

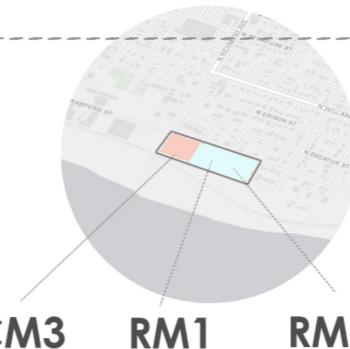
Site Introduction

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.

Main Hydro-climatic threats

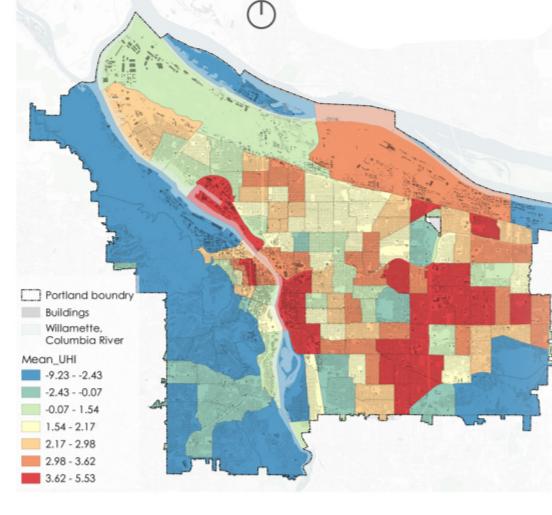
Earthquake Hazard Zones

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.

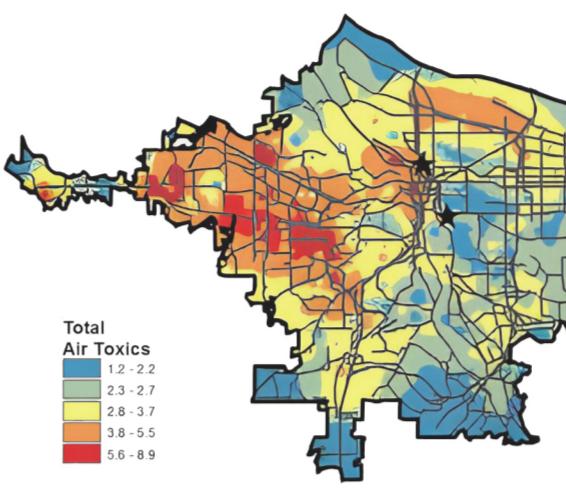


LEED Integration:

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.

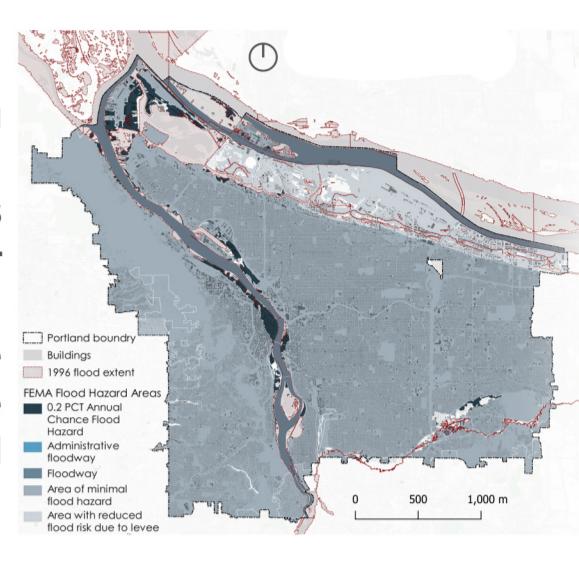
Air Toxics

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

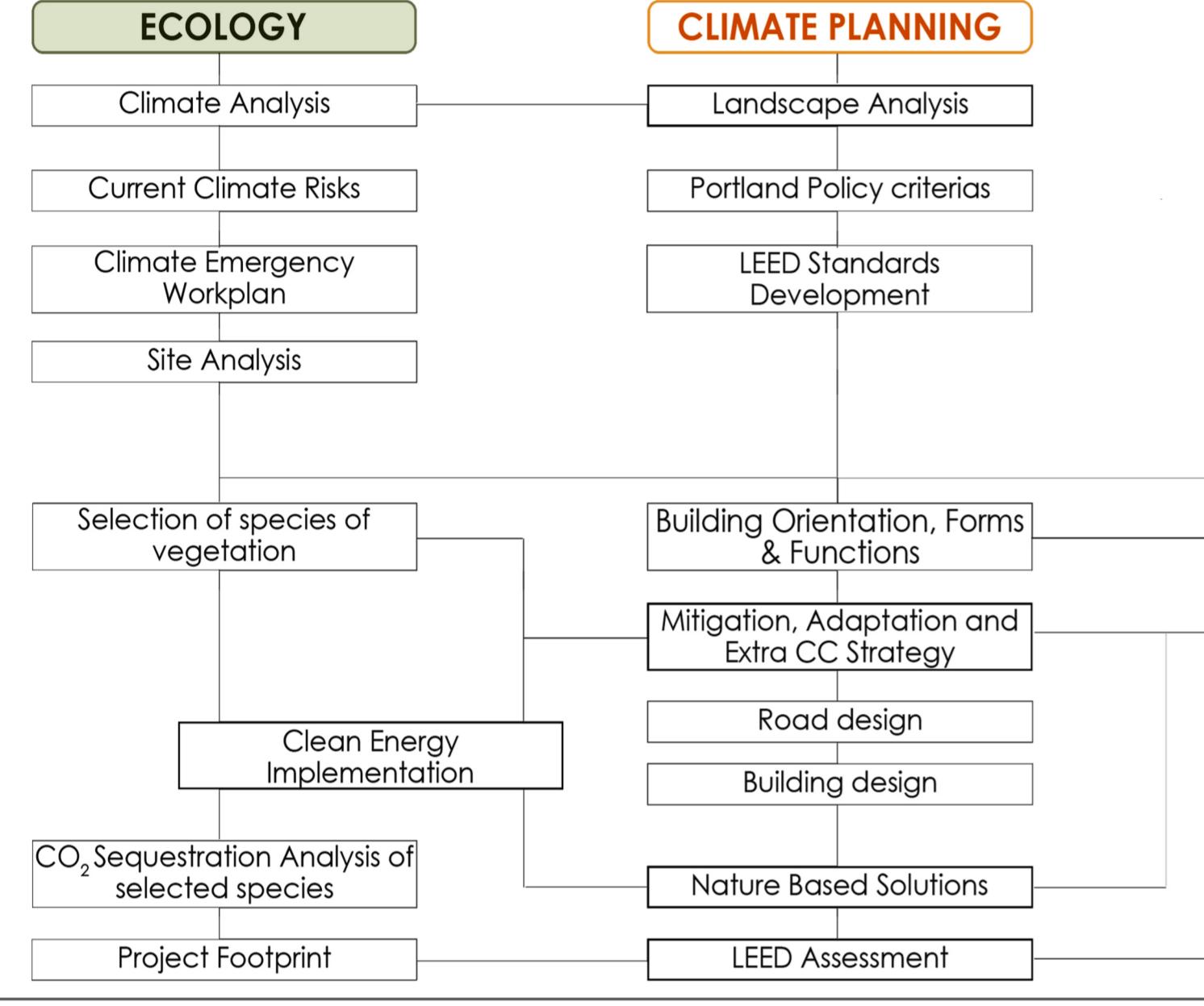


Flood Risk

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.



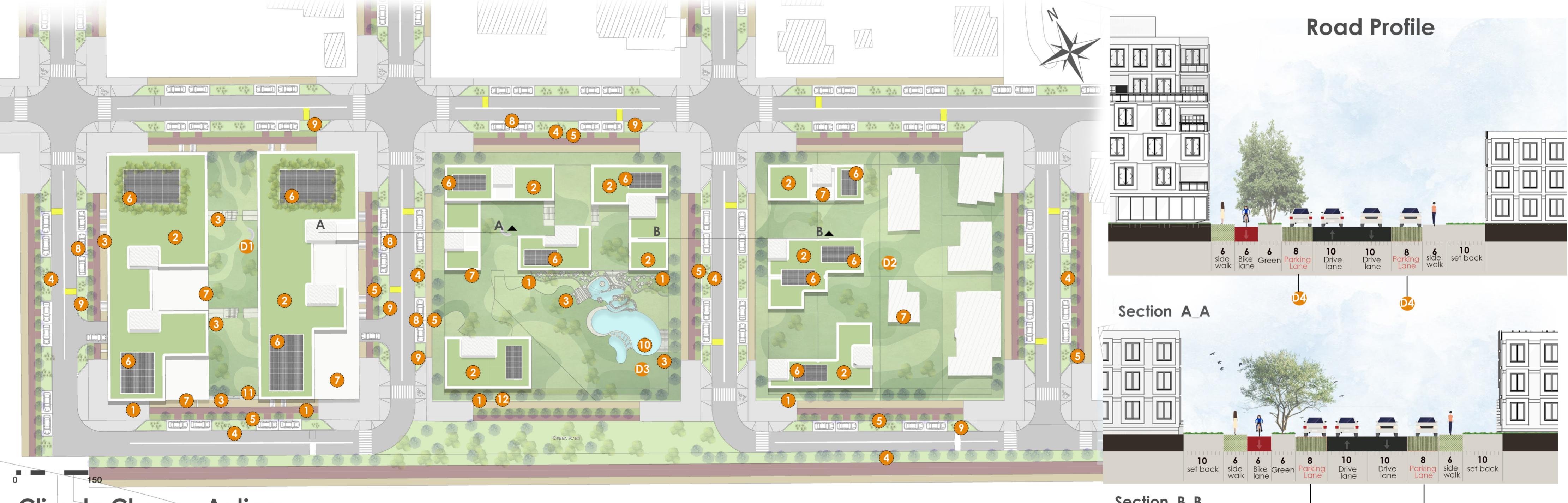
Methodology



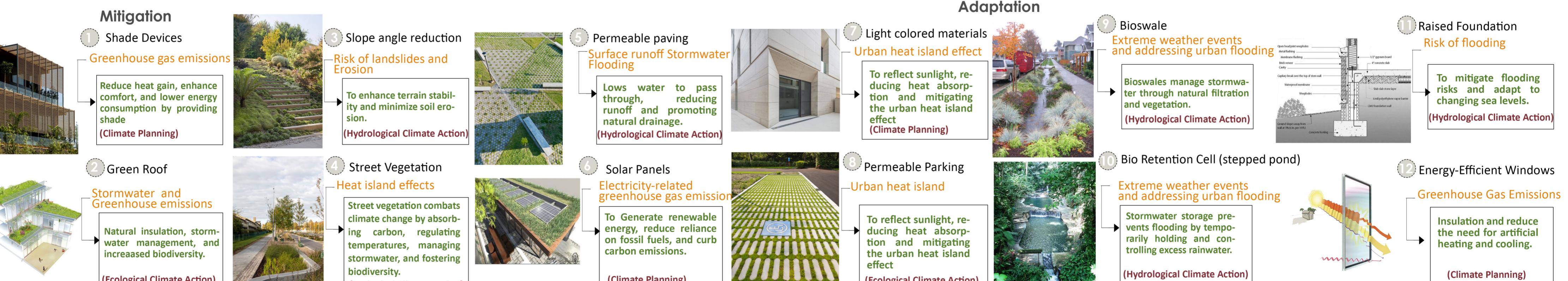
Requirements

Commercial mixed use 3 (CM3) zone & Residential Multi-Dwelling 1 (RM1)					
	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
	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 ft²) 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
	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
RM1	Landscaped area	Parking	Windows	Ground floor	Facade articulation
	15% property area for landscaping.	Larger developments (>30 units, >10,000 ft²) 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

