

PORTLAND COURTYARD HOUSING DESIGN COMPETITION



Creating spaces for families, community and sustainability in the city

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“There is a direct link to Portland’s school enrollment and housing choices. We want to ensure that Portland has housing options for people in all circumstances, including parents raising children. In order to have healthy schools, we need to provide affordable and appropriate housing options for families.”

– Commissioner Erik Sten, City of Portland

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COMPETITION OBJECTIVES

This design competition will explore possibilities provided by infill housing oriented to shared courtyards, with a particular focus on how courtyard housing can be designed to serve as an attractive option for families with children. A related objective is how this housing might be designed as a feasible and affordable ownership housing possibility for moderate-income households.

Another key objective is to foster innovative ideas on how the courtyard space itself can be designed to meet a multitude of sometimes competing demands: as useable outdoor space for families while also providing stormwater management and other environmental benefits; as a setting for community interaction while accommodating the privacy needs of residents; or as a pedestrian-oriented space while also accommodating cars.

An underlying issue is the question of how courtyard housing can be designed to realize these possibilities in the context of the constrained sites typical of infill development opportunities in Portland. We are also looking for ways in which courtyard housing can avoid a purely inward focus and contribute to Portland's tradition of street-oriented urbanism.

The competition focuses equally on building design as well as the design of the courtyard space. This is not simply an "ideas" competition, but one that seeks to create a dialogue between designers, builders, and the broader public. In order to transcend the specific stylistic aspects of design and to inform future courtyard housing projects, this competition is structured to engage participants in identifying – through text and diagram – the principles underlying their designs. The competition will result in the publication of winning designs and principles and will be followed by strategies to facilitate built projects.

Ultimately, the goal of this competition is to foster the construction of well-designed courtyard housing projects and, perhaps most important, to engage the public in considering how higher density housing might serve as a housing option of choice for families with children.



II. INTRODUCTION

COMPETITION BACKGROUND

Multifamily housing and other higher density housing types now constitute the majority of new housing being built in Portland. This trend reflects the increasing scarcity of land available for the development of conventional detached houses with sizable private yards – the housing type traditionally associated in Portland with “family housing.”

This highlights the need to foster the creation of higher-density housing types that provide quality living environments for families with children if families are to be part of the mix of residents drawn to the opportunities provided by new housing in Portland’s neighborhoods. The primary medium-density ownership housing types built recently in Portland neighborhoods have been rowhouses and small-lot houses, which at higher densities often provide little opportunity for private yards of sufficient size to accommodate the needs of families with children.

Studies have indicated the importance to families of having direct access to outdoor spaces from their residences, especially for those with young children, for whom the majority of outdoor play takes place immediately adjacent to their homes. Housing oriented to shared courtyards presents opportunities for larger, useable outdoor spaces that are not possible in the form of private yards at higher densities, providing some of the advantages usually associated with lower-density detached houses.

An additional opportunity of courtyard arrangements is the space they can provide for stormwater management and plantings – which, however, have proven difficult to integrate with other potential courtyard functions in the limited space typical of infill housing



projects in Portland neighborhoods. While courtyard apartments, “bungalow courts,” and other forms of courtyard housing were frequently built in the Streetcar Era and are part of the cherished urban fabric of many Portland neighborhoods, few courtyard housing projects have been built recently. This competition will be an opportunity to revive the courtyard housing type as an option that can contribute to meeting today’s needs in Portland’s neighborhoods.

New ownership housing possibilities

Courtyard housing in Portland historically consisted of rental units. As ownership housing, courtyard arrangements were only possible as condominiums, which many developers in Portland have tended to avoid for small infill projects because of legal complexities and liability insurance costs. Builders have tended to prefer “fee-simple” ownership housing arrangements with each unit on its own lot, which in the past was not practical for courtyard-oriented projects because of requirements that each lot have street frontage. Recently adopted zoning code provisions for “common greens” and “shared courts” now allow housing units on separate lots to front onto courtyards that serve as access tracts. Common greens are pedestrian-only access tracts that have a landscaped emphasis, while shared courts are access tracts that accommodate both pedestrians and cars within the same circulation space (both common greens and shared courts are considered to be private “streets”). These courtyard provisions have opened up new opportunities for family-friendly ownership housing and facilitate ownership housing on sites that would otherwise lack enough street frontage for the creation of street-oriented lots at higher densities.

The above comments notwithstanding, some builders in Portland have pursued condominium ownership for medium-density projects; favoring condominiums over arrangements involving land divisions because of the former’s shorter review and approval timelines, infrastructure cost savings, and greater design flexibility.

An issue Portland has been working to address is the relatively low homeownership rates among minority households. Larger families are more common among some minority groups than in the general population. For medium-density housing development, providing housing of adequate size for larger families has proven to be a challenge. In the Portland area, families with children tend to favor units with at least three bedrooms and two bathrooms. Four or more bedrooms are in demand by larger families, but are a very scarce commodity, especially at higher densities.

