



Waechter Architecture

**Design for Development
Autumn 2022**

WA

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I. Introduction

A Commitment to Clarity

Over 15 years, Waechter Architecture has established itself as one of the most innovative and critically-acclaimed firms in the Pacific Northwest, and equally, as an original voice in American architecture.

Our vision and mission can be summarized in a word—Clarity.

We believe that architecture is at its best when buildings are legible and when they elegantly serve their purpose. Our inclusive approach looks to level the playing field and invite everyone to share in a deeper understanding of the art of building.



I. Introduction

Design for Development

Whether commercial, residential or mixed-use, a ground up project, tenant improvement or complete building transformation, the essence of development is creating value and maximizing potential.

At Waechter, we're experts at pairing design economy with design excellence—we understand how buildings work, what makes them last, and how they make people feel.

We're committed to supporting the clients and organizations with whom we work—and no matter the scale, location, or type—to creating resonant, resilient and economical architecture together.



Multifamily / Origami



Commercial / Milwaukie Way



Retail / Blu Dot Showroom



Workplace + Mixed-use / Mississippi



II. Project Profiles



MISSISSIPPI WORKSHOP

Portland, Oregon—Completed 2022
Size / Site Area: 9,500sf / .125ac
Client: Waechter Architecture

Mississippi’s flexible organization and its innovative construction embody the principles of enduring design. The goal was to create a future-proof building that possesses a strong sense of identity, grace and permanence.

Sited on a prominent commercial boulevard, Mississippi Workshop is a modern interpretation of the classic loft typology that offers a balance of presence and flexibility. It is also the first mixed-use project in Oregon to use all-wood / mass timber construction for its structure, interior surfaces and finishes. A simple “rain jacket” of rigid insulation and weathering steel protects the wood and adds to the building’s durability and design expression.



Waechter Architecture designed and developed the building as an adaptive platform for an ever-changing set of functions, including retail, workspace and residential programs. Overall, the building is united around an open-air courtyard which serves as a shared resource for the building’s occupants and a civic amenity and venue for informal gathering and special events.

Awards

2022 AIA Northwest & Pacific Awards, Honorable Mention
2022 AIA Oregon Awards, Citation
2022 Gray Awards, Finalist—Design for Good

Selected Publications

Portland Tribune, November 2022
Daily Journal of Commerce, June 2020



II. Project Profiles // Mississippi







ROCKWOOD VILLAGE

Gresham, Oregon—Completed Spring 2022

Size / Site Area: 320,000sf / 7.4 acres

Client: Community Development Partners

Rockwood is a model for engaged and responsive design, and a contribution to the collective work to create a more equitable, sustainable and vibrant region for all.

Rockwood is a multifamily affordable housing development that provides 224 new residences in partnership with Community Development Partners and Hacienda, a local nonprofit charged with developing and delivering this important resource to the local community.

Rockwood expands and enhances the public realm by moving the main residential buildings to the perimeter and creating a new plaza in the heart of the complex. This central square serves the wider district by connecting along a Neighborhood Greenway, linking regional light rail to the Vance Park Natural Area.

The community was built for roughly \$200 per square foot, and the design was the product of close collaboration with tenants, community leaders and all key stakeholders. The result yields social, economic and environmental benefits to residents and neighbors from across the region.

Awards

2022 Gray Awards

Finalist—Design for Good

2022 AIA Oregon Design Awards

Citation Award

II. Project Profiles // Rockwood Village



II. Project Profiles // Rockwood Village





MILWAUKIE WAY

Milwaukie, Oregon—Completed 2018
Area: 7,300 sf new retail / .125 acres
Client: Jim Morton / Drew Prell

Milwaukie Way reconsiders the potential for an urban infill development to respond to its context, creating a lively public space while also preserving the existing built fabric.

Sited on a commercial avenue in a Southeast Portland, the clients sought to add leasable space in the form of retail, cafes and office to their corner lot, while integrating the existing 1929 Spanish Colonial building sited at the center of the property.