Site Plan



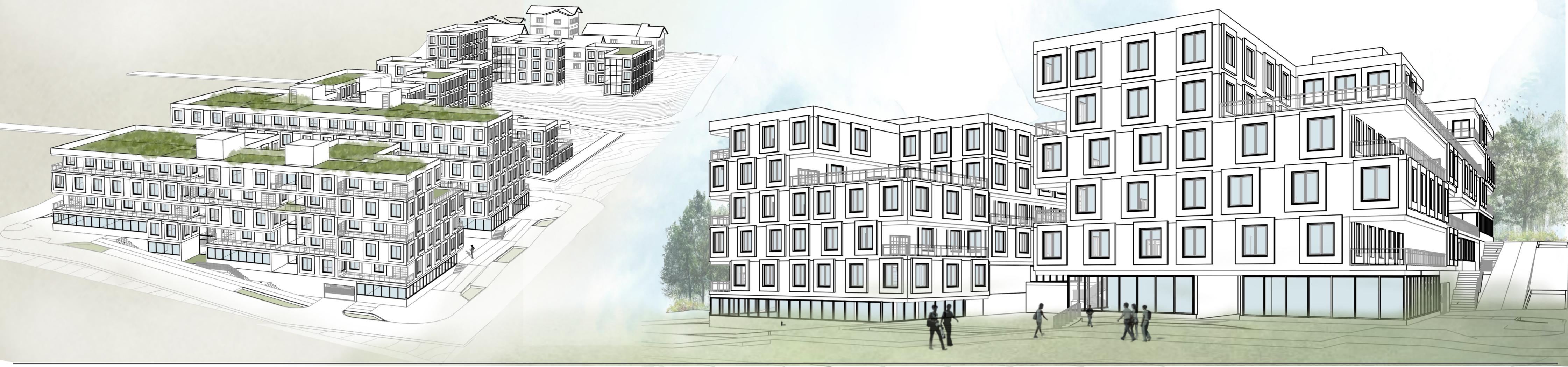
Climate Change Actions



Section

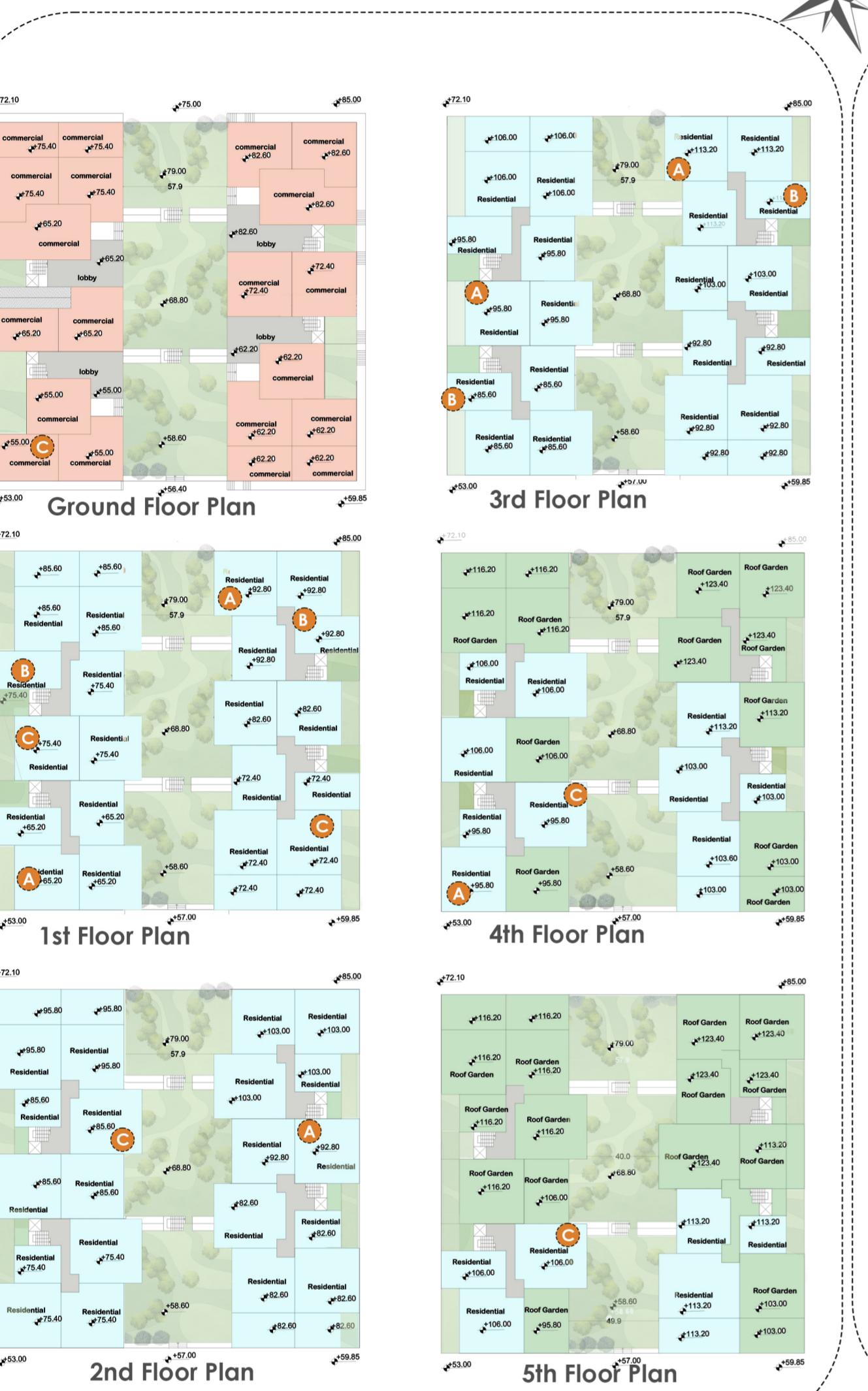


Perspectives

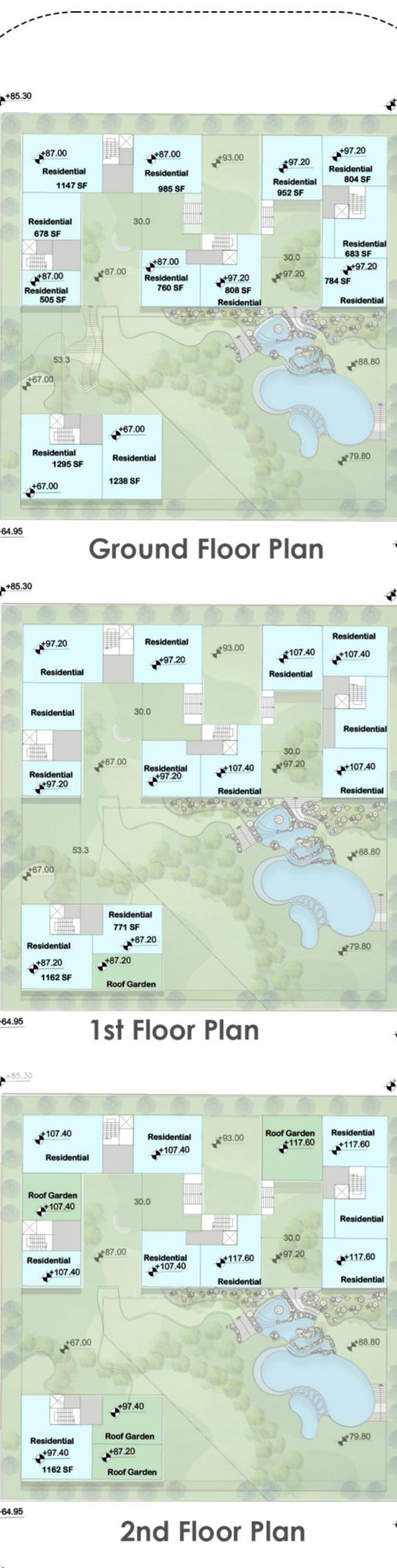


Planimetry

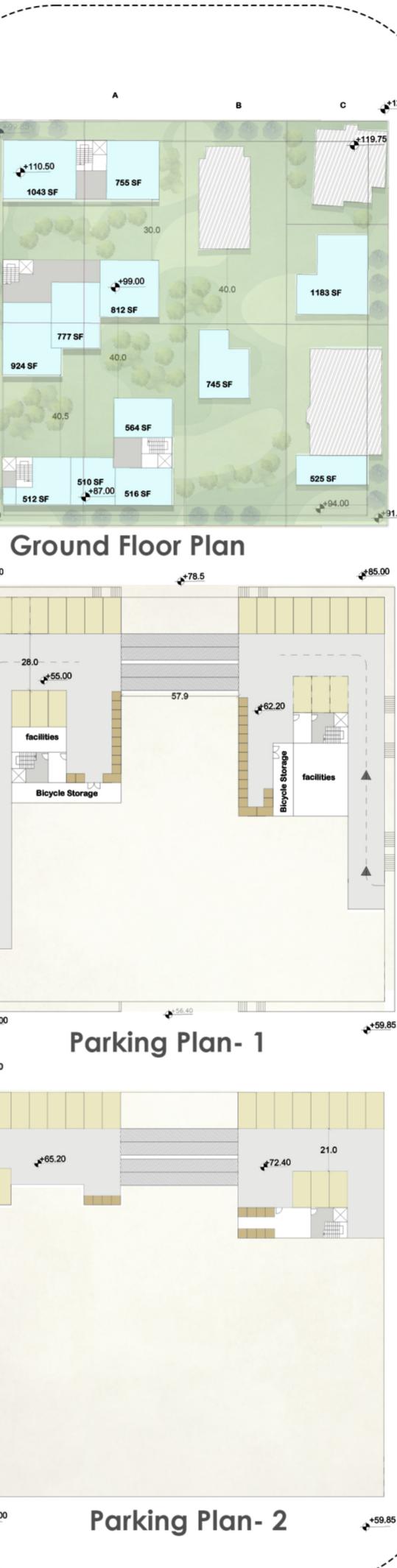
CM3 Block 1



RM1 Block 2



RM1 Block 3



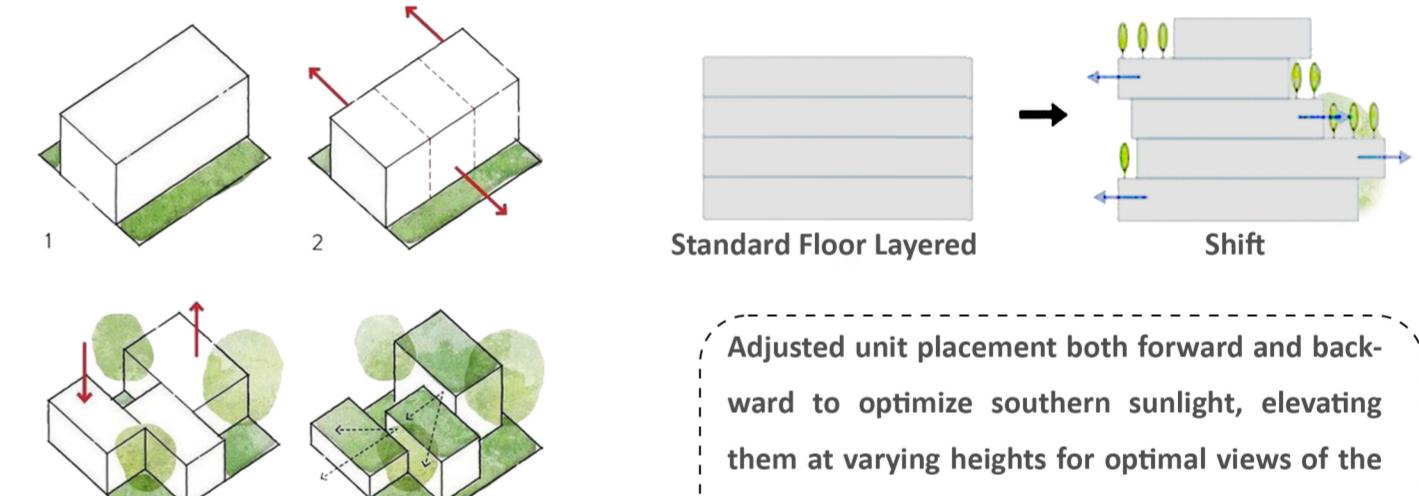
South Elevation



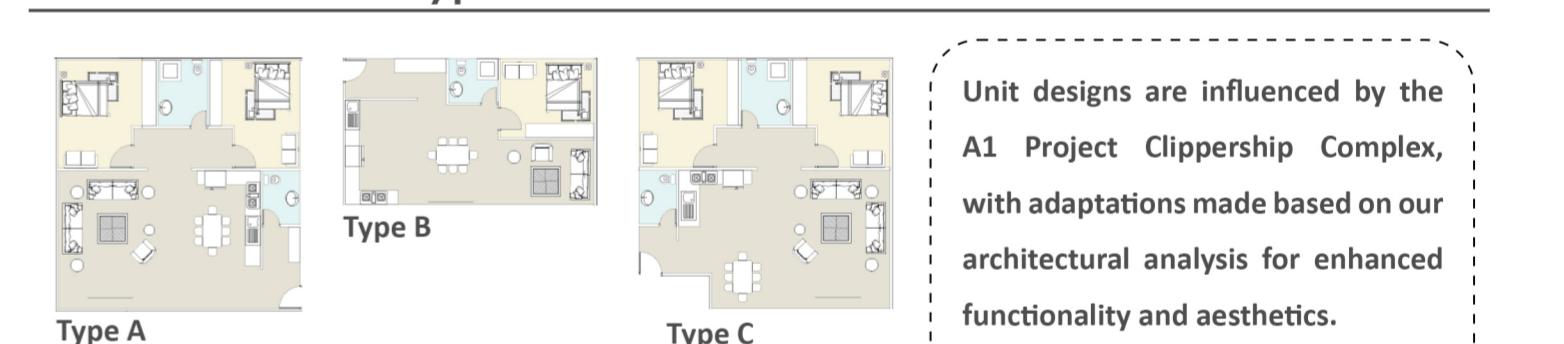
West Elevation



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 Licenced				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	-	-	-	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

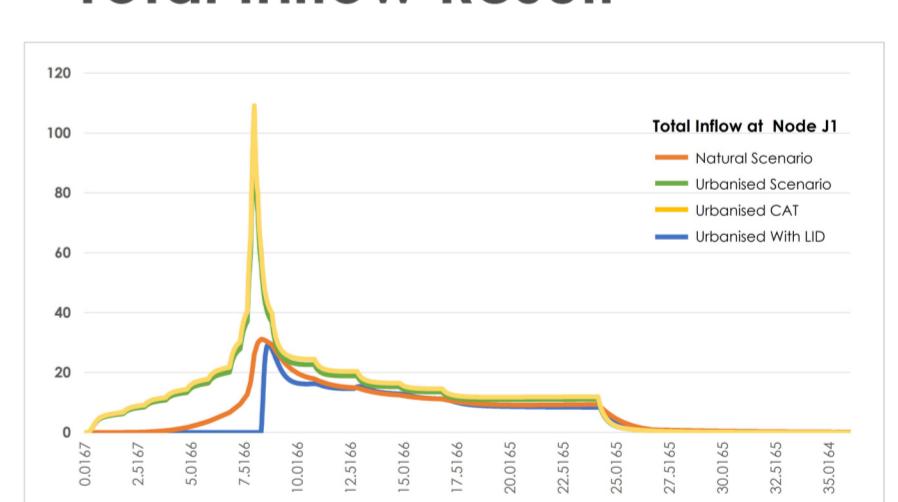
LEED

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 = $[60,714 \times (36,146 \times 0.15)] / 108,684.25$ 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	

