

# NORTH MAIN VILLAGE

## MIXED USE DEVELOPMENT

BUILDINGS + SITE // MIXED USE CASE STUDY

Portland, USA

# OVERVIEW

A comprehensive 97-unit, residential/mixed use brownfield redevelopment in a middle ring Portland suburb (Milwaukie). It has six building elements ranging from two storey residential terraces to a four storey apartment building, with mixed use fronting the high street. North Main Village is located at the end of the existing Milwaukie High Street, adjacent to the town hall/library and within easy walking distance (400m) to Milwaukie light rail (metro) station.

## PROJECT SUMMARY

The development occupies a whole city block, apart from an existing Masonic Lodge which it surrounds on two sides. The development has six distinct building elements which provide a significant level of variety, including typologies, design and materiality. This enables the development to read as a range of individual elements within the overall village. These elements include two and three storey residential terraces fronting the street (21 1st Ave), a residential live/work mews laneway, and three/four storey mixed use with apartments above. All apartments have outdoor decks.

The ground floor fronting the High Street is entirely given to retail/cafe/office uses, with residential apartments above. The development provides an open central communal courtyard, with direct access from all six residential elements. There is a range of residential unit sizes from one/two bedroom apartments to three bedroom terraces.

The residential terraces and mews all have individual garaging incorporated into their design, with all other parking located either to the rear or side of the building to minimise its impact on the street scene.



*View of the development from Main Street looking across the central park. The ground floor has a range of shops and cafes, with two floors of apartments above*

# KEY PROJECT INFORMATION

PROJECT TYPE MIXED USE	ROHE / LOCATION PORTLAND, OREGON (USA)	ARCHITECT MYHRE GROUP ARCHITECTS
YEAR COMPLETED 2006	HOUSING TYPE 4 STOREY MULTI-FAMILY RESIDENTIAL ABOVE GROUND FLOOR RETAIL	CLIENT/DEVELOPER KEMPER CO. DEVELOPMENT LLC
PRICE BAND MEDIUM	97 residential units, including 64 apartments and 33 terraces & live/work mews facing on a central communal courtyard, with retail space on the ground floor fronting Main Street.	
SITE AREA 7500 m <sup>2</sup> (APPROX)	Studio apartments start at 45m <sup>2</sup> , one bedroom range from 58-77m <sup>2</sup> , two bedroom units from 76-120m <sup>2</sup> , townhouses from 98-117m <sup>2</sup> , and penthouses from 84-104 m <sup>2</sup> .	
DENSITY 130 DW/HA	PARKING TO REAR OR SIDE OF BUILDINGS	
	Terraces & live/work mews have their own parking off-street.	



# UNDERSTANDING THE NEIGHBOURHOOD

- ✓ The development integrates well into the existing context, acknowledging its location at the end of the existing high street and the historical values of the Masonic lodge.
- ✓ Existing street trees enhance the development's street appeal.
- ✓ The inclusion of retail/cafes and office space at ground floor adds to the lively street scene supporting the Milwaukie town centre.



*View of North Main Village from the high street, with Masonic Lodge in the foreground*

# GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

- ① The building fronts and supports the existing street scene.
- ② Three floors of single level, double loaded apartments.
- ③ Car parking access with parking to rear and side of building.
- ④ No parking fronting street.
- ⑤ Three storey terraces address the street.
- ⑥ Car parking access with parking to rear and side of building.



*View of the development following Main Street from the south-east corner - the ground floor provides retail space along the entire length of the building with sufficient floor height to enable a range of uses*



*View of the development from the rear of 21 1st Ave highlighting the different building typologies*



