natural resources
- solar access: the site is selected for passive solar gain, with a summer solstice angle of 68 degrees and a winter solstice angle of 21 degrees.
- rain budget: 1.36 million gallons of rainwater available per year.
- prevailing winds: during the cooling season (April-September), winds come from the N/NW.
- existing buildings: materials are reusable and recyclable, with potential for recycling.

biodiversity
- existing green space within 3 blocks of major city parks.
- green space potential: the site could be developed with green spaces and other natural elements.

human culture
- neighborhood amenities: close proximity to community centers, libraries, grocery stores, and elementary schools.
- transit: two major bus lines within 3 blocks.
- crime: the site is in a center of higher crime area, suggesting a need for security.

demographics
- neighborhood: the area is 64% owned/69% renters, with 76% of the population being white, according to census data from 2000.

economy
- zoning: the site is in a mixed-use area, suggesting potential for mixed-use development.
- revenue-generating buildings: along SE 72nd could provide income for the community and neighborhood residents.

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Co-housing is a form of cooperative living that started in Scandanavia and is becoming increasingly popular in North America. Originally founded in rural and suburban settings, co-housing developments aim to create a deeper sense of community among the residents. Now as people reinvest in city centers and recognize the environmental benefits of dense settlement patterns, the co-housing model is being successfully applied to urban contexts, like Portland.

Co-housing has a vision to establish a diverse and ecologically-minded intentional community at Mitchell Court, currently a 1970s vintage apartment complex with many potential assets. Our approach for the master planning of this large site has been to implement few but focused interventions to the existing conditions in order to satisfy the needs of the co-housing community as well as address the greater neighborhood.

1. Remove cluster of buildings at NW corner of site to accommodate perimeter parking, which promotes community interaction by directing circulation around the common house.
2. Create a central common house that serves as the heart of the community, physically manifests the high ideals of the community, and also addresses the greater neighborhood.
3. Transform existing parking lots into two courtyards: one for community gathering and outdoor play; one for repose and community gardening.
4. Reconnect Mitchell Court, creating a neighborhood path for pedestrians and bikers, encouraging alternate means of transportation.
5. Establish an urban edge along SE 72nd Avenue to generate revenue for the community, provide a buffer against noise and traffic, and promote future mixed-use development along this busy street.

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SITE ELEVATION ALONG SE 72nd AVENUE

SITE SECTION THROUGH COMMUNITY COURTYARD