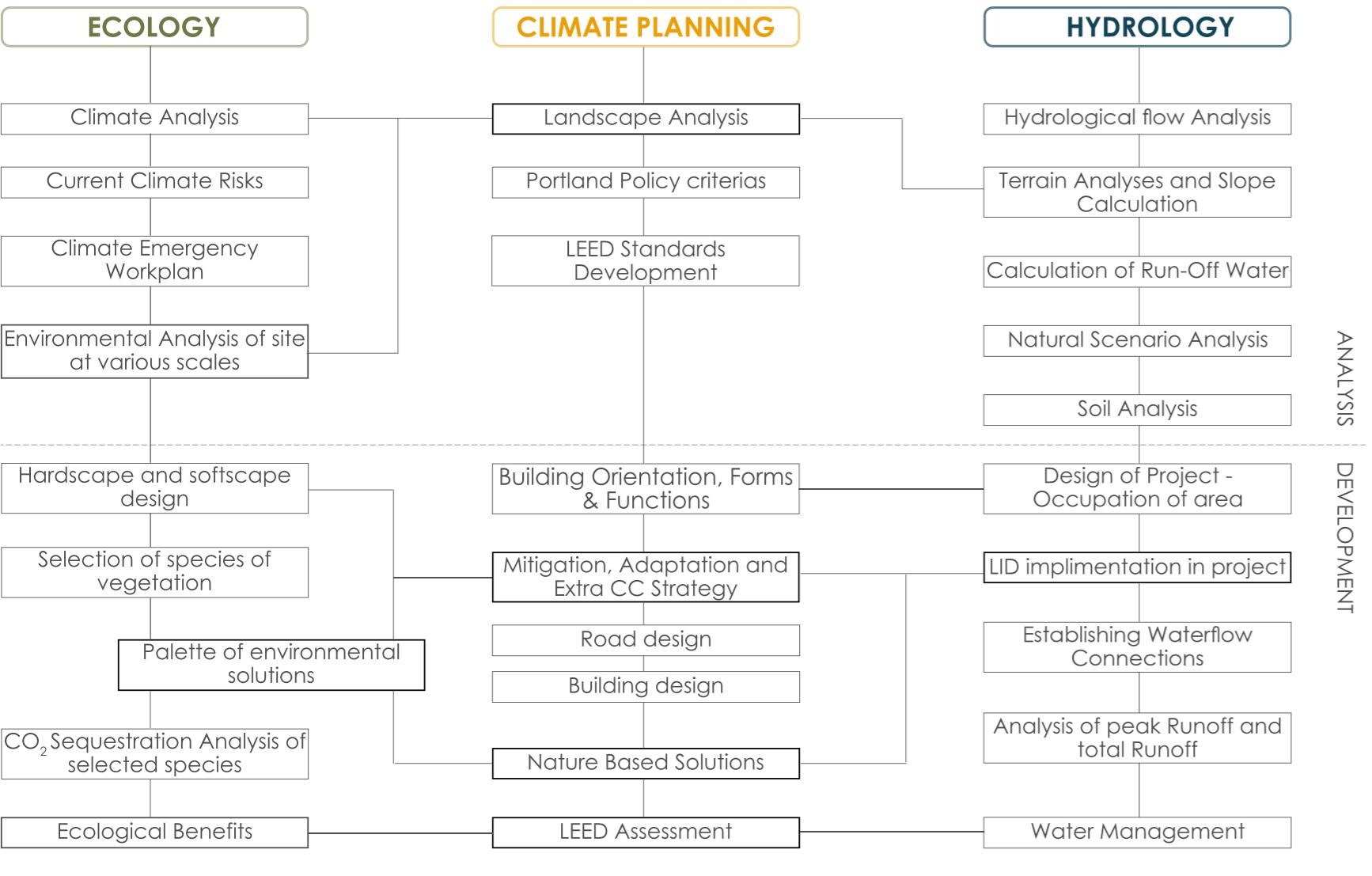
Criteria	Max score	Points	Score justification
Indoor water use	5/6	2 Each lavatory faucet not exceed 1.5 gallons/minute	5 - It's possible to consider in construction details the Lavatory Faucet, Showerhead, and Toilet criteria.
		2 Each showerhead not exceed 1.75 gallons per minute	
		1 Each toilet not 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- Photovoltaic or solar direct hot water panel	1- 250 kWh solar PV array
Glazing	2/3	1 South facing glazing area 50% greater than glazing E & W facing walls	1- RM1 units 60% > E & W 1- Shading is provided in the design
		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.	