Affordability

Housing affordability is a related issue that entrants are encouraged to address in their designs. With an increasing gap between home prices and the amount that families can afford to spend on housing, there is a growing need in Portland for ownership housing that is affordable to low- to moderate-income households. The median sales price of a home in the Portland area is now \$282,500 (as of April 2007), while \$247,000 is the maximum amount considered to be affordable to a family of four earning the median family income of \$66,900.

Zoning

This competition focuses on courtyard housing at densities appropriate for Portland’s R2 and R1 multidwelling zones, which are medium-density zones intended for housing unit densities ranging from 17 to 44 units per acre. The R2 zone allows a maximum density of 1 unit per 2,000 square feet of site area and requires a minimum density of 1 unit per 2,500 square feet of site area; while the R1 zone has a maximum density of 1 unit per 1,000 square feet of site area and a minimum density of 1 unit per 1,450 square feet of site area. These zones serve as the predominant multifamily zoning in neighborhoods outside Portland’s downtown area (see map, page 23).

Together, the R2 and R1 zones occupy more than 6,500 acres of Portland, constituting the majority of land zoned for multidwelling development and accommodating a large portion of Portland’s new housing construction. These zones are typically located adjacent to or near transit lines and stations, serving as a key part of Portland’s strategy of concentrating new development near transit facilities. The R2 and R1 zones are also often located at the fringes of mixed-use areas, providing a transition in scale between the high-density cores and surrounding single-family areas. Development standards for the R2 zone are intended to foster housing types that are “compatible with adjacent houses,” while policy language for the R1 zone states that “the scale of development is intended to reflect the allowed densities while being compatible with nearby single-dwelling areas.”

Neighborhood context

This competition provides options for focusing on two differing site configurations representative of the two areas where the majority of the R2 and R1 zoning is located: the inner neighborhoods originally platted during the Streetcar Era (prior to the Second World War) and the eastern Portland neighborhoods located primarily east of 82nd Avenue, mostly annexed

to Portland since the 1980s.

Areas with R2 or R1 zoning include a mix of single-family and multifamily development, although single-family structures remain predominant in most areas. Most neighborhood residential streets in Portland are characterized by a “green edge” of landscaped setbacks between the fronts of buildings and sidewalks (front setbacks vary from around 5 feet for areas built during the late 19th century to 10 - 20 feet for areas built in the 1910s through 1940s, and to more than 30 feet deep in many eastern neighborhoods).

The Streetcar Era neighborhoods are characterized by a fairly regular pattern of residential lots approximately 50’-wide by 100’-deep. This original platting provides a fine grain pattern of relatively small-scale buildings, which was typically also reflected in the massing of multifamily structures, such as the courtyard housing built in the 1920s through 1950s which frequently were built on sites 100’-wide, but whose building frontages were typically divided by landscaped courtyards into building wings that continued patterns established by houses on 50’-wide lots.

Residential areas in the eastern Portland neighborhoods have far less consistent lot and block patterns than the Streetcar-Era neighborhoods. Rather than consistency in street frontage patterns and architecture, trees and other vegetation are often key character-giving elements of residential areas in eastern Portland. Scattered stands of native Douglas Fir trees in the eastern neighborhoods provide a distinctly regional feel and a tie to the area’s natural heritage. In the eastern neighborhoods, lots in multidwelling zoned areas are relatively large but disproportionately deep (often 200’-300’ deep). Because of the great contrast between existing low-intensity development and allowed densities, integrating new development with established aspects of community character has been a key challenge in the eastern Portland neighborhoods.

Solar access and privacy impacts are typically key concerns of neighbors in regards to higher-density infill development. In all areas intended for medium-density infill development, City design directives call for development that:

- contributes to a pedestrian-oriented environment,
- respects context and enhances community character,
- provides a strong street orientation,
- includes usable outdoor space, and
- utilizes sustainable development approaches.

Accommodating automobile parking and maneuvering areas has been a key challenge to meeting these goals, especially given the small sites typical of infill development. This is complicated

by the fact that most areas in Portland lack existing alleys, which necessitates that parking access come from the street frontage.

Schools, Families, Housing Initiative

This design competition is a program of Portland’s Schools, Families, Housing Initiative. Through this initiative, the City of Portland is working with Portland’s school districts and other community partners in developing a comprehensive approach to retaining families with school-age children and attracting new families to Portland’s neighborhoods, as well as responding to the challenges faced by the school districts.

During the last decade, families have been leaving inner neighborhoods due to the lack of affordable housing of appropriate size and quality (much of the affordable ownership housing in close-in neighborhoods consists of older 2-bedroom houses with maintenance needs – a survey of families who have left inner neighborhoods cited housing as the primary reason for leaving, with housing size and quality the most frequently indicated reasons for relocating).

The loss of families has had profound effects on school enrollment in close-in neighborhoods. Portland Public Schools has experienced an 11,000-student decline in enrollment, while enrollment is up precipitously in school districts in eastern Portland, creating unfunded capital needs. The design competition is intended to help address issues in both areas: 1) in inner Portland areas, by fostering additional housing that can serve as an attractive option for families with children, and 2) in eastern Portland neighborhoods, by encouraging higher-density housing better suited to meeting the needs of families, many of whom live in higher-density housing that often includes little useable outdoor space besides parking lots.