Two new buildings were developed as quiet and complimentary backdrops to the existing structure. Clad in vertically ribbed metal, these structures are punctuated by a module of six-foot wide openings that appear cut from their textured surfaces to create a ribbon-like effect.

The scale of the alley is reminiscent of Old World streets, providing a vibrant space for gathering and interaction. This shared space maximizes the potential retail frontage of the new buildings, while also protecting and reinvigorating the existing neighborhood fabric.

Awards

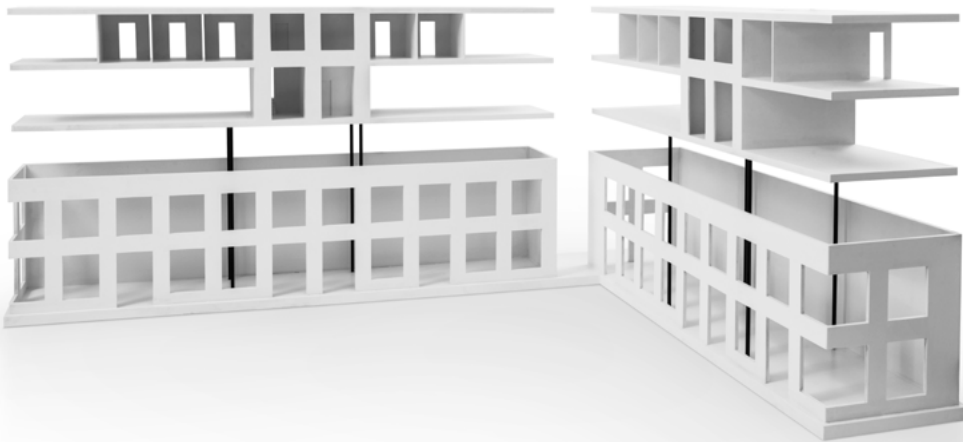
2020 AIA Northwest & Pacific Region Merit Award

Selected Publications

Azure Magazine, September 2020

Gray Magazine, August 2019

The Oregonian, January 2020



II. Project Profiles // Milwaukie Way





BLU DOT SHOWROOM

Pearl District, Portland, Oregon—Completed 2019

Area: 10,000sf

Client: Blu Dot / Maurice Blanks

Blu Dot honors the character and order of the existing warehouse, while introducing sensitive contemporary forms and a unique spatial experience.

Built within a historic warehouse, the showroom needed to embrace the spirit of the existing, while creating a calibrated neutrality that wouldn't compete with the rich materiality and color of the furniture and objects of the design company Blu Dot. Envisioned as a crafted object inserted into the building, the intervention sits within the space, but is set off from the existing structure. With a white-washed wood finish that carries from floor to wall, the character of this new form is distinct from, yet in dialogue with the textures and construction of the old.

The result is a showroom in which the architecture stands out in its clarity of concept, form, and detail, yet also happily steps back, acting as a quiet, textured backdrop for the furniture and objects on display.

