

Ramona Apartments

Portland, USA



2+ Bedrooms



Storage for Strollers & Bikes



Indoor Amenity for Children



Outdoor Amenity for Children



Vertically Integrated Facility



Shared Community Amenities

What makes this building work for children and youth?

- The building incorporates a public school and a community center on the ground floor.
- Over half of the units are 3-bedroom.
- Common areas are located on all residential floors, which include laundry and a lounge area.
- Large courtyard includes a playground and bicycle storage.



The building's central courtyard creates an inviting intimate open space which is visible from the street. The green roof and solar panels provide opportunities for young residents to learn about green building technologies.



The large outdoor courtyard is visible from the apartments above. Designed for toddlers and pre-schooler, the play area includes seating for parents and caregivers within sight of the play equipment. For added safety, there is a gate at the end of the wooden walkway to prevent children from venturing out to the street.

PROJECT INFORMATION

Address: 1550 NW 14th Avenue

Developer: Turtle Island Development

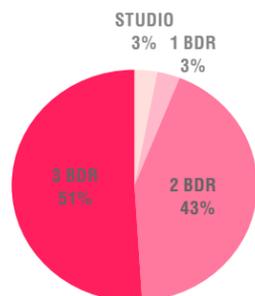
Architect: Ankrom Moisan Associated Architects

Year Completed: 2011

Built Form Typology: Six-storey mid-rise with a courtyard

UNIT BREAKDOWN

Total units: 138 affordable apartments



The Ramona is an example of a modestly-scaled building that vertically integrates community spaces. It is well located in the Pearl district of Portland and has a walk score of 92 because it is close to public transit, parks, retail, and recreation trails. The building was designed to accommodate families and 51% of the units have three bedrooms and over half of the units have balconies. To ensure that families with children and youth occupy the units, the property managers instituted a policy which prohibits renting units to groups of students and has requirements for a minimum and maximum number of residents per apartment.

On the ground floor, the elementary school overlooks the residential courtyard, which helps to facilitate a sense of community between both uses. The school is also adjacent to a public community center, creating areas specifically for children within the neighbourhood. Furthermore,

the adjacency of community facilities makes the daily routine more convenient for families in the Ramona.

The upper floors contain shared laundry rooms which are centrally located and have windows overlooking the courtyard below. Lounges are strategically located adjacent to the laundry rooms to encourage neighbour interaction and a place for children to socialize while caregivers do laundry.

To provide a welcoming play space for young children, there is a 700 m² landscaped inner courtyard designed specifically for toddlers and pre-school age children. Benches and seat walls provide seating for parents and caregivers within sight of the play equipment. The walkways are wide enough for two tricycles to pass an adult. The seat walls create a physical enclosure for the play space which contributes to a sense of safety.



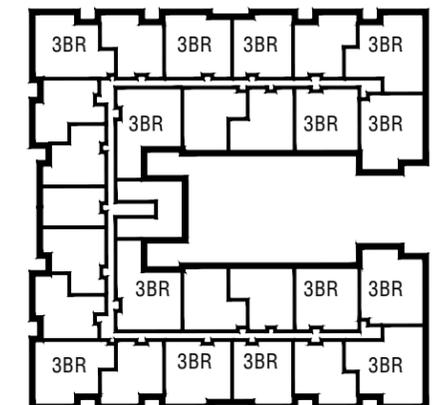
The public community center facility on the ground floor serves families with children who live in the building as well as families from the neighbourhood.



Laundry facilities are located on every floor and overlook the courtyard for informal supervision. The room includes a play-space for children.



The building massing enables apartments and balconies to frame and overlook the large landscaped courtyard below.



The 'C' shape typology increases the number of corners, creating opportunities for larger 3-bedroom units.