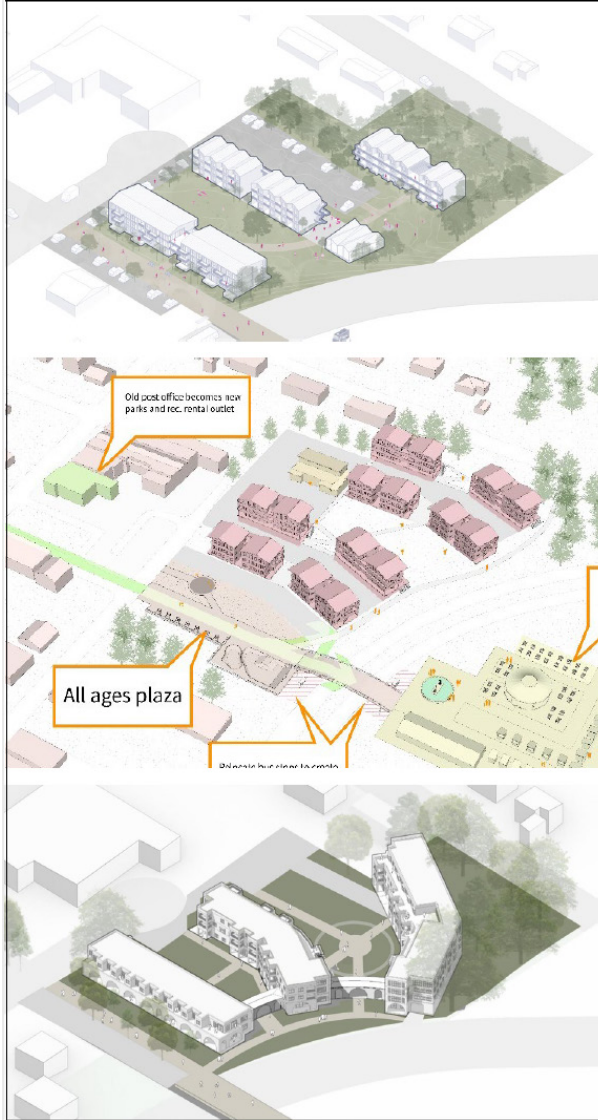
Goals

- 01 | Pedestrian Forward**
Develop pedestrian bike path along 2nd St
- 02 | Revitalize the spirit of Troutdale**
Create downtown venue and outdoor market in Opportunity zone 6
- 03 | Weave into existing 'small town' fabric**
Medium-density, low-rise housing harmonious with existing context
- 04 | Provide Equitable access to employment and recreation**
Relocate transportation and transform former post office into recreation outlet
- 05 | Offer a diversity of living arrangements**
The flexibility of the modular units promotes multigenerational living and accommodates all family types
- 06 | Integrate Neighborhood**
Develop urban edge by means of a plaza on pedestrian path that connects transportation hub and town pavilion

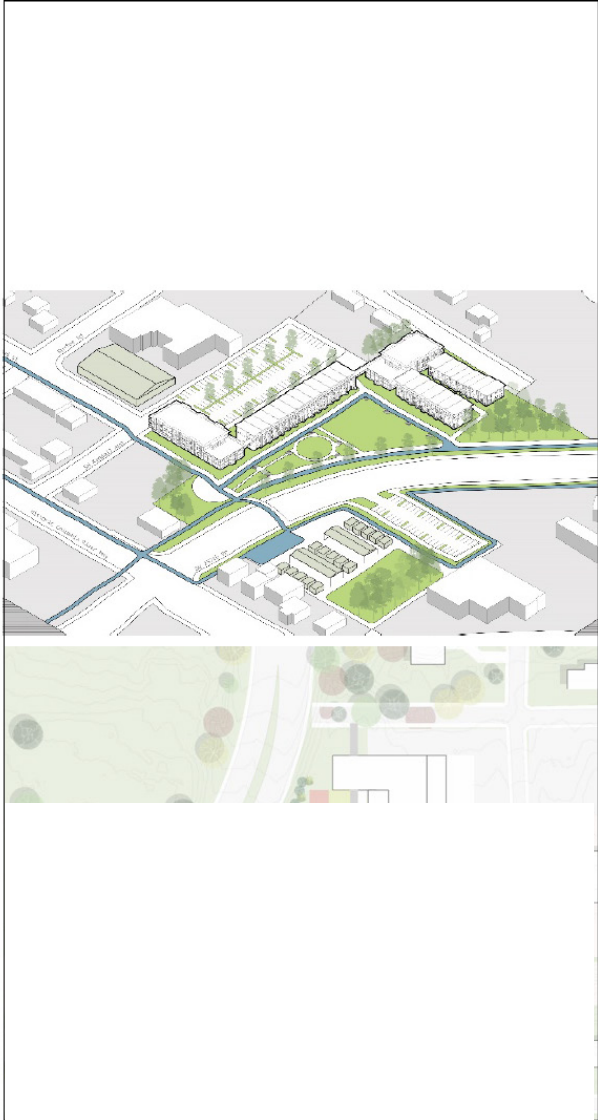
CHOL & SYLVAIN

Urban Frameworks

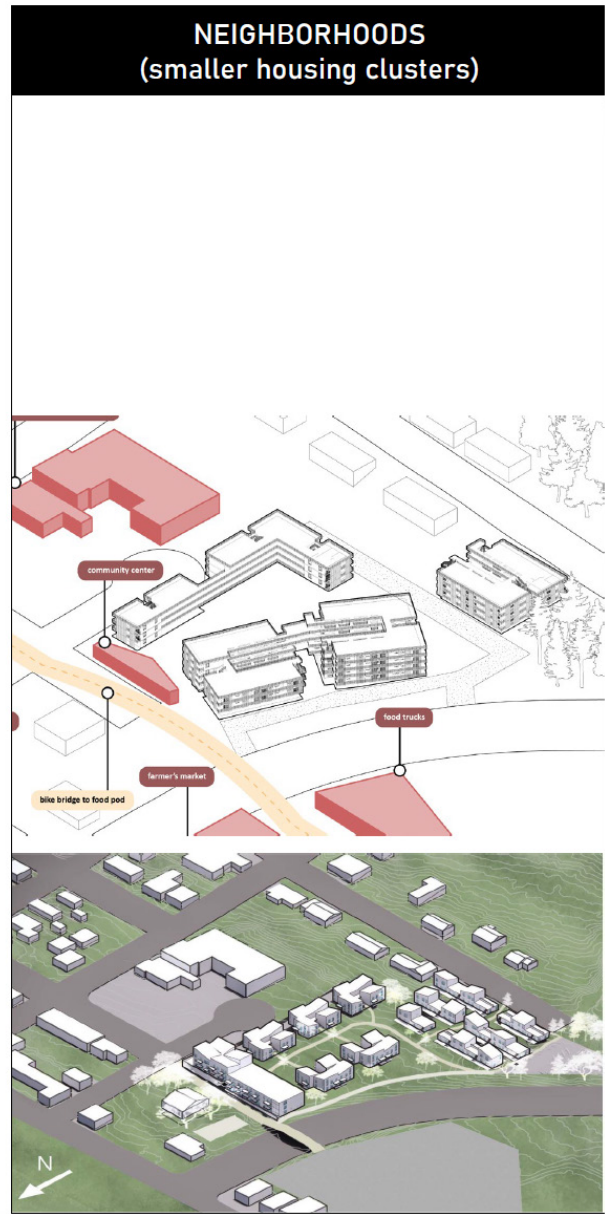
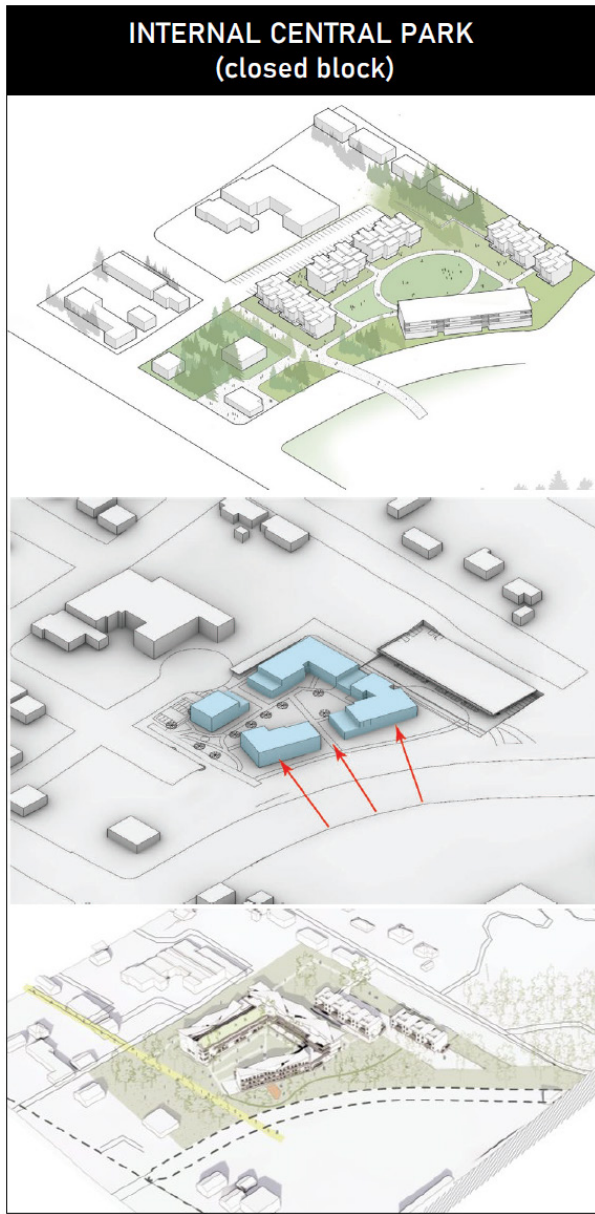
VIEWS TO THE GORGE
(linear buildings)



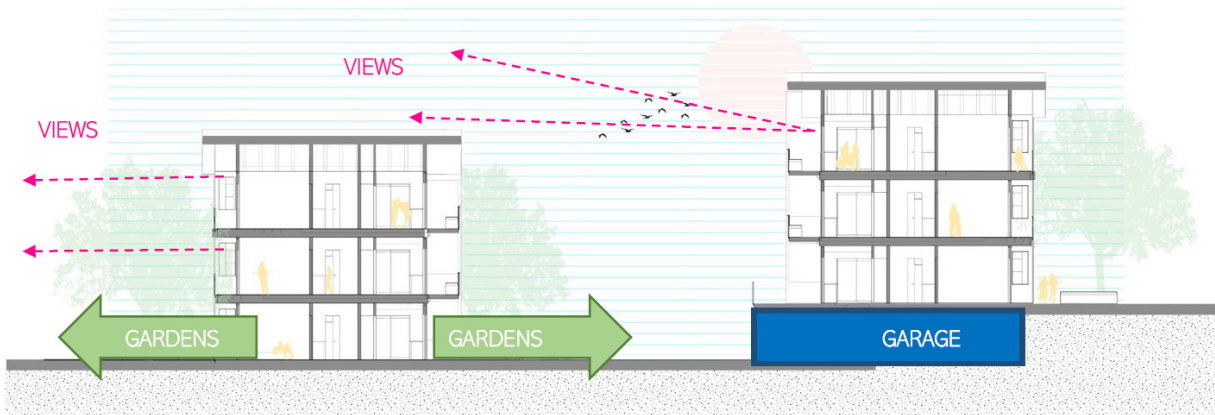
CENTRAL PARK WITH A VIEW
(open block)



FOUR URBAN DESIGN APPROACHES



1. VIEWS TO THE GORGE (LINEAR BUILDINGS)

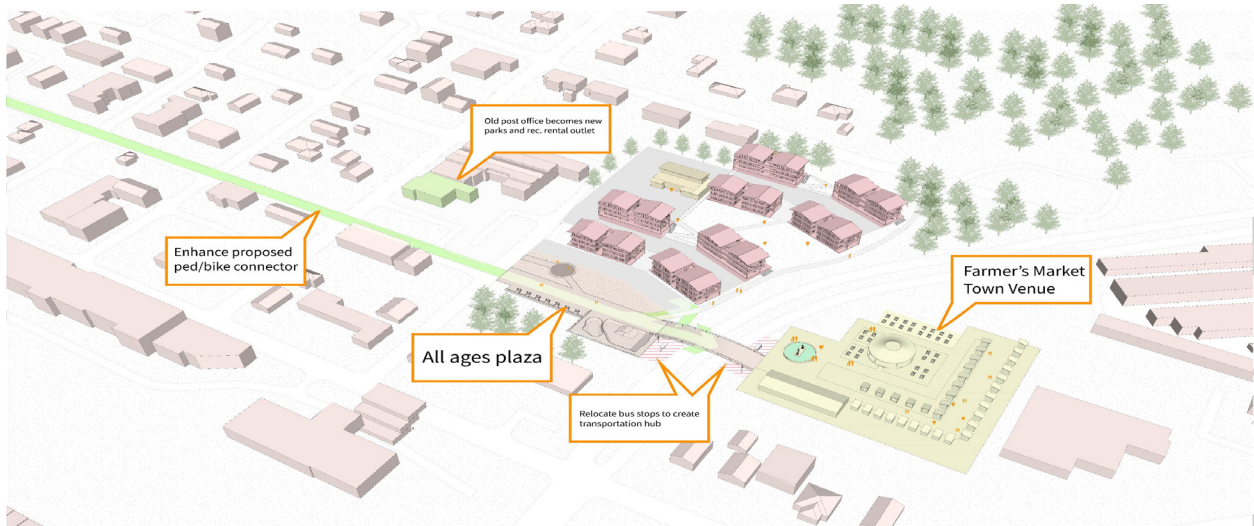


MAXIMIZING THE SLOPE TO:

- **OBTAIN VIEWS TO THE GORGE FROM EACH BUILDING**
- **BUILD GARAGE INTO THE HILL**
- **CONNECTION TO OUTDOOR SPACES**



Justen Stiles



Emile Chol & David Sylvain



Ryan Arreola & Delaney Fettig

1. VIEWS TO THE GORGE (LINEAR BUILDINGS)

Justen Stiles



ADAPTIVE INTERGENERATIONAL HOUSING

AFFORDABLE HOUSING THROUGH HOME FORWARD – 50% OF AREA MEDIAN INCOME



50% OF UNITS DEDICATED TO FAMILIES



UNITS DEDICATED TO LOW-INCOME SENIORS



FLEXIBLE UNITS FOR CHANGING NEEDS OVER TIME

Justen Stiles

TROUTDALE LARGER CONTEXT



TROUTDALE CONTEXT



TRANSPORTATION



Justen Stiles

TROUTDALE DEVELOPMENT CODE

2.3 PARKING SPOTS PER UNIT -
2 SPOTS PER UNIT
1 GUEST SPOT PER EVERY 3 UNITS

103 UNITS * 2.3 = **237**

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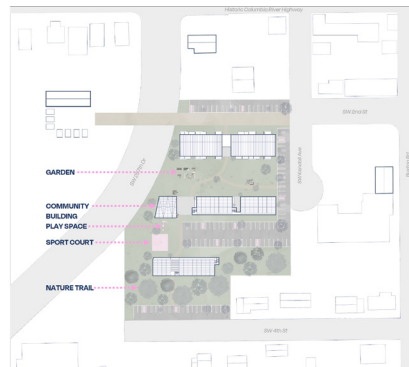
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160 PARKING SPOT AREA = **52,000 SF (27.5% OF SITE)**



SITE PLAN



COMMUNITY RESOURCES



BUILDING ORGANIZATION



ADJACENT AMENITIES



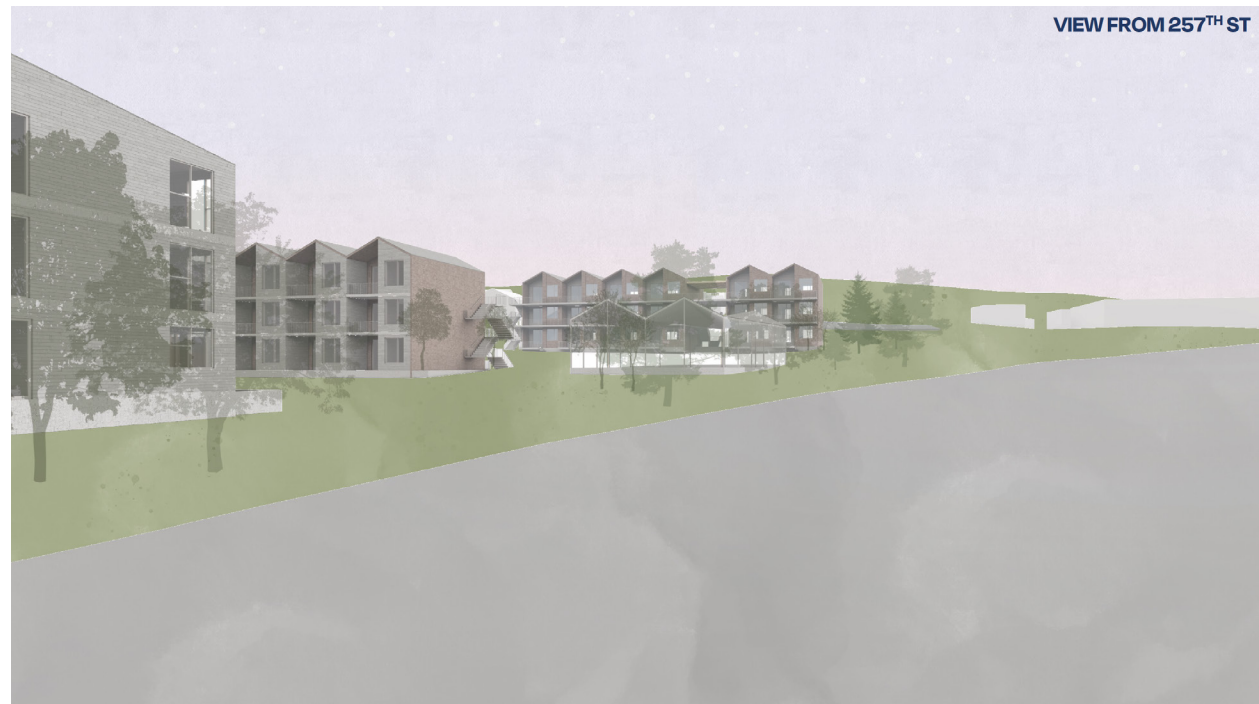
Justen Stiles



Justen Stiles

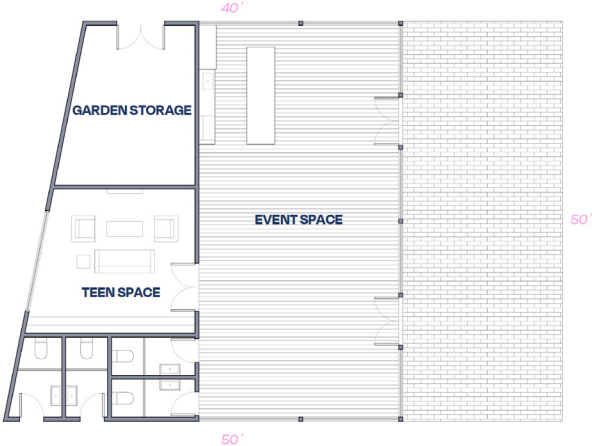


Justen Stiles



Justen Stiles

COMMUNITY BUILDING PLANS



Justen Stiles

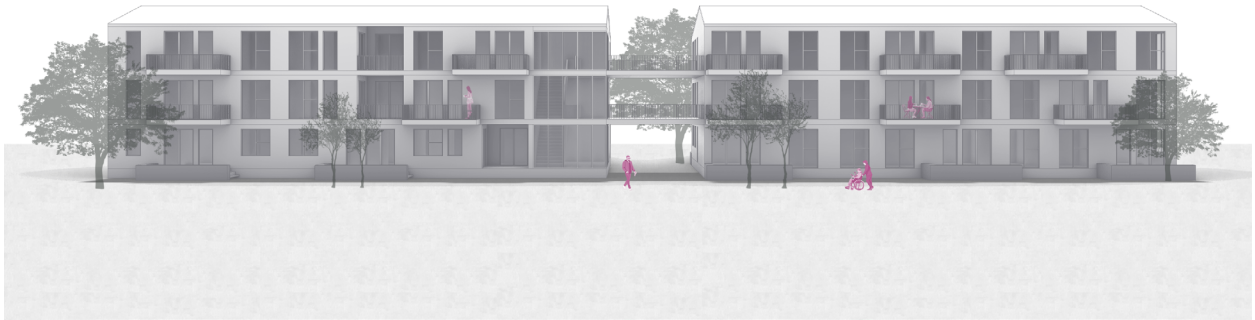
BUILDING A



A WALK ALONG THE GREENWAY

Justen Stiles

BUILDING A ELEVATION



Justen Stiles



WIDE AND SHALLOW PLANS



CENTRAL CORE



Justen Stiles

OVERALL BUILDING PLAN



FIRST FLOOR

OVERALL BUILDING PLANS



SECOND FLOOR



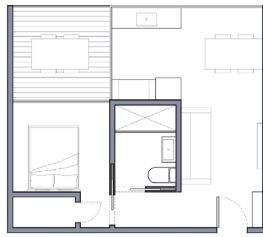
THIRD FLOOR

Justen Stiles

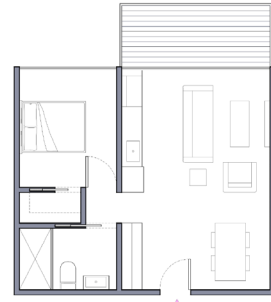
STUDIO + 1BED



STUDIO A
311 ft²

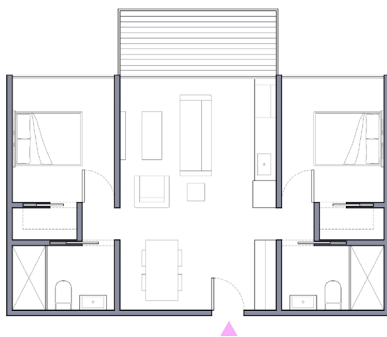


STUDIO B
438 ft²



1 BED
526 ft²

2BED



2 BED A
741 ft²



2 BED B
741 ft²

Justen Stiles

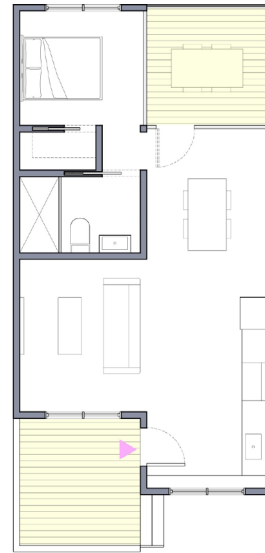
BUILDING B



Justen Stiles



LONG + NARROW PLANS



BUILDING B ELEVATION



Justen Stiles

OVERALL BUILDING PLAN



OVERALL BUILDING PLANS



Justen Stiles

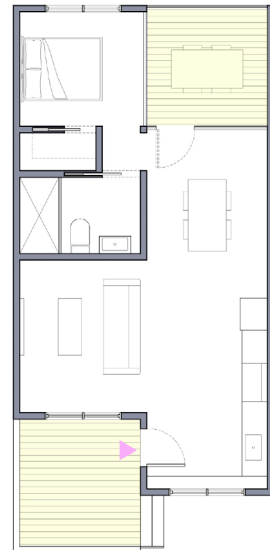


BUILDING C



BUILDING C SECTION

LONG + NARROW PLANS



Justen Stiles



BUILDING C ELEVATION



Justen Stiles

OVERALL BUILDING PLAN

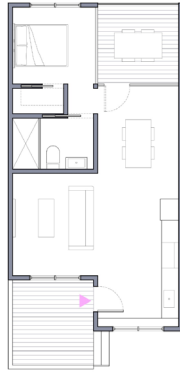


OVERALL BUILDING PLANS



Justen Stiles

BUILDING B+C UNITS

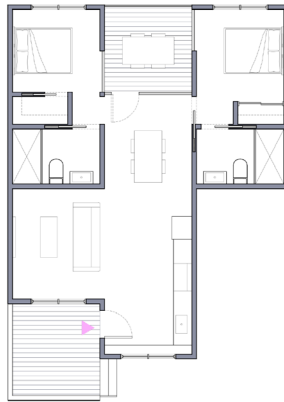


1 BED
578 ft²

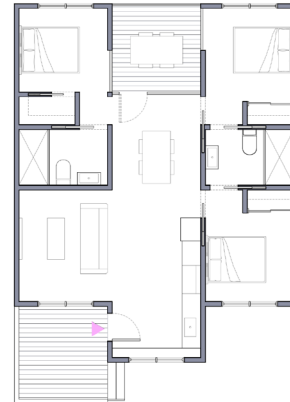


2 BED **STUDIO**
711 ft² 388 ft²

BUILDING B+C UNITS

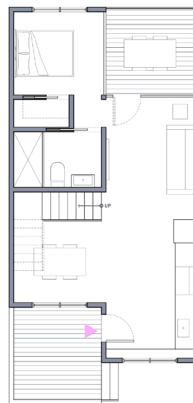


2 BED 2 BATH
765 ft²

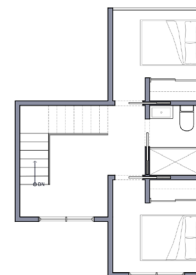


3 BED
888 ft²

BUILDING B+C UNITS



3 BED FIRST FLOOR



3 BED SECOND FLOOR
TOTAL: 966 ft²

1. VIEWS TO THE GORGE (LINEAR BUILDINGS)

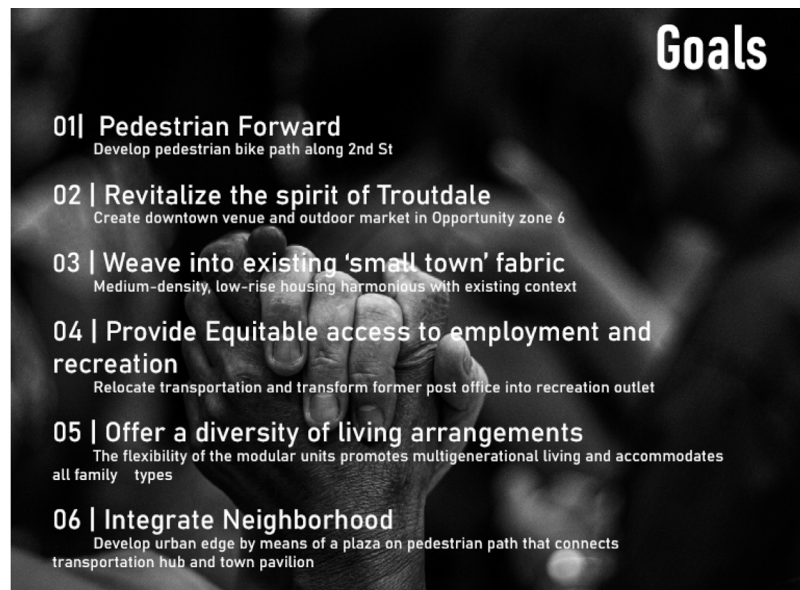
Emile Chol & David Sylvain



Emile Chol & David Sylvain



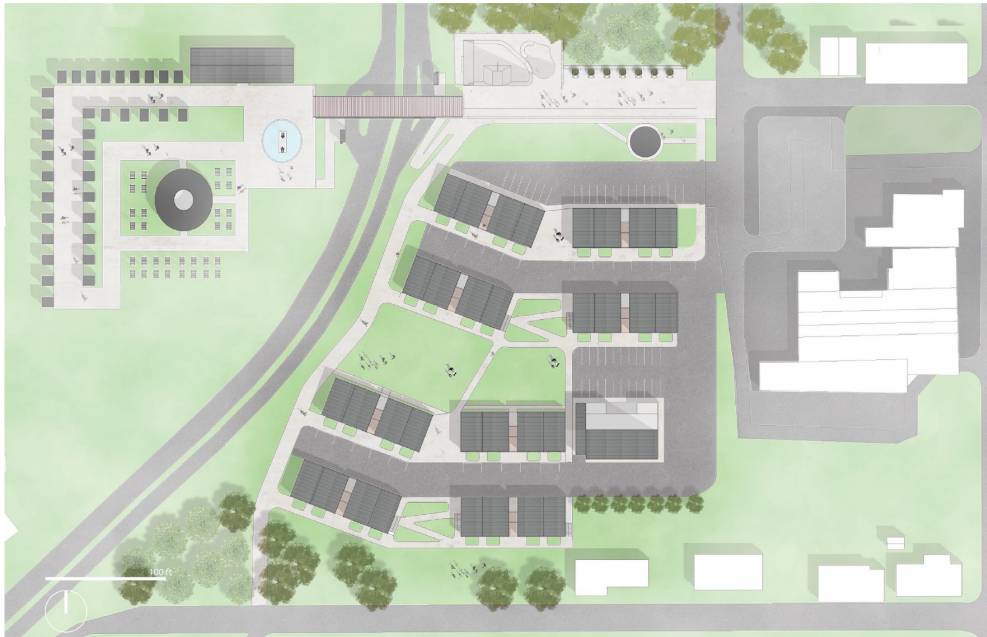
Emile Chol & David Sylvain






Emile Chol & David Sylvain

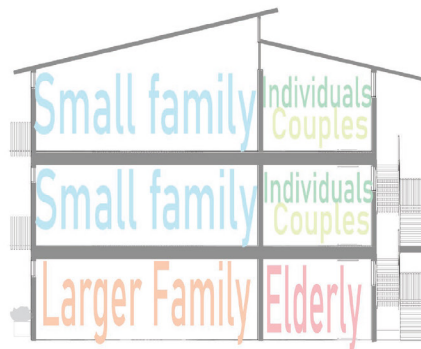


Emile Chol & David Sylvain



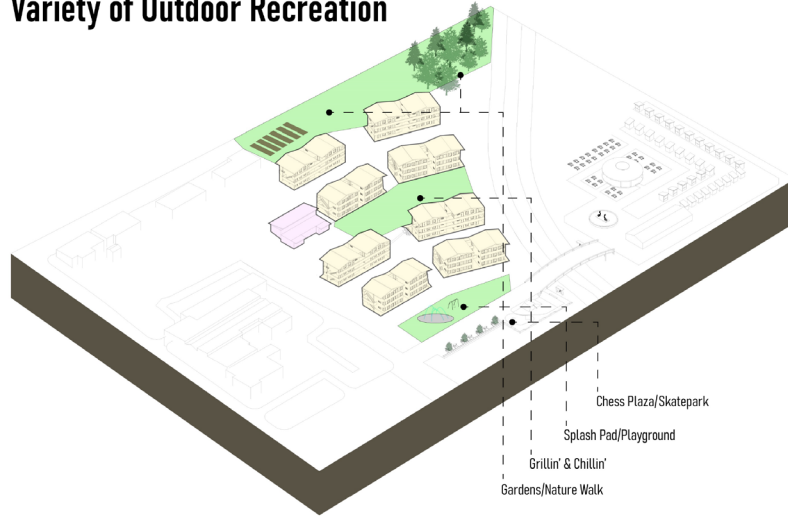
114 Units

	1 BR		2 BR
	Community Center		

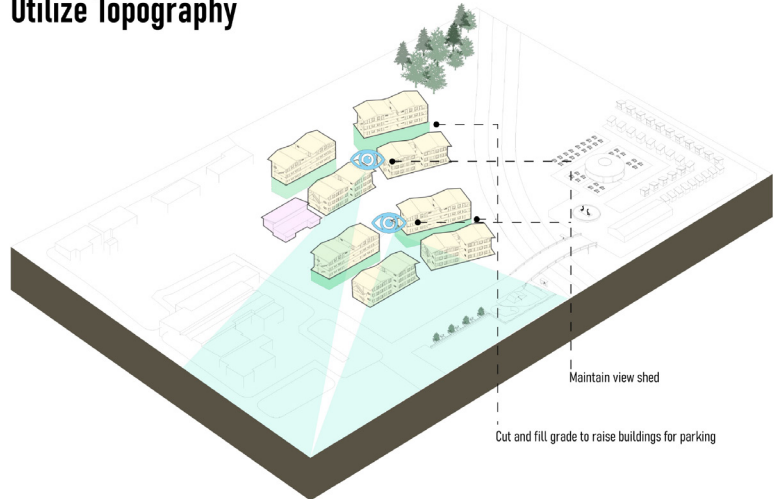


Emile Chol & David Sylvain

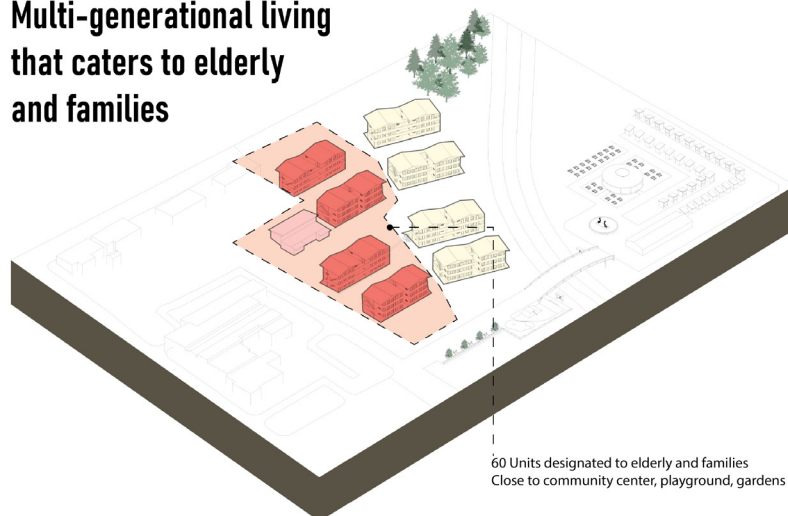
Variety of Outdoor Recreation



Utilize Topography



**Multi-generational living
that caters to elderly
and families**



Emile Chol & David Sylvain



Front Elevation



Side Elevation



Block Section

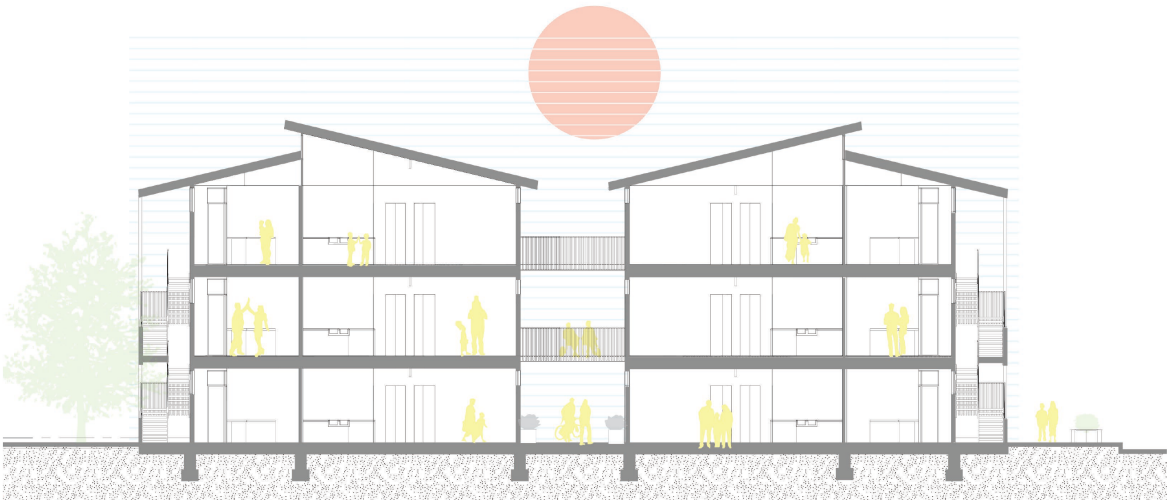


Emile Chol & David Sylvain

Section A



Section B



Emile Chol & David Sylvain

Perspective Section

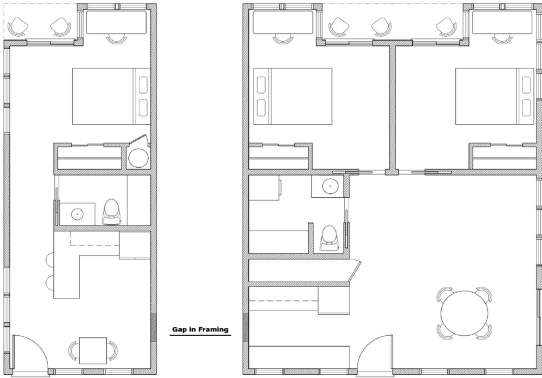


Moments



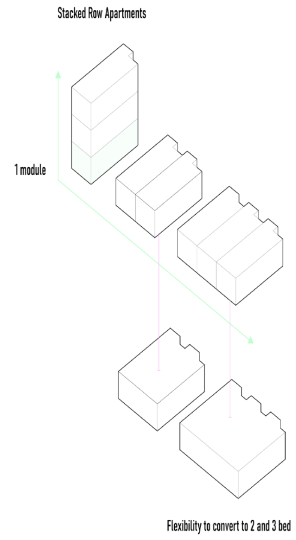
Emile Chol & David Sylvain

Floorplans

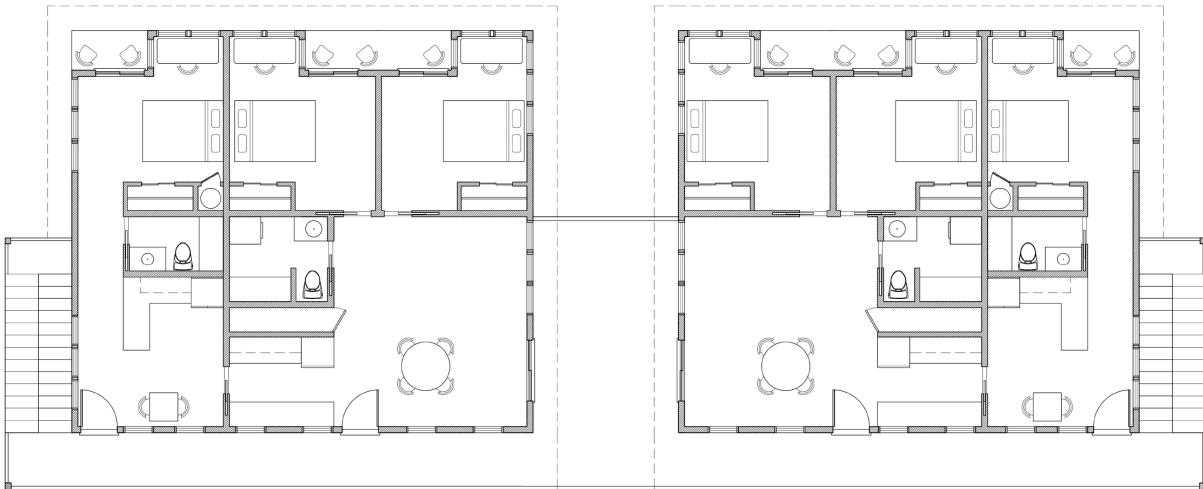


Single
360 Sq. Ft.
Private Balcony
Micro Office Space
Gap in Framing for Expansion

