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## Tupelo Alley on Mississippi Avenue

Mixed-use with 188-unit residential and 9500 square feet commercial on 1.44 acres in Portland, Oregon  
*Work performed at MGH Associates*

Tupelo Alley is a dense, mixed-use infill development that will continue the pattern of commercial space along the desirable Mississippi Avenue corridor with a stepped-back 5-story frontage while responding to the more residential nature of Albina Street with 3-story townhouse buildings. A mixture of lofts, studios, one bedroom and two bedroom apartment homes allow a diversity of income levels to enjoy the benefits of Mississippi's unique main street as well as other common amenities created by the development.

In response to the Planning Department's and neighbor's request, Trammel Crow Residential (TCR) agreed to a site design that provides a breezeway to continue an alley popular with cyclist and pedestrians as a safe, efficient, and at least on TCR's property, car-free way to pass through the neighborhood. The design and construction of the structural deck that put parking underground was a significant expense to the developer. This critical commitment, though, will make for a truly walkable and enjoyable courtyard, and the benefit to water quality of an underground garage cannot be overemphasized. With only roofs and pedestrian areas, the permitting to infiltrate stormwater from the Oregon Department of Environmental Quality for our underground injection control (UIC) system was straightforward and easy.



*Rendering courtesy of SERA Architects*

Since this site is served in the public right-of-way by a combination sewer that flows ultimately to the Willamette, a number of low-impact development approaches were adopted here. In particular, where standard impervious pavers had been planned over the parking deck, we suggested that pervious pavers could be used instead as a means to pre-treat rainfall for sediment since the pollutant loading in these pedestrian-only areas would be light. This novel idea, which was slightly outside of the standard application for pervious pavers in the Stormwater Management manual but well within its intent, was coordinated with Portland's Bureau of Development Services and met with approval. This system saved the developer money and eliminated the

need for a separate costly proprietary water quality catch basin saving natural resources that would've been used in its production and delivery to the site, as well.

Other best management practices used through the site include native plantings, planters that acted as eco-roofs on the garage deck, and a vegetated swale. Gathering spaces with an appropriate mix of private and public spaces were balanced to promote community. The 6-story building was intentionally located at the north part of the site to maximize solar access to the other buildings and reduce energy use. Small, efficiently designed units, additional shops, and a restaurant will significantly increase density in this established highly walkable neighborhood, contributing to a feel a feeling of vibrancy and safety for all the residents.

Sustainable design isn't about doing something neat, it's about doing something right.