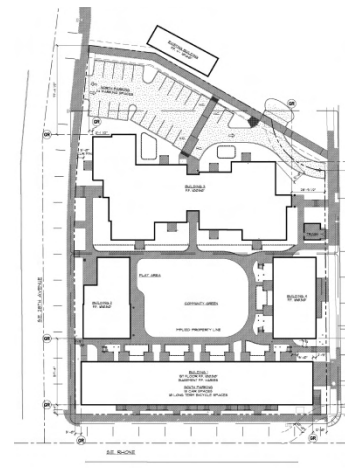


Our proposal for the NW 14th & NW Raleigh site maximizes the number two and three bedroom supportive housing apartments while creating a dynamic form that fits in with the Pearl District. We proposed a range of density options, from 40 to 93 units in a 6 to 12 story building. Community rooms and common areas open to an active courtyard on NW14th, contributing to the commercial street while creating a warm and friendly place for kids to play after school.

CLIENT: Innovative Housing Inc.
ARCHITECT: Salazar Architect and LRS
CONTRACTOR: Bremik Construction
STATUS: in Schematic Design



Kateri Park Apartments is an existing 50 unit building owned by Catholic Charities with significant construction defect issues. Originally built in 2007, the occupied renovation scope mostly involves removal of existing wood decks; as-needed siding replacement; new windows, trim and flashings in select areas; and re-grading / civil work.


CLIENT: Catholic Charities and Housing Development Center (HDC)
ARCHITECT: Salazar Architect
CONTRACTOR: O'Neill Electric
STATUS: in Design Development

