

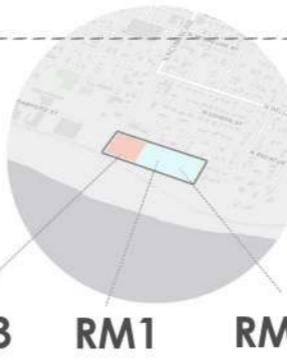
## Site Introduction

### Site Overview:

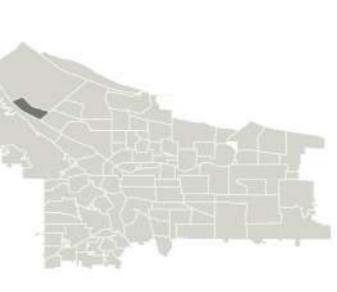
The proposed development spans a 2.4-acre site in Portland, OR, strategically positioned between N Richmond Ave, N Crawford St, N Van Buren Ave, and N Bradford St within the St John district.



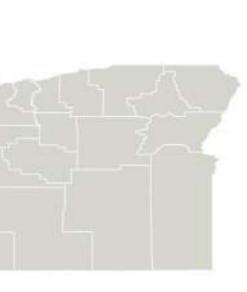
### Site



### Portland



### Oregon



### USA



### Zoning Details:

The site is zoned into Commercial Mixed-Use 3 (CM3) and Residential Multi-Dwelling 1 (RM1). Properties 6620, 6636, and 8120 in the CM3 zone undergo a phased transition from commerce and street-facing offices to discreetly positioned residential units on upper levels.

### Climate-Responsive Development:

In response to the challenges of climate change, the development adheres to Portland's climate policies. The project integrates innovative solutions in site development, street design, vegetation planning, and stormwater management.

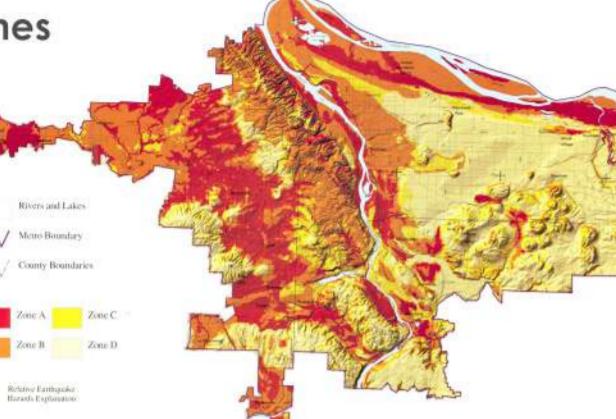
### LEED Integration:

The design emphasizes sustainability, aligning seamlessly with LEED (Leadership in Energy & Environmental Design) principles. This ensures the development not only addresses climate change impacts but also promotes responsible urban practices.

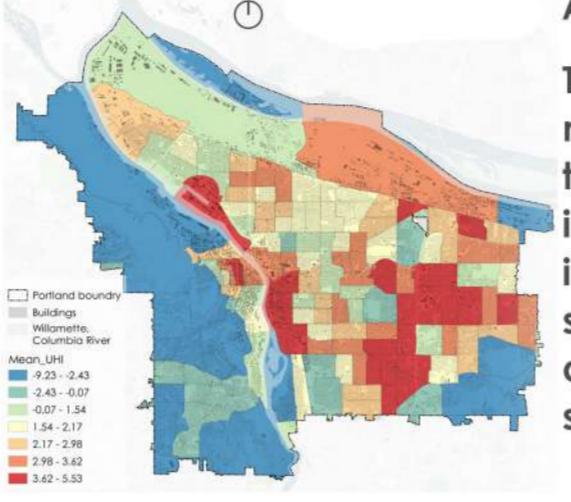
## Main Hydro-climatic threats

### Earthquake Hazard Zones

The site is located in a moderate to high earthquake zone.

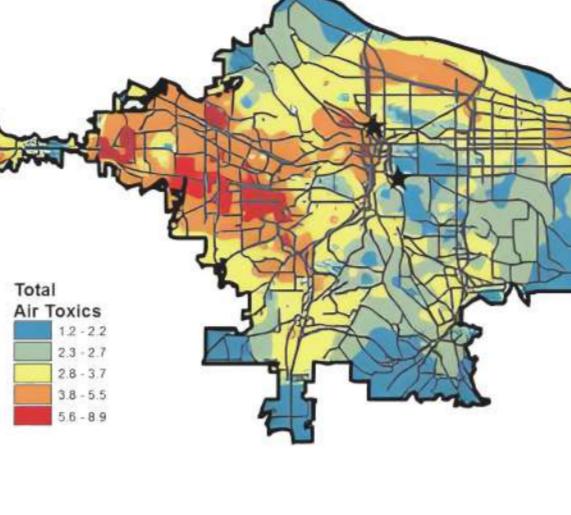


**Urban Heat Island Effects**  
 Concerns about heatwaves affecting the site. Existing greenery provides some natural cooling. Introducing more permeable surfaces to reduce the urban heat island effect and enhance resilience to heat waves.



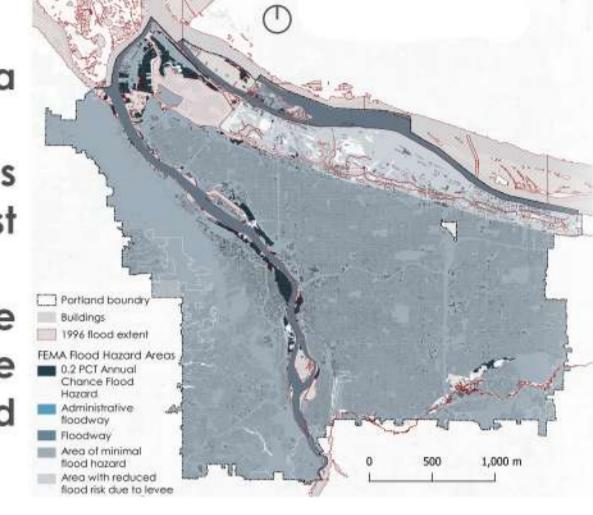
### Air Toxics

The site falls within a moderate air toxicity zone. Plans include strategies to improve air quality, such as introducing air-purifying plant species.



### Flood Risk

Location in a floodway poses a significant flooding threat. The presence of green spaces offers a natural defense against flooding. Proposal to introduce more permeable surfaces to manage water runoff and mitigate flood risks.



## Methodology

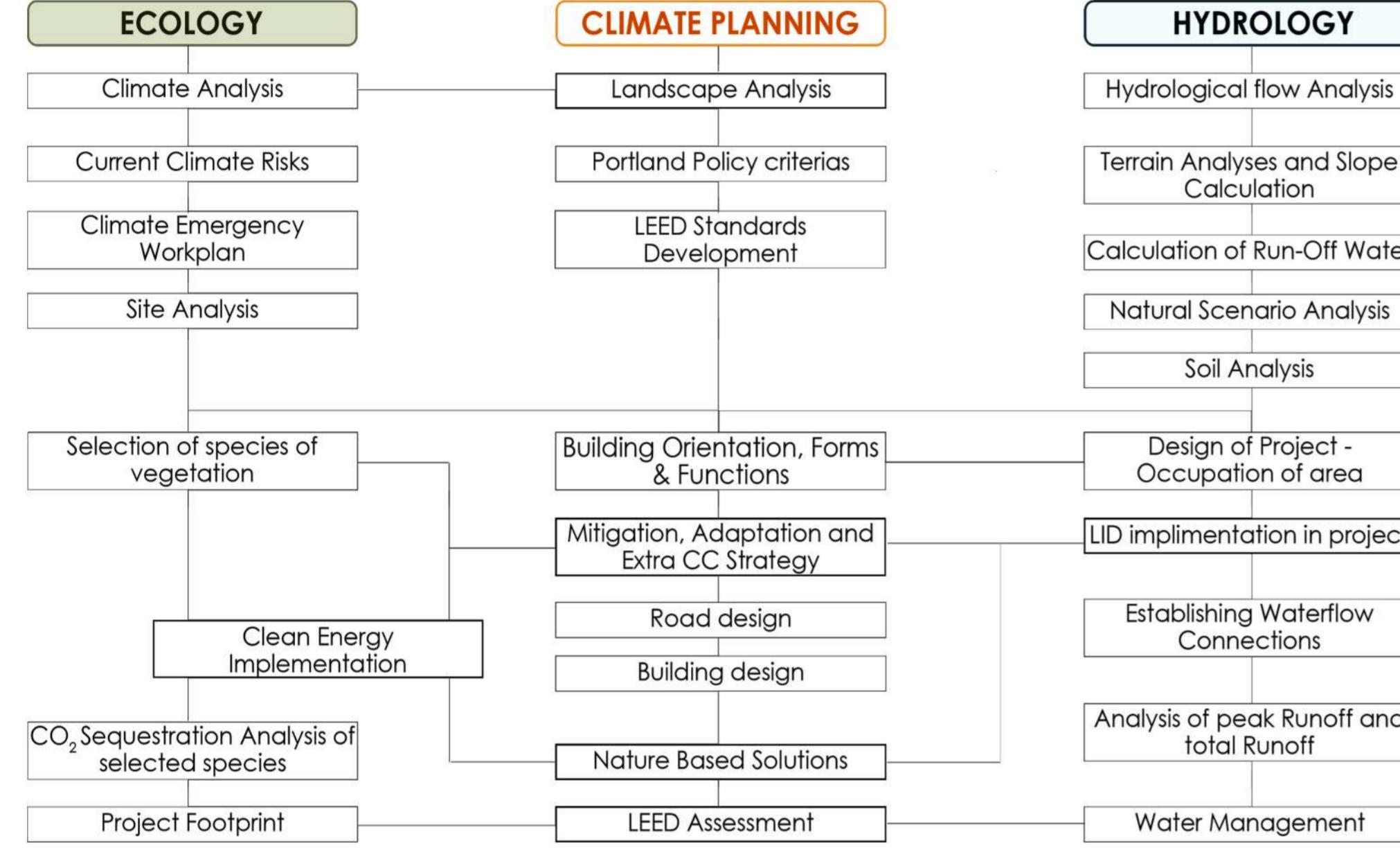
### ECOLOGY

### CLIMATE PLANNING

### HYDROLOGY

### HYDROLOGY

ANALYSIS  
DEVELOPMENT

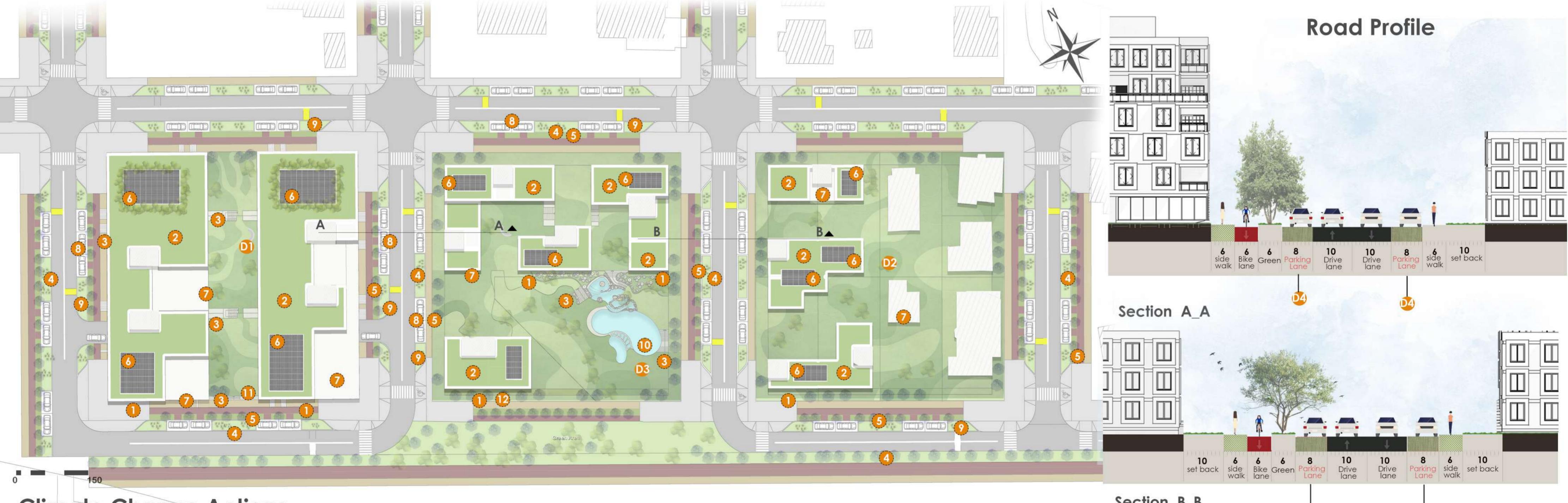


## Requirements

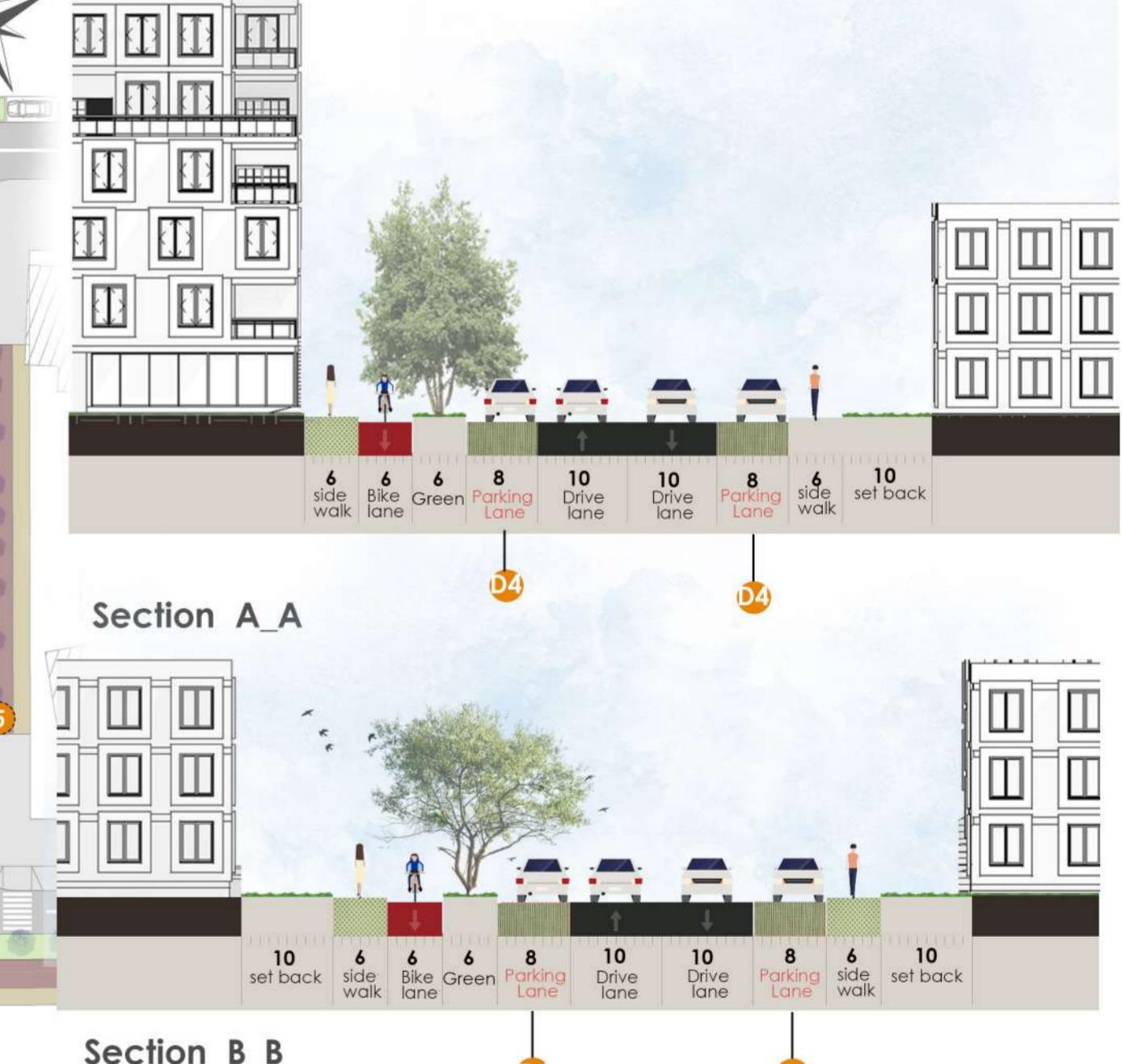
Commercial mixed use 3 (CM3) zone &

	Density(FAR)	Height	Building setbacks	Coverage	Outdoor area
CM3	3:1	65 ft. (6 stories)	Min.: None for commerce Max.: 10 ft. from street lot line	Max.: 100%	Sites more than 20,000 sq ft.: 48 sq ft./dwelling unit
RM1	1:1	35 ft. (3 stories)	Front: min: 10 ft. Side and rear: min: 5 ft. Garage entrance, min: 18 ft. 20 ft. from street lot line	50%	Minimum 250 sq ft per unit.
CM3	15% property area for landscaping.	Larger developments (>30 units, >10,000 ft <sup>2</sup> ) require 1 parking space per	Street facades: 15% windows/entrance	Residential floors must be 2 ft above sidewalk grade.	Every 200 ft, 20 ft wide, with a 20 ft setback
RM1	Minimum 250 sq ft per unit.	Not required for sites <10,000 sq ft, up to 30 units.	15% of street-facing facades must be windows or main entrance.	Residential floors must be 2 ft above sidewalk grade.	Every 200 ft, 20 ft wide, with a 20 ft setback

## Site Plan



## Road Profile



## Climate Change Actions

### Mitigation

#### 1 Shade Devices

#### Greenhouse gas emissions

#### Risk of heat gain, enhance comfort, and lower energy consumption by providing shade.

#### (Climate Planning)

#### 2 Green Roof

#### Stormwater and greenhouse emissions

#### Natural insulation, stormwater management, and increased biodiversity.

#### (Ecological Climate Action)

#### 3 Slope angle reduction

#### Risk of landslides and erosion

#### To enhance terrain stability and minimize soil erosion.

#### (Hydrological Climate Action)

#### 4 Street Vegetation

#### Heat island effects

#### Street vegetation combats climate change by absorbing carbon, regulating temperatures, managing stormwater, and fostering biodiversity.

