



NW 18 & HOYT APARTMENTS
1727 NW HOYT STREET, PORTLAND, OR

PROJECT TEAM

NORTHWEST HOUSING ALTERNATIVES

Northwest Housing Alternatives (NHA), an Oregon 501(c)3 nonprofit agency, has been developing and owning affordable housing statewide across Oregon for over 30 years. Our mission is to create opportunity through housing. We have developed over 2,000 units and currently own and operate over 1,800 units of housing serving diverse populations, including workforce, families, seniors, A&D recovery, group homes, persons with disabilities, and families transitioning from homelessness. Our multifamily portfolio consists of 36 projects statewide. Our Asset Management staff has decades of experience managing this extensive portfolio, and direct management experience for the 7 units we operate on our existing campus in Milwaukie. Also on our existing campus we have operated the Annie Ross House family shelter, the county’s only family shelter, for over 30 years. Our teams have experience in all the myriad aspects of compliance around affordable housing operating, including financing such as LIHTC, OAHTC, HOME, HUD 202, LIHPRHA, CDBG, AHP, GHAP, and others. Since 2010, NHA has closed financing and completed construction on 14 LIHTC projects.

Stephen McMurtrey, NHA’s Housing Development Director, has 25 years of construction industry experience and has acted as lead developer on two new construction projects and nine of NHA’s occupied rehabs since 2009. Stephen is assisted by Housing Developer Christopher Hulette, who has 5 years of development experience at NHA and recently completed the preservation of Hawthorne East in Southeast Portland. NHA’s Executive Director Martha McLennan guides all NHA development efforts, and is the former Housing Manager for the City of Portland Bureau for Housing and Community Development and held various positions over 22 years with the City of Portland and Portland Development Commission.

CARLETON HART ARCHITECTURE

Founded in 1994, Carleton Hart Architecture is a collaborative design practice dedicated to creating innovative solutions to community centered design challenges. We believe thoughtful architecture can transcend material and form, that at its best can foster connections and enrich lives. Whether for a public, private, or non-profit client, CHA focuses on projects that are community-based and people-oriented.

Carleton Hart Architecture specializes in affordable housing, having a portfolio of over 75 affordable housing projects supporting a variety of underserved, resident populations throughout the Pacific Northwest. Coupled with our commitment to clients and tenants, we have a strong commitment to the cities and neighborhoods within which our projects are built. CHA strives to create architecture that seamlessly integrates the program with the natural, physical, and social environments. With respect for existing neighborhood fabric and through research and community outreach, we design with all stakeholders in mind.

Our thirty person firm is a dynamic team of problem solvers, creatives and collaborators that share a sincere interest in developing projects that have a positive social impact. With a diverse portfolio of new construction, rehabilitation, adaptive reuse, and historic preservation for a variety of project types, CHA offers both breadth and depth of experience required for each project.

BREMIK CONSTRUCTION

Bremik Construction is a Portland, Oregon based general contractor with a portfolio focus on historic preservation, market rate apartments and affordable housing. Bremik’s project team has a wealth of experience gained during the construction of over 3,000 urban apartment units and 20 historic preservations. Bremik provides diligent logistical planning and craftsmanship to integrate seismic and structural systems, exterior envelopes, and durable interior finishes into efficient, long standing buildings.

PAUL M. FALSETTO, ARCHITECT

Paul Falsetto is the founder of Paul M. Falsetto Architect LLC, practicing in Portland with specific expertise in historic preservation. He has developed preservation plans and performed involved rehabilitations on dozens of buildings listed in the National Register. He has taught courses for the University of Oregon’s Department of Architecture and the Historic Preservation Program, with focus on preservation theory and “eco-preservation”.

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AREA MAP: NTS

PROJECT SUMMARY

The project proposes to bring two new multi-family developments to a half block site located within the Historic Alphabet District. Currently there are two buildings located within the project boundary, one is at 624 NW 18th Avenue and is not a contributing resource within the District. The other, at 1727 NW Hoyt Street and known as the Buck-Prager Building, is listed as a contributing resource within the District, and has been vacant for 9 years.

The proposal aims to rehabilitate, seismically upgrade and adaptively reuse the Buck-Prager Building for multi-family housing. In addition, two new structures will be built on either side of Buck-Prager to form a half-block project with apartments of varying levels of affordability.

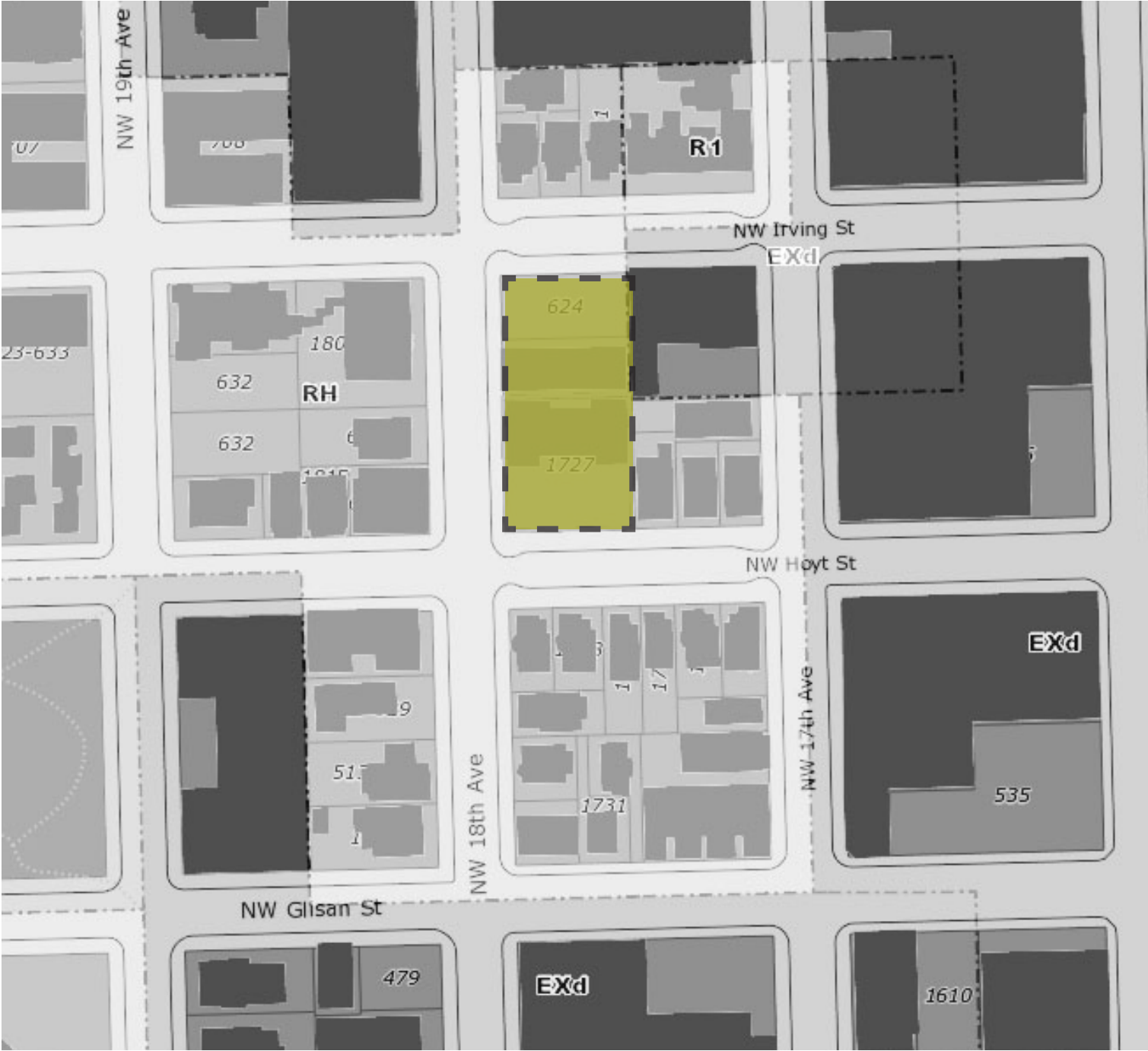
The residents of the Buck-Prager and South Buildings will be comprised solely of low-income, vulnerable seniors (those 55+ and making less than \$12,000/year), while the North Building is intended to be workforce housing. The walkability, safety and strength of community of the Historic Alphabet District provides a high-opportunity neighborhood, where seniors can form much-needed connections both within the development and within the greater neighborhood.

