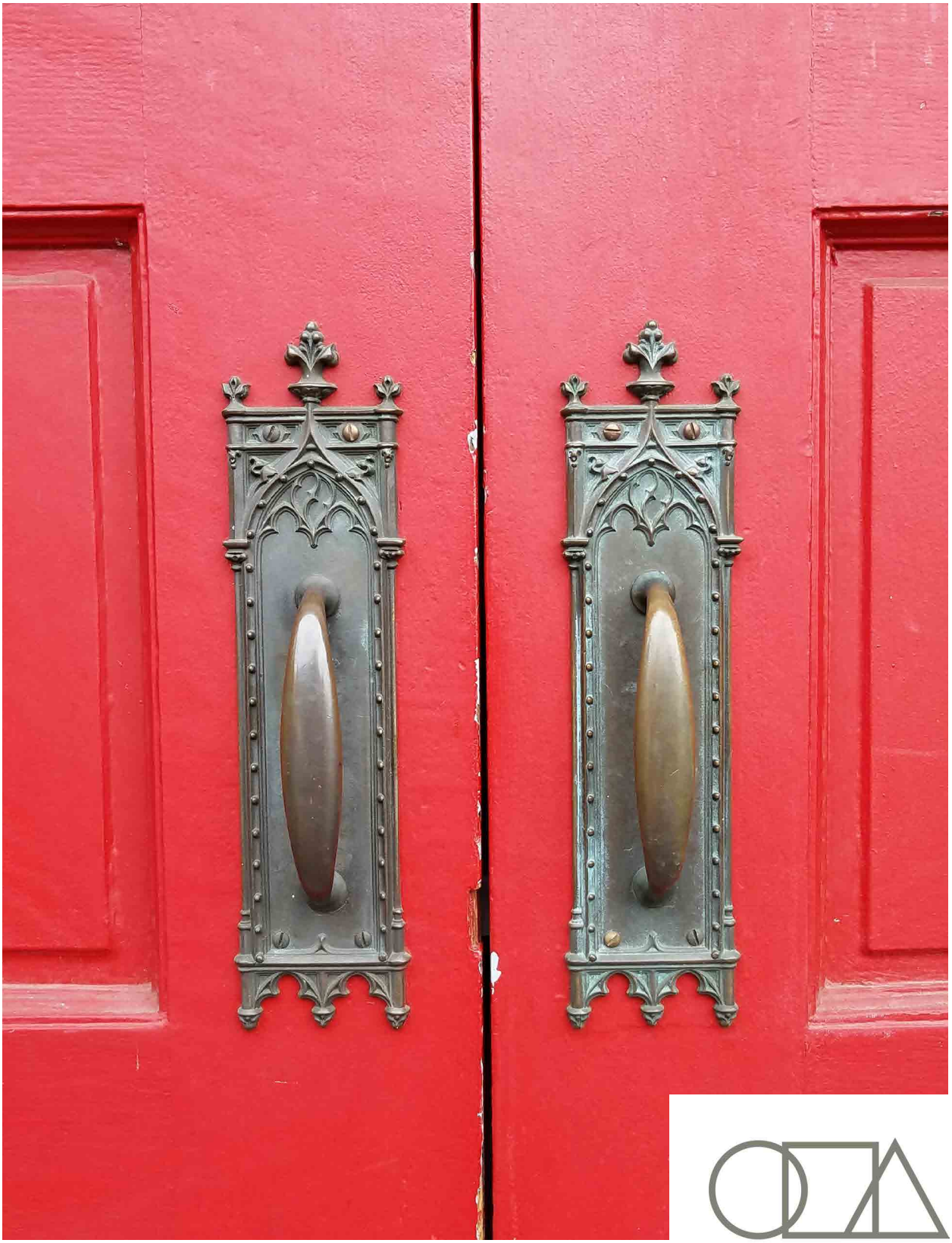


Grace Memorial Episcopal Church
Qualifications May 2019

CARLETON HART
ARCHITECTURE

DOROTHY LEMELSON HOUSE

EQUITY

Carleton Hart Architecture PC

INSPIRING COMMUNITY THROUGH DESIGN

Carleton Hart Architecture is a collaborative design practice driven to create innovative solutions to community-centered design challenges. Founded in 1994, Carleton Hart believes thoughtful architecture can transcend material and form, and at its best, can foster connections and enrich lives. Our collaborative and creative approach integrates the building program with the natural and social environments. Whether for public, private, or non-profit clients, CHA focuses on projects that are community-based and people-oriented with an emphasis on housing, spiritual, institutional, commercial, public, and historic preservation.