#### (Ecological Climate Action)

#### 5 Permeable paving

#### Surface runoff Stormwater Flooding

#### To allow water to pass through, reducing runoff and promoting natural drainage.

#### (Hydrological Climate Action)

#### 6 Solar Panels

#### Electricity-related greenhouse gas emission

#### To generate renewable energy, reduce reliance on fossil fuels, and curb carbon emissions.

#### (Climate Planning)

### Adaptation

#### 7 Light colored materials

#### Urban heat island effect

#### To reflect sunlight, reducing heat absorption and mitigating the urban heat island effect.

#### (Climate Planning)

#### 8 Permeable Parking

#### Urban heat island

#### To reflect sunlight, reducing heat absorption and mitigating the urban heat island effect

#### (Ecological Climate Action)

#### 9 Bioswale

#### Extreme weather events and addressing urban flooding

#### Bioswales manage stormwater through natural filtration and vegetation.

#### (Hydrological Climate Action)

#### 10 Bio Retention Cell (stepped pond)

#### Extreme weather events and addressing urban flooding

#### Stormwater storage prevents flooding by temporarily holding and controlling excess rainfall.

#### (Hydrological Climate Action)

#### 11 Raised Foundation

#### Risk of flooding

#### To mitigate flooding risks and adapt to changing sea levels.

#### (Hydrological Climate Action)

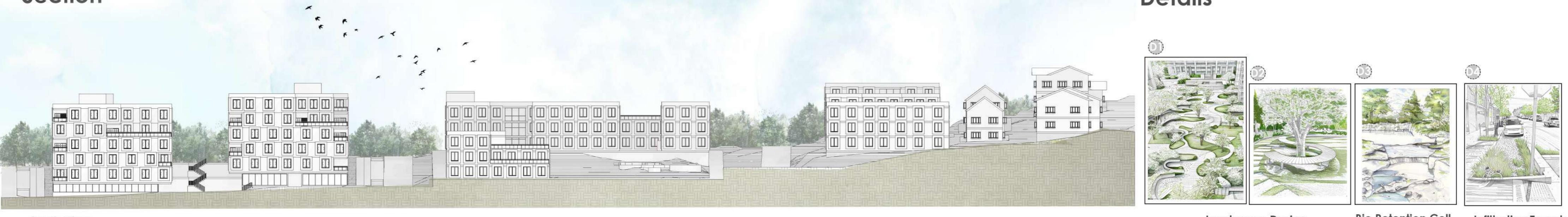
#### 12 Energy-Efficient Windows

#### Greenhouse Gas Emissions

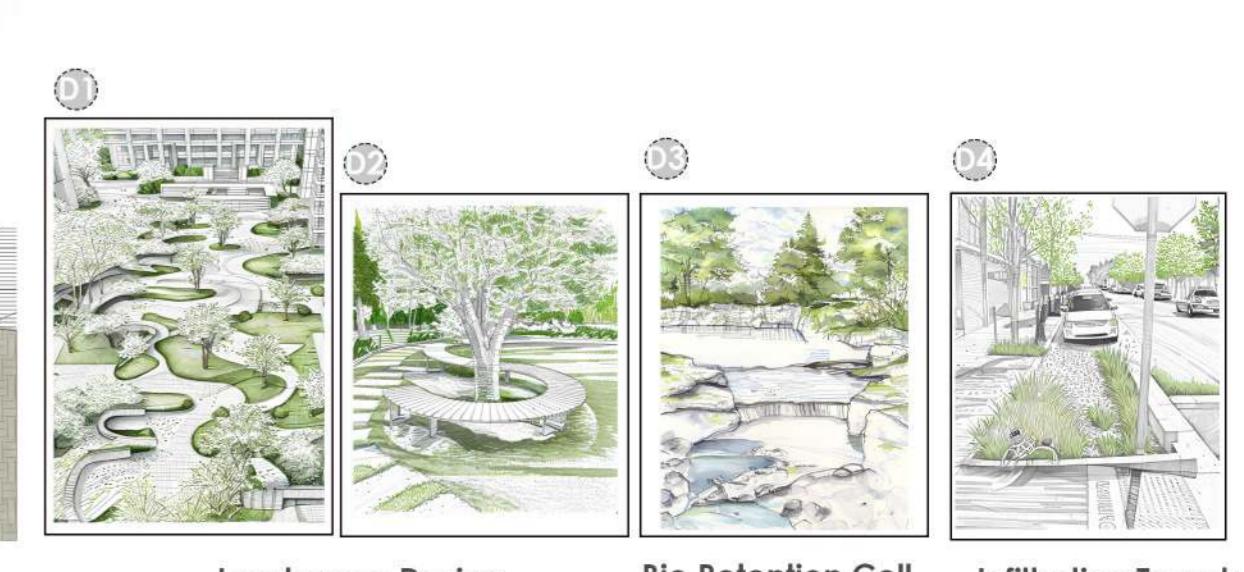
#### Insulation and reduce the need for artificial heating and cooling.

#### (Climate Planning)

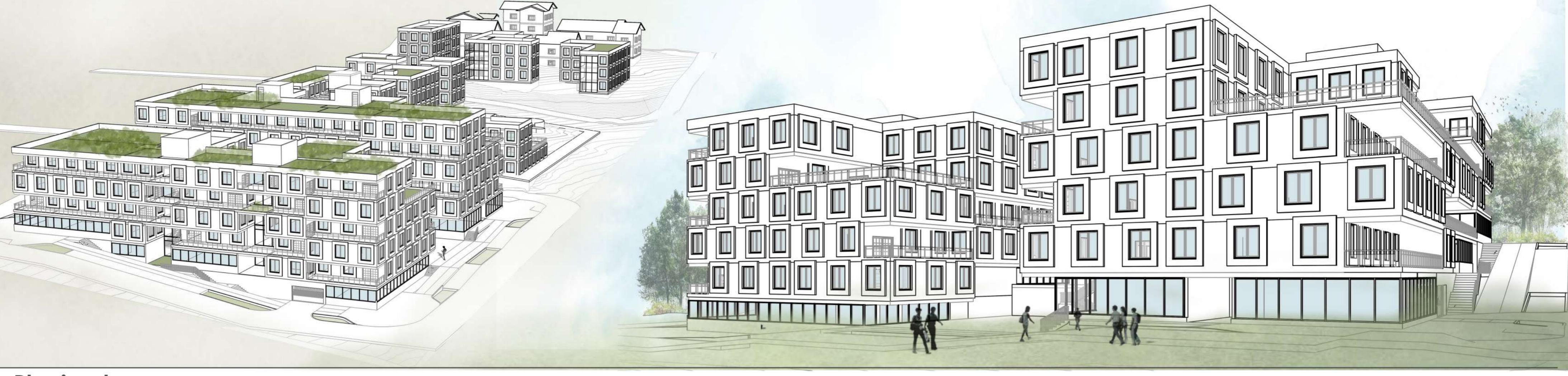
## Section



## Details

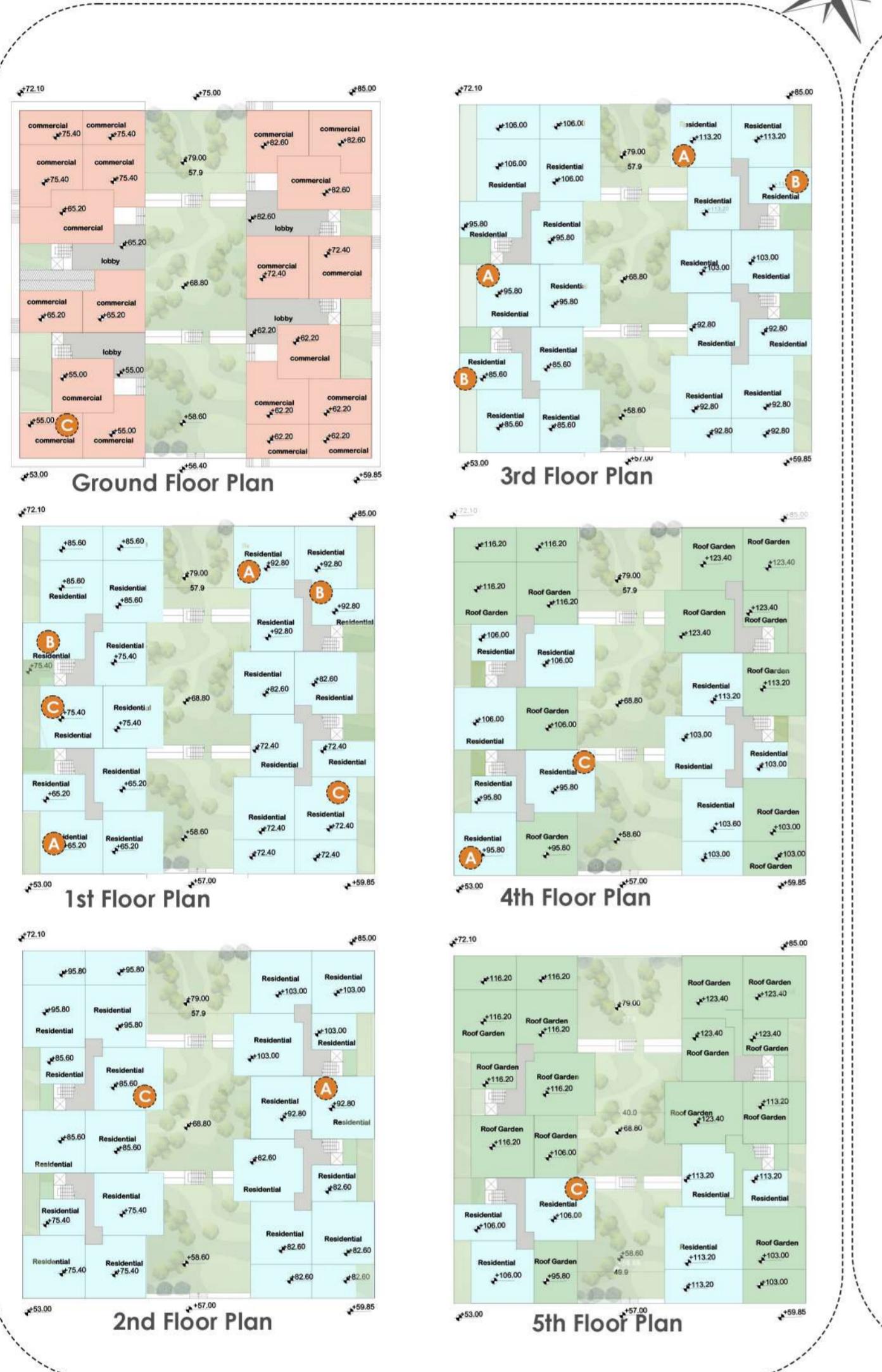


## Perspectives

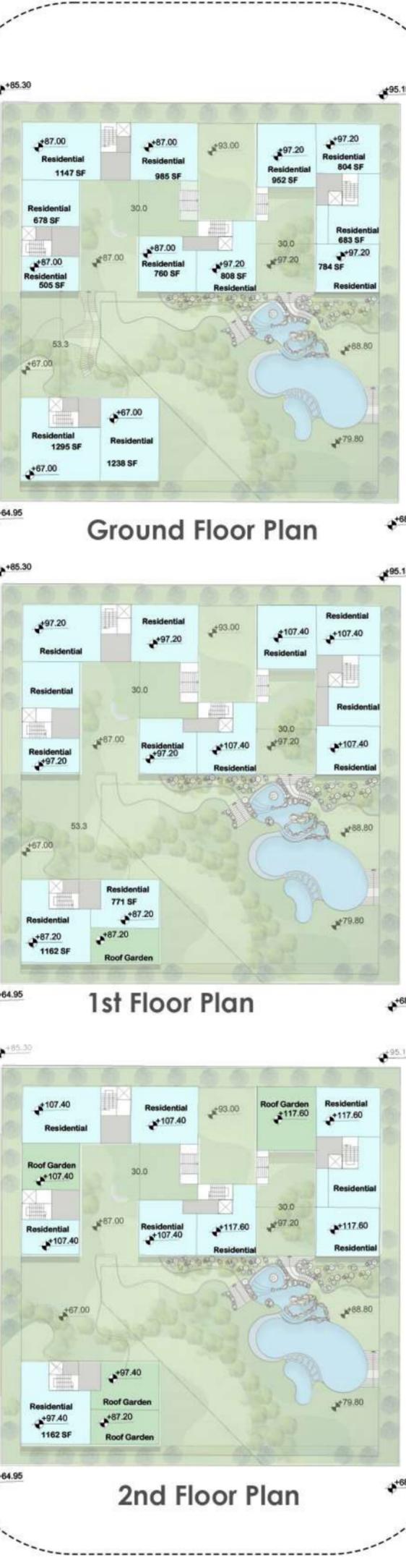


## Planimetry

CM3 Block 1



RM1 Block 2



RM1 Block 3



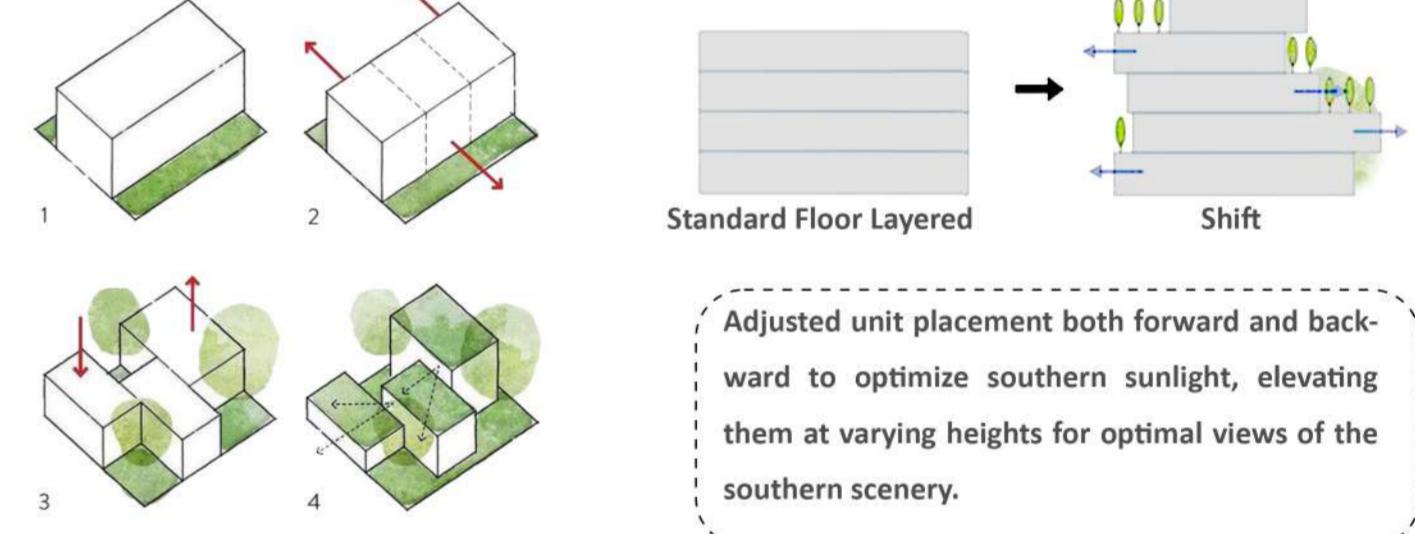
South Elevation



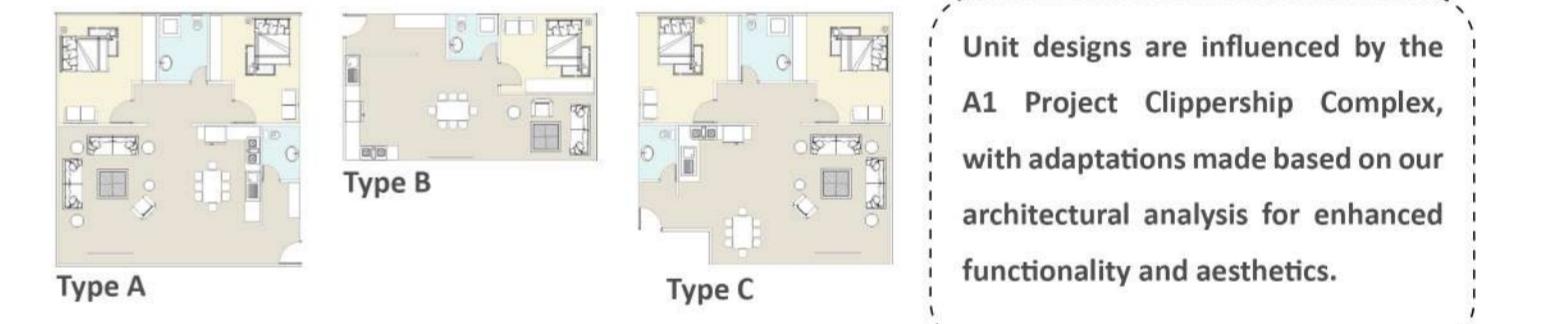
West Elevation



Design Process



Residential Unit Types



Unit designs are influenced by the A1 Project Clippership Complex, with adaptations made based on our architectural analysis for enhanced functionality and aesthetics.

