Multifamily & Affordable Housing

Waechter Architecture

Project Profiles Autumn 2022



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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.



A New Paradigm for Multifamily Housing

In 2018, Waechter Architecture was awarded our largest project to date—Rockwood Village—based on our innovative approaches to other multifamily housing developments in the Portland Metro region, including the award-winning Origami infill housing, and the economical Z-Haus duplex prototype.

Through this process, we forged connections with civic leaders, community groups, neighbors and residents, and we gained insight into the essential needs, promise and potential of multifamily housing. We were able to navigate a range of design challenges, from a tight budget to complex land use negotiations, while maintaining a clear concept and project vision.

The result is a design built around a civic ideal: that multifamily and affordable housing can serve the needs of residents, the neighborhood and the wider region, and that design excellence should be affordable and accessible to everyone.

We hope that this exploration continues, and we're eager to discover how these lessons and strategies can be applied to new places and communities.







II. Project Profiles // Rockwood Village



ROCKWOOD VILLAGE

Location: Gresham, Oregon

Size / Site Area 320,000sf / 7.4 acres

Completion: Summer 2022

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

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

Rockwood is a bridge-builder—its design expands the public realm by moving the main residential buildings to the perimeter and creating a new park in the heart of the complex. The central green remains engaged with the city and serves the wider district by connecting along a neighborhood greenway, linking a regional light rail hub to the Vance Park Natural Area.

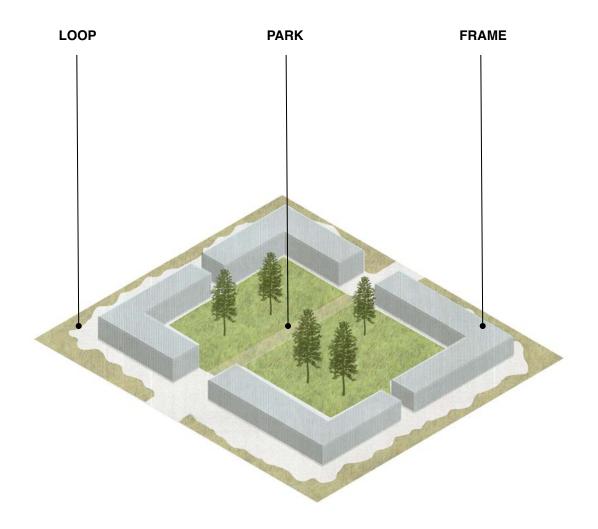
The community was built for roughly \$200/sf, and the design was the product of close collaboration with tenants, community leaders and stakeholders. The result is a vibrant community that yields social, economic and environmental benefits to residents and neighbors from across the region.

Awards

2022 Gray Awards Finalist—Design for Good

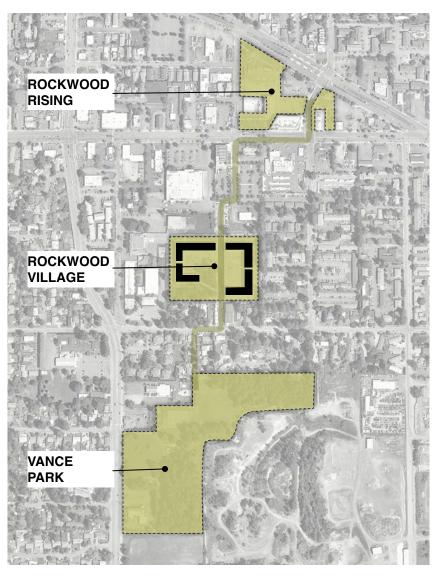
2022 AIA Oregon Design Awards Citation Award





Concept Diagram—Perimeter Massing and Unified Civic Space

The vision for Rockwood is the creation of a shared landscape that is embraced by the residential community, and is connected to a district-wide network linking regional transit to natural resources.



Context Diagram—Community Connector

Rockwood serves as an activator and extension of the regional open space sequence and greenway along 185th Avenue, linking light rail / transit oriented development to a natural area preserve.