A MISSION-DRIVEN FIRM

Carleton Hart Architecture Mission: *Inspiring Community Through Design.*

- Inspiration is a driving force of Carleton Hart Architecture; we seek to inspire a sense of community in everything we do.
- Carleton Hart was founded on a commitment to serve communities, advocate for equity, and strengthen bonds between people.
- Architecture is our tool, and through the process of design we serve our clients by problem solving, place making, and community building.
- As a design firm, design is both an action and an ideal. To us, design takes many forms from sustainable to innovative to resilient, but is always collaborative, responsive, and community based.

OUR VALUES

- Equity
- Service
- Creativity
- Innovation
- Collaboration
- Sustainability
- Integrity

CARLETON IS A LOCAL PORTLAND FIRM

830 sw 10th avenue, #200
portland, oregon 97205
503.243.2252 | carletonhart.com

Principals	3
Senior Associates	1
Registered Architects	14*
Design Staff	11
Operations	4
TOTAL	29

**Principals and Associates are also registered architects.*

CHA completed a major rehabilitation on Chaucer Court (below), a historic 1924 mixed-use building with affordable housing over commercial in downtown Portland.

DO NOT
ENTER

Equity

HEALTHY COMMUNITIES ARE EQUITABLE COMMUNITIES

The Buck-Prager / Block 162 (below and facing) is a proposed affordable housing development located within Portland's Historic Alphabet District. An existing but unoccupied historic structure located on site will be rehabilitated, seismically upgraded, and adaptively reused. In addition, two new buildings will be constructed, forming a three-building, half-block development with levels of affordability ranging from extremely low-income seniors to 60% average median income workforce housing. This project was awarded the Portland Historic Landmarks Commission 2019 Project of the Year award.

CHA believes in inclusion, and we work towards equitable solutions in the built environment and in our interactions. This belief is rooted in our founding as a minority-owned business whose core practice is community-based work. Carleton Hart Architecture spent 24 years certified with the State of Oregon as a Disadvantaged Business Enterprise and Minority Business Enterprise. Though no longer certified, equity and diversity remain intrinsic to our work. Team members at CHA have culturally diverse backgrounds and add unique viewpoints to our projects. As an extension of our community-minded work, CHA believes in opportunity and diversity and is involved with outreach on the jurisdictional, recruitment, and organizational level, seeking talented staff from a variety of backgrounds.

As a firm, our leadership structure is built on these values with women in roles of leadership (Senior Associate, Project Managers, Senior Project Architect, Marketing Director, and Business Manager). Our total staff of 31 team members have culturally diverse backgrounds and add unique viewpoints to our projects. We are very proud of our workforce equity and recently conducted in-house equity and diversity training with EqualityWorks NW.

We apply equity to our projects through stakeholder engagement and public outreach where all voices matter and contribute to better projects. CHA works with our clients to develop an outreach plan appropriate to the community and the project. Our team has a proven track record of building concensus, and we are admired for our ability to bring together complex stakeholder groups, often with conflicting agendas, and moving planning processes towards common goals.

Sustainable by Design

BUILDING FOR THE NEXT GENERATION

Carleton Hart brings practical knowledge in designing to meet numerous Green Path standards, including:

- LEED
- Earth Advantage
- Enterprise Green Communities
- OHCS Green Path
- Evergreen Sustainable Development Standards

Creating sustainable communities is an active and interactive process. Solutions come from understanding the building users and those who manage and maintain the building. For our designs to succeed, systems must be user-friendly, intuitive, and have positive effects on people's lives. We place special emphasis on measures that directly benefit building owners through lower utility bills, healthier living environments, and buildings that last.

CHA's dedication to both green architecture and sustainable community development is demonstrated in our work and in our staff's individual commitments to obtain certifications. Among our 29 staff, we have six LEED Accredited Professionals, two LEED Green Associates, and one staff member who is a Certified Passive House Designer. We adhere to an established green path and are well-versed in requirements of all programs and have direct experience with LEED on the following projects:

LEED New Construction:

- Miracles Club, Gold
- IHI, The Magnolia, Silver

LEED for Homes Mid-Rise:

- Hacienda, Clara Vista Townhomes, Silver
- REACH, Gilman Court, Gold
- PCRI, The Beatrice Morrow, Gold target
- ROSE CDC, Woody Guthrie Place, Gold target
- CCHC, Hood River Community Housing, Gold target

The Beatrice Morrow

PORTLAND, OREGON

Client
Portland Community Reinvestment Initiatives Inc.