Double
720 Sq. Ft.
W/D Included
Access to Community Terrace
Private Balcony
2 Micro Office Spaces



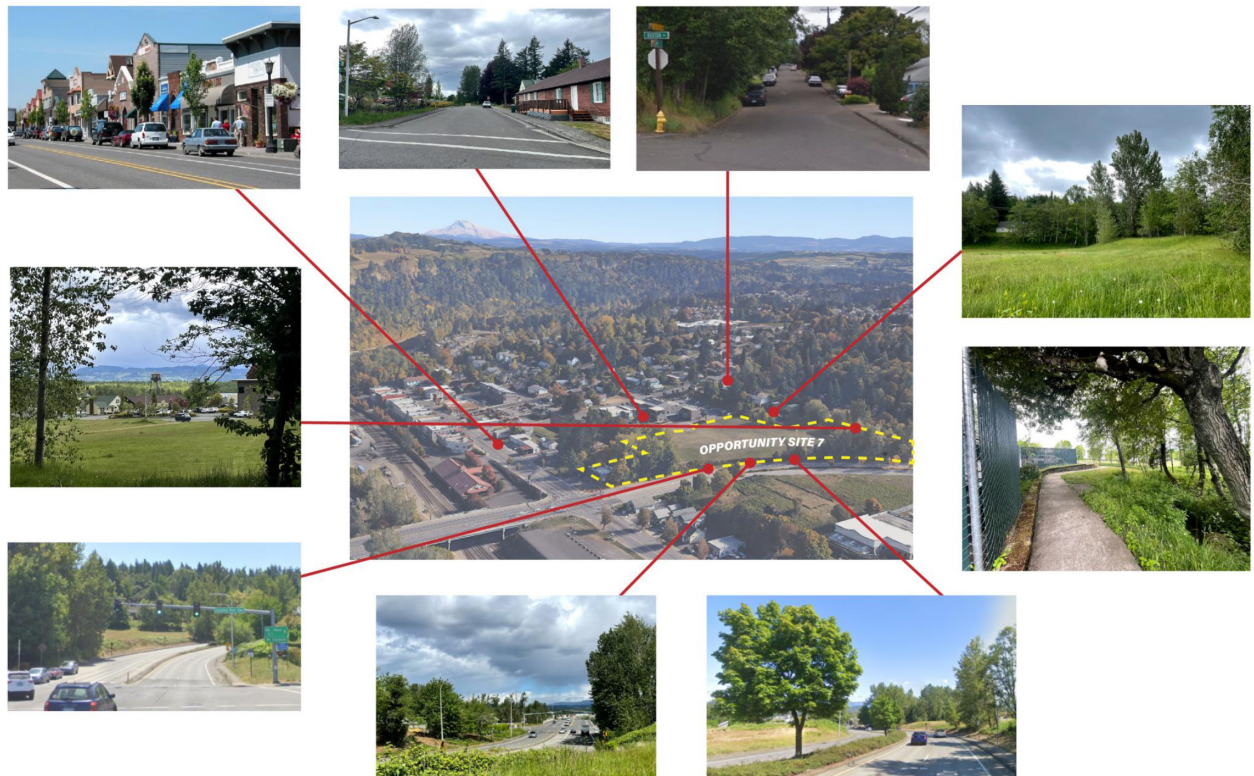
Single Floor



Potential For Expansion
Community Terrace/Outdoor Kitchen
Modular Pre-Fabricated Construction

1. VIEWS TO THE GORGE (LINEAR BUILDINGS)

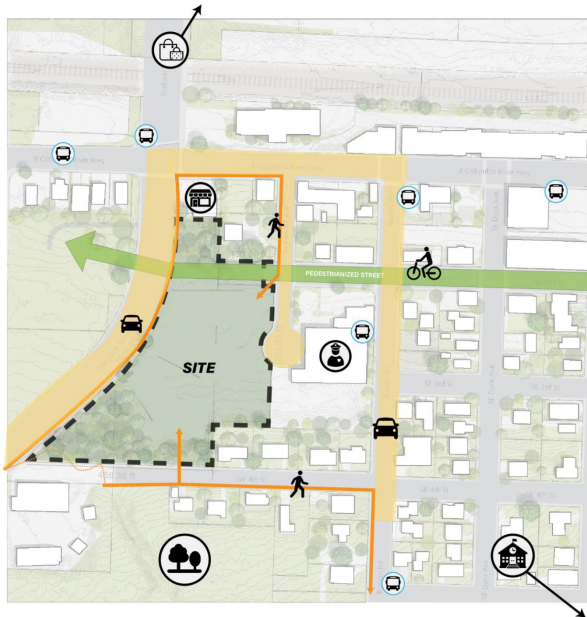
Ryan Arreola & Delaney Fettig



Ryan Arreola & Delaney Fettig



TROUTDALE | OVERLOOK TRACT OPPORTUNITY SITE 7 | title: REGIONAL MAP | sheet: 2

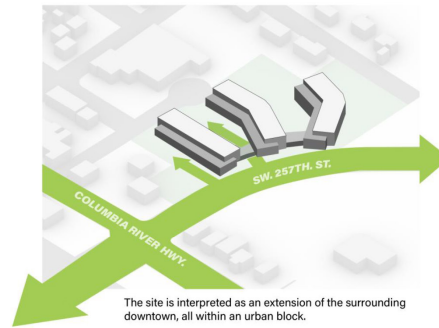


- Total Area: **4.3 acres**
- Upward slope to the **south**
- Sweeping Views to **NE/NW**
- Existing **dense vegetation**
- Close Proximity to **Downtown**
- Limited nearby **commercial and social services**

🕒 **SITE MAP** | Opportunity Site 7
0' 75' 125' 300'

TROUTDALE | OVERLOOK TRACT OPPORTUNITY SITE 7 | title: OPPORTUNITY SITE 7 | sheet: 4

Ryan Arreola & Delaney Fettig



A town thrives off having a true connection between the residents and the built environment that surrounds it. Troutdale believes in preserving the “small town feel” in their community. Even in the midst of cities such as Portland beginning to swallow smaller communities into its urban jungle, Troutdale seeks to evolve. Yet, in doing so, preserving the traditions and connections of the community, and preserving the lush, sprawling landscape that the city lends itself as a gate to: the Columbia Gorge.

The Overlook is a concept for Home Forward’s initiative to build affordable housing on Opportunity Site 7, an incredibly visible 4.3 Acre lot with breathtaking views both to the Northeast and Northwest. The housing development is divided to maintain a small profile among the neighbors to the south. The development begins to become more private to the south through a shared community garden and private external terrace. As a gesture to the public, a community room will front the development to the north.

TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title :
DESIGN SCHEME

sheet:
6

DESIGN GOALS

Necessary to preserve the **Small Town Feel**

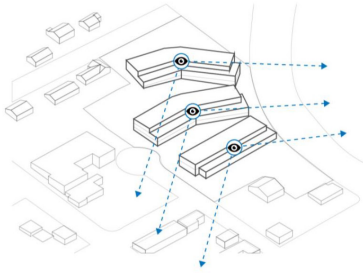
Creating a Unique Facade - **New Gateway to Troutdale**

Design in response to residents: **elderly, young families**

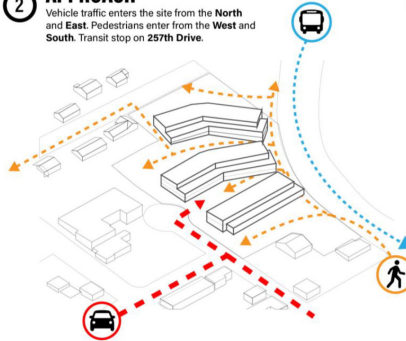
Maintain **privacy gradient** between neighbors

Ryan Arreola & Delaney Fettig

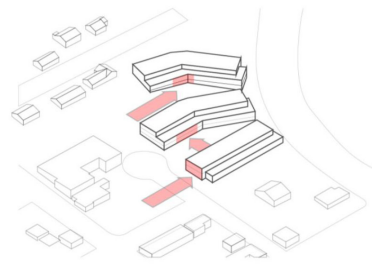
1 VIEWS
Terraced building forms maximize resident views out Northwest/Northeast.



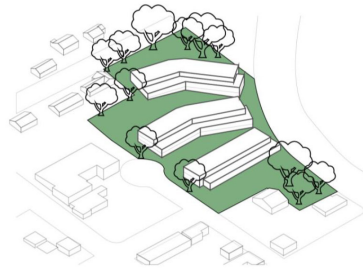
2 APPROACH
Vehicle traffic enters the site from the North and East. Pedestrians enter from the West and South. Transit stop on 257th Drive.



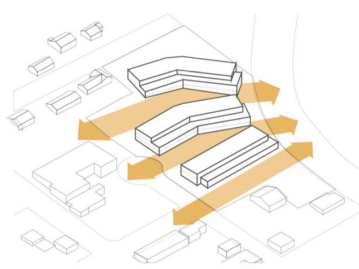
3 ENTRY
Entries located adjacent to parking and main pedestrian pathways.



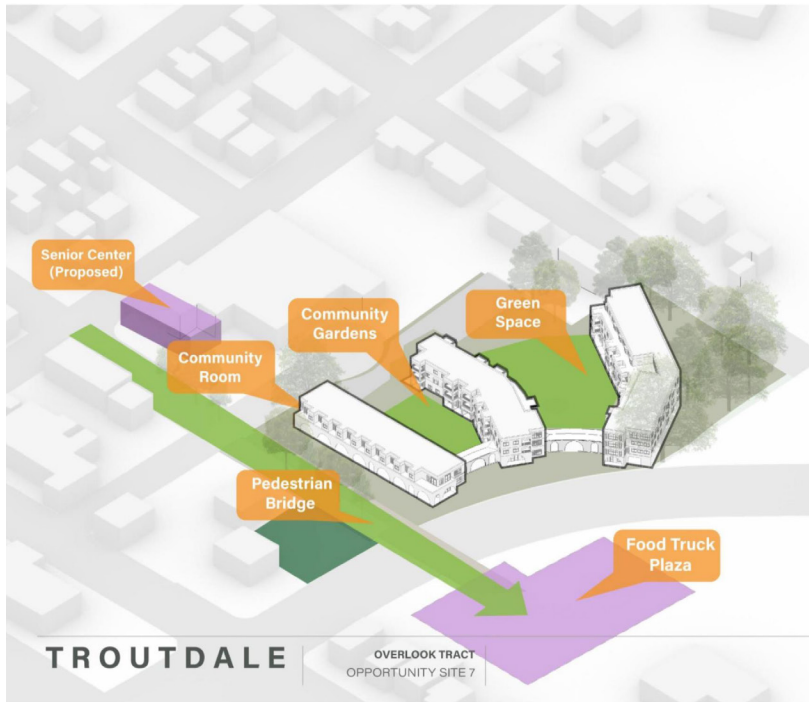
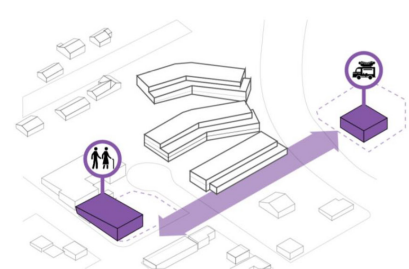
4 ENVIRONMENT
Building footprint preserves existing treeline to the South and North.



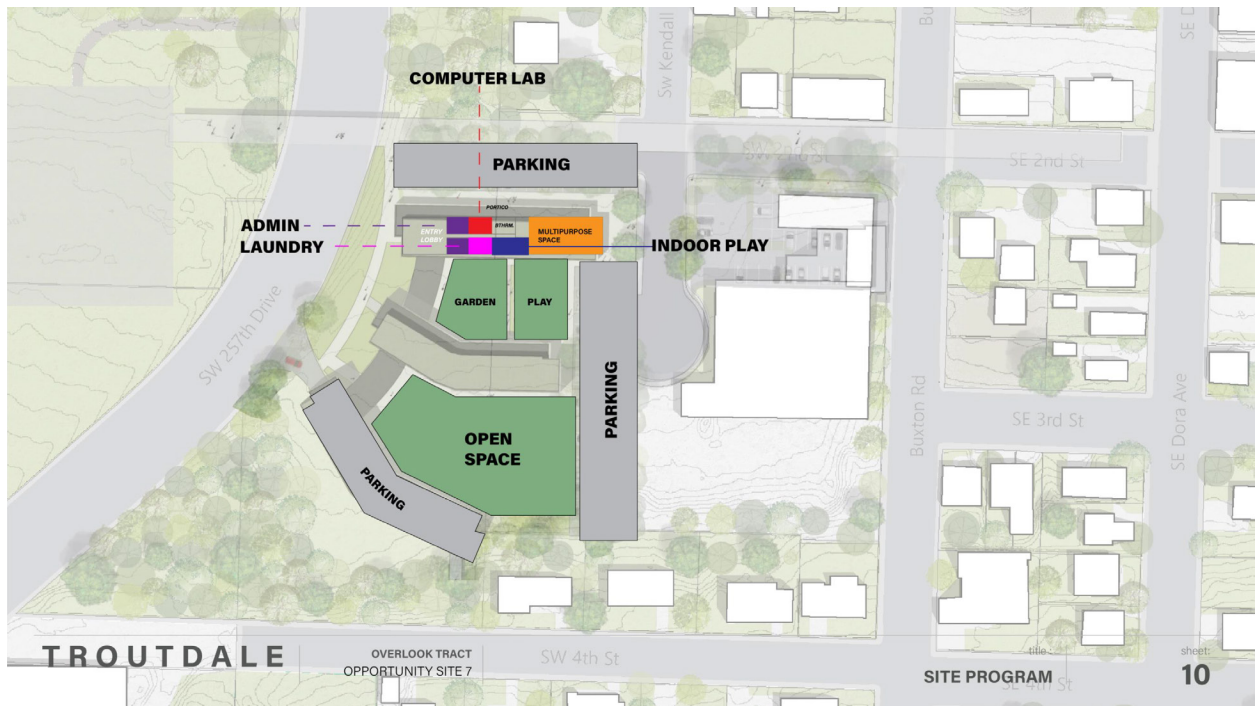
5 TOPOGRAPHY
Building footprint adheres to existing topographical slope which runs East - West.



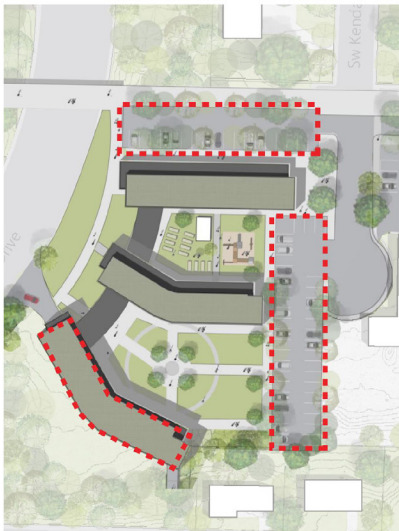
6 ADJACENCIES
Building acts as a transitional element between other Troutdale development projects.



Ryan Arreola & Delaney Fettig



Ryan Arreola & Delaney Fettig



2.3 PARKING SPOTS PER UNIT
2 SPOTS PER UNIT
1 GUEST SPOT PER EVERY 3 UNITS

109 UNITS *2.3 = **250**

10% REDUCTION FOR NEARBY TRANSPORTATION = 224

REDUCE PARKING BY 50% FOR ELDERLY HOUSING UNITS = 193

POTENTIAL REDUCTION FOR STUDIO UNITS = 171

TOTAL SITE AREA = 189,000 SF

250 PARKING SPOT AREA = **81,250 SF (43% OF SITE)**

171 PARKING SPOT AREA = **55,575 SF (29% OF SITE)**

TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title :
PARKING

sheet :
11



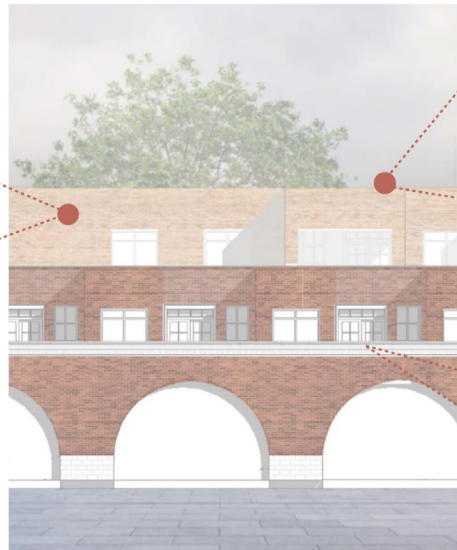
TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title :
SITE AXON

sheet :
12

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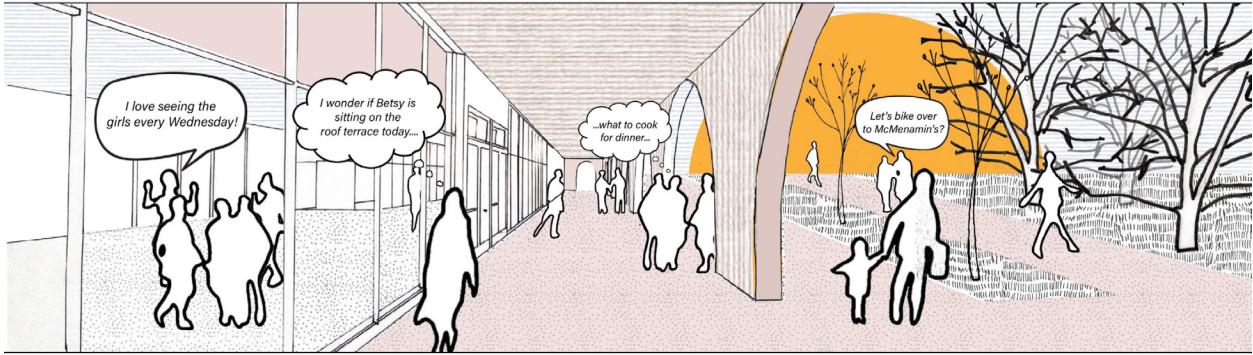
TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title:
FACADE STUDY

sheet:
14

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TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title:
RENDERED PERSPECTIVE

sheet:
15



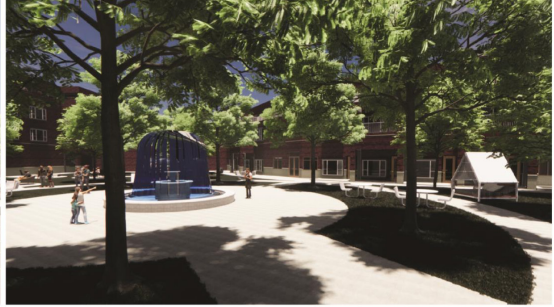
TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title:
POST-DIGITAL RENDER

sheet:
25

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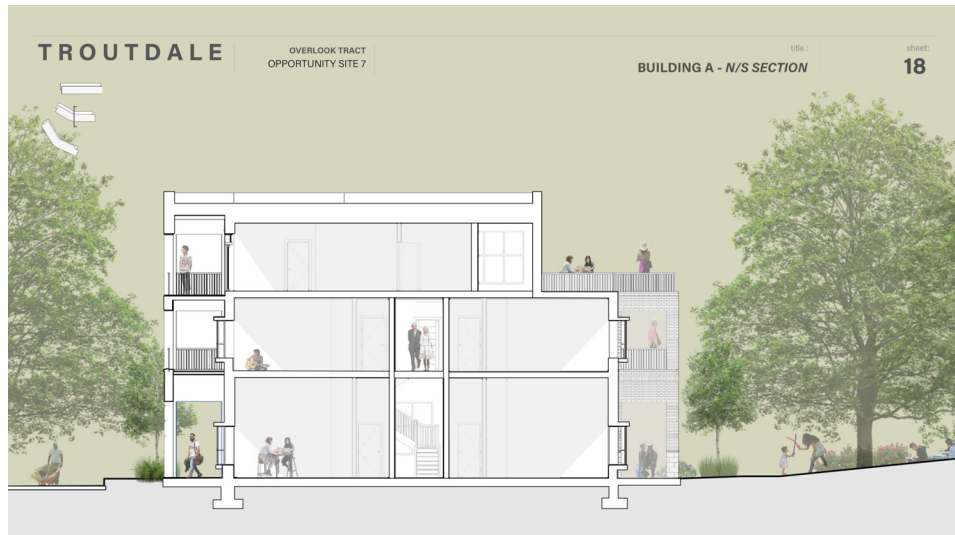
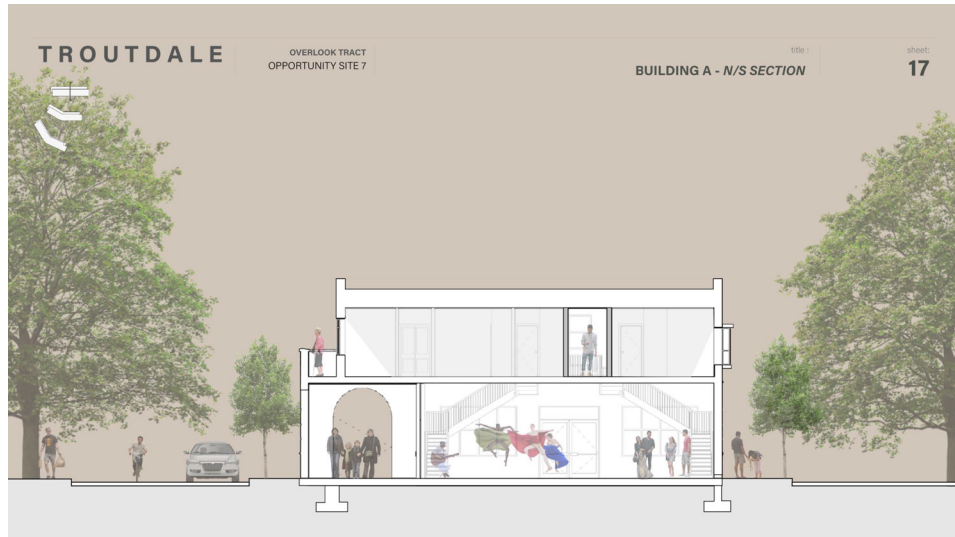
TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

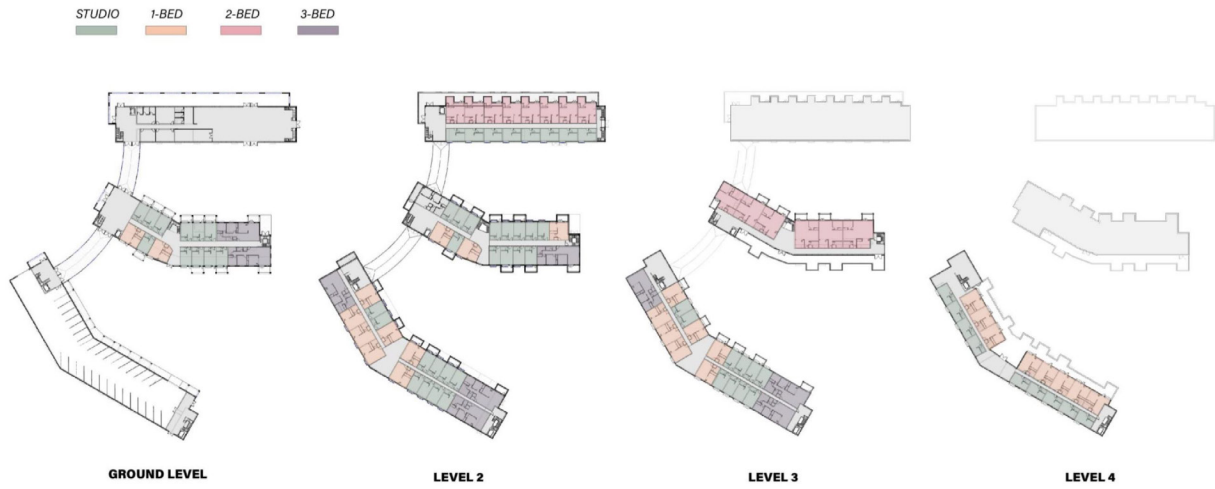
title :
RENDER - VIEW FROM SW. 257th DR.

sheet:
28

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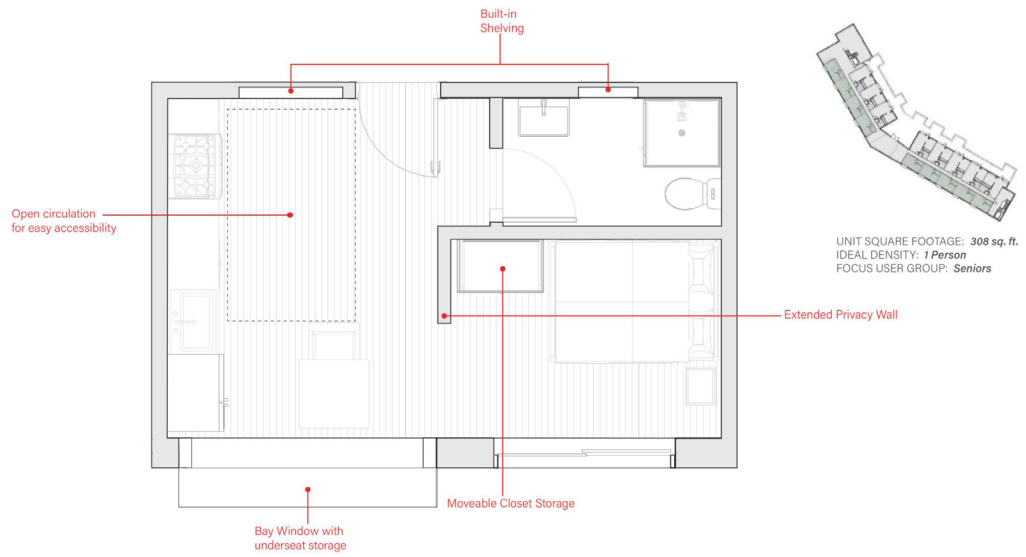


TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title :
UNIT LAYOUT

sheet :
20



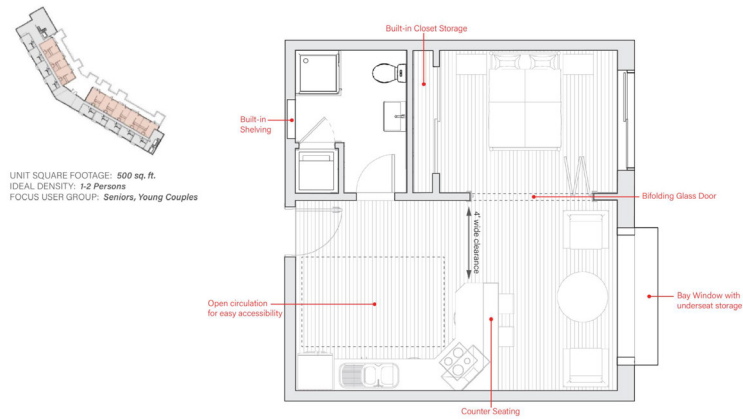
TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

title :
STUDIO WIDE PLAN - 308 sq. ft.

sheet:
21

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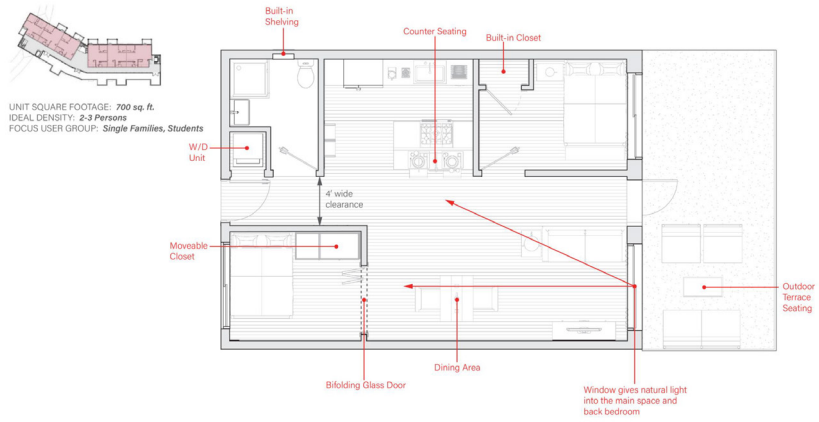
TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

1-BED PLAN - 500 sq. ft.

title:

sheet: 22



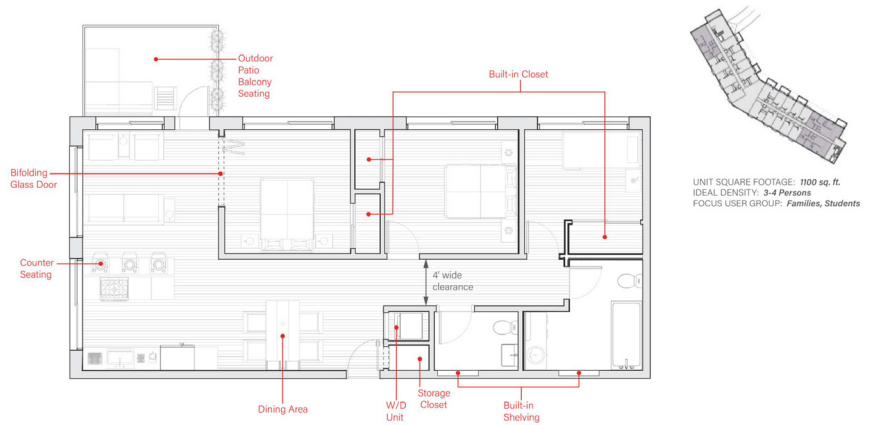
TROUTDALE

OVERLOOK TRACT
OPPORTUNITY SITE 7

2-BED PLAN - 700 sq. ft.

