



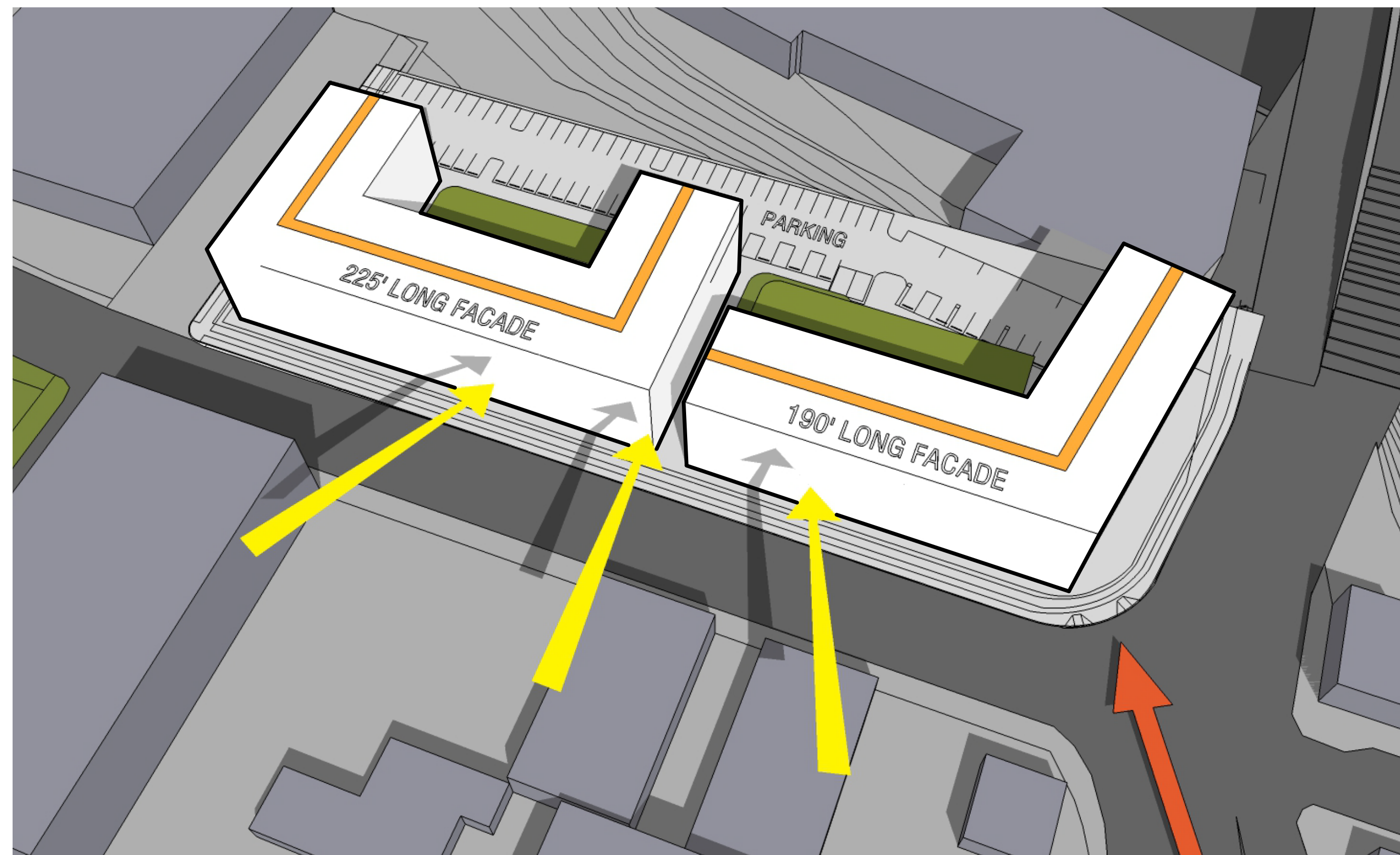
NEIGHBORHOOD MEETING

# ARGYLE HOUSING



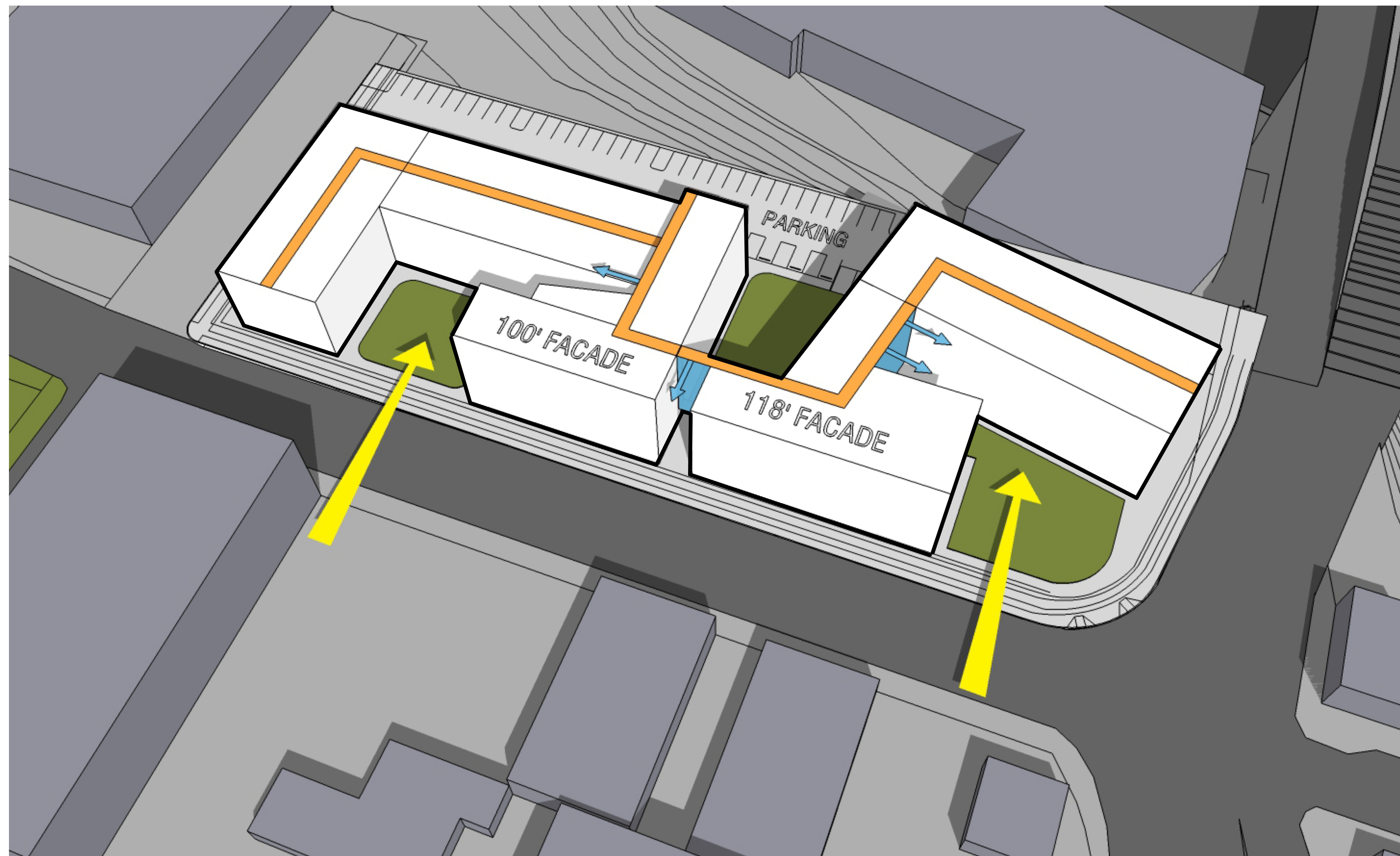
**PLACE**





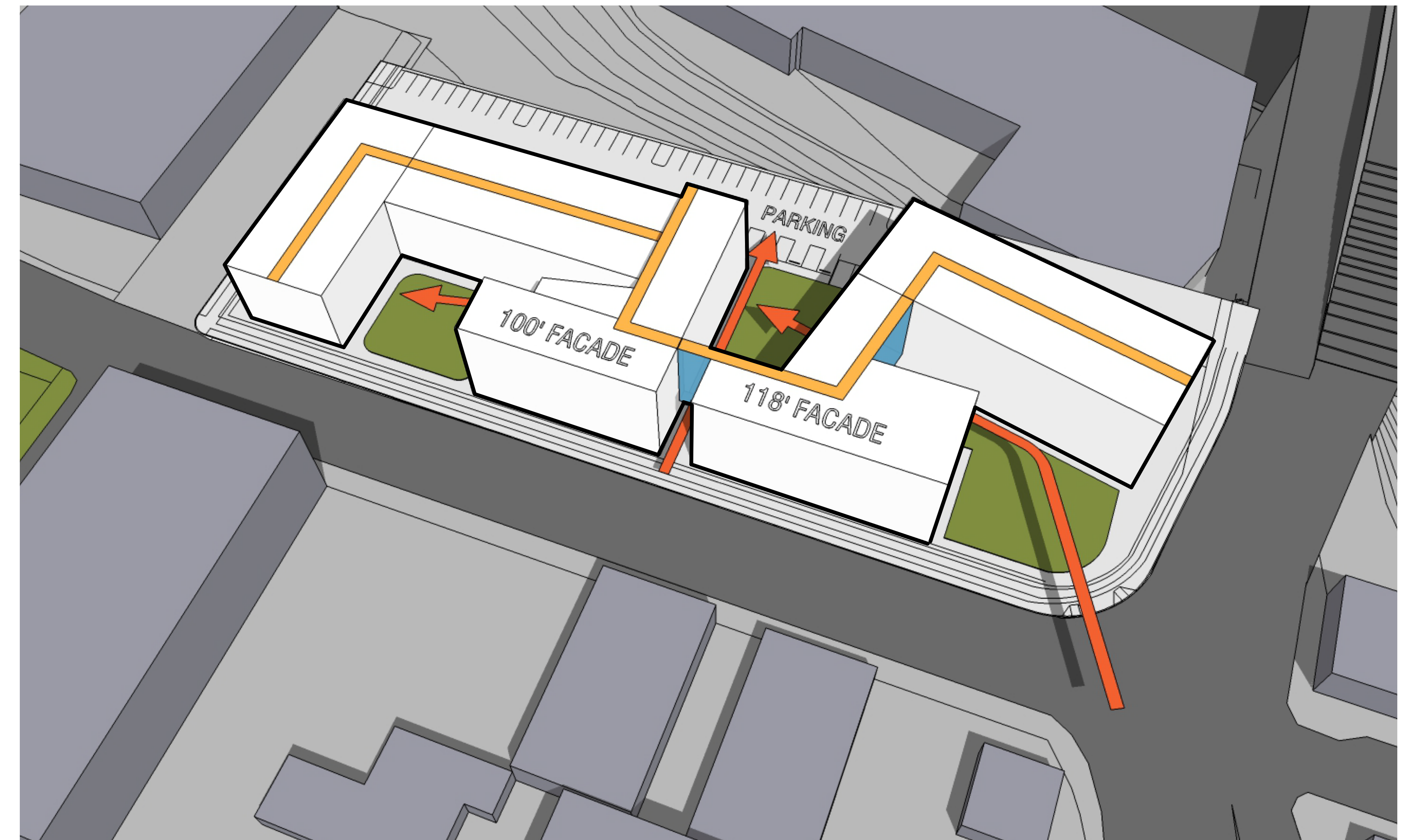
## SITE CONSTRAINTS

- Long facades with 400' frontage
- Blocking sun from outdoor spaces
- Disconnected parking in back



## LIGHT

- 3 connected courtyards
- Sun into protected outdoor spaces
- Sun into units
- Corridors open to courtyards
- Shorter facades relate to 50' and 100' historic commercial buildings