The three buildings will house a total of 165 units. There will be 164 studio units, ranging from 300sf to 350sf, and 1 one-bedroom unit for onsite management. Buck-Prager contains 17 of these units, the North Building contains 116, and the South Building 32. The Buck-Prager Building serves as a critical component of the design, acting as the main entry in to the senior housing development and becoming the focal point of community interaction within.

In an effort to respond to the historic properties surrounding the site, the design proposes breaking up the massing of the development to read as multiple buildings. Buck-Prager's three-story building height sets the datum along 18th Avenue, and is maintained along all three street frontages of the property. This datum also relates to that of the multi-family structures found along Irving St. between 19th & 20th Avenues. Where the North Building rises above the 3rd floor, generous setbacks are introduced that create a visual break in scale and maintain daylight exposure for the houses to the north. 4th floor setbacks at both the North and South Buildings serve to break down the scale of the street-level experience.

Rehabilitation work on the Buck-Prager is focused on providing the code required seismic upgrades while restoring elements of the facades. Non-historic windows will be replaced with wood windows of the original configuration. Reconstruction of the entry canopy and façade cornice will be based on archival photographs. A new front door will be placed within a new alcove, to remove the door opening from the public right-of-way. The North Building, sited on the largest lot in the property, proposes a six-story massing with a height of 68 feet. The FAR for this proposal is 3.63, which is within the allowable site FAR of 4.00.

The materials and detailing of the new North and South buildings are inspired by Art Deco structures throughout the neighborhood. This strategy provides an aesthetic connection with buildings of larger size within the District, while accommodating setbacks that help reduce the mass of the buildings. The primary material used is brick, with stucco and metal accents found along the base, parapets and rough openings.



ZONING MAP: NTS

 SITE AREA

ZONING CODE SUMMARY

PROJECT LOCATION:

PROJECT ADDRESS: 1727 NW Hoyt Street, Portland, OR
624 NW 18th Street, Portland, OR
624 N/NW 18th Street, Portland, OR

TAX LOT #: 1N1E33AC 1N1E33AC, 1N1E33AC
PROPERTY ID: R140834, R140835 & R140836

PROPERTY INFORMATION

LOT SIZE: 20,000 SF (.46 ACRES)
BUILDING FOOTPRINT: 16,252 SF
TOTAL GROSS SF: 72,501 SF (EXCLUDES BASEMENT)
NORTH BUILDING: 45,852 SF (EXCLUDES BASEMENT)
BUCK-PRAGER: 12,513 SF
SOUTH BUILDING: 14,136 SF
BASE ZONE: RH - High Density Residential
OVERLAY: Alphabet Historic District (Contributing)
PLAN DISTRICT: NP - Northwest Plan District
NEIGHBORHOOD: Northwest District Association
HISTORIC: AB - Alphabet Historic District

DEVELOPMENT STANDARDS

MAX F.A.R.: 4:1 (80,000 SF)
MAX COVERAGE: 85%
MAX HEIGHT: 75 FT
SETBACKS: NW HOYT: 0 min 20 ft max.
NW IRVING: 0 min.
NW18TH: 0 min.

MIN. LANDSCAPE AREA: 15%

GROUND FLOOR: 15% of street lot line must be windows or main entry doors.

PEDESTRIAN DISTRICT: Northwest District

PARKING REQUIREMENT: No

BICYCLE CLASSIFICATION: City Bike way (NW 18th Ave)