## Assertion of development

Zoning	Lot No.	Lot Area (SF)	Existing Buildings		Construction Limitations and Licensed				Design Parameters				Final Development						
			Surface Area (SF)	Floors	Built-Up Area	Max Floors	Coverage	FAR	Built-Up Area Shortage	Design Surface Area	Design Coverage	Built-Up Residential Area	Built-Up Commercial Area	With Commercial	Without Commercial	Design + Existing Area (SF)	Design + Existing Coverage (SF)	Design + Existing Built-Up Area	FAR
CM3		40,300.30			120,900.90	7	100%	3:1		28,739.96	71.3%	98,265.49	21,857.96	2.98:1	2.44:1	28,739.96	71.3%	120,123.45	2.98:1
RM1	6610	28,402.86			28,402.86	3	50%	1:1		12,670.12	44.6%	28,313.20	-	-	1:1	12,670.12	44.6%	28,313.20	1:1
RM1	7904	2,555.24	1,235.34	1	2,555.24	3	50%	1:1	1,319.90		0.0%	-	-	-	-	1,235.34	48.3%	1,235.34	0.48:1
RM1	7916	9,988.45	1,238.95	2	9,988.45	3	50%	1:1	7,510.55	747.85	7.5%	1,495.70	-	-	-	1,986.80	19.9%	3,973.60	0.4:1
RM1	6011	4,987.91	1,871.56	2	4,987.91	3	50%	1:1	1,244.79	525.06	10.5%	1,050.12	-	-	-	2,396.62	48.0%	4,793.24	0.96:1
RM1	6623	2,478.08			2,478.08	3	50%	1:1		1,183.33	47.8%	1,183.33	-	-	-	1,183.33	47.8%	2,366.66	0.96:1
RM1	7926	19,971.41			19,971.41	3	50%	1:1		8338.94	41.8%	19,231.74	-	-	-	8,338.94	41.8%	19,231.74	0.96:1

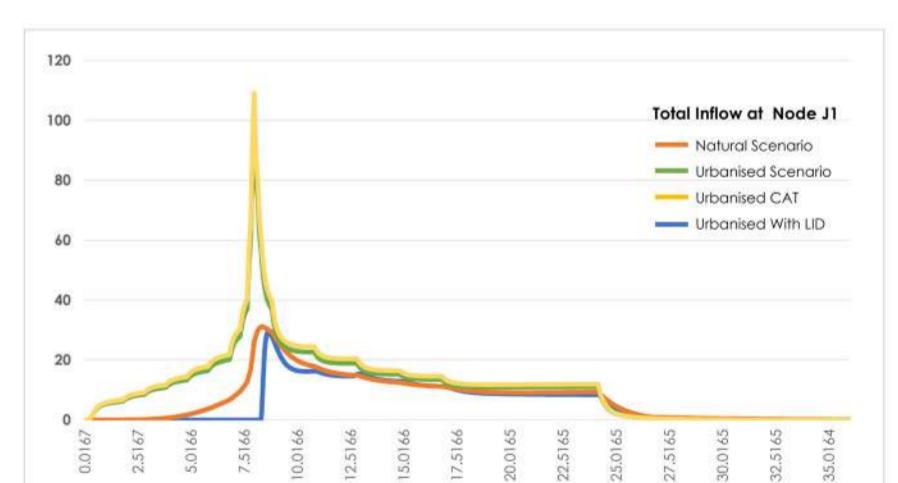
## LEED

Evaluation of the Energy and environmental design table

Criteria	Max score	Points	Score justification
Site selection	8/8	4 Previously developed	4 - The site was previously developed. 2 - Utilizing existing infrastructure and redeveloping previously developed sites (= Infill) 1 - there is an intersection within a ¼ mile from the project site, and sidewalks are available 1 - Bicycle storage ≥ 1 place per residential unit
		2 Infill	
		1 intersection within ¼ mile from site or sidewalks available	
		1 Bicycle storage ≥ 1 place per residential unit	
Compact development	2/3	3 ≥ 80 dwelling units / acre	2 - 156 dwellings in 2.5 acres (Land) = 62 units / acre
		2 ≥ 55 dwelling units/acre	
		1 ≥ 30 dwelling units/acre	
Community resources	2/2	2 ≥ 12 uses	2- 18 Commercial units embedded in the complex Uses: food retail, pharmacy, clothing store, hardware store, bank, gym, hair care, laundry, café, educational facility, community center, adult/childcare, entertainment
		1 Four to seven uses	
Rainwater management	1/3	3 ≥ 80% of lot area permeable	1 - Permeable area (Green area + Permeable surface)- Roof/Land lot surface = $[60,714-(36,146 \times 0.15)]/108,684.25$ sq ft. ≈ 60% lot area permeable
		2 65-79% of lot area permeable	
		1 50-64% lot area permeable	
Garage pollutant	1/2	2 No or Detached garage (no wall shares with residential units)	0 - Parking provided underground
		1 Exhaust fan running continuously	

Criteria	Max score	Points	Score justification
Indoor water use	5/6	2 Each lavatory faucet not exceed 1.5 gallons/minute	5 - It's possible to consider in construction details the Lavatory Faucet, Showerhead, and Toilet criteria.
		2 Each showerhead not exceed 1.75 gallons per minute	
		1 Each toilet not exceed 1.1 gallons per flush	
		1 Each clothes washer must be ENERGY STAR qualified	
Outdoor water use	1/2	4 Turf grass < 5%, native plants > 75%	3- In the development design more than 75% native plants are considered
		3 Turf grass < 20%, native plants > 75%	
		2 Turf grass < 40%, native plants > 50%	
Active solar-ready design	1/1	1 Turf grass < 60%, native plants > 25%	1- 250 kWh solar PV array
		1 Photovoltaic or solar direct hot water panel	
Glazing	2/3	1 South facing glazing area 50% greater than glazing E & W facing walls	1- RM1 units 60% > E & W
		1 E & W axis are within 15 degrees of due E & W	
		1 ≥ 90% south facing glazing is completely shaded at noon of 21 June	
Total	23/30	We prioritized land permeability over potential overbuilding, losing a point in Compact Development. We compromised in Rainwater Management, resulting in a 2-point loss balancing compact building and ground permeability. The need for underground parking on the CM3 lot cost us a point in the No or Detached Parking category. We opted not to score the clothes washer, considering affordability issues. Additionally, we forfeited a point in the direction of the Land category due to a 24-degree alignment outside the specified 15-degree range.	1 - Shading is provided in the design

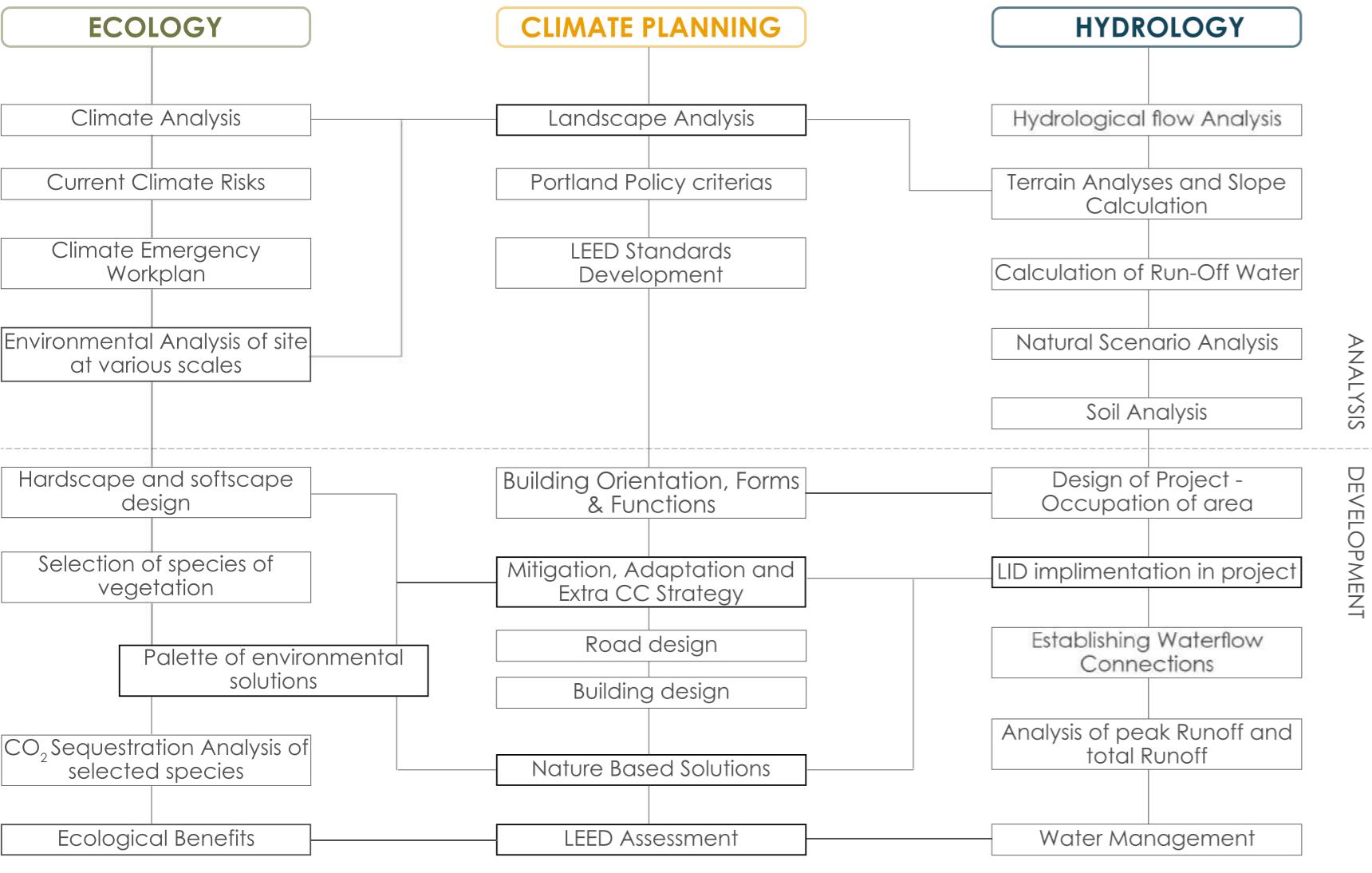
## Total Inflow Result



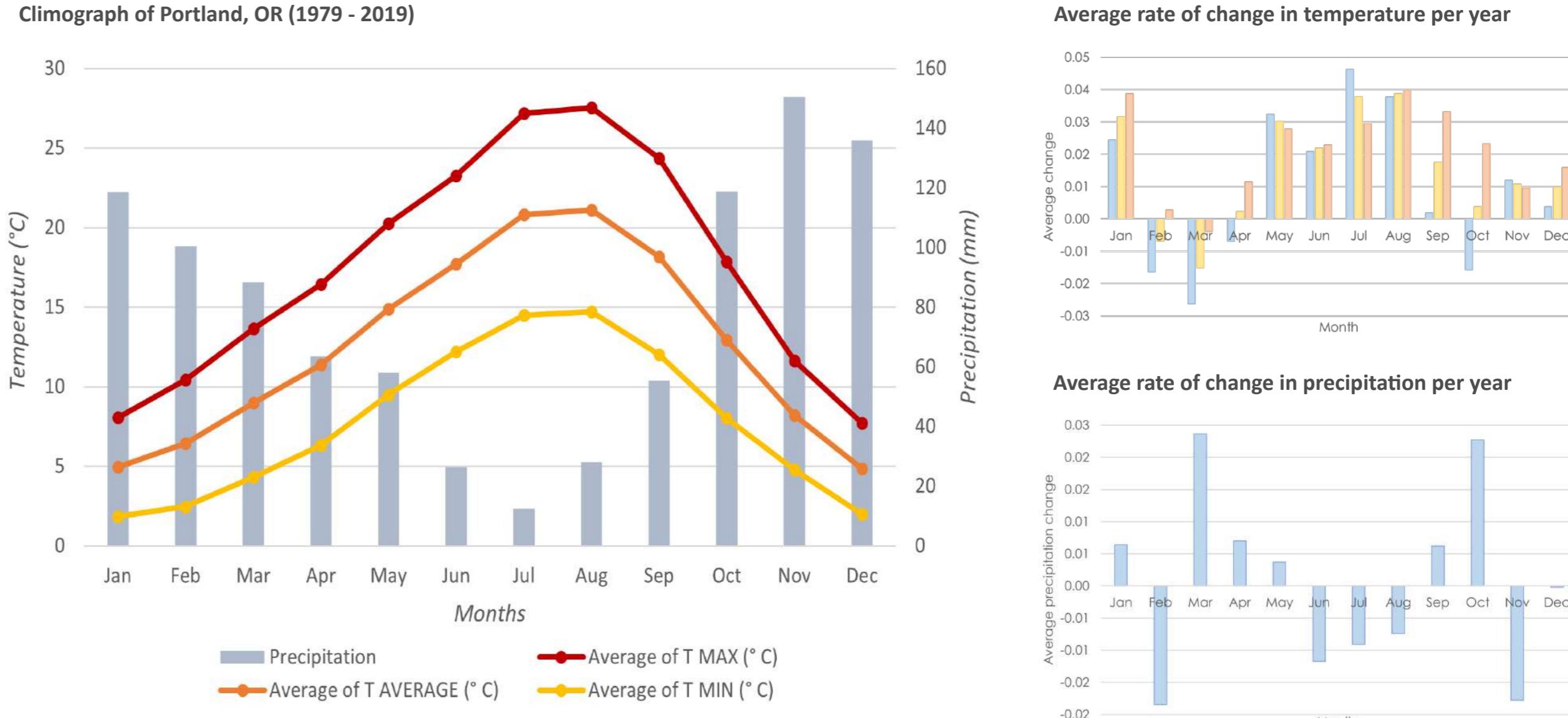


# Flowchart

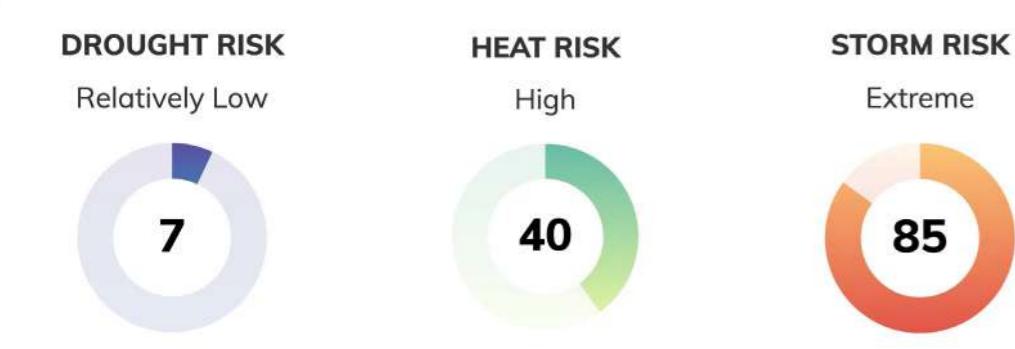
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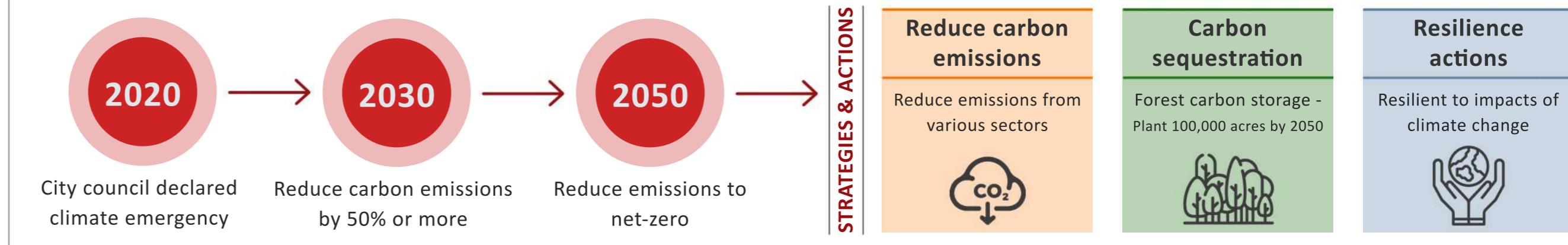
## Climate Analysis