Rockwood Village





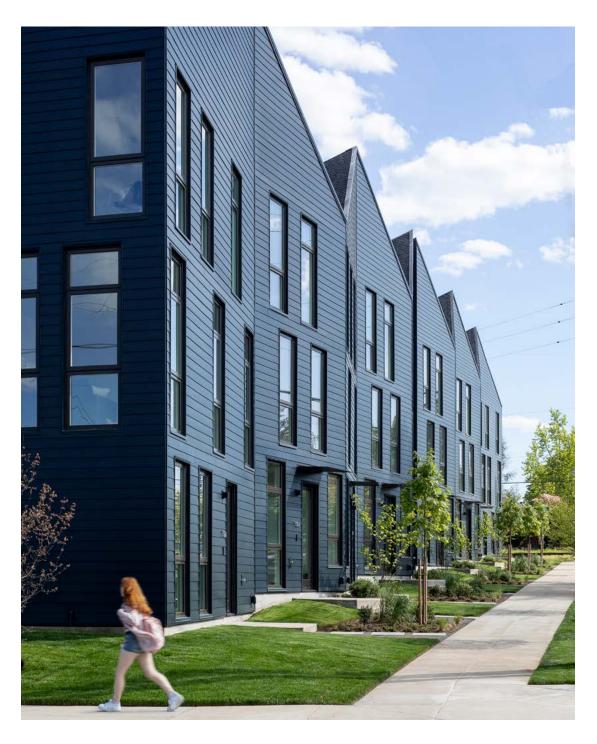








II. Project Profiles // Origami



ORIGAMI

Location: Portland, Oregon Size / Site Area 19,300sf / .5 acre Completion: Summer 2019

Through a thoughtful, economical and form-based solution, Origami elegantly and sensitively addresses the dilemma of scale and individual identity facing many new multifamily developments.

Facing one full city block on Portland's Eastside, Origami strikes a balance between the large scope and overall identity of the development and the more intimate scale of the surrounding neighborhood of single-family houses. Looking to avoid a strategy of either fragmented individual buildings or a monolithic block, Waechter's solution took inspiration from the process and techniques of the popular art form of origami. Adopting the fold as the formal driver of the project, the overall mass of the development was broken down, providing an individual articulation of each unit while maintaining the sculptural impact of the whole.

Awards

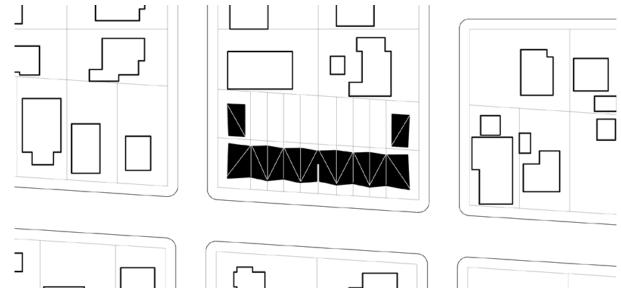
2020 AIA Northwest & Pacific Region Merit Award 2019 Architect's Newspaper Best of Design Awards; Hon. Mention

Selected Publications

World Architecture News, February 2020 Azure Magazine, December 2019 The Architects Newspaper, December 2019 Architect Magazine, September 2019















II. Project Profiles // Claybourne Commons



CLAYBOURNE COMMONS

Location: Southeast District, Portland, Oregon

Size / Site Area 31,800sf / .5 acre

Completion: Autumn 2017

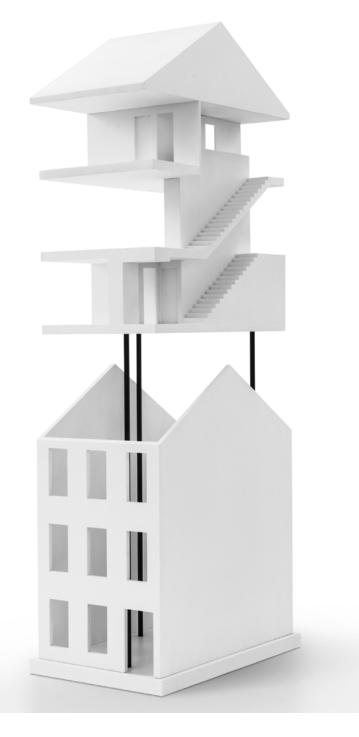
The challenge of the Commons was to create a cost effective row house typology that is compact and spacious in feeling, and one that can be built efficiently and deployed quickly.

Claybourne Commons is a multi-family development consists of 20 row houses that occupy a half city block in southeast Portland. Each dwelling has a simple, iconic form, and each occupies its own 18' x 33' simple lot.

To gain the maximum sense of spaciousness, the second floor living area occupies the entire building footprint with tall windows placed symmetrically on either end of the room. The kitchen, conceived as a freestanding wooden box, is placed off center and visually floats within the room. The stairs are discretely tucked behind this box.

Each residence has its own sense of autonomy. Between the units, a continuous roof and wall gives the impression that each dwelling is self-contained, lightly touching but independent from its neighbor.

II. Project Profiles // Claybourne Commons







II. Project Profiles // Sawtooth Apartments



SAWTOOTH

Location: Lake Oswego, Oregon Size / Site Area 6,4000sf / .25 acre

Completion: Summer 2015

Topography, privacy, views and natural light were the primary design drivers for this compact suite of affordable apartments.