title:

sheet: 23



TROUTDALE

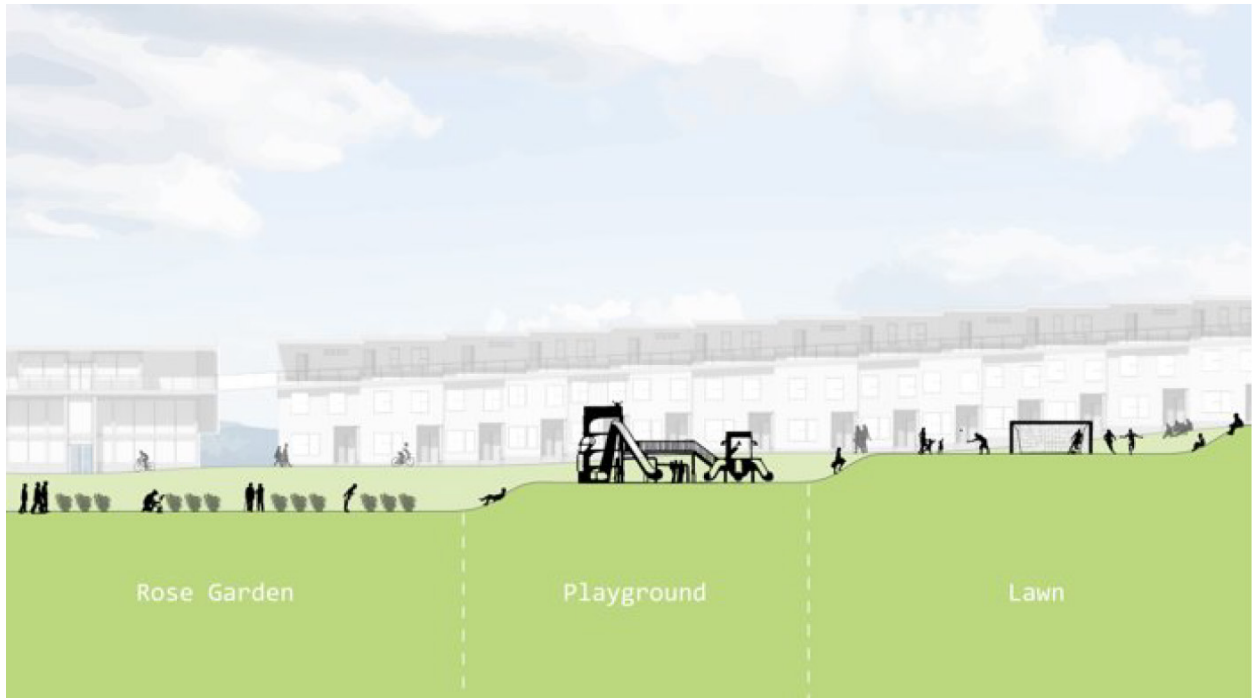
OVERLOOK TRACT
OPPORTUNITY SITE 7

3-BED PLAN - 1100 sq. ft.

title:

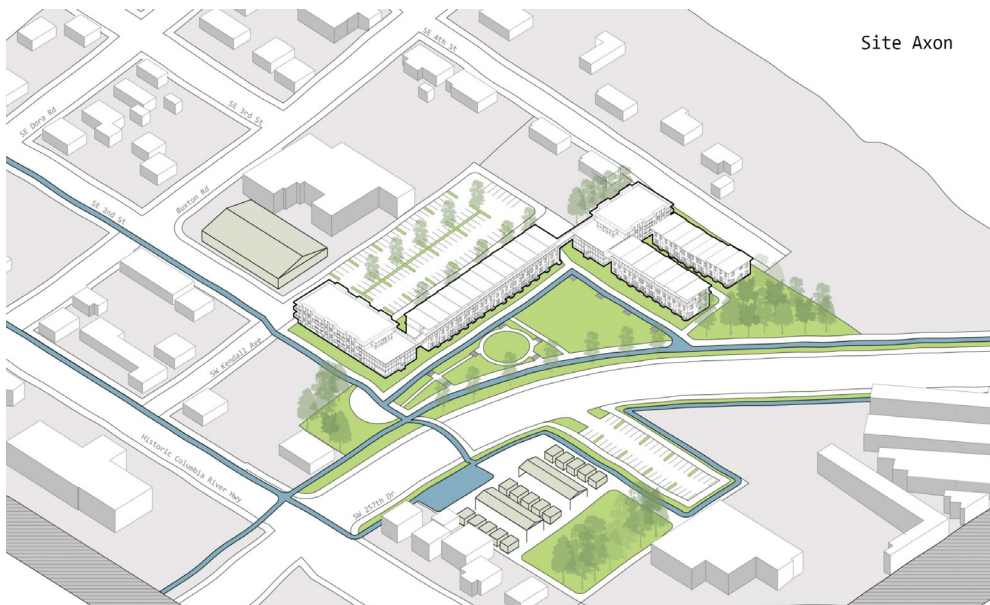
sheet: 24

2. CENTRAL PARK WITH A VIEW (OPEN BLOCK)



MAXIMIZING THE GREEN SPACE

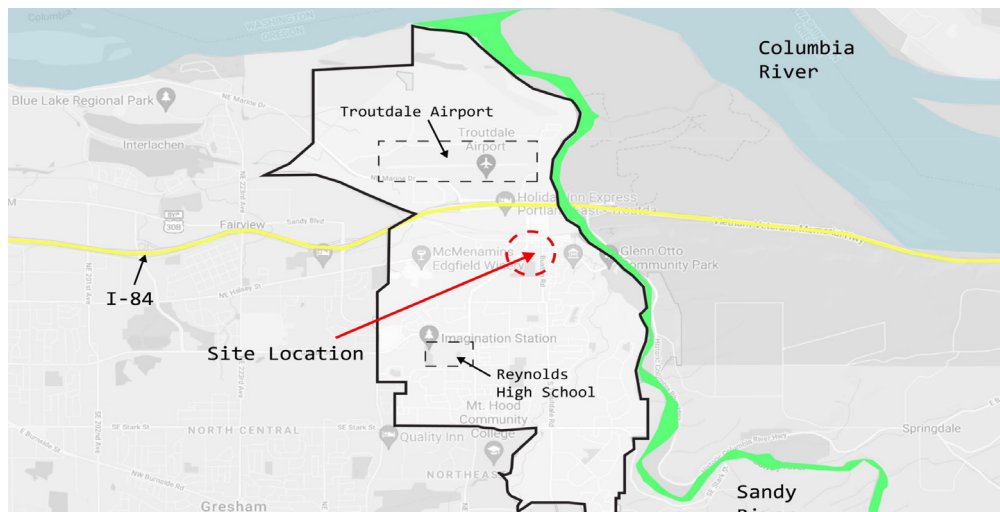
- SYSTEM OF STEPPING GARDENS WITH DIFFERENT PROGRAMS
- ALL APPARTMENTS OVERLOOKING THE PARK
- PARK OPENS TO THE BROADER COMMUNITY



Ayden Riley

2. CENTRAL PARK WITH A VIEW (OPEN BLOCK)

Ayden Riley

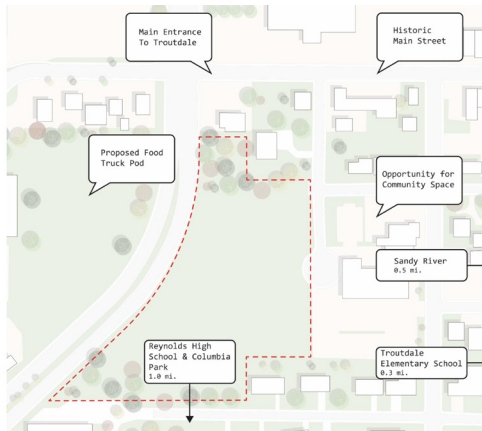


Ayden Riley

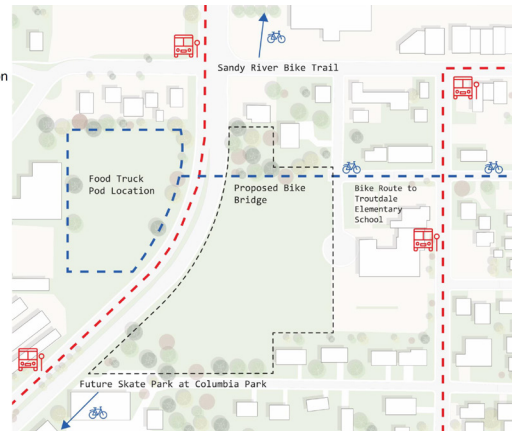
Site Slope



Surrounding Site Influences

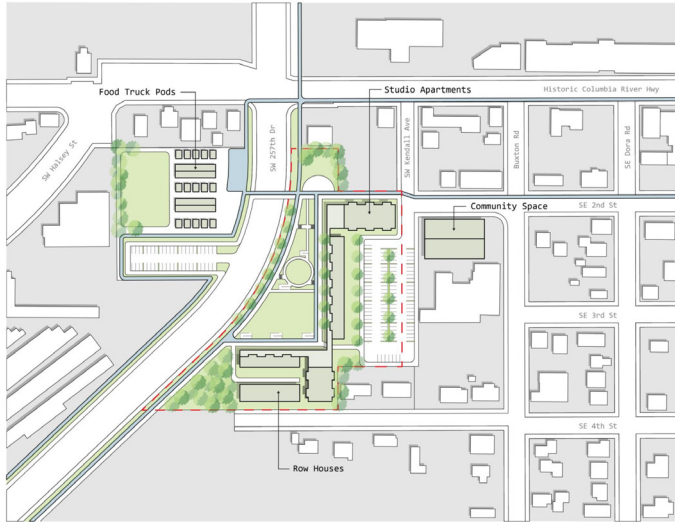


Surrounding Public Transportation

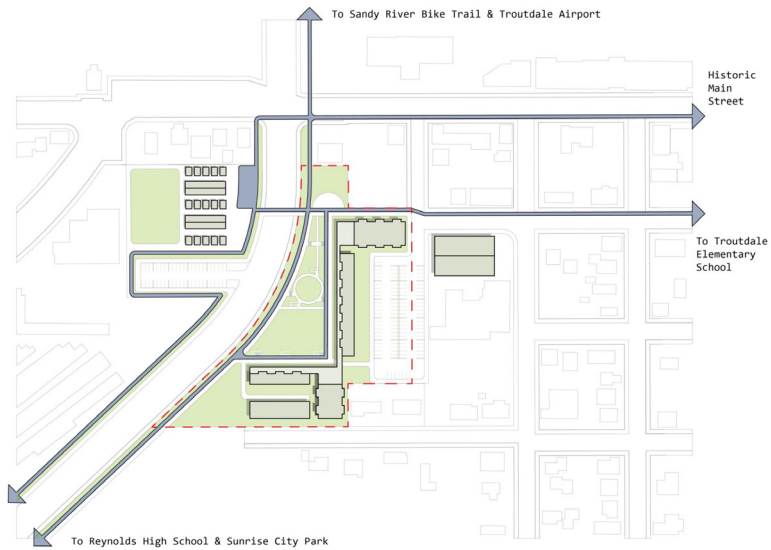


Ayden Riley

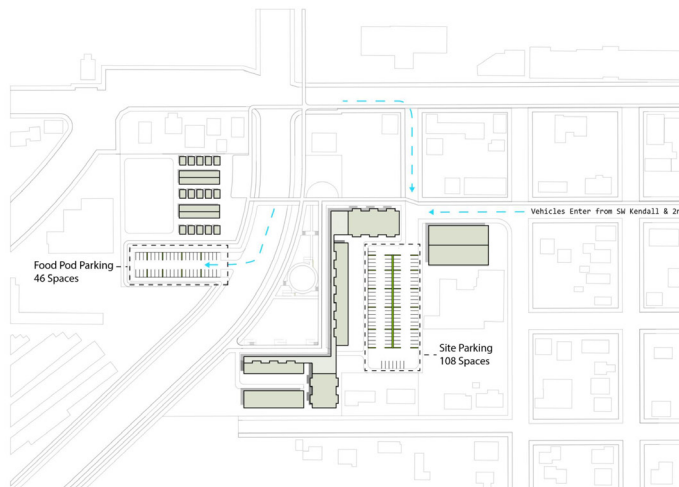
Site Map



Site Bike Route



Parking

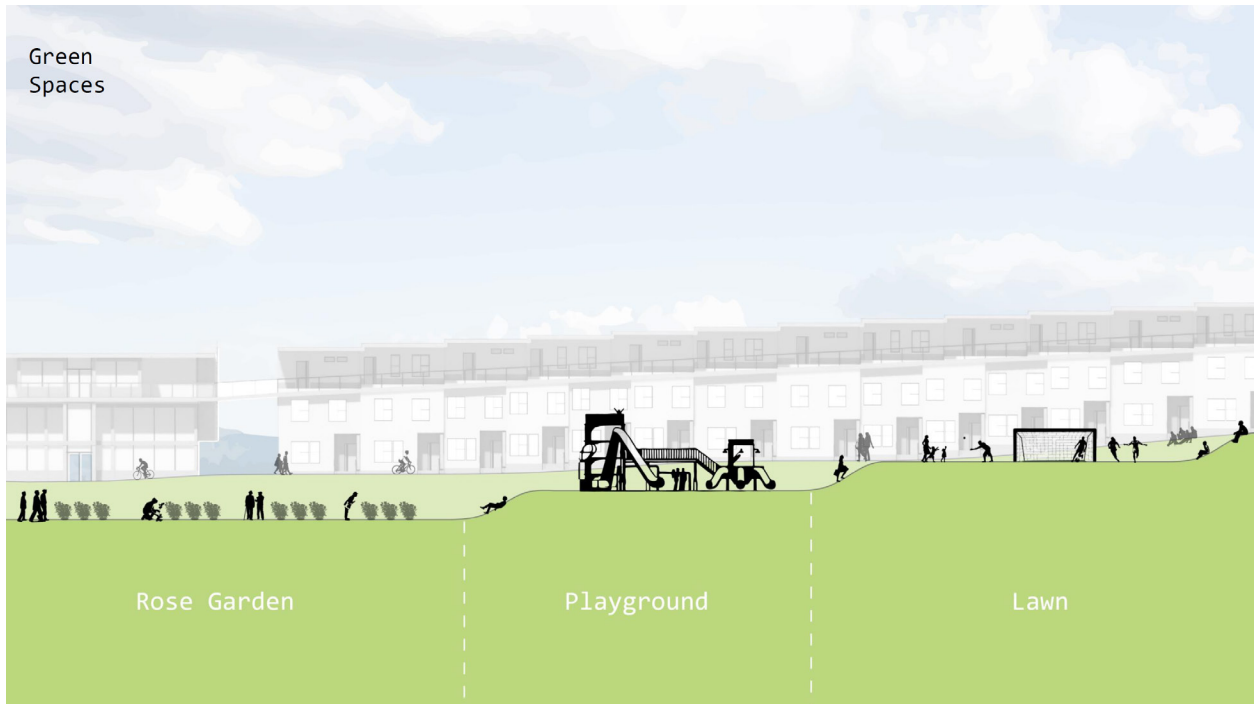


Ayden Riley

Green Spaces

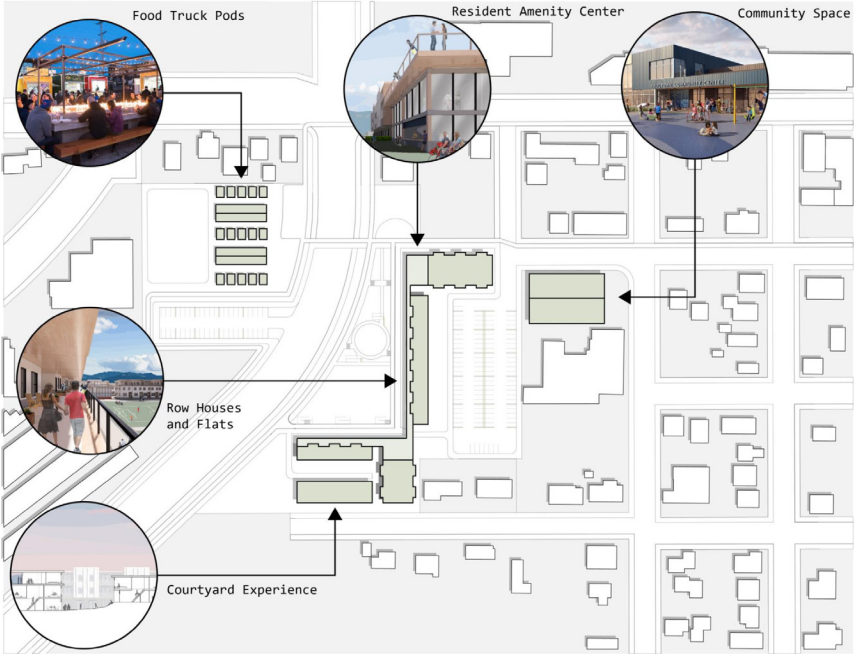


Green Spaces

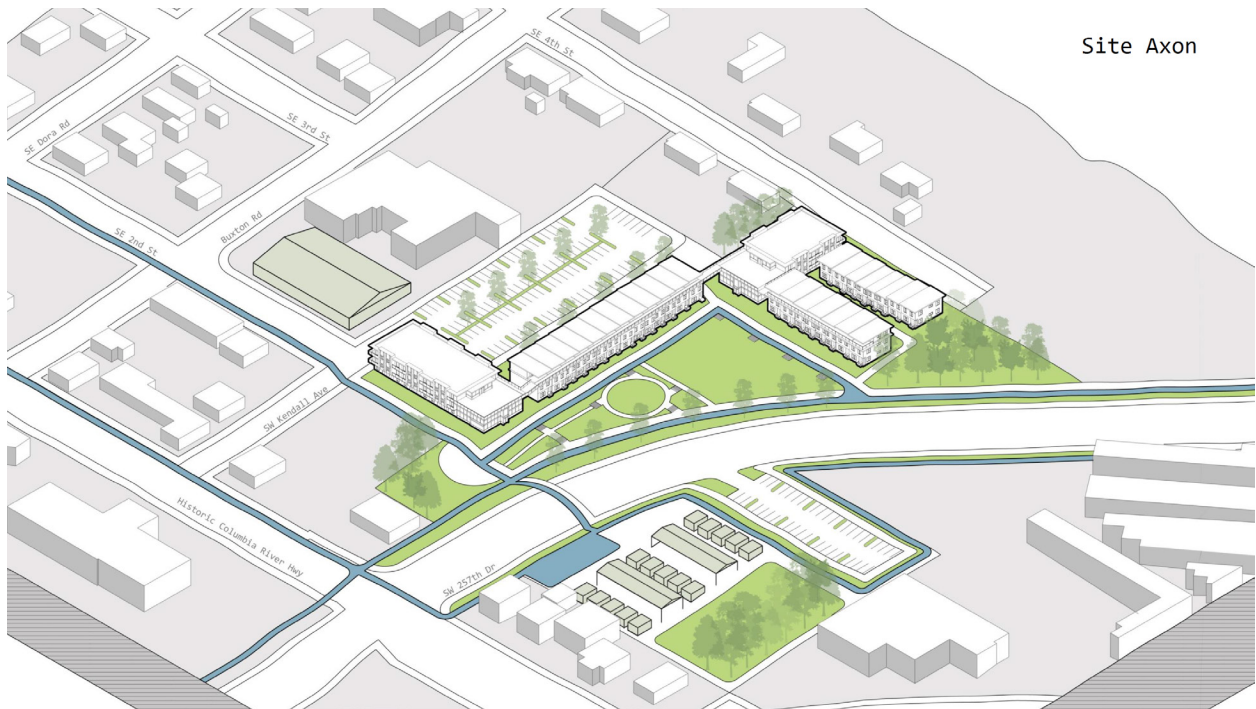
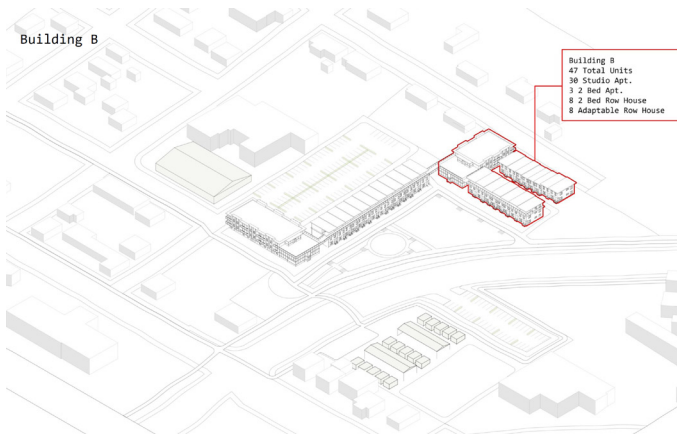
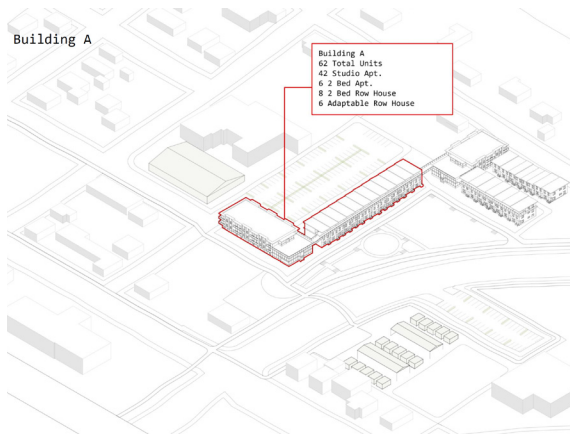


Ayden Riley

Guiding Themes

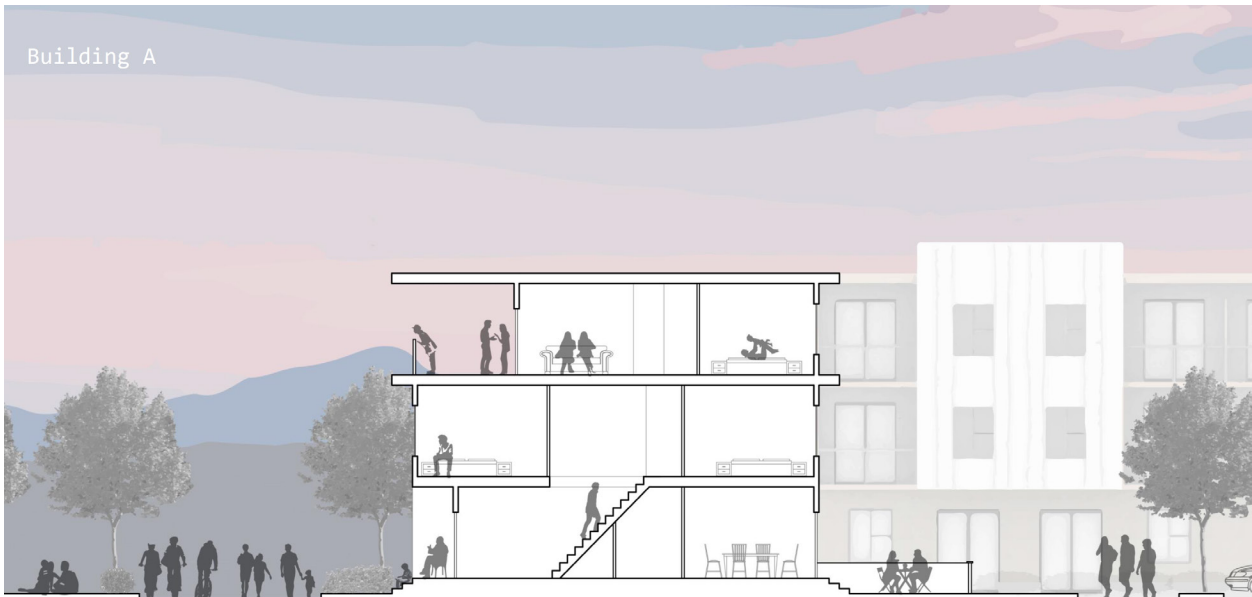
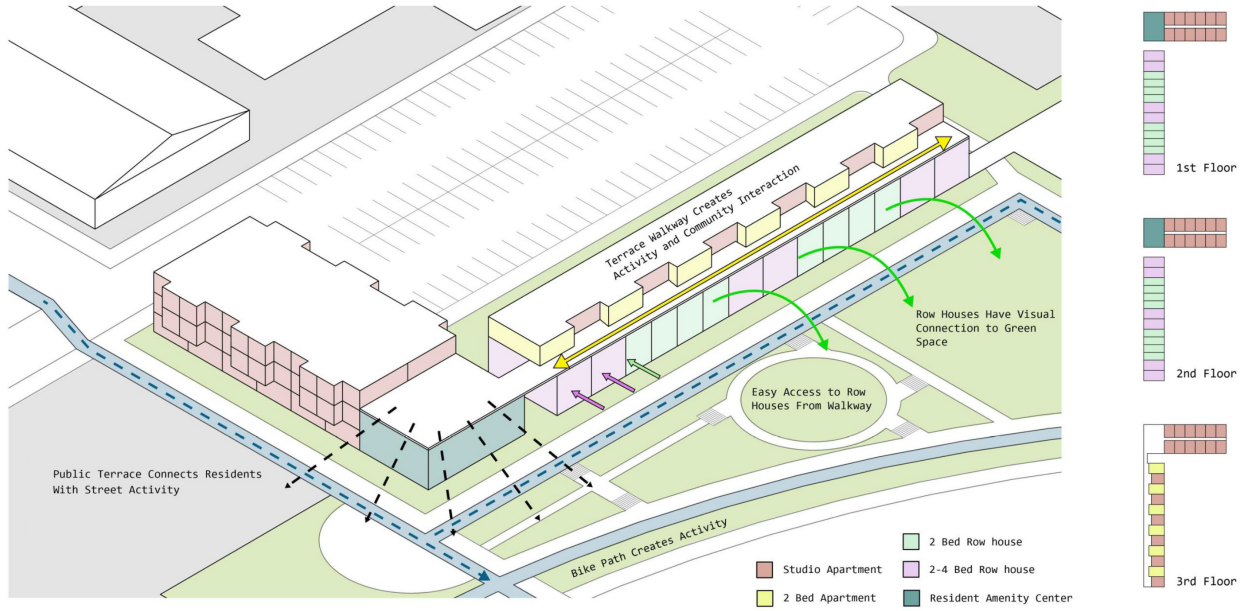


Ayden Riley



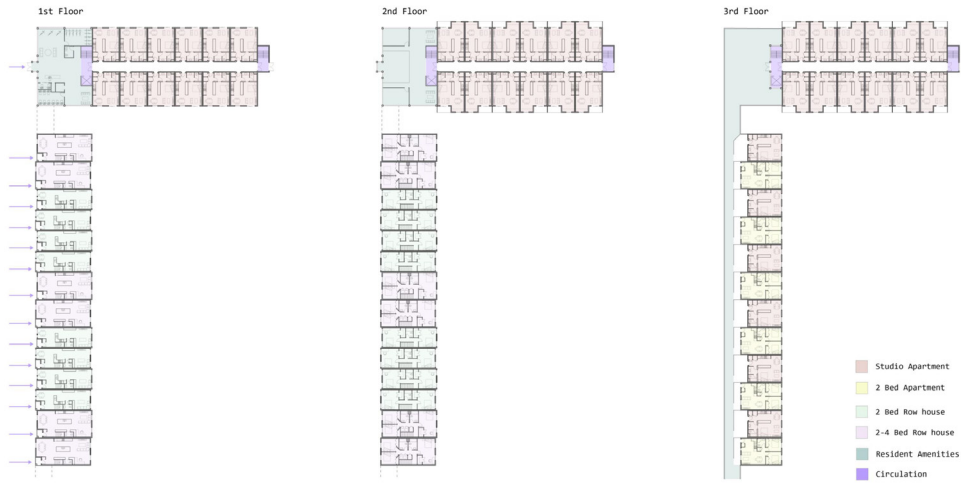
Ayden Riley

Building A



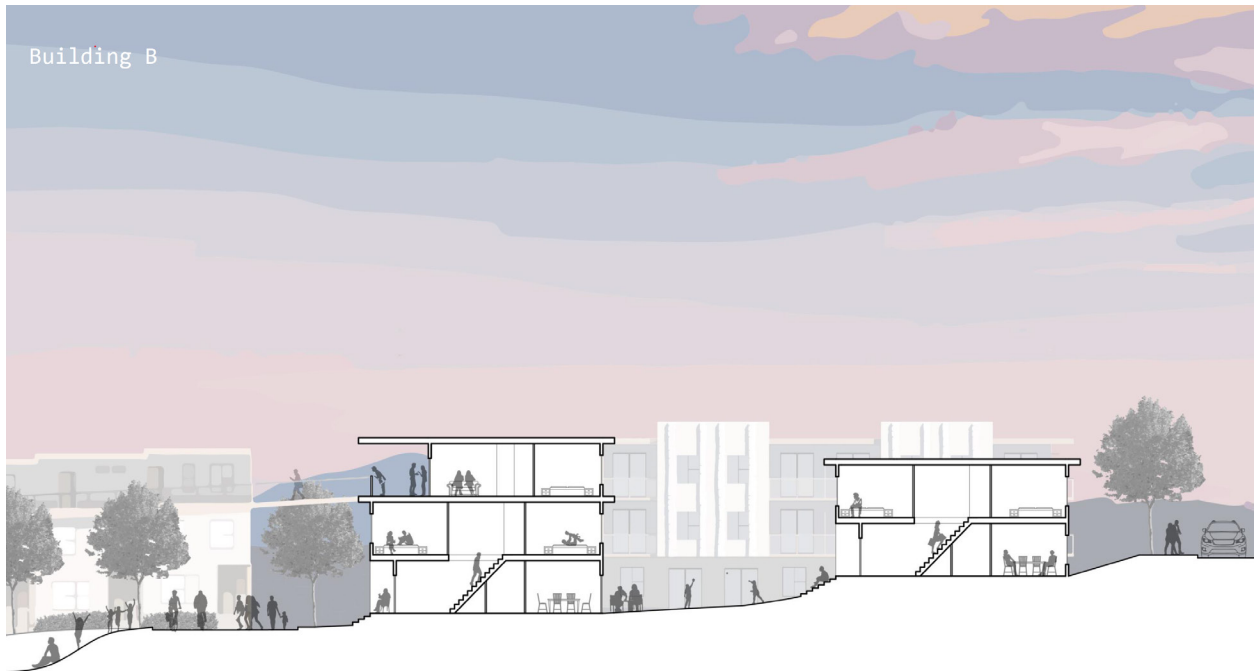
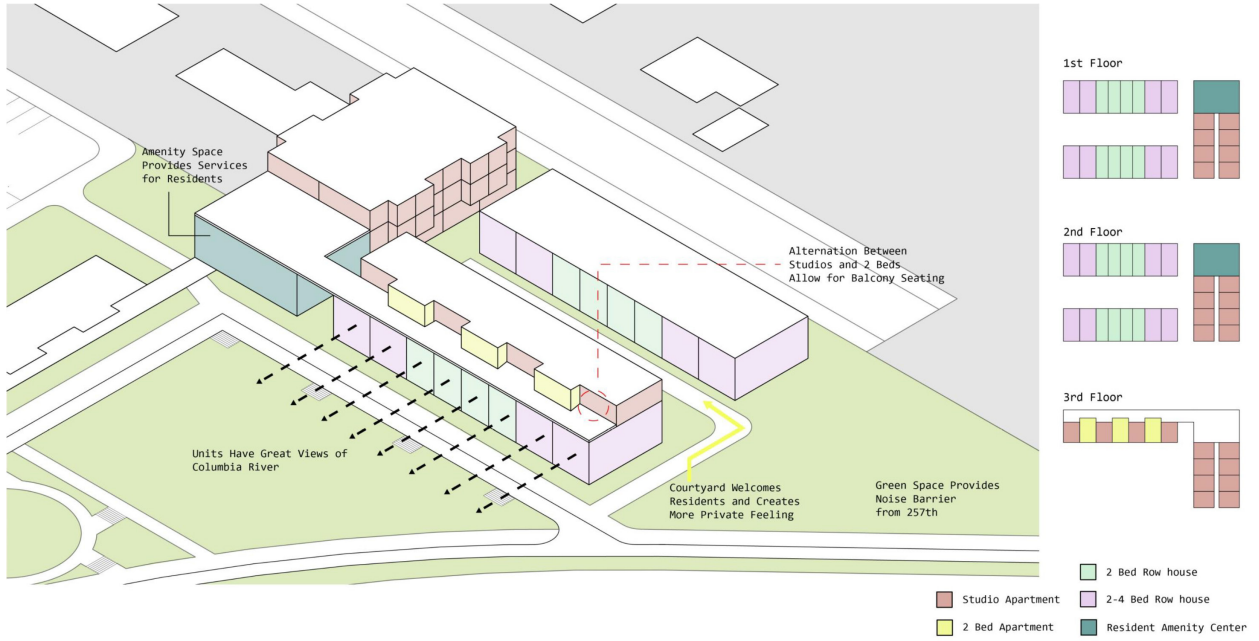
Ayden Riley

