

Viewfinder Apartments

Informing an urban revitalization

Viewfinder was the second project to be funded through Metro’s affordable housing bond. The design integrates architecture, art, and localism to address socio-economic gaps and offer moments of healing and discovery for residents. The site responds to the larger vision for the Tigard Triangle zone and serves as a benchmark for a neighborhood in transition. Positioned off SW 72nd Ave, Viewfinder reshapes the urban street edge and signals to the future by creating wider tree lined pedestrian streetscapes, elevated patios, expanses of glass, and warm entryways creating a sense of variety down SW 72nd. This urban edge is balanced with oasis like communal outdoor spaces which utilize the buildings form to shade residents from the summer sun.



Project Similarities

- Zoning and site capacity analysis
- Earth Advantage Platinum Certified
- Indoor amenities including multi-purpose/ event spaces adjacent to outdoor courtyard and play areas
- Support spaces for case management and intensive resident services managed by the Good Neighbor Center and Guardian
- Right-of-way improvements including under grounding of utilities

Project Stats

Achievements

2022 DJC Top Project First Place
Earth Advantage Platinum Certified

Developer

Community Development Partners

Location

Tigard, OR

Affordable Housing

Mid-rise Apartments

Size

81 Apartments
87,000 sf

Year

2021

Major Firms

SEA
ABHT
MacDonald Env. Planning
Humber Design
Interface Engineering

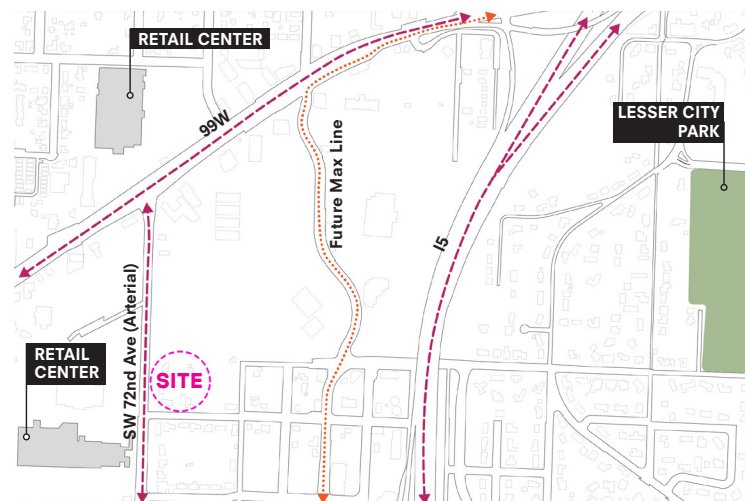
Team Members

Lisa McClellan, Dave Mojica, Amy Cripps

Reference

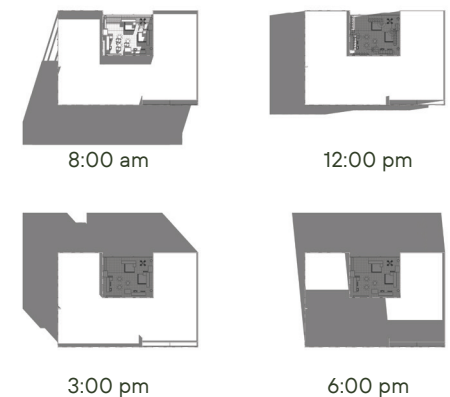
Wendy Klein
wendy@communitydevpartners.com

Site Context



Courtyard Solar Analysis

Massing intentionally oriented to maximize courtyard shading during the hottest months of the year (diagram: Summer Equinox)



Creating a Safe and Sustainable Home

Viewfinder is Earth Advantage Platinum Certified and features a rooftop PV array and sustainability-focused opportunities for affordable housing in the future. The design approach uses humble materials and applies them in inventive ways to maximize potential on both the exterior and interior. Showing how economy and good design can be equally considered in budget conscious projects.