ALLOWABLE USES: Residential, Commercial



A. Looking west on NW Irving Street at NW 18th Avenue



B. Looking north on NW 18th Avenue at Irving Street



C. Looking east on NW Irving Street NW at 18th Avenue



D. Looking east on Hoyt Street at NW 18th Avenue

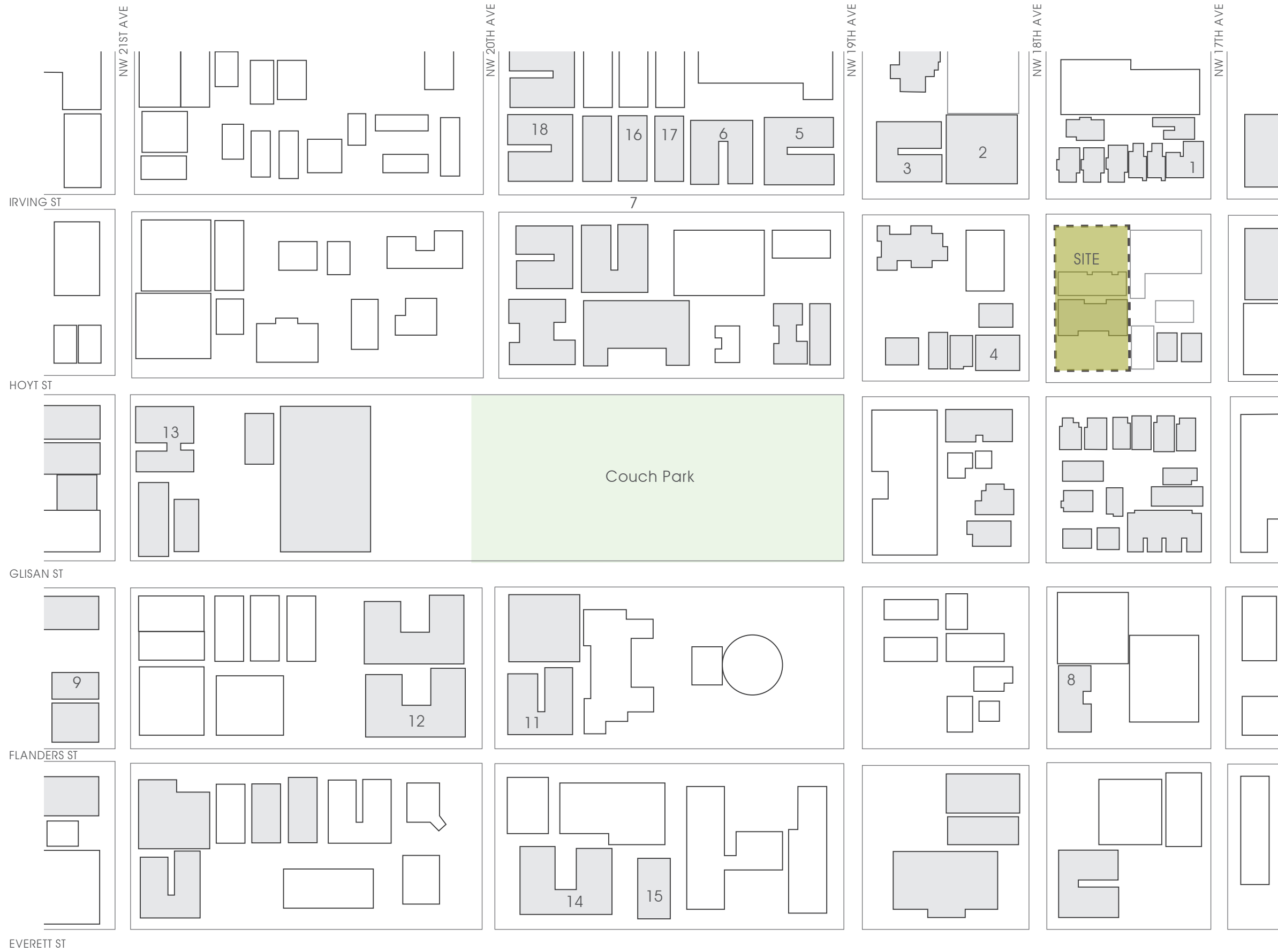


E. Looking south on NW 18th Avenue at Hoyt Street

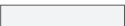



F. Looking west on Hoyt Street at NW 18th Avenue





ALPHABET DISTRICT

 CONTRIBUTING

 NON-CONTRIBUTING



A. Looking northwest at SE corner on NW Hoyt Street



B. Looking northeast on NW 18th Avenue



C. Looking northeast at Buck-Prager Building on NW 18th Avenue



1919 Historic view looking south on NW 18th Avenue



D. Looking east at Buck-Prager Building on NW 18th Avenue



E. Looking southeast on NW 18th Avenue



F. Looking east at NW corner on NW 18th Avenue



KEY PLAN: NTS



G. Looking Southwest at NE corner on NW Irving Street



Detail view looking at Buck-Prager Building east exterior wall



Detail view looking at Buck-Prager Building northwest corner quioning



Historic advertisement



1. CAMPBELL TOWNHOUSES



2. ASSOCIATED OIL BUILDING



3. WORTHINGTON APARTMENTS



4. FIRST METHODIST EPISCOPAL CHURCH



5. OLYMPIC APARTMENTS



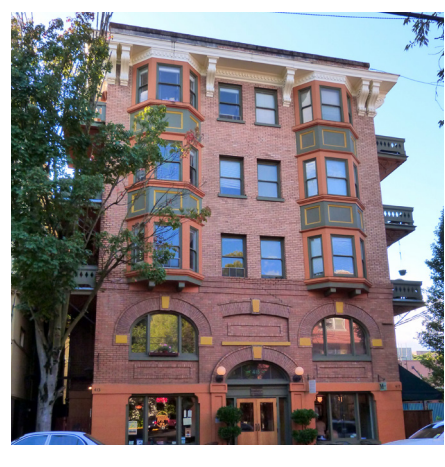
6. LOOMIS & DAY HOUSE



7. THREE-STORY STREET MASSING



8. WICKERSHAM APARTMENT BUILDING



9. BUCK APARTMENT BUILDING



10. AMERICAN APARTMENT BUILDING



11. PREMIER APARTMENTS BUILDING



12. THE EMBASSY CONDOS



13. ST. FRANCIS APARTMENTS



14. REGENT APARTMENTS



15. PARK REGENT APARTMENTS



16. BARCELONA APARTMENTS



17. IRVING MANOR



18. ZENABE COURT

SITE ANALYSIS - CONTEXT PHOTOS



15. PARK REGENT APARTMENTS
 NW Everett Street & 19th Avenue
 Three-story residential

NOTABLE FEATURES:
 I. Geometric form with ornamental elements
 II. Vertical Banding
 III. Parapet Ornamentation



13. ST. FRANCIS APARTMENTS
 NW Hoyt Street & 21st Avenue
 Six-story residential

NOTABLE FEATURES:
 I. Decorated metal work below windows
 II. Metal Balconies



8. WICKERSHAM APARTMENT BUILDING
 NW Flanders & 18th Avenue
 Five-story residential

NOTABLE FEATURES:
 I. Decorative elements in contrasting texture and color
 II. Vertical accentuation including protruding brick texture
 III. Parapet Ornamentation



14. REGENT APARTMENTS
 NW Everett Street & 20th Avenue
 Five-story residential

NOTABLE FEATURES:
 I. Geometric form with ornamental elements
 II. Chevron brick detail





7. DATUM BUILDING
NW Irving Street & 20th Avenue
Three-story residential

- NOTABLE FEATURES:
- I. Three-story delineation
 - II. Vertical accentuation
 - III. Entry setback in massing



2. ASSOCIATED OIL BUILDING
NW Irving Street & 18th Avenue
One-story warehouse

- NOTABLE FEATURES:
- I. Modeled brick
 - II. Decorative elements in contrasting texture and color



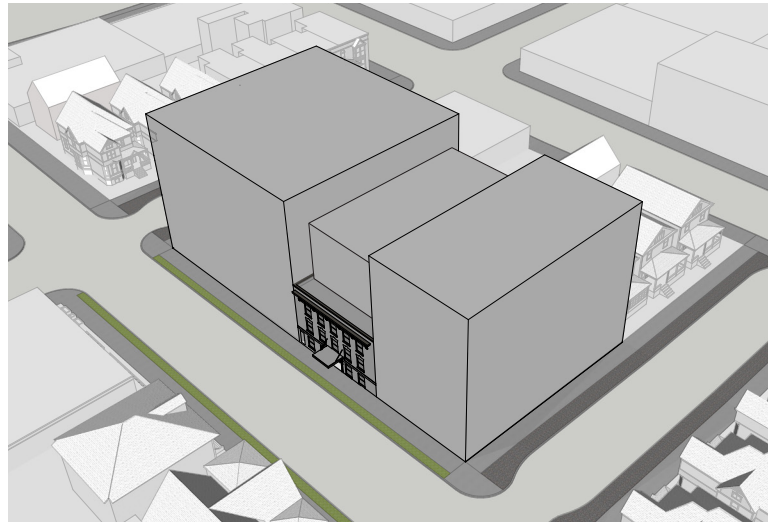
1. THE CAMPBELL TOWNHOUSES
NW Irving Street & 18th Avenue
Three-story residential

- NOTABLE FEATURES:
- I. Three-story massing
 - II. Vertical bays
 - III. Decorative elements in contrasting texture and color



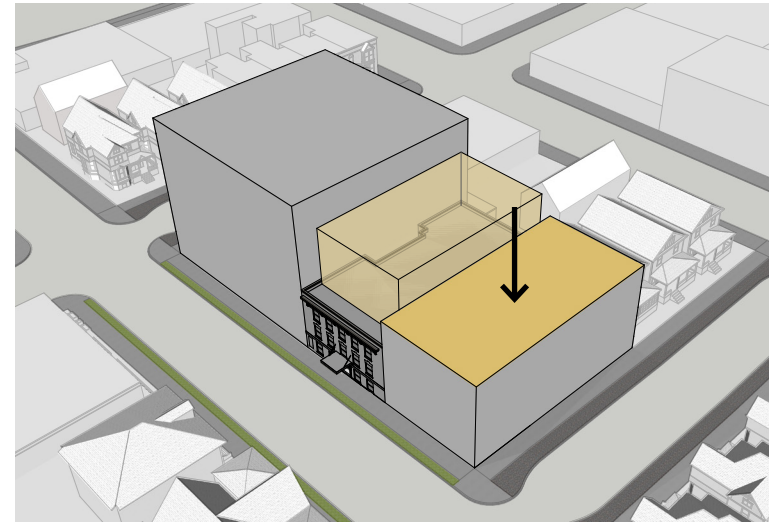
18. ZENABE COURT
NW Irving Street & 20th Avenue
Three-story residential

- NOTABLE FEATURES:
- I. Three-story massing
 - II. Entry setback in massing



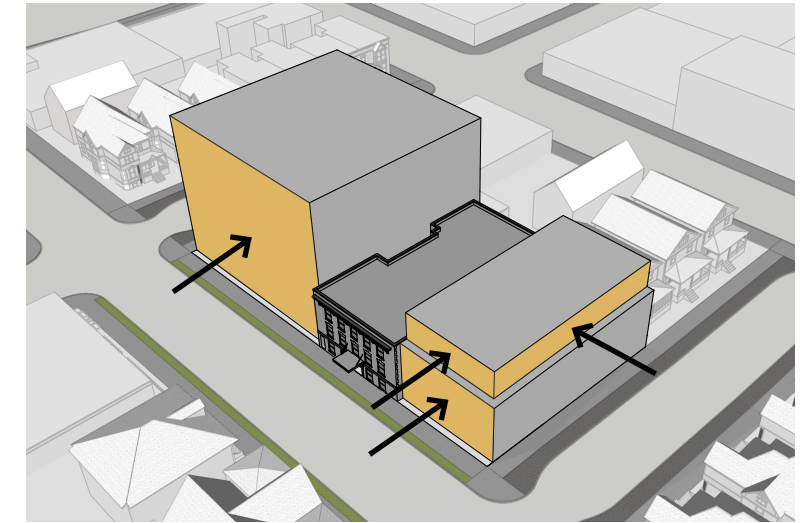
1. MAXIMUM ALLOWABLE MASSING

Although not compatible with the District, the Inclusionary Housing bonus allows for an F.A.R. of 5:1.