Building A



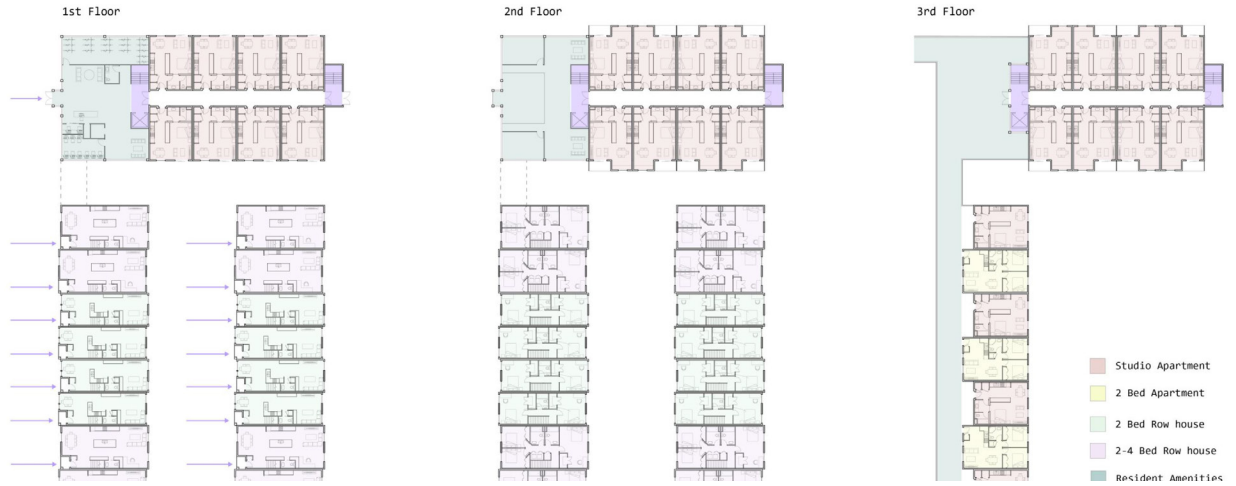
Ayden Riley

Building B



Ayden Riley

Building B



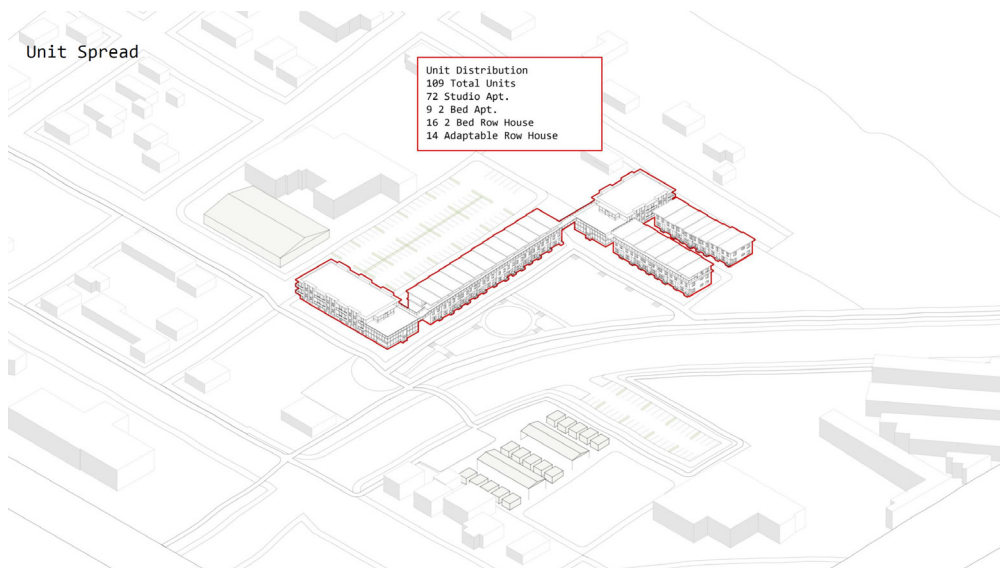
Ayden Riley



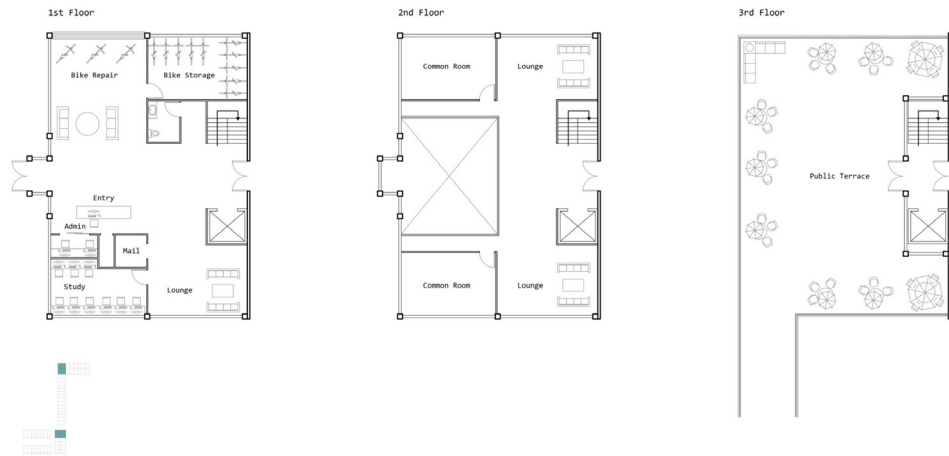
Ayden Riley



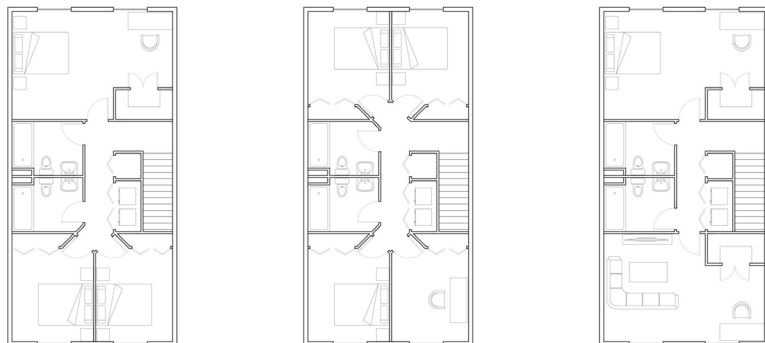
Ayden Riley



Resident Amenity Space 6600 Sqft

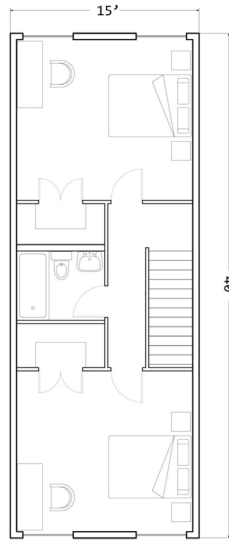
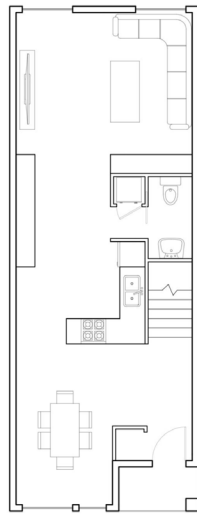
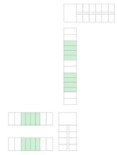


Adaptable Rowhouse; Second Floor Configurations

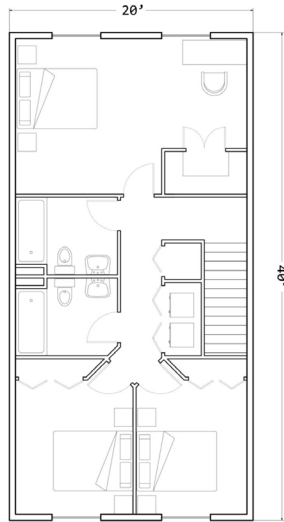
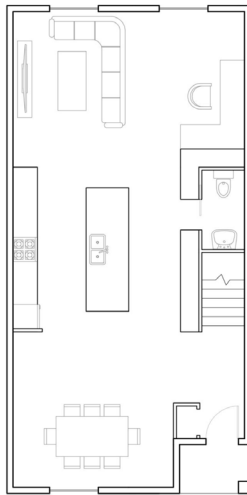
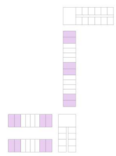


Ayden Riley

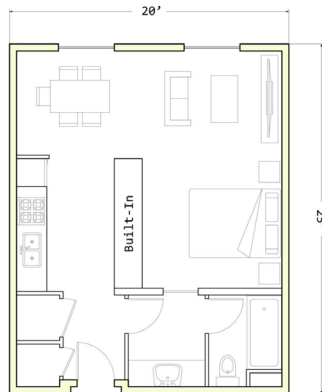
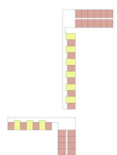
2 Bed Rowhouse
1200 Sqft



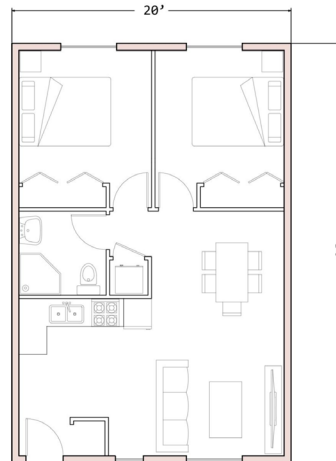
Adaptable
Rowhouse
1600 Sqft



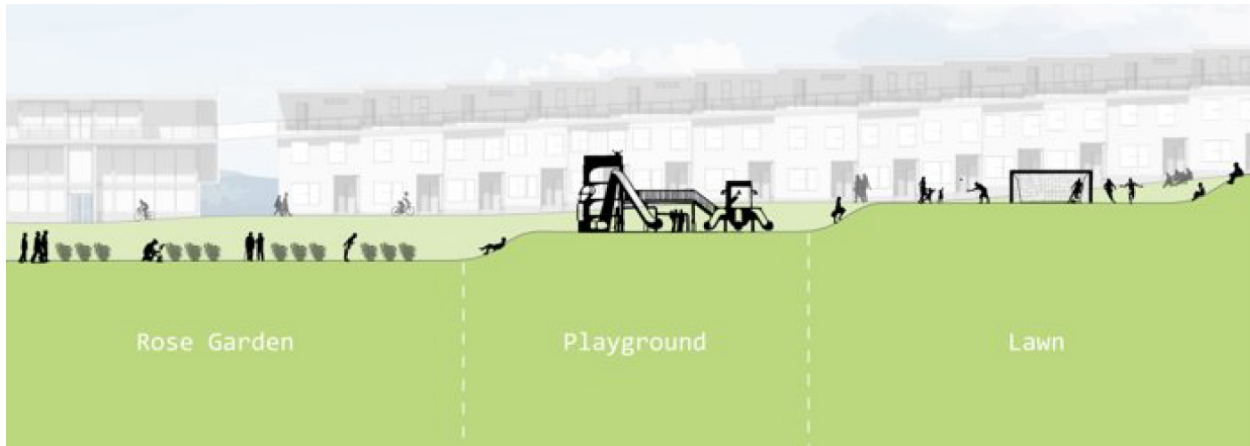
Studio
500 Sqft



2 Bed
600 Sqft

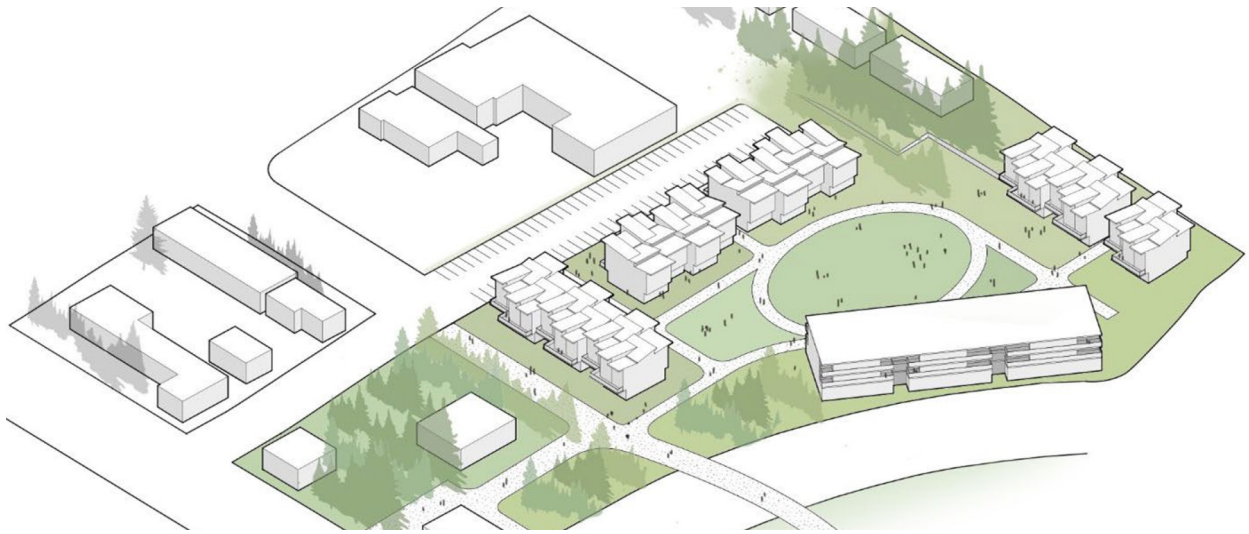


3. INTERNAL CENTRAL PARK (CLOSED BLOCK)

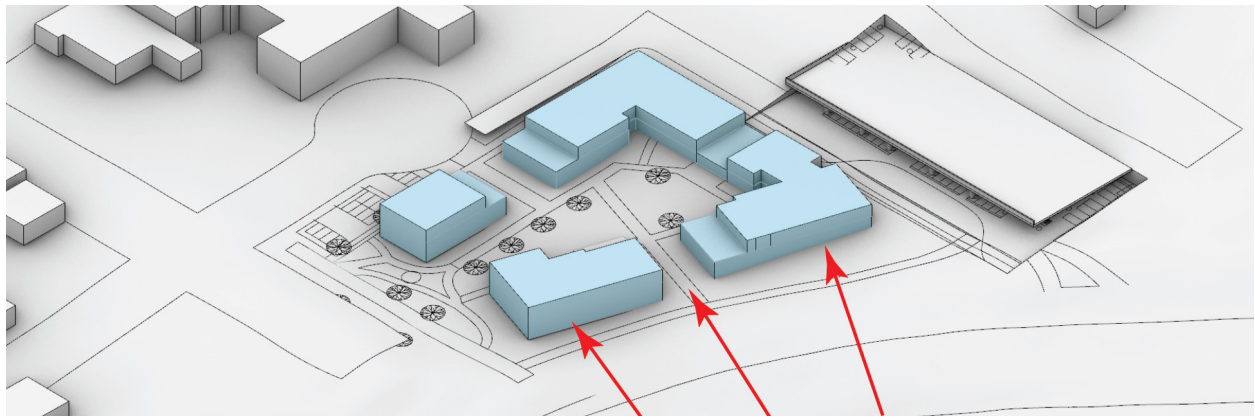


MAXIMIZING THE GREEN SPACE

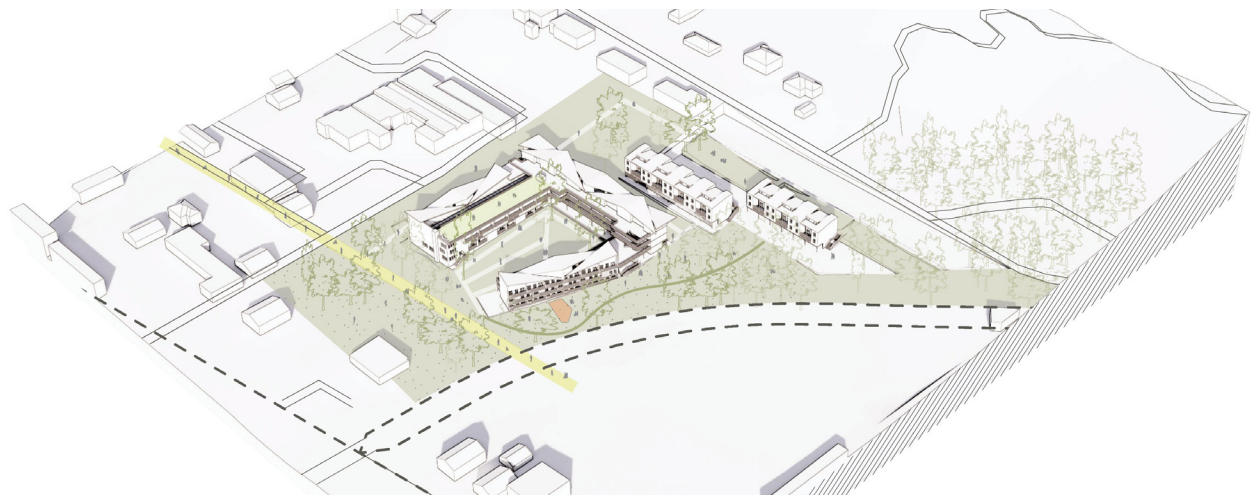
- SYSTEM OF STEPPING GARDENS WITH DIFFERENT PROGRAMS
- ALL APPARTMENTS OVERLOOKING THE PARK
- PARK OPENS TO THE BROADER COMMUNITY



Chandler Arnsdorf & Zeid Yagham



Inho Jung



Karen Barnes & Katie Reifsnyder

3. INTERNAL CENTRAL PARK (CLOSED BLOCK)

Chandler Arnsdorf & Zeid Yagham



TROUTDALE AFFORDABLE HOUSING

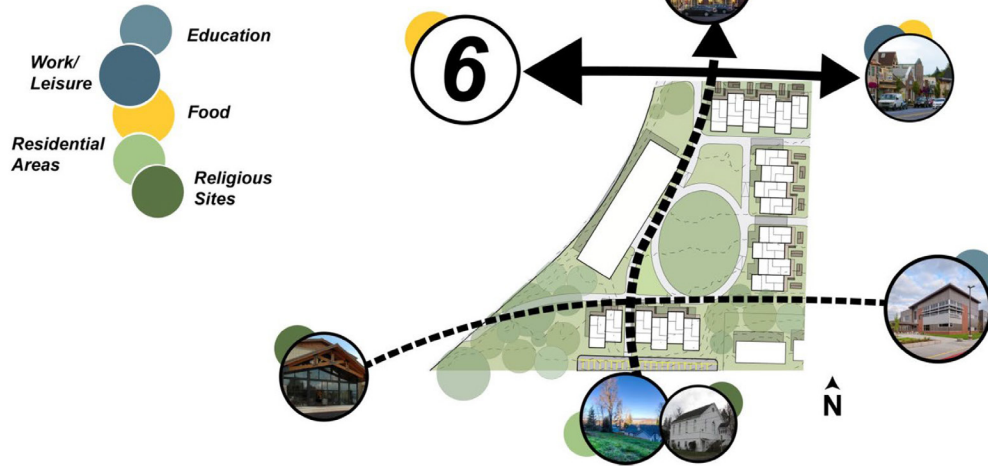
ZEID YAGHAM & CHANDLER ARNSDORF



Chandler Arnsdorf & Zeid Yagham

SITE ANALYSIS

Connectivity to the Surrounding Context

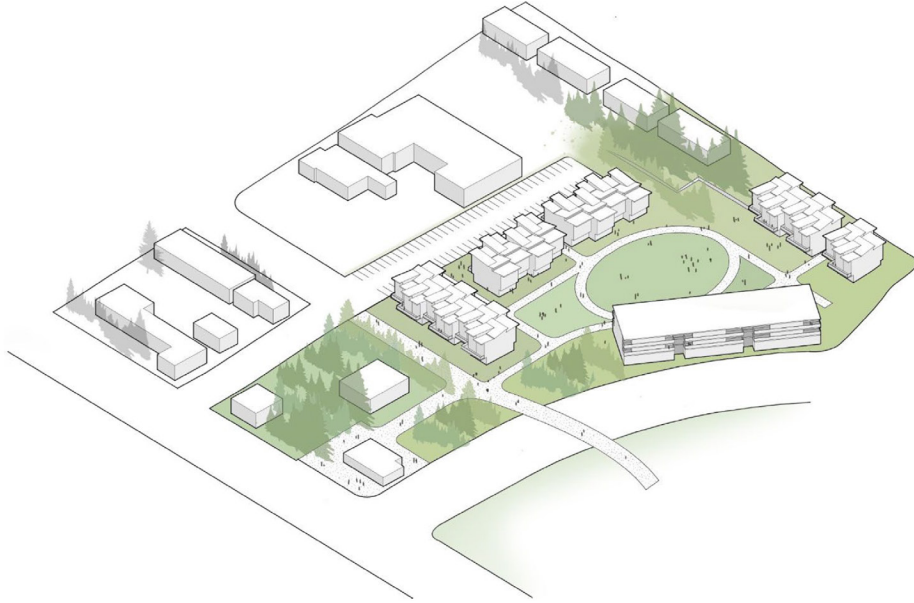


SITE ANALYSIS

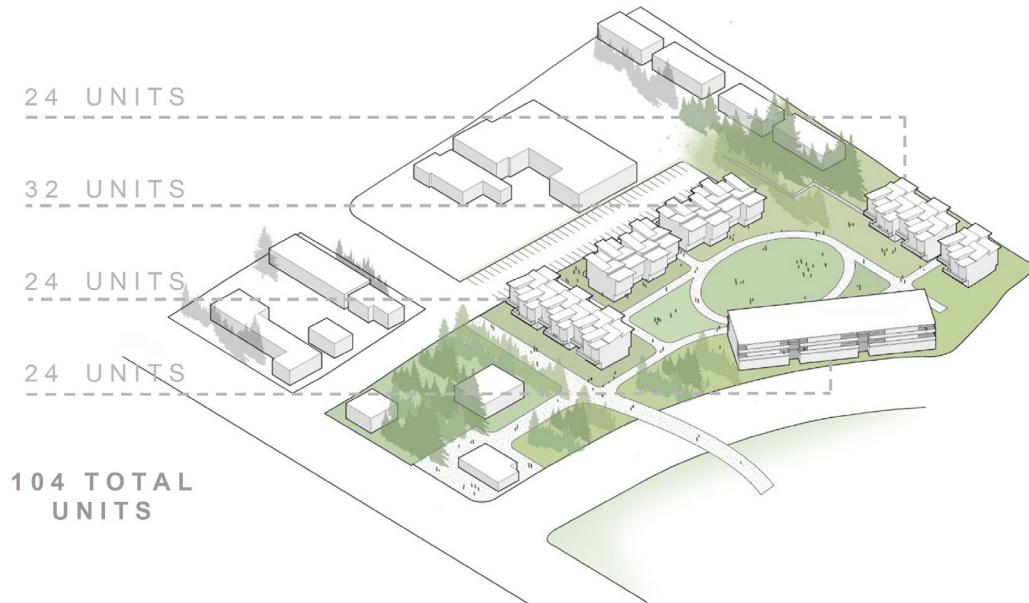
An aerial photograph of the Troutdale area, showing a residential neighborhood and a river. Three icons are overlaid on the map: a yellow fork and knife icon, a blue building icon, and a yellow house icon. The text 'Troutdale' is written across the middle of the map, and 'Within 5km' is written at the bottom. Two inset diagrams are shown on the right side. The top inset, titled 'Exterior Vehicular Access', shows a site plan with a road labeled 'Columbia River Highway' and '257th St.'. The bottom inset, titled 'Sun Paths', shows a site plan with orange and yellow curved lines indicating sun paths.

Chandler Arnsdorf & Zeid Yagham

URBAN PLANNING



URBAN PLANNING



Chandler Arnsdorf & Zeid Yagham

URBAN PLANNING



URBAN PLANNING



Chandler Arnsdorf & Zeid Yagham

URBAN PLANNING



PRIVACY



- Public
- Semi
- Private

TRAFFIC



- Vehicle
- Foot
- Bike

VIEWS



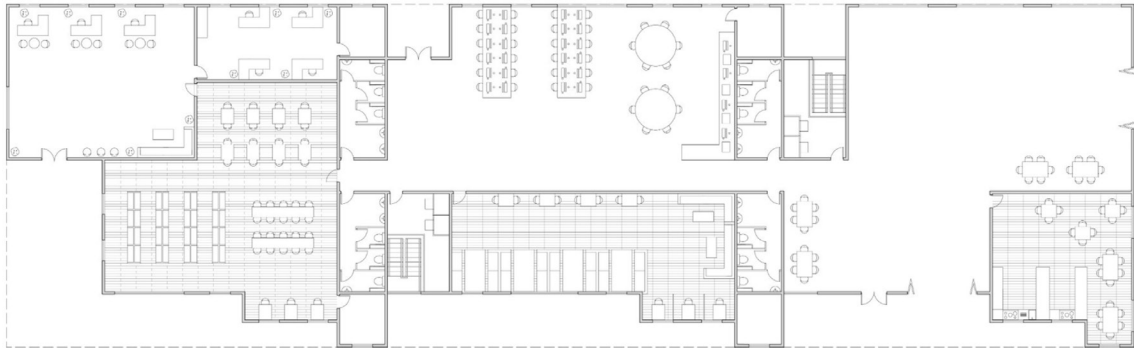
- Interior
- Exterior

URBAN PLANNING



Chandler Arnsdorf & Zeid Yagham

COMMUNITY CENTER



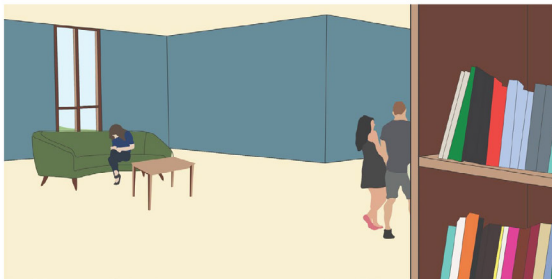
COMMUNITY CENTER



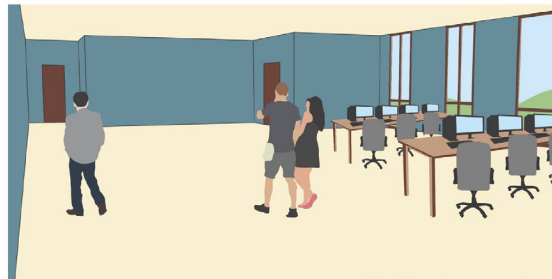
STUDY LOUNGE



EVENT SPACE



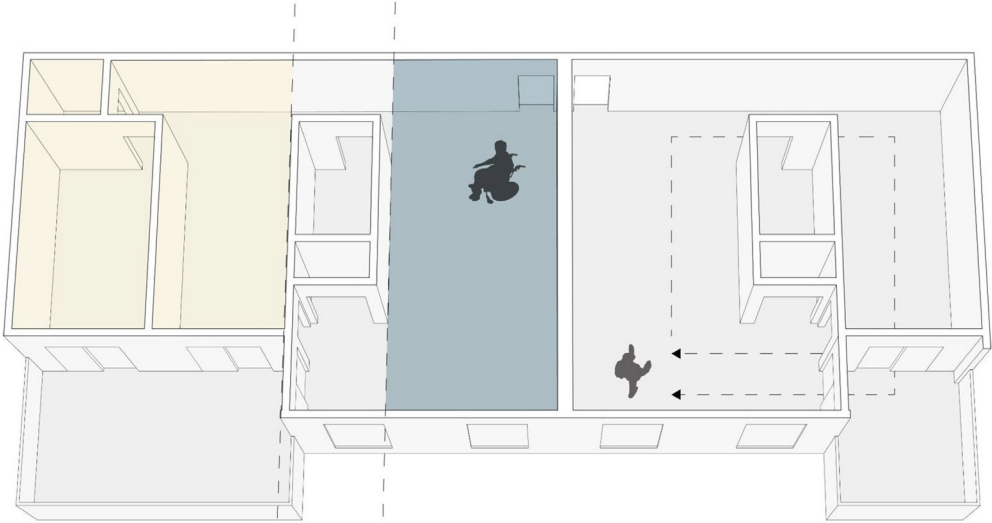
LIBRARY



P.C LOUNGE

Chandler Arnsdorf & Zeid Yaghnam

FLAT UNITS

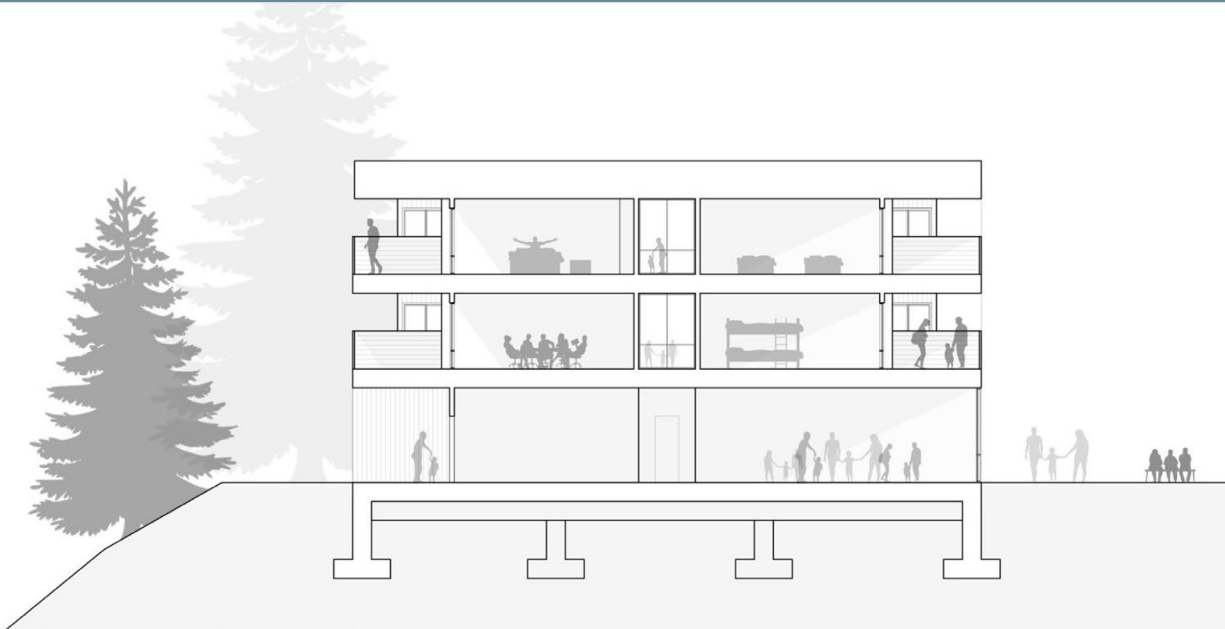


FLAT UNITS



Chandler Arnsdorf & Zeid Yagham

FLAT UNITS

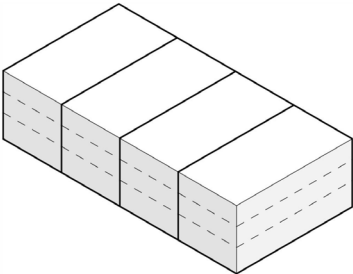


FLAT UNITS

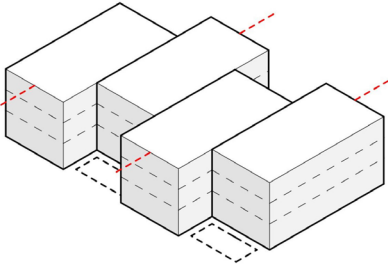


Chandler Arnsdorf & Zeid Yagham

MASSING

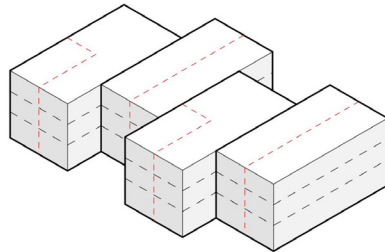


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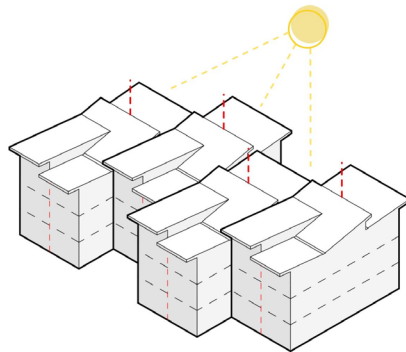


Chandler Arnsdorf & Zeid Yagham

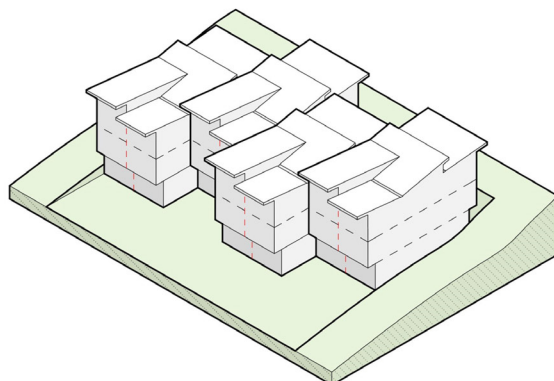
MASSING



MASSING

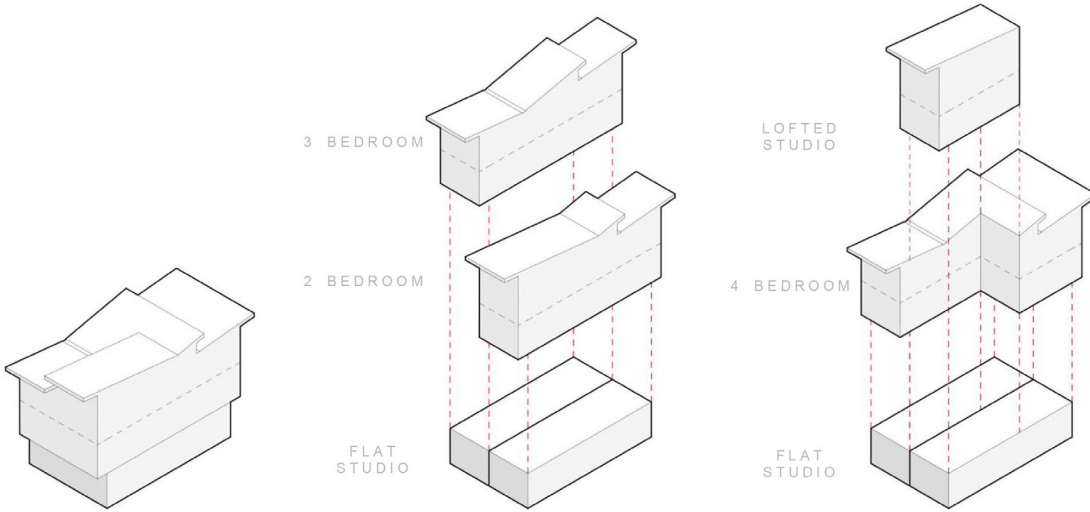


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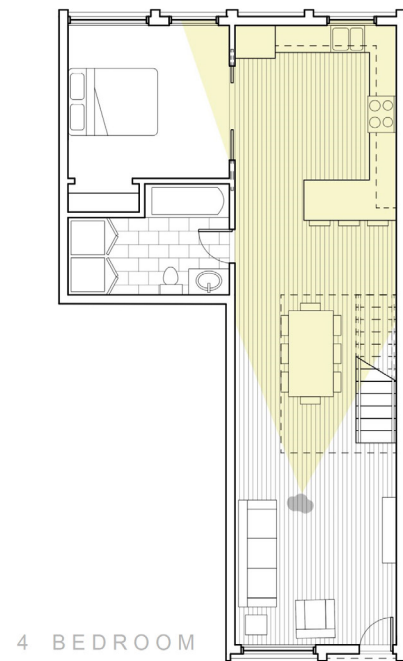
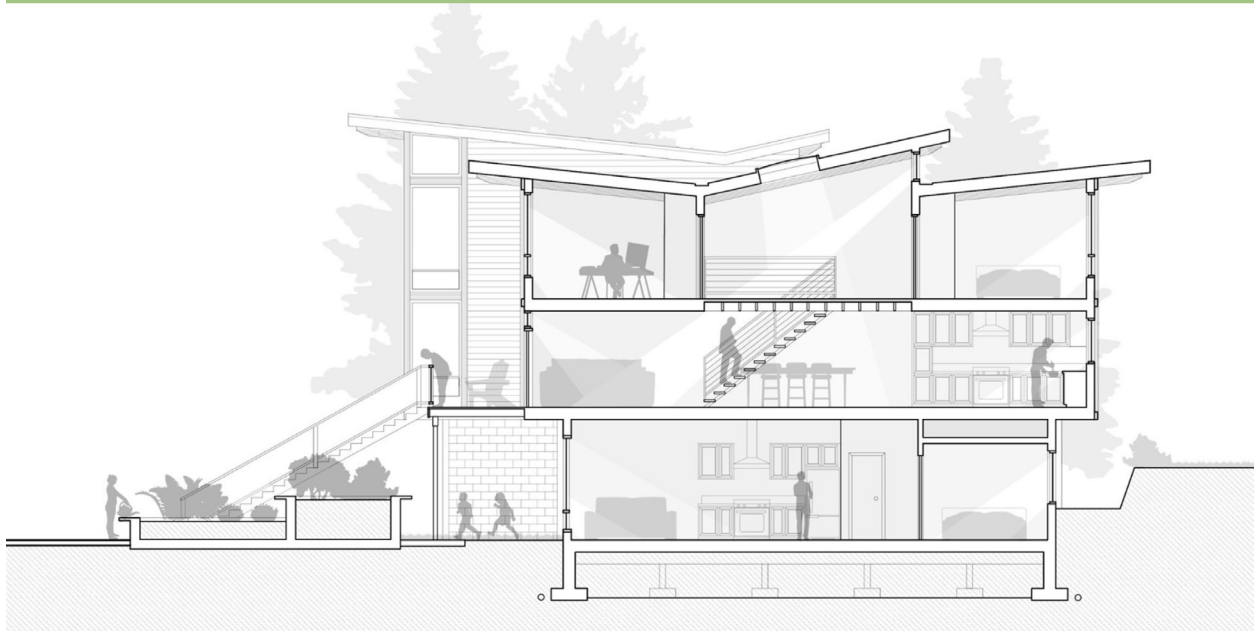
Chandler Arnsdorf & Zeid Yagham

