

Peaceful Villa Redevelopment

Community Advisory Committee Meeting #3
November 03, 2022

Developer + Property Manager
Home Forward

Architect
BORA Architecture + Interiors

Landscape Architect
PLACE

Community Engagement
AB Cultural Drivers

General Contractor
LMC Construction

AGENDA

Welcome & Where We've Been 00:15

Building Update based on CAC Input + Discussion 00:05 + 00:15

Site Design Presentation + Discussion 00:10 + 00:20

Break 00:05

Interior Amenities Presentation + Discussion 00:10 + 00:15

Public Comment 00:10

Closing & Next Steps 00:15 (adjourn at 8:00pm)



COMMUNITY AGREEMENTS

- **Be fully present** - Give others 100% of your focus, attention, and thoughts. Please silence phones.
- **Step up and Step back** - Share time equitably.
- **Listen actively** & assume sincere, good intent by others.
- **Speak your truth and honor the truth of others** - Believing and accepting narratives opens us to diverse experiences and lifestyles. Be open to and trust narratives that are not part of the dominant culture or norm.
- **Center those who we are serving** - by prioritizing the voices and time of current and future residents of Peaceful Villa & its community.
- **Space for diversity** - Be welcoming and supportive of different identities and forms of expressions, language and other accessibility needs.
- **Confidentiality** - What is said here, stays here; what is learned here, can be shared outside.

SESSION TOPICS

GOALS FOR TODAY

- Share design changes that have resulted directly from feedback with this group.
- Present and discuss updated landscape plans.
- Present and discuss design for interior amenities resulting from online survey.

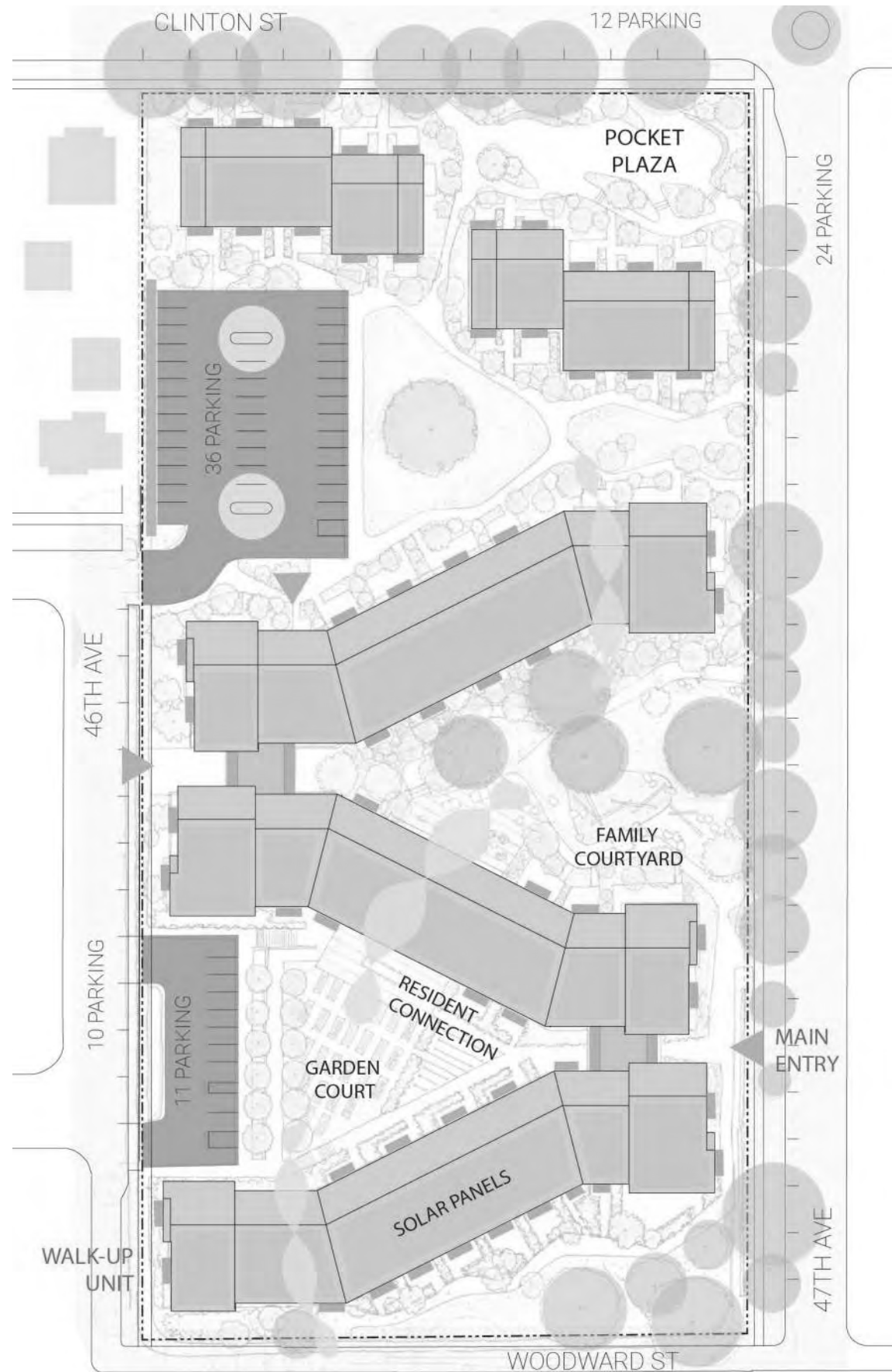
COMMUNICATIONS UPDATE

- Compilation of CAC #2 notes and minutes
- CAC #2 report to OAC team: including comments, concerns, hopes and recommendations
- (5) Fact sheets issued based on common questions received around Parking, Density, Management, Emergencies and Engagement.
- Discussed re-development with Richmond Neighborhood Association.
- On-going follow-up and responses to comments shared by both current residents and neighbors.
- Submitted Woodward Street Improvement options to PBOT. PBOT has directed us to proceed with a 2-way street and sidewalk on the north side.