Project Type
Affordable Housing

Size
93,227 SF

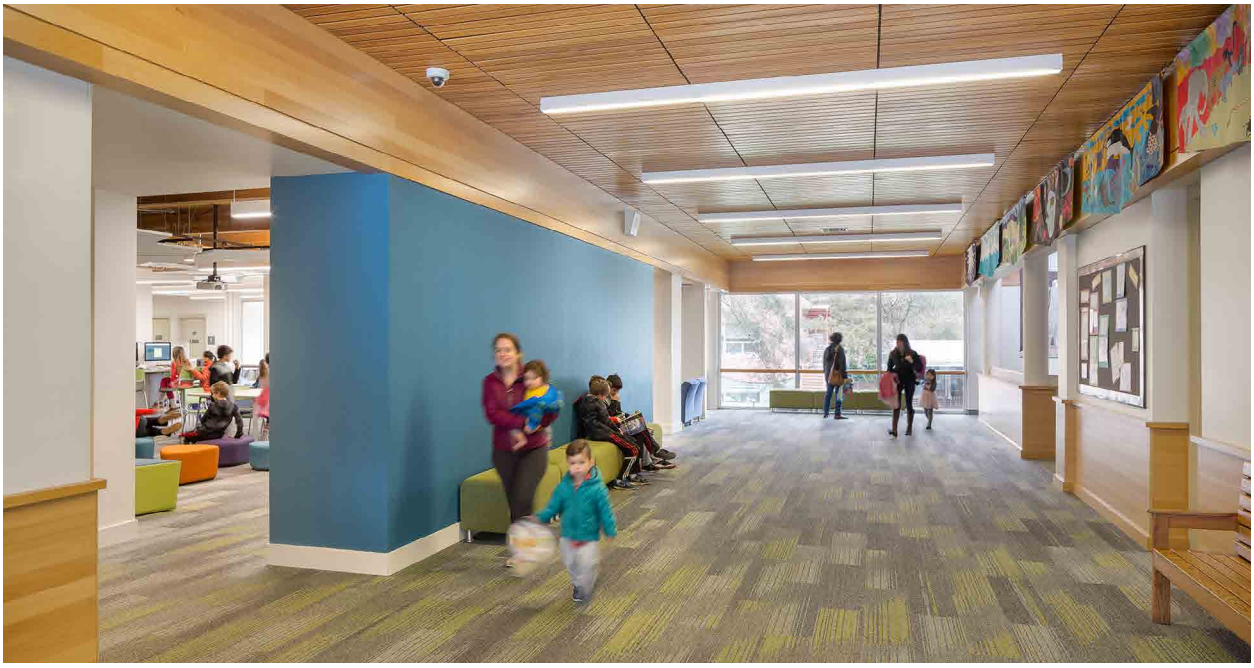
Project Status
Completed 2018

Sustainability
LEED for Homes Mid-Rise, Gold target

The Beatrice Morrow Cannady is a unique and innovative project that demonstrates a strong commitment to the African-American community. It is the first affordable housing development to open under the City of Portland's new preference policy, an innovative measure to counteract gentrification. The project is an integral part of Pathway 1000 — PCRI's initiative to build 1,000 new affordable units in North and Northeast Portland over the next decade.

The former brownfield site received full remediation prior to construction and now brings a renewed sense of community and vibrancy to the neighborhood. This 80-unit multi-family apartment building along Martin Luther King Jr. Boulevard offers spacious studio, one, two, and three-bedroom apartments with priority given to historic residents of North and Northeast Portland who have experienced displacement as a result of urban renewal. These affordable units rent to households earning at or below 60% of the Area Median Income. The five-story development includes 2,500 square feet of amenities, with 112 bike parking spaces, ground floor commercial space, and a large community room for residents that doubles as event space. The central courtyard provides a play area for children.

The building is named after the civil rights advocate, Beatrice Morrow Cannady, who was active in Oregon during in the first half of the 20th century. Art throughout the building (by local African American artists) honors her legacy. Gerding Edlen served as developer, and costs were covered with funding from a mix of public and private sources. The project team (including architect, interior designer, and general contractor) was largely made up of minority-owned and emerging small businesses to further the project's commitment to equity and diversity.