The Schools, Families, Housing Initiative will also include home ownership loan programs, and strategies related to parks, transportation, planning, and neighborhood-based community development.

While housing design oriented to families with children is a key focus of this competition, it is not intended to be its sole focus. Courtyard housing is also a typology that is suited to a wide-range of lifestyles in addition to families. It can accommodate the needs of singles, retirees, and couples interested in a housing type that offers more opportunities for community engagement than the typical single-family house or apartment complex. Competition participants are encouraged to think broadly about the needs of families, including consideration of the diversity of families and how the housing needs and mobility of family members change over time.

COMPETITION CRITERIA

The competition staff has developed a set of Design Criteria to guide the jury and the development of submissions. While this is not an all-inclusive list, it does serve as the foundation for considering the range of issues that should be addressed.



Versatile Courtyards

Proposals should maximize the multifunctional use of scarce urban space with courtyards that provide outdoor space that can meet the needs of families with children, serve as a gathering place for residents, and provide stormwater management and other environmental benefits. Submitted designs should also provide a courtyard environment that creates a compelling urban place.

Functional Homes

Entrants should propose principles and solutions that achieve a high level of functionality for a variety of household types, with special emphasis on families with children. Consideration will be given to designs that are sensitive to the unique needs of today's diverse families, accommodate a variety of physical abilities, adapt to changing household composition and changes in the developmental needs of family members, and balance competing demands for privacy and community.

Sustainable Solutions

Designs should recognize the importance of sustainability at the building and site scale through the use of sustainable technologies, resource conservation, and energy-efficiency. Recognizing the benefits of compact development at the community and regional scale, designs should also provide adequate densities that maximize the number of units without compromising livability.



Interior-Exterior Relationships

This is a unique opportunity to carefully consider the relationship between indoor and outdoor spaces in a way that balances community orientation with privacy needs, as this balance is a central design issue for housing oriented to shared courtyards. Designs should maximize relationships between outdoor and indoor spaces and demonstrate an interconnection between these homes and the larger neighborhood.

Affordable Designs

Proposals should recognize the importance of affordability at the unit level and at the site level. This should be done in a way that recognizes family and community budget constraints and balances first cost with life-cycle costs. This may result in

appropriate methods and material choices, sustainable site and building design strategies that minimize energy-use, and densities that distribute the cost of development. This may also lead to solutions that demonstrate an adaptability to a range of infill site configurations. Designs suited to serving as affordable homeownership opportunities for moderate-income households are particularly encouraged.

Contextual Responses

The sites selected for this competition are embedded within an existing urban fabric and proposals should respond appropriately to the neighborhood context. Designs should contribute to a pedestrian-friendly environment along the public street frontage.



IV. THE RULES

COMPETITION PARAMETERS

Entrants should provide single-family homes as attached houses, detached homes, or duplexes arranged around a common open space. The housing must include units suitable for families with children. The total area of each house is limited only by the development standards; there is no maximum or minimum. All homes must have at least one entry at the ground level. Entrants can also provide accessory units that are smaller and clearly subsidiary to the primary units (accessory units may exceed the density range stipulated below). Except for units that front the public street, primary units must front onto a shared courtyard. The courtyards may be one of two types (or a combination):

Common Green: A landscaped courtyard that provides pedestrian access to the adjacent housing units. Common greens are also intended to serve as a common open space amenity for residents.

Shared Court: A courtyard-like street designed to accommodate – within the same circulation space – access for pedestrians and vehicles to adjacent properties. Shared courts are intended to be designed so that vehicles are treated as “occasional visitors” into space that gives priority to pedestrians and community activities. Features such as special paving, street trees, stormwater planters, and community amenities are encouraged. Shared court tracts must not extend more than 150’ from the front property line.

Ownership Options: Entrants can specify fee-simple parcel ownership with units on separate lots, or some type of condominium arrangement. If the former is chosen, please indicate anticipated parcel patterns on the site plan. If the latter is chosen, please state your rationale for using this arrangement. Both approaches have merit.

Design Principles: Each entrant should propose a set of principles using text and diagrams that describe the important issues to address. The actual design is then a translation of these principles.

Submission Categories: The competition has two submission categories and each category can incorporate the above courtyard types (or a combination of the above). The categories are 1) Inner Portland Infill Site; and 2) Eastern Portland Infill Site. On the following two pages are typical contextual images. See www.courtyardhousing.org for additional images.

INNER PORTLAND INFILL SITE



Size: 100' wide by 100' deep, mid-block location
Environmental features: the site is vacant, flat, and well drained with no significant trees or other natural features.
Context: street frontage faces east, nearby houses are primarily 1 to 2 story detached houses on 50'-wide lots
Density: provide 4-10 primary units (densities are designed

to be applicable to R1 and R2 zones)
 In inner neighborhoods, street right-of-way is typically 50 or 60 feet (although 80' is found on some major arterial streets). Streets typically feature 6'-wide sidewalks and planting strips (where street trees are planted) that vary in width from 4' to 8'.