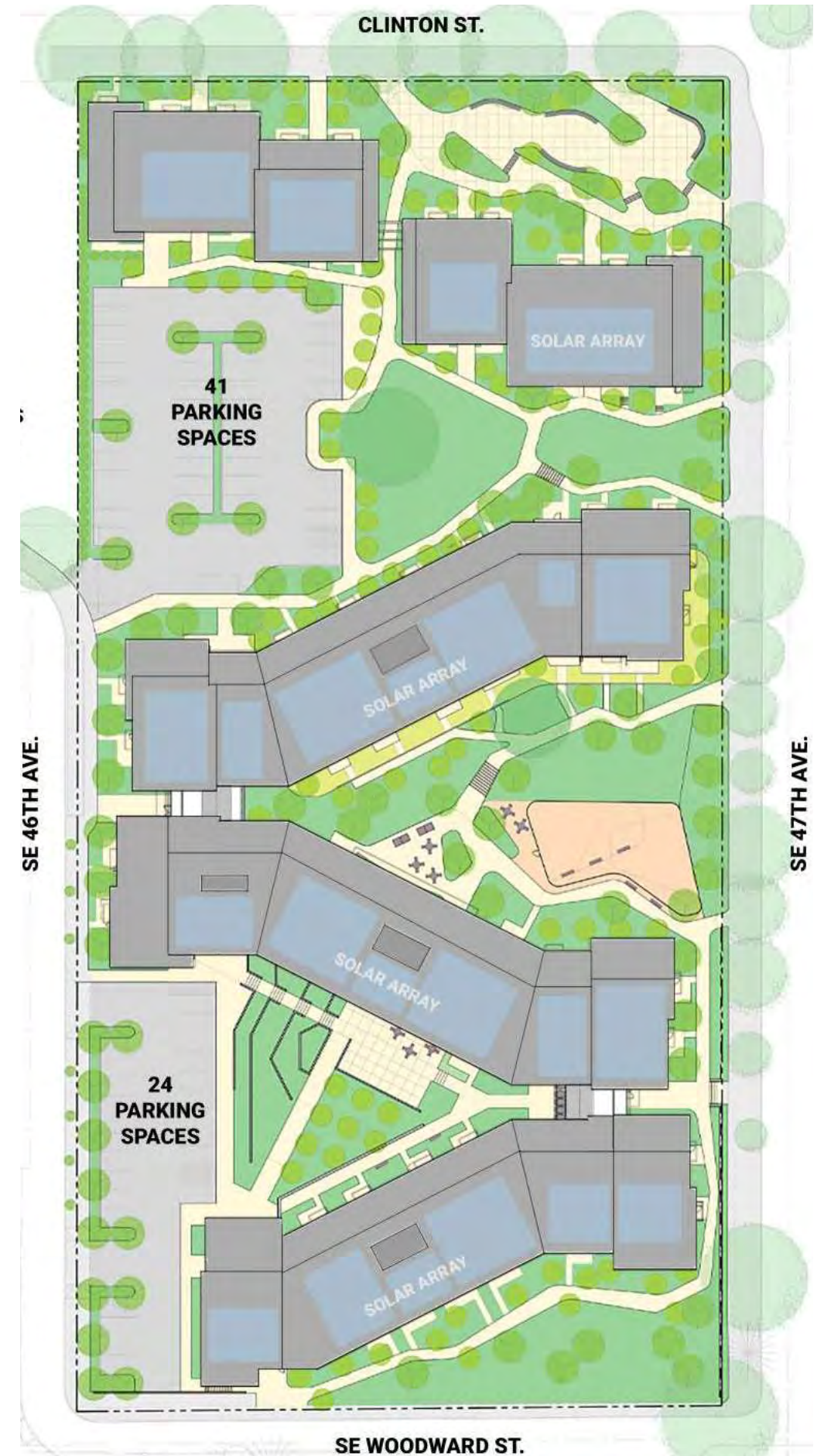
Exterior Building Design Update

SITE PLAN UPDATE



PREVIOUS SITE PLAN

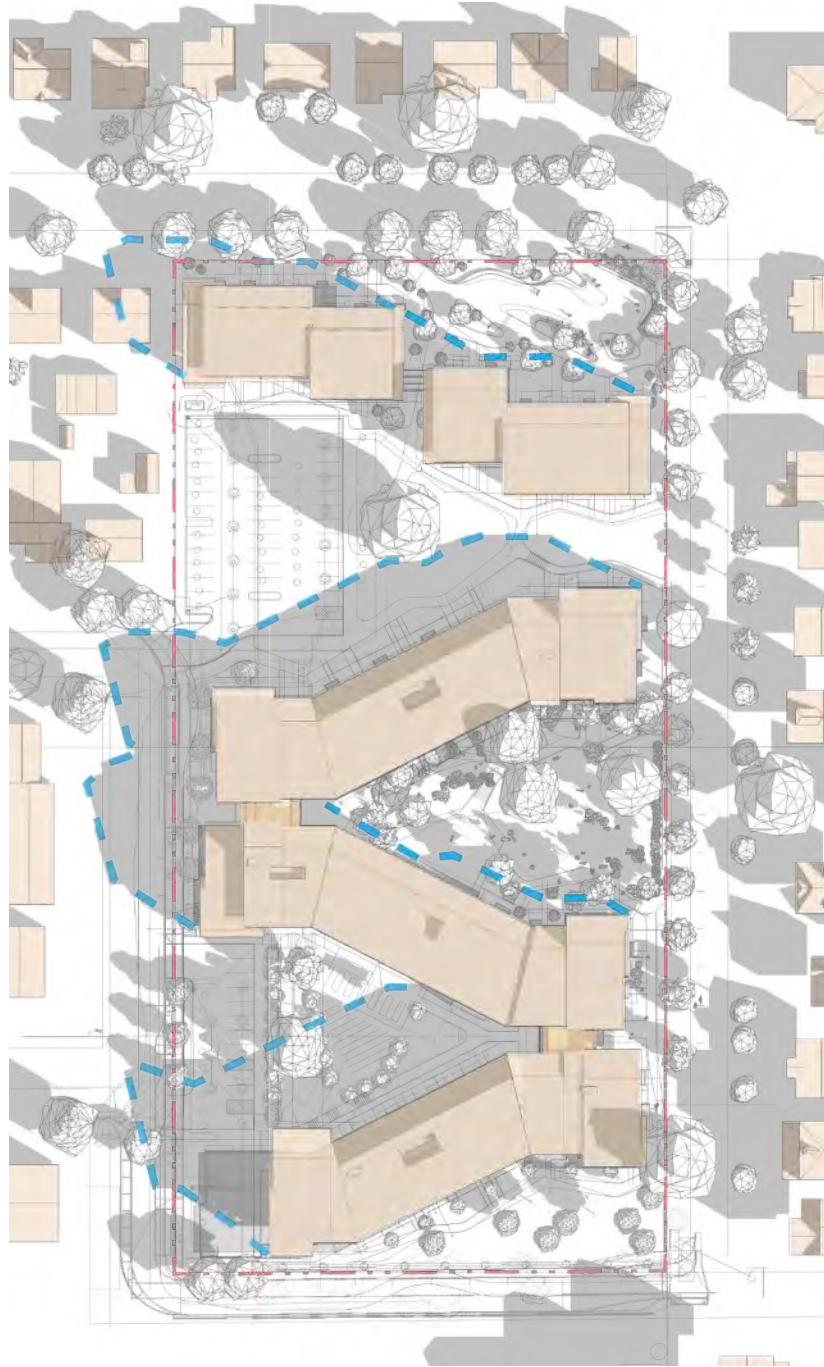
- Reduced unit count from 180 to 166
- Increased on-site parking from 45-65
- Reduced 4-story portions of building to 3-stories
- Reduced paving to increase softscape
- Resident entry added at senior-focused wing.
- All trash and recycling located within building.