## CONNECTIONS

- Pull public into courtyards and parking
- Loops through site





SITEPLAN





BIRD'S EYE





CORNER OF DENVER AND ARGYLE

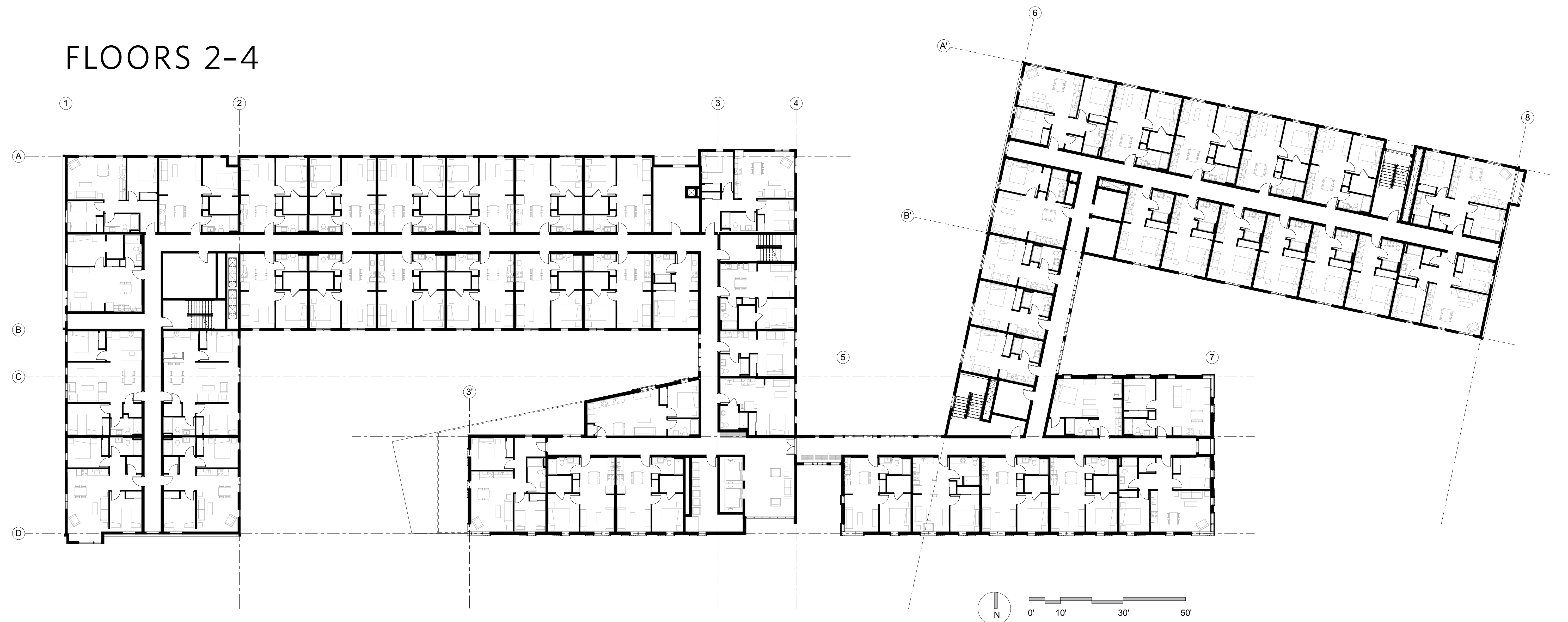