Awards

2020 AIA Northwest & Pacific Region Merit Award

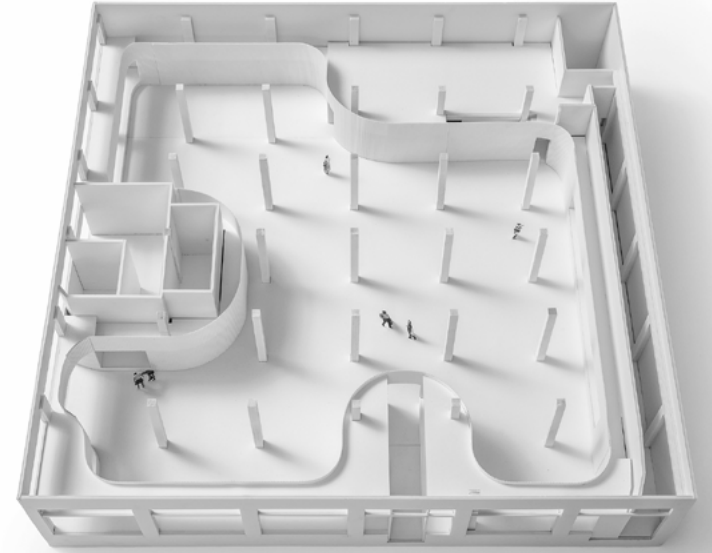
Selected Publications

Azure Magazine, September 2020

Gray Magazine, August 2019

The Oregonian, January 2020

II. Project Profiles // Blu Dot Showroom



II. Project Profiles // Blu Dot Showroom





III. Work in Progress



NORTHBOUND 30

Northwest District, Portland, Oregon

Size / Site Area: 120,000sf / 6 acres

Client: Noel Johnson Group

With a diversity of experiences and economical design, Northbound 30 balances access to new housing with connection to nature and to the history of the site.

The Northbound 30 development includes a total of eight 5-story residential and mixed-use buildings on a site that forms a bridge between an evolving industrial district to the north, and a residential neighborhood bordering the Portland's West Hills and Forest Park.

The buildings are organized on the sites in a shifted 'checkerboard' pattern to maximize open space, sheltered courtyards, and pedestrian networks at the ground level, and access to natural light and air for the upper floors. The development will provide amenity spaces, including bike rooms, storage, commons areas, and parking access, with residential dwelling units at levels 2-5. The top floors will provide shared outdoor areas for select buildings, offering direct views to the forest and the Willamette River.

Overall, the building designs are optimized to utilize mass timber structural systems, engineered wood framing, and CLT panels, utilizing locally available materials and technologies to create a more efficient and environmentally sound model to address the region's need for new housing.



III. Work in Progress // Rosa Parks & Forest



ROSA PARKS & FOREST, DETROIT

Detroit, Michigan

Size / Site Area: 27,000sf / 72,000sf

Client: XYZ Development

Rooted in classic building typologies, 12th & Forest will provide new housing and amenities, and create appropriately-scaled street frontages while shaping the character of courtyards and interior space.

Working within historic development patterns and the evolving urban fabric of Detroit, the nine lots in consideration are redefined as three interventions. To the north, an courtyard building creates a transition and threshold by providing two additional small plazas on its street facing corners. To the south, two multi-family buildings reestablish the former row houses of Lombard Terrace. Additionally, a mixed-use building on Rosa Parks Blvd is proposed that works to both define the neighborhood edge and frame an open space along Lysander Street.

Collectively, the buildings and the outdoor spaces they frame work together to transition between the unique character of the Woodbridge neighborhood and larger developments to the west.