CURRENT SITE PLAN

SOLAR SHADING ANALYSIS

Spring & Fall Equinox



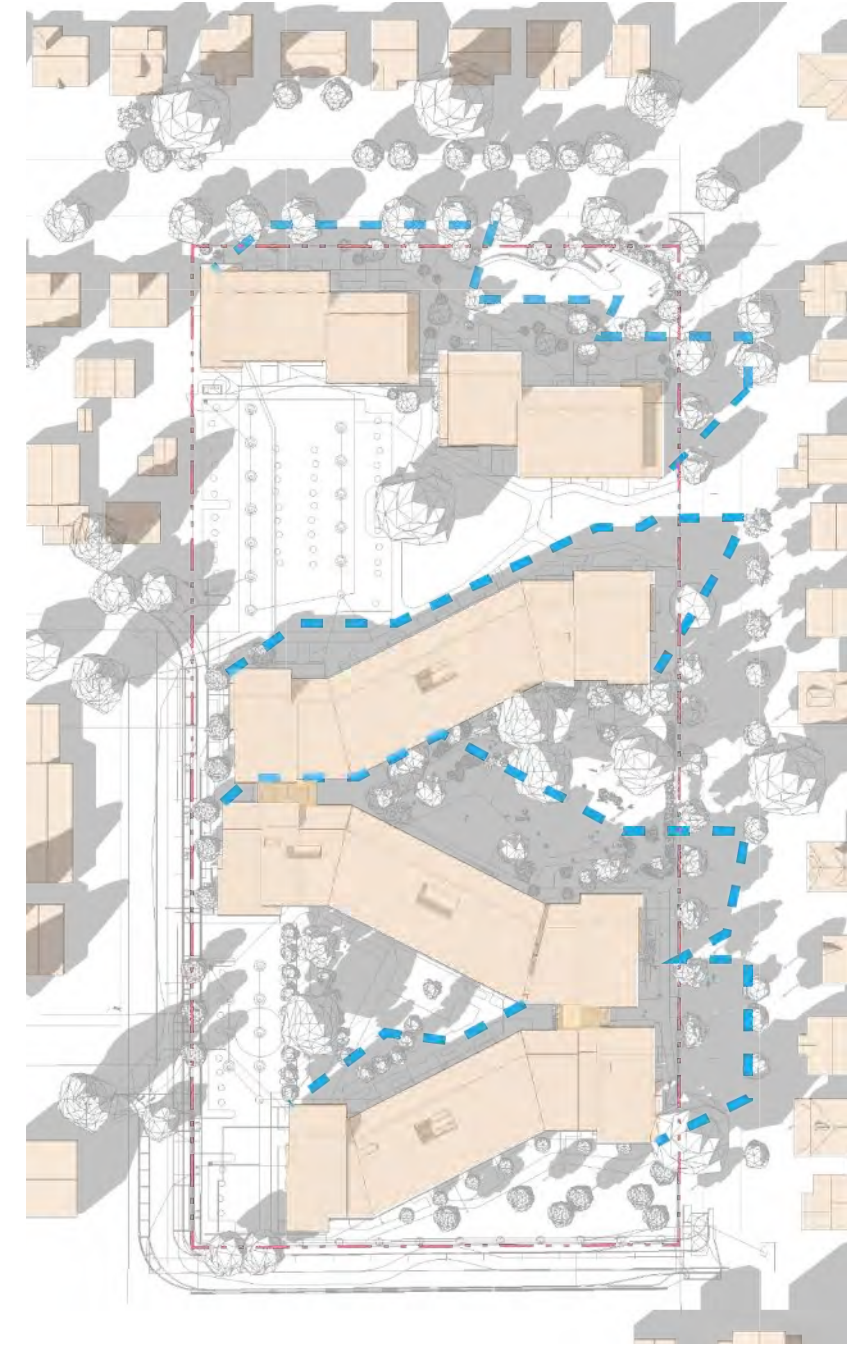
9:00 am

Impact to (1) neighbor is comparable to adjacent houses.



Noon

No impact to neighbors.



3:00 pm

No impact to neighbors.



CLINTON STREET



47TH AVENUE



46TH AVENUE



WOODWARD STREET

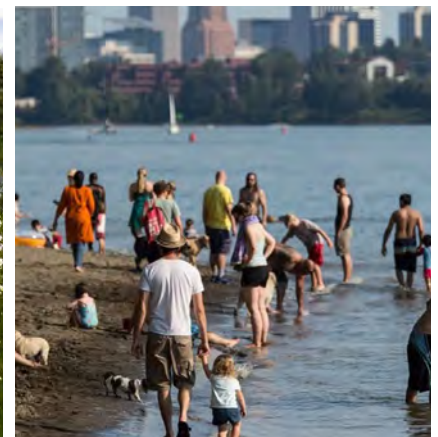
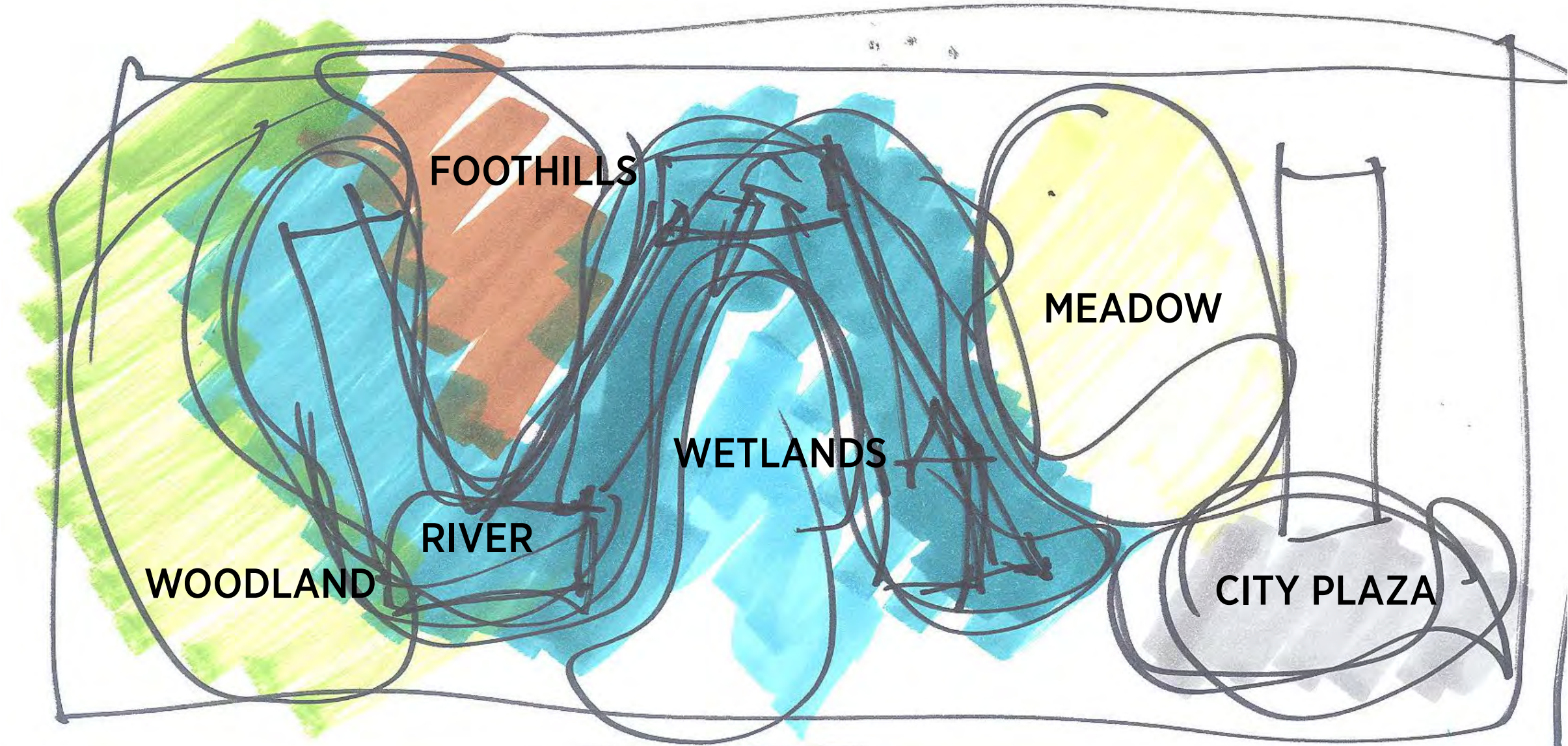
Landscape Design Update