Principles of trauma-informed design are utilized in both common spaces and all units, incorporating an abundance of natural light, connection to outdoor spaces, and use of natural materials and motifs. The first floor has three offices used by property management, resident services, and the Good Neighbor Center (GNC). GNC is a non-profit that serves as a resource for families in transition and assists in finding permanent homes. This idea of positive transition is captured through artist collaborations which feature cultural and outdoor places accessible from the site to welcome and acclimate residents to their new surroundings.



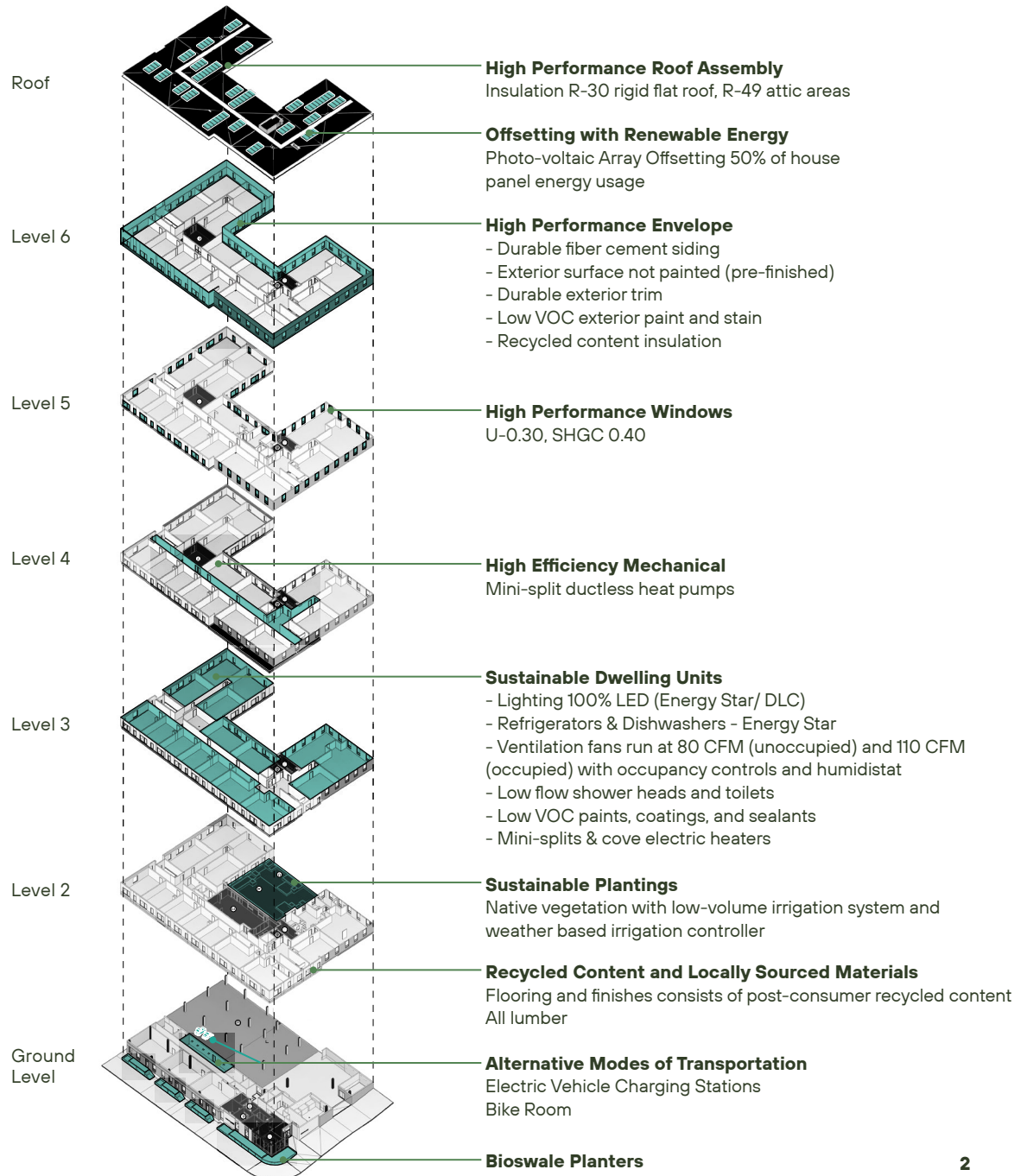
Trauma Informed and Sustainable Unit Design