Learning Commons

PORTLAND, OREGON

Client
Portland Jewish Academy

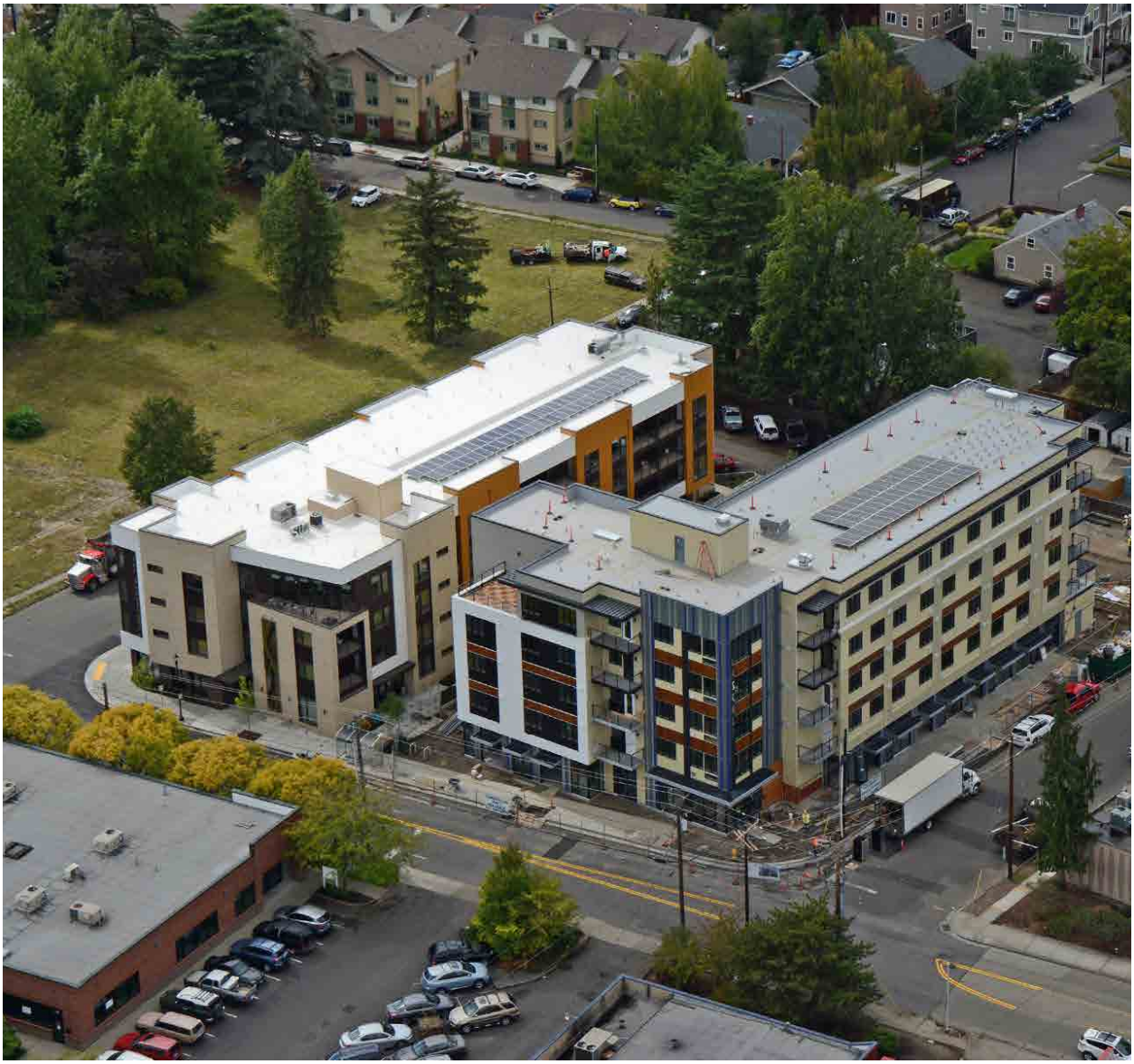
Project Type
K-12 Education / Spiritual

Size
8,900 SF

Project Status
Completed 2017

As Portland Jewish Academy's dynamic nexus of scholarship and study, the Learning Commons' design provides a flexible, vibrant, and inviting student-centered space that fosters collaboration, invites curiosity, and promotes inquiry. The new Learning Commons supports and illuminates Portland Jewish Academy's curriculum and learning culture.

Through a collaborative effort between Carleton Hart and FFA Architecture and Interiors, the school's library was converted into an open, multi-purpose space for individual study and group work while maintaining library functions. Spaces were designed for optimum flow and include a media and technology area, meeting spaces, faculty spaces, lobby, and gallery.



THE BARCELONA

LASCALA

The Barcelona and LaScala

BEAVERTON, OREGON

Client
The Barcelona: Community Partners for Affordable Housing
LaSacala: RKM Development

Project Type
The Barcelona: Affordable Housing
LaScala: Market Rate Housing

Size
The Barcelona: 40,025 SF
LaScala: 47,015 SF

Project Status
Projects Completed 2016

Sustainability
The Barcelona: Green Communities Certified
LaScala: Earth Advantage Platinum

Awards
The Barcelona:
Oregon ON Golden Hammer Award, 2016

LaScala and Barcelona are the two halves of SW 1st and Lombard, an innovative partnership by two developers with individual, yet complimentary projects providing housing at a variety of income levels and mixed-use retail opportunities. Situated on a full-block site in the Old Town district of Beaverton's core the two buildings serve as a catalyst for downtown living, promoting transit-oriented, sustainability-focused urban development in the City of Beaverton. A pedestrian plaza serves as an outdoor gathering space and transition between the two buildings offering seating, bicycle parking, raised planters, public art, a transit shelter and numerous opportunities for residents to enjoy time outdoors.

