

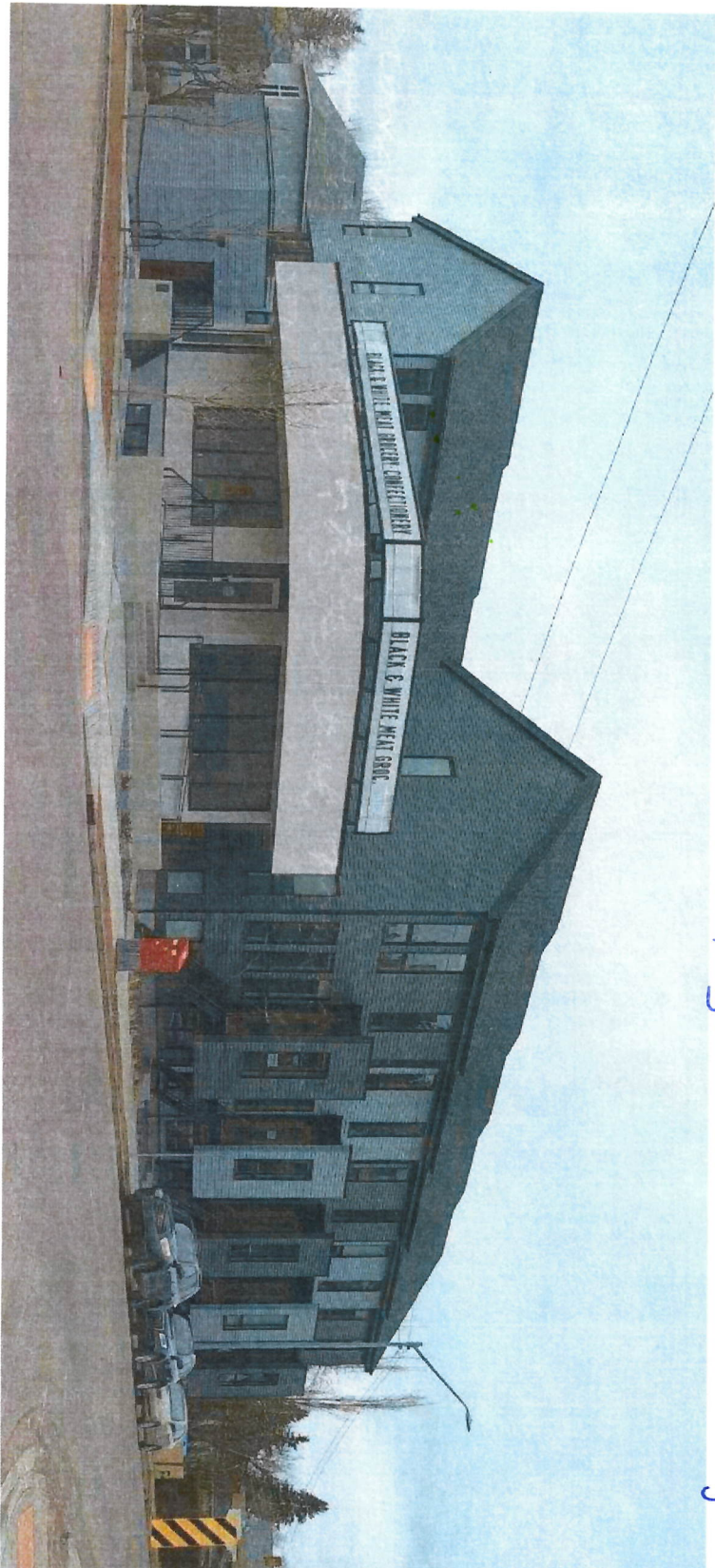
Density & back yards coexist



11 units  
~~20 units~~

17th Ave facing south - Black & White at

12' alley overlooking - access



85+ SE



N

17 Ave SE

17 Ave SE

17 Ave SE

8 St SE

8 St SE

1703

1705

1709

1702

909

911

1708

1710

Google Maps

11 units  
~~24 units~~

12' alley  
small houses - overlooking



17 Ave SE

3

12 foot alley

12 cars

8 St. SE





11 Ave SE North side  
12' Alleyway between 8<sup>th</sup> St & 9 St

\*No exit =

↓  
does NOT  
meet  
fire code

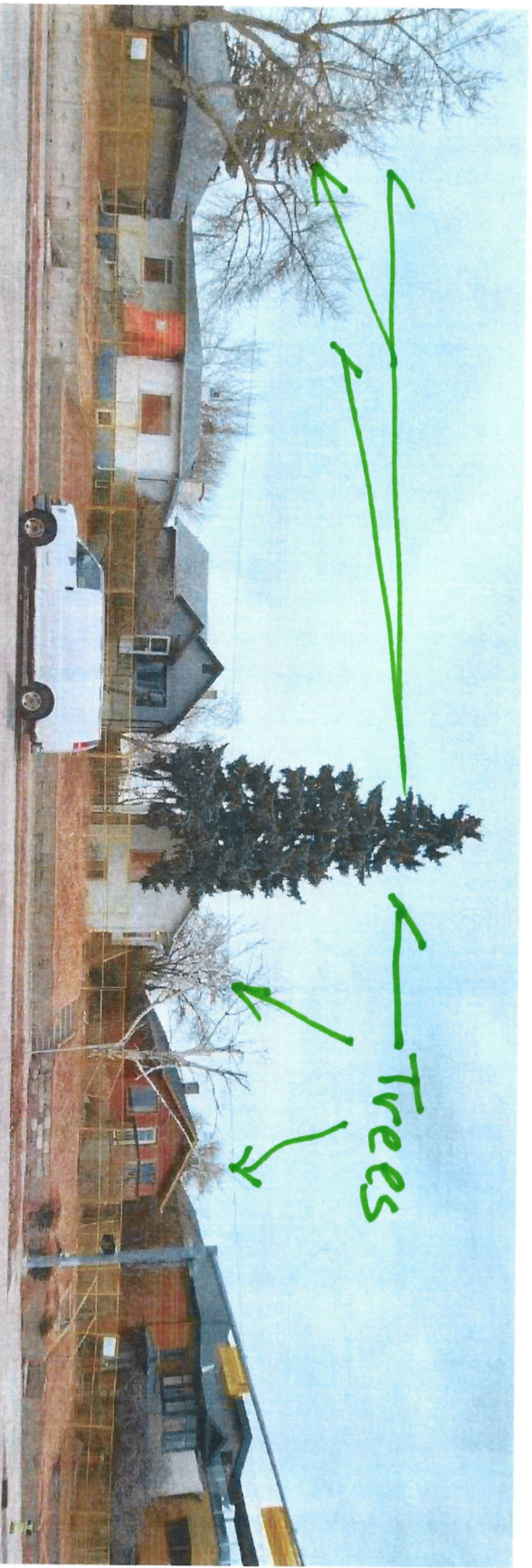
\*)



historic

8th Street SE -

? What's 'grade'?



Trees

50's moved from Eau Claire  
houses



20 units, 40 cars,  
12' alley  
aging infrastructure.  
Mid-block!

? What's 'grade'?

6



LANEWAY

5 Dwelling Units  
10 Vehicle  
Parking Stalls (Garages)

Screened Waste  
& Recycling

6 Bike  
Stalls

6 Dwelling Units  
12 Vehicle  
Parking Stalls (Garages)

4 Dwelling Units  
8 Vehicle  
Parking Stalls (Garages)

5 Dwelling Units  
10 Vehicle  
Parking Stalls (Garages)

8 ST SE

↓ Driveway

Cul-de-Sac

Multi-Family

20 units  
~~50 units~~  
40 cars

7

Site Plan



2



N

6/7 lots assembled

contaminated  
 community garden  
 not allowed

20 units  
~~60 units~~

BP

8 ST SE

Rail

RAIL