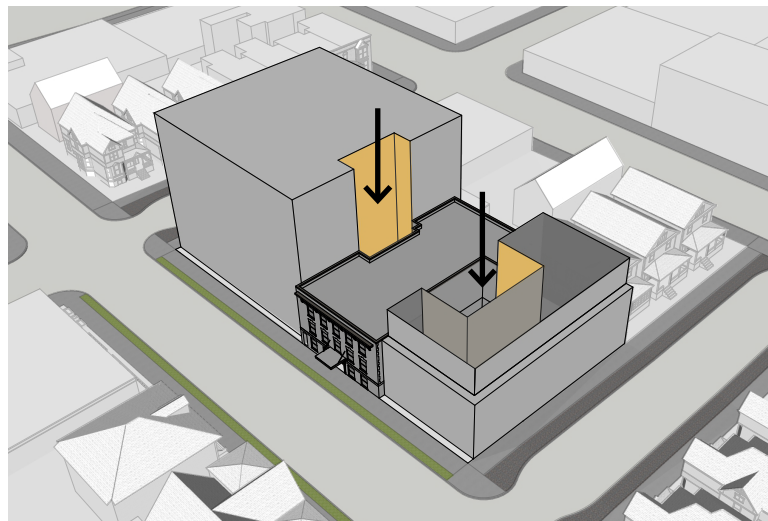
2. MASSING RESPONDING TO CONTEXT

Eliminate mass over Buck-Prager building due to infeasibility. Reduce mass at south building to better relate to context, and provide solar access to units at the north building. Maintain higher mass of north building, where adjacent lot is zoned EX.



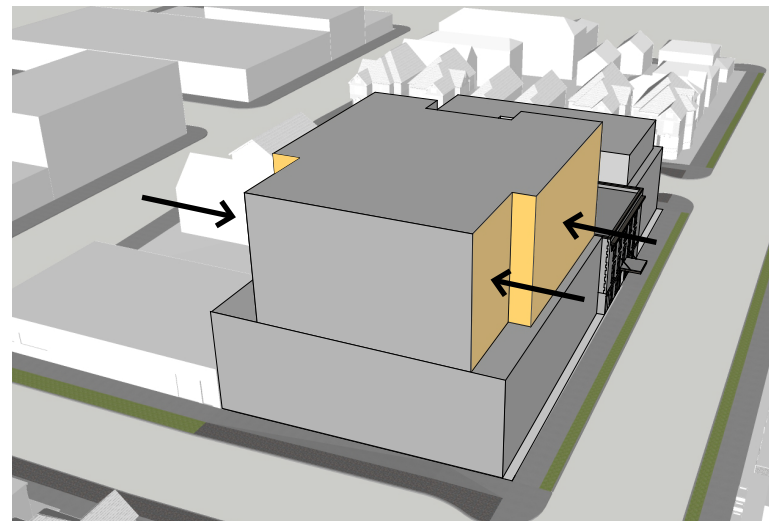
3. SETBACK MASSING IN RELATION TO BUCK-PRAGER

Setback west facades 3'-6" to emphasize historic Buck-Prager Building with brick quoining detail. Set-back 4th floor of south building to respond to the massing of Buck-Prager.



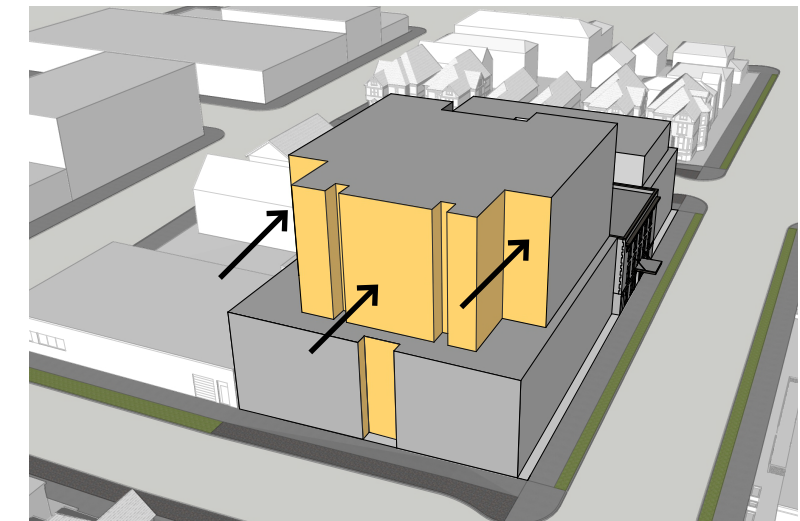
4. COURTYARD CARVING

Provide solar access to interior gathering spaces on ground floor level.



5. SETBACK MASSING AT EAST AND WEST FACADES OF NORTH BUILDING

Setback mass 2'-6" to 13'-6" to provide better solar access to the homes on NW Irving Street and relate to the three-story surrounding context.



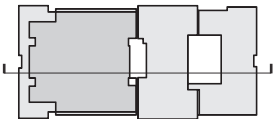
6. SETBACK NORTH FACADE AT NORTH BUILDING

Setback mass 8'-9" to 31'-5" to provide better solar access to the homes on NW Irving Street and relate to the three-story surrounding context.



