



## PLAN FOR A SUSTAINABLE COMMUNITY

Everyone wants to live in a healthy and sustainable community, but what does it take to make one?

New Columbia is a neighborhood that exemplifies “Location Efficient Design”, or LED. The goals of LED are to maximize accessibility and affordability by linking housing areas with job centers through good transit systems, create good cycling and walking conditions, and conserve land by redeveloping underutilized sites. Easy access to good transit reduces dependence on fossil fuel. Redeveloping urban sites conserves rural land for farms and wildlife. Denser housing—like the townhouses at New Columbia—consumes fewer resources and gives more households the benefits of living close in.

New Columbia is located on one of Tri-Met’s high ridership bus lines and is just a few stops from the Interstate Max Light Rail, making for an easy commute to almost anywhere in the metro area. It’s also close to some of Portland’s best recreational opportunities, like the 40 mile loop and the Smith and Bybee Lakes Wildlife Refuge. The circular street pattern that existed in the area has been replaced with a grid that connects to the larger neighborhood, making for easy vehicular and pedestrian access. Long central blocks are bisected by pedestrian paths that lead to McCoy Park and the bus line, and a small neighborhood commercial zone on North Trenton Street—within walking distance of the furthest corner of the development—will be home to useful community services and small, locally-owned retail businesses when construction is complete.

The 82 acre site, which now has 850 new dwelling units, was formerly home to a 462 unit low density housing development that didn’t make the best and highest use of the land. New housing types range from single family houses to apartment buildings with 30+ units, giving households many housing options within a relatively small area. A benefit of increased density is a greener neighborhood—more than seven acres of land have been developed as parks and open space, including a new four acre city park!

At the sidewalk level, housing units have spacious front porches that encourage neighborly interaction. Very few curb cuts interrupt the streetscape because off-street parking is located on alleys behind the housing. Windows of primary rooms—living rooms and kitchens—face the streets and alleys so residents can easily keep an eye on their children, watch for the bus, and know what’s happening on their street. Four ¼ acre “pocket” parks provide outdoor play areas close to homes. *New Columbia is designed to make the day-to-day activities of life easy and pleasant.*

### COMMUNITY-BASED PLANNING REALLY WORKS!

*The New Columbia design team set new standards for community-based planning. Residents of Columbia Villa (who all have the opportunity to return to New Columbia) and neighbors participated in 10 months of lively and challenging design workshops. The site plan and housing reflect the community’s top priorities: tree preservation, salvage and recycling during demolition, street grid repair, safe and attractive outdoor areas, stormwater management, water conservation, energy efficiency, a variety of housing types, clean indoor air, and durable building materials.*

### LEEDERS ON TRENTON STREET

Two mixed-use buildings HAP is developing on North Trenton Street are under construction. The three story buildings face each other across North Trenton Street, and are located immediately east and southeast of McCoy Park. The ground floors will be home to New Columbia’s management offices, PCC community classrooms and small retail opportunities. There will be a total of 74 units of tax credit rental housing on the upper floors of the buildings.

*The respective architects of the two buildings—Mithūn, Inc. of Seattle and Robertson Merryman Barnes of Portland—have designed the buildings to qualify for the U.S. Green Building Council’s LEED certification! LEED (Leadership in Energy and Environmental Design) is the premier national program for sustainable buildings. HAP will apply for the certifications when construction is complete in 2006. The buildings will boast many features unique in affordable housing and HOPE VI developments:*

- A stormwater education exhibit
- An irrigation system that uses no potable water
- Landscaping and building envelopes designed to reduce heat islands
- Secure indoor bicycle storage for apartment residents
- Secure indoor bicycle storage and showers for commercial tenants
- Sustainable framing lumber, per Forest Stewardship Council guidelines
- Low-VOC and VOC-free interior finishes
- Solar water heating systems that supply 1/3 of the hot water demand
- Hydronic (water-based) space heaters in apartments
- Plumbing systems that outperform Oregon’s water code by 30%
- Energy Star appliances and lighting

### SKINNY STREET

*North McCoy Court, located one block north of Houghton Street, is just 28’ wide from curb to curb—that’s 4’ narrower than a typical Portland street! Skinny streets are good for the environment because they generate less runoff and function as traffic calming devices.*