III. Work in Progress // DBH Detroit



DANISH BROTHERHOOD HALL

Detroit, Michigan

Size / Site Area: 15,200sf / .33ac

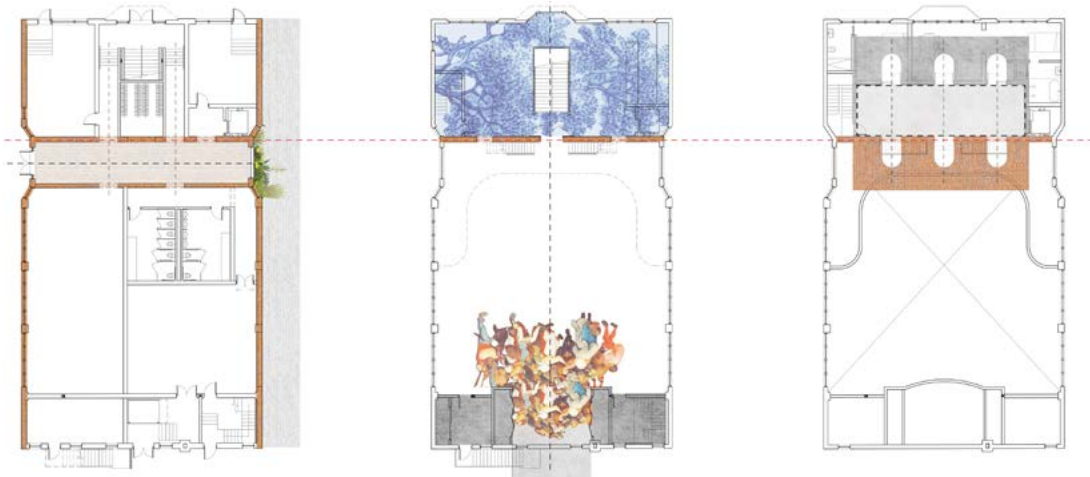
Client: XYZ Development

The design approach balances respect for the past lives of the building and neighborhood with a future vision for its continued presence as a social space for bringing people together.

The Danish Brotherhood Hall (DBH) was built in 1915 as a fraternal association for Scandinavians living in Detroit. After shifting uses and ownership over the years after World War II, the building fell vacant in the 2000's.

Detroit-based XYZ Development brought Waechter Architecture in to reimagine the space as a mixed-use venue for concerts, exhibitions, events, and hospitality. The initial phase of design will highlight the building's magnificent bones, including steel trusses, hardwood paneling, terrazzo floors, and exposed brick, while redesigning the interior logic of the structure in response to contemporary uses and a changed urban context.

Together with an adjacent lot for development, DBH will be a civic anchor and catalyst for the continued renewal of the Woodbridge neighborhood and the city's arts, cultural and culinary landscape.







IV. Waechter Profile

Profile & Philosophy

Waechter Architecture is an Oregon based, interdisciplinary design practice with an acclaimed and expanding portfolio of works across all project types.

We're believers in the ability of architecture to build community, elevate experience, awaken the senses, and find new expression.

Our approach and spirit of collaboration invites everyone to share in a deeper understanding of the art of building. We work with stakeholders to identify essential needs, uncover insights, and forge a vision that will lead to enduring and responsive architecture. More than anything, we strive to build a culture that celebrates diverse voices, and that sees our clients as equal partners in the design process.

As a small firm, we remain focused, committed and accessible to our clients, as we feel this provides the connection necessary to create exceptional work. We draw from the diverse talents of our team to craft clear and economical design solutions, and throughout the process, we continue to refine our ideas and strategies to uncover the best path to completion.



IV. Waechter Architecture / Founder Bio

Ben Waechter, Principal Architect

Waechter Architecture

A native of Eugene, Oregon, Ben grew up in a rural area outside of the city with the forest as his back yard. He was close to both his grandfathers, an architect and a local builder, in whose studios and workshops Ben learned commitment to craft and construction. These complementary passions—nature and construction—have shaped his career ever since.

Inspired by experiential and clear, distilled design, Ben founded Waechter Architecture (WA) in order to pursue these concepts in his work. Prior to forming WA, he worked locally and internationally with leaders in architecture including Allied Works Architecture and world-renowned architect Renzo Piano Building Workshop. Ben is an award-winning and published designer and educator whose principles lie in providing bold forms arrived at through exercises in concept, distillation, and intelligent programming. His experience includes a wide range of building types: cultural, hospitality, commercial, and multi-family and single-family residential.