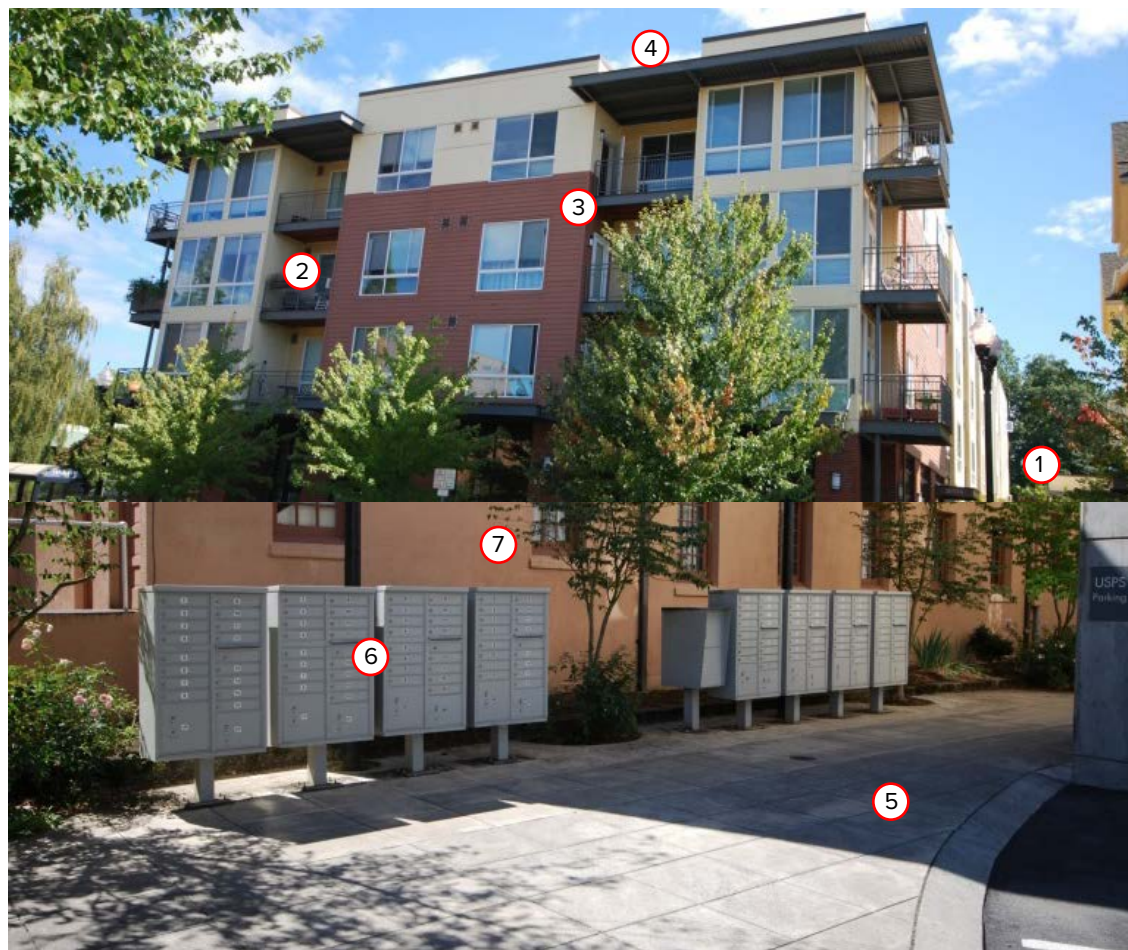
# GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

- ① Sufficient separation between the buildings; separation also provides access to the apartment building.
- ② Limited on-street car parking fronting the street allows the development to maintain a strong street presence. This is reinforced by locating retail uses at ground floor level.
- ③ Street trees further enhance the development's appeal.
- ④ Different roof elements to create variation in the street scene.
- ⑤ The use of different building materials assist in creating an appealing street elevation.
- ⑥ Large decks fronting the street.



# GETTING IT RIGHT THE BUILDING

- ① Access to the residential units' front door via a wide central accessway that faces the central courtyard.
- ② Large decks facing the street.
- ③ Modulation of facades, emphasising vertical elements helps to break up building length.
- ④ Differing roof treatments provide further interest.
- ⑤ Generous access at rear of development.
- ⑥ Centralised and well designed mail boxes.
- ⑦ Windows face onto the accessway





# GETTING IT RIGHT OUTDOOR SPACES

- ① Art works/features in courtyards.
- ② Decks of the residential units enhance security, real and perceived of the courtyard.
- ③ Significant landscaping, including large trees provided as a part of the development.



*The central communal court area*



## GETTING IT RIGHT STREET TO THE FRONT DOOR / RETAIL INTERFACE

- 1 Entrances to the apartments are located off the accessways that also lead to the central courtyard.
- 2 The ground floor facing Main Street has a continuous retail frontage abutting the footpath and the street beyond.