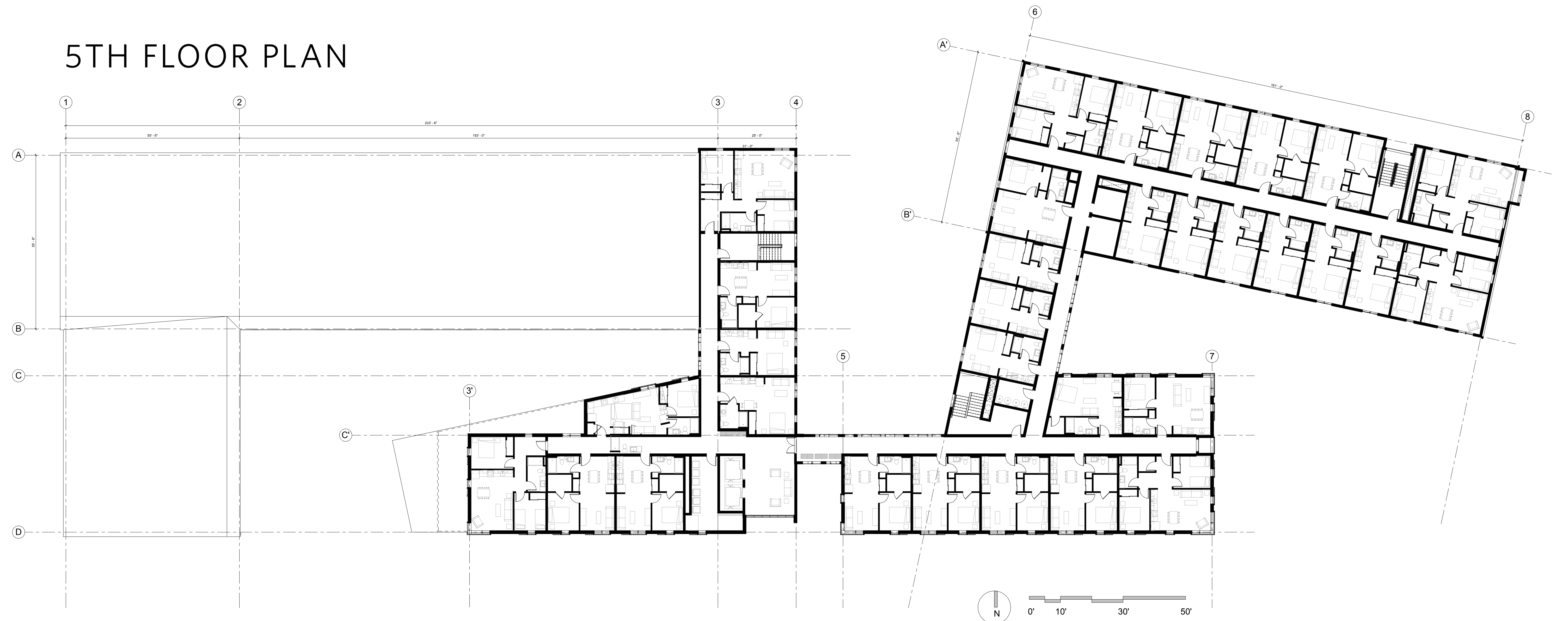
CORNER OF BRANDON AND ARGYLE



## FLOORS 2-4



## 5TH FLOOR PLAN



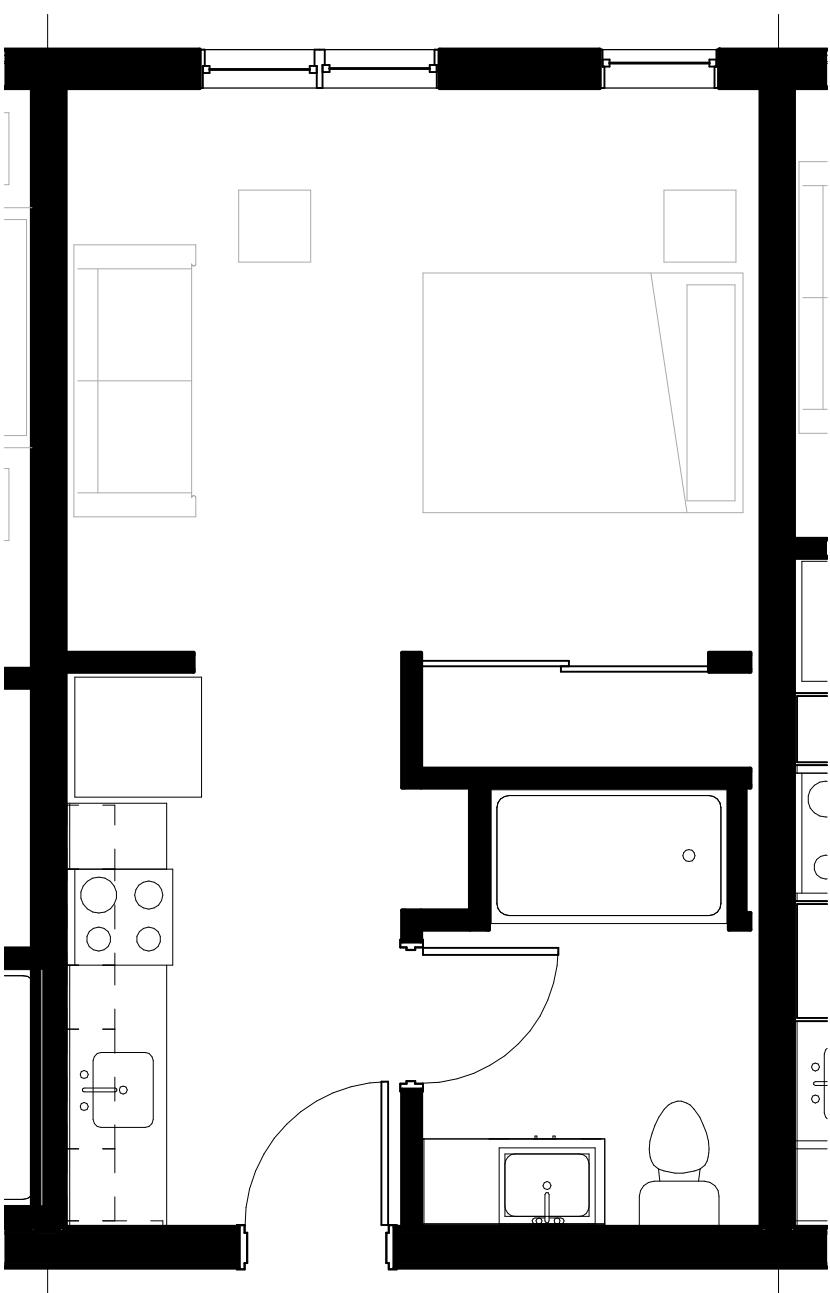