▼ Typical street views in the R1 and R2 zones



EASTERN PORTLAND INFILL SITE



Size: 95'-wide by 180' deep, mid-block location
Environmental features: the site is vacant, flat, and well drained with no significant trees or other natural features.
Context: 95' street frontage faces east, nearby houses are primarily 1 story on large lots
Density: provide 7-17 primary units (densities are designed to be applicable to R1 and R2 zones)

In Eastern neighborhoods, streets typically lack curbs or sidewalks. The existing right-of-way width is commonly 50' on neighborhood side streets, with 90' a common width for major arterial streets. For new development along these streets, required street frontage improvements typically include 6' sidewalks and stormwater swales or planters that are 7'-9' wide (sidewalks wider than 6' may be required along major arterial streets).

▼ Typical street views in the R1 and R2 zones



DEVELOPMENT STANDARDS

For the purpose of this competition, the development regulations of the Portland Zoning Code have been summarized and simplified. If entrants opt to deviate from the below standards, they must describe clearly why they are doing so and describe how these departures address the competition criteria.

Maximum Building Height: The height of buildings is not to exceed 45 feet, measured as the vertical distance from exterior grade to the average height of the highest pitched roof, or to the highest point of a roof with a flat top.

Building Setbacks: Provide 5 foot minimum building setbacks from the side and rear edges of site. Front setbacks along the public street or courtyard tracts may be as small as 3 feet (although consideration should be given to how front setbacks along the public street relate to the surrounding context).

Lot Coverage: Building coverage, which is the area of a site that is covered by all buildings or other roofed structures, including bays and porches, cannot exceed 60% of the site area. Eaves are not included in the building coverage calculation. Building coverage also includes covered and uncovered horizontal structures, more than 6 feet above grade, e.g., stairs, porches, balconies, and decks.

Parking: Provide at least 1 off-street vehicle parking space for each primary unit (these parking spaces may be enclosed or uncovered, may be designed to also accommodate other uses, can be located within a shared court, but cannot be located

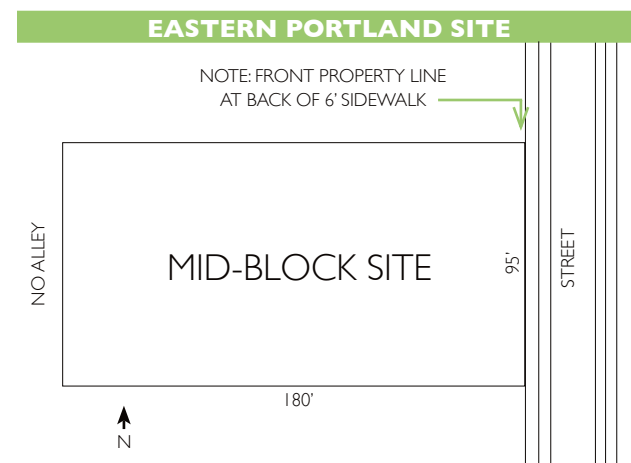
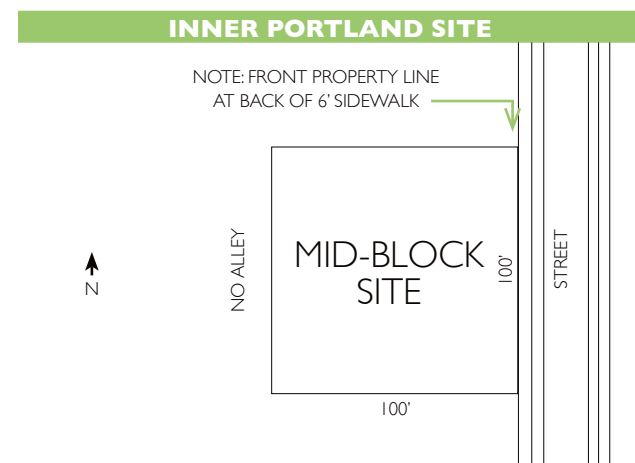
within a common green).

Light and Ventilation: Any room used for sleeping or living purposes must have appropriate access to natural light and natural ventilation.

Egress: Each house must have at least one appropriately sized egress door. Stairways and hallways must have a minimum clearance of 36 inches. Each sleeping room must have an exterior door or window that can be used for emergency egress and fire rescue.

Stormwater Management: Entrants should indicate how stormwater can be managed on site, assuming that the sites are flat and have soils that provide good drainage (at least 2 inches an hour). Stormwater runoff should be managed through vegetated surface infiltration facilities (such as stormwater planters, swales, vegetated infiltration basins, etc.) that provide a water quality function by filtering pollutants. Strategies that minimize stormwater runoff (such as the use of trees, ecoroofs and permeable paving) or that harvest rain water from roofs for reuse are encouraged.

Average annual rainfall in Portland: 37.1 inches [94.2 cm] - 80 to 90 percent of rainfall occurs during small, frequently occurring storms. For specific information on Portland's requirements for stormwater facility sizing, location and design, see Portland's Stormwater Management Manual (reference or conformance to this manual is not required for the purposes of this competition).