Flex meeting/ computer room off resident services and main lobby featuring work by Native American artist Steph Little Bird

Sustainable Features

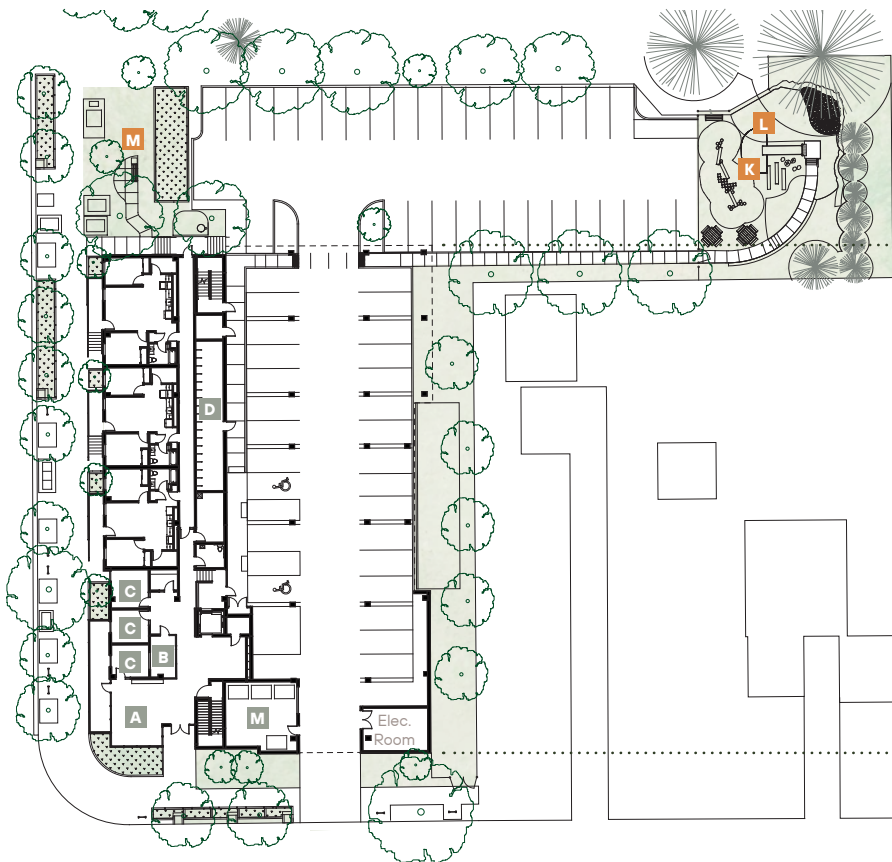
Earth Advantage Platinum Certified



Reflect on the Past, meet the needs of the Present, and look toward the Future.

This concept guides the interconnected exterior and interior design choices. Pairing native plantings in the landscape with representations of edible plants of the Grand Ronde Confederated Tribes, serves as a reminder of the site's connection to the past. The distributed amenity spaces, including a flexible community room with a teaching kitchen adjoining an outdoor courtyard, meet the needs of the present. While the dedication to sustainability looks to the future. Viewfinder sets a new benchmark for future Tigard Triangle projects and begins the shaping of a future multi-modal community.

