



SUMMARY NOTES

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RESOURCE ACCESS CENTER CAC/COMMUNITY DESIGN WORKSHOP #2



5/31/2008

The following questions and comments were recorded during the workshop. Some of these comments are general and some address a specific building scheme (noted).

1. Operating hours for the RAC should be expanded to better support working people.
(A: The current working assumption is that the RAC will be open from approximately 7 AM to 7 PM with limited weekend hours. This issue will be explored more thoroughly as the RAC operating plan is developed.)
2. Will the building be converted to condominiums?
(A: HAP will own and operate the building. The development of condominiums, or the conversion of a rental property to condominiums, does not support HAP's mission to deliver housing to people who experience barriers due to income or disability.)
3. Will residents of the housing be allowed to have overnight visitors?
(A: Overnight guests are typically allowed in HAP-owned buildings.)
4. (Mid-rise scheme) Can the tower be located on Broadway? Broadway carries major vehicular traffic and is therefore a more appropriate location for a tall urban wall; 6th Avenue is more focused on pedestrian scaled activities and views.
(A: Potentially yes; however, the ground floor functions of the building don't support a tower on Broadway as well as on 6th Avenue.)
5. Could the CAC walk the site with the design team?
(A: Yes; This will be arranged for immediately prior to the CAC meeting on 06/16/2008.)
6. Staff and residents should be encouraged to use public transit to get to work rather than drive.
(A: Agreed; but the building still needs a modest amount of off-street spaces to function well.)
7. Will the building have a Traveler's Aid facility?
(A: This is unlikely unless a third party decides to open a Traveler's Aid facility in one of the commercial retail spaces; Traveler's Aid is neither HAP's nor TPI's mission.)
8. The plaza in front of the shelter entrance has decreased in size, but any inset in the face of the building is problematic. The Portland Police Bureau can not enforce the sit/lie ordinance on private property.
(A: This issue will continue to be studied during the schematic design phase. The design team will share additional information on the HAP web site and through the Design Review community process.)
9. Will there be queuing at the public restrooms?

(A: Yes, potentially; this is one of the reasons the restrooms are not accessed directly from the right-of-way. A second reason is that TPI's shelter staff must to have direct visual access to the restrooms.)

10. The livability of future Block R development could be impacted by the activities that are programmed for Hoyt Street (shelter entrance, public restrooms).

(A: Agreed. These ground floor program elements need to be thoughtfully designed in a way that both supports the functionality of the building and doesn't create problems for the neighborhood and the Portland Police Bureau.)

11. The donation drop-off center works well on Hoyt. It needs to have dedicated parking.

(A: Agreed. The design team will work with the Portland Office of Transportation on locating a loading zone within the right-of-way.)

12. Any screening that separates courtyards and outdoor spaces on private property from the street should be made of something other than bars.

(A: Agreed; the goal is to develop a warm and humane environment and bars run counter to that goal.)

13. There will be less loitering in the shelter plaza if it's uncovered.

(A: This space is currently uncovered.)

14. Shade trees and awnings are desirable; they provide protection from sun and rain.

(A: Full landscape plans will be developed for all of the outdoor spaces associated with the building. Shade trees will be incorporated into both the RAC courtyard and the housing courtyard.)

15. Will there be a dog washing station on site? If so, noise generated by this activity will need to be addressed.

(A: There will be some type of modest kennel facility in the RAC courtyard to serve people who need a place to leave their pet while they go on job interviews, look for housing, etc. The decision to include a dog washing station has not been made.)

16. Native plants should be used; they attract wildlife.

(A: Plants that provide good habitat for wildlife will be specified.)

17. Outdoor spaces should be joyful and lively.

18. Will there be designated smoking areas on site?

(A: The RAC and the shelter will be non-smoking facilities, although smoking will probably be permitted in outdoor areas; smoking policy in the housing units has not been determined.)

19. If there is an eco-roof, can it be used for agricultural purposes? Will there be greenhouses in the courtyards?

(A: This would be difficult; soil is very heavy and a lot of soil is necessary for agriculture. An eco-roof doesn't require very much soil. Greenhouses could be very expensive structures; it's more likely that the community gardens won't be covered.)

20. Can there be a water feature? This is a great way to mask noise.

(A: It's also a great way to re-use stormwater. The development team would like to include a water feature and will ask the contractor to generate some preliminary cost estimates.)

21. (Mid-rise scheme) The mid-rise scheme seems to be primarily studio units. BHCD would like to maximize the number of units in the building but doesn't necessarily want to lose all of the large (one- and two-bedroom) units.

(A: The design team has determined that maximum unit count in the mid-rise scheme is 160, and that all of these units need to be studios to hit that target. If the total number of units drops or if the housing block expands to a larger footprint, larger units could still be accommodated.)

22. Light-colored, light-reflecting colors and building materials will improve the building's solar access.

(A: Agreed. Boosting access to natural daylight for all building occupants is important.)

23. The entrance to the RAC seems to be hidden on Irving because it is a side-street; this isn't a dignified solution. It would be better if the RAC were directly accessed from 6th Avenue.

(A: The goal is to provide clear and separate entrances for the three major building functions: RAC, shelter, housing. Because 6th Avenue is a major transit street, it makes sense to locate commercial retail space there.)

24. The relationship of this building to Union Station will change if Block U is ever developed.

(A: Agreed. The design does not hinge on a connection to Union Station, although it is a great view and a real asset to the building.)

25. (Mid-rise scheme) The connection between the housing lobby, the elevator core, and the service functions located in the parking garage (waste and recycling, loading dock) is critical to the successful functioning of the residential program.

(A: Agreed. The design team also favors strengthening these important connections.)

26. (Mid-rise scheme) If the tower moves to the west side of the block, will view of the RAC's eco-roof from off site be improved?

(A: The views will be better from the east. If the tower stays on the east side of the block, the best views of the eco-roof will be from the west.)

27. The RAC courtyard looks too large.

(A: The courtyard hasn't been programmed. In addition to open space for queuing, there will be landscaping, possible a community garden, a small kennel area, etc.)

28. The site has a 75 foot height limit, but the City's Bureau of Development Services may allow a taller building if the tower is moved to the west side of the block.

29. Will there be more opportunities to check in on the progress of the design work as it moves forward?

(A: Yes; the design team will visit the land use committees of the Old Town/Chinatown and Pearl District Neighborhood Association as part of the City of Portland's formal Design Review process, and HAP will keep people on the project's e-mail list apprised of new posting to the web site.)

30. Straw poll preference survey results (also see "workshop survey results" document):

U = 1 L = 11 BARS = 6 MID-RISE = 19

31. Does the project have its own web page?

www.hapdx.org/resourceaccesscenter