## Current Climate Risks

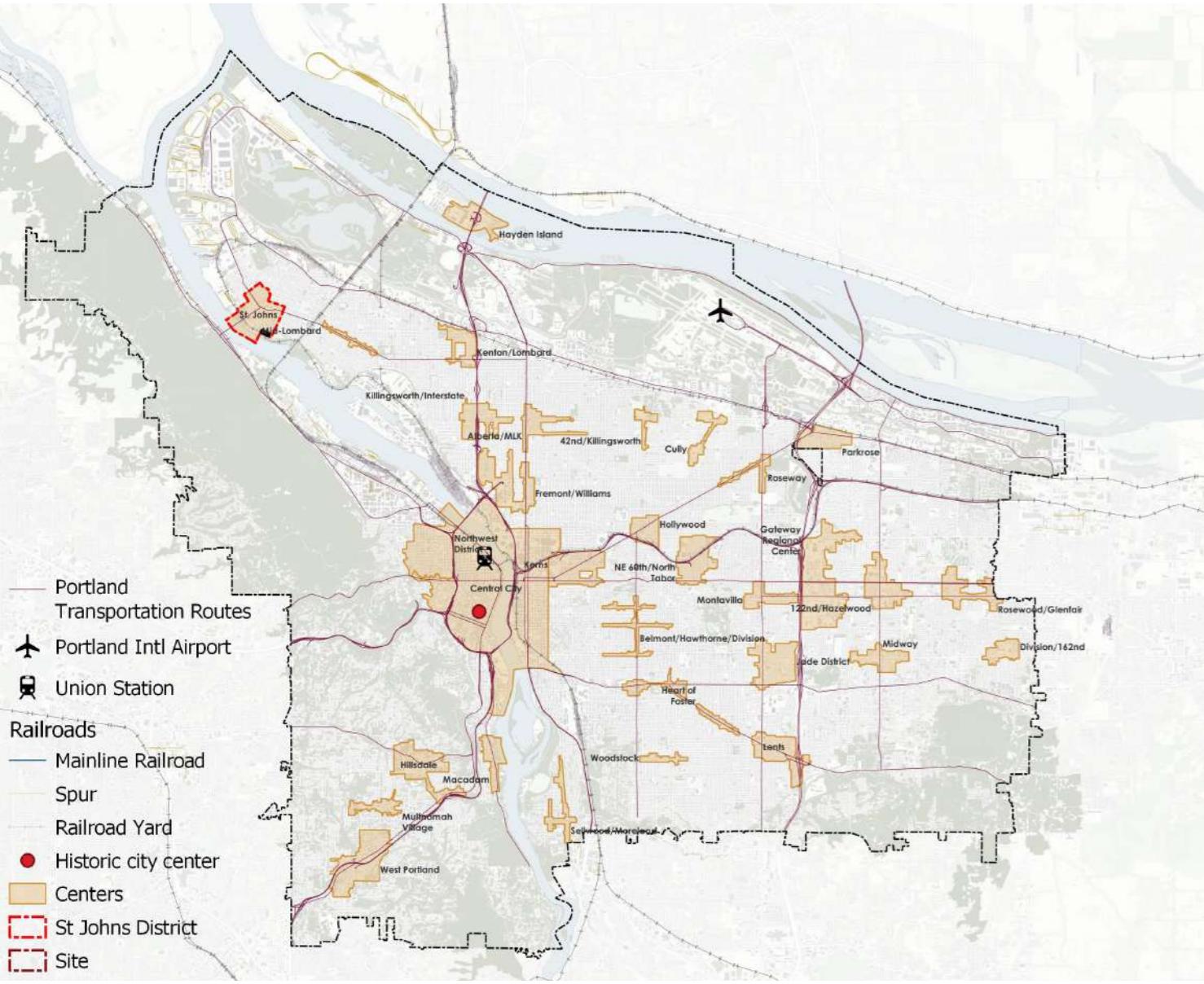


# Climate Emergency Workplan

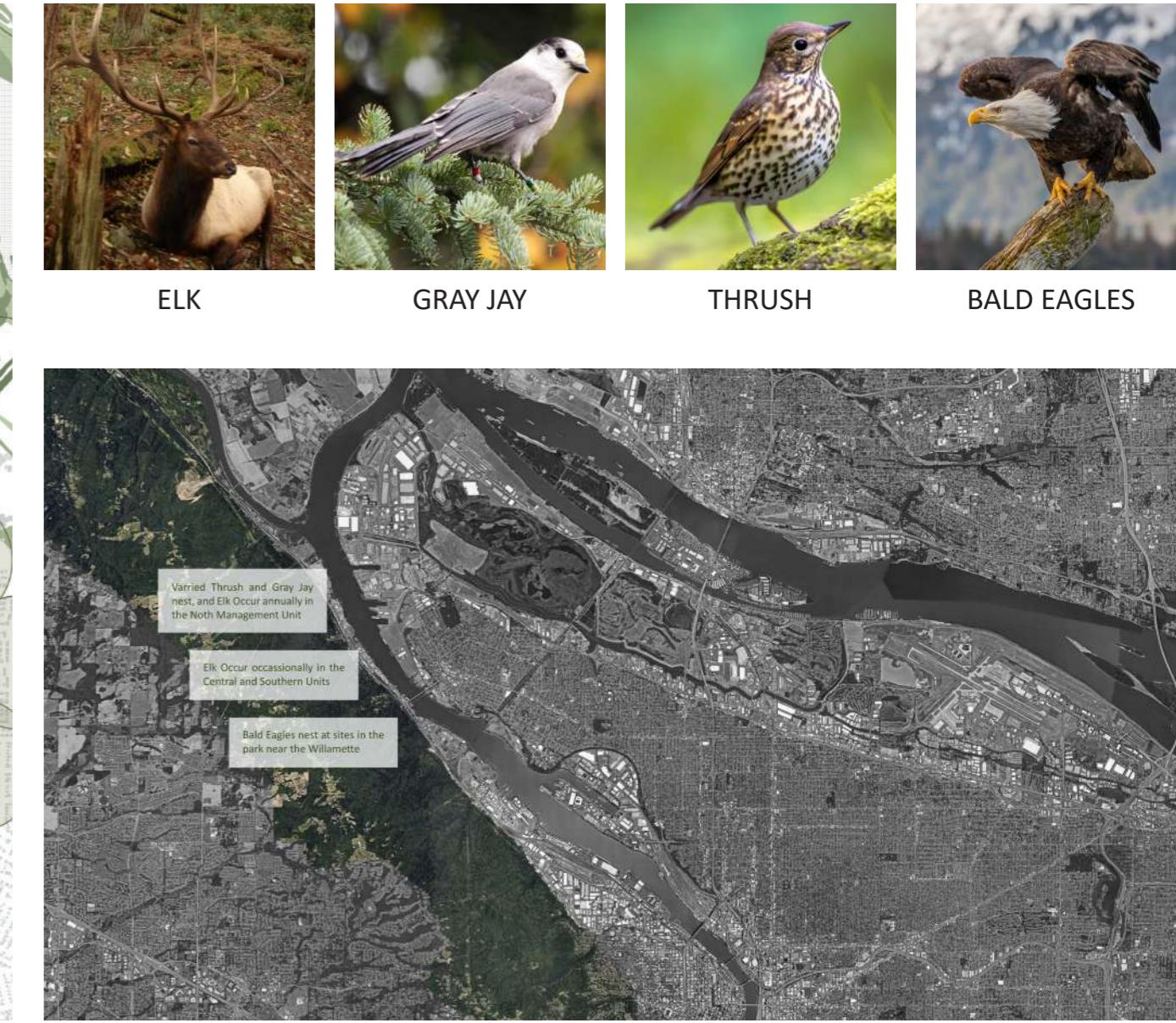
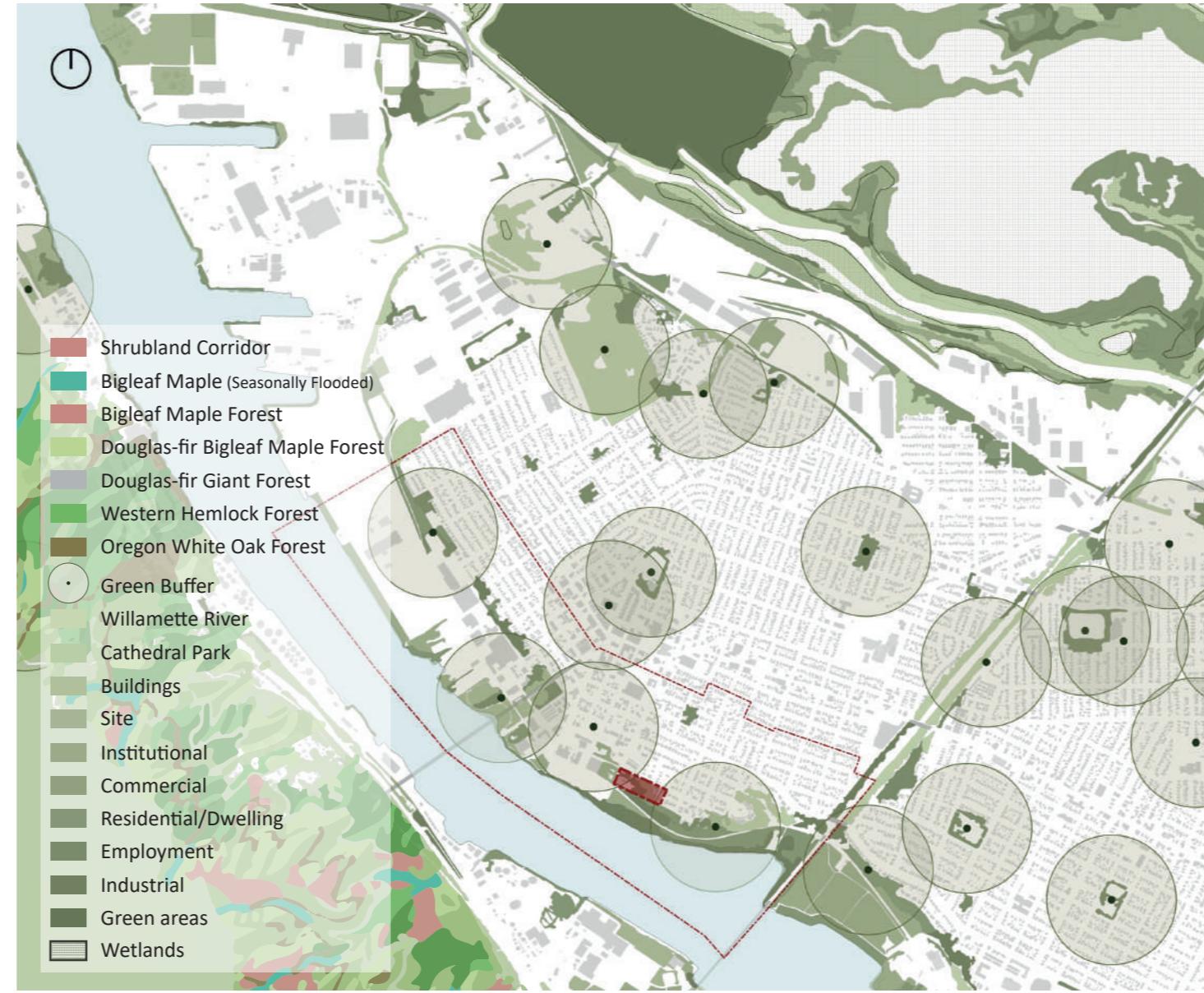


# Connectivity within Portland

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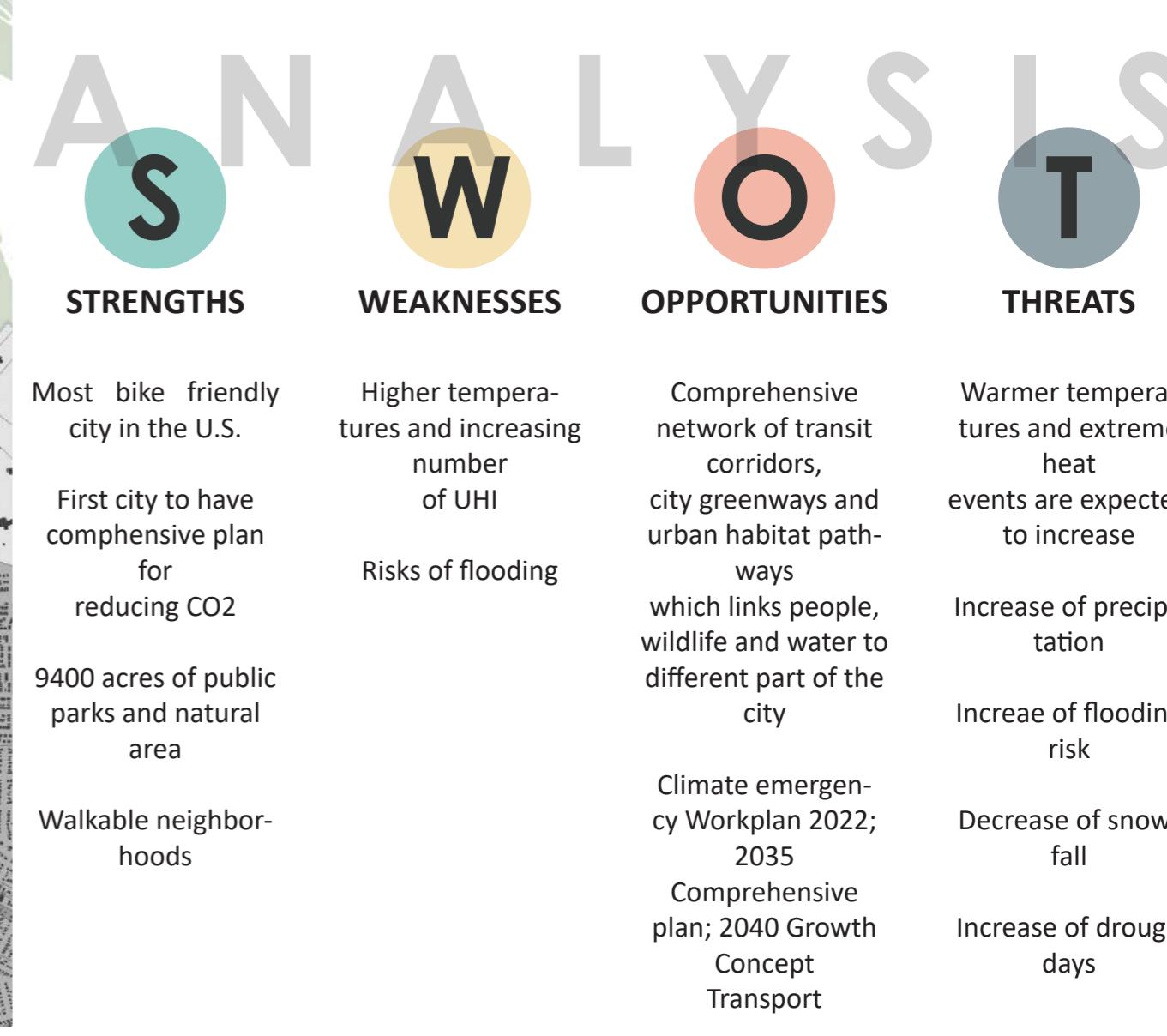
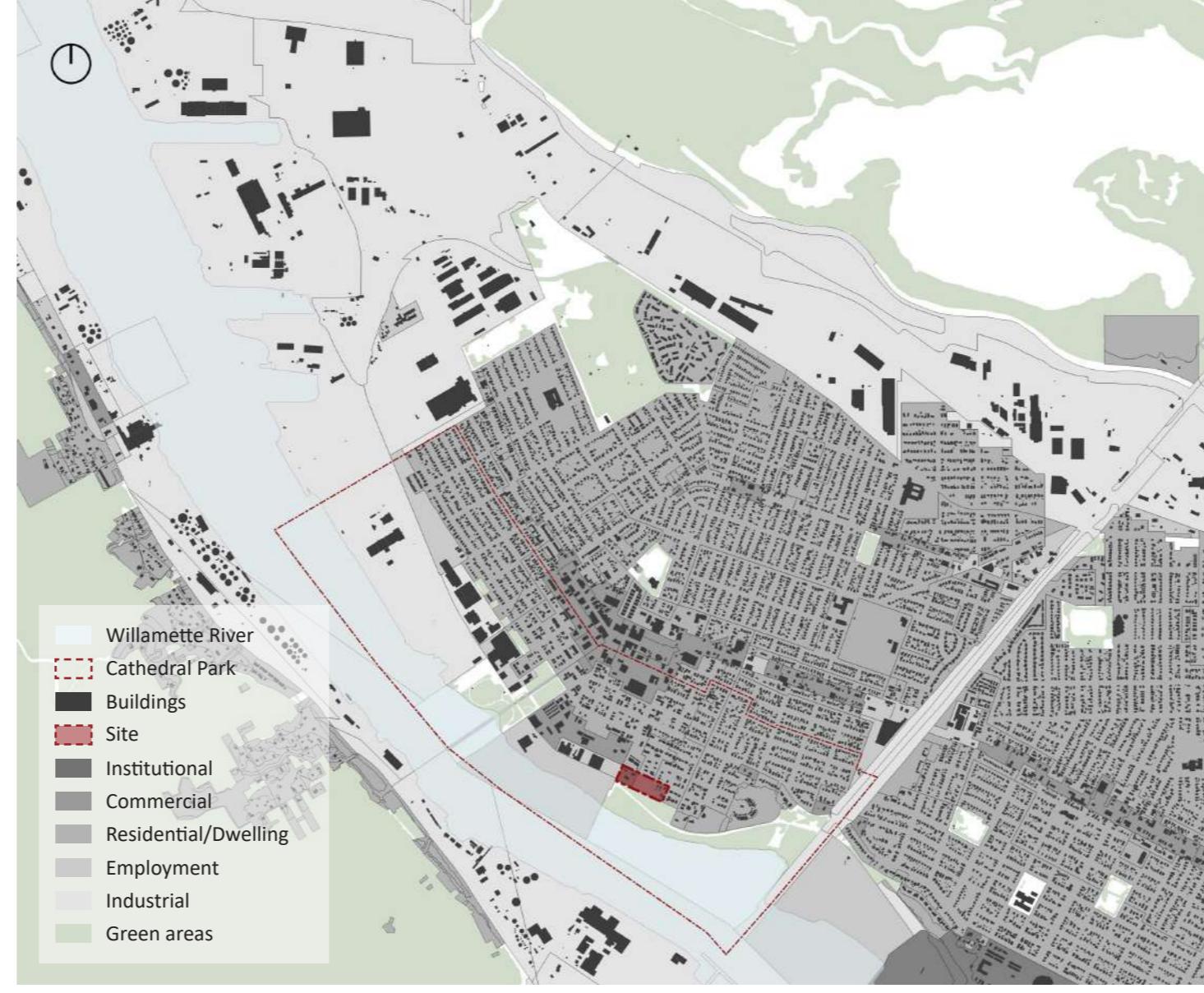
# Ecosystem diversity