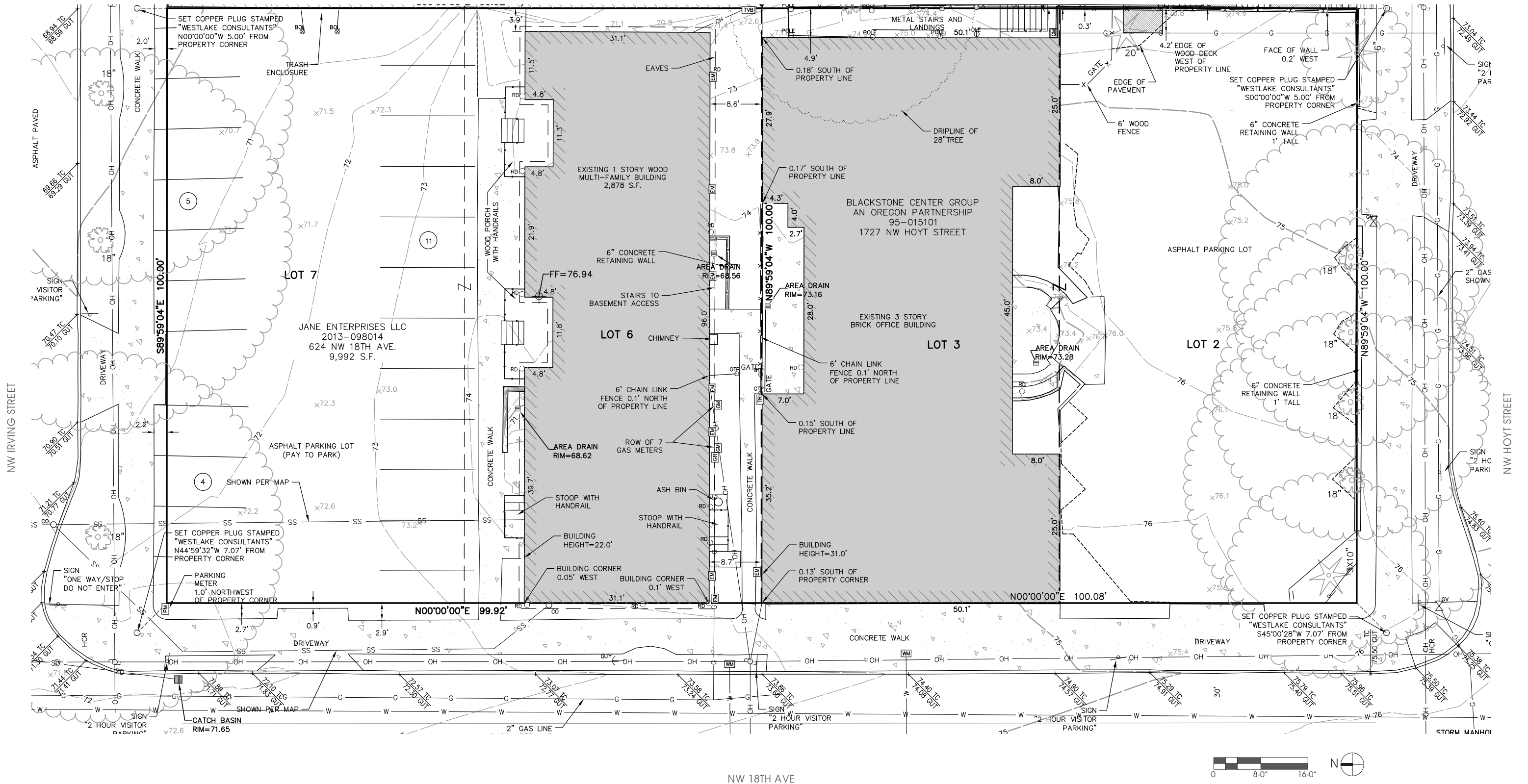
- I. Relate to the three-story surrounding context
- II. Setback to provide solar access and emphasize historic Buck Prager Building

Note: Buildings beyond not shown for clarity.



KEY PLAN

SITE ANALYSIS - SITE SECTION





MATERIAL KEY

- Short term bike racks
- New brick paving to match existing across Irving Street
- New street lamps to match existing across Irving Street
- Courtyard pavers
- New benches
- New large caliper trees to match existing species along Hoyt and Irving
- New planting
- New Egress well from basement unit
- New standard street trees along 18th Avenue.