Post Disaster Housing, 1993





Spaces and Buildings

Extended Family Compounds 

Major Public Spaces 1 & 2

Government Owned Public Space/Buildings 

Religious Temples/Spaces T

Well 

Ashram A

Caste/Community

Maratha*

*unmarked compounds

Harijan H

Mang M

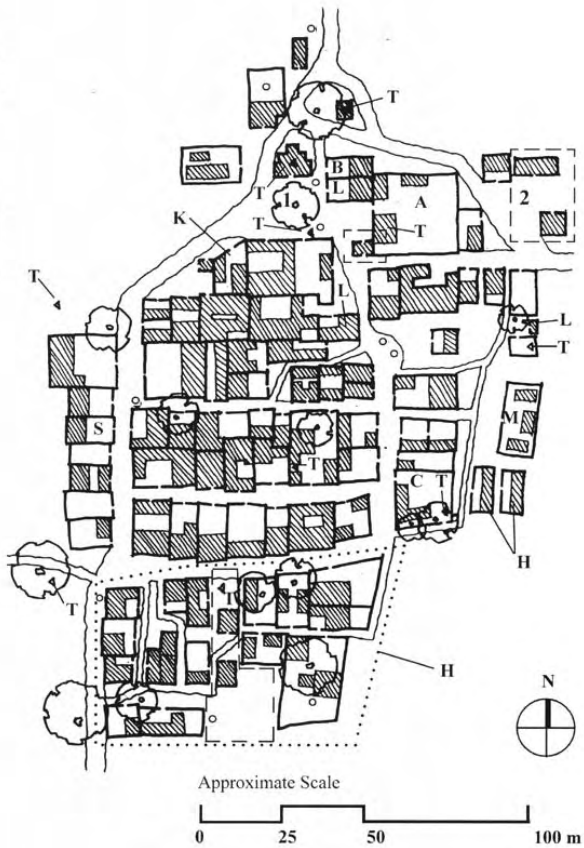
Lingayat L

Brahmin B

Chambar C

Koli K

Suthar S



Plot Uses

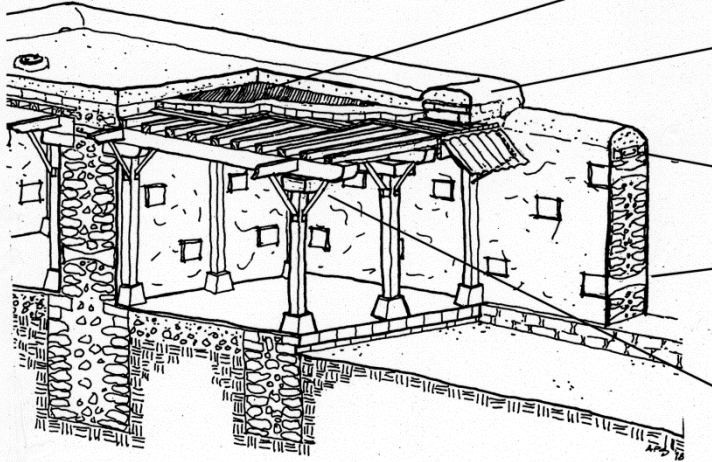
- Gram Panchayat (village council) 1
- Anganwadi (daycare) 2
- Maharashtra State Electricity Board 3
- Hospital 4
- Play Ground 5
- Primary School 6
- Religious Center 7
- Samaj Mandir (welfare center) 8
- Forest 9
- Water Supply 10
- Agricultural Processing 11
- Garden 12
- Slaughter House 13
- Cattle 14
- Vet Hospital 15
- Bus Stop 16
- Shopping Center 17
- Crematorium 18
- Burial Grounds 19

House Plots*

- Families with < 1 ha. of land A
- Families with 1 - 7 ha. of land B
- Families with 7 + ha. of land C







- Reduce mud roof thickness by inserting a polythene sheet.
- Reduce height of parapet and rebuild with good stone masonry techniques.
- Construct a concrete bond beam on top of all walls.
- Insert concrete-ferrocement "through stones" every 1 square meter.
- Connect posts to beams with steel kneebracing.



Post Disaster Housing, 1993



Direct Action, 1994-2008



Housing as a means to an end, not the end in itself.

Participation as a tool to engage residents and empower them to be able to take control of the flood of capital that entered the region, and to impact the local built environment and local building culture.



San Francisco 1994-1998: Street Watch committee of the Coalition On Homelessness



San Francisco: Homes Not Jails housing take overs / media events



San Francisco: Park Presidio housing takeovers and coalitions

Post Disaster Housing, 1993



Direct Action, 1994-2008



Political Urbanism, 1998-2008



Participation through
“Direct Action” on the Built
Environment.

These activist efforts in San
Francisco grew out of
Boston tenant rights
methods combined with NW
Earth First tactics.

It developed parallel with
“Housing First” supportive
housing ideas championed
by the non-profits like the
Coalition On Homelessness
and Community Housing
Partnership.



Just Cause Oakland, tenant rights campaign and community organizing – 2000-2002



Community Benefits Agreement:



Of the 1000 or so units that Forest City planned to develop:

--90 units were built as stand-alone affordable housing by Resources for Community development (designed by Pyatok Architects)

--and Forest City agreed to do an 80/20 deal where 20% of the rest of the units would be affordable.





Community Benefits Agreement:

Of the several thousand units that Holliday/BUILD/Getz planned to develop:



--90 units were built by Bridge Housing as stand-alone affordable housing (designed by David Baker Architects)

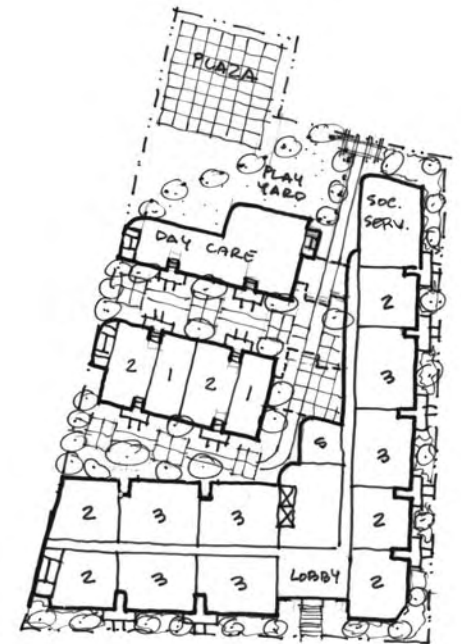
--And an additional parcel in the master plan was set aside for a future affordable housing development as well.