# Road Networks



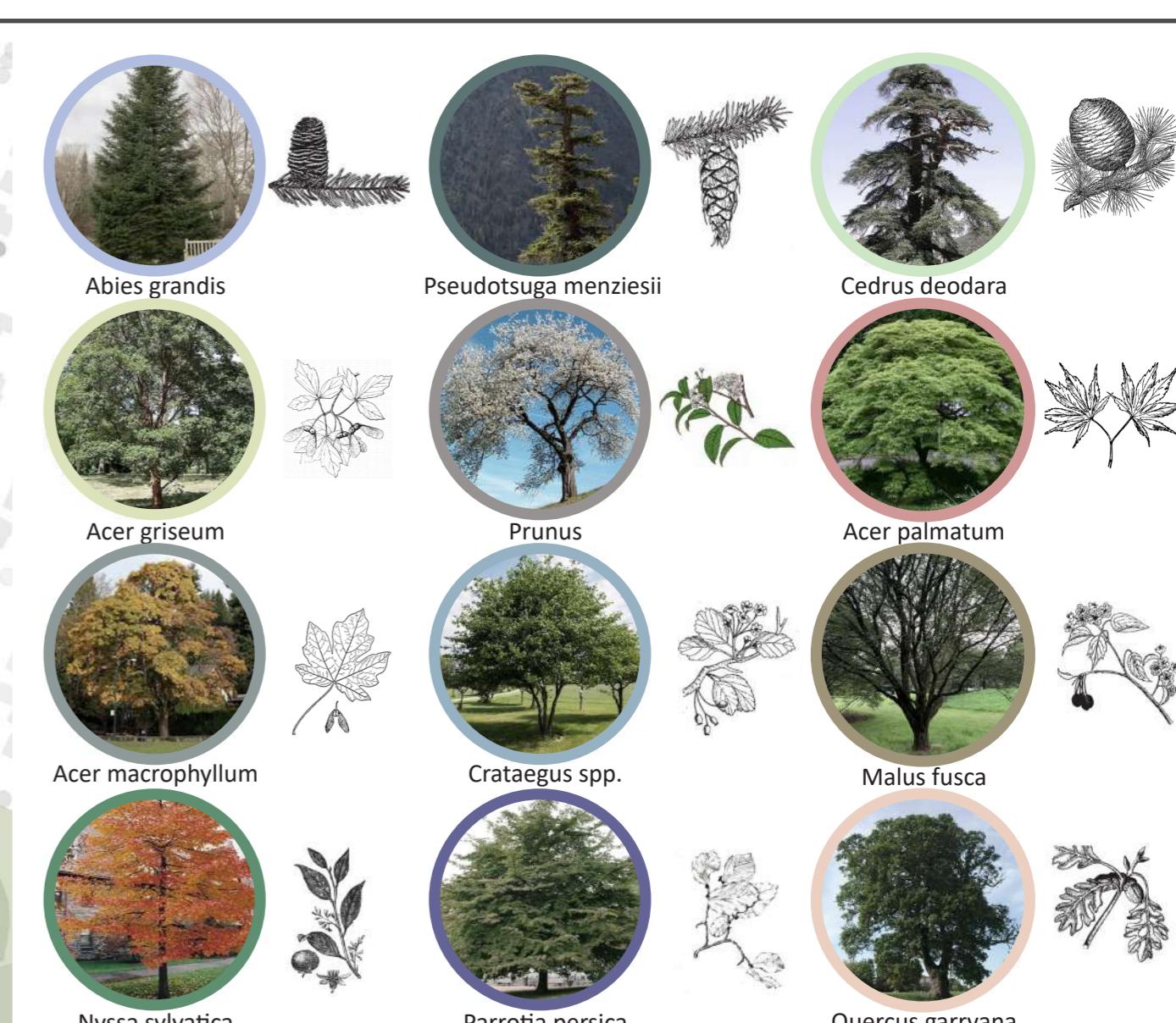
# Land use and Zoning



## Bike routes



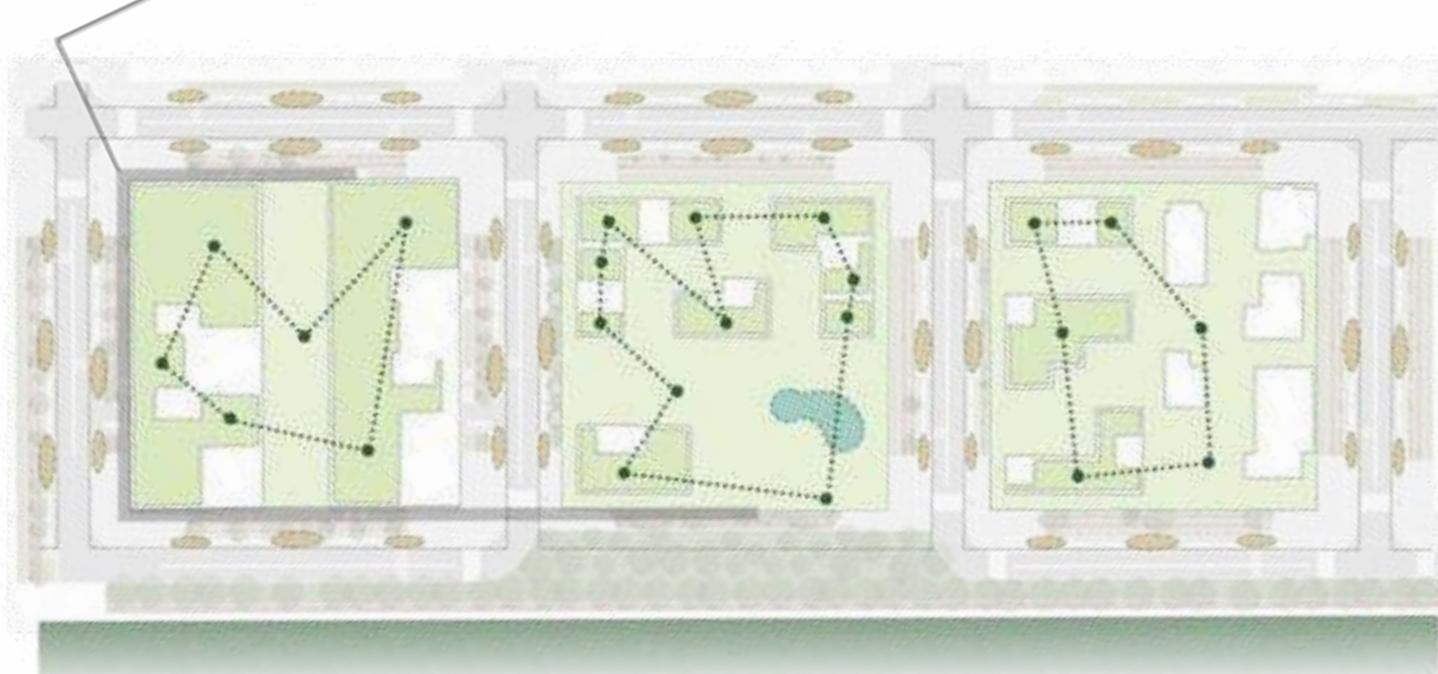
## Vegetation around site





## Adaptation Strategies

- Acoustic Insulation
- Stormwater Retention
- Providing more shadow
- Green Connections
- Reducing Stormwater Runoff (Bioswales)



## Mitigation Strategies

- Providing food
- Photovoltaic Panels
- Sustainable Materials

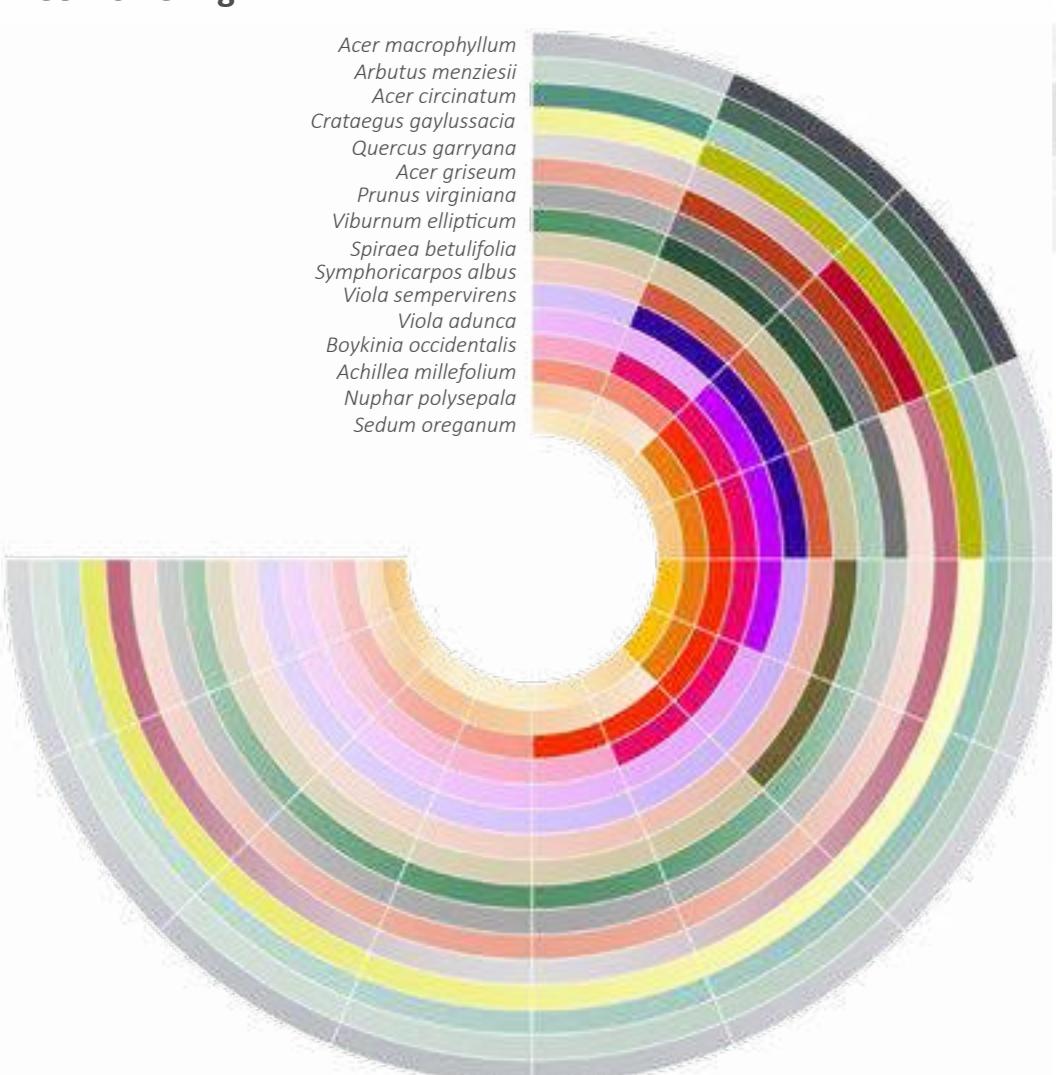


## Extra CC Strategies

- Reducing Particulate matter
- Recreational Function
- Olfactory purposes
- Promoting Biodiversity

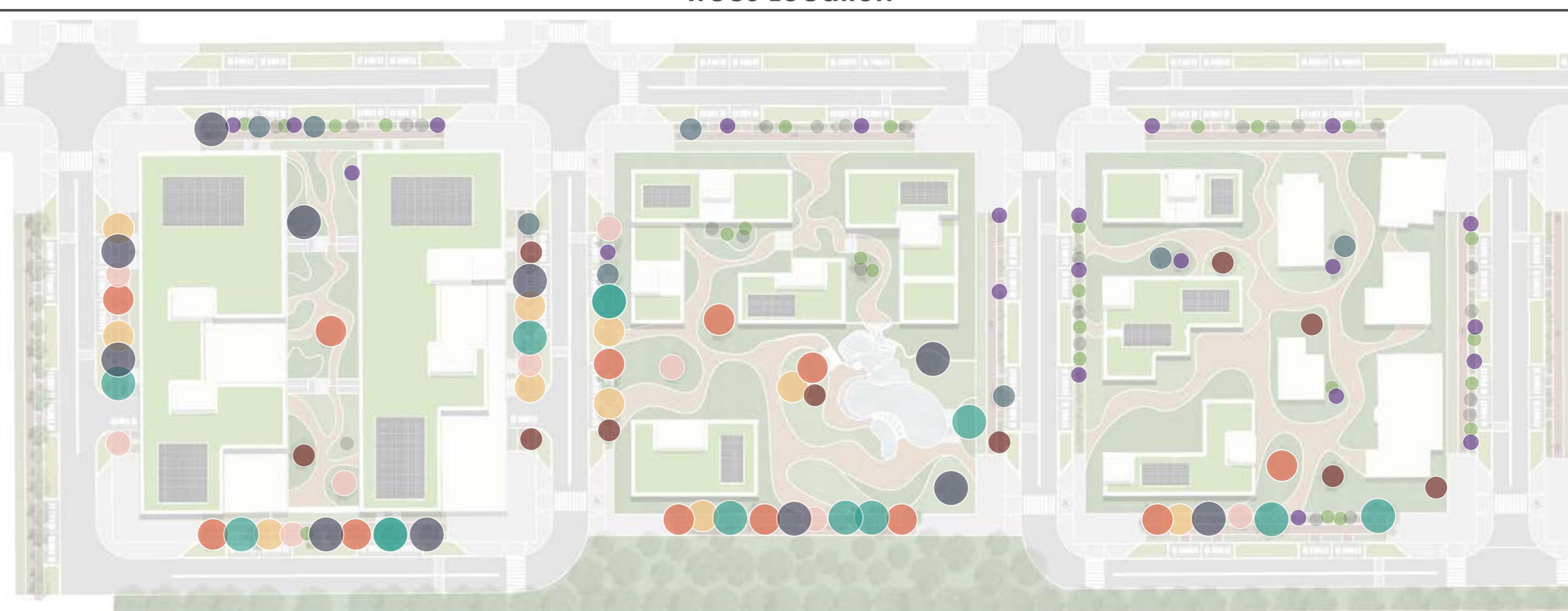
## Trees Attribute

### Tree Flowering



### Tree Crown Sizes and locations

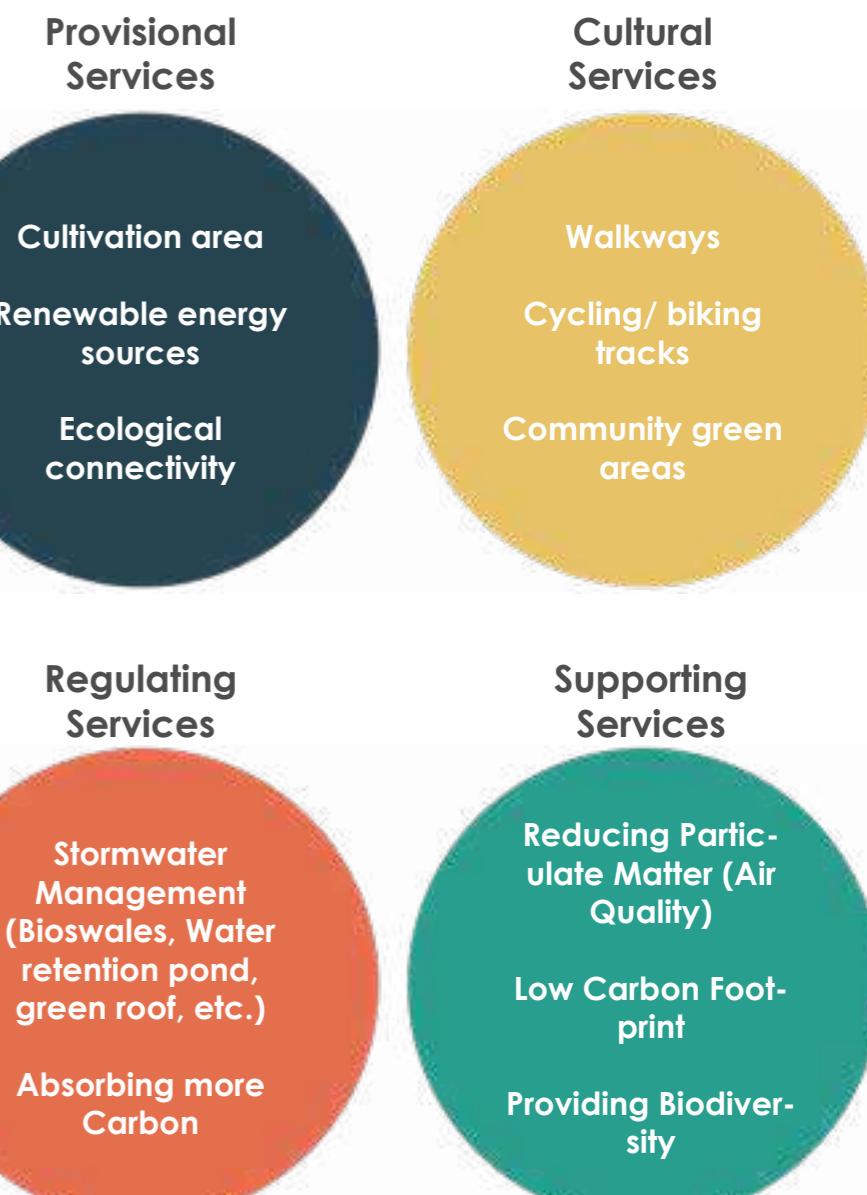
60'	Cathedral Park
45'	Courtyards
40'	South and West side of streets
35'	South and West Site Periphery
30'	Courtyards and around the Pond
25'	North and East side of streets
20'	Courtyards
10'	Green roofs