V. THE WINNERS

AWARDS, PUBLICATIONS, EXHIBITIONS

The jury will review the eligible anonymous submissions and will offer the following awards in both submittal categories:

Honor	\$5,000
Merit	\$2,500
Citation	\$1,500
Honorable Mention	\$1,000

Additional non-monetary awards may be given at the jury's discretion. Award-winning proposals and selected design principles will be published in a full-color monograph. The monograph is intended to serve as an idea book, demonstrating a wide range of possibilities for courtyard housing development. There will be a minimum of 5,000 monographs published, and each winner will receive 5 copies. Each winning entry will be published with contact information.

The City of Portland intends to follow the current competition with a Design-Build competition (scheduling is yet to be determined). The objective is to provide an opportunity for implementation of the innovative ideas and principles developed in this initial competition. The anticipated result will

be an exemplary built project. In that competition, the intent is also to have an actual site and have entrants respond to a Request for Proposals that includes design principles identified in this competition. See www.courtyardhousing.org for updates on this second competition.

Exhibitions and People's Choice Award

The winning Presentation Boards will be displayed in a series of public exhibitions in the Portland metropolitan area. During these exhibitions, community residents will be invited to vote on the People's Choice Award. The Courtyard Housing Exhibition, featuring selected projects from this competition will be open for one month at the Portland Chapter of the American Institute of Architect's gallery in 2008.

Teams entering the competition must identify one individual to be the official registrant in the competition. The competition registrant will serve as the sole contact via e-mail throughout the competition. All team members will receive credit for winning entries. Individuals and teams are welcome to submit multiple entries, but each entry must be registered separately.



VI. PREPARING YOUR ENTRY

SUBMISSION REQUIREMENTS

Entry Fee

A \$45 entry fee is required and can be paid in the form of a check or money order made payable to Strategy Custom Publishing -- mailing details are on the competition website. Registration fees can also be paid online via the competition website (see www.courtyardhousing.org). Fees must be paid before a registration number will be issued and before access to the full brief will be allowed.

Registration Number

Upon payment of the entry fee, each registrant will be issued a 12-digit Registration Number that contains 10 numeric digits and two additional characters, e.g., 1234567890-AB. The Registration Number is randomly generated at the time of registration and is included in the Registration Receipt e-mailed to all successfully completed registrations. The Registration Number must be used on all correspondence and included on all entry materials as described below.

Anonymity of Presentation Boards

Other than the Registration Number, the Presentation Boards will bear no identification, name, symbol, insignia, logo or mark that might serve to reveal the identity of the author(s) of the submission. Failure to comply with this rule will lead to immediate disqualification. No entrant may otherwise directly or indirectly reveal the authorship of any design concepts to any juror, competition staff member, competition consultant or member of the press. Registration Number formats not complying with these requirements will be replaced or will be grounds for disqualification, per the decision of the Competition Administrator.

Presentation Media

The presentation techniques employed for the submissions are at the discretion of the entrants. No physical models will be accepted in this design competition. Perspective or sectional images of a model (physical or digital) may be incorporated into the presentation. Three-dimensional renderings or model photographs must show the design proposal in a context similar to the typical contexts identified in this brief preferably from a pedestrian viewpoint. Entrants may use any medium, or combination of media, that can be clearly understood and accommodated within the board format. Representations may include photographs of models, computer-generated images, hand drawings, paintings, or other forms of two-dimensional communication.

Post-Competition Incentives

The ultimate goal of this competition is the construction of well-designed courtyard housing projects. As was the case with the preceding Living Smart design competition, which resulted in competition designs being adapted into "pre-approved" plans and built projects, the City of Portland will be implementing strategies to encourage the construction of exemplary designs from this competition. Initial strategies the City intends to use include the following:

- Participants in the follow-up Design-Build competition will be encouraged to partner with winning designers from the Portland Courtyard Housing Competition.
- The Portland Development Commission is considering the possibility of making funding available to assist in adopting winning designs to building sites in targeted Portland neighborhoods.

Jury

Michael Pyatok, FAIA, Principal, Pyatok Architects; co-author of *Good Neighbors: Affordable Family Housing*; Professor, University of Washington

David Miller, FAIA, Principal, Miller-Hull Partnership; author of *Toward a New Regionalism: Environmental Architecture in the Pacific Northwest*; Professor, University of Washington

Nancy Merryman, FAIA, Principal, Robertson Merryman Barnes Architects, Portland, Oregon

Cynthia Girling, ASLA, Professor and Chair, Department of Landscape Architecture, University of British Columbia; co-author of *Skinny Streets and Green Neighborhoods: Design for Environment and Community* and *Yard, Street, Park: The Design of Suburban Open Space*

Clare Cooper Marcus, co-author of *Housing as if People Mattered: Site Design Guidelines for Medium-Density Family Housing* and *People Places: Design Guidelines for Urban Open Spaces*. Professor Emeritus, Departments of Architecture and Landscape Architecture, University of California, Berkeley

Sam Grawe, Editor, *Dwell* magazine

Loren Waxman, Developer, Portland, Oregon, Portland Design Commissioner

The Presentation Boards should document clearly and concisely the entrant's conceptual approach to the project. Preliminary ideas about the form, organization, materials, site planning, and design direction may be included. Entrants may use the representative street views from this competition's website or brief as the context for their submittal, or may use views of their own choosing that depict contexts with R1 or R2 zoning. Descriptions and diagrams of key design principles must be included. Information about the entrant's thought process may also be illustrated. Any narrative description must generally be incorporated into Area A of the graphic layout as described below.