## GETTING IT RIGHT ACCOMMODATING THE CAR

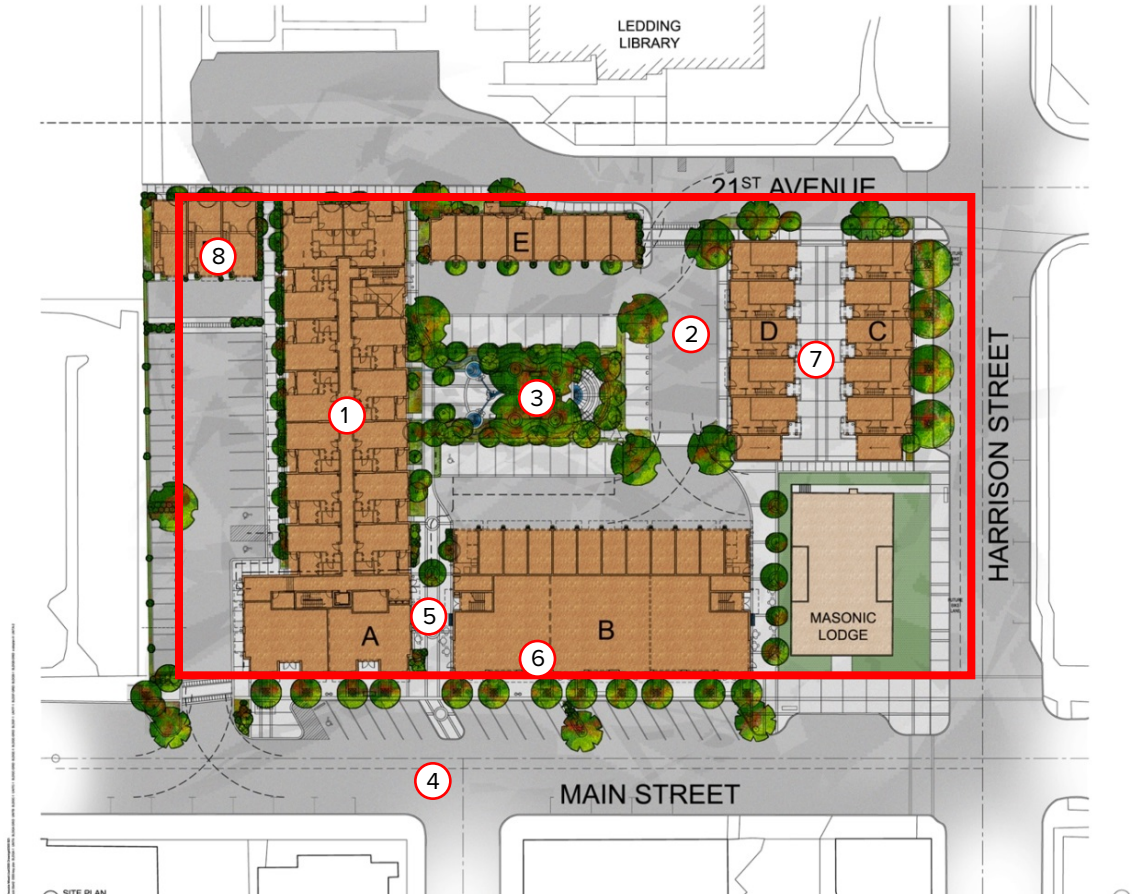
- ① Parking is available for some of the apartments by way of garaging behind the retail uses that front the street.
- ② All parking for residents is located behind, or in the residential units.
- ③ Access to car parking is by way of service lanes integrated into the development.





# GETTING IT RIGHT SITE PLAN

- ① Four story apartments (A).
- ② Access to car parking.
- ③ Central communal court yard.
- ④ High Street.
- ⑤ Access to arcade running through the building at a mid-way point, providing access to apartment entrance lobby and rear laneway.
- ⑥ Retail space on the ground floor with apartments above (B).
- ⑦ Mews live work units (C and D).
- ⑧ Residential terraces (F and E).





The Auckland Design Manual is a fantastic free resource that's been created to help you through your design concept and development phase. It's a practical guide that sits alongside the Unitary Plan. If the Unitary Plan is your rule book, think of the Design Manual as your how to guide - helping you to visualise what you can build in Auckland.

The Design Manual will help you to avoid expensive mistakes by giving you the information you need up front, so that you are well-informed and know how to ask the right questions.

The Design Manual can support you at the following key stages in your development process:

- Inspiration for what you could build on your site
- Understanding the rules
- Writing your brief
- Developing a design
- Hiring your design and build team

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