## Master Plan



### Ecosystem Services



### 2 Way Road Profile Design



### Hardscape and Softscape



### 1 Way Road Profile Design



### Carbon Sequestration and Footprint

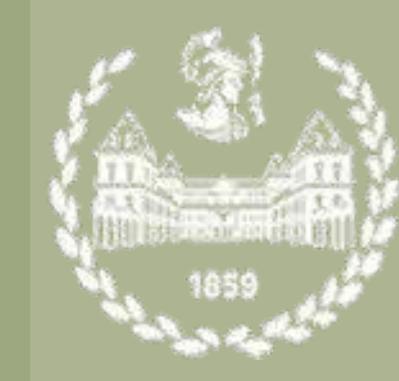
-2254,5 t Total footprint of the building inhab. of CO2 emmissions per year

+5964,3 t Total of emission saved yearly (Taking into account Photovoltaic, Cycling, CO2 sequestered by the trees)

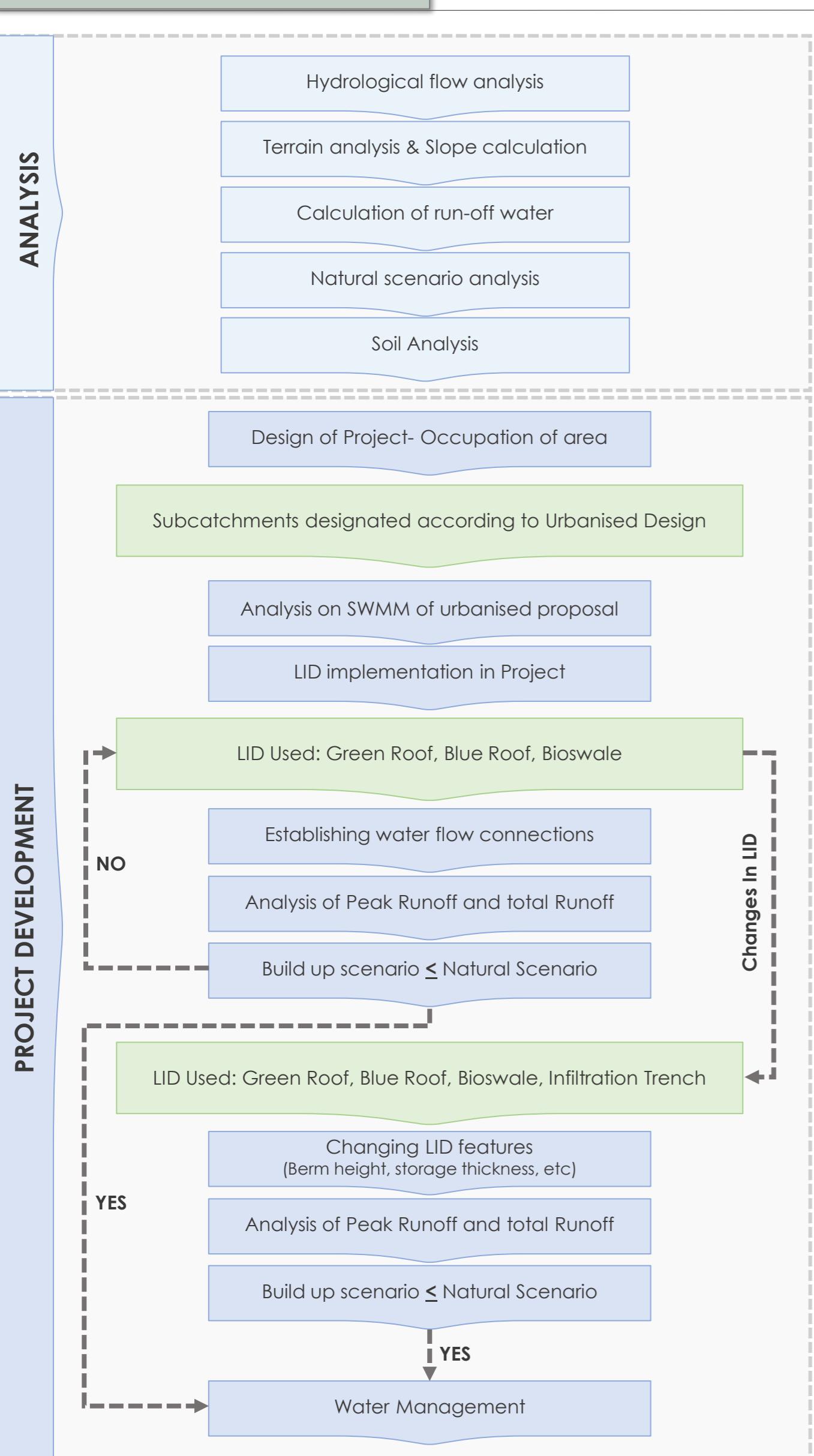


In 50 years, this proposal is expected to sequester :

- 200 peoples' worth Kg of CO2 from atmosphere and - 81 peoples' worth Kg of particulate pollution like PM2.5



## Flowchart



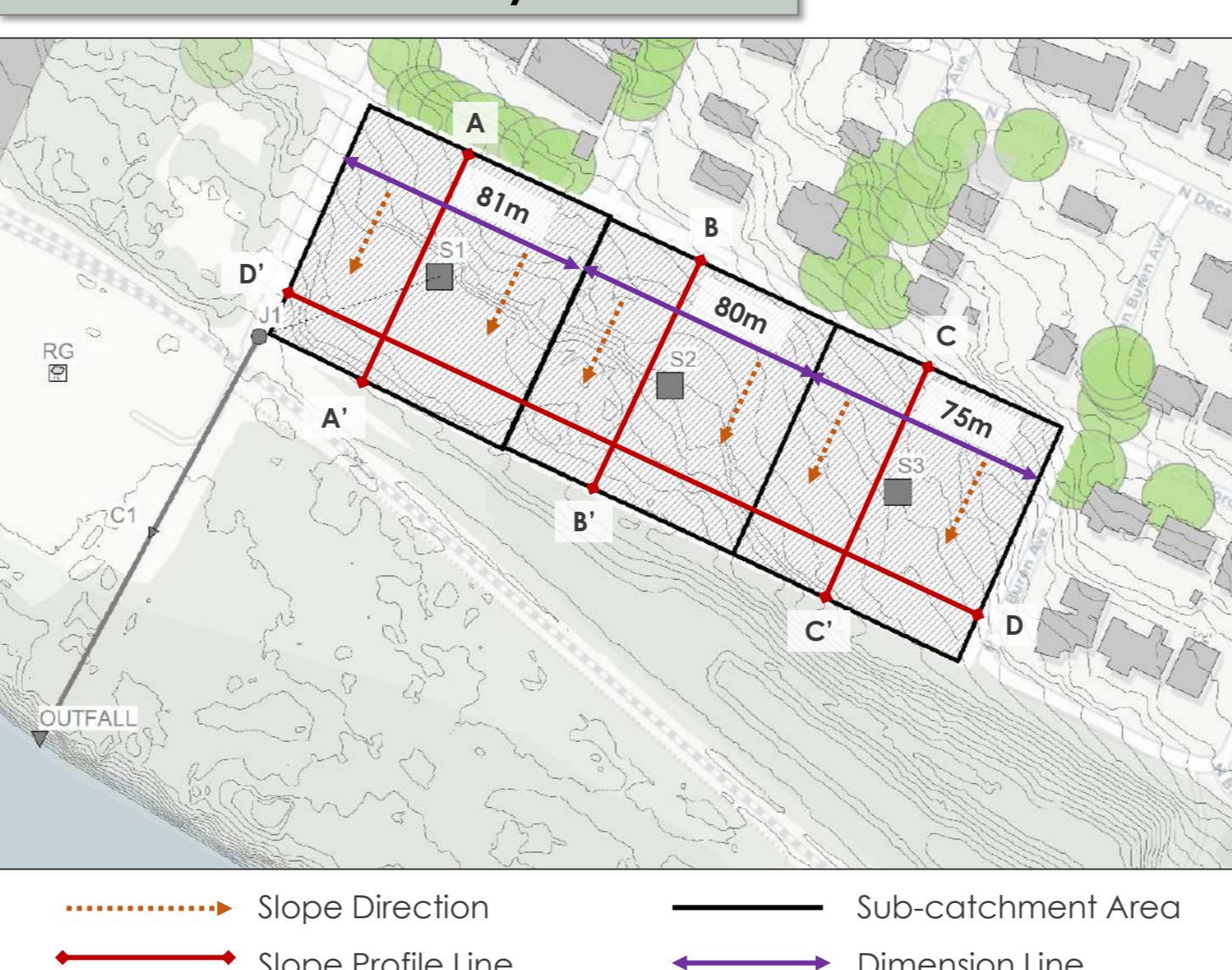
## Objective

**Aim:** To make site runoff of the proposed project equal to the natural scenario

Using Infiltration method: **Curve Number as 72**

1. **Max Total flow < 31 LPS**
2. **Total Inflow Volume < 0.92 (10^6 ltr)**

### Natural Scenario: Analysis

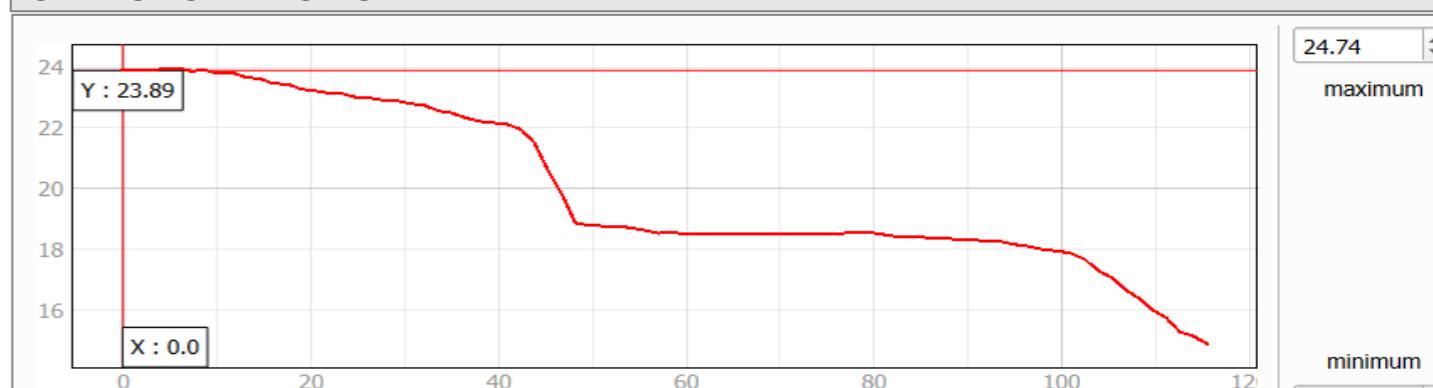


### Introduction to Scenarios:

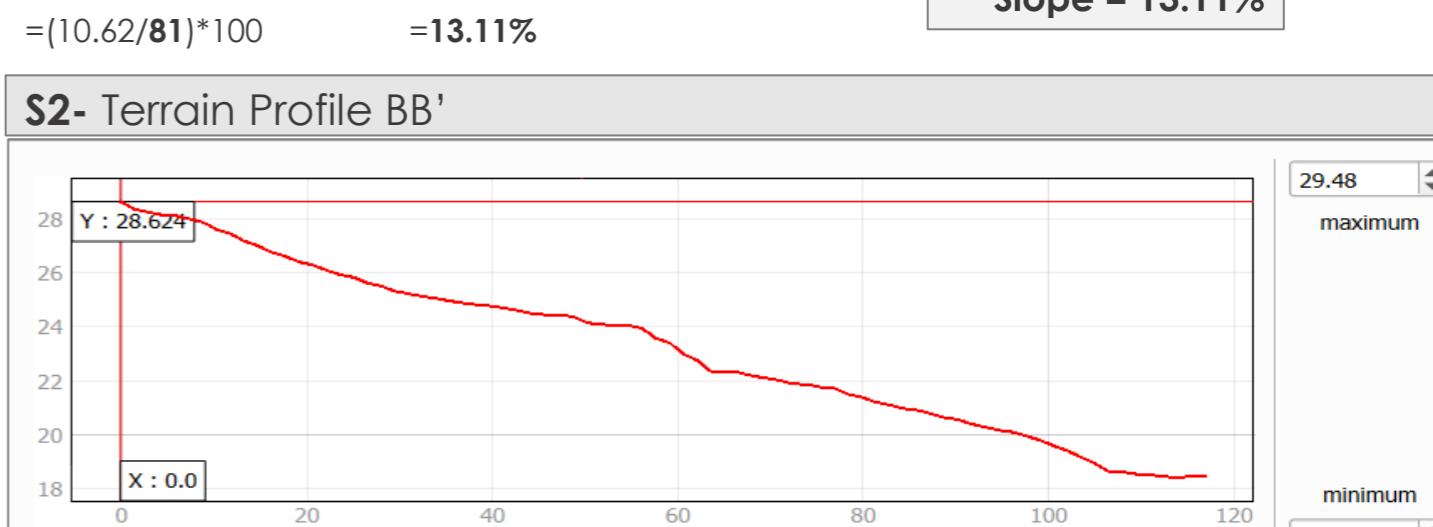
SCENARIOS	2023 (24 hrs 25 yrs)	2060 (CAT)
I. Natural Scenario (CN= 72; Imperviousness= 0%)	Scenario 1	-
II. Urbanised Grey Scenario (CN= 72; Imperviousness= variable)	-	Scenario 2
III. Urbanised Grey Scenario + LID Controls (CN= 72; Imperviousness= variable)	-	Scenario 3

## Terrain & Slope Analysis

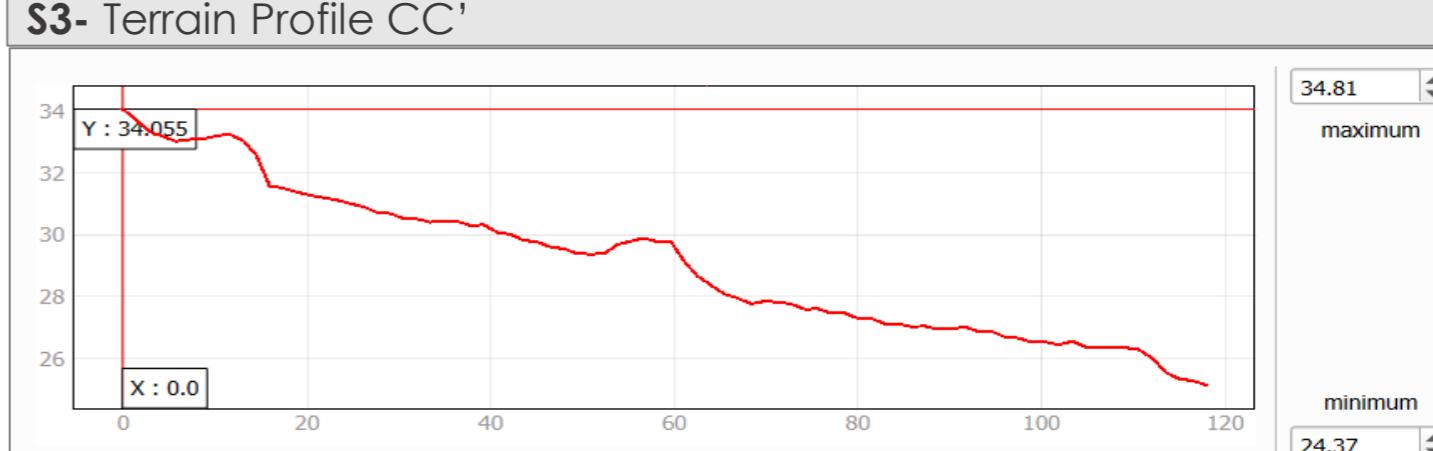
### S1- Terrain Profile AA'



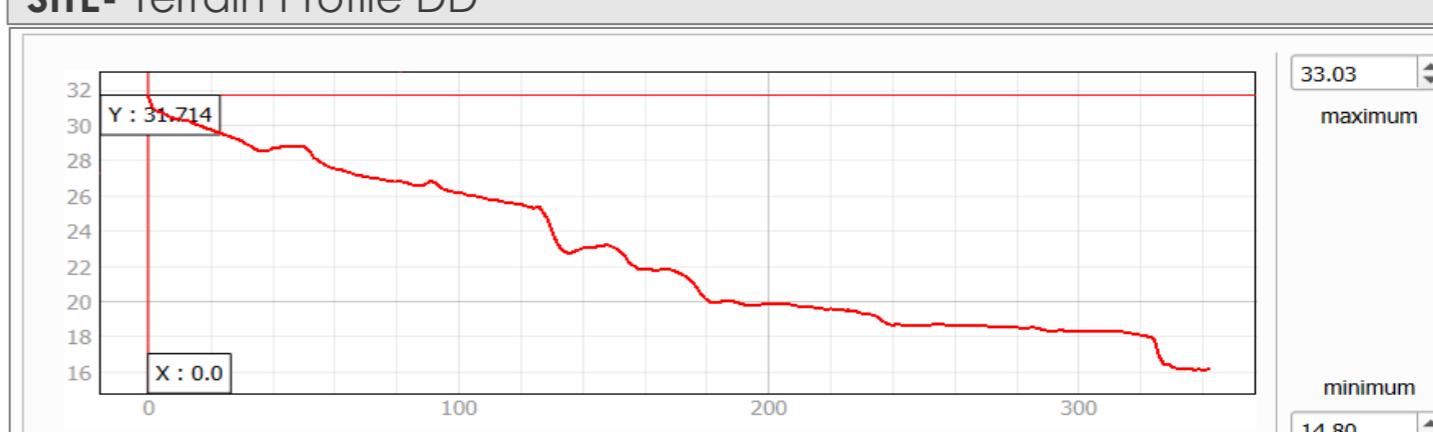
### S2- Terrain Profile BB'



