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## Broad Vantage Apartments

The site of a former freeway on-ramp was used to construct an attractive, mixed use housing development off of 82nd Ave in Portland, OR. Innovative Housing, Inc (IHI) decided the central transit-oriented location provided an attractive combination for residents, offering convenience and accessibility to nearby stores and services.



Before Construction

The project was not without its obstacles. Within a narrow area there were significant grade changes along with contaminated dirt that needed to be mitigated. IHI incorporated structured tuck-under parking and a five-story complex with four levels of housing over one level of commercial space. Major site work included the Stonetera Wall System®, aiding in creating a level buildable site. The precast blocks, each

weighing over 1700 pounds, not only served as an important structural aspect, but also as a focal point for the project. Walls were built to 20 feet tall along the frontage with over 10,000 square feet of area.



Subcontractor Darkhorse Construction performed the wall installation working closely with architects to create some clever project features using the StoneTerra block. Bench blocks or top blocks have a section removed from behind the face allowing for soil coverage thus minimizing exposure of the block depth. For the public playground area, the back of the block was covered with matting and remained exposed to be utilized as seating.



This project serves as a great example of urban infill and transit oriented development. The StoneTerra Wall System helped transform this site into an area that provides multiple community benefits.

**Location:** 1214 Southwest Washington St, Portland, OR 97205

**Architect:** LRS Architects

**Contractor:** Walsh Construction

**Designers:** Innovative Housing, Inc.