The Barcelona, arranged toward the corner at SW 2nd and Lombard, provides affordable housing with community space at the ground floor. The four-story building incorporates ground floor community space in a mix of studios, 1 and 2-bedroom apartments that serve seniors, people with disabilities (eight of the units are fully accessible) and those with modest incomes.

LaScala incorporates ground floor commercial space with housing targeted to the local work force in a mix of one- and two-bedroom units above. In addition to providing active retail spaces at the street level, resident support areas are provided throughout, including an outdoor patio and gathering space on the top floor. Units in both buildings are arranged to maximize views and take advantage of natural light with open floor plans for flexible living.

GILMAN COURT

Gilman Court

PORTLAND, OREGON

Client
REACH CDC

Project Type
Affordable Housing

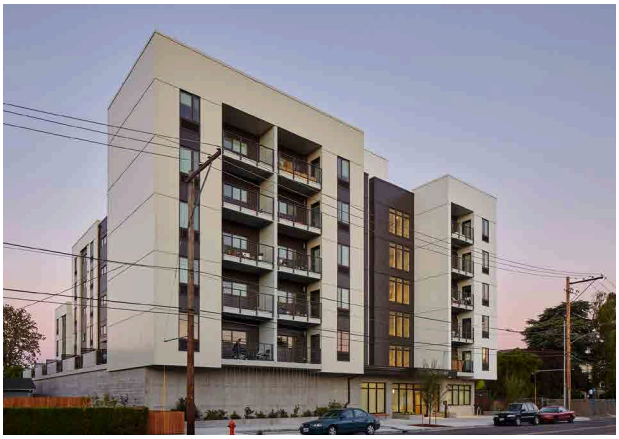
Size
55,800 SF

Project Status
Completed 2014

Sustainability
LEED for Homes Mid-Rise, Gold

Gilman Court is the achievement of a partnership between Human Solutions, Ride Connection, and REACH Community Development, with development management services provided by the Housing Development Center. The second phase of a two-phase mixed-use development in the Gateway District of Portland, Gilman Court was designed to complement phase one's development and expand a central courtyard shared by both buildings.

Gilman Court is a six-story, 60-unit affordable housing complex for seniors that is certified LEED for Homes Mid-Rise, Gold. The building amenities include a community room, utility room, second floor roof garden, and access to public transit. The outdoor spaces, a mixture of landscaped and paved areas, include a generous east-west pedestrian connection through the site from NE 100th Avenue to NE 99th Avenue.