Site & Level 1 Plan



Scott Edwards Architecture has centered their design on collaboration, innovation and creativity - integrating feedback from community engagement led by the Center for Public Interest Design at Portland State University, fitting the project within the future vision the City of Tigard established for this Urban Renewal Area where it is located, and creatively crafting units and community spaces that foster a sense of home for diverse households.

Kim Kalevor, Executive Director, Housing Authority of Washington County

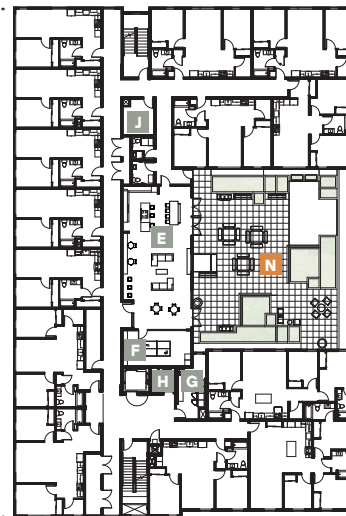


Unit Mix

- (10) 3 bedrooms
- (46) 2 bedrooms
- (25) one bedrooms

Amenities & Support Spaces

- A** Flex Lobby w/ "Homework Bar"
- B** Flex Meeting/ Computer Room
- C** Resident Services and The Good Neighbor Center Offices
- D** Bike Room
- E** Flex Community Room w/ Teaching Kitchen
- F** Ping Pong Room
- G** Laundry Room
- H** Trash/ Recycling Room
- J** Levels 2 & 3: Storage
Level 4: Fitness Room
Level 6: Flex/ Movie Lounge
- K** Playground
- L** Edible Garden
- M** Dog Relief Area
- N** Outdoor Courtyard w/ BBQ and Play Zones



Level 2
(Levels 3-6 are similar)

Mahonia Crossing

A community for all ages

Mahonia Crossing challenges traditional assumptions in suburban housing by utilizing a "Community for All Ages" approach that focuses on the rapidly evolving needs of our society. Through researched understanding of local socio-economic stratification, climate change, and generational social gaps, SEA and PLACE master planned a mixed typology, two phase development, aimed at enriching and diversifying the adjacent middle-upper-class, single-family home neighborhood.



SEA & PLACE Collaboration

Project Similarities

- Land use design review with row improvements, new roads, and utilities
- Multi-phased development
- Mixed building typologies maximizing allowable density
- Indoor amenities adjacent to outdoor gathering spaces
- Case management and intensive resident services
- Path to net zero and earth advantage platinum designed buildings and wildfire resiliency site design

Project Stats

Developer

Community Development Partners

Location

Salem, OR

Affordable Housing (Family and Older Adult)

- Walk Up Apartments
- Mid-rise Apartments
- Community Building

Size

94 Senior Units (1-2 bed)
 219 Family Units (2-3 bed)
 233,044 total sf

Year

Coming Early 2024

Achievements

2022 GRAY Visionary Award

Major Firms

- SEA
- PLACE
- Westech Engineering
- Stonewood Engineering
- Interface Engineering

Team Members

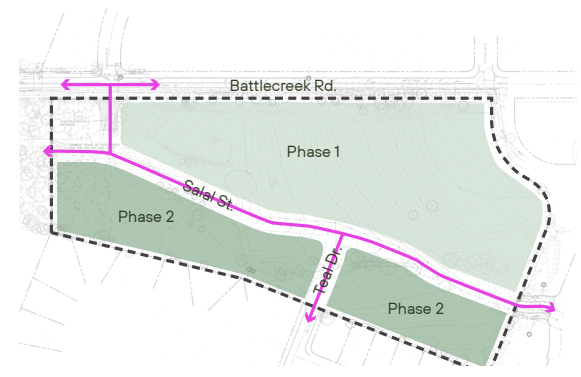
Lisa McClellan, Dave Mojica, Amy Cripps, Mauricio Villarreal, Tori Halligan

Reference

Jessica Woodruff
 jessica@communitydevpartners.com

Project Phasing

Lot division and new roads work with existing utility easements



(New streets constructed with Phase 1)