Total Inflow Result

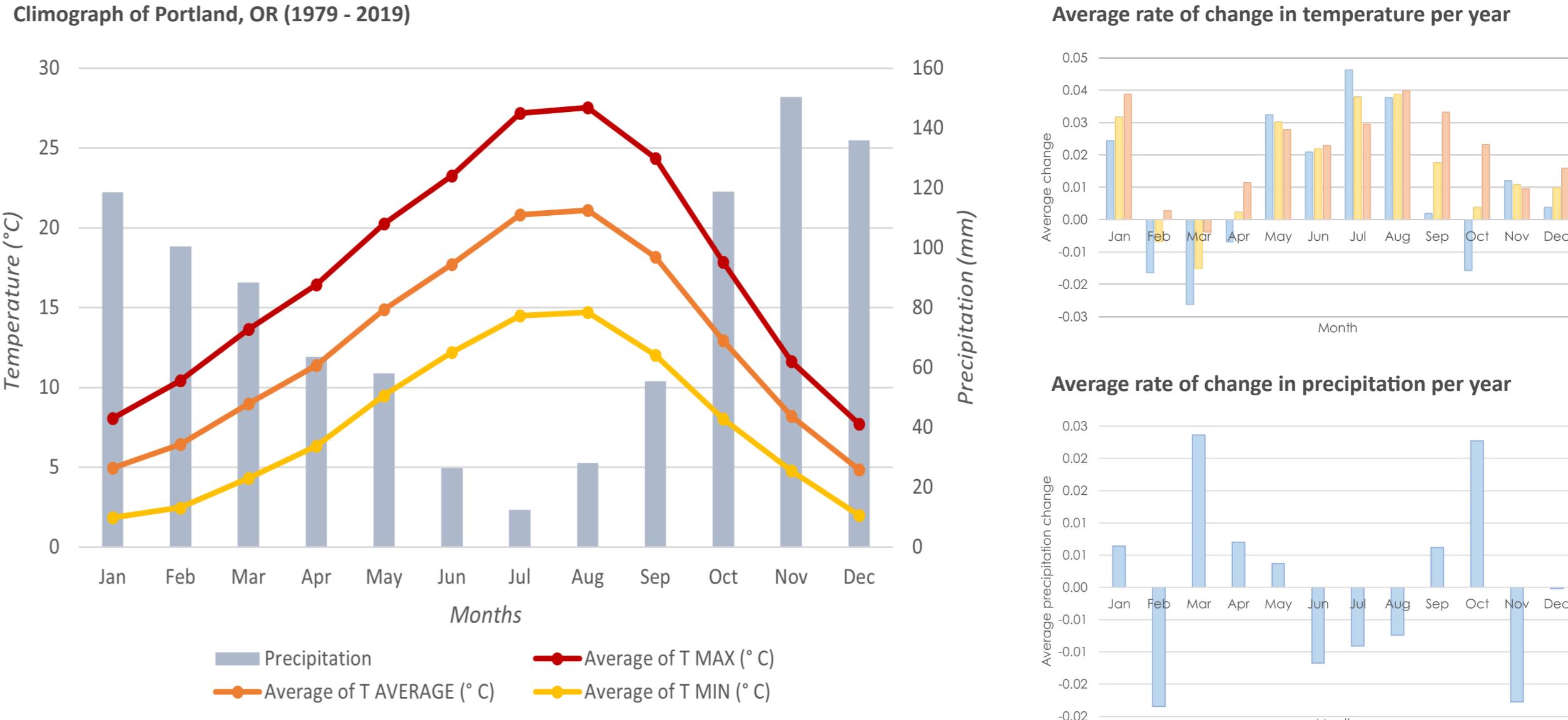




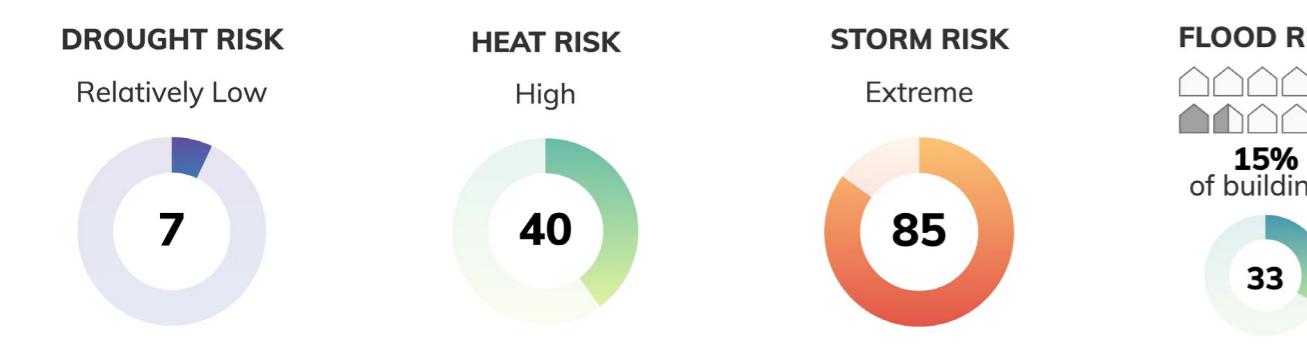
Flowchart



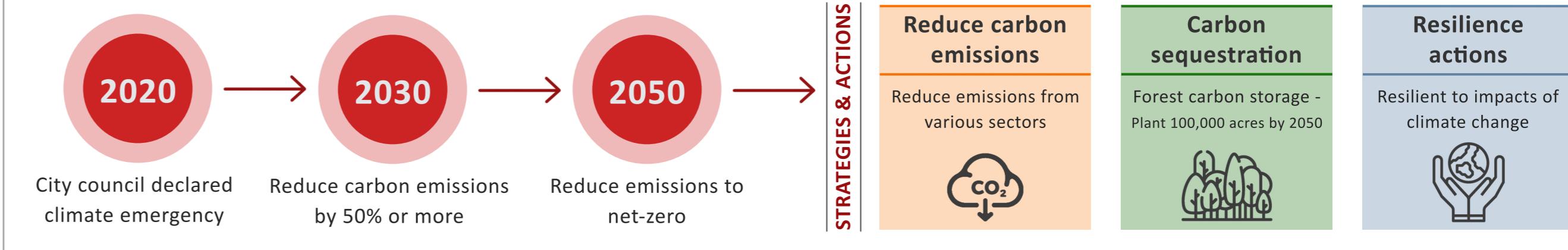
Climate Analysis



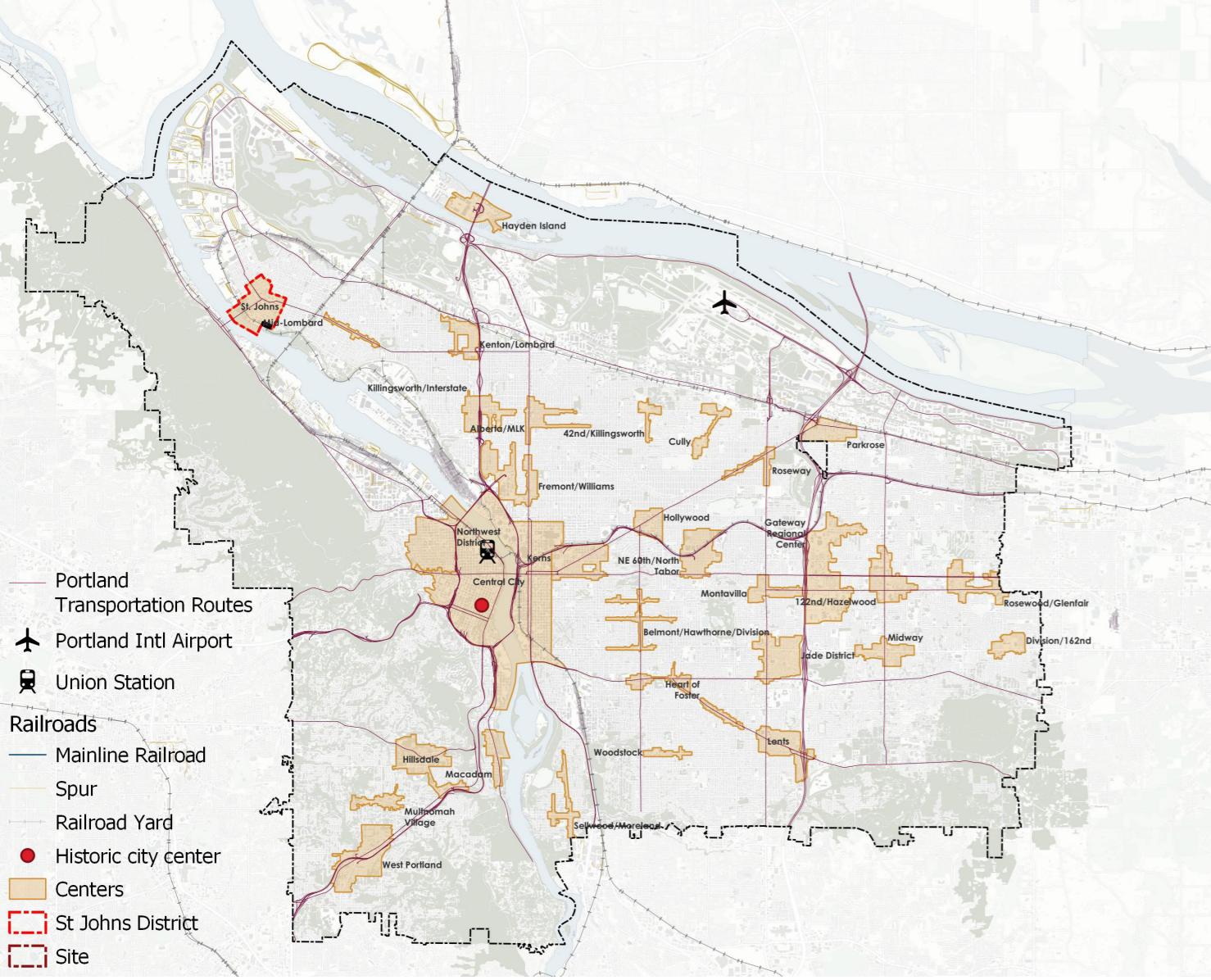
Current Climate Risks



Climate Emergency Workplan



Connectivity within Portland



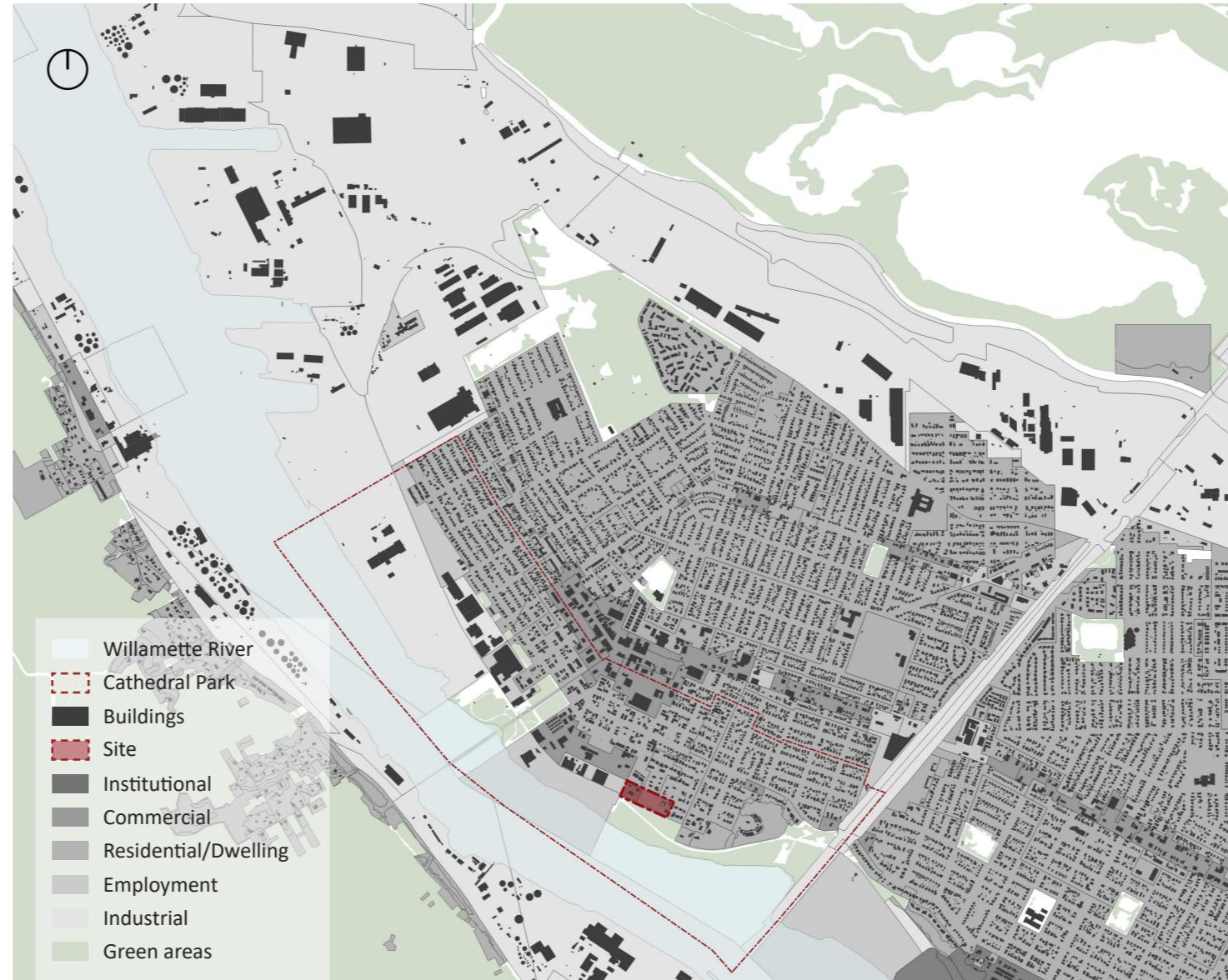
Ecosystem diversity



Road Networks

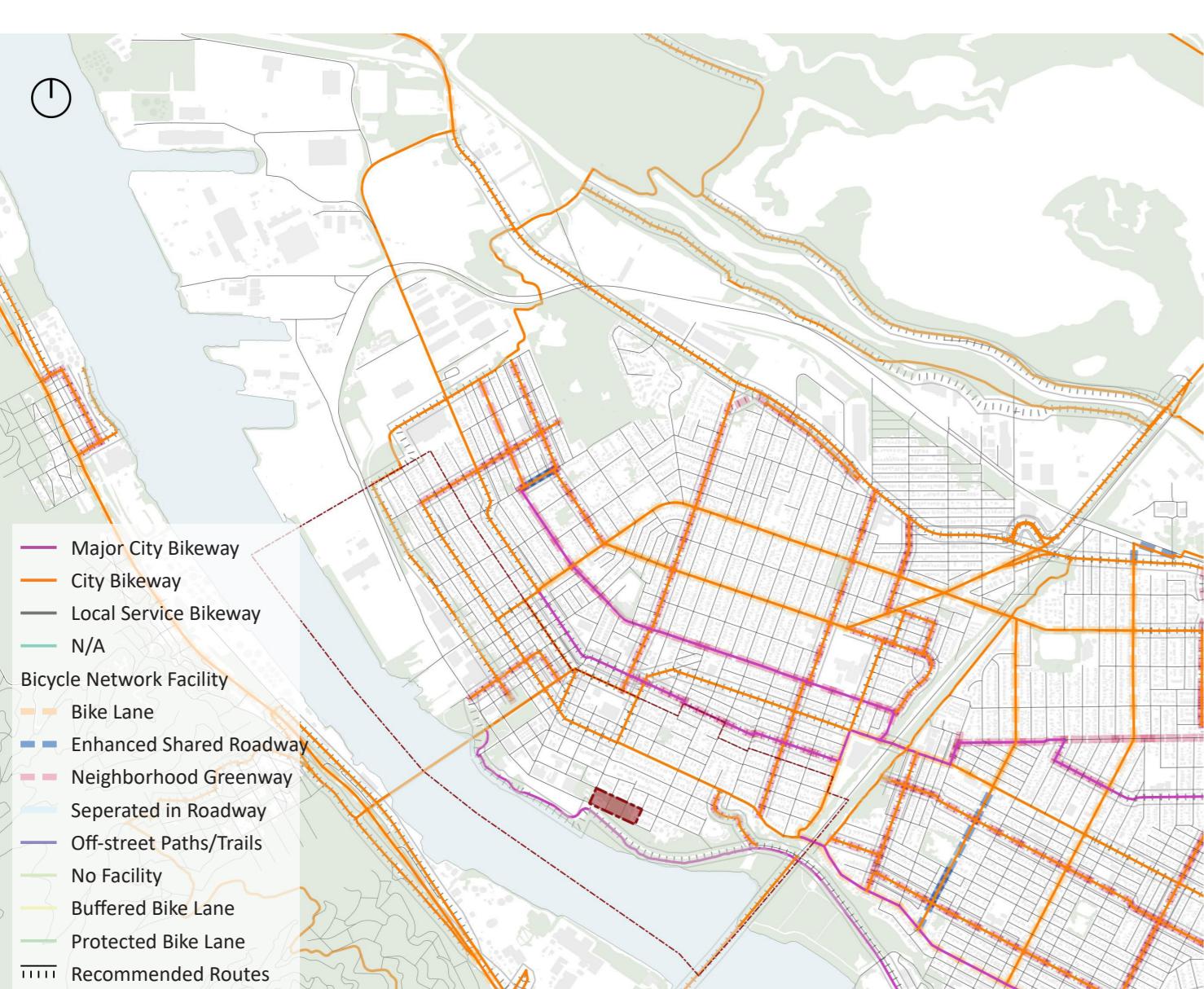


Land use and Zoning



S	W	O	T
STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Most bike friendly city in the U.S.	Higher temperatures and increasing number of UHI	Comprehensive network of transit corridors, city greenways and urban habitat pathways which links people, wildlife and water to different part of the city	Warmer temperatures and extreme heat events are expected to increase
First city to have comprehensive plan for reducing CO2	Risks of flooding	Climate emergency Workplan 2022; 2035	Increase of precipitation
9400 acres of public parks and natural area	Walkable neighborhoods	Comprehensive plan; 2040 Growth Concept Transport	Increase of flooding risk
			Decrease of snowfall
			Increase of drought days