ONE
WAY

The Bronaugh

PORTLAND, OREGON

Client
REACH CDC

Project Type
Historic Preservation / Affordable Housing

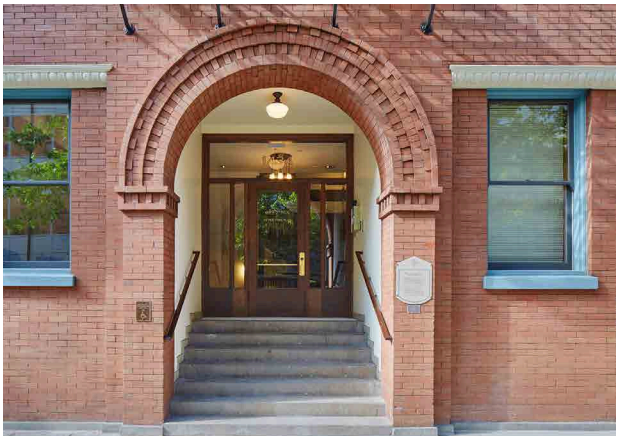
Size
30,209

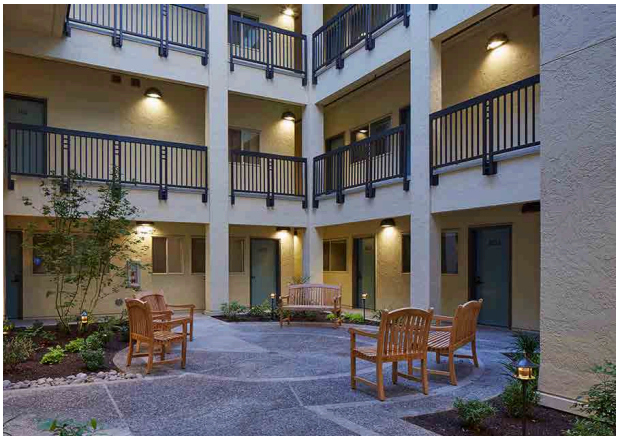
Project Status
Completed 2016

Originally built in 1905, the Bronaugh is listed on the National Register of Historic Places and is one of the oldest apartment buildings in Portland. The building features original architectural details such as semi-circular arched openings, bracketed and broad overhanging eaves, decorative egg and dart molding, and ornamented frieze and bay window panels. In addition to being a Portland landmark, the building is also a low-income housing development for seniors.

Improving the building's accessibility was critical to the project given the resident population and their needs. Though remodeled in 1986, Carleton Hart faced significant challenges updating the building. Project scope included reconfiguring the structure for seismic upgrades, replacing windows and doors while maintaining the inner courtyard stucco cladding, correcting prior construction defects, and updating the apartments to meet current accessibility standards. An improved community room and internal courtyard were also added.

This project succeeded in making the necessary upgrades while preserving the building's historic character. Through thoughtful evaluation of the building and constant collaboration among the team members, solutions were reached that greatly enhanced the health, safety, and livability for the residents.