MAISONETTE



Chandler Arnsdorf & Zeid Yagham

MAISONETTE



Chandler Arnsdorf & Zeid Yagham

MAISONETTE

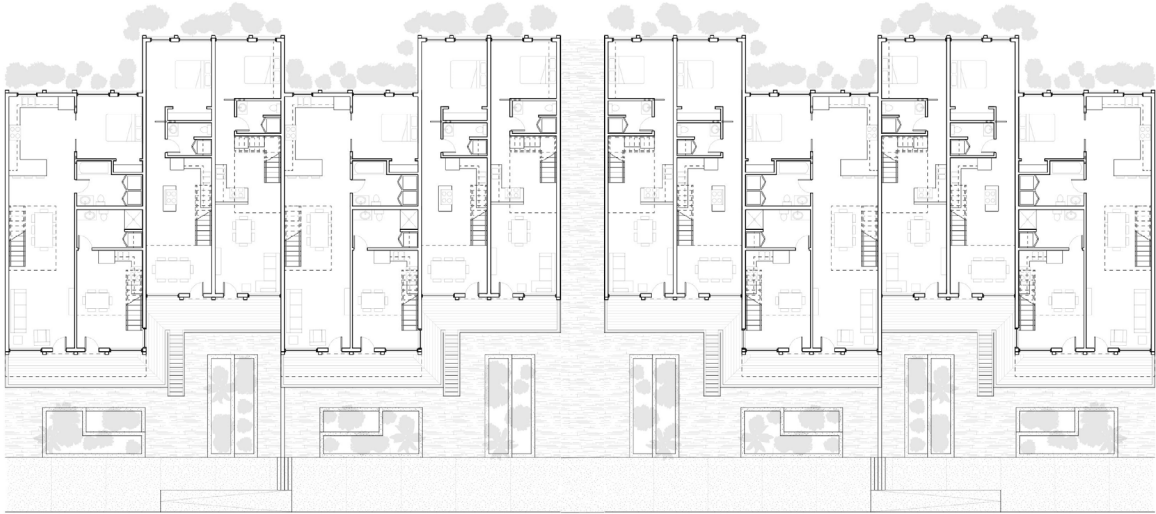


MAISONETTE



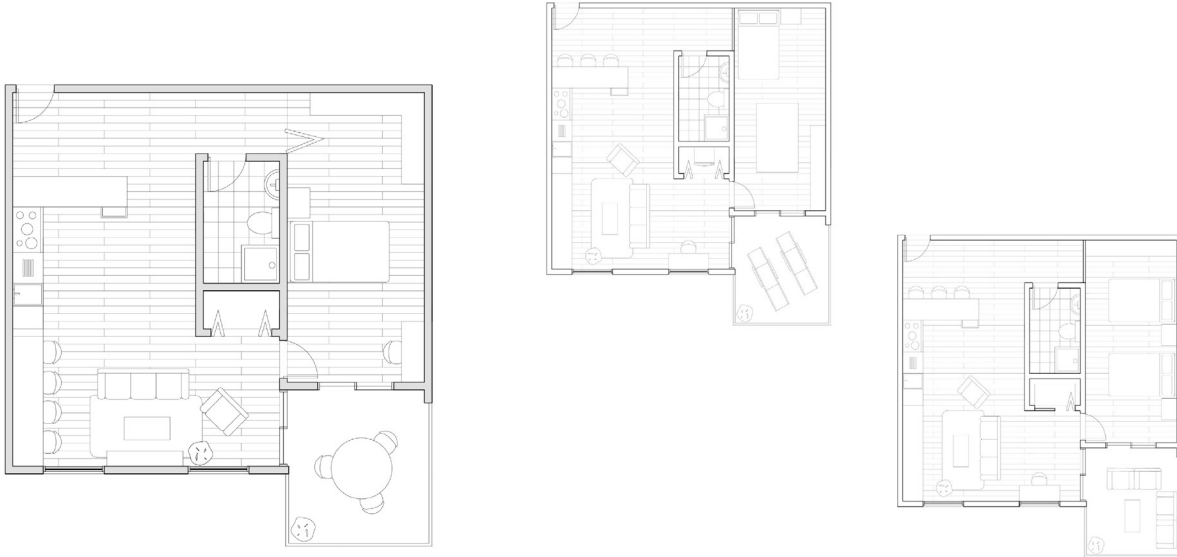
Chandler Arnsdorf & Zeid Yagham

MAISONETTE

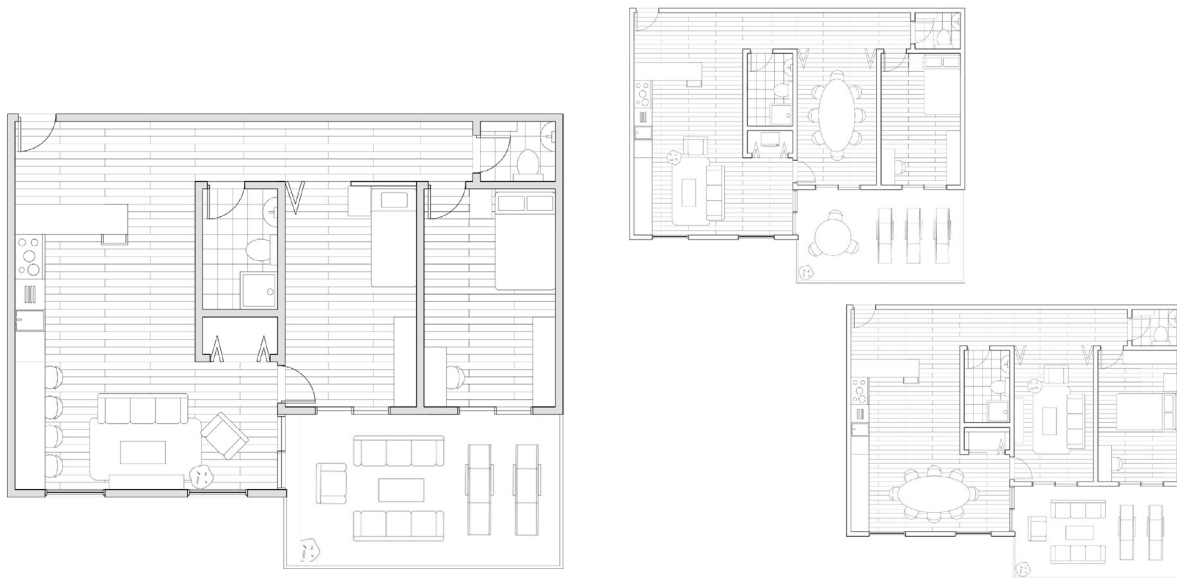


Chandler Arnsdorf & Zeid Yaghnam

FLAT UNITS



FLAT UNITS

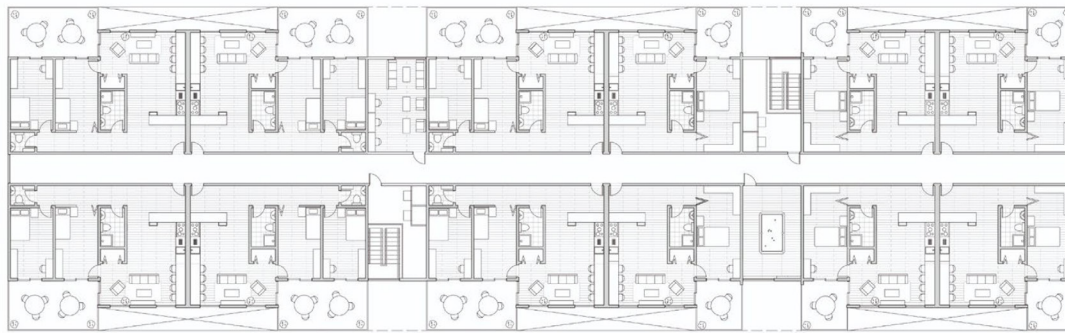


Chandler Arnsdorf & Zeid Yagham

FLAT UNITS

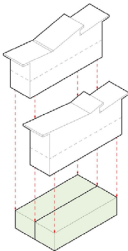


FLAT UNITS

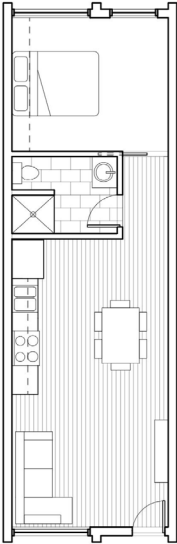


Chandler Arnsdorf & Zeid Yagham

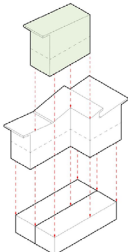
MAISONETTE



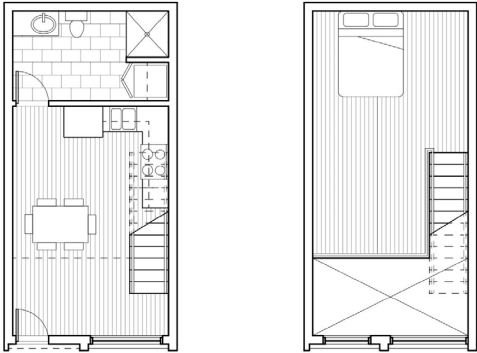
FLAT STUDIO



MAISONETTE

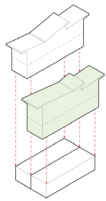


LOFTED STUDIO

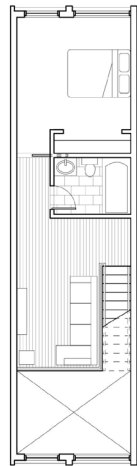
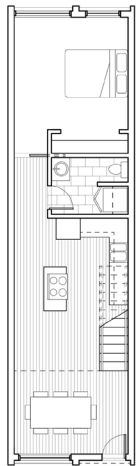


Chandler Arnsdorf & Zeid Yagham

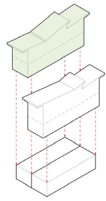
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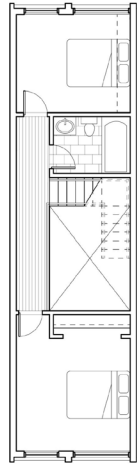
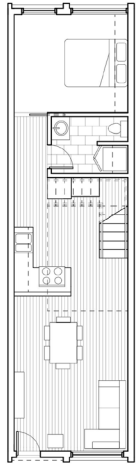
2 BEDROOM



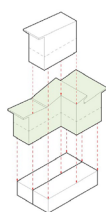
MAISONETTE



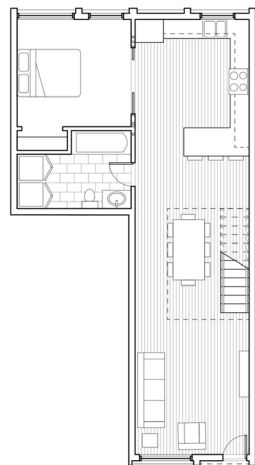
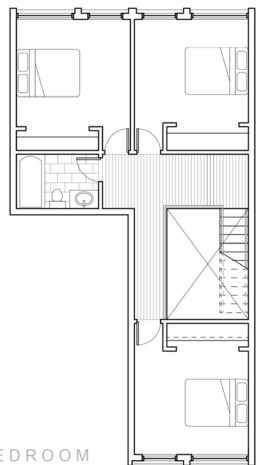
3 BEDROOM



MAISONETTE



4 BEDROOM



3. INTERNAL CENTRAL PARK (CLOSED BLOCK)

Inho Jung



TROUTDALE AFFORDABLE HOUSING

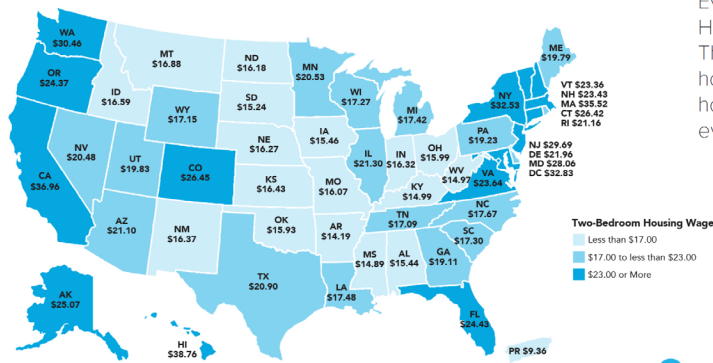
What is affordable housing?

Affordable housing is housing that a household can pay for, while still having money left over for necessities like food, transportation, and healthcare. This means what's considered "affordable" depends on house holds income.

Why is affordable housing needed?

Moderate income rents struggles to pay the rent in many high-cost cities.
1 in home- owners which is about 8 million house holds struggles with housing payment.

2020 TWO-BEDROOM RENTAL HOUSING WAGES



Who needs Affordable housing?

Everyone
High income earners to low income earners
The rent price that is affordable may vary household to the next but the need for housing that is affordable is shared by everyone.

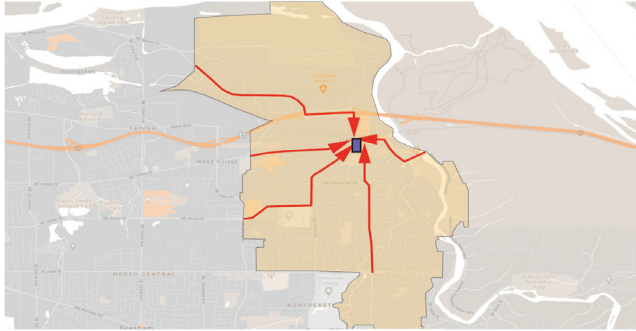


Represents the hourly wage that a full-time worker must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a TWO-BEDROOM RENTAL HOME, without paying more than 30% of income.

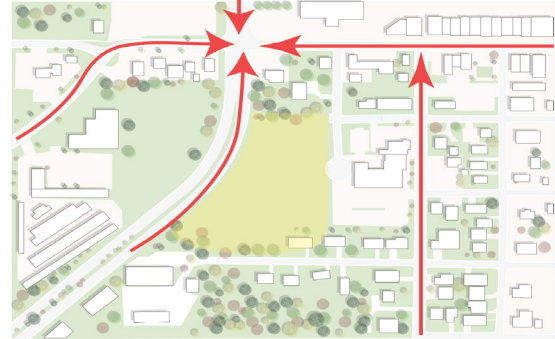


Inho Jung

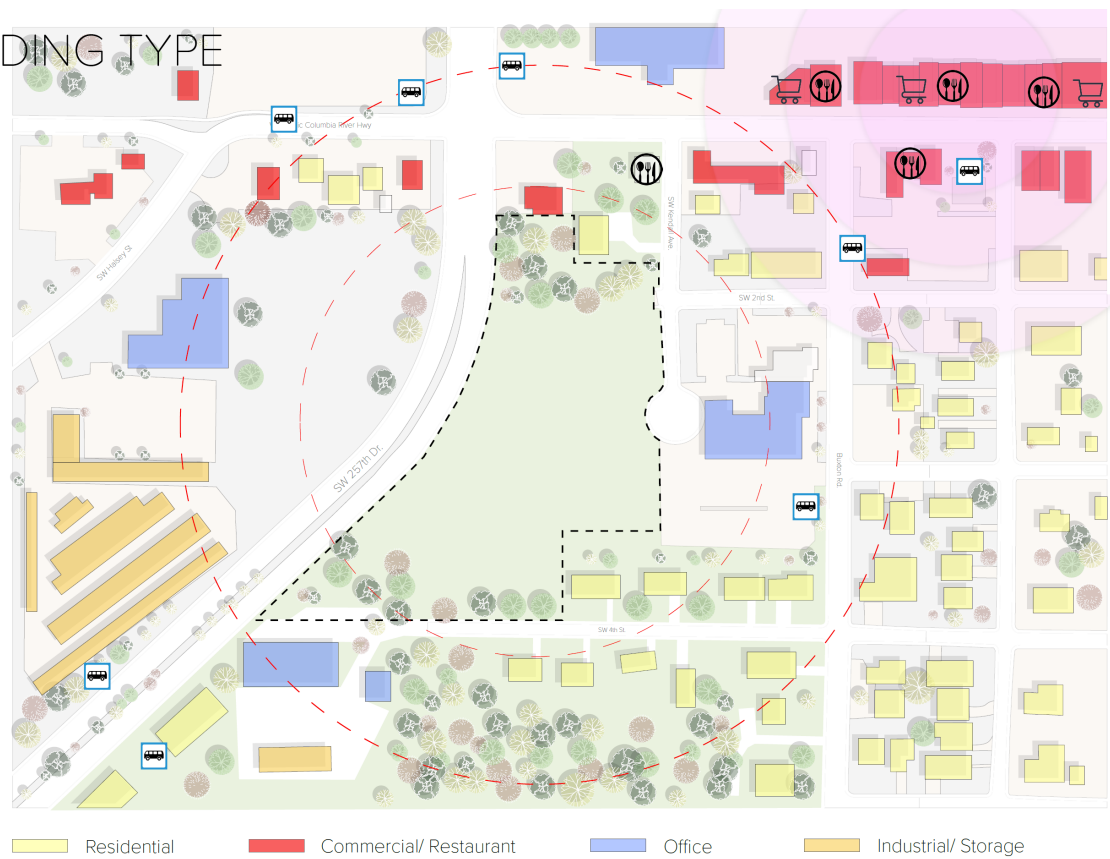
SITE ANALYSIS



Site is center of Troutdale. All main roads connects to the site



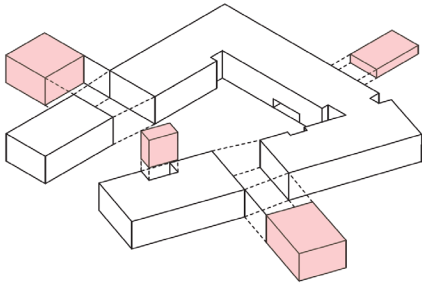
BUILDING TYPE



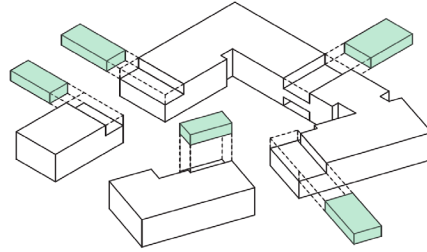
Inho Jung

BUILDING MASSING

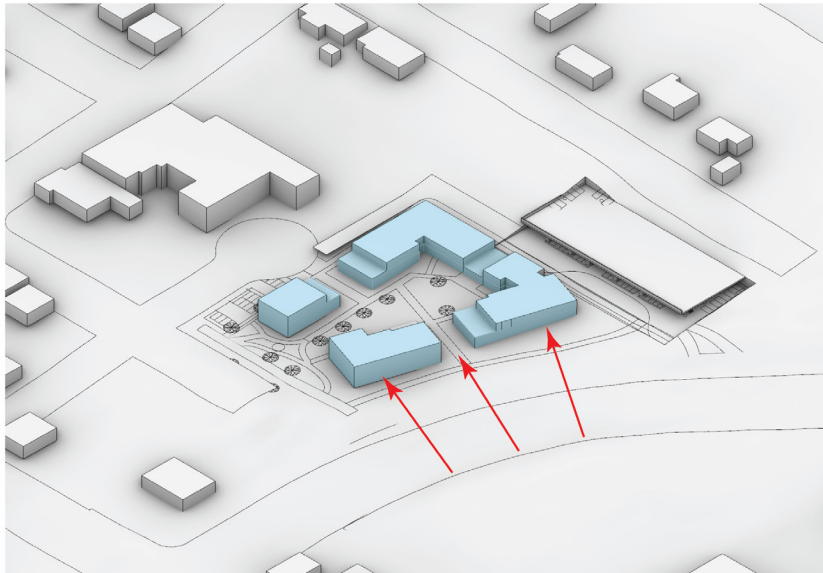
Subtraction



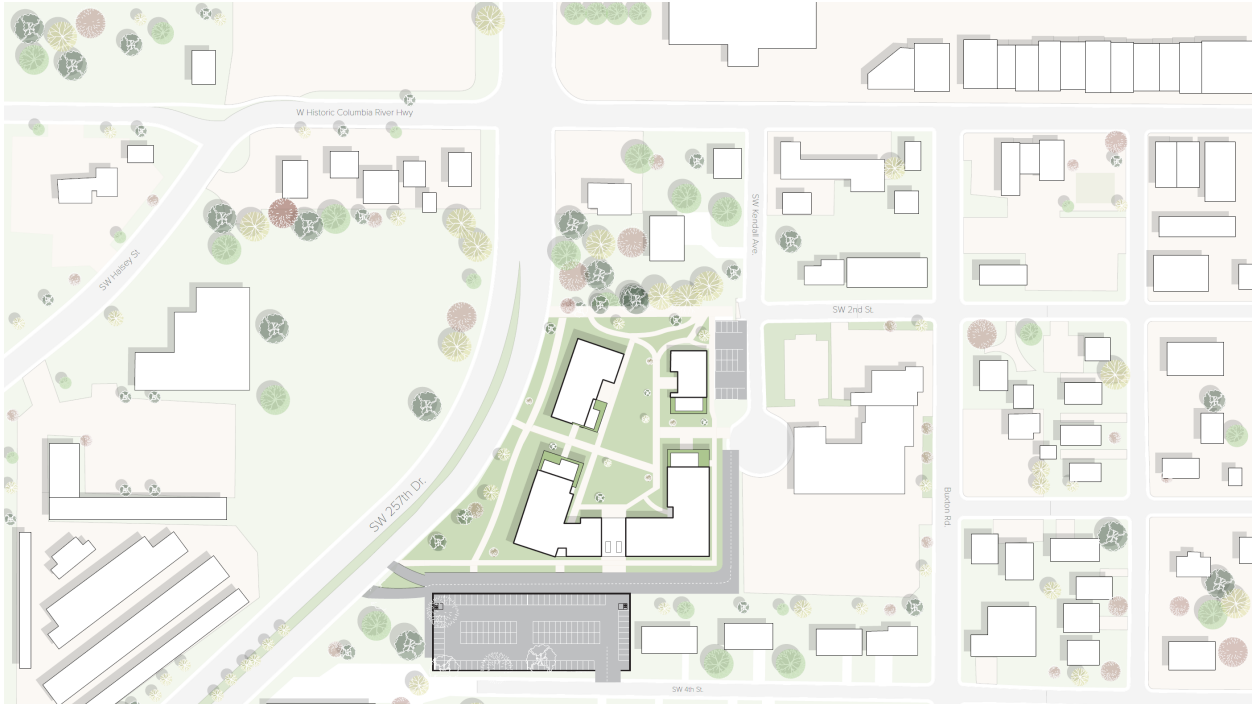
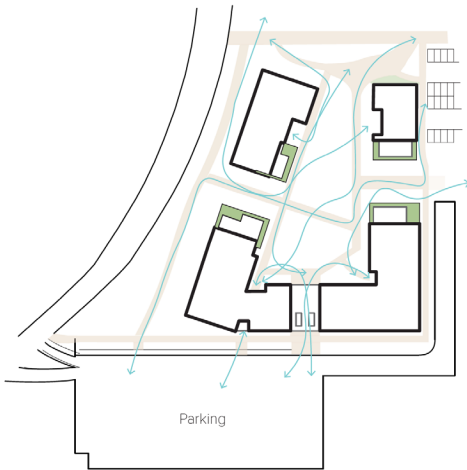
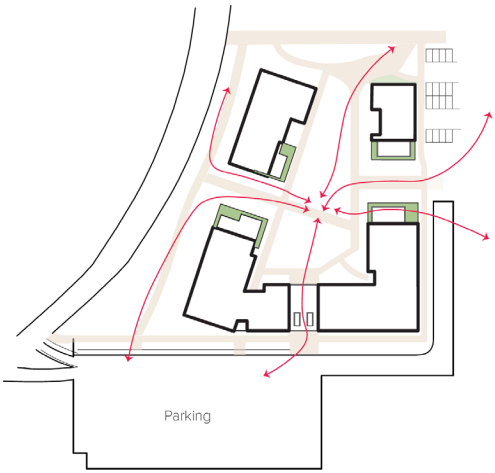
Roof Top Subtraction



257th Street Push Back

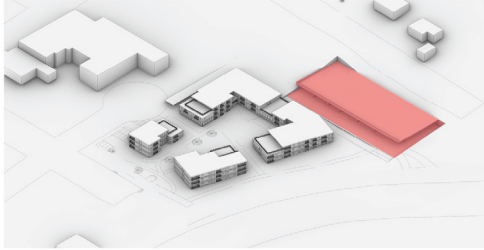


Inho Jung

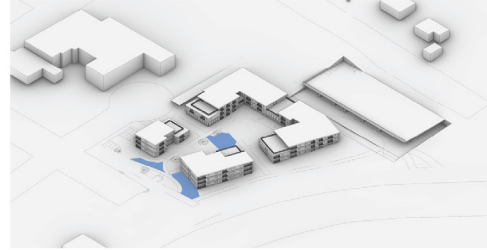


Inho Jung

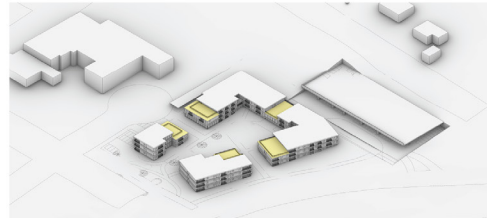
DIAGRAM



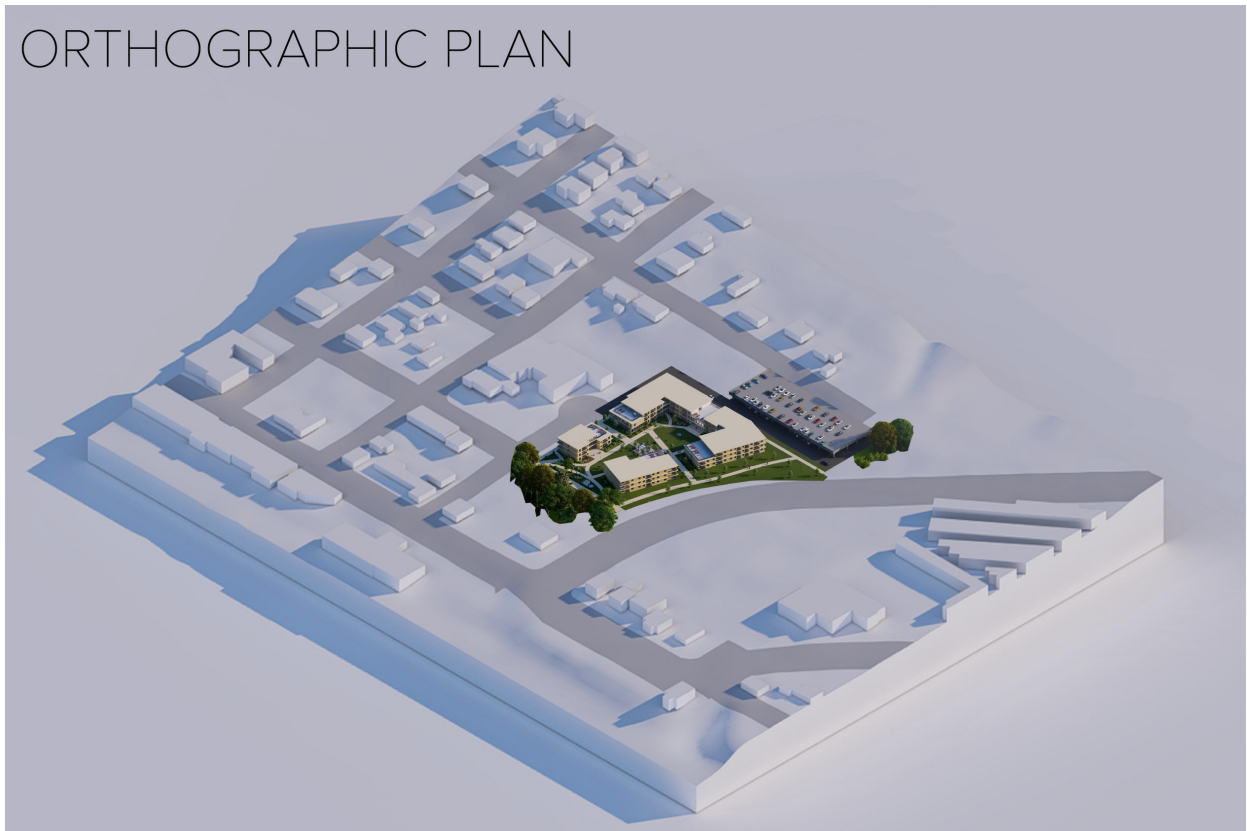
Parking



Outdoor Communal Space

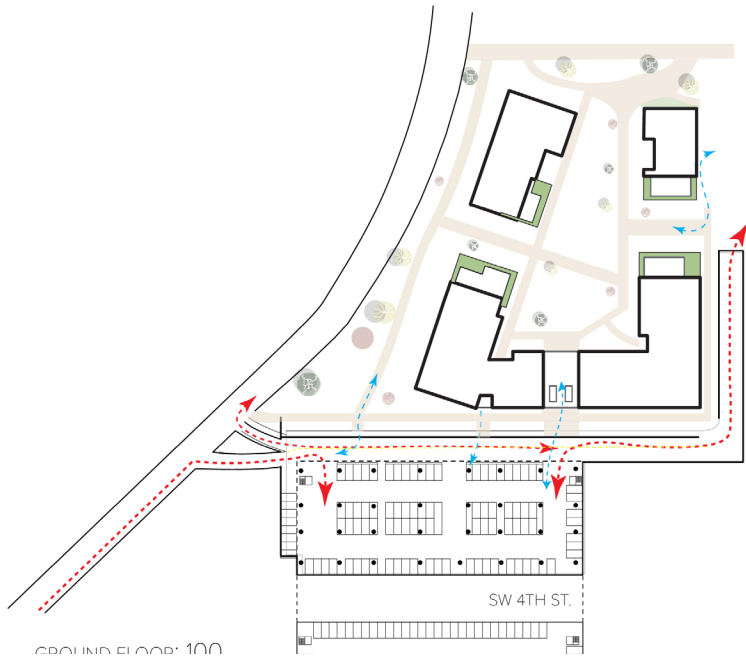
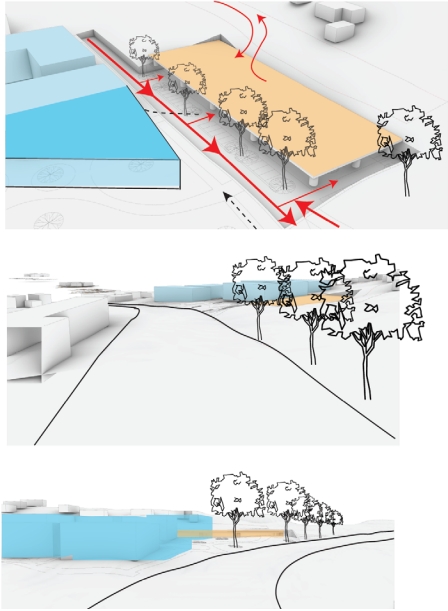


ORTHOGRAPHIC PLAN



Inho Jung

PARKING SOLUTION



GREEN SPACE / VEGETATION



Inho Jung

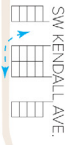
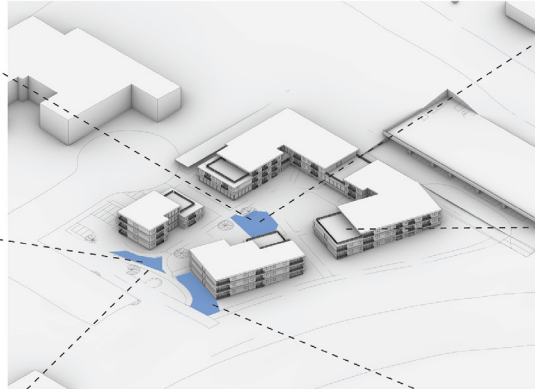
OUTDOOR COMMUNAL SPACE