These requirements have been developed to provide the jury sufficient information to effectively evaluate and compare submissions and to ensure that all Presentation Boards and design concepts are reviewed on an equal basis. The jury decision will be based only on the review of the Presentation Boards.

Presentation Boards

In order for a submission to be eligible, it must be on two (2) Presentation Boards that are each:

- 16.5 inches wide by 23 inches high
- no less than 1/4 inch (0.64 cm) thick and no more than 3/8 inch (0.95 cm) thick
- rigid and lightweight, like foam core or gator board (recycled materials are encouraged where appropriate)
- no more than 10 pounds (4.5 kilograms) in weight
- unframed and not covered in plastic or glass
- able to lie flat against an easel or wall
- permanently adhered to the boards (not with clips or pins)

In addition to the above requirements:

- projections from the flat surfaces of the boards are prohibited
- wood, masonite, and metal boards are prohibited
- all text and information must be in English and a minimum 14 point (1/8 inch high) type size preferably using Arial or other sans-serif font
- entrants must securely affix an opaque envelope, marked only with the Registration Number, to the rear of the left Presentation Board. Sealed inside this envelope should be a copy of the Submission Form signed by all team members and the CD-ROM with the information described below.

Layout of Presentation Boards

Presentation boards will be viewed together. Boards must be oriented vertically. Presentation Boards should be divided into the areas described below:

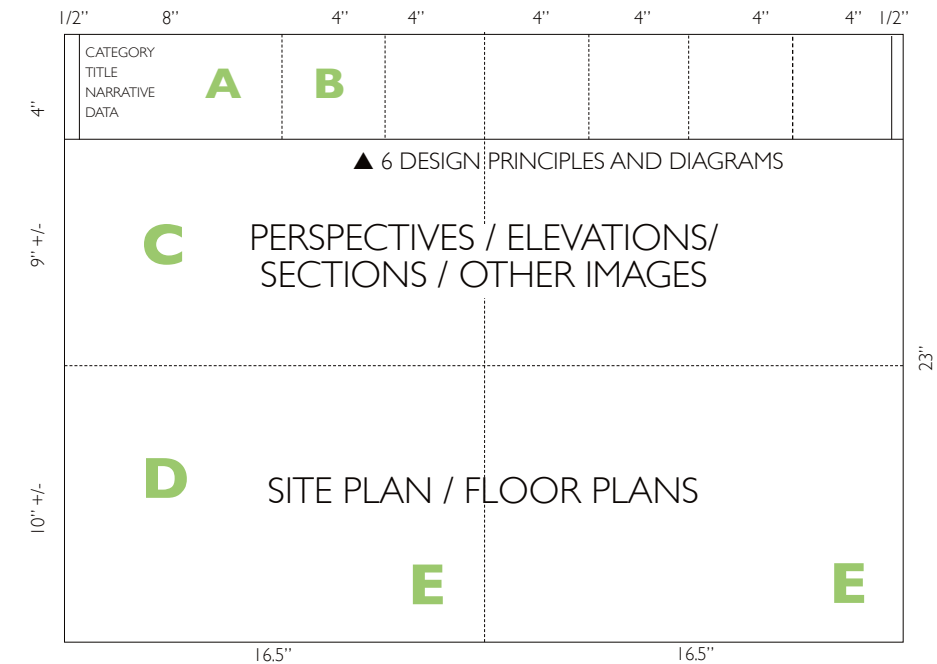
Area A (left board only): Category Option, Title, Narrative and Data (4 inches x 8 inches, top left corner). The purpose of Area A is to provide each entrant with an opportunity to describe ideas, including how the proposal addresses affordability and other criteria that cannot be easily understood through typical illustrations. The competition category must be clearly indicated [e.g., Inner Portland Infill Site or Eastern Portland Infill Site]. Area A allows for an approximately 100-word narrative. All text and information must be in English with sizes as noted above. On the left board, the design submission should be titled. The title must be a minimum of 18-point (3/16 inch high) bold type size. The total square footage of each unit measured from outside walls of all spaces (i.e., 1,200 sq.ft.) must be stated clearly. The total square footage and percentage of building coverage must be included as well. Clearly state maximum heights and total number of units.

Area B: Design Principles (up to six 4"x4" sections). The purpose of Area B is to illustrate design principles in diagrammatic form (with accompanying text at 14-point size as needed).

Area C: Elevations/Perspectives/Principles/Sections and Other Images (16.5 inches x 9 inches, top). A perspective from a pedestrian vantage point is required. Elevations may also be provided in addition to the perspective. These images should illustrate how the design addresses the Design Criteria, potential material palette, and inventive design approaches. A section drawing may be included to illustrate the programmatic elements. Section(s) must be drawn at 1/16" = 1'-0" scale.