Bike routes



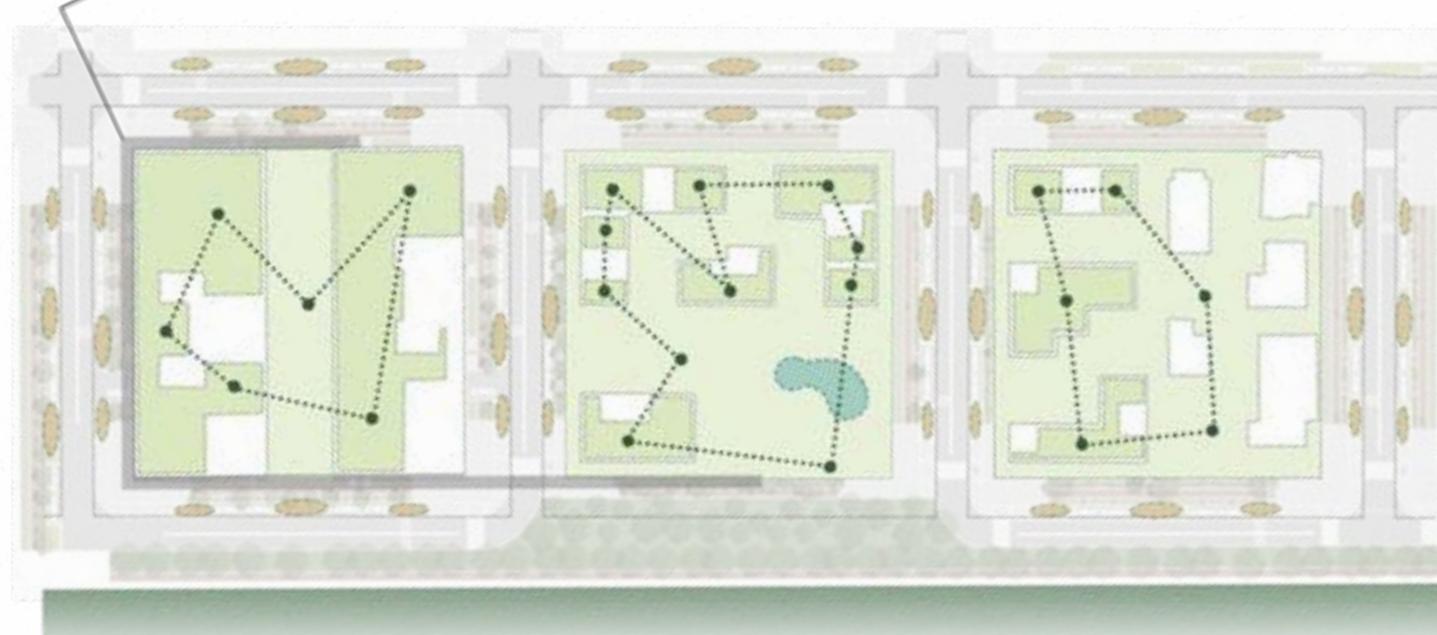
Vegetation around site





Adaptation Strategies

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

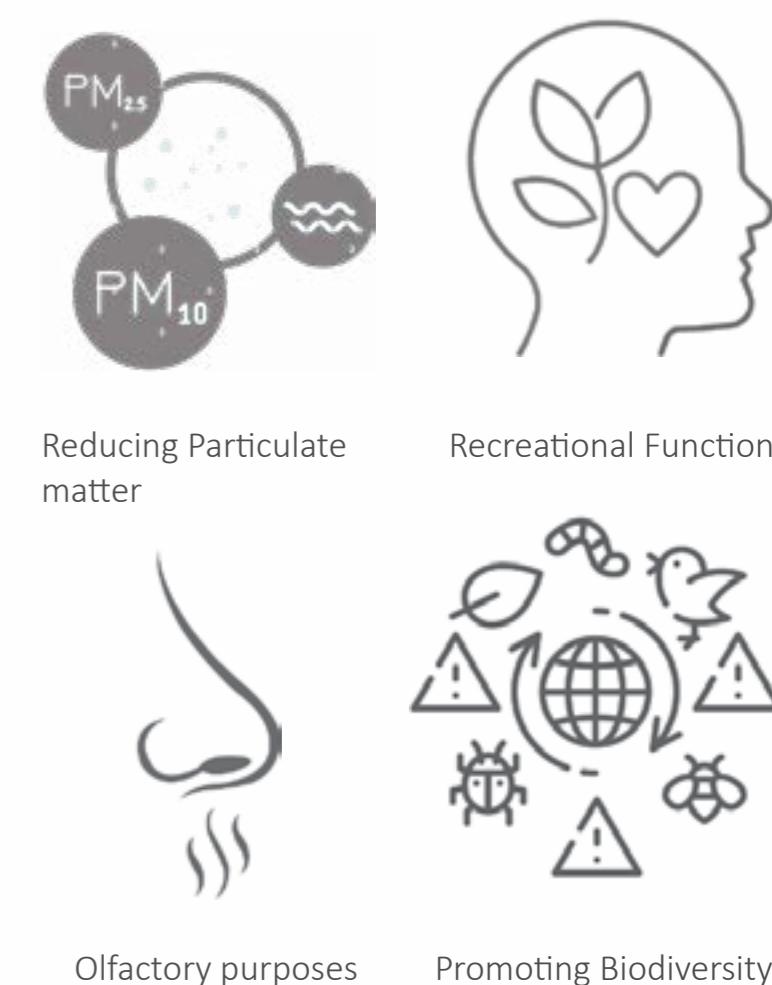


Mitigation Strategies

- Providing food
- Photovoltaic Panels
- Sustainable Materials

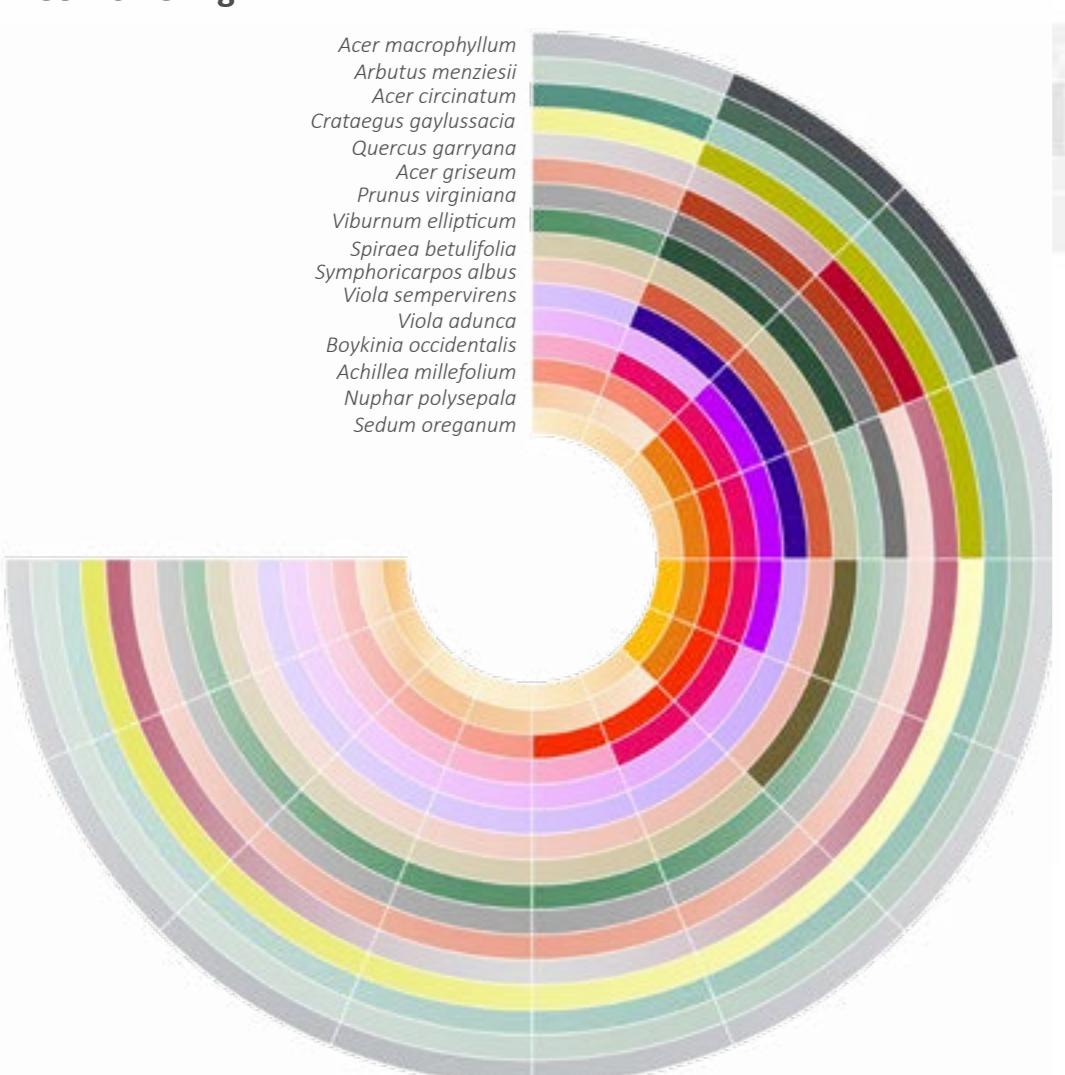


Extra CC Strategies



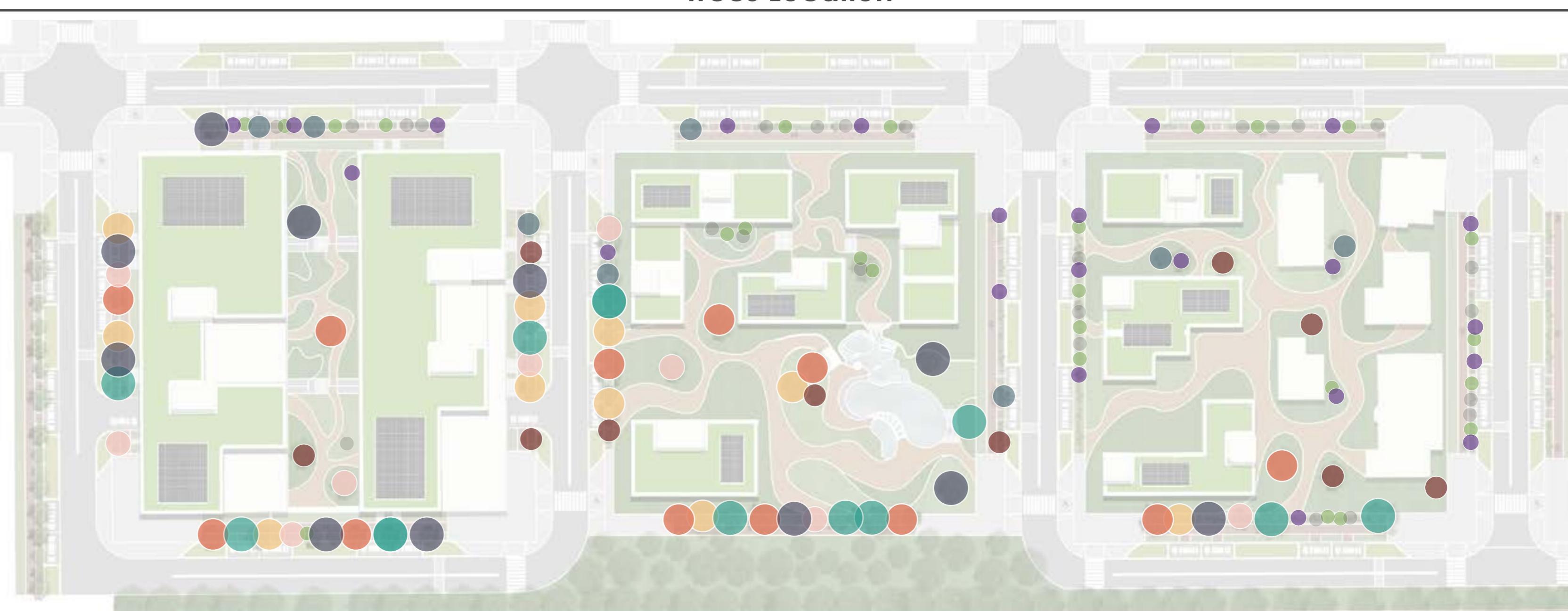
Trees Attribute

Tree Flowering



Tree Crown Sizes and locations

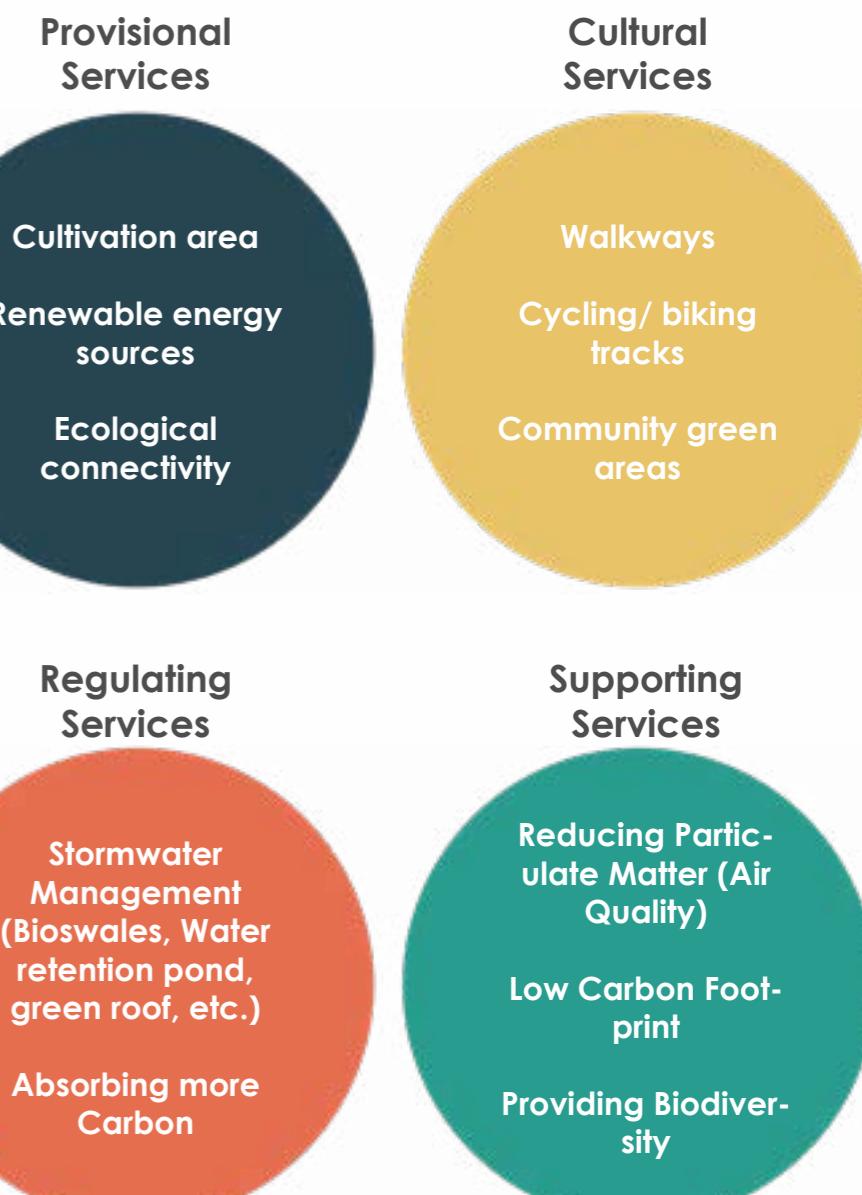
60'	Cathedral Park
45'	Courtyards
40'	South and West side of streets
35'	South and West Site Periphery
30'	Courtyards and around the Pond
25'	North and East side of streets
20'	Courtyards
10'	Green roofs