COMMUNAL BARBECUE SITTING AREA



COMMUNAL GARDEN



COMMUNAL BARBECUE SITTING AREA



Inho Jung



ELEVATION



Inho Jung



Inho Jung

BUILDING FLOOR PLAN

GROUND FLOOR

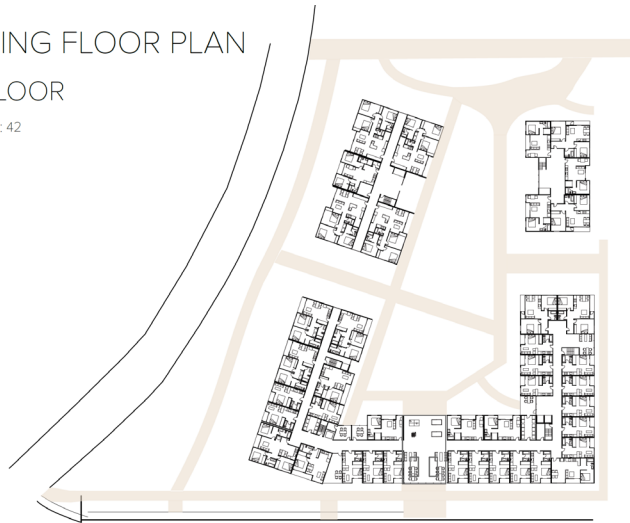
TOTAL UNITS: 36



BUILDING FLOOR PLAN

2ND FLOOR

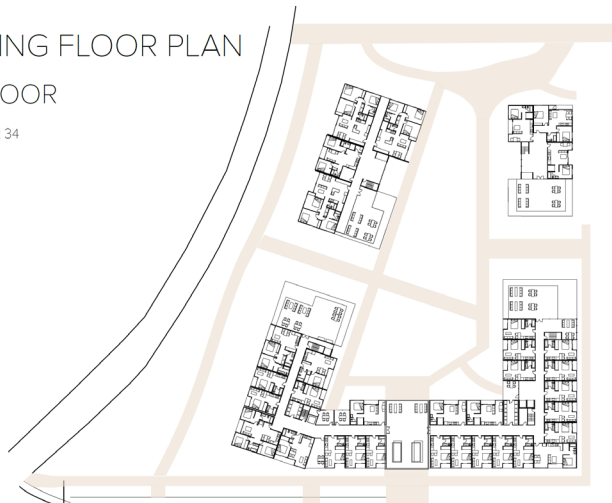
TOTAL UNITS: 42



BUILDING FLOOR PLAN

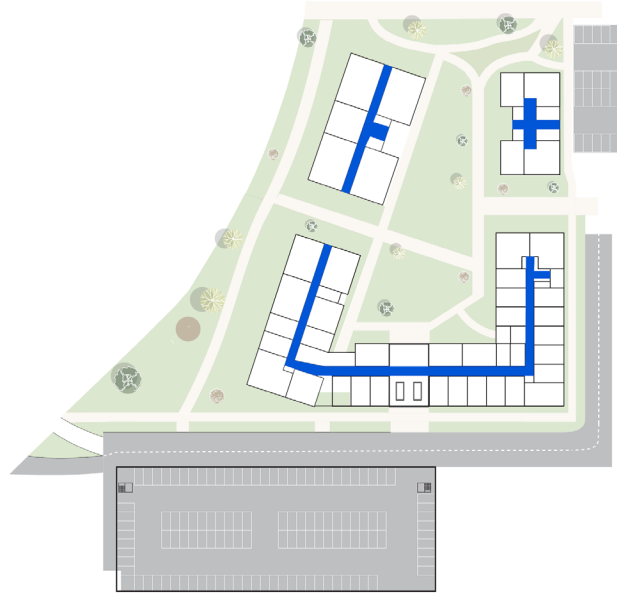
3RD FLOOR

TOTAL UNITS: 34

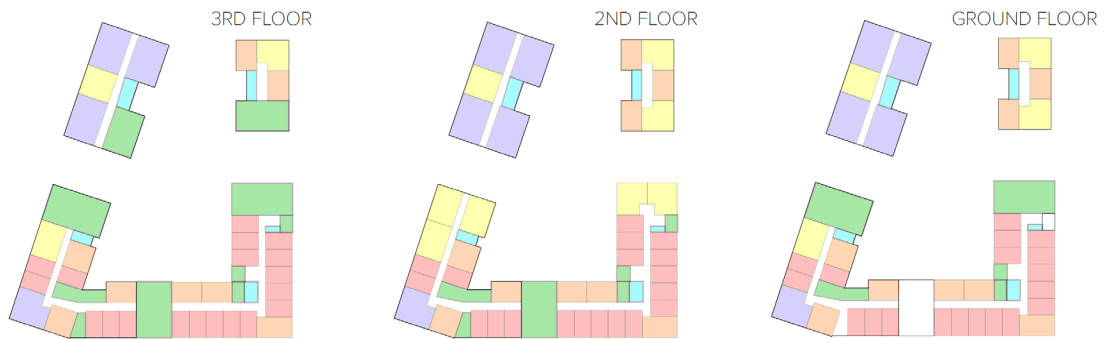








Inho Jung

BUILDING CIRCULATION



BUILDING PROGRAM



	Studio	UNIT COUNT: 57
	1 Bedrooms	UNIT COUNT: 26
	2 Bedrooms	UNIT COUNT: 15
	3 Bedrooms	UNIT COUNT: 14
	Common Area	TOTAL UNIT COUNT : 112
	Circulation	

Inho Jung

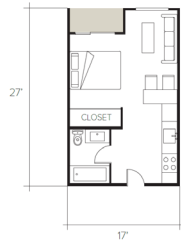


Inho Jung

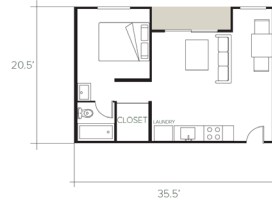


Inho Jung

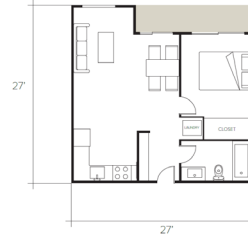
1 PERSON DWELLING



Studio ■

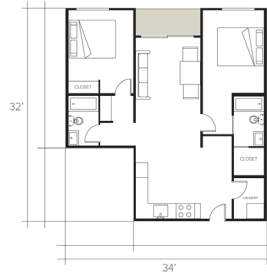


1 Bed room A ■

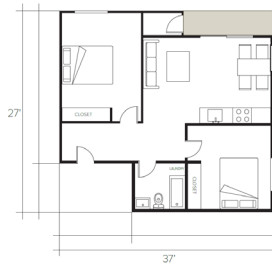


1 Bed room B ■

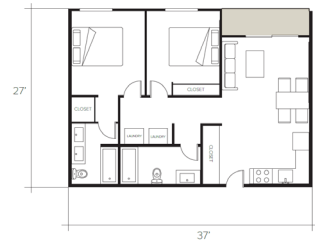
2 PERSON DWELLING



2 Bed room A ■

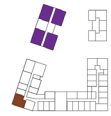


2 Bed room B ■



2 Bed room C ■

3 PERSON DWELLING



3 Bedroom A ■



3 Bedroom B ■

3. INTERNAL CENTRAL PARK (CLOSED BLOCK)

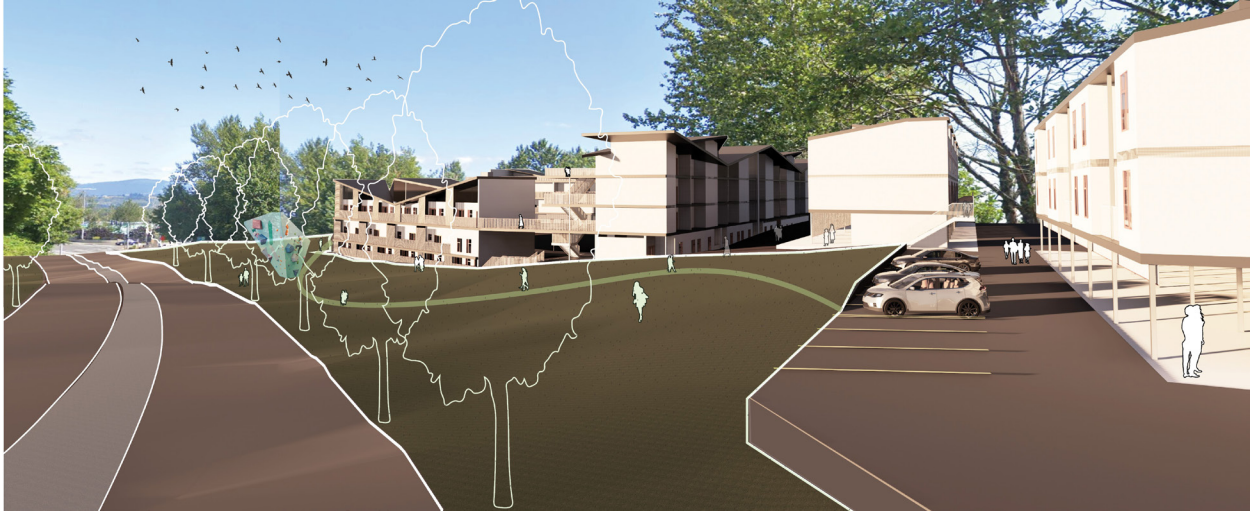
Karen Barnes & Katie Reifsnyder

AFFORDABLE HOUSING FOR THE FUTURE

CITY OF TROUTDALE

Karen Barnes + Katie Reifsnyder_Spring 2021

M.ARCH_Jerolim Mladinov



Karen Barnes & Katie Reifsnnyder



CURRENTLY: HIGHWAYS AND MAJOR ROADS CURRENTLY CUT OFF PEDESTRIAN ACCESS.

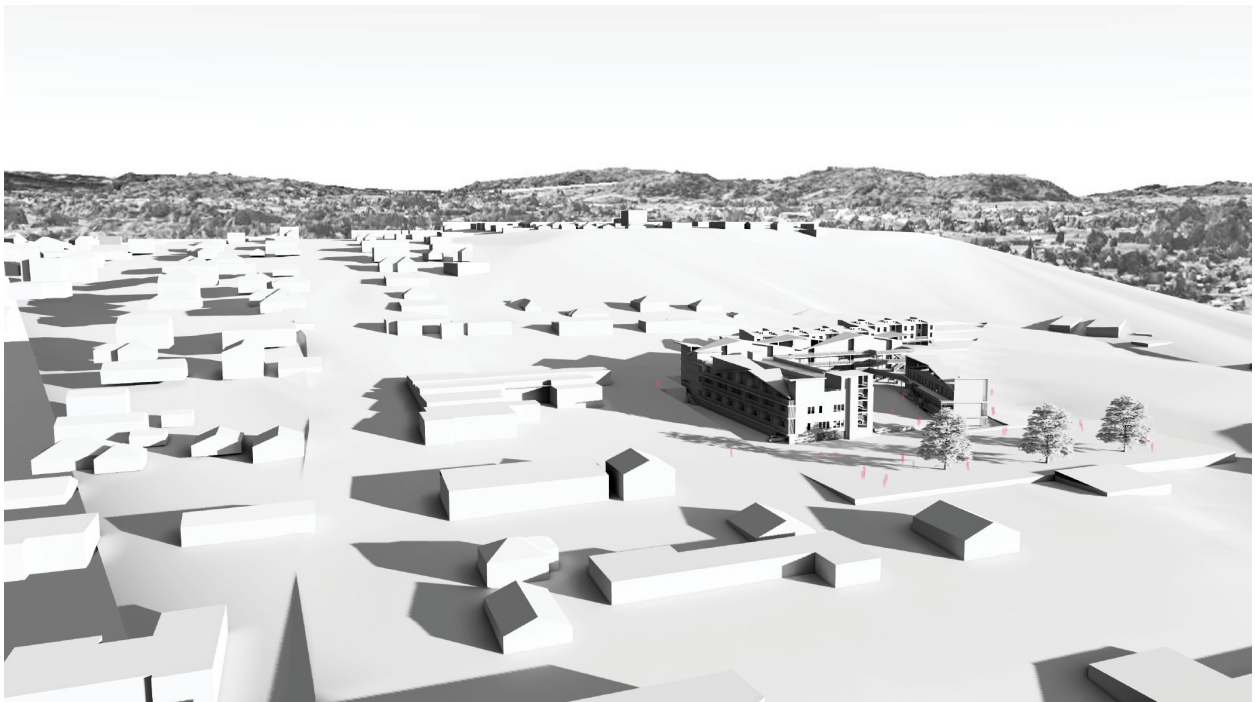
- PROPOSAL:**
- BIKE & PEDESTRIAN BRIDGE OVER 257.
 - SAFE PEDESTRIAN ROUTES THROUGH SITE 7.
 - RECREATIONAL RETAIL OUTLET TO THE EAST OF SITE 7 FOR POPULAR OUTDOOR ACTIVITIES.



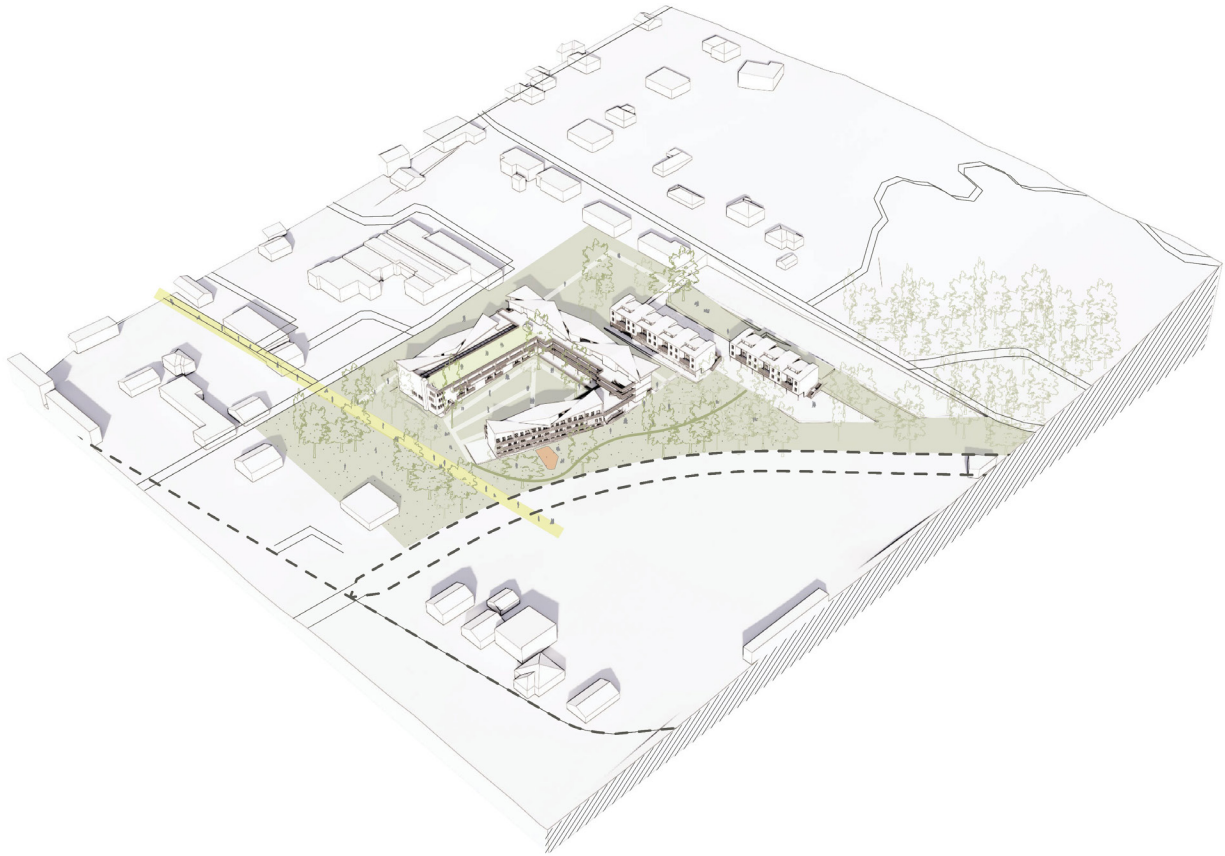
Karen Barnes & Katie Reifsnyder



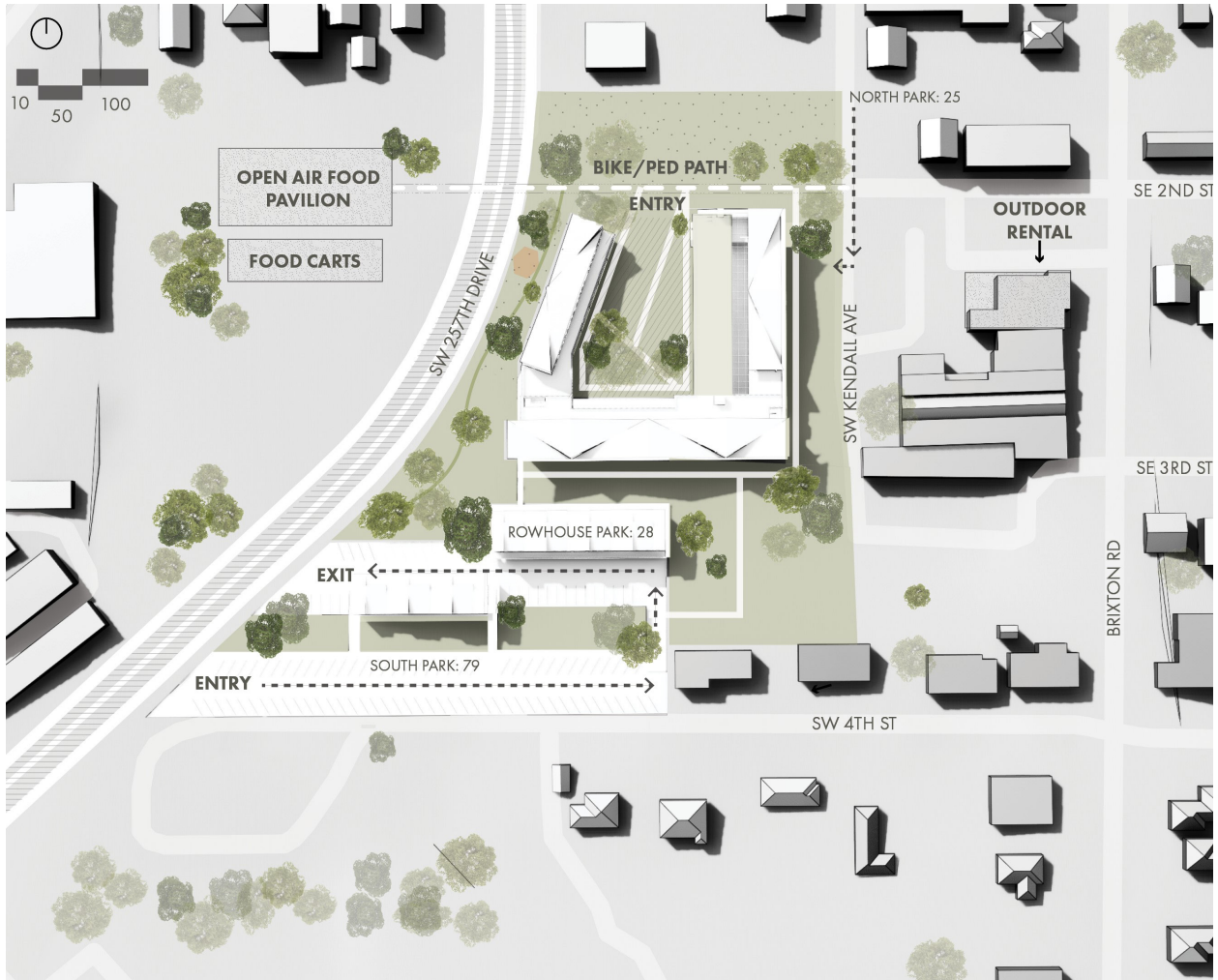
Karen Barnes & Katie Reifsnyder



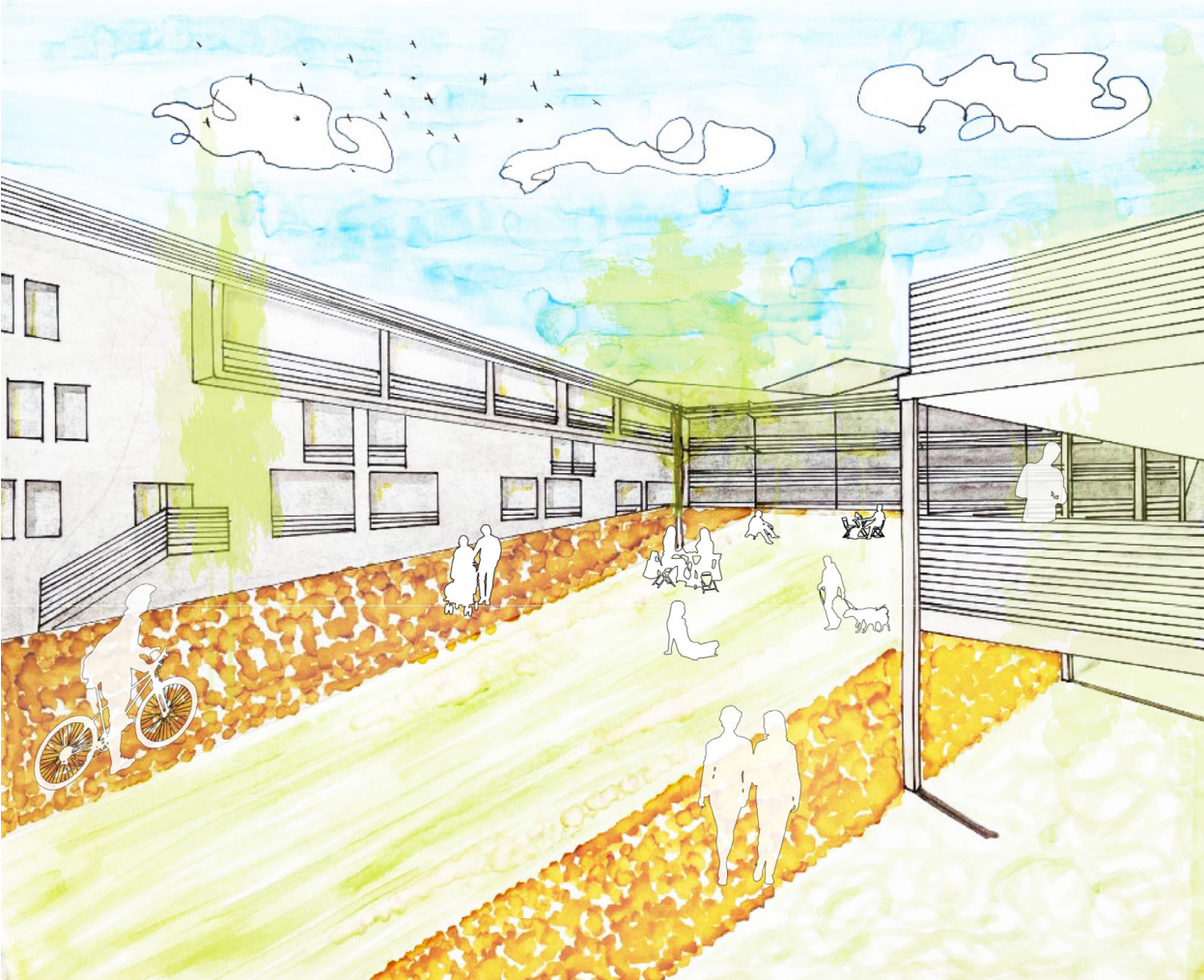
Karen Barnes & Katie Reifsnyder



Karen Barnes & Katie Reifsnnyder



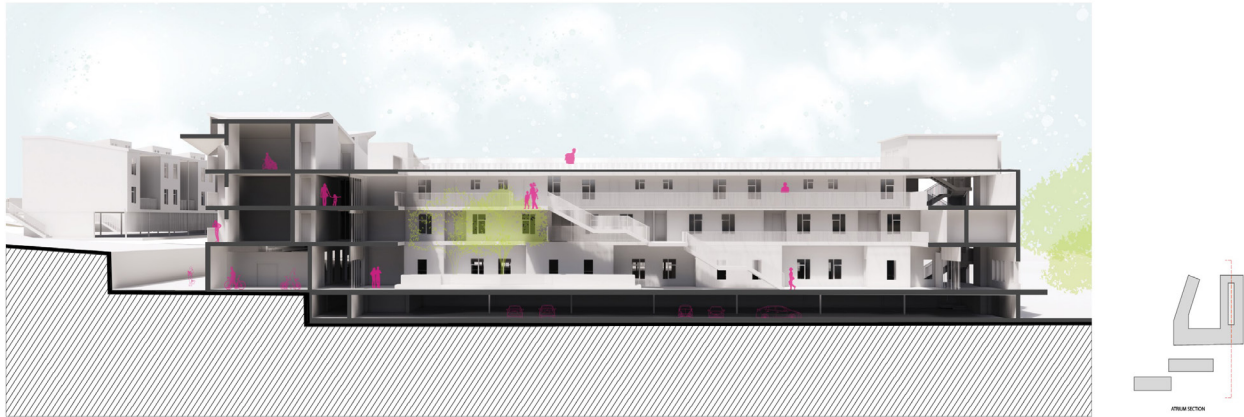
Karen Barnes & Katie Reifsnyder



Karen Barnes & Katie Reifsnnyder



Karen Barnes & Katie Reifsnyder



1/32" = 1'0"

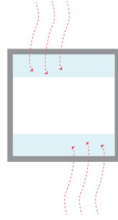


Karen Barnes & Katie Reifsnyder

light on two sides



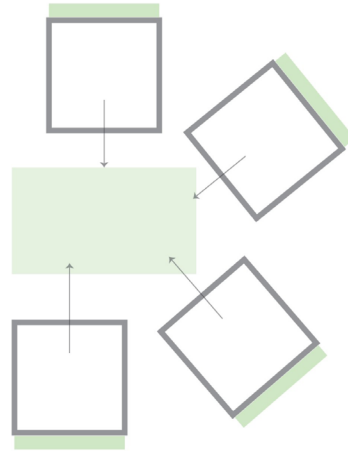
daylight + natural ventilation for kitchens & bathrooms



flexible spaces that can be reconfigured over time



provide a "front yard/backyard" experience



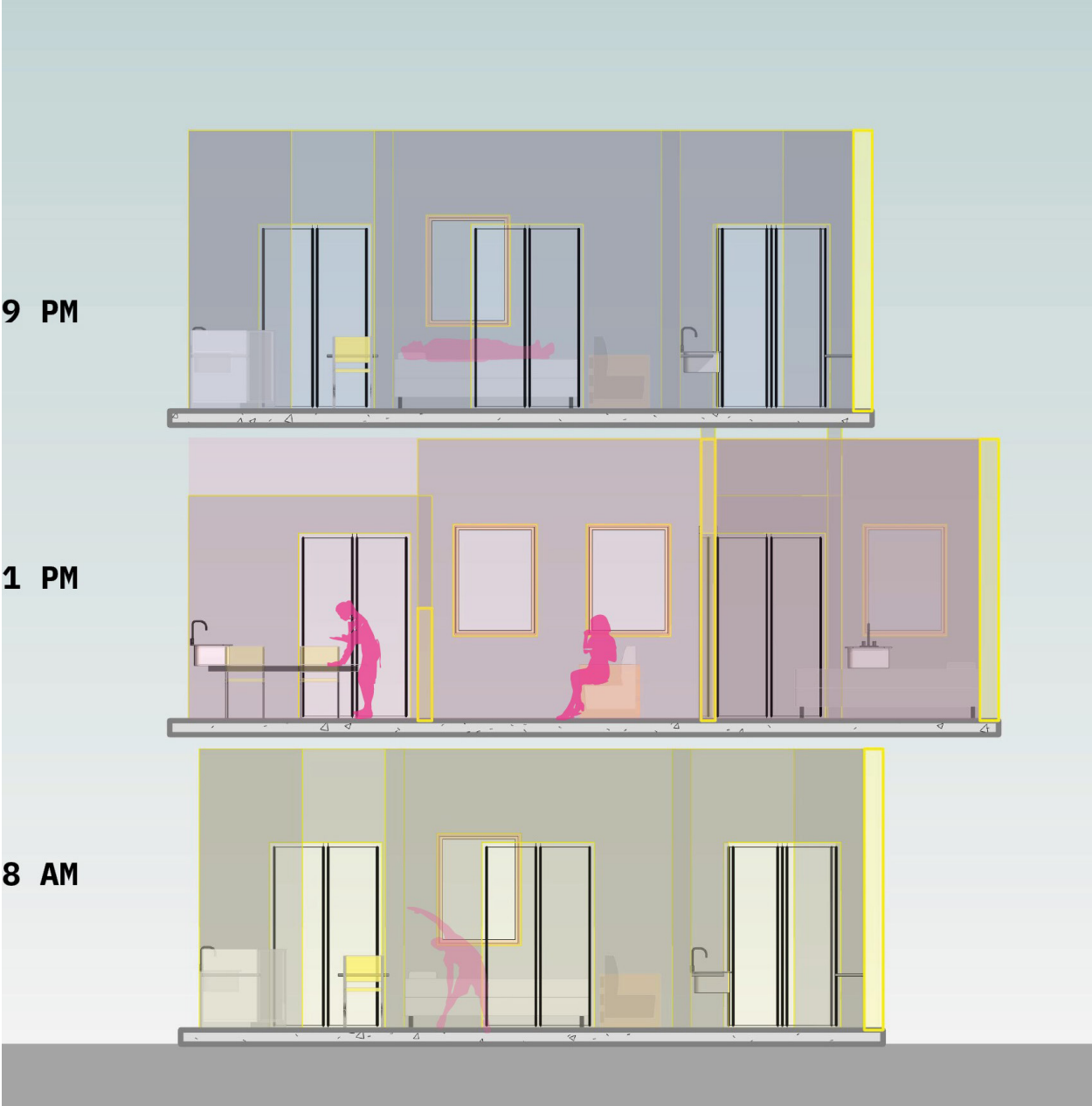
usable open air circulation paths overlooking the courtyard



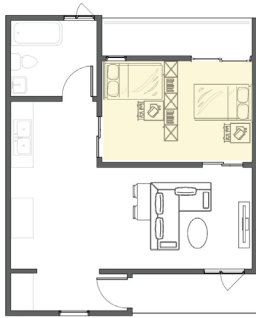
Karen Barnes & Katie Reifsnyder



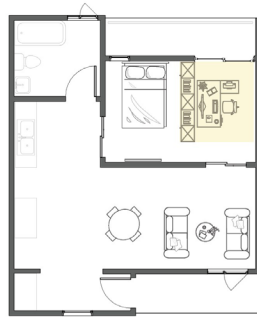
Karen Barnes & Katie Reifsnyder



Karen Barnes & Katie Reifsnyder



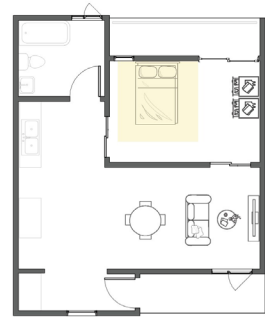
roommates



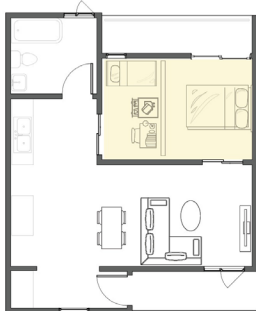
working professional



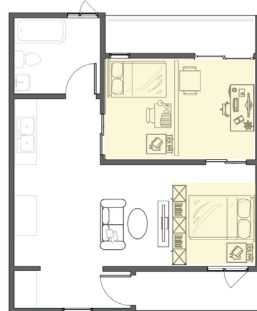
home based business



couple



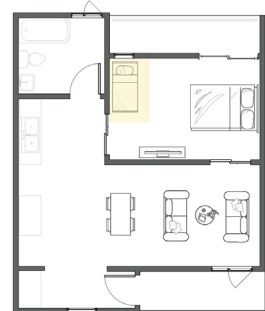
young couple with 1 child



wfh parent with teenager



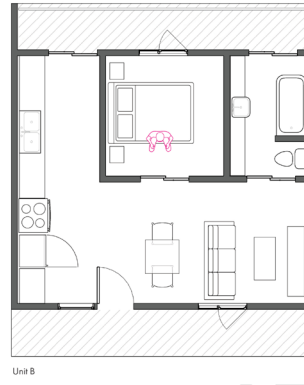
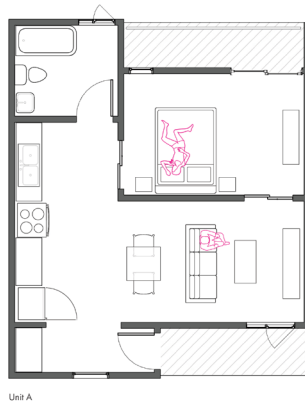
single parent with 2 children



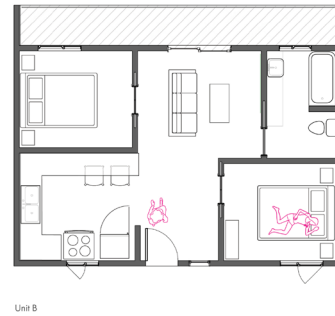
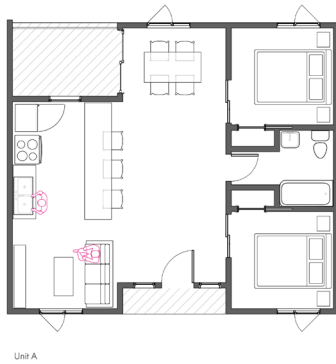
seniors with visiting family

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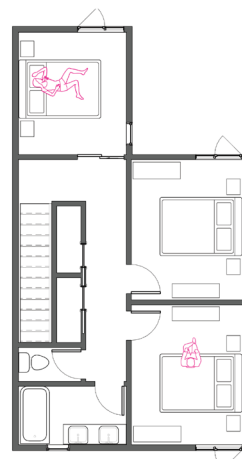
ONE BEDROOM LAYOUT
550-580 S.F.



TWO-BEDROOM LAYOUT
700-750 S.F.

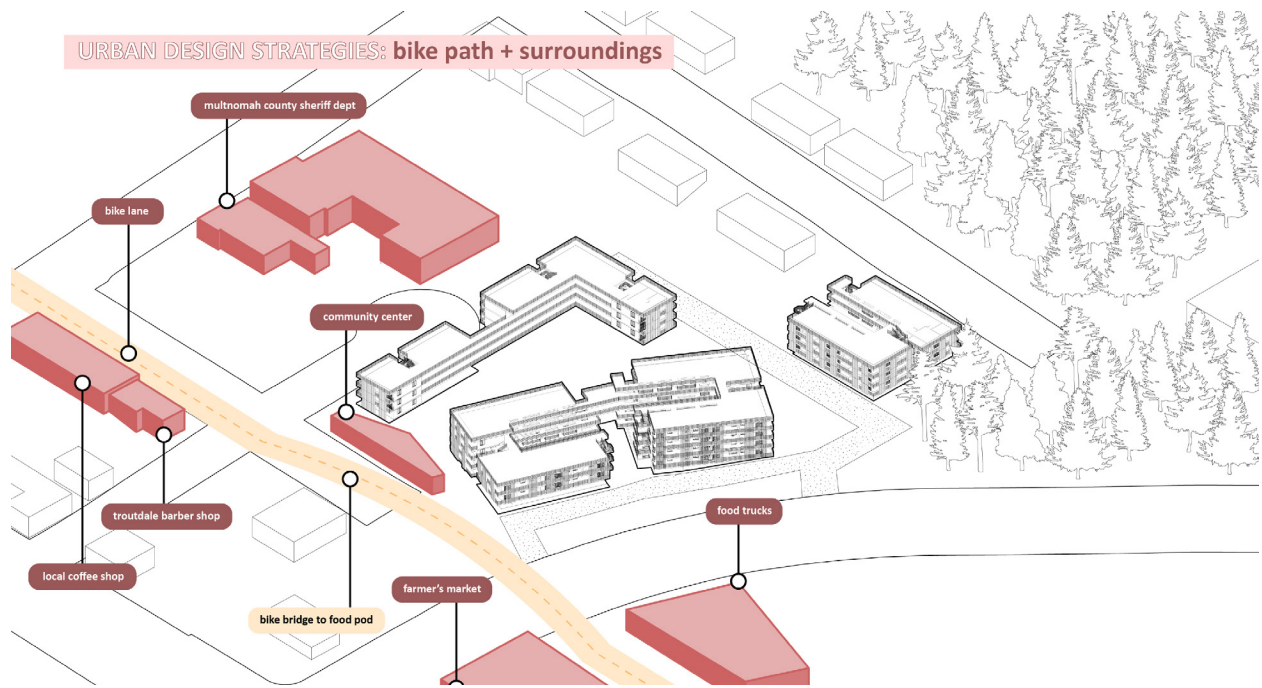


ROWHOUSE LAYOUT (3/4 BEDROOM)
1500 S.F.