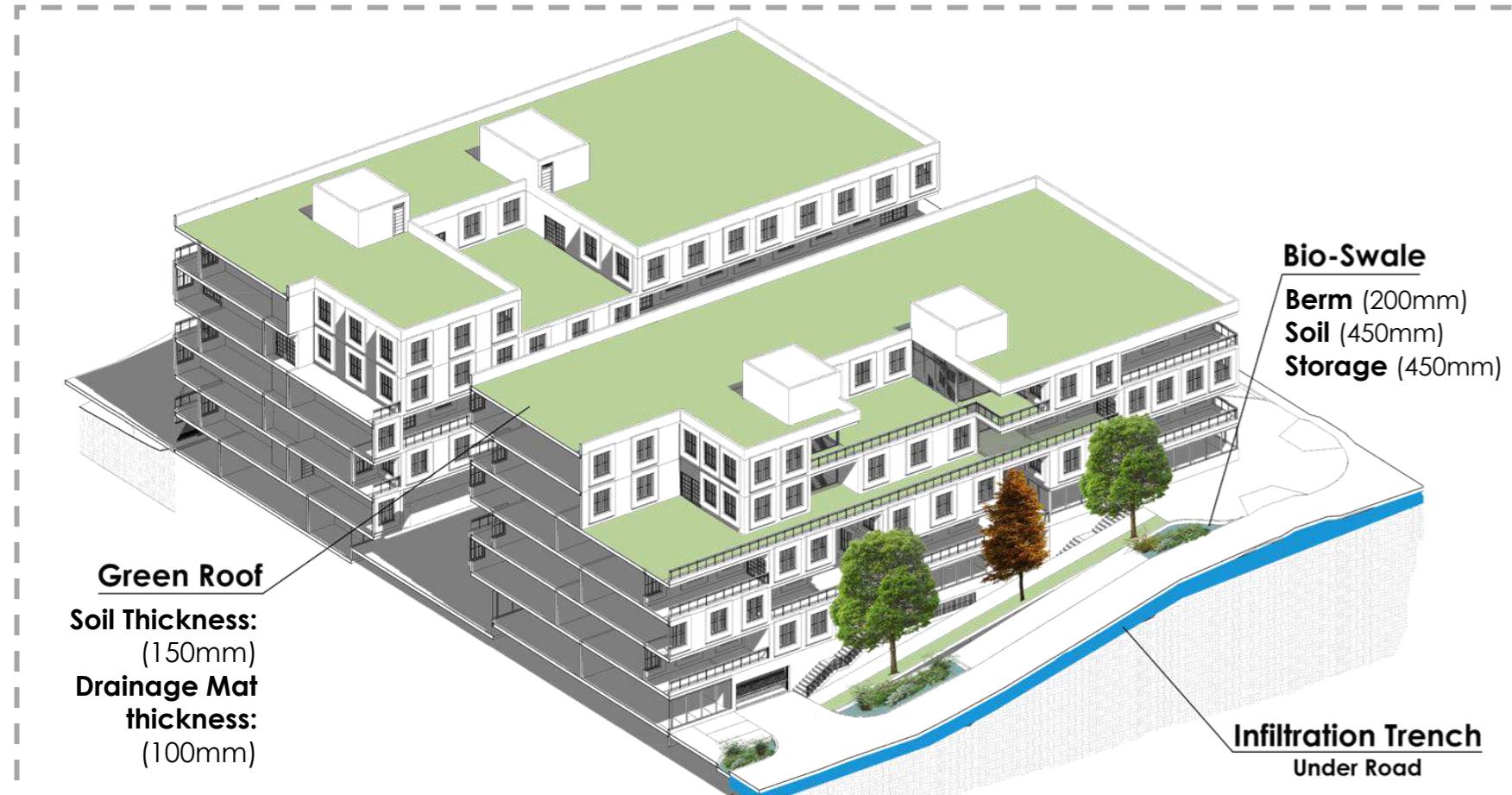
### S3- Terrain Profile CC'



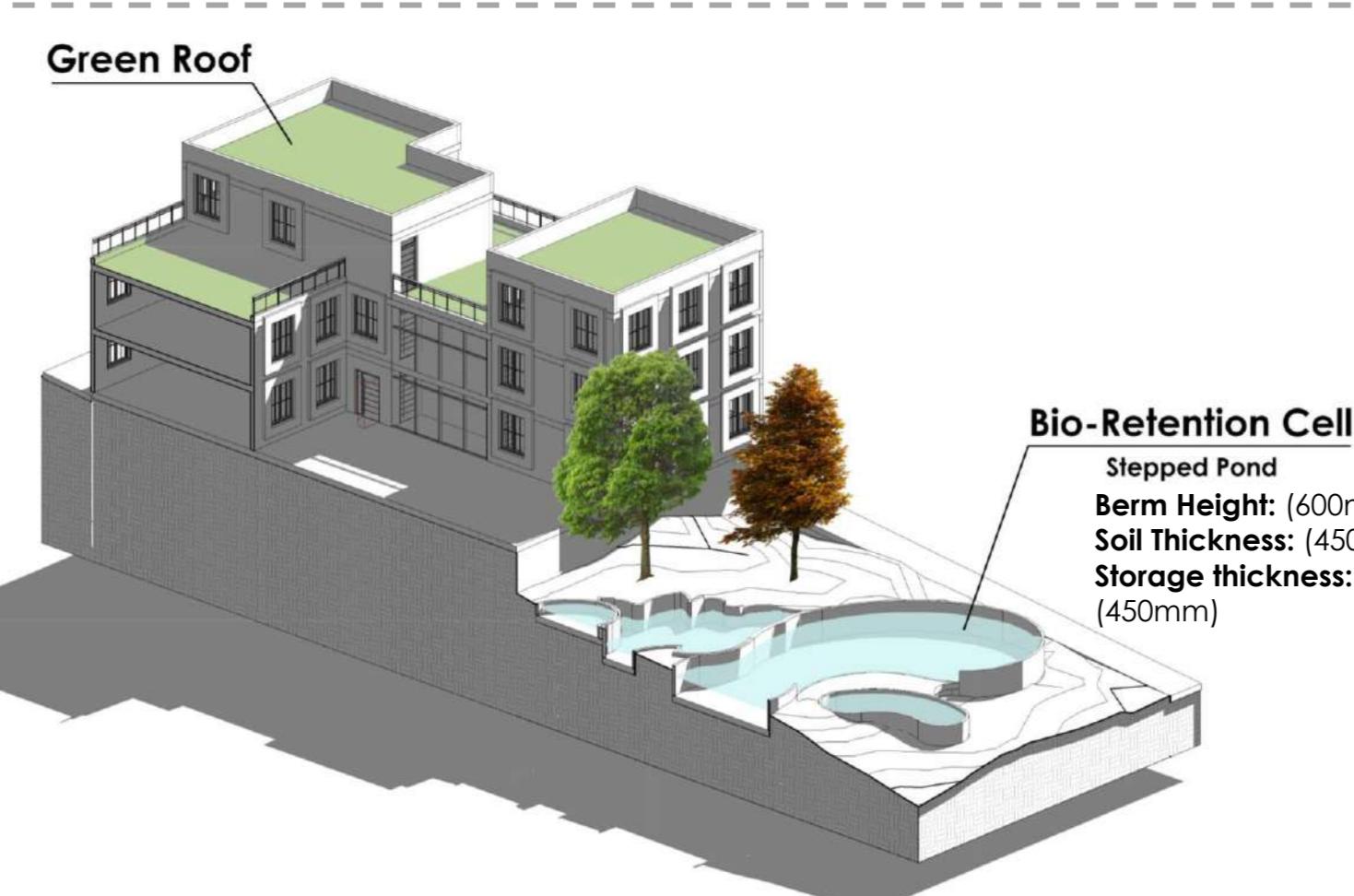
### SITE- Terrain Profile DD'



## LID CONTROLS: Subcatchment-1



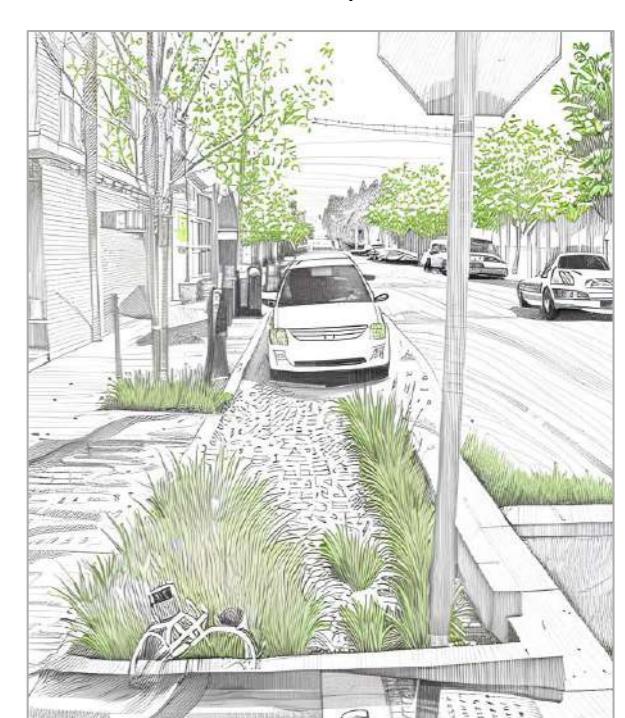
## LID CONTROLS: Subcatchment-2



## LID Control: Details

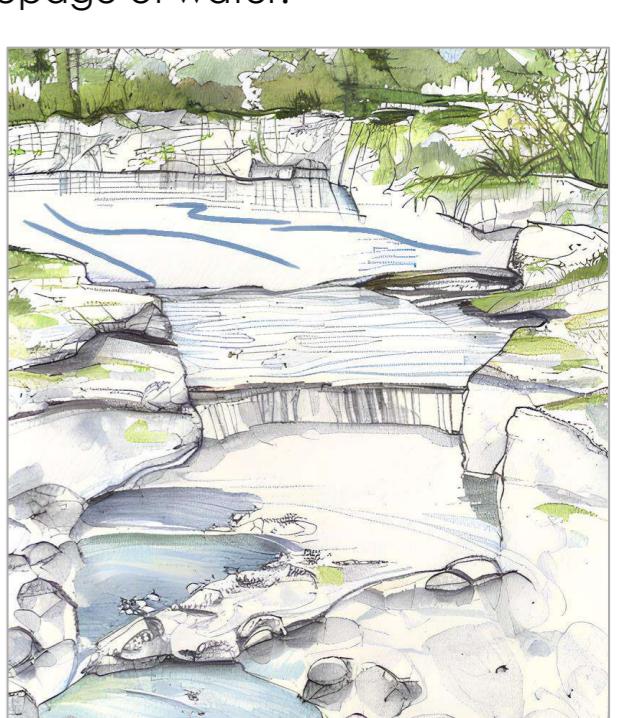
### Bio-Swale

Bio-Swale in our proposal is positioned at the south-west- natural to the flow of the slope. It is connected to every subcatchment individually.

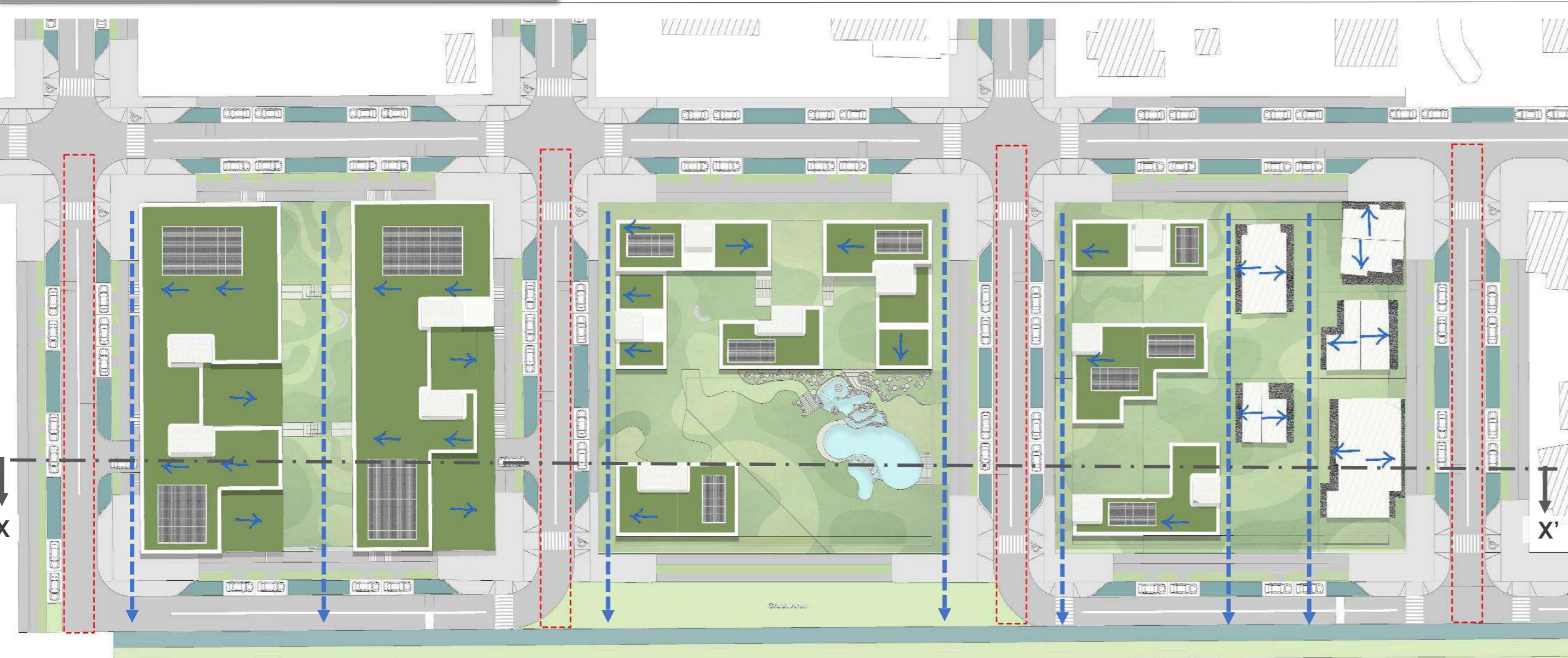


### Bio-Retention Pond

Placed in S2- the stepped pond acts as a bio-retention cell to help seepage of water.



## LID Implementation in design



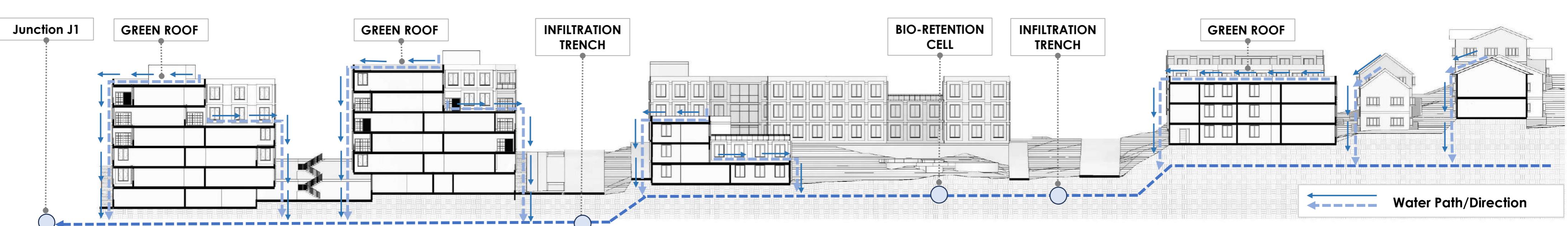
### LEGEND

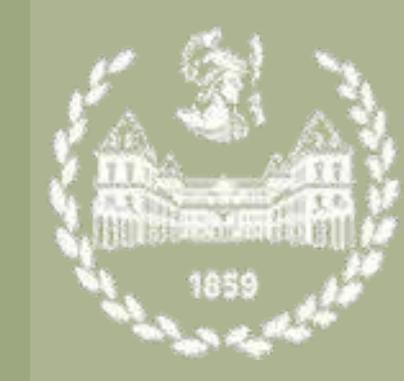
- Impervious Surface
- Pervious Surface
- Water Direction