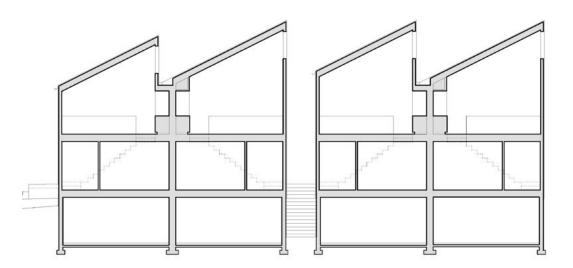
Sawtooth is an 8 unit apartment complex located on a wooded lot on the eastern slope of Lake Oswego. The compact, 800sf units are tailored to the site while also utilizing a restrained palette of forms and detailing. The design elevates the primary living space by placing it on the top floor, with a broad view window and high clerestory bringing in diffuse and generous ambient light.

Each room maintains privacy, and focuses its attention on the framed river/ mountain view. A sawtooth roof form was used to create this experiential and spatial clarity. The uphill four units are elevated by one floor level over the shred parking area, allowing them views over the downhill units. Overall, the walls and roofs are painted a monochromatic dark bronze giving them a calm and unified sculptural quality.

II. Project Profiles // Sawtooth Apartments

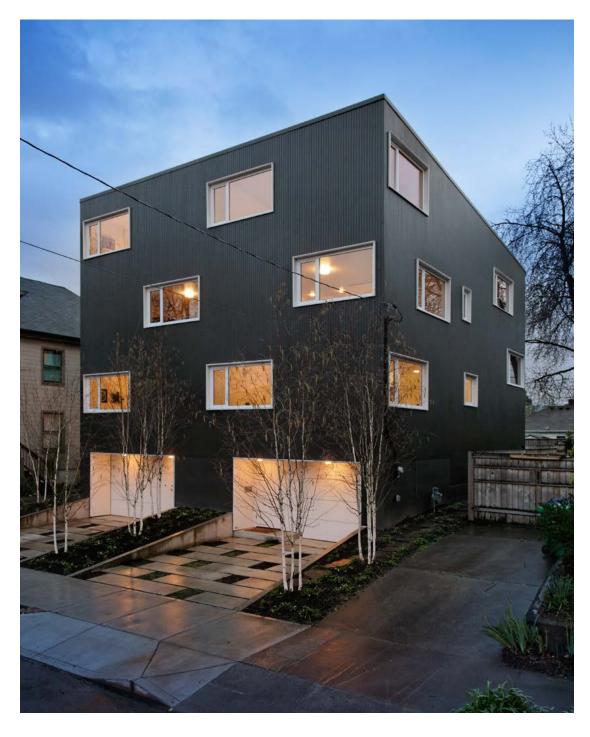








II. Project Profiles // Z-Haus



Z-HAUS

Location: Portland, Oregon

Size / Site Area 6,4000sf / .125 acre Completion: Summer 2013

For Z-Haus, the strategy was to build up rather than out to maximize outdoor living space and minimize building footprint.

The Z-Haus consists of two attached row houses constructed on a 50' x 100' urban infill lot. Each house is made up of 6 rooms that are offset at every half story and smoothly joined by a series of half flight stairs. From any room one can view the next level up and the level below, unifying all living spaces. With one room per level, hallways are eliminated and useable square footage is maximized. Sliding wall panels are used instead of conventional doors to maintain the free flow of space, provide privacy and allow for changing family needs.

The six rooms are organized around a central core that contains the mechanical and plumbing functions of the house. Kitchen, bathrooms, laundry room and mechanical room are located within this core. This central, stacked organization allows for a single vertical chase and for venting to occur through the roof leaving the skin pure, punctuated only by recessed window openings.











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.









Residential / Tower House



Commercial / Blu Dot Showroom



Viticulture / Furioso Vineyards



Workplace + Mixed-use / Mississippi

Across all project types, we specialize in design excellence—how buildings work, how they last, and how they make people feel.

At Waechter, we're always in search of new opportunities and creative conversations, and we feel that this breadth of exploration adds value and perspective to every project.

Guided by clear and economical thinking, our commitment to design excellence translates into every context and condition. We seek to reveal what is essential to each place and purpose, and how the right built response can bring everything into focus.



Hospitality / Society Hotel Bingen

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 multifamily and single-family residential.

Education

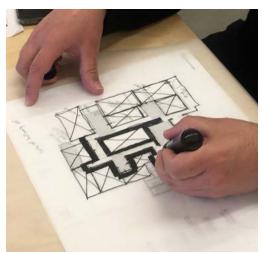
University of Oregon, Bachelor of Architecture, 1995

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 Building, 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

Waechter Architecture / 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 and 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 Vinevards

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

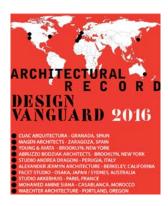
Honor Award AIA Portland Awards, 2018 Project: Furioso Vineyards

Design Vanguard Architectural Record, 2016

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



CHICAGO ATHENEAUM AMERICAN ARCHITECTURE AWARDS — 2019





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