Master Plan



Ecosystem Services



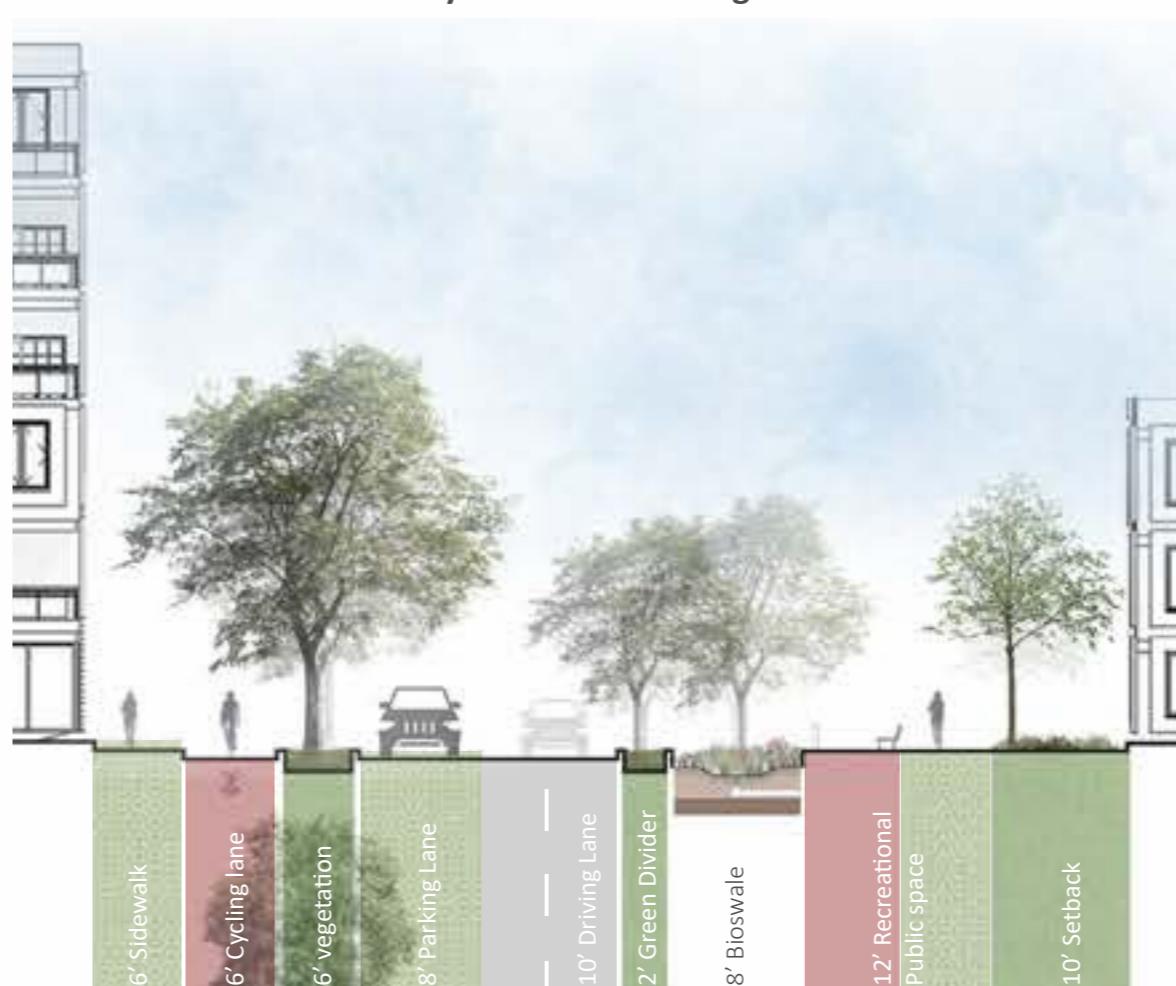
2 Way Road Profile Design



Hardscape and Softscape



1 Way Road Profile Design



Carbon Sequestration and Footprint

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

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

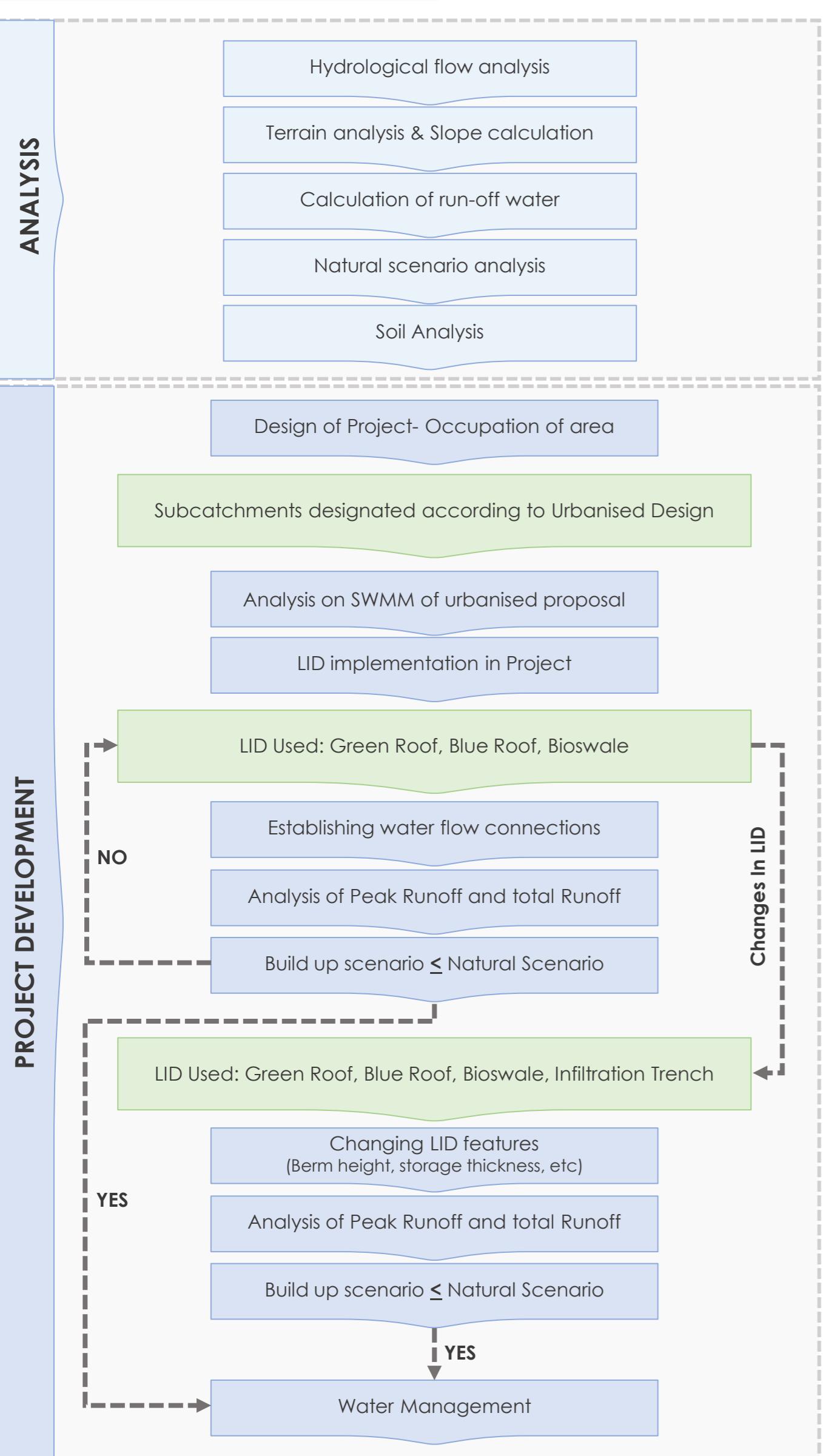


In 50 years, this proposal is expected to sequester :

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



Flowchart



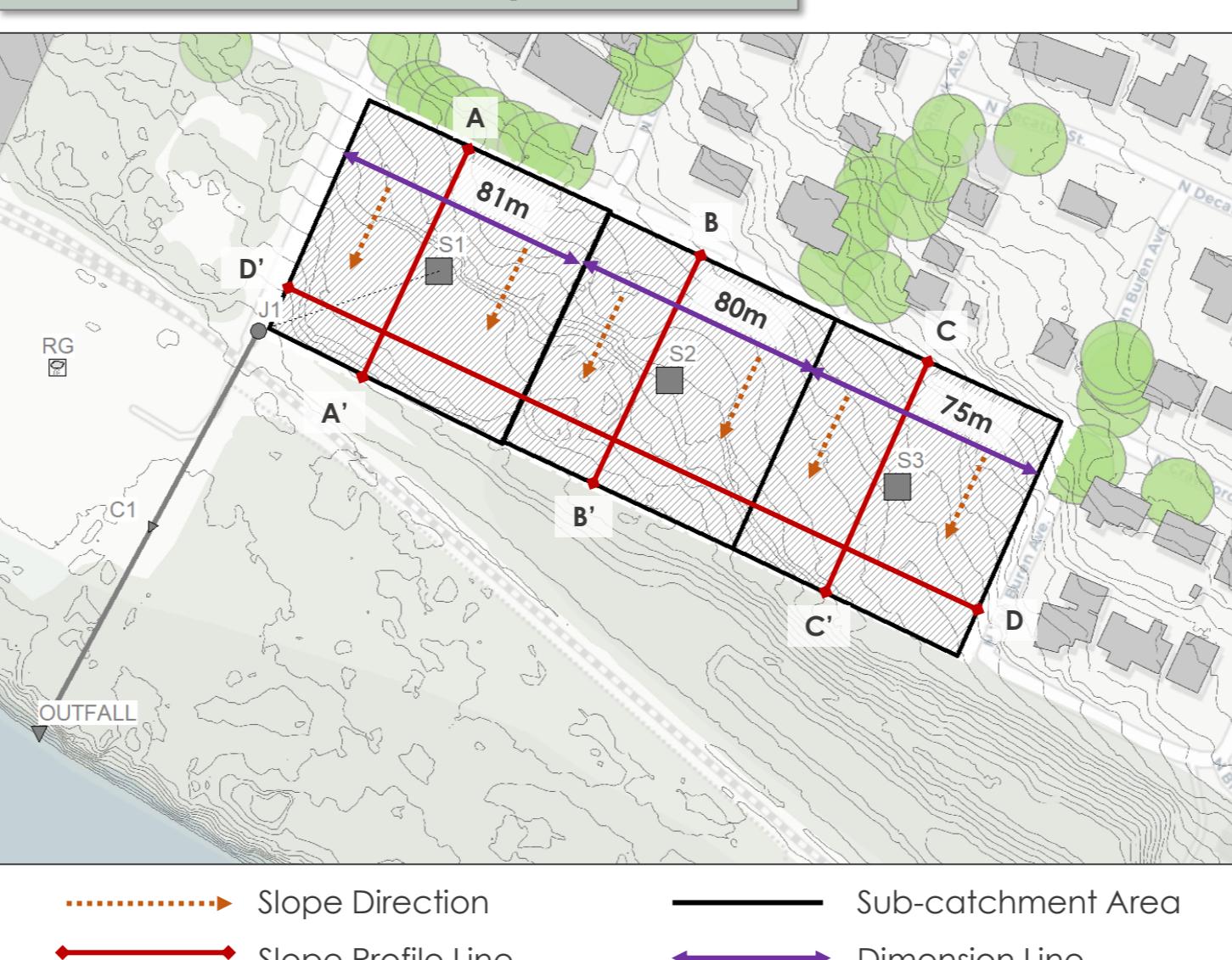
Objective

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

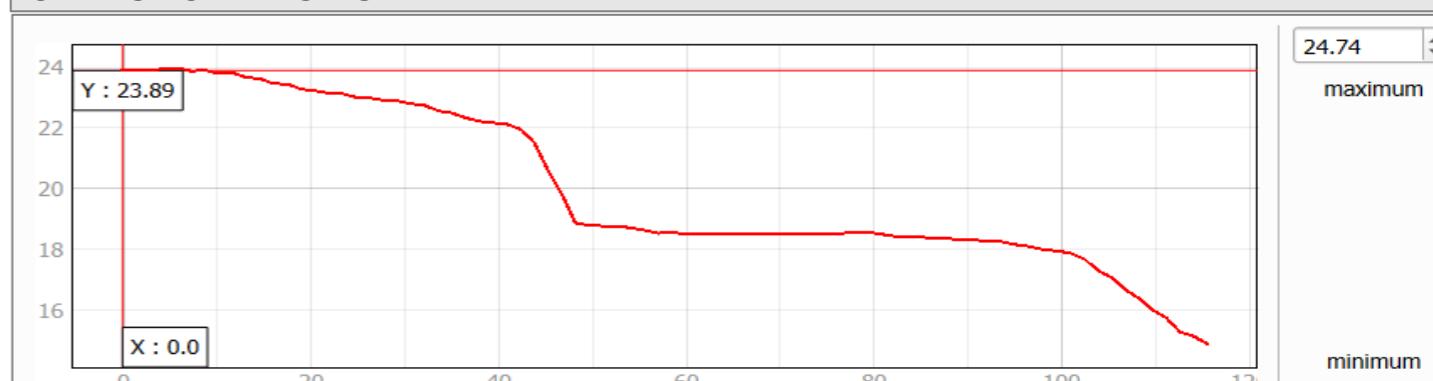


Introduction to Scenarios:

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

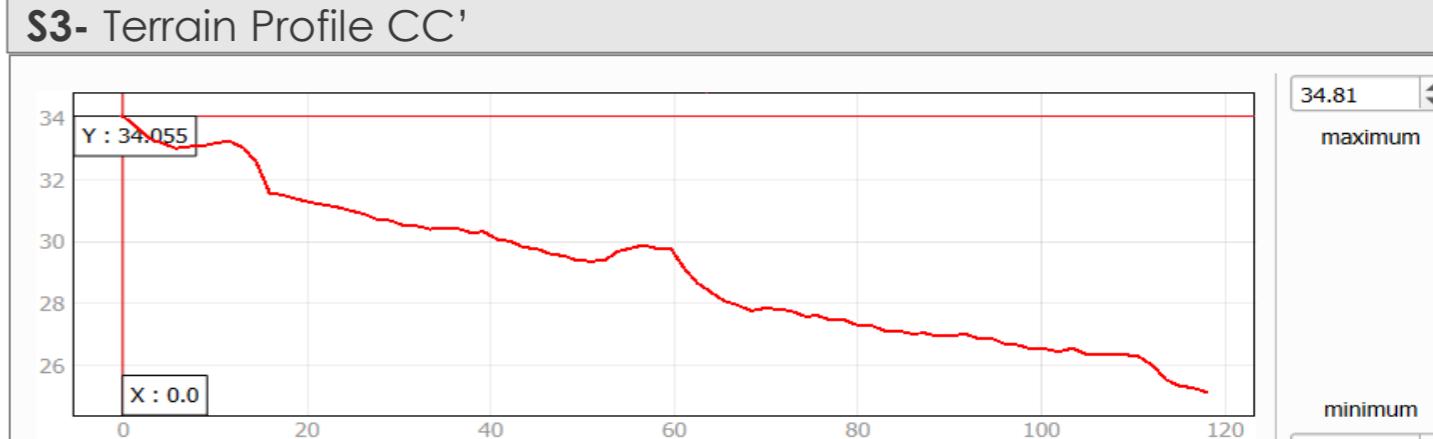
S1- Terrain Profile AA'



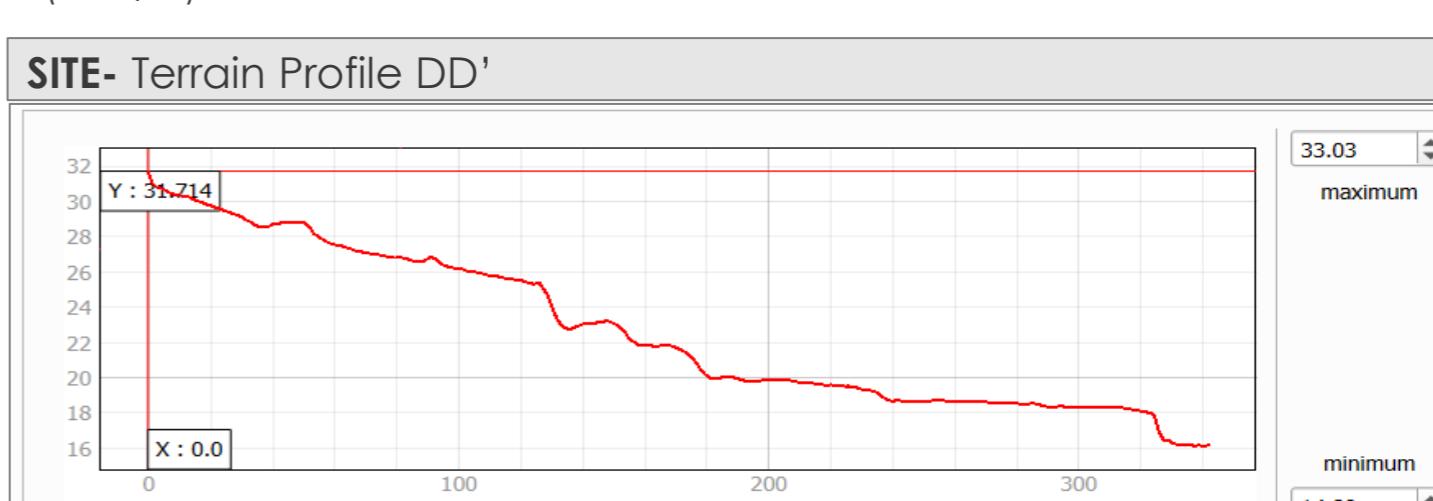
S2- Terrain Profile BB'