Community Benefits Agreement:

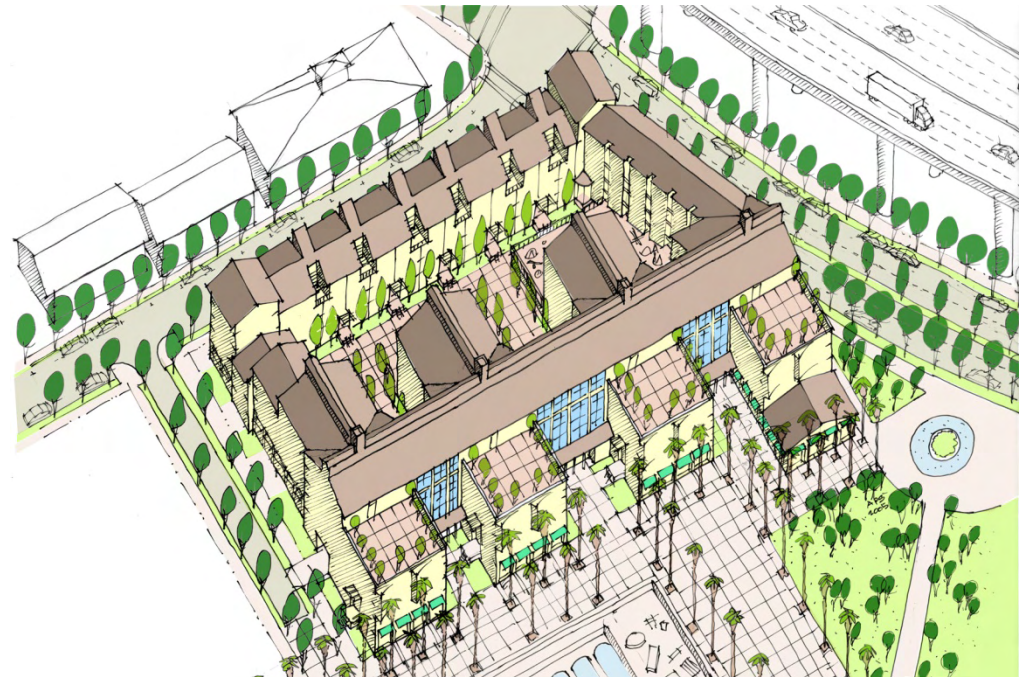
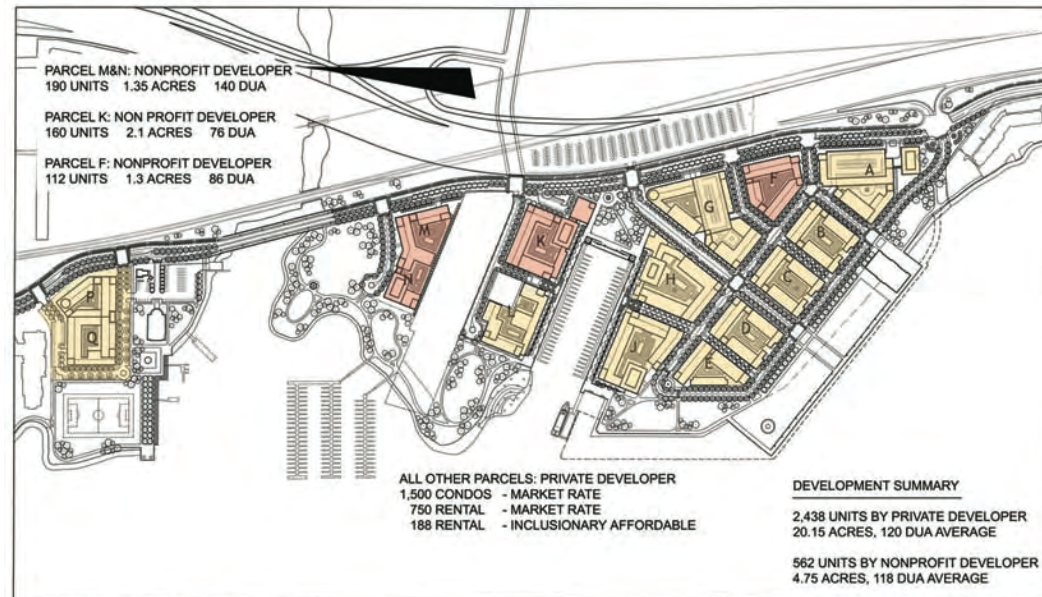


Note: Remainder of Development Areas 1 through 8 to have an additional 196 units built by the market-rate developers.