Education

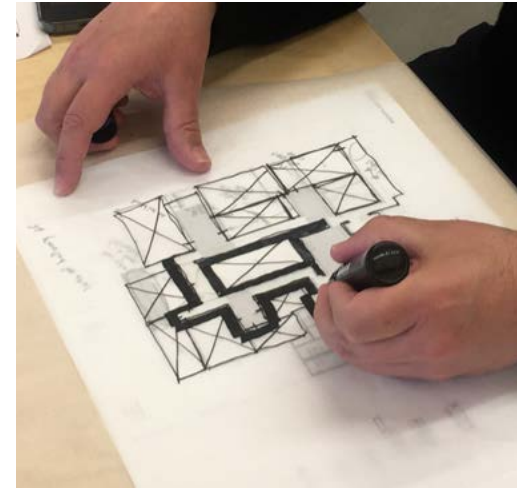
University of Oregon,
Bachelor of Architecture, 1995

Professional Affiliations

Member of the American Institute of Architects

Inducted into the AIA College of Fellows (FAIA), 2022

Registered Architect: States of Oregon, Washington, California,
North Carolina and Michigan



Selected Works

Mississippi Workshop, Portland, OR, 2022

Rockwood Village, Gresham, OR, 2022

Furioso Vineyards, Dundee, OR, 2019

The Society Hotel, Bingen, OR 2018

Origami Multifamily Housing, Portland, OR 2018

Milwaukie Way Mixed Use, Milwaukie, OR, 2016

Tower House, Portland, OR, 2011

Z Haus, Portland, OR, 2008

J-Tea Café / Tasting Room, Eugene, OR, 2011

Terrain Dundee, Dundee, OR, 2024 (est)

Corollary Wines Visitor Center, Amity, OR, 2024 (est)

Autocamp Sequoia, Three Rivers, CA, 2024 (est)

Danish Brotherhood Hall Restoration, Detroit, MI, 2024 (est)

Seattle Art Museum, Seattle WA, 2007

High Museum of Art Expansion, Atlanta, GA, 2005

IV. Waechter Architecture / Awards and Recognition

Founded in 2008, Waechter Architecture has created a broad portfolio of projects that have been lauded by clients, patrons, industry publications, and the design press. The firm is widely considered to be one of the most acclaimed, innovative and original practices emerging from the Pacific Northwest.

Most recently, Waechter Architecture was awarded the AIA Northwest & Pacific Region Firm Award for 2022.

The award is in recognition of our design leadership, inclusive culture, and engagement in the pressing issues of our day, from the need to create more sustainable and enduring architecture, to the call to ensure that the benefits of good design and placemaking are accessible to all.

Selected Awards and Recognition

Editors Pick
Gray Awards, 2020
Project: The Society Hotel Bingen

Winner
Architects Newspaper Best of Design Awards - Commercial Hospitality Category, 2020
Project: The Society Hotel Bingen

Honor Award
AIA Oregon Architecture Awards, 2020
Project: The Society Hotel Bingen

Merit Award
AIA NW & Pacific Region Awards, 2022
Meadow House

Honor Award
AIA NW & Pacific Region Awards, 2018
Project: Furioso Vineyards

Commercial - Hospitality Architecture Award
Architect's Newspaper Best of Design, 2019
Project: Furioso Vineyards

Commercial Architecture Award
Gray Magazine Awards, 2019
Project: Furioso Vineyards

The American Architecture Award
Chicago Athenaeum, 2019
Project: Furioso Vineyards

Emerging Voices Award
The Architectural League of New York, 2019

Honor Award
AIA NW & Pacific Region Awards, 2018
Project: Furioso Vineyards

Honor Award
AIA NW & Pacific Region Awards, 2018
Project: Milwaukie Way

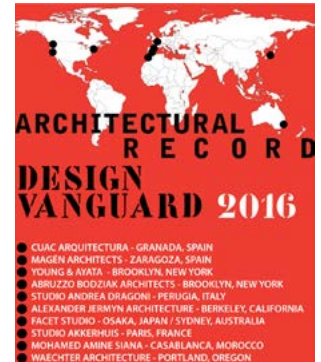
Honor Award
AIA Portland Awards, 2018
Project: Furioso Vineyards

Design Vanguard
Architectural Record, 2016

Residential Architect Design Award
Architect Magazine, 2016
Project: Tower House



CHICAGO ATHENAEUM AMERICAN ARCHITECTURE AWARDS — 2019





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