PEACEFUL VILLA

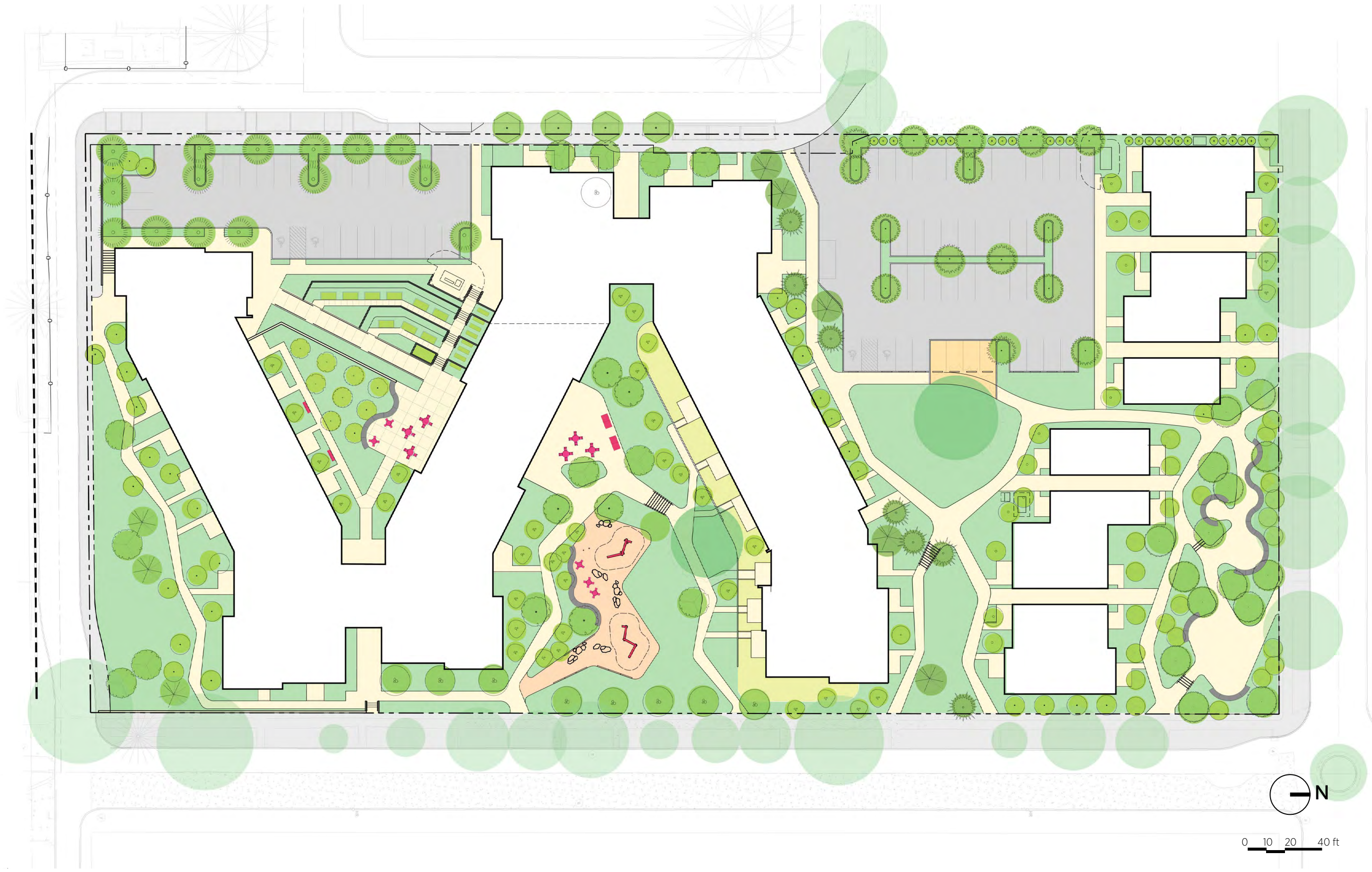
LANDSCAPE DESIGN



DESIGN CONCEPT
























OVERALL PLAN

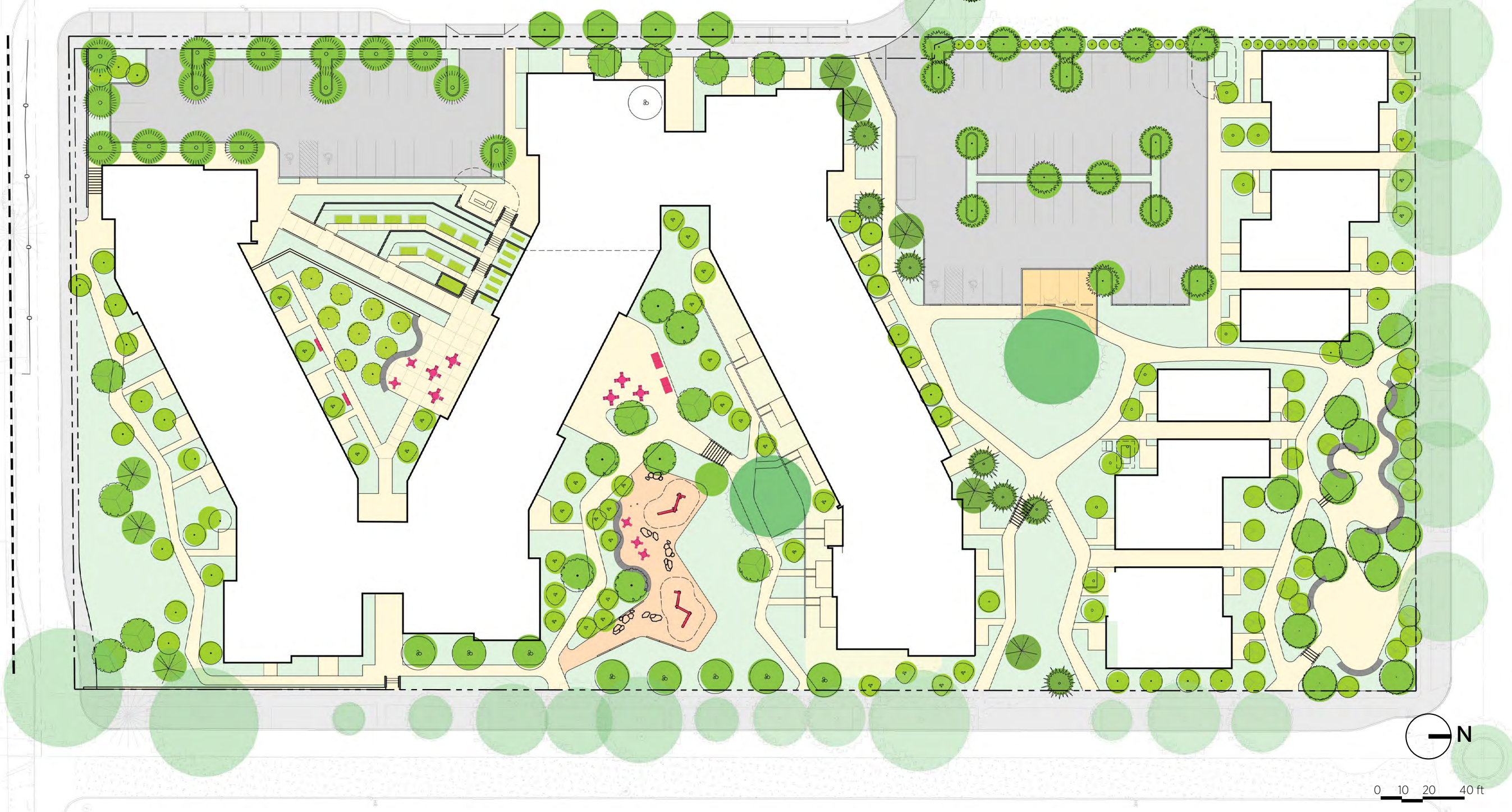


PLANTING PLAN



PLANTING PLAN

-  Beaked hazelnut
-  Vine maple
-  Vine maple
-  Serviceberry
-  Eastern redbud
-  Willamette Valley Ponderosa pine
-  Vine maple
-  Common fig
-  Japanese Zelkova
-  Marina strawberry tree
-  Crepe myrtle
-  California live oak
-  Italian plum
-  Eddie's white wonder dogwood
-  Beaked hazelnut
-  Common pear
-  Mountain hemlock
-  Canyon live oak
-  Black tupelo
-  Western sycamore
-  European hornbeam



0 10 20 40 ft

PLANTING PALETTE (WOODLAND)



Vine Maple



Purple Rock Rose



Green Spire Euonymus



Coast Live Oak



Willamette Valley Ponderosa Pine

PLANTING PALETTE (FOOTHILLS)



Red Twig Dogwood



Italian Plum



Autumn Moor Grass



Fig



Western Sycamore

PLANTING PALETTE (WETLAND)



Red Twig Dogwood



Deschampsia



Autumn Moor Grass



Sword fern



Western Sycamore

PLANTING PALETTE (MEADOW)



Arbutis marina



Autumn Moor Grass



Screening at parking



Blue Grama Grass



Yellow Coneflower



Redbud

PLANTING PALETTE (CLINTON STREET PLAZA)



