HOOD RIVER
COMMUNITY HOUSING
COMMUNITY MEETING - 03.22.18
SITE ANALYSIS
EXISTING SITE CONTEXT
NORTH/SOUTH SITE SECTION
SCHEME DESIGN CONSIDERATIONS:

PARKING:
1.5 SPACES PER UNIT PROVIDED
SURFACE PARKING
PAVERS AS AN OPTION FOR THE PARKING STALLS
- REDUCE IMPERVIOUS SURFACES (STORMWATER & VISUAL)

SITE ACCESS:
TWO WAY ACCESS FROM WASCO STREET, RIGHT TURN EXIT ONLY ONTO JAYMAR STREET

BUILDING TYPE:
ONE (3-STORY) DOUBLE LOADED CORRIDOR BUILDING & THREE (3-STORY) WALK-UP UNITS

BUILDING LOCATION:
BUILDING “A” ON THE WEST SIDE WHICH TUCKS INTO THE NATURAL TOPOGRAPHY AS WELL AS BLOCKS THE WIND FOR 10 MONTHS OF THE YEAR

BUILDINGS “B”, “C”, AND “D” ARE POSITIONED TO BENEFIT FROM SOLAR GAIN, WHILE BUILDING “A” WILL RECEIVE SOME BENEFITS FROM SOLAR GAIN

OUTDOOR AREAS:
CENTRALIZED COMMONS
- ADJACENT TO NATURAL ROCK OUTCROP
- PROVIDES ONE MAIN COMMON SPACE
- MULTIPLE OPPORTUNITIES FOR RAIN GARDENS

COMMUNITY BUILDING LOCATION:
ATTACHED TO BUILDING “A”
OPENS OUT TO THE NATURAL ROCK OUTCROPPING

OTHER SITE CONSIDERATIONS:
FENCE AT WEST PROPERTY LINE
SOUND MITIGATION AT HIGHWAY

TOTAL UNIT COUNT: 65 UNITS

CONCEPT UNIT MIXES:

DOUBLE LOADED CORRIDOR “A”: 40 UNITS
STUDIO: 5 [400-425 SF]
1-BEDROOM FLAT: 32 [600 SF]
2-BEDROOM FLAT: 3 [800 SF]

WALK-UP UNIT "B": 6 UNITS
1-BEDROOM FLAT: 3 [600 SF]
2-BEDROOM TOWNHOME: 3 [850 SF]

WALK-UP UNIT “C”: 10 UNITS
2-BEDROOM FLAT: 3 [800 SF]
3-BEDROOM FLAT: 2 [1,050 SF]
2-BEDROOM TOWNHOME: 5 [850 SF]

WALK-UP UNIT "D": 9 UNITS
3-BEDROOM FLAT: 3 [1,050 SF]
3-BEDROOM TOWNHOME: 6 [1,050 SF]

TOTAL UNIT COUNT: 65 UNITS
CURRENT DESIGN
CURRENT DESIGN - SITE SECTIONS
NORTH/SOUTH SECTIONS

A. VIEW LOOKING EAST

B. VIEW LOOKING WEST
CURRENT DESIGN - SITE PLAN

RAIN GARDEN/REGIONAL PLANTINGS

LANDSCAPE TRANSITION

PRIMARY OUTDOOR SPACE

SECONDARY OUTDOOR SPACE

PLAY

BUILDING A

BUILDING B

BUILDING C

SITE ANALYSIS

PRELIM DESIGN

C A R L E T O N  H A R T A R C H I T E C T U R E
COMMUNITY COMMENTS/RESPONSE:

NATURAL FEATURES/ OPEN SPACE:
• Consideration of acquiring open space at NE corner currently owned by ODOT? Will investigate
• Collaboration with Hood River Tree Committee? Yes – will be initiating conversations shortly as part of Site Plan Review
• Existing wetlands on site? Officially ruled out per wetlands consultant

PARKING/ SITE ACCESS:
• Would like to see parking fill out NW corner of site and back up to I-84 as much as possible. Achieved in current layout
• Develop parking pods to break up parking expanse. Trying to break up sections and balance with protecting as much open space as possible.
• Allow for easier resident access to parking. Current design accommodates all units served by some degree of nearby parking spaces.
• Consider other ways to access site other than existing roadway, such as along the west property line on site? Trying to protect and respect existing natural features as much as possible; will be discussing options as part of Site Plan Review Process.