Area D: Floor Plans/Site Plan (16.5 inches x 10 inches, bottom) The purpose of Area D is to illustrate the design ideas in a building plan format. Floor plan/site plan drawing(s) should be at the scale of 1/16" = 1'-0", with the long axis oriented horizontally on the Presentation Boards. North will be up in all applicable drawings and shown with an arrow. A graphic scale must also be shown. On the left board, a ground floor plan is required that shows the first floor plan and the site plan together. This plan should also illustrate the full property boundary and area up to street curb on the same drawing. Other floor plans

PRESENTATION BOARDS



(i.e., 2nd floor/attic) may be included on the right board to clearly illustrate design intentions. Entrants must show typical furniture and fixture arrangements on their plans. Interior room dimensions are not required. Solid walls should be filled with color to assist in clearly reading the differentiation between walls, thresholds, and other conditions.

Area E: Registration Number (lower right corner).

The purpose of Area E is to identify each entry by the Registration Number. The number should be 18-point (1/4 inch high) size in Arial Black or other bold, sans serif font.

PC-Compatible CD-ROM Requirements

To facilitate the creation of future publications and exhibition presentation, a PC-compatible CD-ROM must be provided with the following files in the formats specified.

When burning the CD-ROM files, name the CD-ROM with the Registration Number (i.e., "1234567890-AB"). Clearly mark the Registration Number on the top surface of the CD-ROM with indelible black ink or similar media.

■ The Presentation Boards should each be saved as two PDF files (Portable Document Format) one at a minimum 300 dpi resolution and one at 100dpi resolution.

1234567890-ABlh.pdf for left high

1234567890-ABll.pdf for left low

1234567890-ABrh.pdf for right high

1234567890-ABrl.pdf for right low

■ The Project Title, Narrative, and Data is to be saved as a simple text file (i.e., "1234567890-AB.txt")

■ Provide full contact information for all team members. Include name, firm name, address, telephone number, e-mail address, as they should appear in publication and exhibition materials. Save the contact information as a simple text file (i.e., "1234567890-AB-Contact.txt").

■ All images are to be saved in CMYK or Grayscale Tagged-Image File (*.tif) format without LZW Compression.

■ Files are to be saved in high (300 dpi for images, 1200 dpi for line art) and low resolution (100dpi for images, 300 dpi for line art).

■ Files are to be named, beginning with the Registration Number, and followed with the image type and number (i.e., "1234567890-AB-f01h.tif" for high resolution and "1234567890-AB-f01l.tif" for low resolution). If images contain text, the letter "t" should be appended to the end of the file name (i.e., "1234567890-AB-f01ht.tif"). A second version should also be saved without the text (and without the "t" suffix).

- "f" refers to the "Floor Plan" image(s);
- "p" refers to the "Perspective" image(s);
- "e" refers to the "Elevation" image(s);
- "s" refers to the "Section" image(s);
- "sp" refers to the "Site Plan" image(s);
- "dp" refers to "Design Principle" images.

TERMS AND CONDITIONS

Each entrant bears responsibility for the proper and timely delivery of their submission. The City of Portland, its employees, agents and consultants are not liable for the safe and timely delivery of the submissions. The City of Portland and the Competition Staff assume no responsibility for lost or damaged competition entries. Competition entrants will retain all rights, including copyright, to their design. A license to use the design in publications, exhibitions, and for other purposes is conveyed to the City of Portland by signing the Submission Form.

Eligibility

The competition is open to anyone who wishes to participate. All participants in the competition must be at least 18 years of age and register for the competition prior to submitting an entry. Both nonprofessionals and professionals are encouraged to submit proposals of diverse aesthetic qualities.

Return of Submissions

Submissions will not be returned and access to the submission will not be allowed.

Disqualification

Members of the Competition Juries, Advisory Board, and Competition Staff are ineligible to compete. Nor may any jury member or the Competition Staff compete in association with, advise, or assist an entrant in any way. Nor may any City Employee or contract employee directly involved in the administration of this competition participate in the competition. No spouse, child, direct relative or other household member of any of these individuals may participate in the competition. Jurors may not be consulted nor may they provide any assistance to any entrant.

Entries may be invalidated if they 1) are not properly registered; 2) arrive after the submission deadline; 3) do not have a properly completed and attached Submission Form; 4) are incomplete in any significant fashion; or 5) contain any material on the display surfaces of the entry that in any way identifies the entrant to the jury.

Examination for Eligibility of Submissions

Competition staff will examine submissions prior to the jury review to ascertain whether they comply with competition



rules and requirements. If it is determined before, during or after jury deliberations that an entrant failed to observe these regulations, that entrant's project will be disqualified. The Competition Administrator's decision with respect to any such disqualification will be final and binding on all parties.

Disputes

Any disputes arising from this competition should be addressed in writing to the Competition Administrator. The Competition Administrator has final authority in enforcing the provisions of these instructions.

Questions

For information on the competition, or if you have questions, please see www.courtyardhousing.org or send an email to info@courtyardhousing.org. Any changes to this document resulting from answers to the questions will become part of these instructions.

Entrants should check the website on a regular basis. No questions may be addressed directly to members of the jury or other individuals associated with the competition. Please include Registration Number on all correspondence.

Answers to emails will be posted on www.courtyardhousing.org/questions. Telephone or fax inquiries will not be accepted.