Inter-generational Building Typologies



Creating Places for Multi-Generational Interaction

Our concept starts by celebrating Older Adult Housing, deliberately siting it central within the development. It is flanked by a plaza and community garden to the north and the development's park to the south. The park serves in grounding a ring of family walk-ups that have patios that activate side paths, reminiscent of single-family home porches. The development is anchored by the Community Building at the main entrance to the north. This arrangement allows for the double-height gathering space under the Older Adult Housing's "viewing bridge and lounge" to function as an intersection of daily multi-generational activity. Richly vegetated areas and fields featuring native plants are balanced with hardscaped features including a plaza with amphitheater seating, a covered outdoor space connected to a fitness center, and picnic zones. The variety of large communal and intimate gathering spaces provides opportunities for gathering as diverse as the community which they will serve.



1
Community Center and mature oak trees screening taller high density buildings beyond



2
Smaller scaled Family Housing lining neighborhood streets



Street Experience



3
Plaza with amphitheater seating at senior housing



4
Picnic and BBQ gathering space at Senior and Family Housing intersection



5
Family Housing patios line pedestrian pathways adjacent to outdoor play

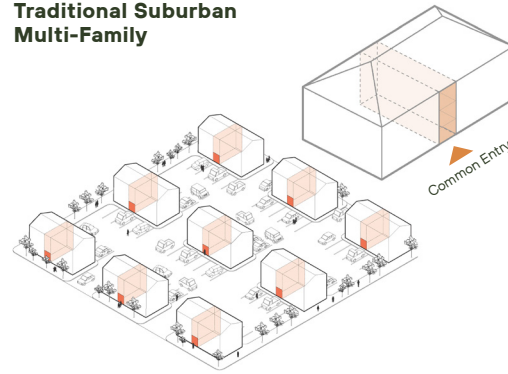


Outdoor Amenity Experience

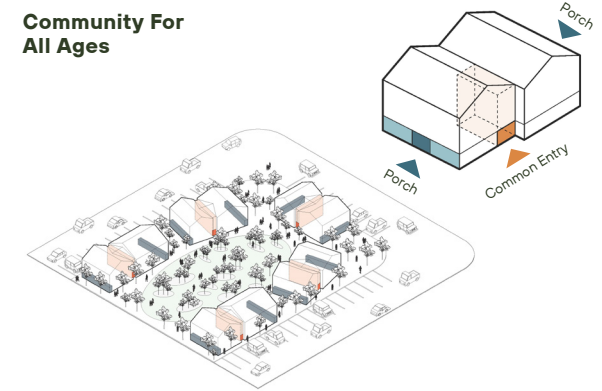
Re-imagining Suburbia

Historically, suburban multi-family housing typologies consist of walk-up buildings distributed in a parking grid with minimal attention to green space. These developments are marketed to young families and professionals while Older Adult Housing is developed independently. Our "Community for All Ages" approach integrates older adults throughout and arranges buildings in a communal configuration to allow for large green spaces balances with porch lined pedestrian streets.

Traditional Suburban Multi-Family



Community For All Ages



Building Types

- 1 Community Center
- 2 Senior Housing
- 3 Family Housing
- 4 Family & Senior Housing

Indoor Amenities

- A Resident Services
- B Multi-Purpose Rooms
- C Food Pantry
- D Senior Multi-Purpose Rooms
- E Fitness Center
- F Laundry
- G Lounge and Laundry

Outdoor Amenities

- H Plazas (2)
- J Covered Outdoor Space
- K BBQ and Picnic Areas (4)
- L Playgrounds (2)
- M Field
- N Community Garden

*Fitness Paths throughout

Sustainability Features

- P Path to Net Zero Design
- Q Solar
- R EV Charging Stations
- S Bike Rental

*Preserved oak trees and native vegetation w/ wildfire resilient planting methods throughout.