4. NEIGHBORHOODS (SMALLER HOUSING CLUSTERS)





Carina Chan



Kayla Coyne

4. NEIGHBORHOODS (SMALLER HOUSING CLUSTERS)

Carina Chan

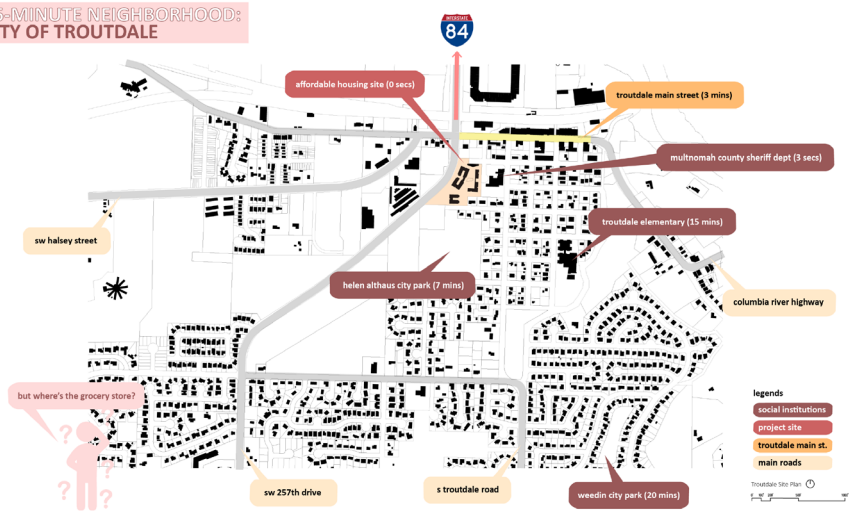
Intergenerational Affordable Housing Proposal

Carina Chan | Spring 2021 | ARCH 484 | Instructor Jerolim Mladinov | Troutdale, OR

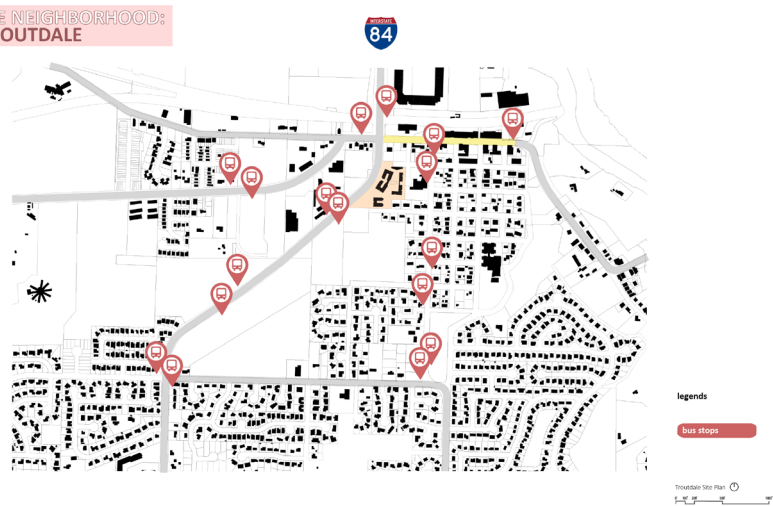


Carina Chan

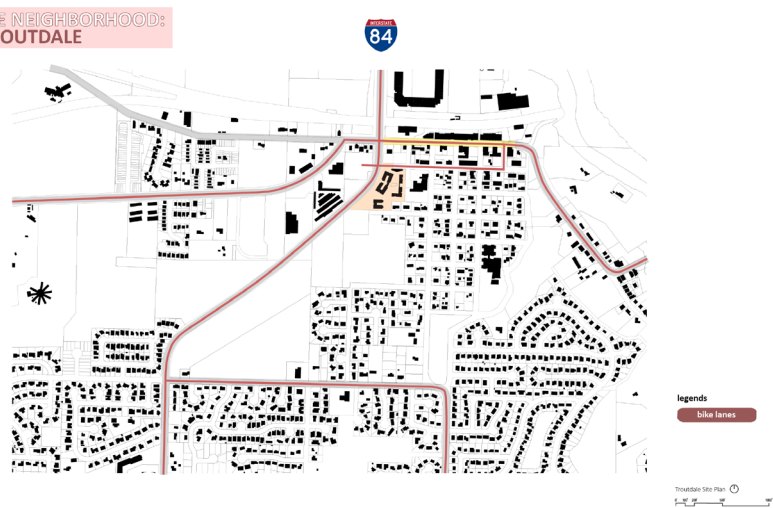
15-MINUTE NEIGHBORHOOD:
CITY OF TROUTDALE



15-MINUTE NEIGHBORHOOD:
CITY OF TROUTDALE

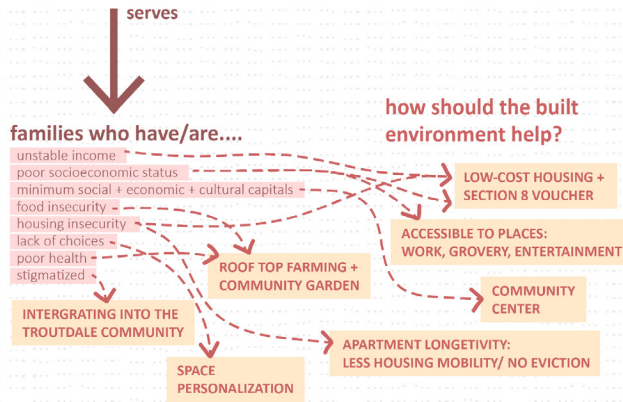


15-MINUTE NEIGHBORHOOD:
CITY OF TROUTDALE



Carina Chan

AFFORDABLE HOUSING?



WHAT IS THIS AFFORDABLE HOUSING PROJECT STRIVING FOR?

who is it serving?

- seniors
- single mothers with children
- low income families
- social groups that are disproportionately affected by poverty
 - woman
 - Black
 - Hispanic
 - disabled

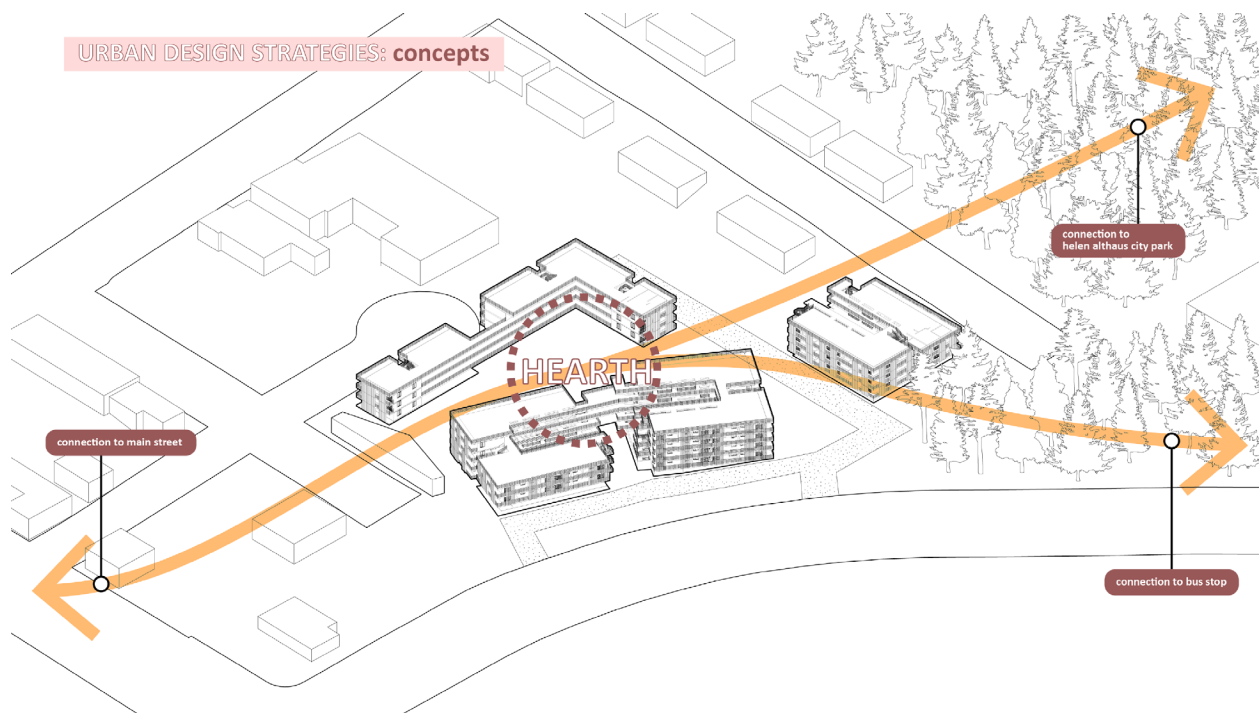
goal of this AH?



what spaces are created for residents?

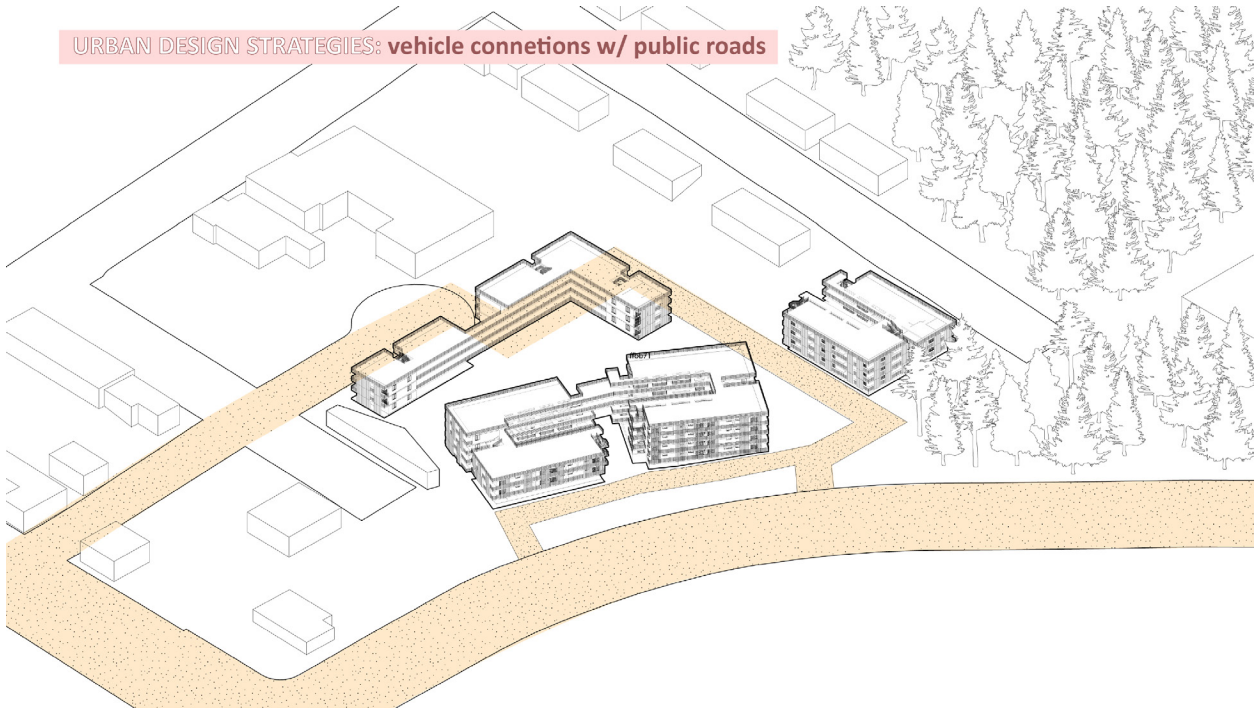


URBAN DESIGN STRATEGIES: concepts

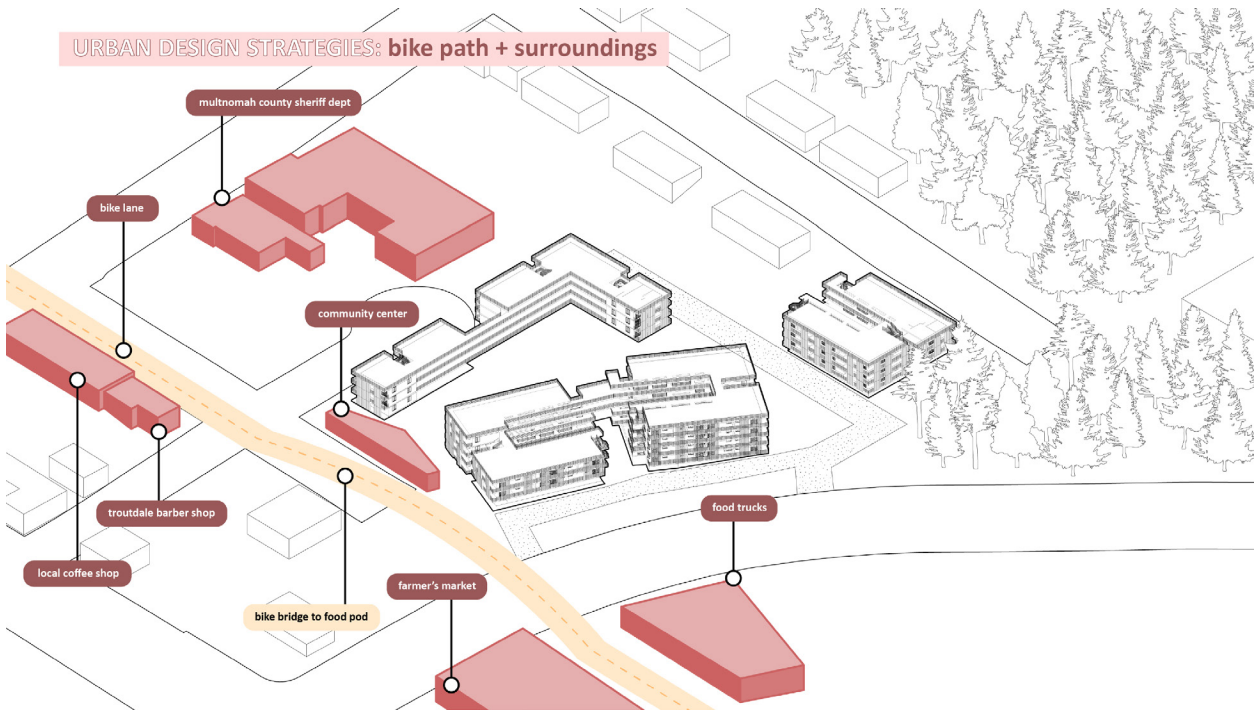


Carina Chan

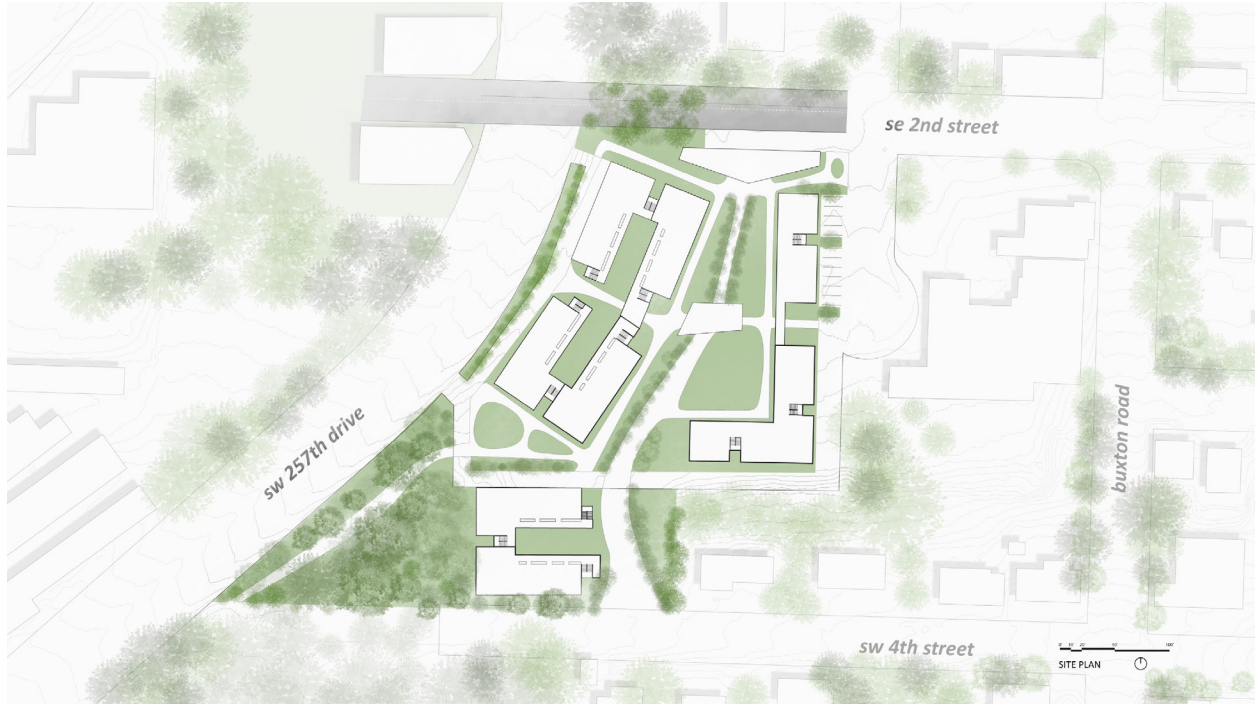
URBAN DESIGN STRATEGIES: vehicle connetions w/ public roads



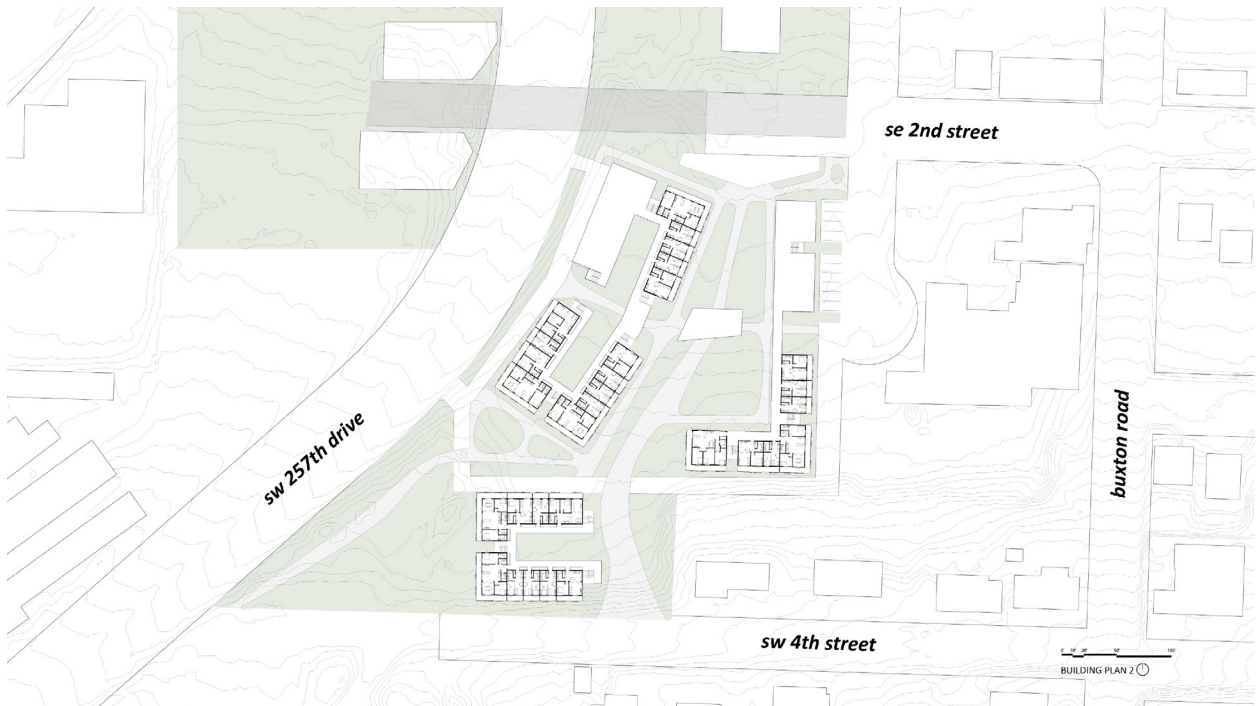
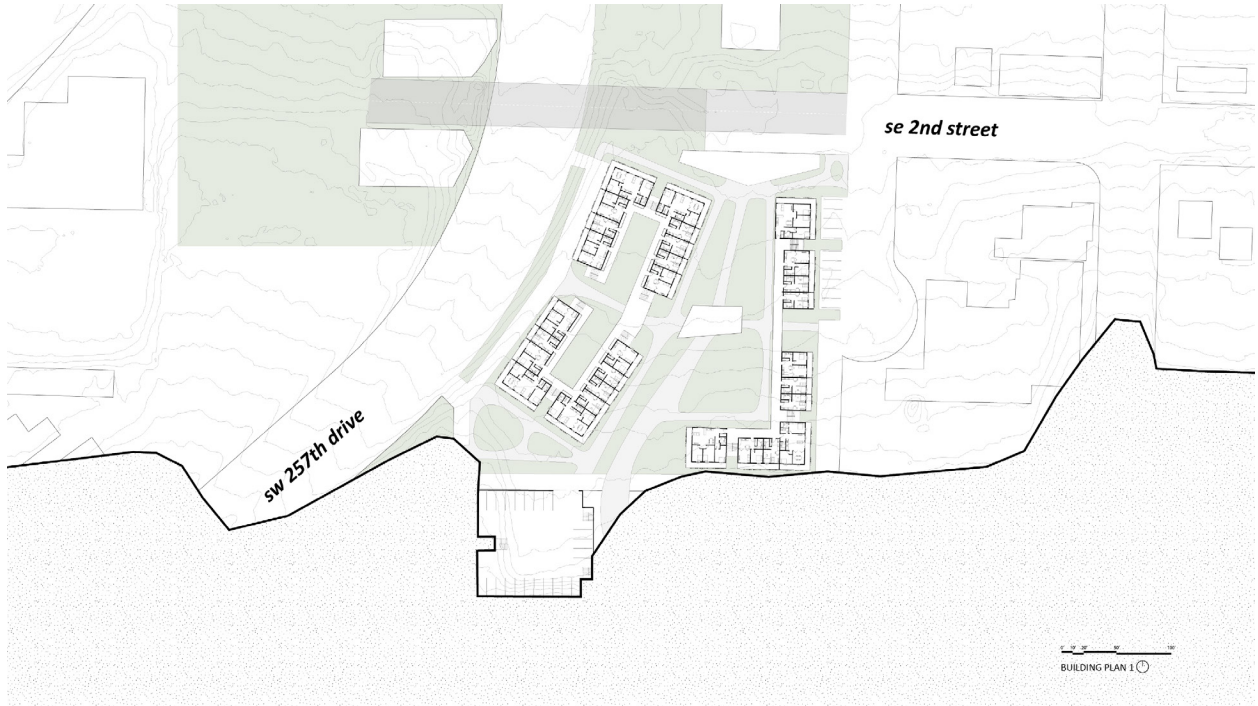
URBAN DESIGN STRATEGIES: bike path + surroundings



Carina Chan

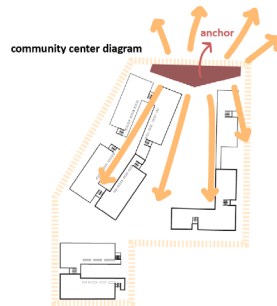
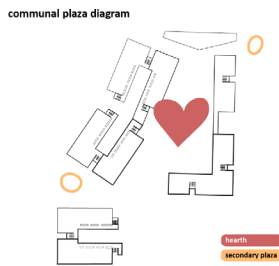
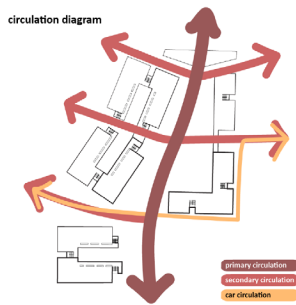
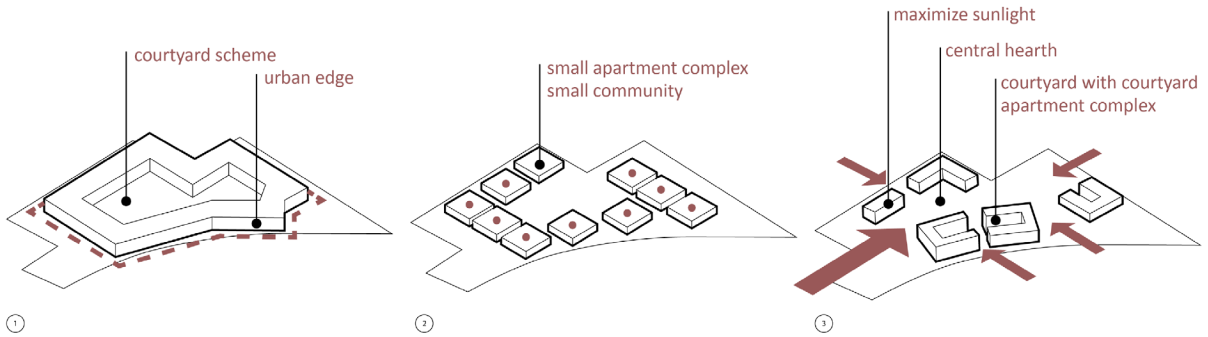


Carina Chan

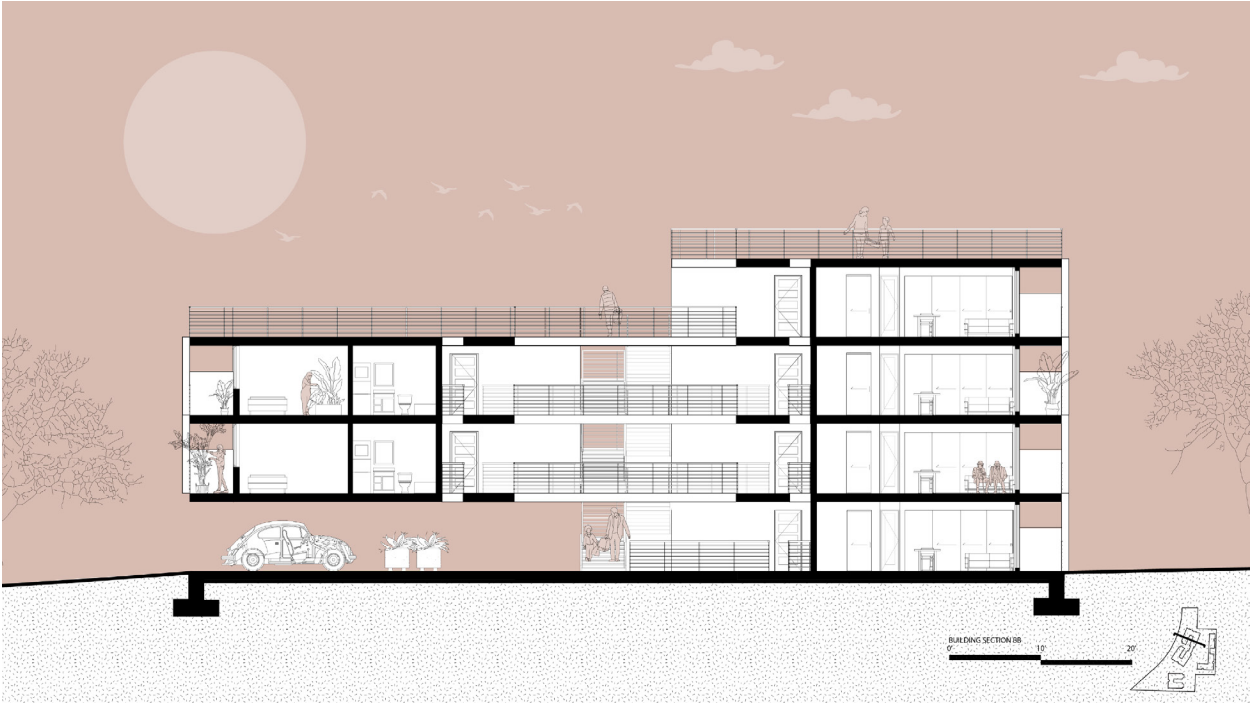
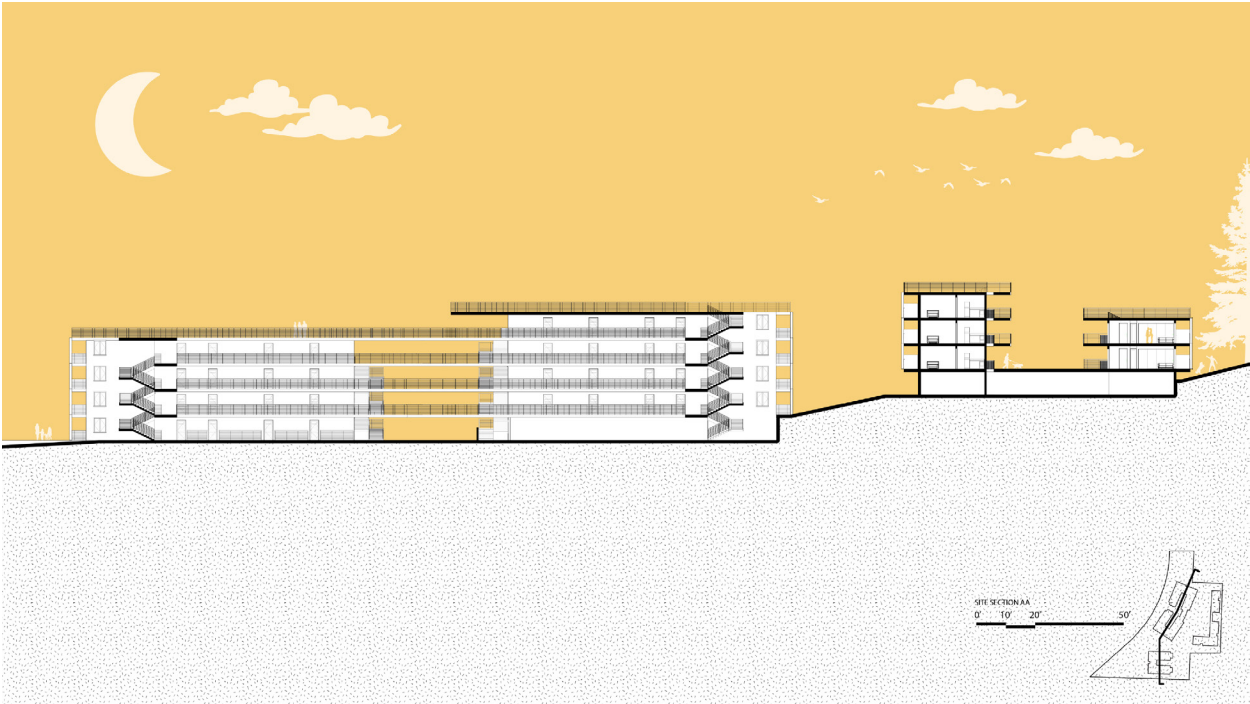


Carina Chan

BUILDING FORM + MASSING



Carina Chan



Carina Chan



Carina Chan



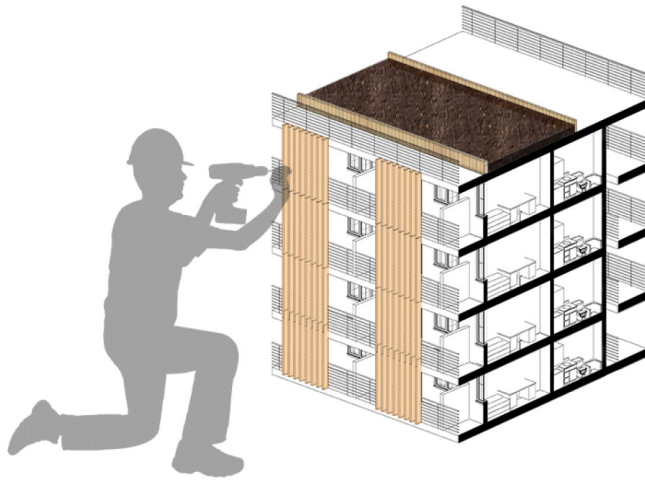
Carina Chan



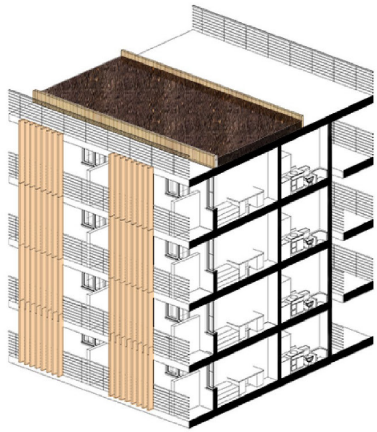
Carina Chan



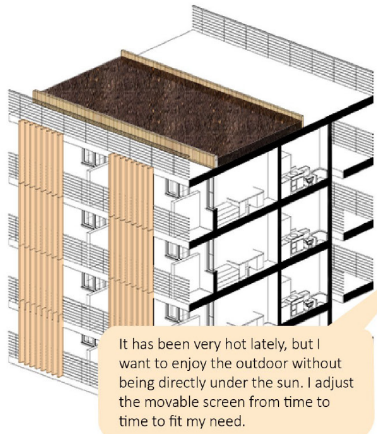
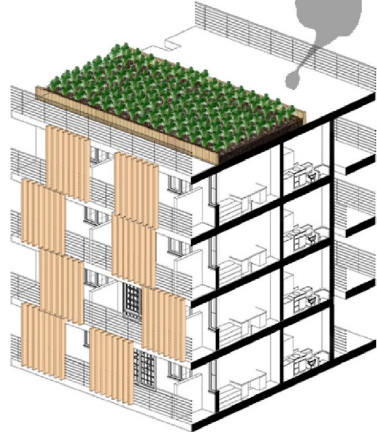
Carina Chan



Carina Chan



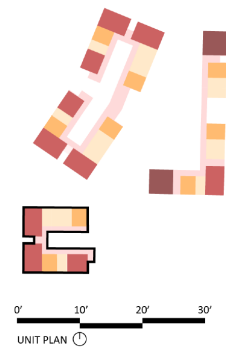
I do not own a car, and the closest grocery store is 30 minutes away. Roof top farming has given me place to grow my own crops in a sustainable way.