- Development Area 3
30 Affordable First Time Home Buyer Duplexes
- Development Area 4
77 Affordable Family Flats and Town Homes
- Existing Elevated Tracks, Platform and Baggage Wing to Remain
- High Density Lot for Private Developer to Front Plaza
- Plaza / Outdoor Openspace
- Development Areas 6 and 7
147 Affordable Family Flats and Town Homes

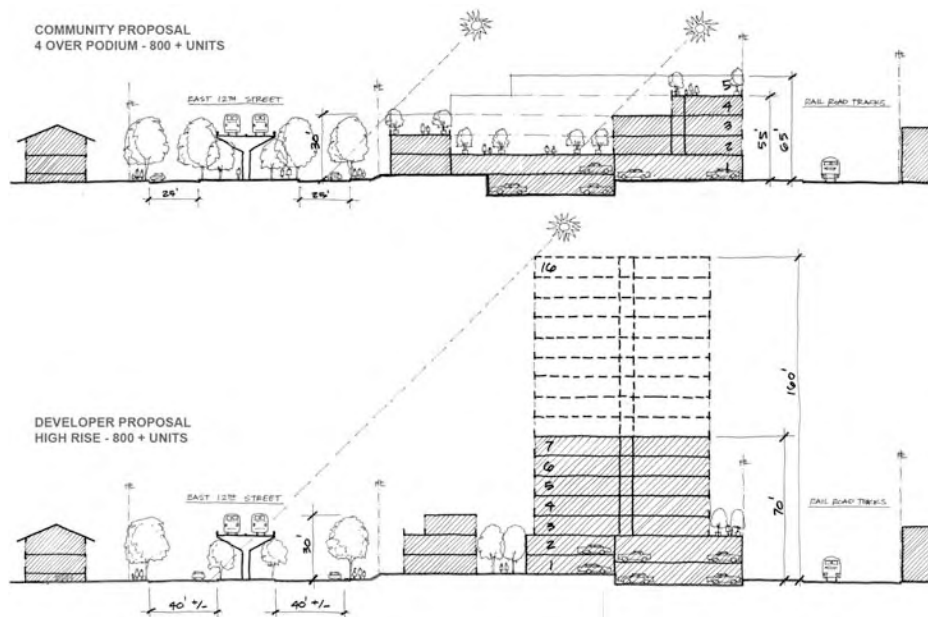


Community Benefits Agreement: Out of about 3,000 units planned by Signature Development, the developer and city agreed to build 465 affordable apartments, the rest would be market rate condos and rental housing.





Community Benefits Agreement: The coalition pushed for affordable housing, open space, light industrial space and non-profit / after school activity space. This deal fell apart with the Great Recession of 2008.



Post Disaster Housing, 1993



Direct Action, 1994-2008



Political Urbanism, 1998-2008



Urban design in the service of community controlled political coalitions to impact the built environment.

Participation in creating a housing plan, in these cases, was a means to engage residents in larger political discussions, bolster community organizing, build political power, and advocate for better jobs, environmental benefits and other community issues.



2003. Oakland, CA

Affordable Housing Workshop for corridor redevelopment.

Client: Allen Temple Baptist Church and City of Oakland.

Team: Salazar Architect with UCB Students



2004-2009. Fresno, CA

Yosemite Village Affordable Housing, Workshops and neighborhood master plan

Client: Fresno Housing Authority.

Architect: Salazar Architect with Pyatok Architects



2008. Hood River, OR

Affordable housing workshop for conceptual designs of a future city funded development.

Client: City of Hood River and Mid-Columbia Housing Authority

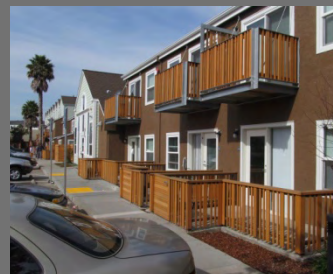
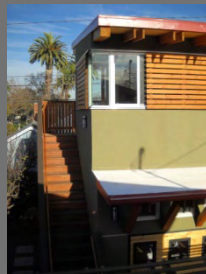
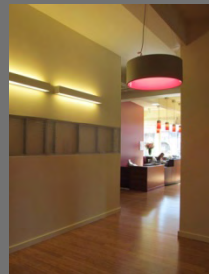
Team: Salazar Architect with UO Grad Students



2015-2016. Portland, OR
Right 2 Root conceptual plans to address gentrification and displacement.

Client: RADIX Consulting Group LLC

Team: Salazar Architect with Center for Public Interest Design and local Portland design professionals



The immense gap between corporate firms and the grassroots will always be there but presents an equally enormous opportunity for public interest designers to have a positive impact.