

Site Features & Areas of Consensus >>

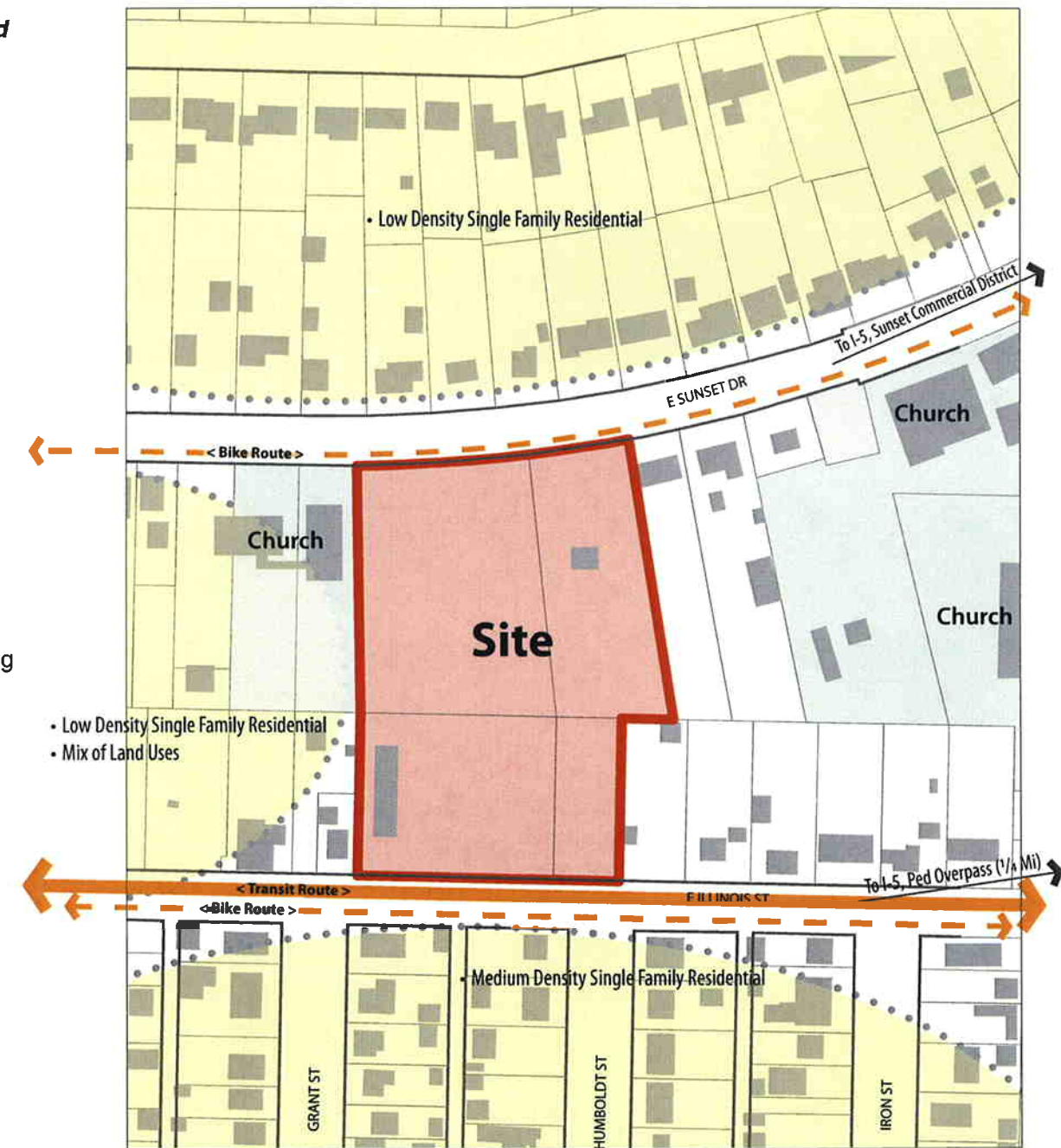
Key Site Features Areas of Consensus

Surrounding land uses: low & medium density single family, church directly adjacent to site & two other churches to the east.

- Previous site use was as a higher intensity transportation/industrial facility
- Site is within a transition area between medium and low density residential areas, institutional uses, as well as a Primary Vehicular Corridor (Sunset Dr.)
- Site is within a ¼ mile of the Sunset Square Urban Village & key community services, including retail, elementary school, & two parks
- Under ¼ mile to freeway
- Existing access on Sunset Dr (arterial street) and Illinois St (residential street)
- Flat, cleared, paved site with limited vegetation
- Bicycle routes along Sunset Dr. and Illinois St.
- Transit routes along Illinois, James and Ellis/Sunset serve St. Joseph Hospital, Sunset Square, James Street Shopping Center, Downtown and WWU

Areas of consensus between neighborhood and developer:

- Housing only, no commercial development
- Mix of single-family sizes and prices including attached and detached
- Provide multmodal site access on Sunset Dr. and Illinois St, but without north/south vehicular cut-through
- Design should incorporate neighborhood architectural features:
 - front porches
 - pitched roofs
 - detached garages at the rear of properties
- Landscaping should blend the site into the existing neighborhood minimize visual impacts



Site Diagram