## UNIT COUNT

UNIT TYPE	TOTAL
Studio	54
1 BR	87
2 BR	45
3 BR	12
TOTAL UNITS	198

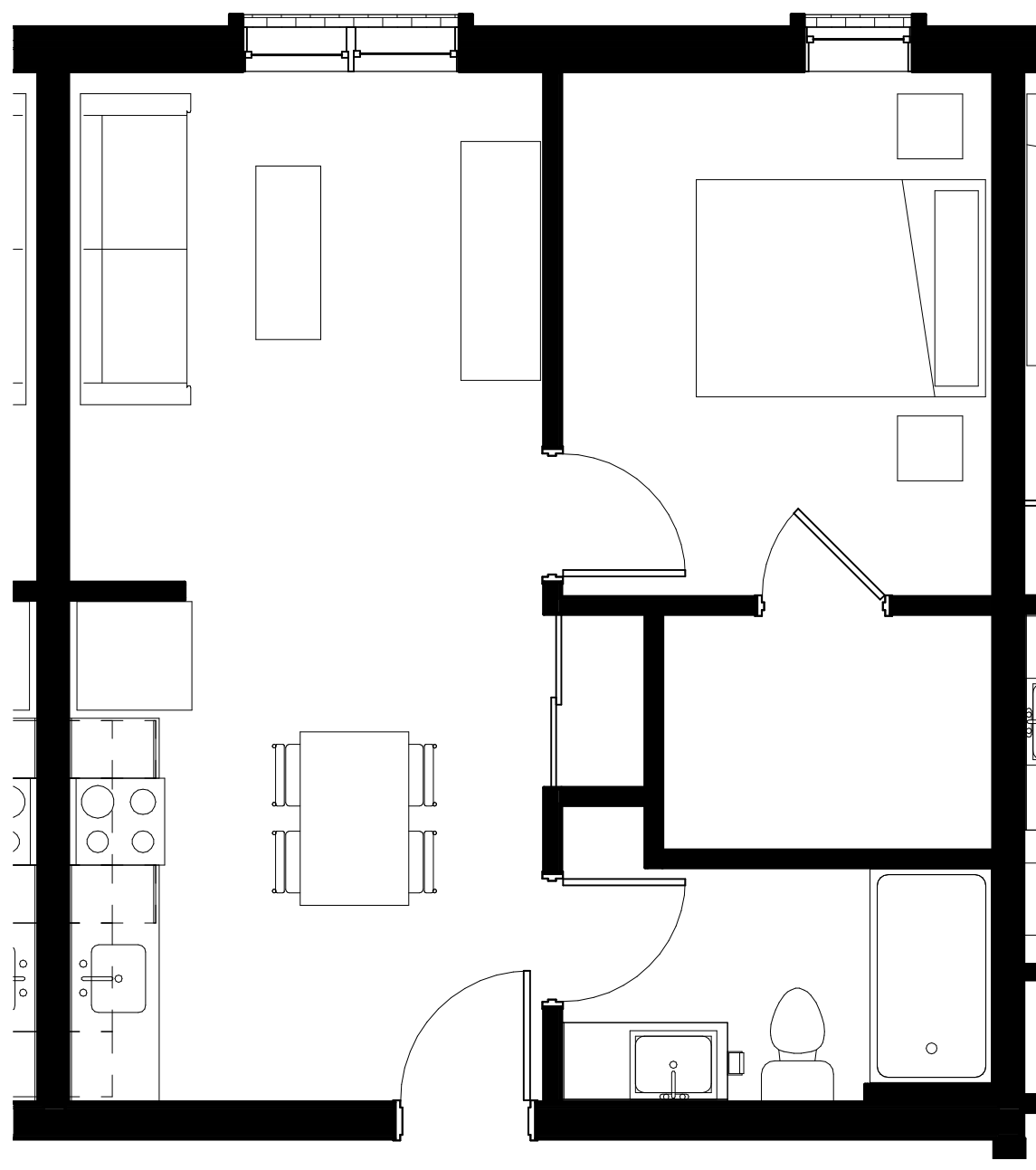
## FLOOR PLANS



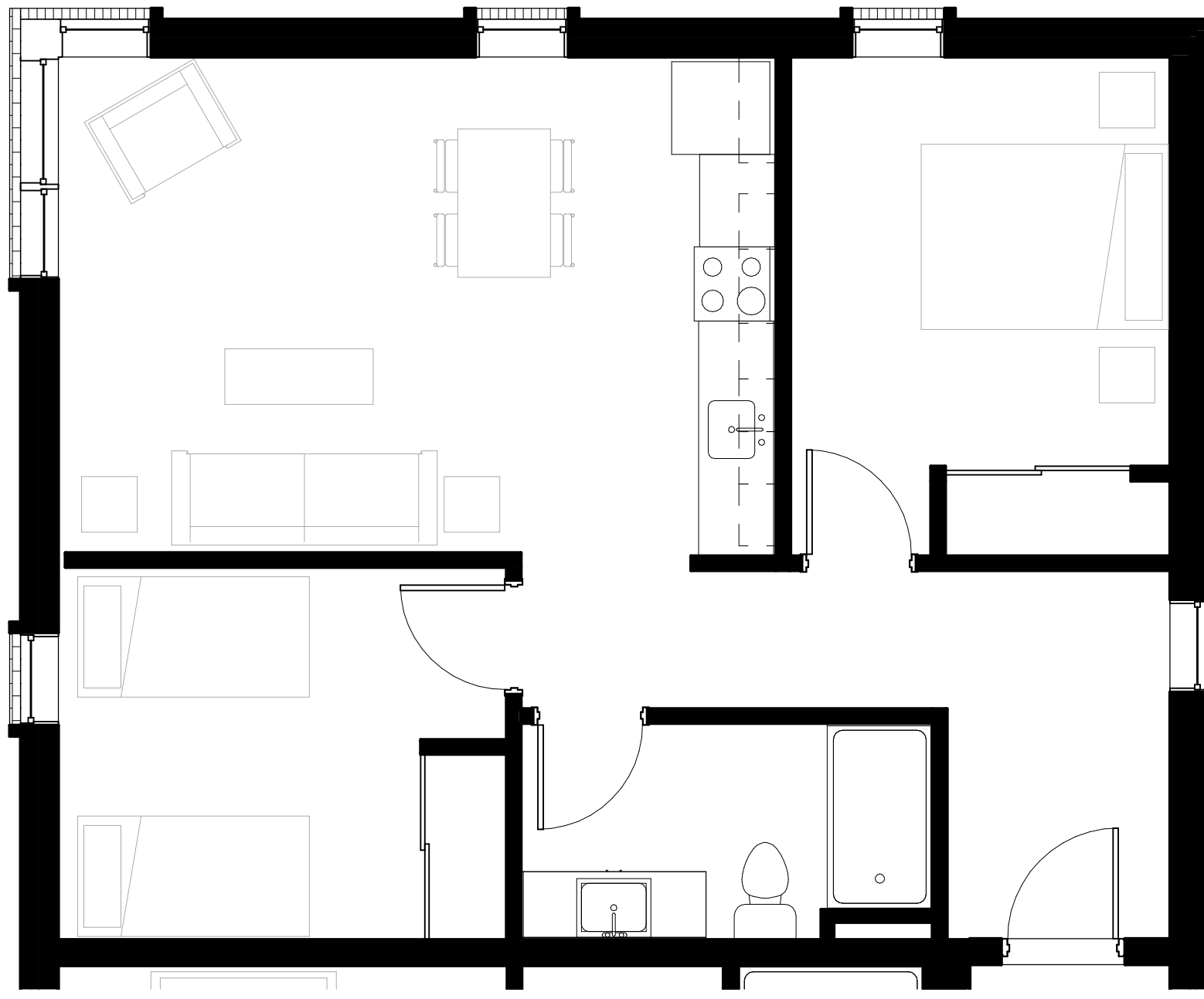