Competition Sponsor

City of Portland Bureau of Planning, Mayor Tom Potter, Commissioner-in-charge
Bill Cunningham, Planner, Competition Administrator

Competition Advisors

Michael Fifield, AIA, AICP, Professor, University of Oregon
Mark Gillem, PhD, AIA, AICP, Assistant Professor, University of Oregon

Climate/Site Data

Average January temperature: 39.6°F [4.2°C]
Average July temperature: 76°F [24.4°C]
Average annual rainfall: 37.1 inches [94.2 cm]
Average elevation: 173 feet [52.5 m] above sea level
Latitude/Longitude: 45°31' N 122°40' W

References

A list of references is available on the competition website.

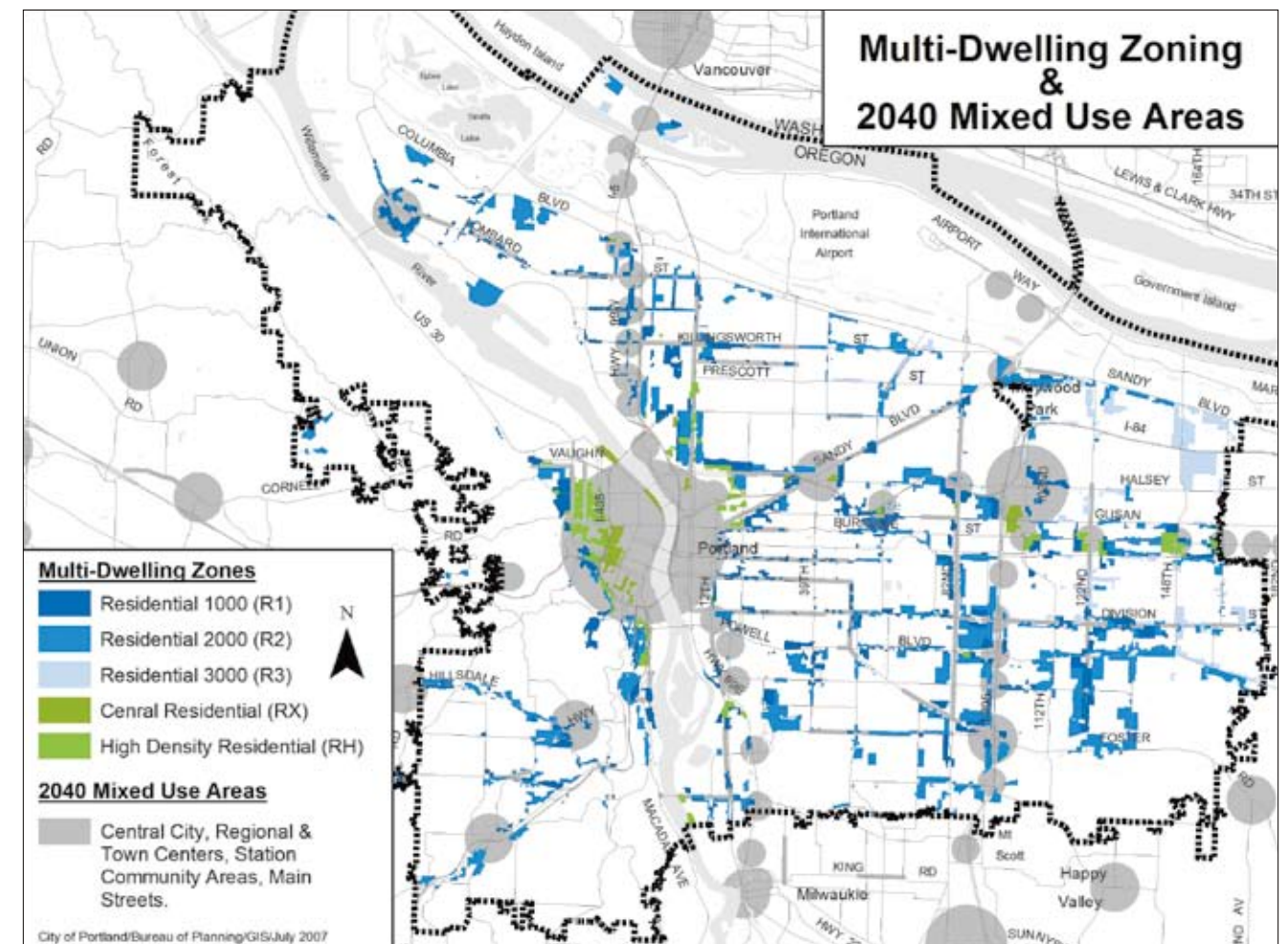
Schedule

Competition Opens	July 24
Submittals Due	October 24
Award Notification	November 14
Award Reception	December 14

Receiving address for submittals

All submissions must be received no later than Wednesday, October 24, 2007 at 4:30 p.m. (PDT). Late submissions will not be accepted. This is not a postmark deadline. The physical boards must be received at the following address:

City of Portland, Bureau of Planning,
Portland Courtyard Housing Design Competition
1900 SW Fourth Avenue, Suite 4100
Portland, Oregon 97201-5350.





Creating spaces for families, community
and sustainability in the city