It has been very hot lately, but I want to enjoy the outdoor without being directly under the sun. I adjust the movable screen from time to time to fit my need.

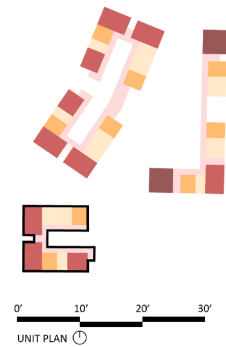


Carina Chan



BAND-STYLE WET CORES

BATHROOMS AND KITCHENS SHARE
ADJACENT WALLS FOR EFFICIENCY



Carina Chan

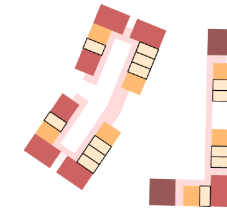


Carina Chan



APARTMENT UNIT: STUDIO

UNIT SQUARE FOOTAGE: 330 SQFT
BALCONY SQUARE FOOTAGE: 75 SQFT
IDEAL DENSITY: 1 PERSON
FOCUS USER GROUP: SENIORS
AMENITIES: BALCONY PROVIDED
WASHER / DRYER IN UNIT

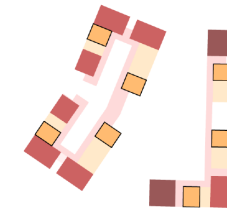


0' 10' 20' 30'
UNIT PLAN



APARTMENT UNIT: 1-BR

UNIT SQUARE FOOTAGE: 500 SQFT
BALCONY SQUARE FOOTAGE: 110 SQFT
IDEAL DENSITY: 1-2 PERSON(S)
FOCUS USER GROUP: SENIORS
AMENITIES: BALCONY PROVIDED
WASHER / DRYER IN UNIT



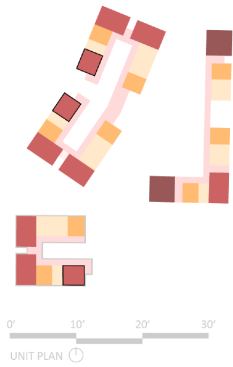
0' 10' 20' 30'
UNIT PLAN

Carina Chan



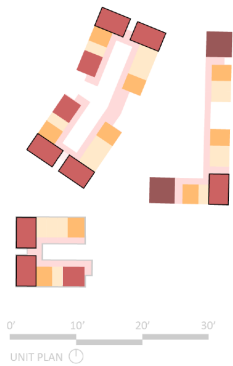
APARTMENT UNIT: 2-BR A

UNIT SQUARE FOOTAGE: 695 SQFT
BALCONY SQUARE FOOTAGE: 150 SQFT
IDEAL DENSITY: 2-4 PERSON(S)
FOCUS USER GROUP: FAMILY
AMENITIES: BALCONY PROVIDED
WASHER / DRYER IN UNIT

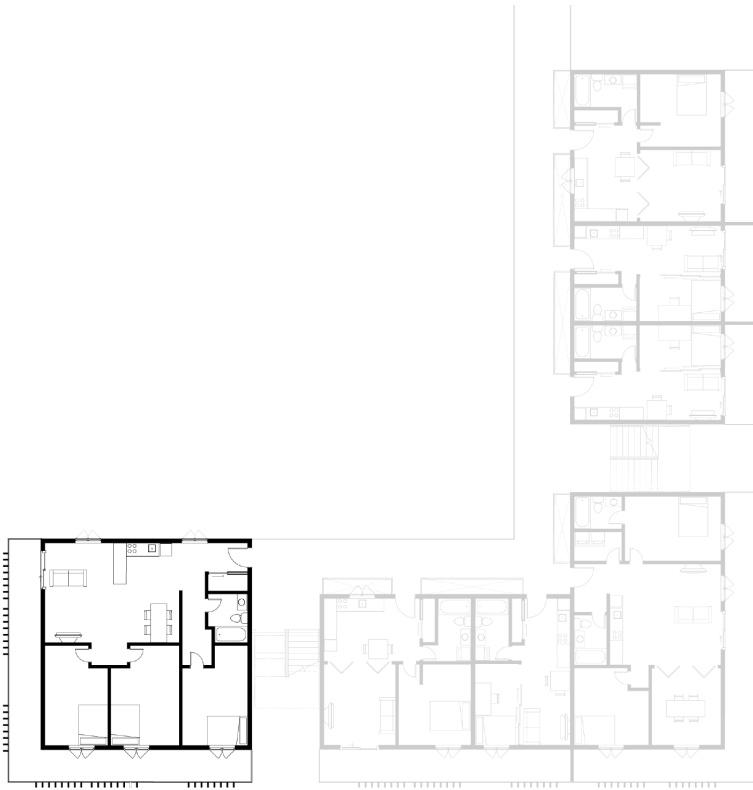


APARTMENT UNIT: 2-BR B

UNIT SQUARE FOOTAGE: 870 SQFT
BALCONY SQUARE FOOTAGE: 330 SQFT
IDEAL DENSITY: 3-4 PERSON
FOCUS USER GROUP: FAMILY
AMENITIES: BALCONY PROVIDED
WASHER / DRYER IN UNIT

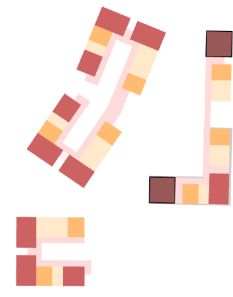


Carina Chan



APARTMENT UNIT: 3-BR

UNIT SQUARE FOOTAGE: 1060 SQFT
BALCONY SQUARE FOOTAGE: 350 SQFT
IDEAL DENSITY: 4-6 PERSON(S)
FOCUS USER GROUP: FAMILY
AMENITIES: BALCONY PROVIDED
WASHER / DRYER IN UNIT



0' 10' 20' 30'
UNIT PLAN

4. NEIGHBORHOODS (SMALLER HOUSING CLUSTERS)
Kayla Coyne

THE OVERLOOK | AFFORDABLE HOUSING IN TROUTDALE

Spring 2021_Mladinov
Kayla Coyne



TROUTDALE: CONDITIONS

- Who the Building Serves:
- families, multigenerational
 - 50% senior housing
 - about 50% of employed citizens work in retail

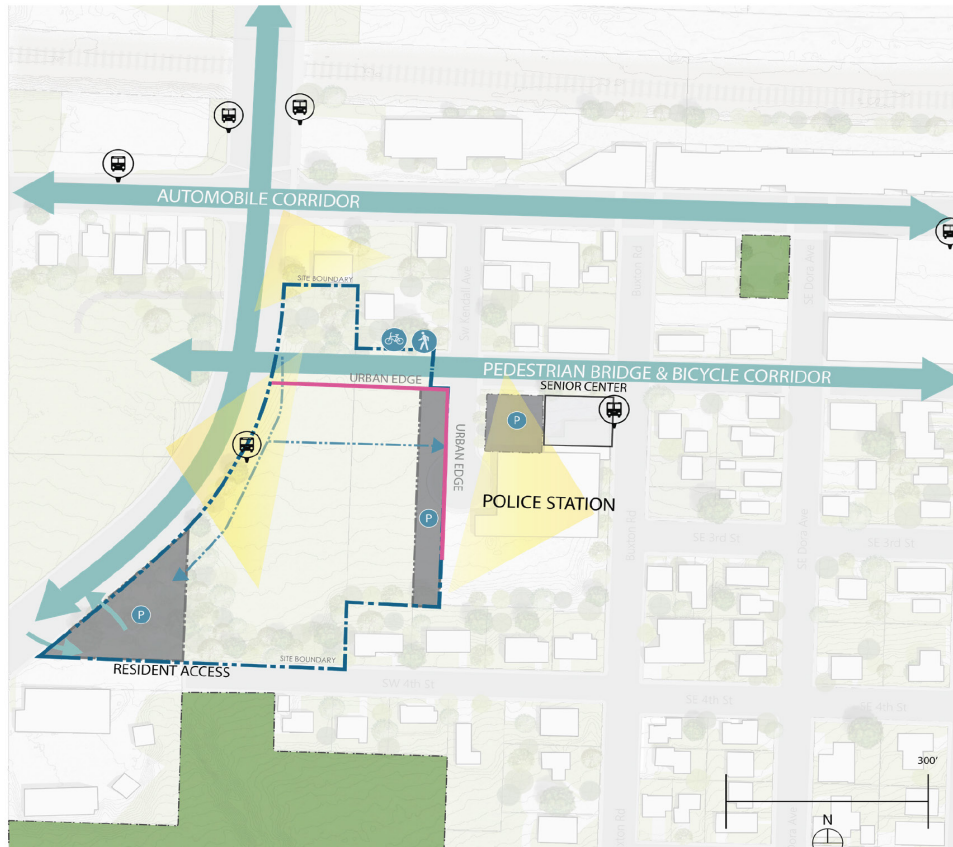


Kayla Coyne

SURROUNDING ZONING



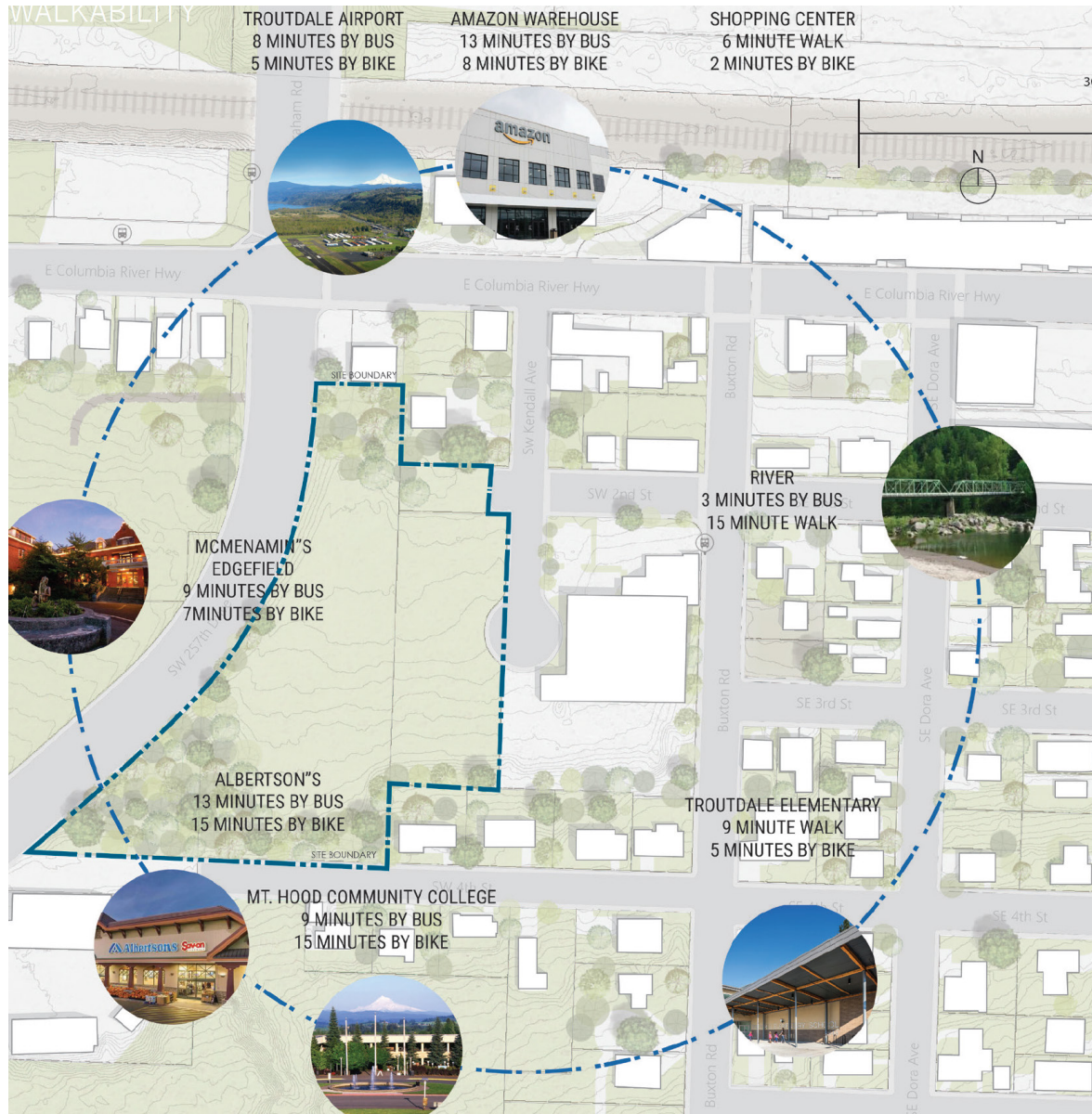
URBAN FRAMEWORK | NOISE AND PARKING PROBLEM



Kayla Coyne



Kayla Coyne



PARKING

2.3 PARKING SPOTS PER UNIT

$$2.3 \times 100 = 230$$

220 SPOTS WITH TRANSIT VARIANCE

TAKES UP 50% OF SITE

OPTIONS INCLUDE:

RIDESHARE, NEARBY TRANSIT, BIKE PATHS

Kayla Coyne



Kayla Coyne



Kayla Coyne

NEIGHBORHOOD | HIGH DENSITY



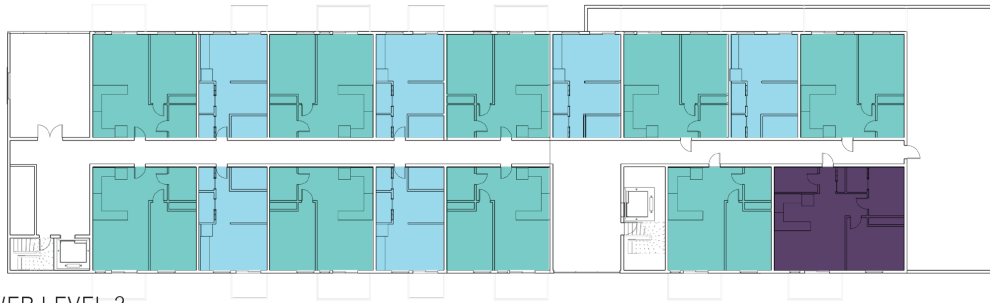
Kayla Coyne

BUILDING PLANS | TOWER

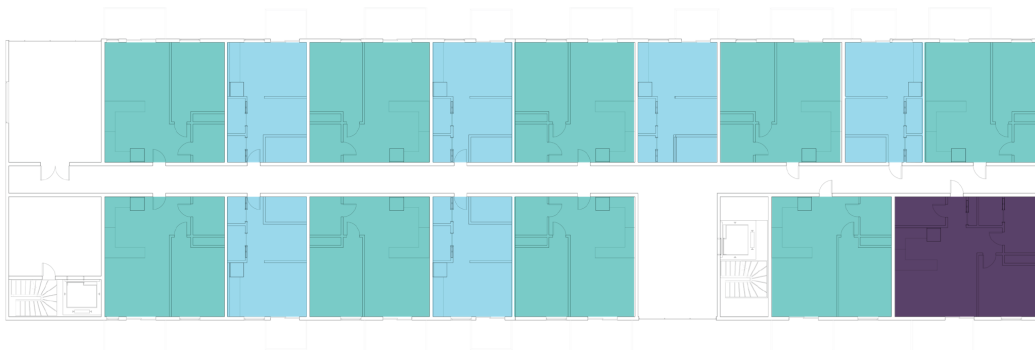
TOWER LEVEL 1



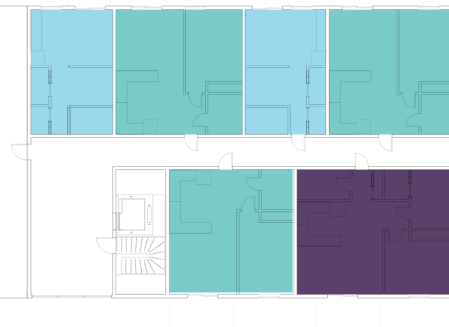
TOWER LEVEL 2



LEVEL 3



LEVEL 4



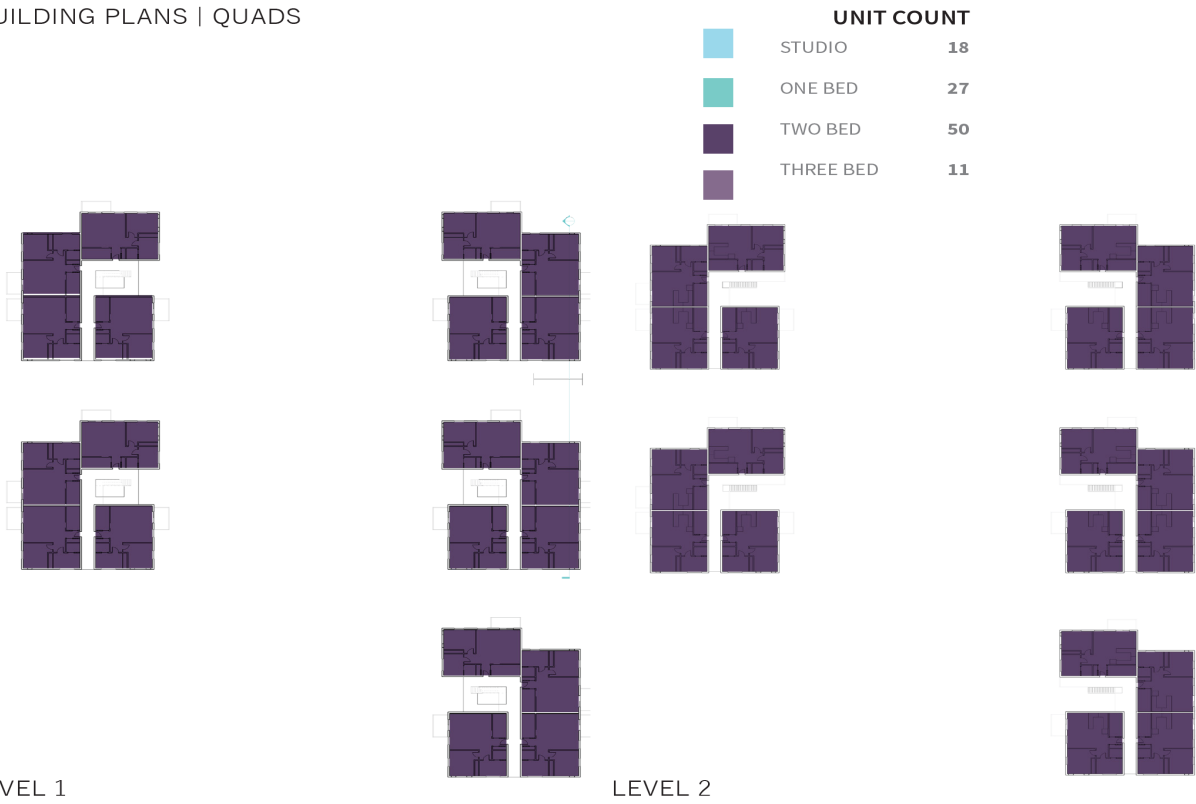
Kayla Coyne

NEIGHBORHOOD | MEDIUM DENSITY



Kayla Coyne

BUILDING PLANS | QUADS



Kayla Coyne

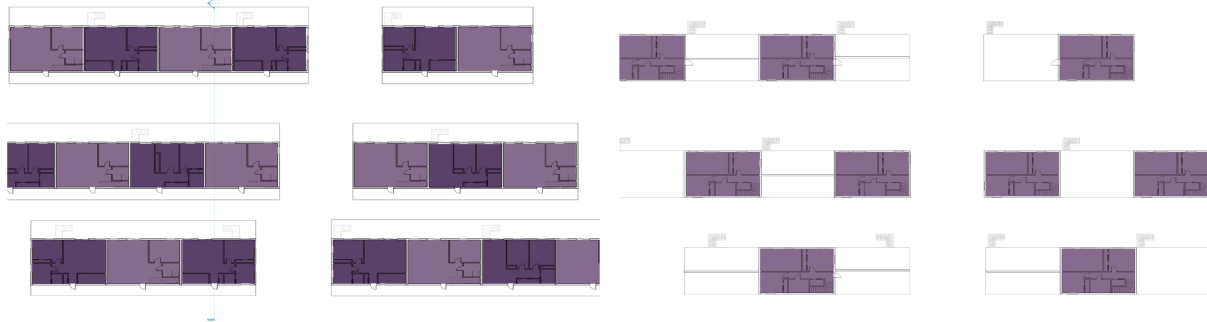
NEIGHBORHOOD | LOW DENSITY



Kayla Coyne

BUILDING PLANS | TOWNHOMES

UNIT COUNT		
■ (Light Blue)	STUDIO	18
■ (Teal)	ONE BED	27
■ (Dark Purple)	TWO BED	50
■ (Medium Purple)	THREE BED	11



LEVEL 1

LEVEL 2



WEST ELEVATION 1/8"

Kayla Coyne

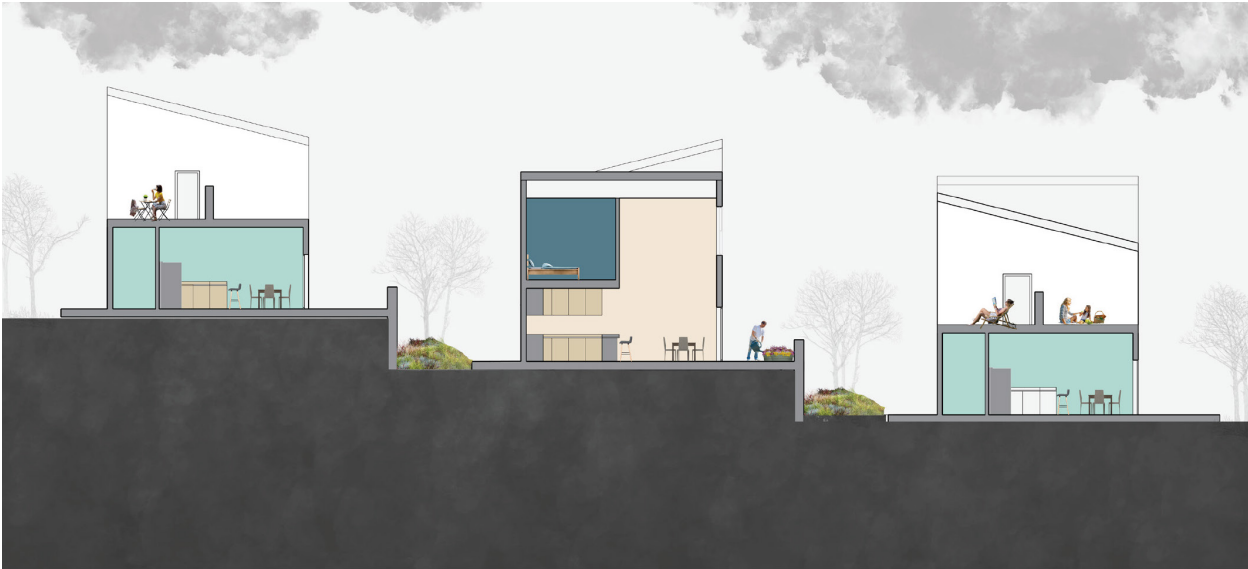


WEST SECTION 1/8"



SOUTHERN ELEVATION 1/8"

Kayla Coyne



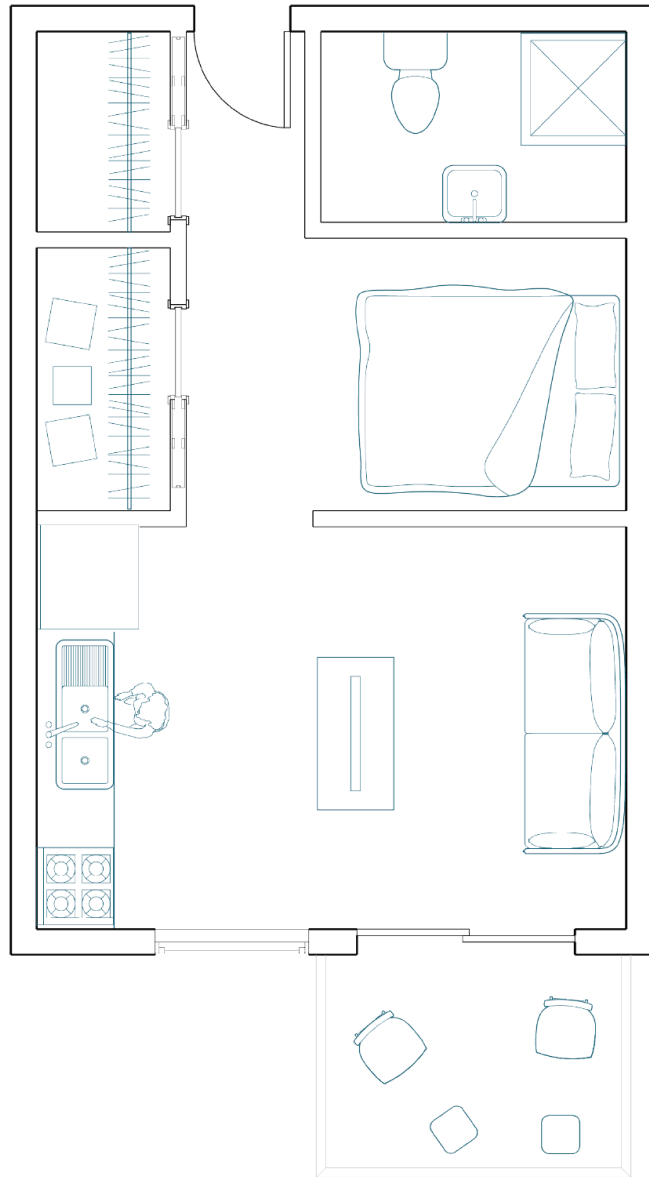
WEST SECTION 1/8"

Kayla Coyne



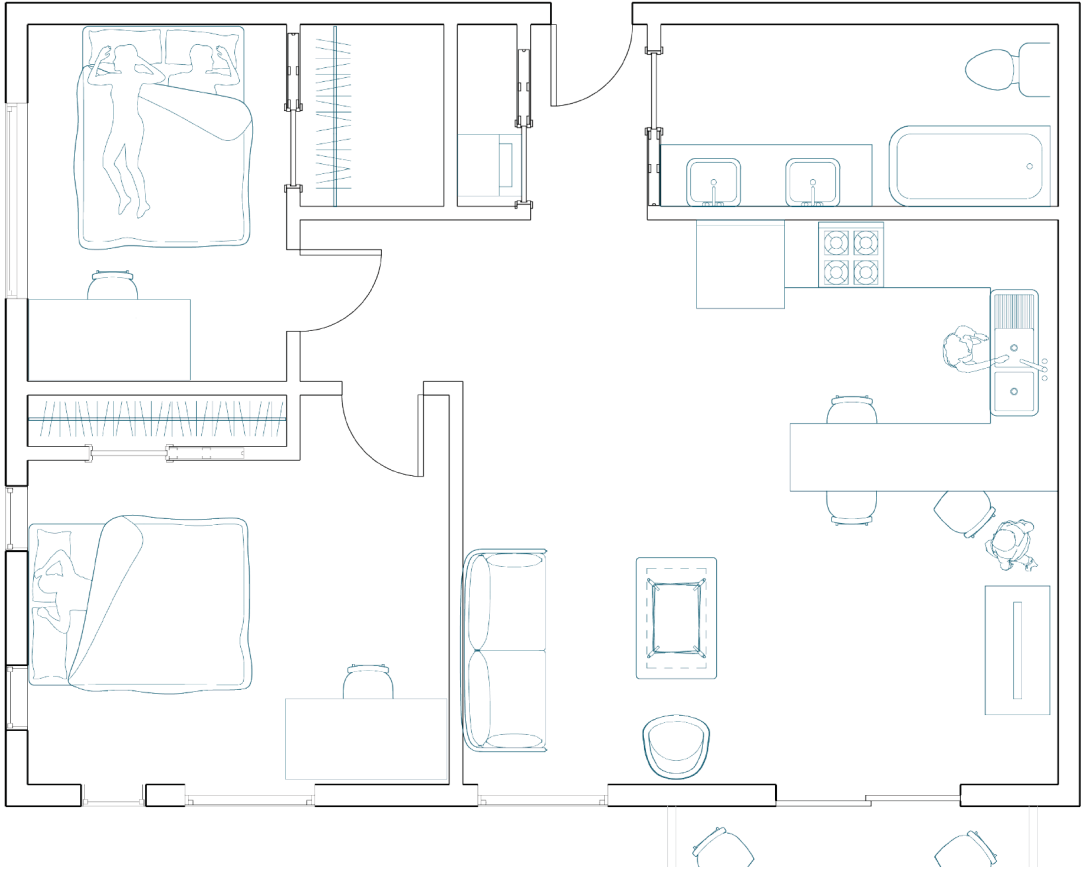
Kayla Coyne

UNITS | STUDIO



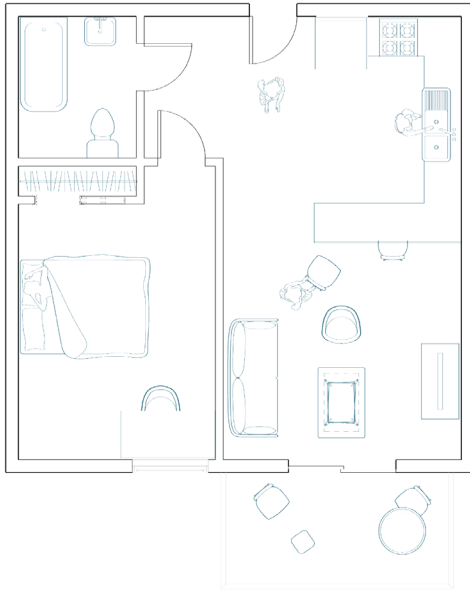
Kayla Coyne

UNITS | TWO BEDROOM_VILLAGE

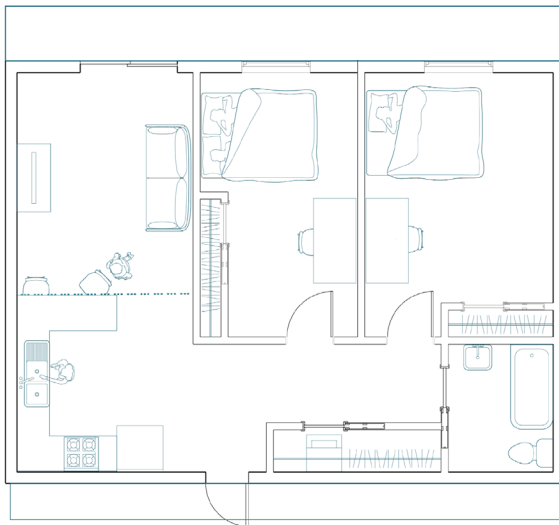


Kayla Coyne

UNITS | ONE BEDROOM

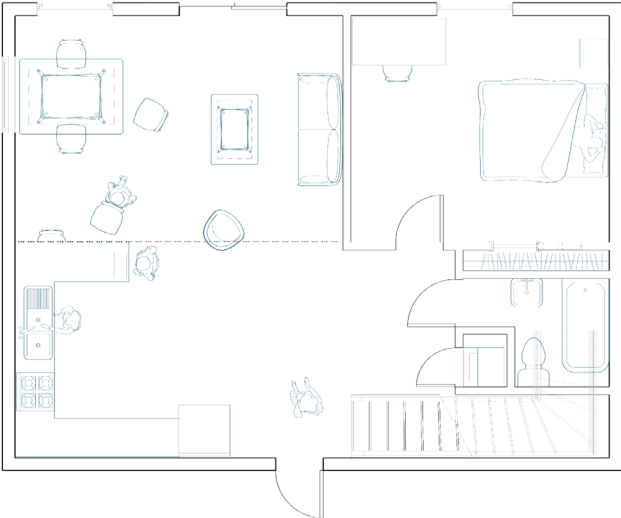


UNITS | TWO BEDROOM

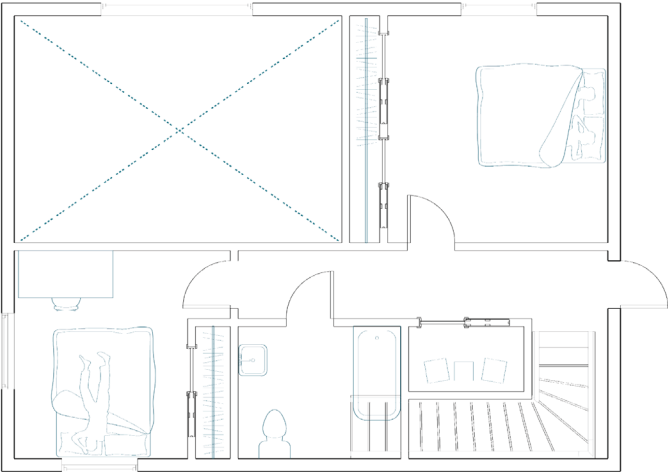


Kayla Coyne

UNITS | THREE BEDROOM TOWNHOUSE LEVEL 1



UNITS | THREE BEDROOM TOWNHOUSE LEVEL 2



Conclusion

Studio participants addressed the needs of the City and Home Forward by maintaining a “small town feel” and scale, required parking, and affordable housing NIMBY-ism. Four distinctive approaches were utilized in this report, including:

1. Views of the Gorge (Linear Buildings)
2. Park with a View (Open Block Internal)
3. Central Park (Closed Block)
4. Neighborhoods (Smaller Housing Clusters)

In each approach, students established unique proposals creating flexible housing as Troutdale grows. The projects engage with the site via calculated and varied parking solutions, and community benefit programs in site and with adjacent lots.

These approaches result in, as Richard Sennett argues, a dialogic relation that is less competitive and more suitable for facilitating cooperation.

SCI Directors and Staff

Marc Schlossberg	SCI Co-Director, and Professor of Planning, Public Policy, and Management, University of Oregon
Nico Larco	SCI Co-Director, and Professor of Architecture, University of Oregon
Megan Banks	SCYP Director, University of Oregon
Nat Kataoka	Report Coordinator
Danielle Lewis	Graphic Designer