The Madeleine

PORTLAND, OREGON

Client
The Madeleine Parish

Project Type
Spiritual

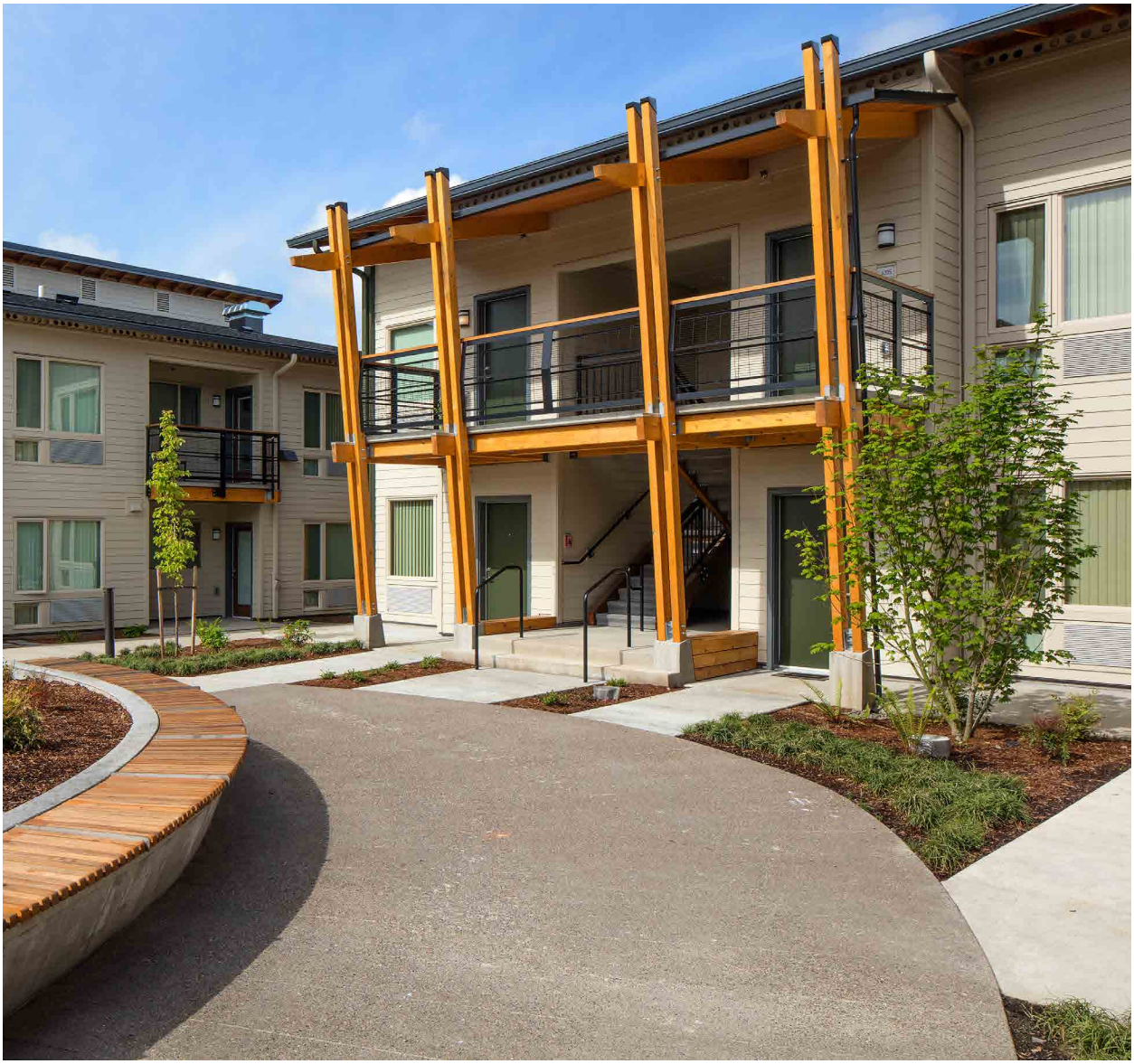
Size
12,800 SF

Project Status
Under construction

The Madeleine Parish came to Carleton Hart with a desire to reimagine their original church sanctuary to better serve spiritual gatherings and celebrations, while preserving this historic church. The church is located on the second floor of a 1911 building in the Irvington National Historic District. The project restores the "Old Church" and vestibule and provide space for prayer, learning, performance, and community gathering to better accommodate the growing parish. The scope of work includes structural upgrades; rebuilding the south stair tower; installing high efficiency heating and cooling; and upgrading security, lighting, electrical, and fire and safety systems. The renovated Old Church space will serve the music program and service ministries and function for daily Mass, smaller weddings and funerals, and contemplative prayer.

Designing for flexibility is critical to accommodate a variety of groups and uses. These multiple functions must all be accommodated without interfering with school activities and other events in the Parish Hall. Restroom facilities, kitchenette, janitorial and storages will also receive upgrades. The project will address code compliancy, as well as accessibility to the upper floor. Exterior work includes roof work to accommodate a third story hallway and an elevator overrun, a skylight over the reading room, and a new dormer to provide outside air to the air handling unit.

CHA worked closely with a Project Committee on a variety of operational details in developing the conceptual design and cost estimate. A detailed digital model was created, and graphics produced to aid in the fundraising campaign. The project is currently in construction.



NAYA Generations

PORTLAND, OREGON

Client
Native American Youth and Family Center (NAYA)

Project Type
Intergenerational Community / Affordable Housing

Size
30,209 SF

Project Status
Completed 2017

Sustainability
Earth Advantage, Gold

NAYA Generations is a 40-unit affordable and inter-generational housing project in the heart of Portland's Lents neighborhood. This community model provides permanent homes for children adopted out of the foster care, with families living alongside seniors. The project is sponsored by co-general partners NAYA (Native American Youth and Family Association) and GRES (Guardian Real Estate Services).

This effort began with the development of an abandoned 3.5-acre site owned by Portland Public School (PPS). Working through the Land Use Review process within the City of Portland, Carleton Hart guided the project through the Conditional Use Review process to allow for development of both affordable inter-generational housing (Phase I) and the Early Learning Academy and Community Center (Phase II).

The site layout radiates from the central gathering area with senior housing placed centrally to encourage interaction with the surrounding family units. These family units are oriented toward smaller courtyards and collectively "hug" the central gathering area, reinforcing Native American community values and creating a feeling of safety and stability for a young population in transition. Paths and open space provide connectivity with the surrounding neighborhood and the larger Lents community.

DOROTHY LEMELSON HOUSE
4353

Dorothy Lemelson House

PORTLAND, OREGON

Client
Bridge Meadows

Project Type
Affordable Housing

Size
10,700 SF

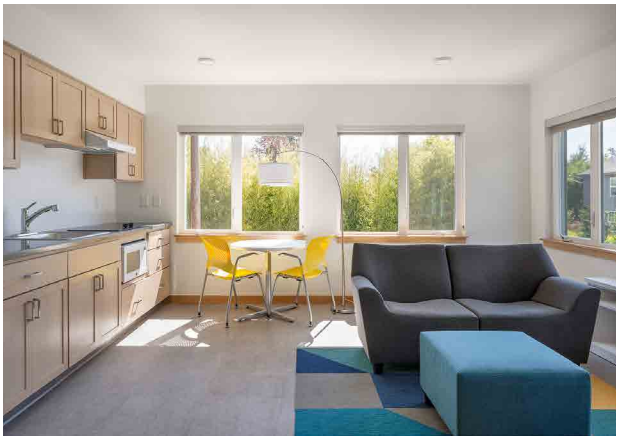
Project Status
Completed: 2018

Sustainability
Earth Advantage Gold

Bridge Meadows partnered with New Avenues for Youth to create a supportive housing facility for youth, ages 17-24, who are aging out of foster care. New Meadows is a crucial stepping stone for these young people, providing them with the tools and support they need to achieve and maintain self-sufficiency.