Crepe Myrtle



Mock orange



Red Flowering Currant



Sage and autumn moor grass

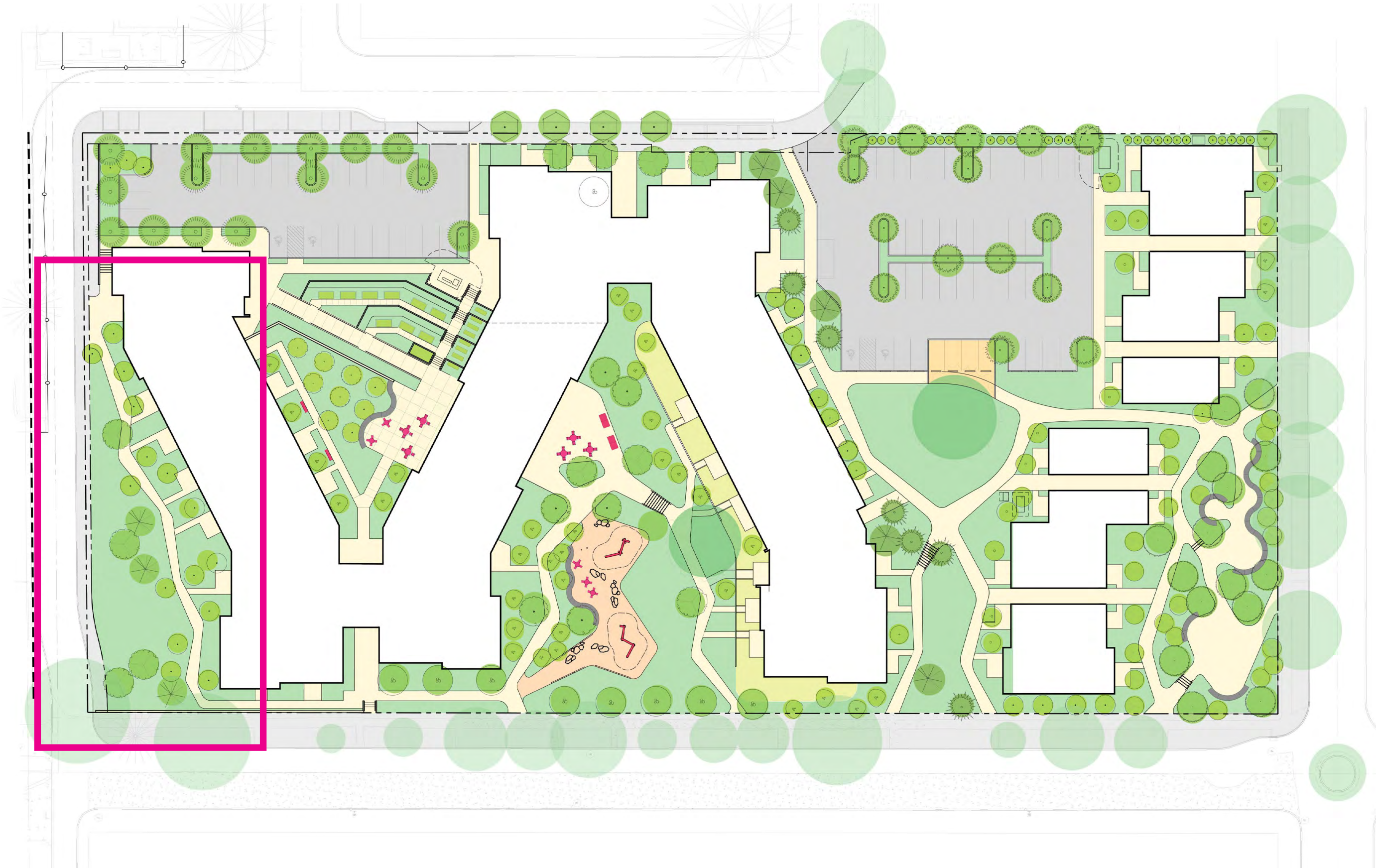


Snowberry



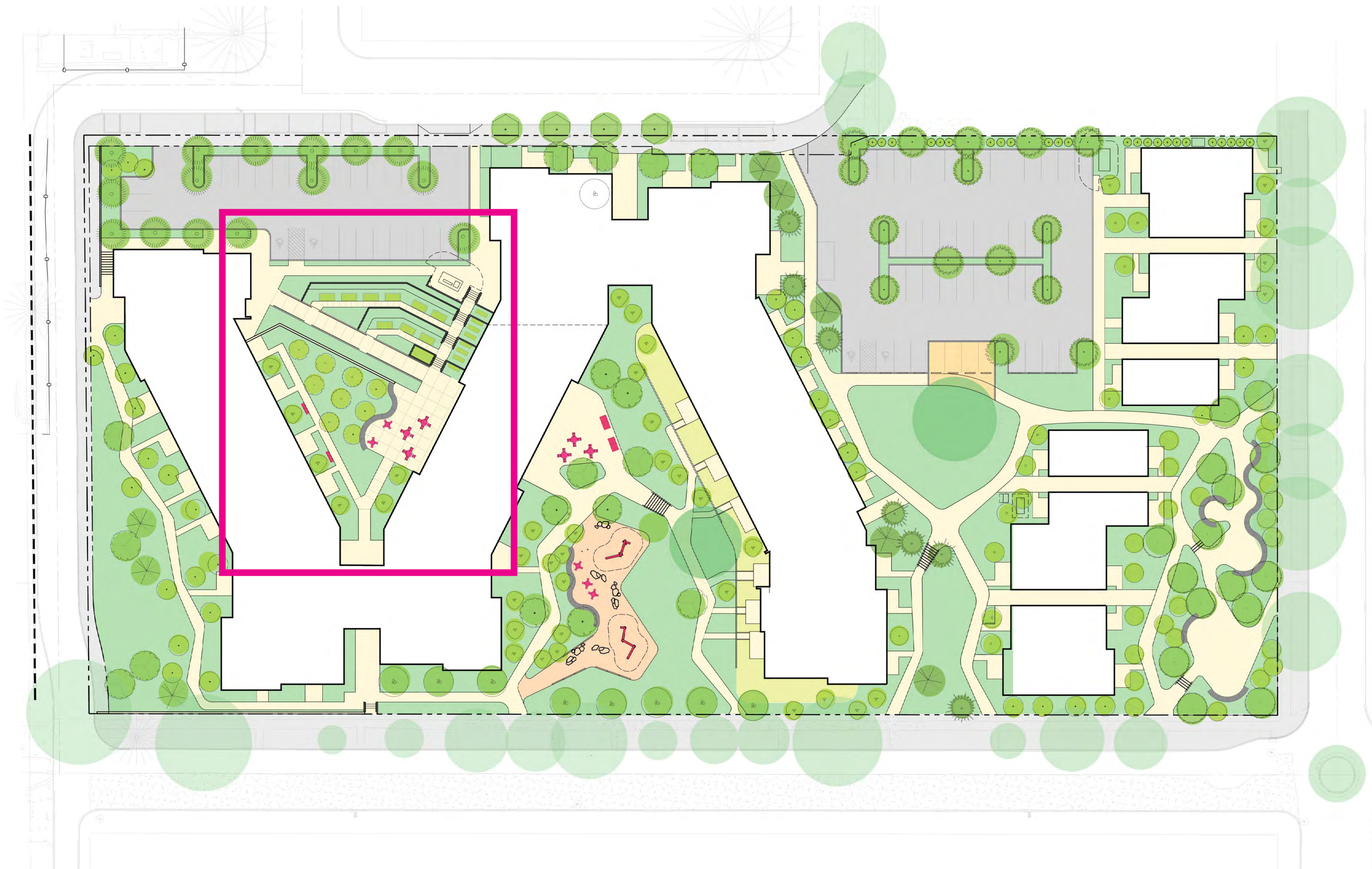
Canyon Oak

WOODLAND







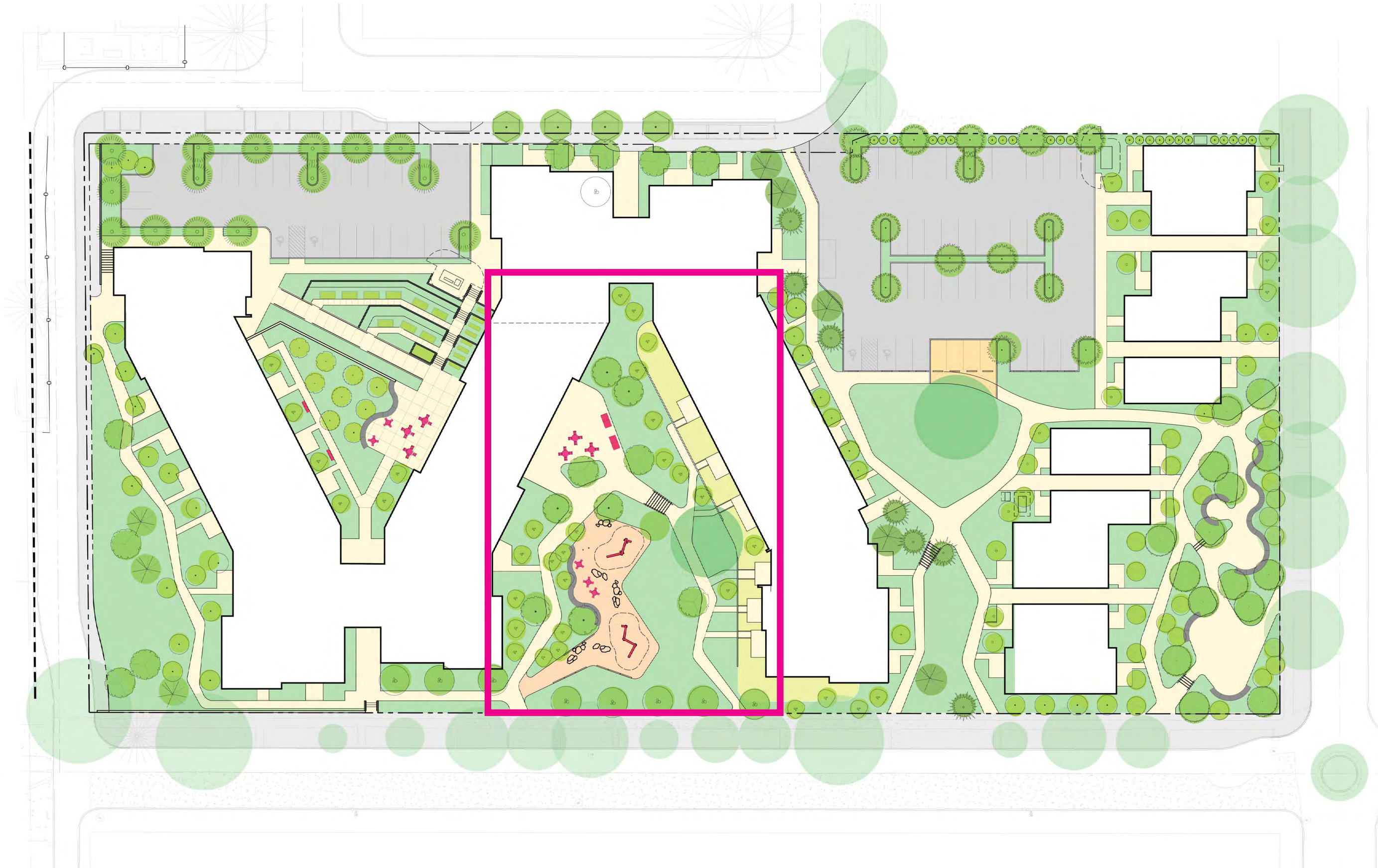








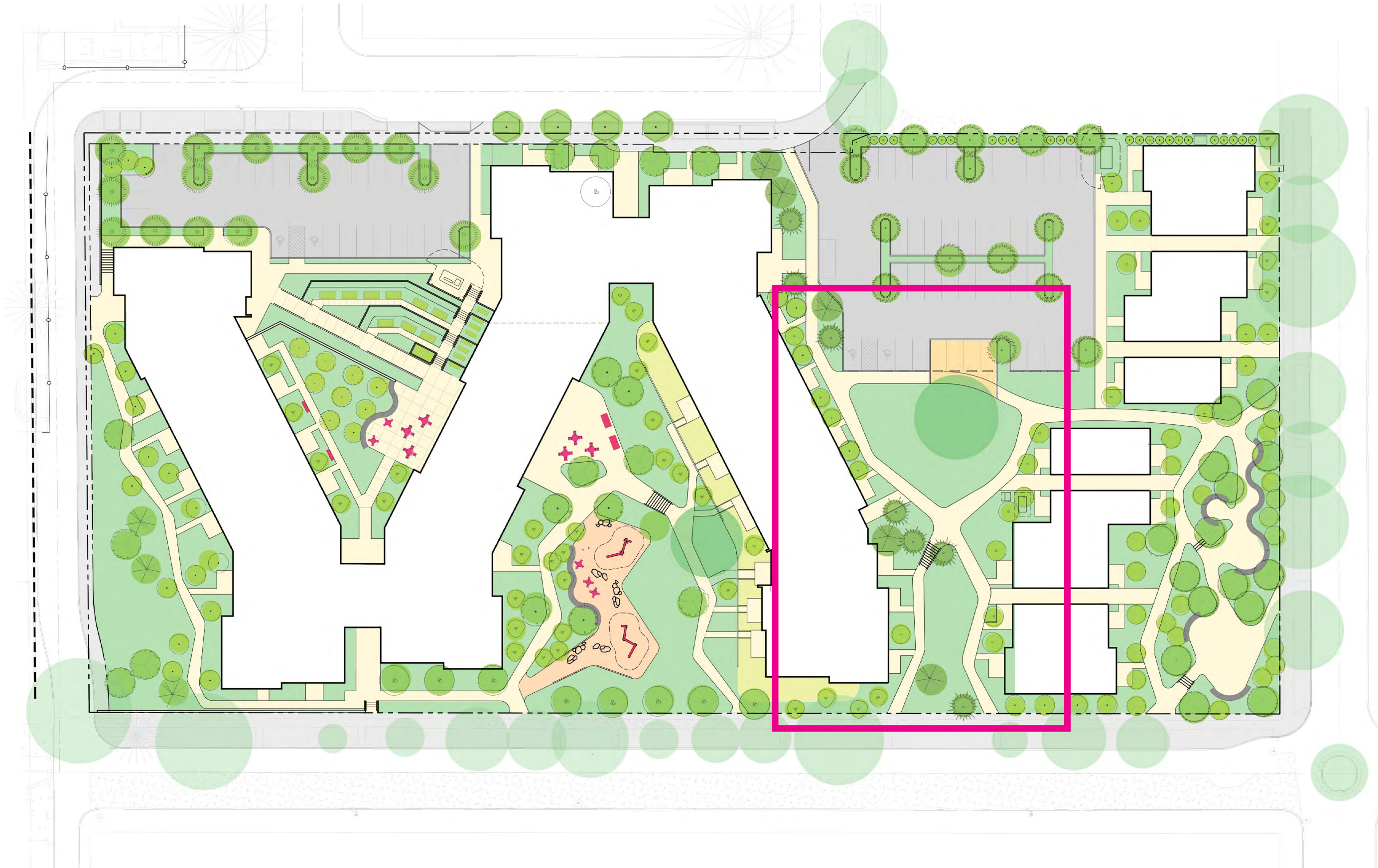