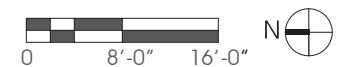


PROPOSED SITE PLAN



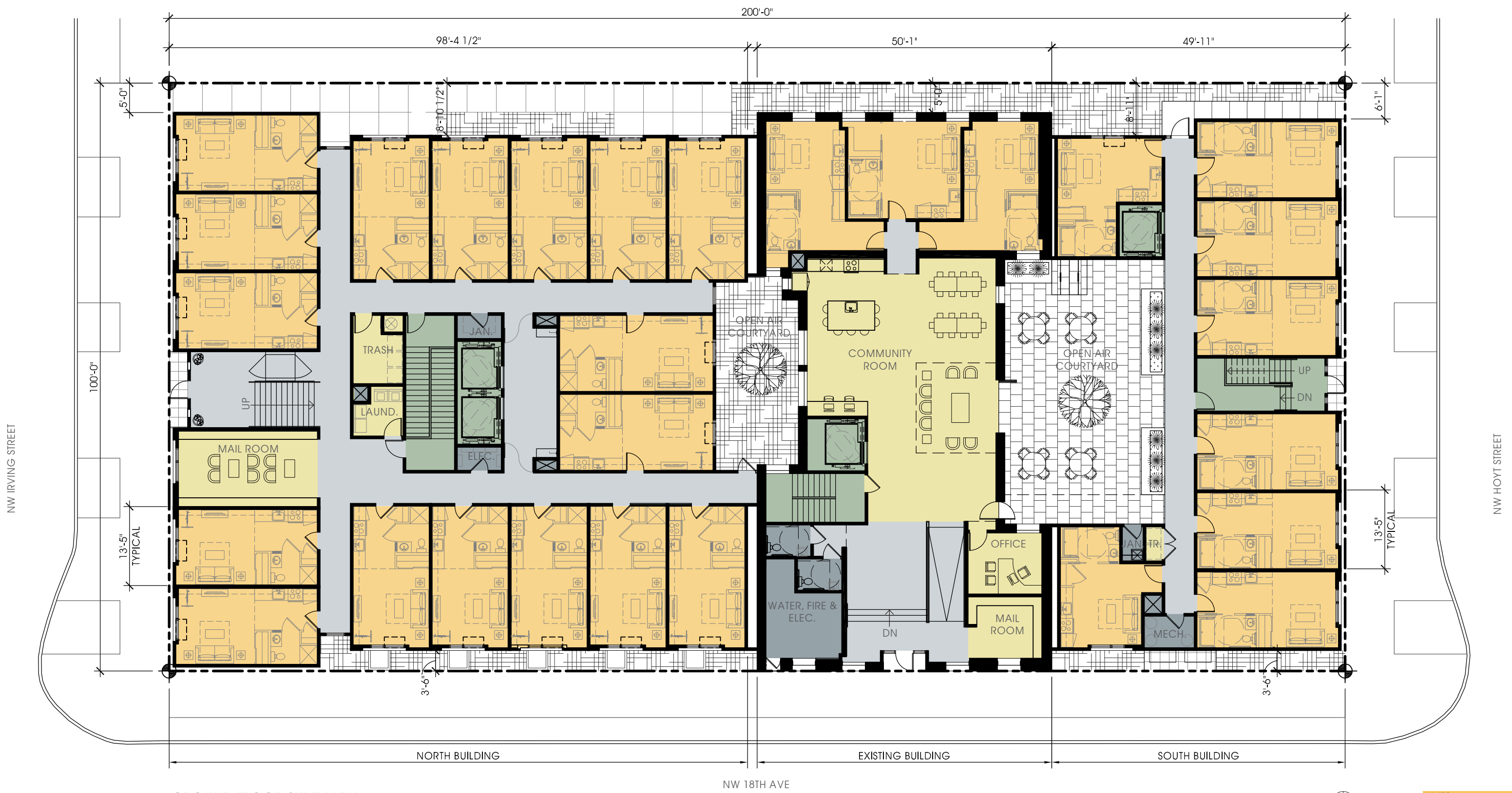
BASEMENT FLOOR SUMMARY

NORTH BUILDING: 7,521 SF
 BUCK PRAGER: 0 SF
 SOUTH BUILDING: 0 SF



UNITS
COMMON AREA
SERVICE
CIRCULATION
CIRCULATION

BUILDING PLAN - BASEMENT



GROUND FLOOR SUMMARY

NORTH BUILDING: 8,512 SF
 BUCK PRAGER: 4,186 SF
 SOUTH BUILDING: 3,464 SF



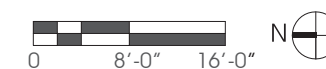
- UNITS
- COMMON AREA
- SERVICE
- CIRCULATION
- CIRCULATION

BUILDING PLAN - GROUND FLOOR



SECOND FLOOR SUMMARY

NORTH BUILDING: 8,512 SF
 BUCK PRAGER: 3,978 SF
 SOUTH BUILDING: 3,620 SF



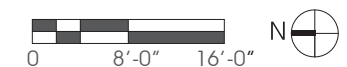
UNITS
COMMON AREA
SERVICE
CIRCULATION
CIRCULATION

BUILDING PLAN - SECOND FLOOR



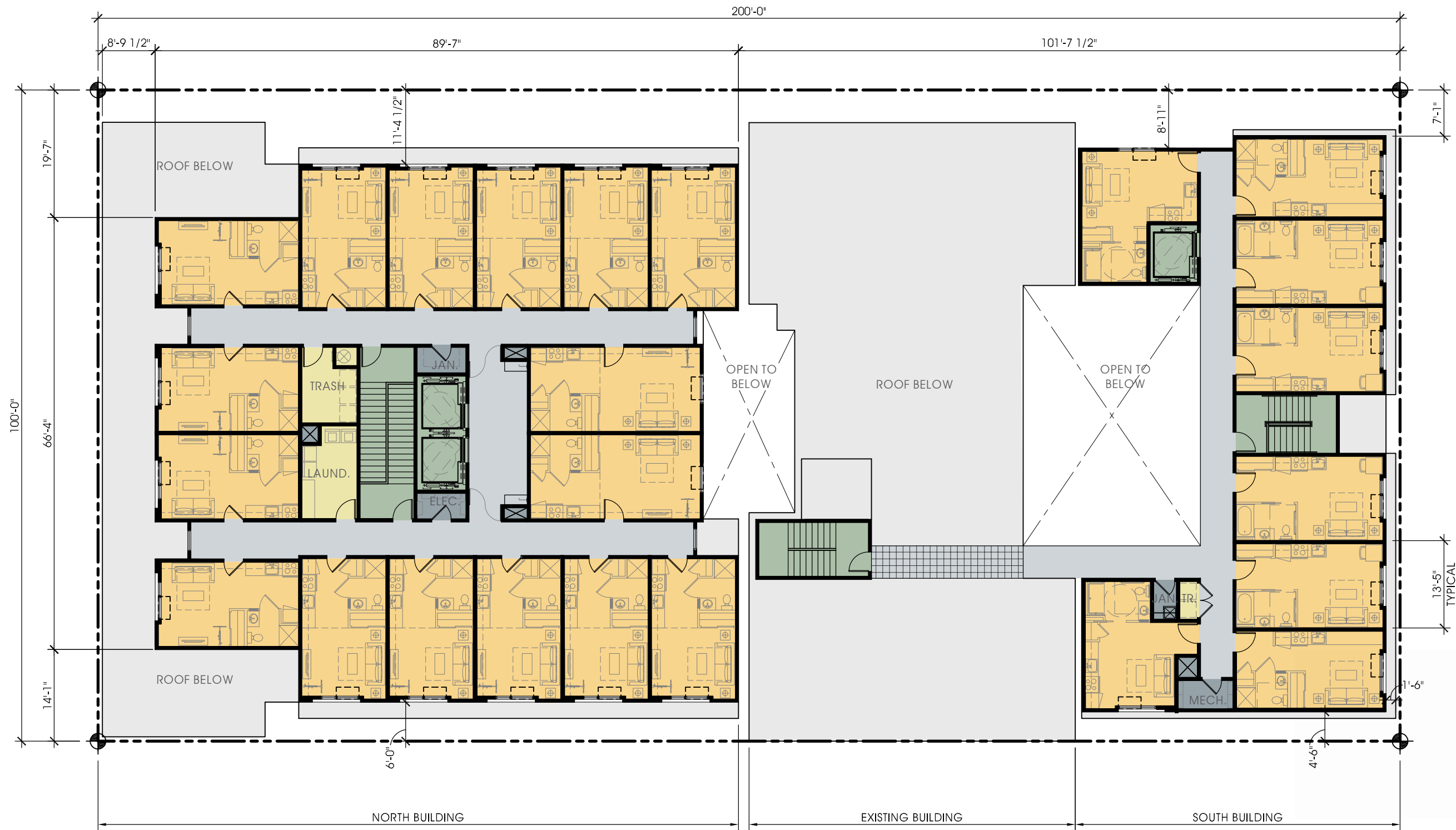
THIRD FLOOR SUMMARY

NORTH BUILDING: 8,512 SF
 BUCK PRAGER: 4,186SF
 SOUTH BUILDING: 3,620 SF



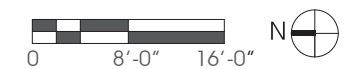
- UNITS
- COMMON AREA
- SERVICE
- CIRCULATION
- CIRCULATION

BUILDING PLAN - THIRD FLOOR



FOURTH FLOOR SUMMARY

NORTH BUILDING: ,772 SF
 BUCK PRAGER: 163 SF
 SOUTH BUILDING: 3,432 SF



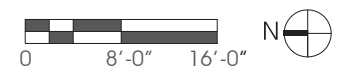
- UNITS
- COMMON AREA
- SERVICE
- CIRCULATION
- CIRCULATION

BUILDING PLAN - FOURTH FLOOR



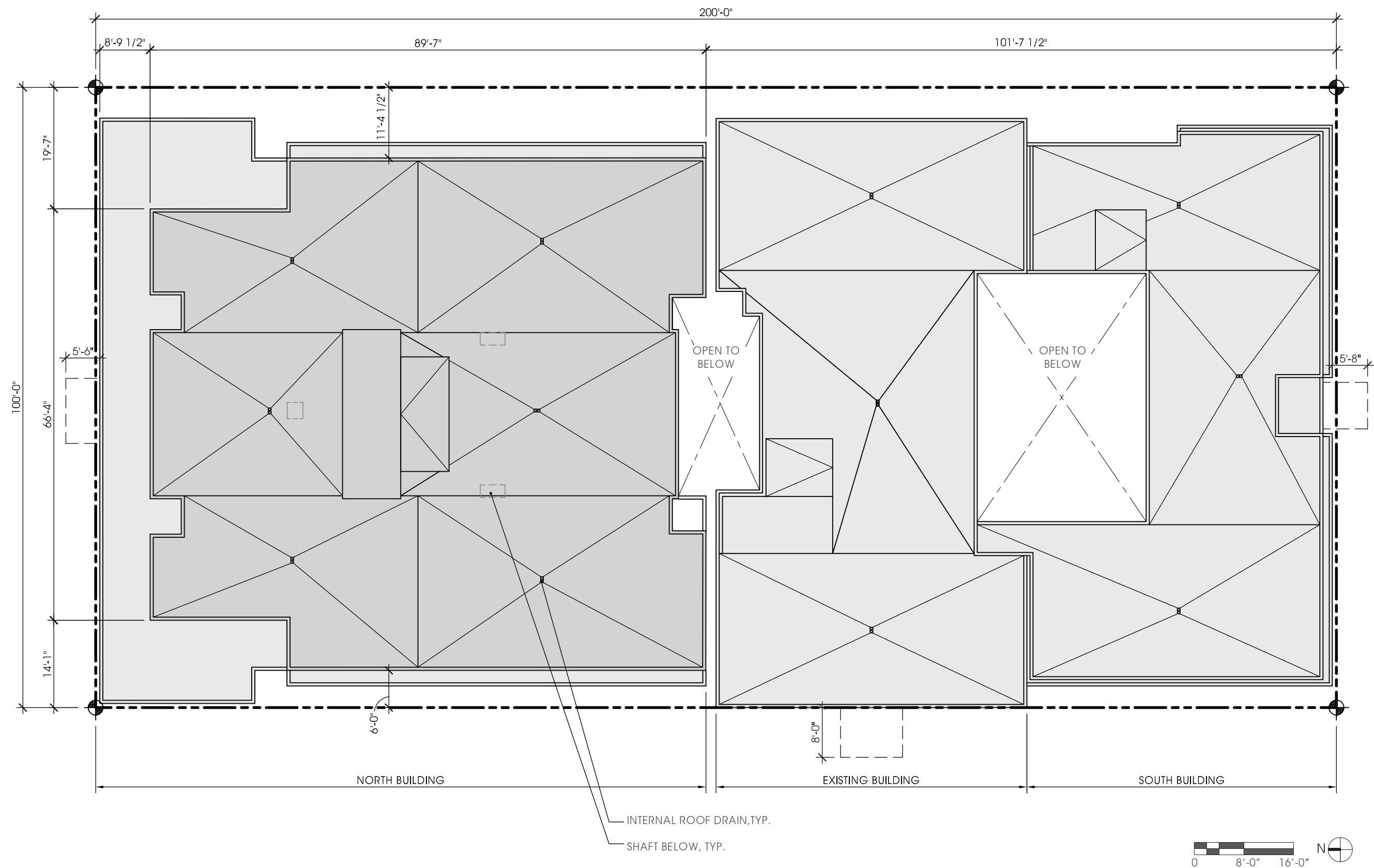
FIFTH THROUGH SIXTH FLOOR SUMMARY

NORTH BUILDING: 6,772 SF
 BUCK PRAGER: 0 SF
 SOUTH BUILDING: 0 SF



UNITS
COMMON AREA
SERVICE
CIRCULATION
CIRCULATION

BUILDING PLAN - FIFTH THROUGH SIXTH FLOOR



BUILDING PLAN - ROOF



MATERIAL KEY

1. Brick - common bond
2. Three-coat stucco system
3. Metal panel siding
4. Decorative metal guardrail
5. Fiberglass window at north and south buildings
6. Wood window sashes in existing wood window frames at Buck Prager Building
7. Metal entry canopy with diagonal bracing
8. Wood entrance door and sidelites
9. Egress window well
10. Reconstructed metal eyebrow
11. Reconstructed metal entry canopy with diagonal bracing
12. Reconstructed rough opening with wood windows to match originals
13. Restore, repoint, and repaint (as applicable) existing brick at Buck Prager Building
14. Restore and repaint existing cementitious coating at Buck Prager Building

15. Brick - herringbone pattern
16. Protruding brick texture
17. Brick - stacked bond

*Stucco at 0-3 floors. Metal panel at 4+ floors

BUILDING ELEVATIONS - WEST



MATERIAL KEY

1. Brick - common bond
2. Three-coat stucco system
3. Metal panel siding
4. Decorative metal guardrail
5. Fiberglass window at north and south buildings
6. Wood window sashes in existing wood window frames at Buck Prager Building
7. Metal entry canopy with diagonal bracing
8. Wood entrance door and sidelites
9. Egress window well
10. Reconstructed metal eyebrow
11. Reconstructed metal entry canopy with diagonal bracing
12. Reconstructed rough opening with wood windows to match originals
13. Restore, repoint, and repaint (as applicable) existing brick at Buck Prager Building