New Meadows offers a safe and comforting place to live while accessing mentorship, counseling, workforce development, educational support, and life skills training. The program considers an on-site resident assistant, a full-time counselor, and involvement with the neighboring Bridge Meadows community, located a block away. Residents connect to community-based resources and are eligible to receive skill building and education services through New Avenues' state-of-the-art job training / college readiness program and the New Avenues Education Center where they can work toward their GED or high school diploma.

The two-story development has a one-bedroom unit for the resident assistant, four one-bedroom units for residents with a child, and 10 studio units for single residents. Shared community spaces include a kitchen, dining/lounge area, laundry room, office, and outdoor community space.



St. Nicholas Church

PORTLAND, OREGON

Client
St. Nicholas Orthodox Church

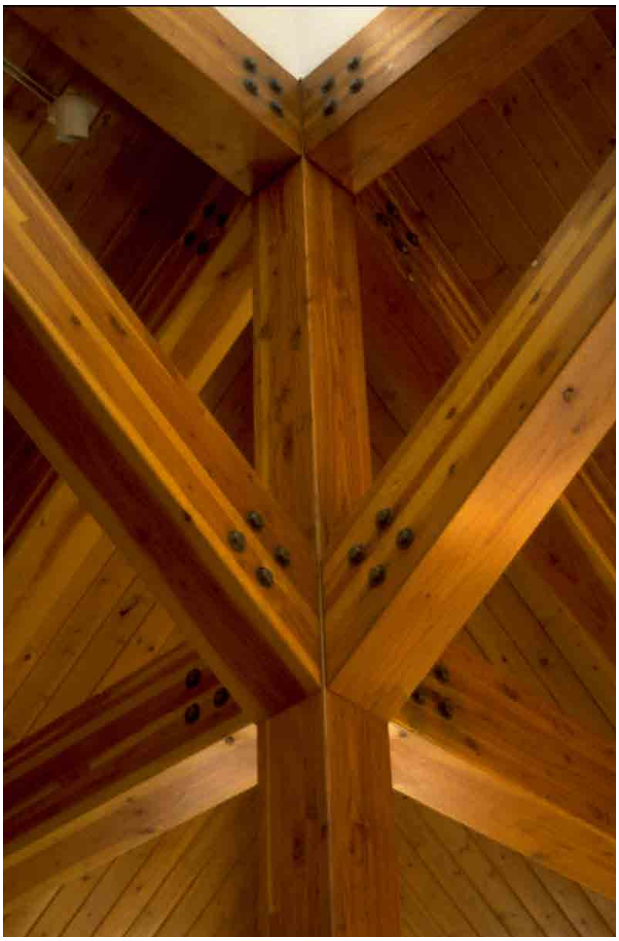
Project Type
Spiritual

Size
3,000 SF

Project Status
Completed 1995

A 3,000 sq. ft. American Orthodox Church uses modern materials, a post and beam structure and natural light to convey the historical vernacular and symbology of the church. The ceremonial services and ritual processions are supported through the arrangement and design of the narthex, sanctuary, and outside spaces.

This project was a recipient of the 1997 AIA Design Excellance award. A juror described this project, "This space is magic; a wonderful combination of a simple architectural frame and rich artistic expression of the religious icons. A very spiritual and serene space."



Bridge Meadows

PORTLAND, OREGON

Client
Bridge Meadows

Project Type
Intergenerational Community / Affordable Housing

Size
48,612 SF

Project Status
Completed 2011

Carleton Hart Architecture was commissioned to assist in the creation of this inter-generational housing and community development that provides homes for foster youth, their adoptive parents, and seniors. Bridge Meadows developed this intentional inter-generational community model based on a similar community, Generations of Hope, in Illinois. By bringing families of children adopted out of foster care together with senior residents, young families benefit from support of elders while the community spirit of the development counteracts isolation often experienced by seniors in traditional housing types.

Named after its founding organization, Bridge Meadows includes eight 2,500 square foot single-family, four-bedroom homes; 32 two-bedroom senior apartments; and a 3,000 square foot community center for all residents.

"Bridge Meadows was dubbed 'The most difficult real estate deal of the year,' and stumped the Oregon Housing Council when proponents presented the idea for funding. 'This will be our biggest success or biggest failure,' is the quote everyone remembers from that meeting. I am so pleased to say that Friday's opening proved Bridge Meadows is, indeed, one of our greatest successes."

Rick Crager
Acting Director of Oregon Housing and Community Services

CARLETON HART
ARCHITECTURE