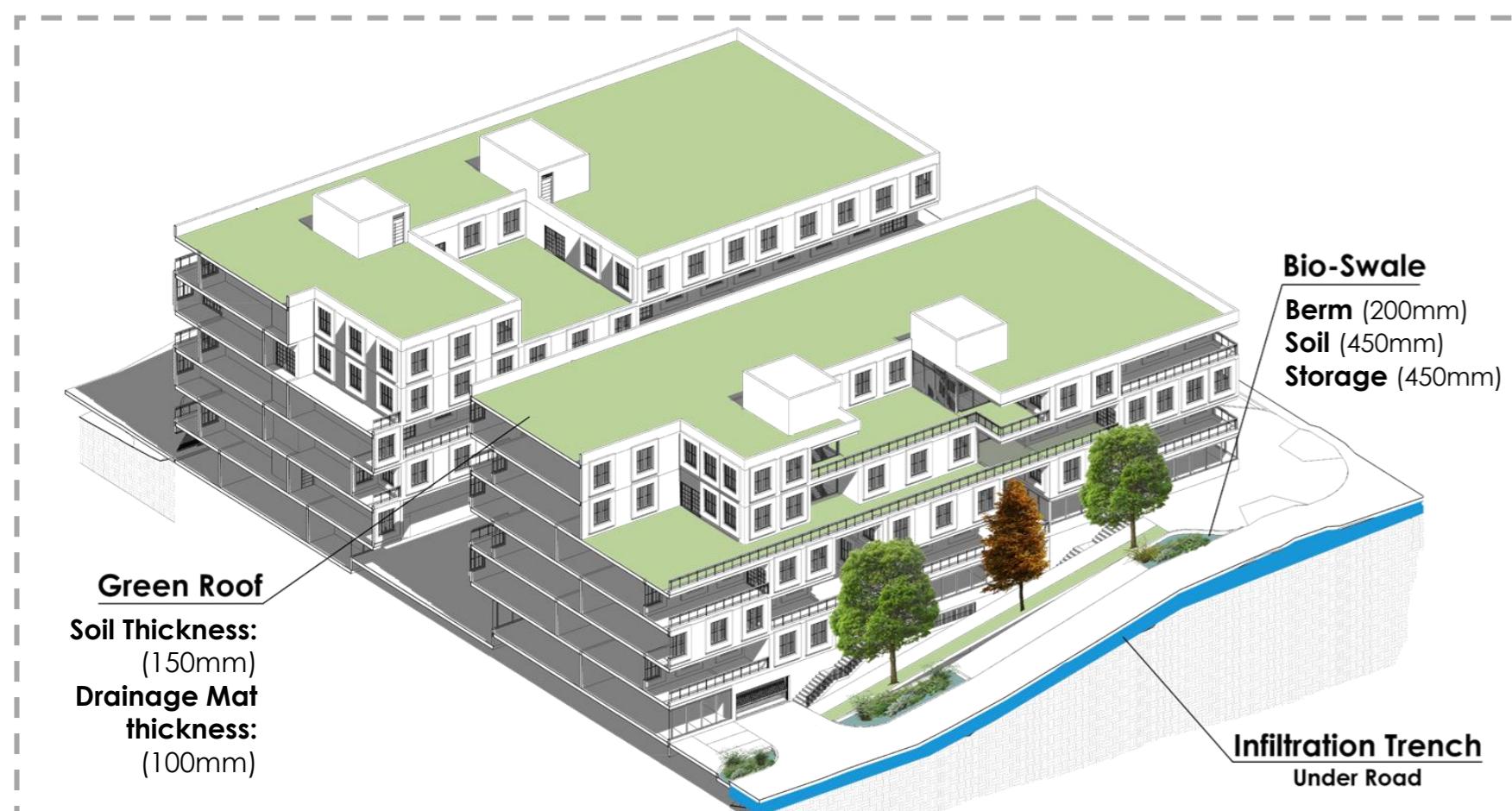
S3- Terrain Profile CC'



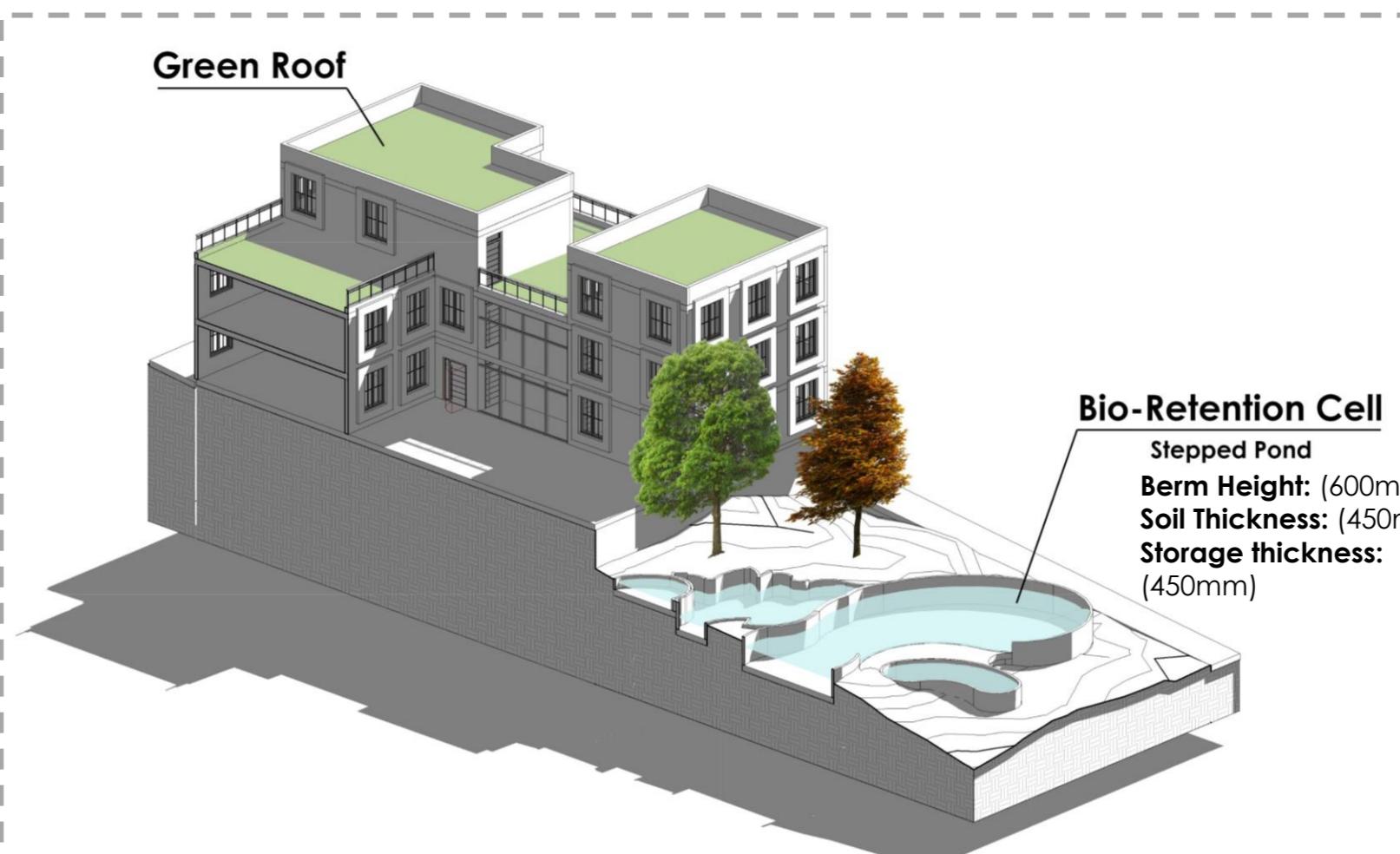
SITE- Terrain Profile DD'



LID CONTROLS: Subcatchment-1



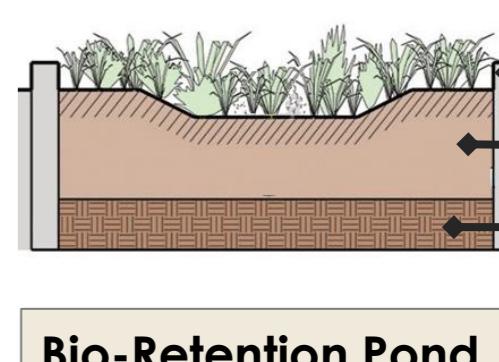
LID CONTROLS: Subcatchment-2



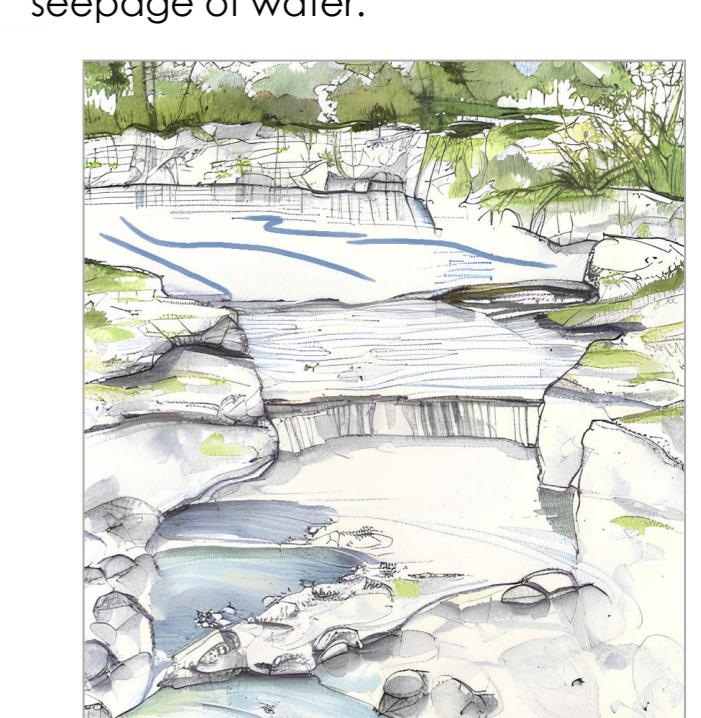
LID Control: Details

Bio-Swale

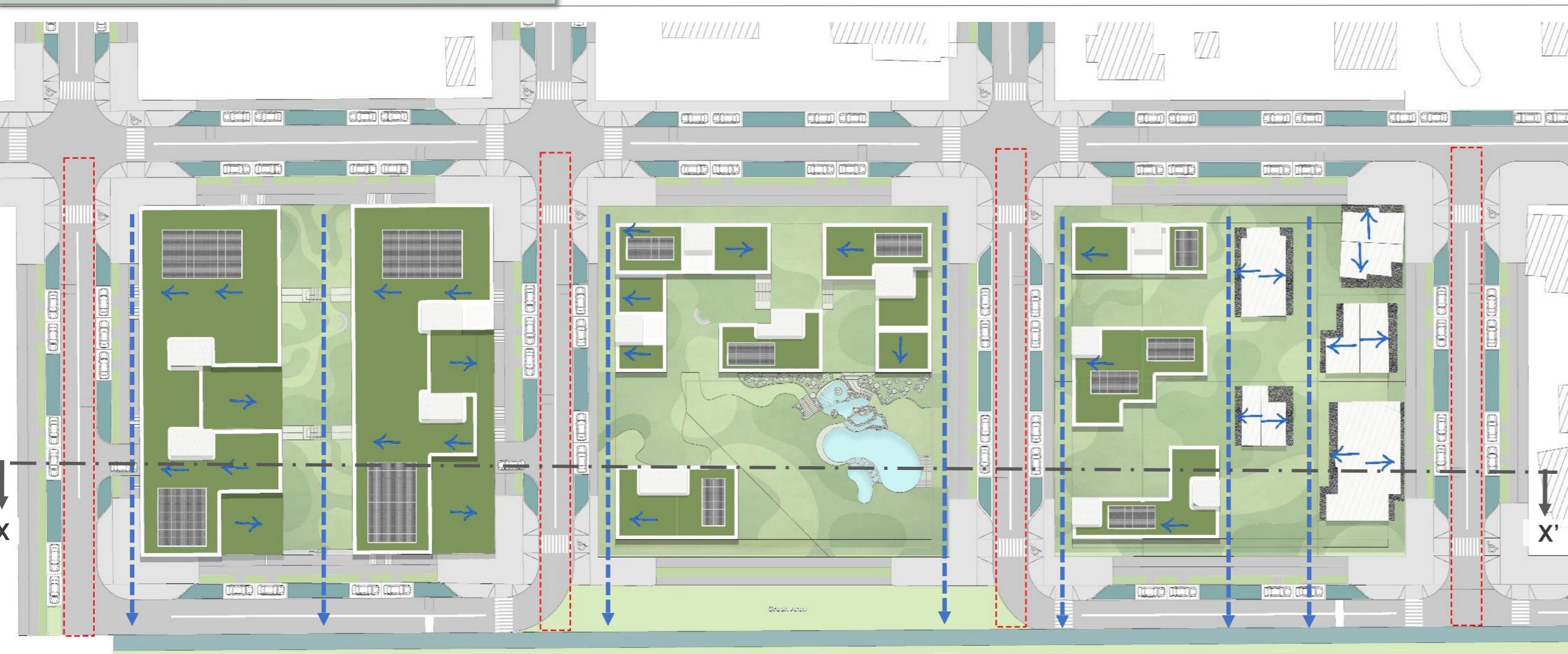
Bio-Swale in our proposal is positioned at the south-west- natural to the flow of the slope. It is connected to every subcatchment individually.