GENERAL DESIGN IMPROVEMENTS:
• Consolidation of units from earlier Building B allows for the gain of additional natural open space and more breathing room around buildings
• Consolidation of four buildings to three is more cost-effective
• Design revision of Buildings B & C creates better resident community space interactions on different levels
• Allows for more flexibility to add units should parking requirements adjust down the road
CURRENT DESIGN - SITE PLAN

PENDING DESIGN CHANGES

- Grass pavers and concrete to provide fire aerial apparatus access.
- Community plaza that provides emergency vehicle access. Includes grass pavers and scored concrete designed to withstand weight of fire engines.
- Potential relocation of multi-modal path to align with Jaymar Road.
- Potential emergency vehicle access through cat lot, with gate extension for fire truck turn-around.
- Access road from Wasco may be deleted if two-way access from Jaymar is allowable per traffic analysis and City of Hood River requirements.
- Relocate parking spaces to provide emergency vehicle access to plaza.

Site analysis
BUILDING A:
STUDIO: 5 UNITS
1-BEDROOM FLAT: 35 UNITS
2-BEDROOM FLAT: 3 UNITS
TOTAL: 43 UNITS

COMMON SPACE:
OFFICE/MAIL
COMMUNITY ROOM
COMMUNITY RESTROOMS
COMMUNITY LAUNDRY
INDOOR STORAGE
MECHANICAL/ELECTRICAL
INDOOR TRASH COLLECTION
COVERED BIKE PARKING

BUILDING B:
2-BEDROOM FLATS: 5 UNITS
2-BEDROOM TOWNHOMES: 5 UNITS
TOTAL: 10 UNITS

COMMON SPACE:
COMMUNITY LAUNDRY
COVERED BIKE PARKING

BUILDING C:
3-BEDROOM FLATS: 6 UNITS
3-BEDROOM TOWNHOMES: 6 UNITS
TOTAL: 12 UNITS

UNIT TYPE QUANTITY
STUDIO 5
1-BEDROOM 33
1-BEDROOM (ACCESSIBLE) 2
2-BEDROOM 12
2-BEDROOM (ACCESSIBLE) 1
3-BEDROOM 11
3-BEDROOM (ACCESSIBLE) 1
65 TOTAL
STUDIO - 425 SF
5 TOTAL

1-BEDROOM FLAT - 600 SF
35 TOTAL

2-BEDROOM FLAT - 800 SF
3 TOTAL

COMMUNITY SPACE

CIRCULATION/MECH

BUILDING A - 43 UNITS

FLOOR PLAN - LEVEL 1
BUILDING A - 43 UNITS

STUDIOS - 425 SF
5 TOTAL

1-BEDROOM FLATS - 600 SF
35 TOTAL

2-BEDROOM FLATS - 800 SF
3 TOTAL

COMMUNITY SPACE

CIRCULATION/MECHANICAL

LEVEL 2 AREA: 9,886 SF

SCALE: 1/8" = 1'-0"

1-BEDROOM FLAT - 600 SF
35 TOTAL

STUDIO - 425 SF
5 TOTAL

2-BEDROOM FLAT - 800 SF
3 TOTAL

COMMUNITY SPACE

CIRCULATION/MECHANICAL

LEVEL 2 AREA: 9,886 SF

SCALE: 1/8" = 1'-0"
FLOOR PLAN - LEVEL 1

FLOOR PLAN - LEVEL 2

FLOOR PLAN - LEVEL 3

BUILDING C - 12 UNITS

3-BEDROOM FLAT - 1,050 SF
6 TOTAL

3-BEDROOM TOWNHOME - 1,050 SF
6 TOTAL
CURRENT DESIGN - SITE AXON
AERIAL VIEW FROM NORTHEAST

WASCO AVENUE

JAYMAR ROAD

INTERSTATE 84