14. Restore and repaint existing cementitious coating at Buck Prager Building

15. Brick - herringbone pattern
 16. Protruding brick texture
 17. Brick - stacked bond
- *Stucco at 0-3 floors. Metal panel at 4+ floors

BUILDING ELEVATIONS - NORTH



MATERIAL KEY

1. Brick - common bond
2. Three-coat stucco system
3. Metal panel siding
4. Decorative metal guardrail
5. Fiberglass window at north and south buildings
6. Wood window sashes in existing wood window frames at Buck Prager Building
7. Metal entry canopy with diagonal bracing
8. Wood entrance door and sidelites
9. Egress window well
10. Reconstructed metal eyebrow
11. Reconstructed metal entry canopy with diagonal bracing
12. Reconstructed rough opening with wood windows to match originals
13. Restore, repoint, and repaint (as applicable) existing brick at Buck Prager Building
14. Restore and repaint existing cementitious coating at Buck Prager Building

15. Brick - herringbone pattern
16. Protruding brick texture
17. Brick - stacked bond

*Stucco at 0-3 floors. Metal panel at 4+ floors

BUILDING ELEVATIONS - EAST



MATERIAL KEY

1. Brick - common bond
2. Three-coat stucco system
3. Metal panel siding
4. Decorative metal guardrail
5. Fiberglass window at north and south buildings
6. Wood window sashes in existing wood window frames at Buck Prager Building
7. Metal entry canopy with diagonal bracing
8. Wood entrance door and sidelites
9. Egress window well
10. Reconstructed metal eyebrow
11. Reconstructed metal entry canopy with diagonal bracing
12. Reconstructed rough opening with wood windows to match originals
13. Restore, repoint, and repaint (as applicable) existing brick at Buck Prager Building
14. Restore and repaint existing cementitious coating at Buck Prager Building

15. Brick - herringbone pattern
 16. Protruding brick texture
 17. Brick - stacked bond
- *Stucco at 0-3 floors. Metal panel at 4+ floors

BUILDING ELEVATIONS - SOUTH



6 STORY MASSING



6 STORY MASSING



6 STORY MASSING



6 STORY MASSING



5 STORY MASSING

9:00 AM



5 STORY MASSING

10:00 AM



5 STORY MASSING

2:00 PM



5 STORY MASSING

3:00 PM

EQUINOX - MARCH 20th AND SEPTEMBER 20th
5 VS 6 STORY MASSING SHADOW STUDY



Neighboring houses not in shadow during Equinox.
Shadows shown from proposed building only. Shadows from existing trees and surrounding buildings not shown for clarity.



6 STORY MASSING



6 STORY MASSING



6 STORY MASSING



6 STORY MASSING



5 STORY MASSING



5 STORY MASSING



5 STORY MASSING



5 STORY MASSING

WINTER SOLSTICE - DECEMBER 20th
5 VS 6 STORY MASSING SHADOW STUDY



AERIAL VIEW OF NW IRVING STREET, EXISTING CONDITIONS

Neighboring houses in shadow at shortest day of the year: 3 hours (8:12am to 11:10am).

Shadows shown from proposed building only. Shadows from existing trees and surrounding buildings not shown for clarity.