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



LID Implementation in design



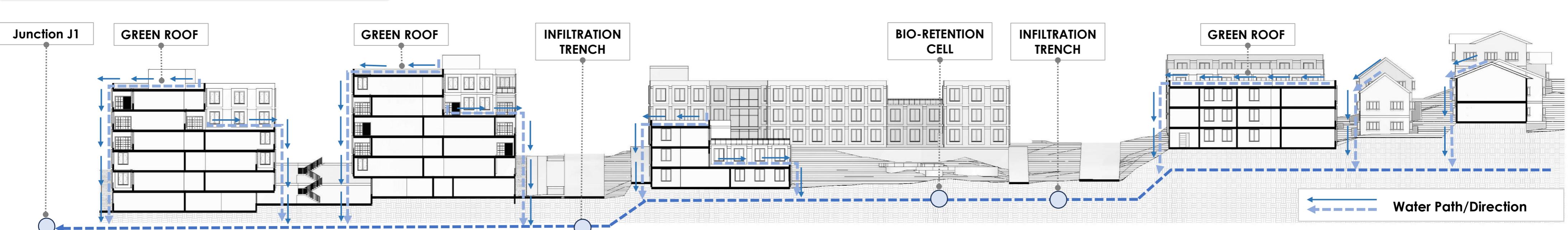
LEGEND

- Impervious Surface
- Pervious Surface
- Water Direction

LID Controls

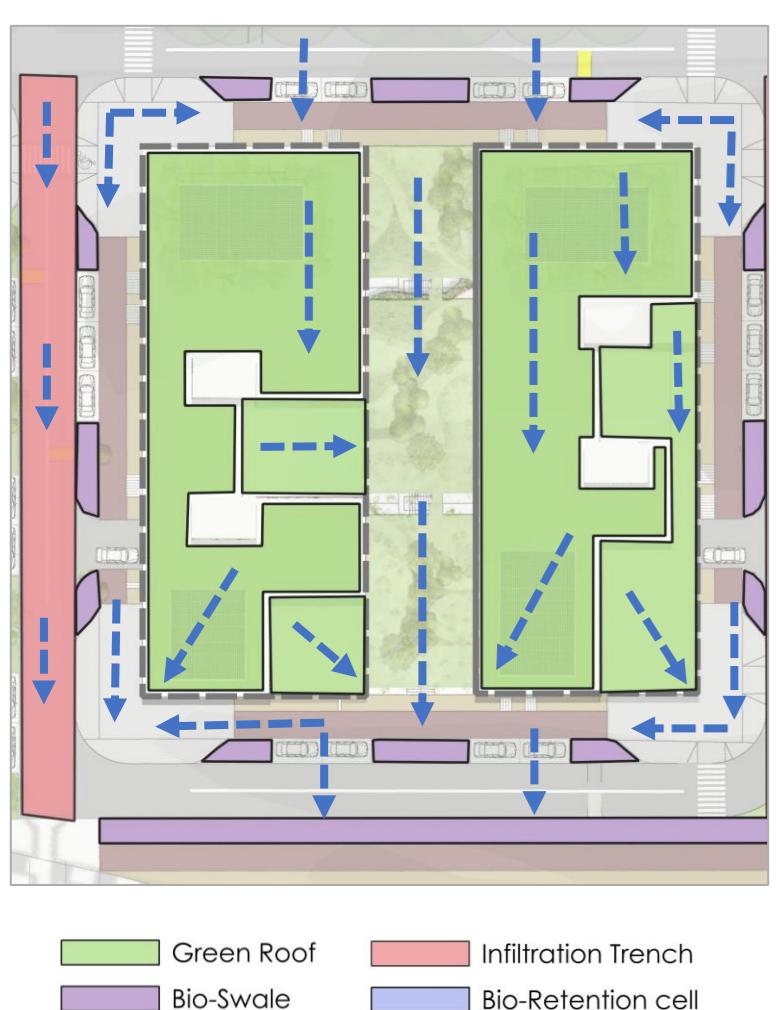
- Green Roof
- Bio-Swale
- Bio-Retention Cell (Pond)
- Rain Garden
- Infiltration Trench (Under Road)

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)	6602.88	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 %

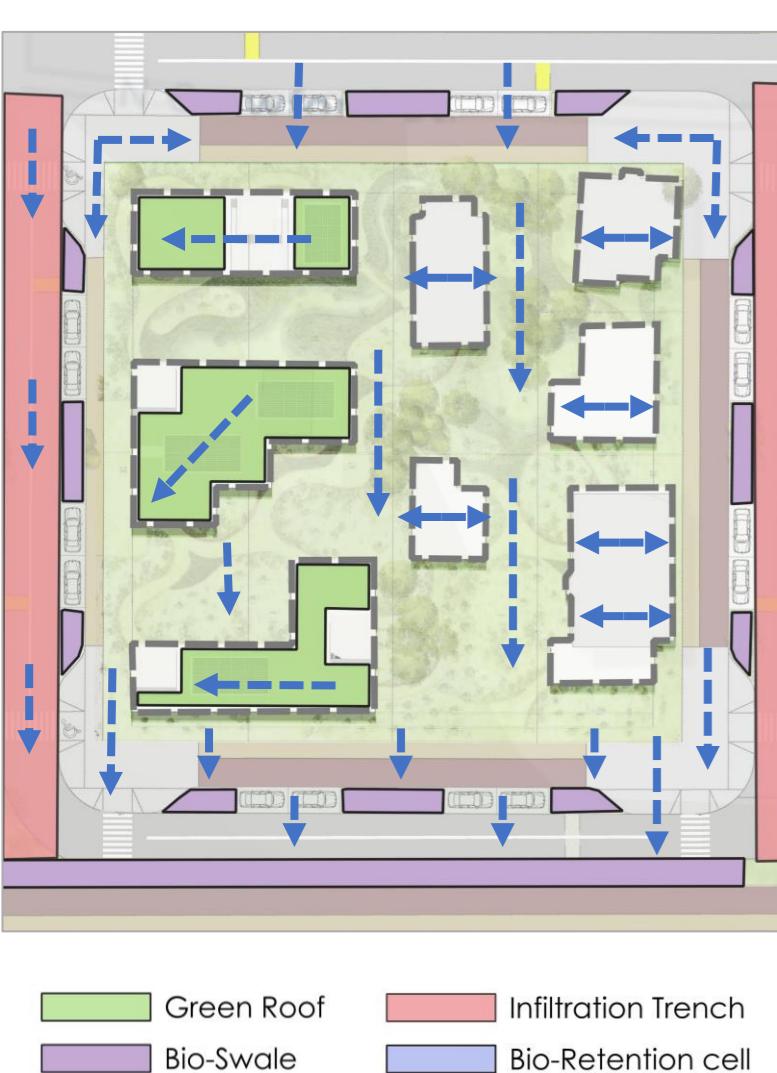
SUBCATCHMENT: 2



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)	6665.61	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)	6598	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



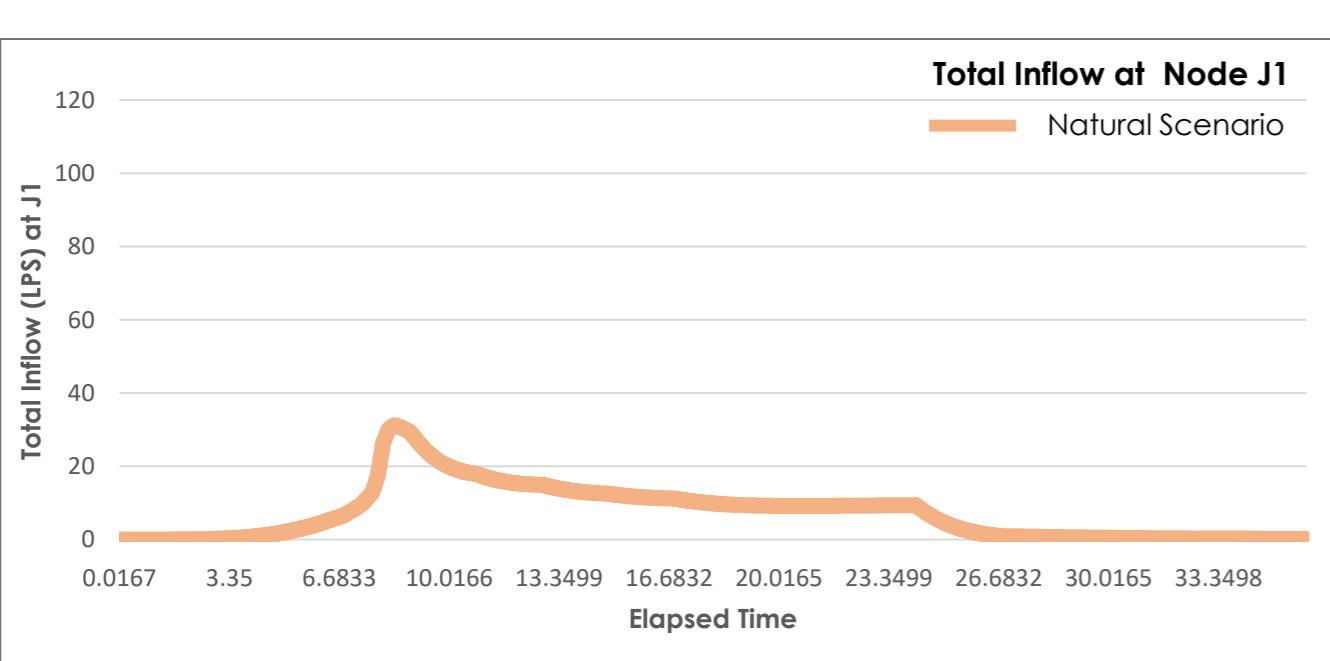
MODEL COMPONENT'S

- 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

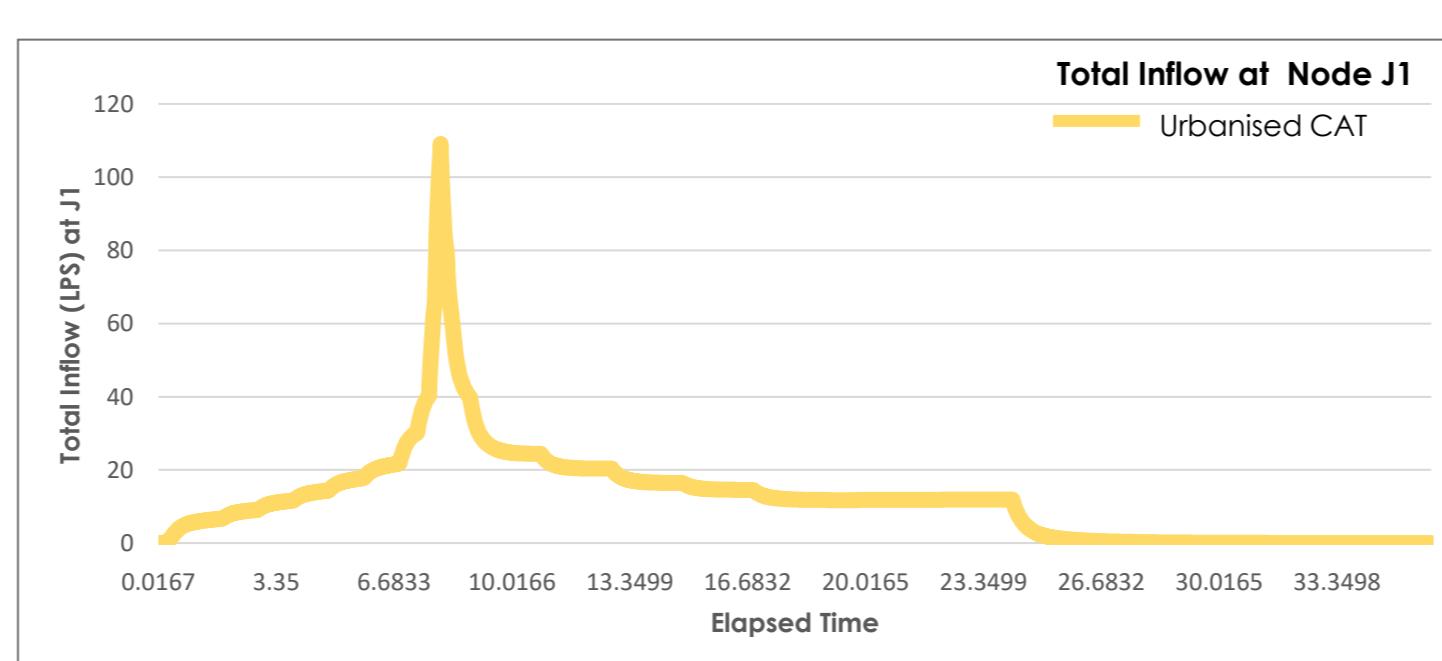
Outfall Node (Scenario 1)	Maximum Lateral Inflow (LPS)	Maximum Total Flow (LPS)	Total Inflow Volume (10^6 ltr)
J1	31.16	31.16	0.92



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	121.92	1.56



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	39.60	48.96	0.34	18.4