# UNIT PLANS



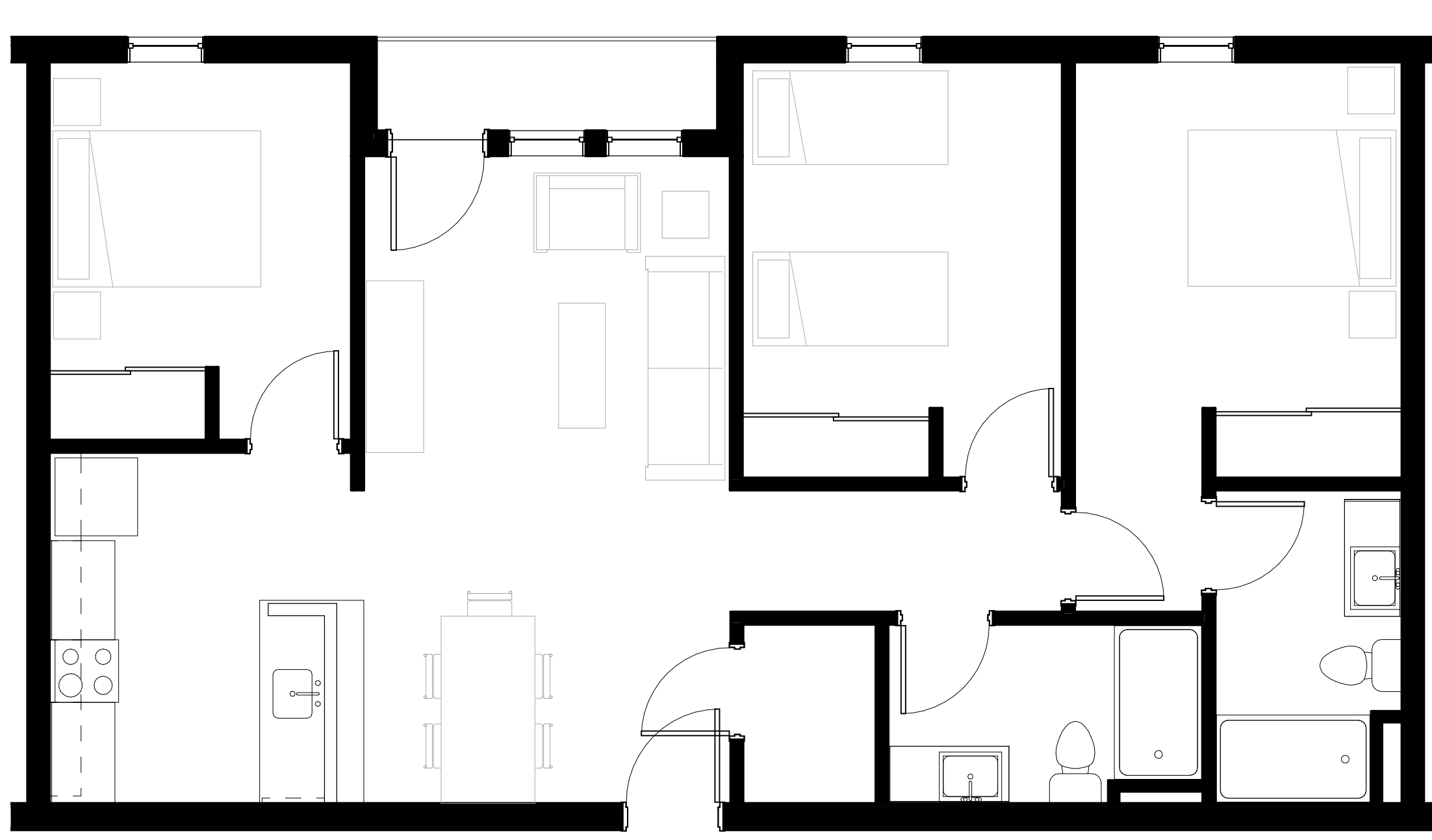
STUDIO  
375 SF



1 BEDROOM  
550 SF



2 BEDROOM  
750 SF



3 BEDROOM  
1066 SF

## INCOME RESTRICTIONS

HOUSEHOLD SIZE	60% MFI INCOME LEVELS
One Person	\$31,380
Two Person	\$35,880
Three Person	\$40,380
Four Person	\$44,820
Five Person	\$48,420
Six Person	\$52,020