### LID Controls

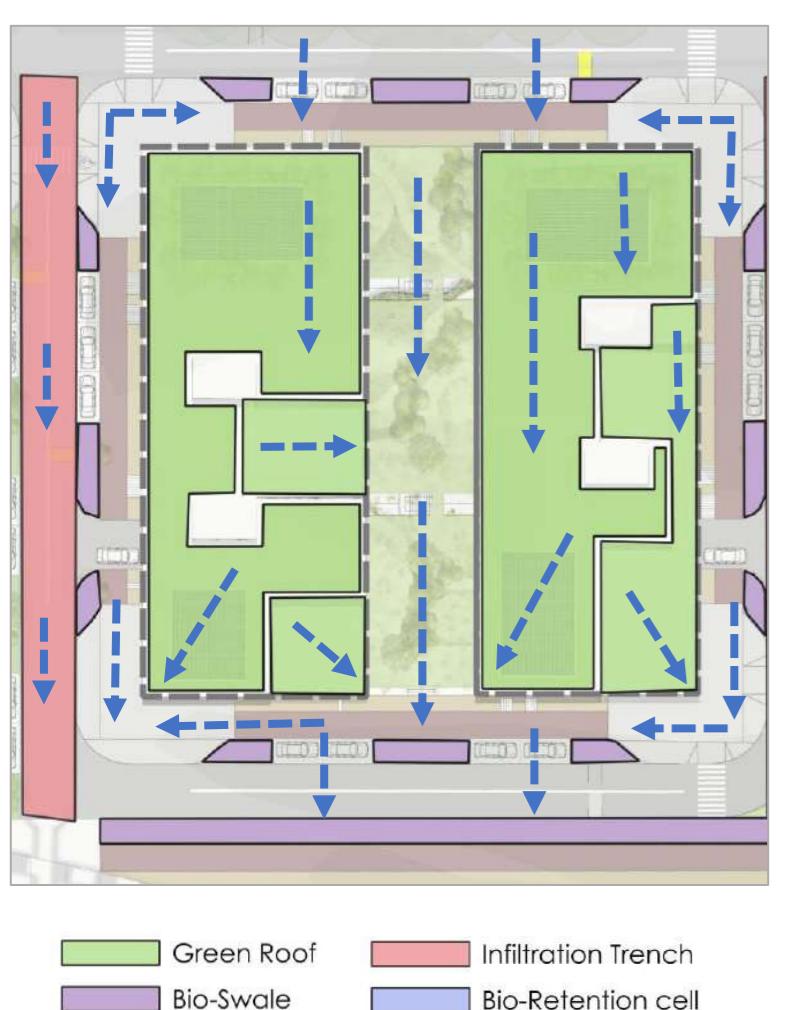
- Green Roof
- Bio-Swale
- Bio-Retention Cell (Pond)
- Rain Garden
- Infiltration Trench (Under Road)

## Schematic Water Path- Section XX'





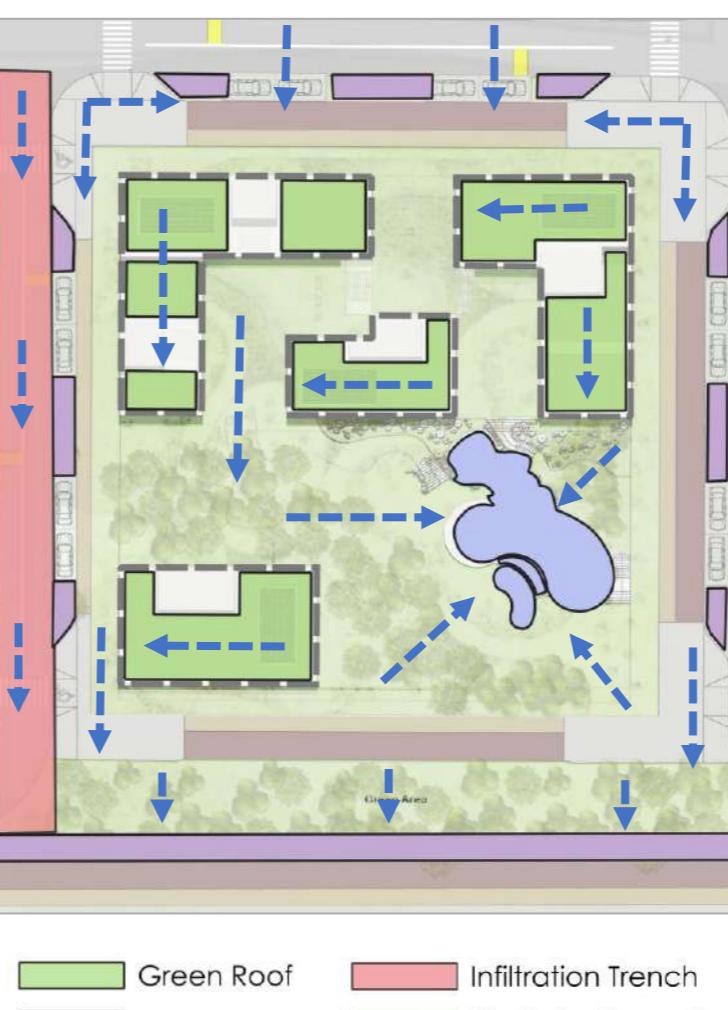
### SUBCATCHMENT: 1



Subcatchment Area [S1]	Area [Sq.m]	Area [%]
Impervious Area	1669.98	25.29 %
Pervious Area	1517.66	22.98 %
LID Controls Area	3415.24	55.40 %
Subcatchment Area (S1)	<b>6602.88</b>	100%

LID Controls Subcatchment Area- 1	Area Covered		Impervious Area Treated		Pervious area treated	
	[Sq.m]	[%]	[Sq.m]	[%]	[Sq.m]	[%]
Green Roof 1	1099.72	16.6 %	-	-	-	-
Green Roof 2	86.43	1.3 %	-	-	-	-
Green Roof 3	251.39	3.8 %	-	-	-	-
Green Roof 4	1171.19	17.7 %	-	-	-	-
Green Roof 5	150.56	2.2 %	-	-	-	-
Green Roof 6	116.73	1.7 %	-	-	-	-
Bio-Swale 1 (x2)	157.99	4.7 %	530	8 %	465	7 %
Bio-Swale 2 (x2)	111.71	3.3 %	530	8 %	465	7 %

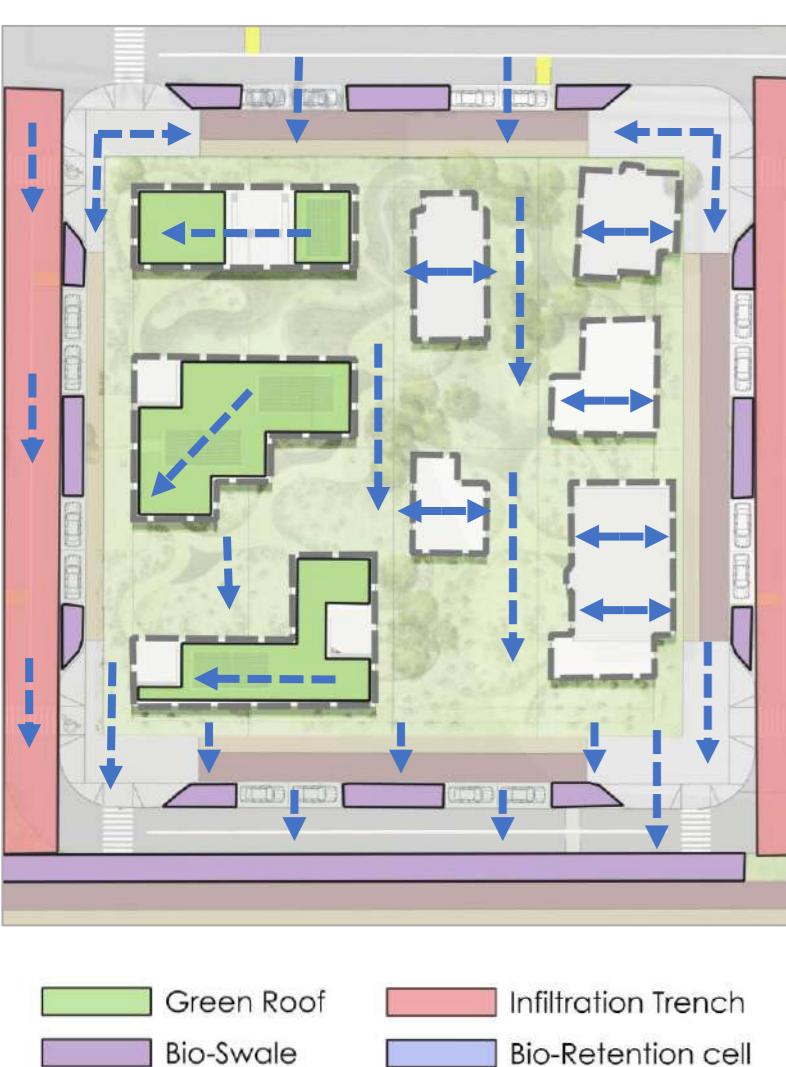
### SUBCATCHMENT: 2



Subcatchment Area [S2]	Area [Sq.m]	Area [%]
Impervious Area	1446.00	21.69 %
Pervious Area	2217.38	33.27 %
LID Controls Area	3002.23	45.04 %
Subcatchment Area (S2)	<b>6665.61</b>	100%

LID Controls Subcatchment Area- 2	Area Covered		Impervious Area Treated		Pervious area treated	
	[Sq.m]	[%]	[Sq.m]	[%]	[Sq.m]	[%]
Green Roof 1	236.15	3.56 %	-	-	-	-
Green Roof 2	308.27	4.65 %	-	-	-	-
Green Roof 3	145.26	2.19 %	-	-	-	-
Green Roof 4	310.50	4.69 %	-	-	-	-
BioSwale 1 (x2)	196.56	5.9 %	365	5.46 %	260	4 %
BioSwale 2 (x2)	238.29	7.14 %	365	5.46 %	260	4 %
Infiltration Trench	501.30	7.76 %	505	7.6 %	-	-
Bio-Retention cell (Pond)	550	8.52 %	200	3 %	1040	15.6 %

### SUBCATCHMENT: 3



Subcatchment Area [S3]	Area [Sq.m]	Area [%]
Impervious Area	1616.73	24.50 %
Pervious Area	2403.44	36.43 %
LID Controls Area	2577.97	39.07 %
Subcatchment Area (S1)	<b>6598</b>	100%

LID Controls Subcatchment Area- 1	Area Covered		Impervious Area Treated		Pervious area treated	
	[Sq.m]	[%]	[Sq.m]	[%]	[Sq.m]	[%]
Green Roof 1	186.80	2.90 %	-	-	-	-
Green Roof 2	282.62	4.39 %	-	-	-	-
Green Roof 3	220.35	3.43 %	-	-	-	-
Infiltration Trench	501.30	7.80 %	460	7.1 %	-	-
Rain Garden	81.78	1.26 %	1150	18 %	-	-
Bio-Swale 1 (x2)	201.86	6.27 %	560	8.5 %	-	-
Bio-Swale 2 (x2)	199.26	6.19 %	560	8.5 %	460	7 %

### SWMM MODEL



### MODEL COMPONENT'S

S1/2/3: Subcatchment Area (connected to BS)

BS: Bioswale (Connected to J1)

J1: Junction (connected To Outfall)

C1: Conduit (Between J1 and Outfall)

RG: Rain Gage

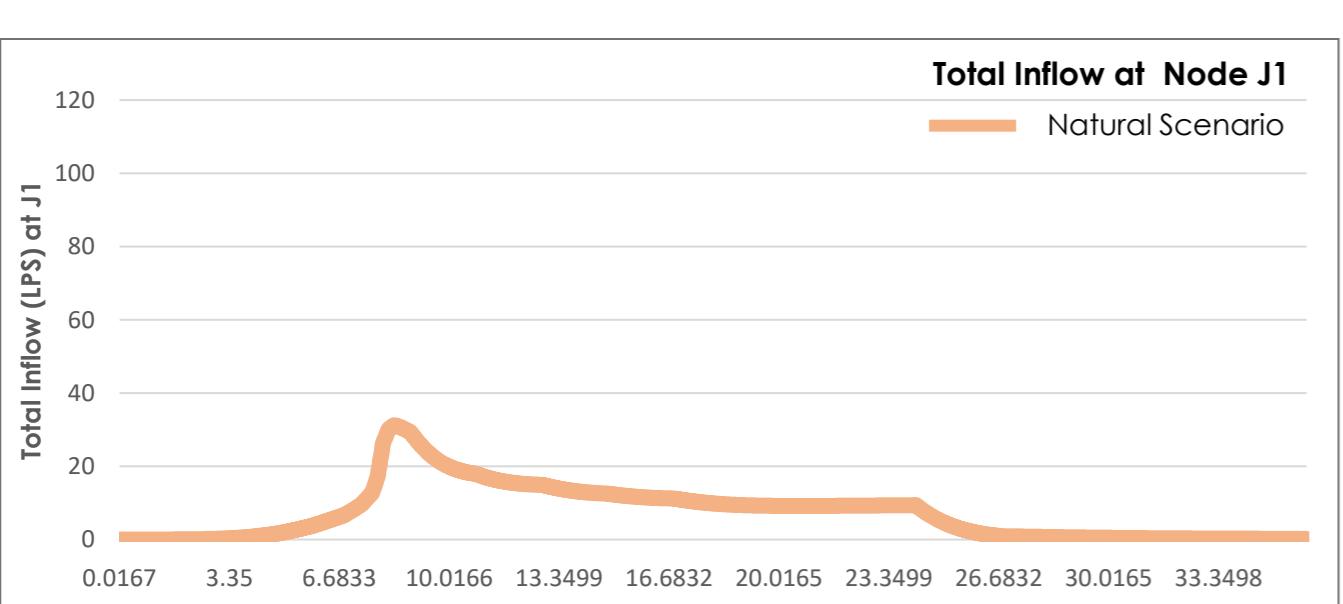
Outfall: Outfall

Curve Number= 72

### Scenario 1: Natural scenario

Sub-catchment Area	Total Precipitation (mm)	Total Infiltration (mm)	Total Runoff (mm)	Total Runoff (10^6 ltr)	Peak Runoff (LPS)
S1	99.04	50	48.83	0.32	13.80
S2	99.04	49.96	48.88	0.31	13.36
S3	99.04	49.95	48.89	0.30	13.22

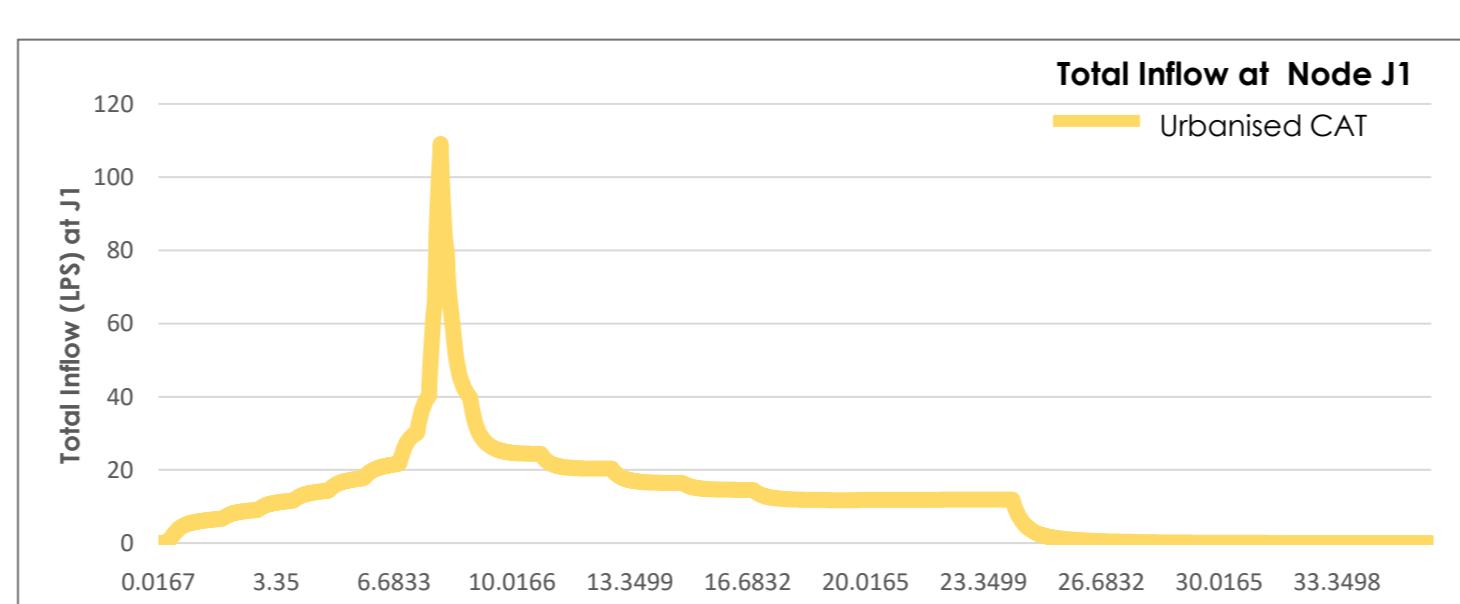
Outfall Node (Scenario 1)	Maximum Lateral Inflow (LPS)	Maximum Total Flow (LPS)	Total Inflow Volume (10^6 ltr)
J1	31.16	<b>31.16</b>	<b>0.92</b>



### Scenario 2: Grey Urbanised Area + CAT (2060)

Sub-catchment Area	Impervious Area [%]	Total Precipitation (mm)	Total Infiltration (mm)	Total Runoff (mm)	Total Runoff (10^6 ltr)	Peak Runoff (LPS)
S1	71.3%	105.94	12.78	92.96	0.61	51.94
S2	44.6%	105.94	28.44	77.26	0.49	36.80
S3	41.1%	105.94	30.25	75.45	0.47	34.68

Outfall Node (Scenario 2)	Maximum Lateral Inflow (LPS)	Maximum Total Flow (LPS)	Total Inflow Volume (10^6 ltr)
J1	112.92	<b>121.92</b>	<b>1.56</b>



### Scenario 3: Grey Urbanised Area+ CAT + LID Implemented

Sub-catchment Area	Impervious Area [%]	Total Precipitation (mm)	Total Infiltration (mm)	Total Runoff (mm)	Total Runoff (10^6 ltr)	Peak Runoff (LPS)
S1	25.29 %	113.14	26.21	69.70	0.47	19.14
S2	26.69 %	113.14	39.			