

SW-SAZ Visual Model of Permissible Development on Willamette Street

Version 1. January 18, 2016

The development site comprises the two tax lots shown here. (TLs 13200 & 13300)



The site is rough 125.5 feet East-to-West and 157.5 feet North-to-South. Total area = approx. 19,766 s.f.

The development site's eastern lot line is 14 feet from the lot lines of the single-family homes to the east (TLs 13100, 13400, 13500).

The development site is proposed to be zoned Mixed Use / Active Frontage (MU/AF).

The 3 residential properties are currently zoned R-1, and occupied by a duplex (which appears to be an owner-occupied home, attached to a rental) and 2 single-family, detached (SFD) homes.

Parking access is from an alley.

The model has a single, fully-connected building with three elevations. With respect to code standards in SW-SAZ Table 9.3854(2)(e), the "building footprint" includes the total area under the three elevations.

The model site plan has 16 standard 8'x18' spaces with a 25' clear aisle counting the alley, and has 10 compact spaces 8'x15' – 6 are parallel with 20' clear bay; 4 are 90-degree with 22' clear aisle.

There may need to be some tweaking for the screening trees, but there's plenty of "headroom" to slightly adjust parking placement or reduce the required parking spaces and still have a similar massing.

Total footprint = 3,315 s.f. +
1,485 s.f. + 4,725 s.f. = 9,525 s.f.

50% = 4,762.5 s.f.

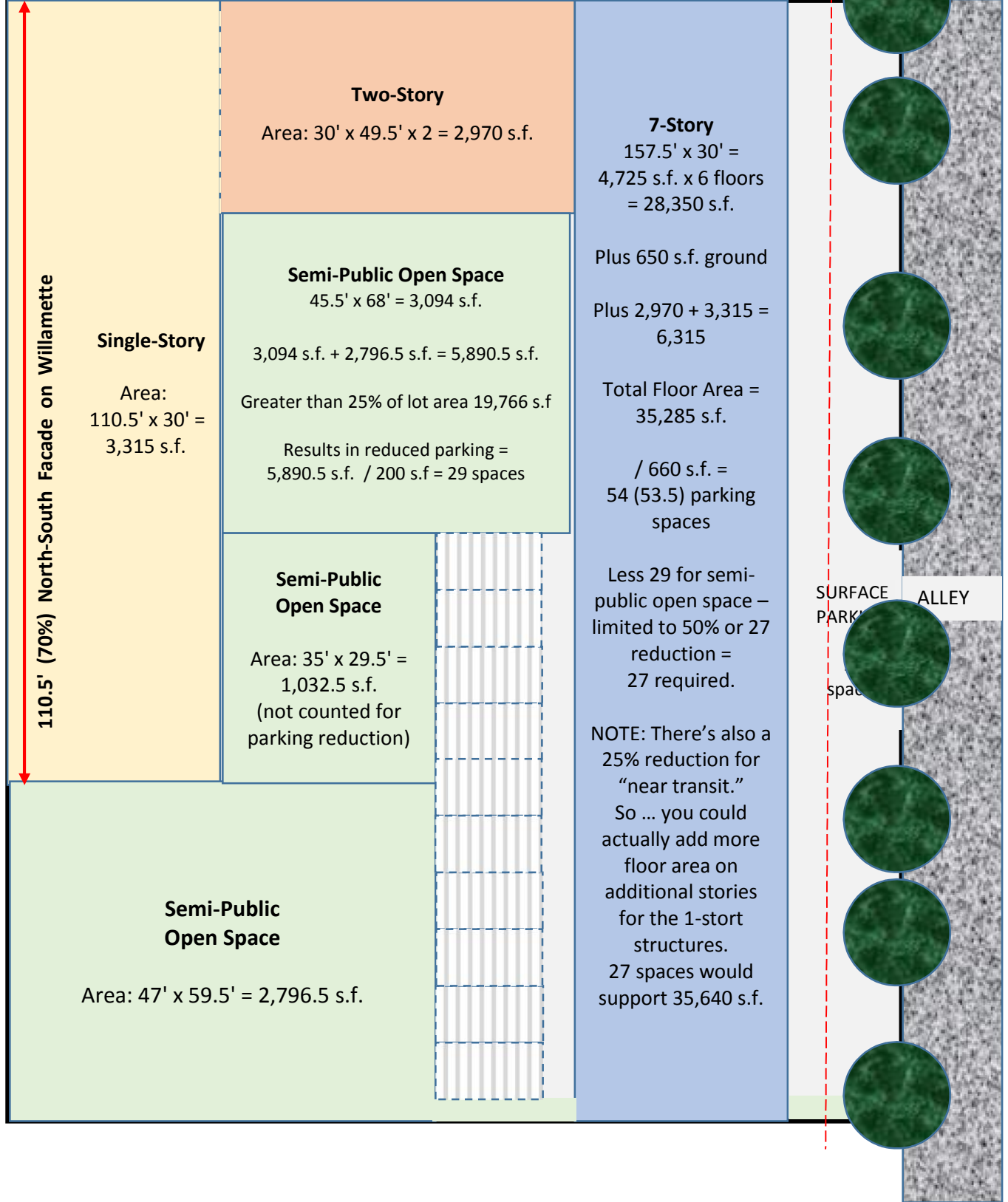
30' Setback

125.5' East-West Boundary

14' Alley

157.5' North-South Boundary on Willamette Street

110.5' (70%) North-South Facade on Willamette



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 50% = 4,762.5 s.f.