## RENT LEVELS

### AFFORDABLE RENTS

60% MFI	RENT
Studio	\$758
1 BR	\$807
2 BR	\$968
3 BR	\$1,115

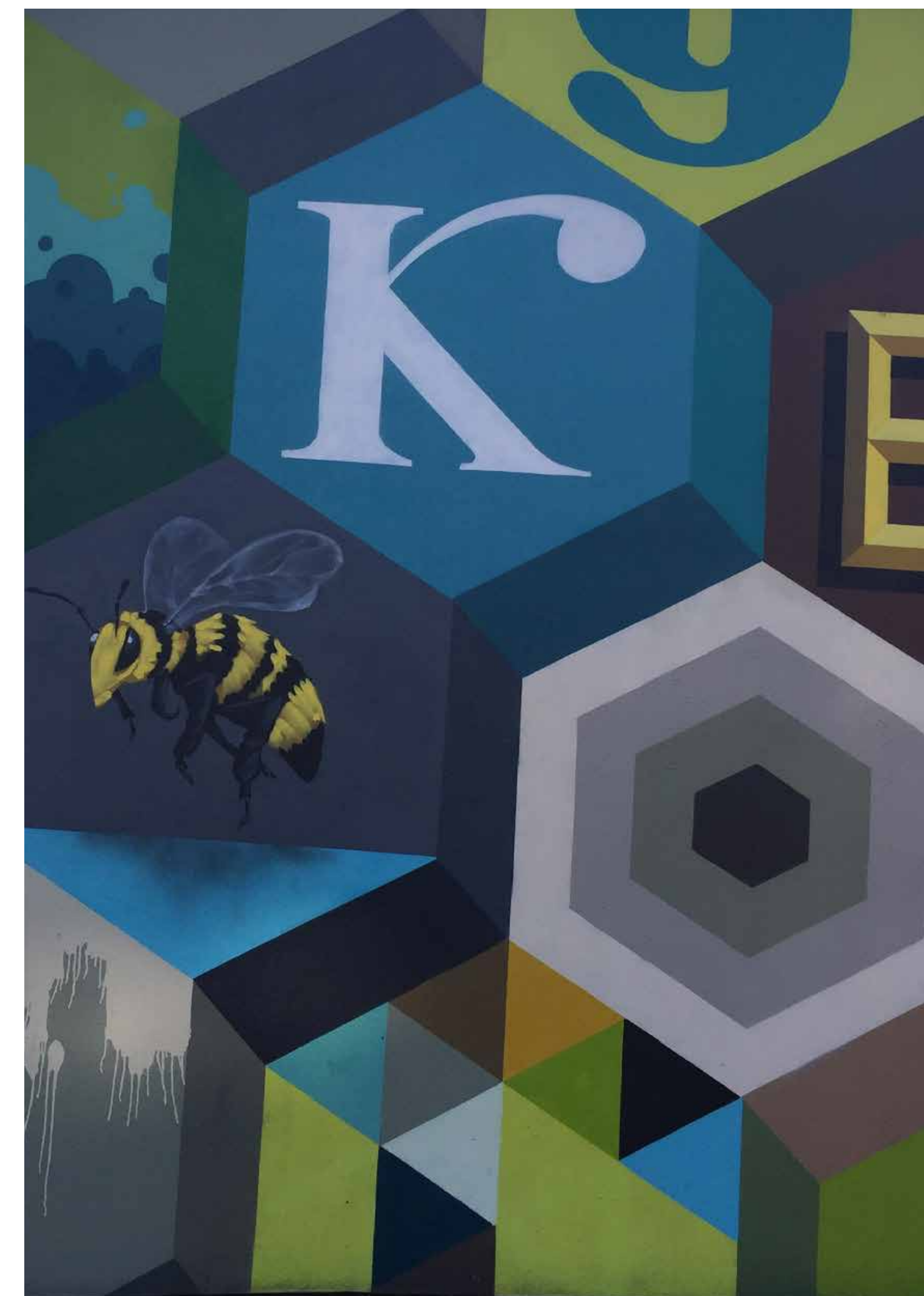
### MARKET RENTS

80 - 100% MFI	
Studio	\$1,000
1 BR	\$1,200
2 BR	\$1,400

Based on 2016 Portland Metro Rent and Income Limits  
Affordable rents are after utility allowance is taken out.



HISTORIC  
 MODERN  
 MASONRY  
 SIMPLE OPENINGS  
 PLAYFUL  
 SALVAGED  
 HANDMADE  
 CHECKERBOARD  
 INDUSTRIAL  
 SAWTOOTHS



KENTON DESIGN DRIVERS



PLACE