SW CORNER - NW 18TH AVENUE & HOYT STREET

RENDERING - CORNER VIEW - OPTION A



SW CORNER - NW 18TH AVENUE & HOYT STREET

RENDERING - CORNER VIEW- OPTION B



NW CORNER - NW 18TH AVENUE & IRVING STREET

RENDERING - CORNER VIEW



NW CORNER - NW 18TH AVENUE & IRVING STREET

RENDERING - CORNER VIEW - OPT B



SIDWALK ALONG NW 18TH AVENUE

RENDERING - STREET VIEW



SIDEWALK ALONG NW HOYT STREET

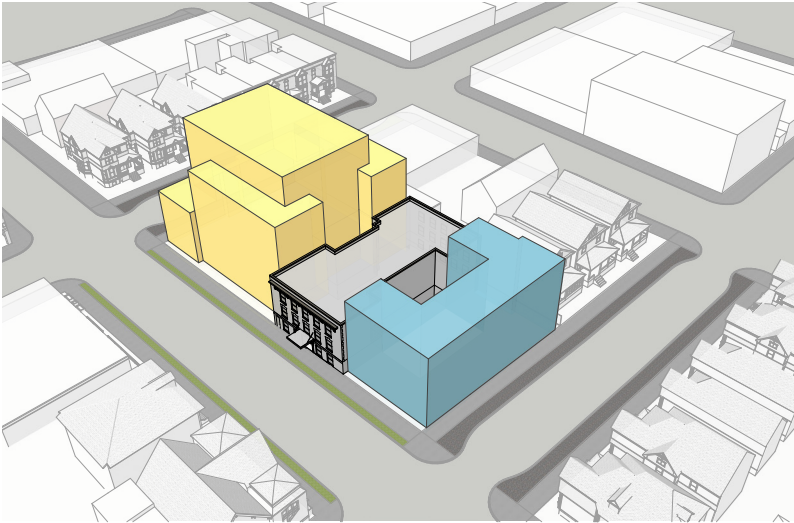


SIDEWALK ALONG NW 18TH AVENUE



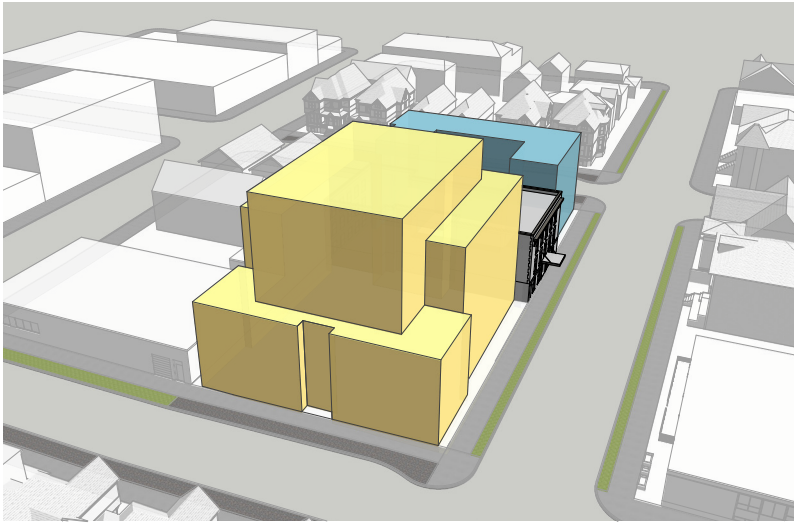
SIDEWALK ALONG NW IRVING STREET

MASSING ALTERNATE #1



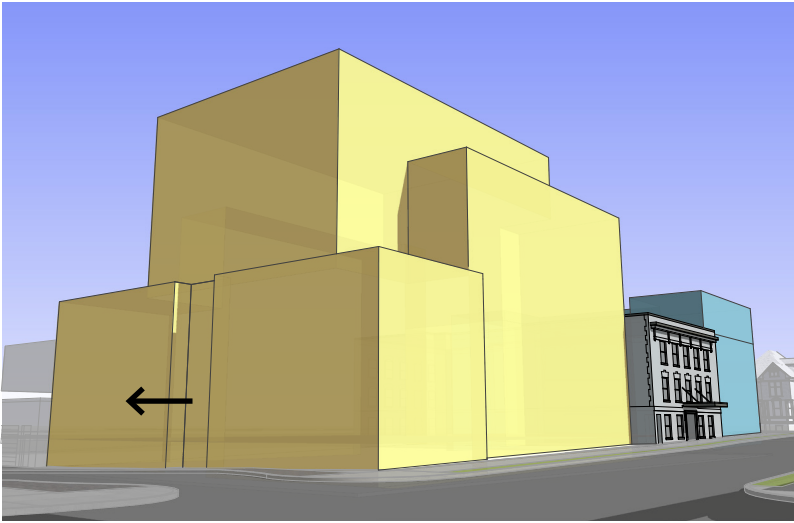
1. SW AERIAL VIEW

CREATE ADDITIONAL STEP BACK AT 6TH FLOOR OF NORTH BUILDING TO REDUCE VISUAL IMPACT AND IMPROVE SHADOW LINES.



2. NW AERIAL VIEW

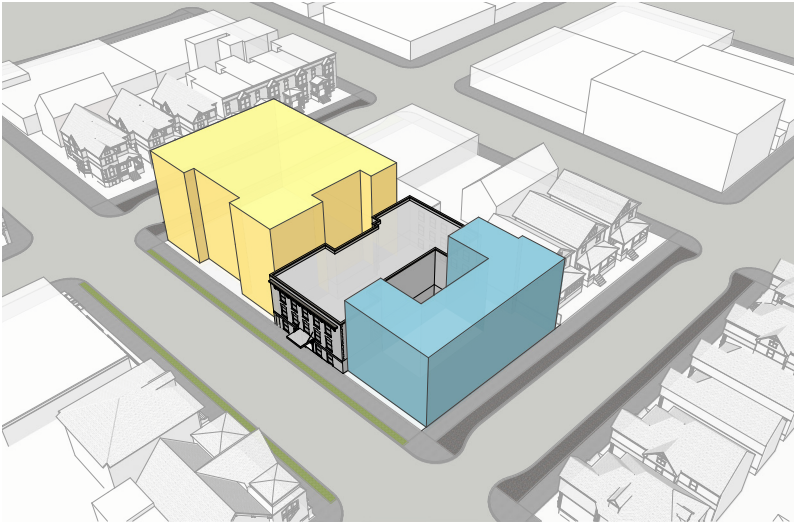
ADJUSTMENT TO SIDE YARD SETBACK STILL REQUIRED IN EXCHANGE FOR LARGER SETBACKS ABOVE.



3. NW STREET CORNER VIEW

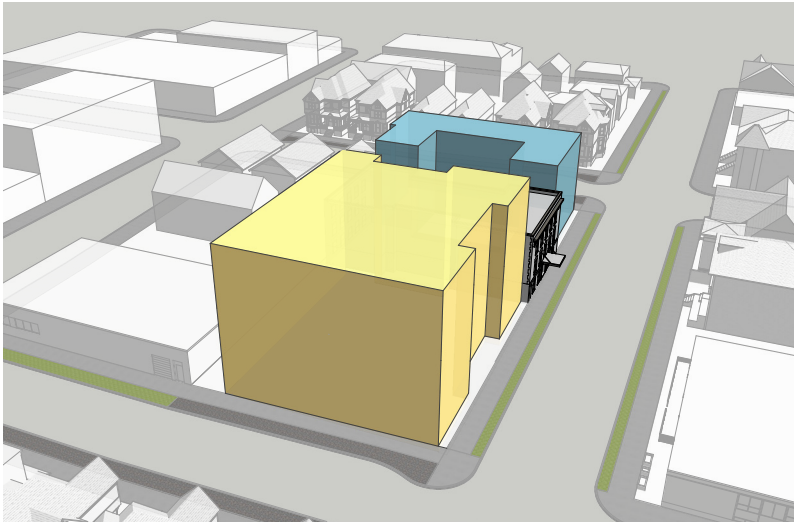
PRIMARY FRONTAGE OF NORTH BUILDING REMAINS ORIENTED TO NW IRVING ST.

MASSING ALTERNATE #2



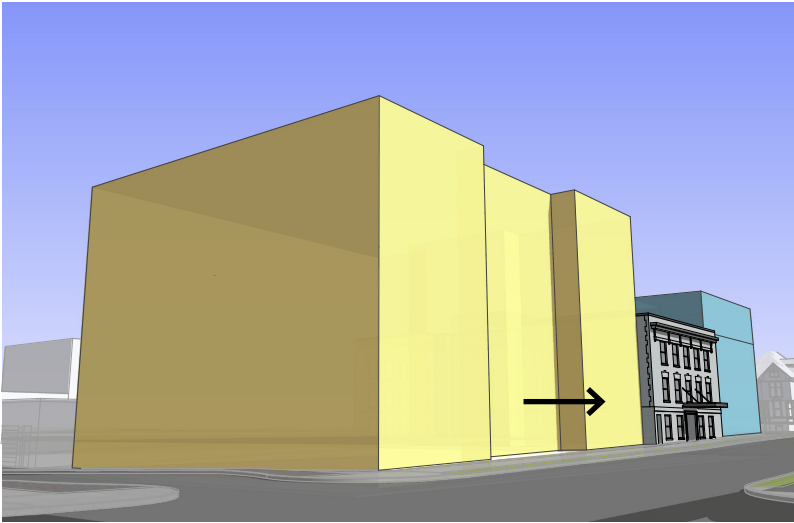
1. SW AERIAL VIEW

REVISE NORTH BUILDING FLOOR PLATES TO ACCOMMODATE A 5-STORY MASSING.



2. NW AERIAL VIEW

FULL 14 FOOT SIDE YARD SETBACK IS OBTAINED. UPPER FLOOR STEP BACKS ARE ELIMINATED.



3. NW STREET CORNER VIEW

PRIMARY FRONTAGE OF NORTH BUILDING ROTATES TO FACE NW 18TH AVE.