WETLAND









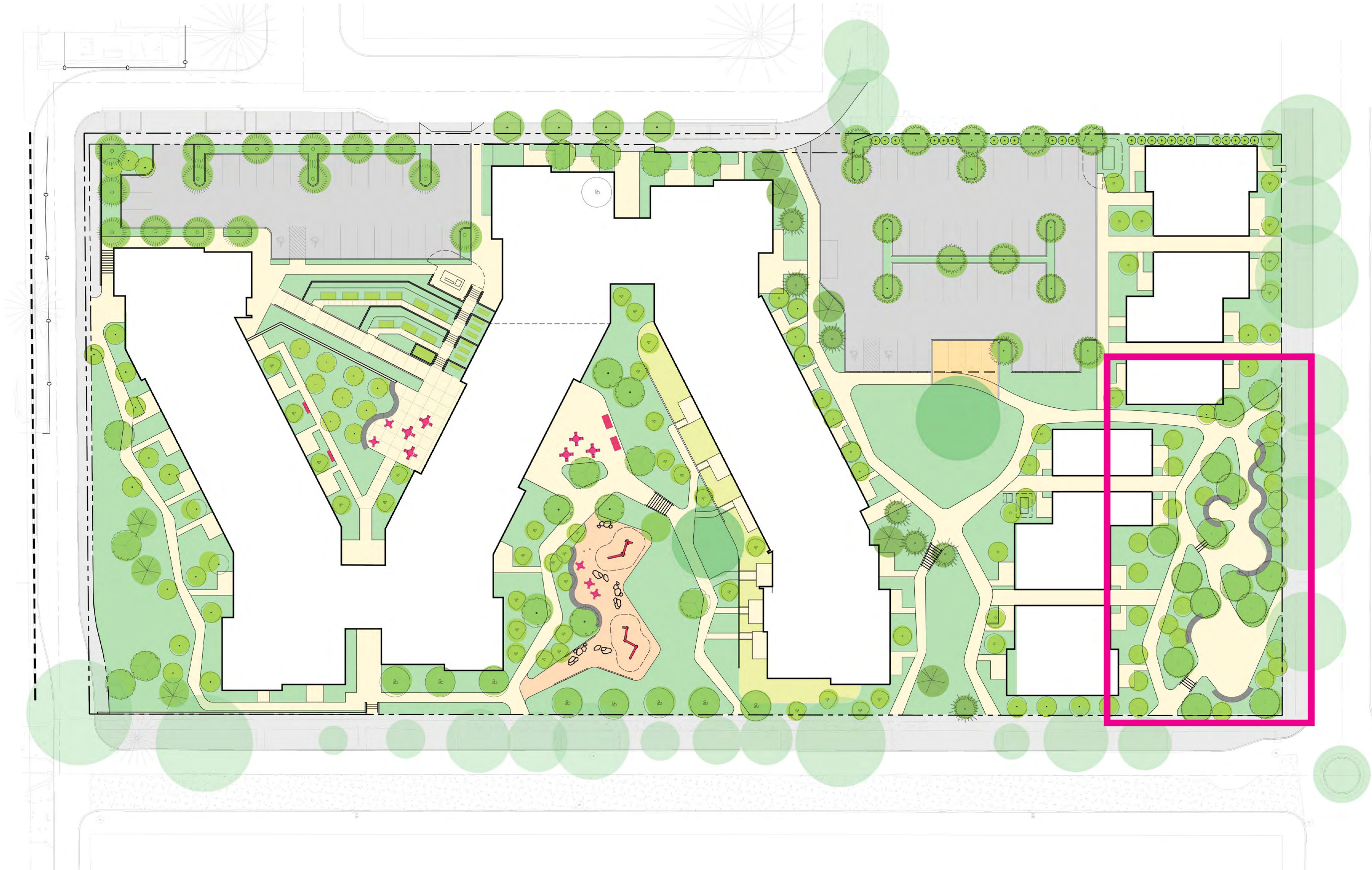








CITY PLAZA







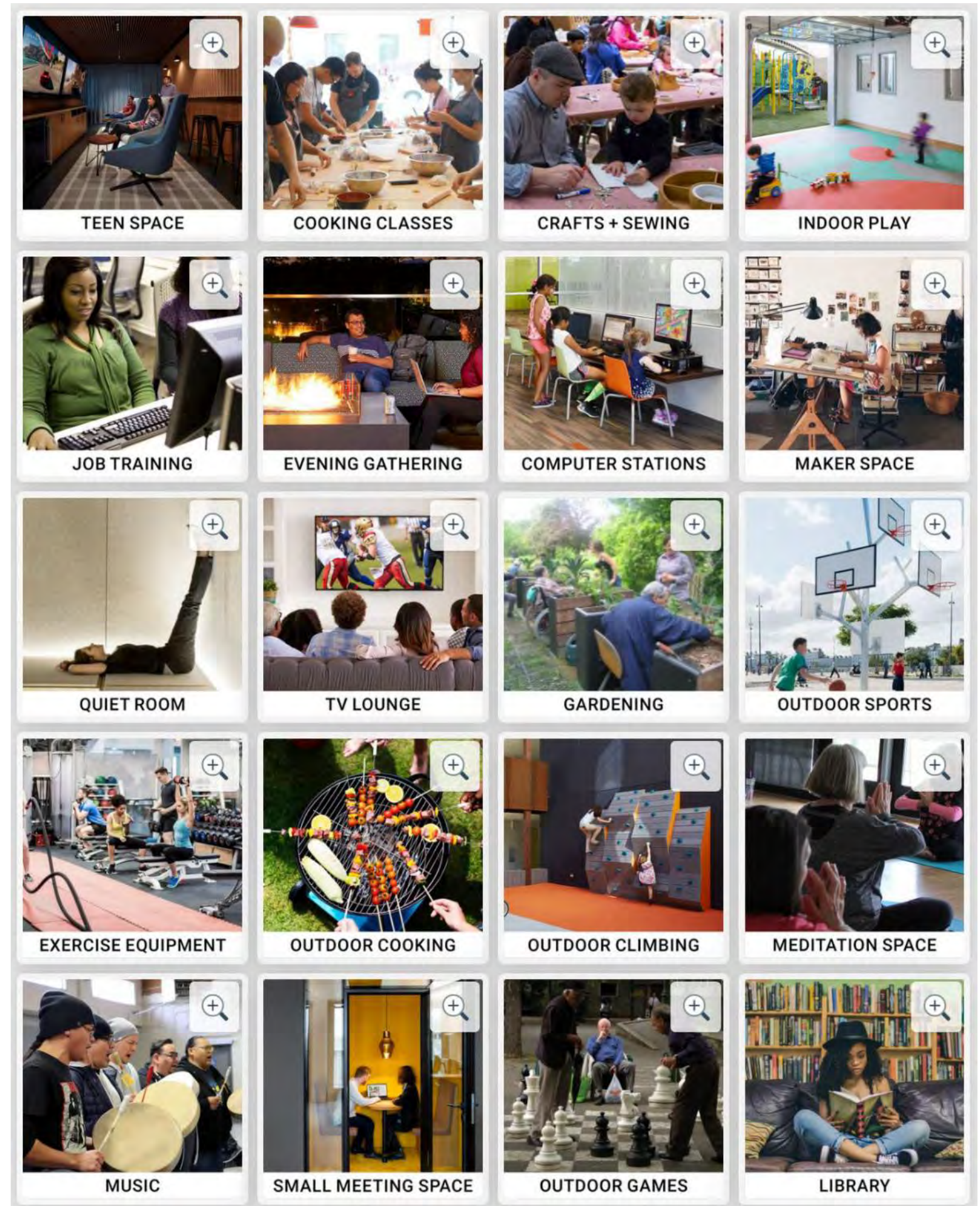
Interior Resident Amenities

SUMMARY OF ONLINE AMENITY SURVEY

- **Universal access** regardless of age or ability
- A **food pantry** is a must
- **Space to host events and volunteer activities** for both residents and neighbors
- Dispersed trash and recycling areas
- Provide both in-unit laundry and laundry lounges

Priorities from Amenity survey (most to least votes):

- flexible space for job training, celebrations, volunteer activities and community events
- computer stations
- quiet areas
- library
- cooking classes
- crafts + sewing
- teen space
- community bulletin board
- secure storage lockers



DISTRIBUTED ENTRIES + AMENITIES



NOT PICTURED: TEEN ROOM, QUIET LOUNGE & LAUNDRY LOUNGE



CENTRAL COMMUNITY AREA



CENTRAL COMMUNITY AREA



CENTRAL COMMUNITY AREA

