

# 145<sup>th</sup> Street Village

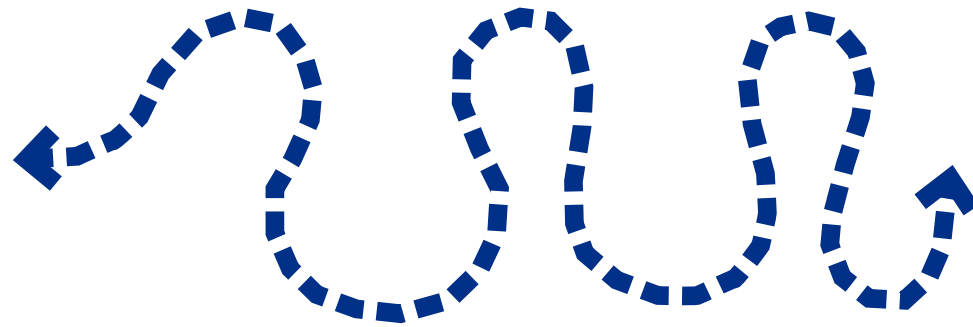
## D U V A L L , W A S H I N G T O N

**Every home experiences stunning views of the Snoqualmie Valley.**

That is the goal for the 54 duets proposed on this four and a half acre site, located at the southeast corner of NE 145th Street and 1st Avenue NE. This constantly sloping site provides the opportunity to use sensitive grading and thoughtfully orientated architecture to maximize the picturesque Duvall vistas for each family in this neighborhood.

A generous, terraced park at the core of the project steps its way up the hill, with a winding trail connecting the community with the future commercial along 1st Ave.

Diligent collaboration between engineering, architecture, landscape, and City staff, will ensure this community will bring quality and value to the City of Duvall.





## PROJECT SUMMARY

gross site area \_\_\_\_\_ 4.49 ac.  
(to centerline of 1st Ave.)

total number of homes \_\_\_\_\_ 54  
(average 2,500 sqft.)

average density \_\_\_\_\_ 12.0/ac.

## DESIGN ASSUMPTIONS

zoning \_\_\_\_\_ R12

minimum density \_\_\_\_\_ 8/ac

maximum density \_\_\_\_\_ 12/ac

minimum 20% of units  
to be attached

minimum street setback \_\_\_\_\_ 10'  
(from back of walk)

interior setback (attached) \_\_\_\_\_ 0'/5'

rear yard setback \_\_\_\_\_ 15'

maximum building coverage \_\_\_\_\_ 60%

maximum impervious surface \_\_\_\_\_ 75%

maximum height \_\_\_\_\_ 35'/  
3 floors

## PARKING

2 or 3 bedrooms multifamily \_\_\_\_\_ 2.0/unit

guest parking \_\_\_\_\_ 1/7 units



conceptual site plan

145th St. Village

DUVALL, WASHINGTON

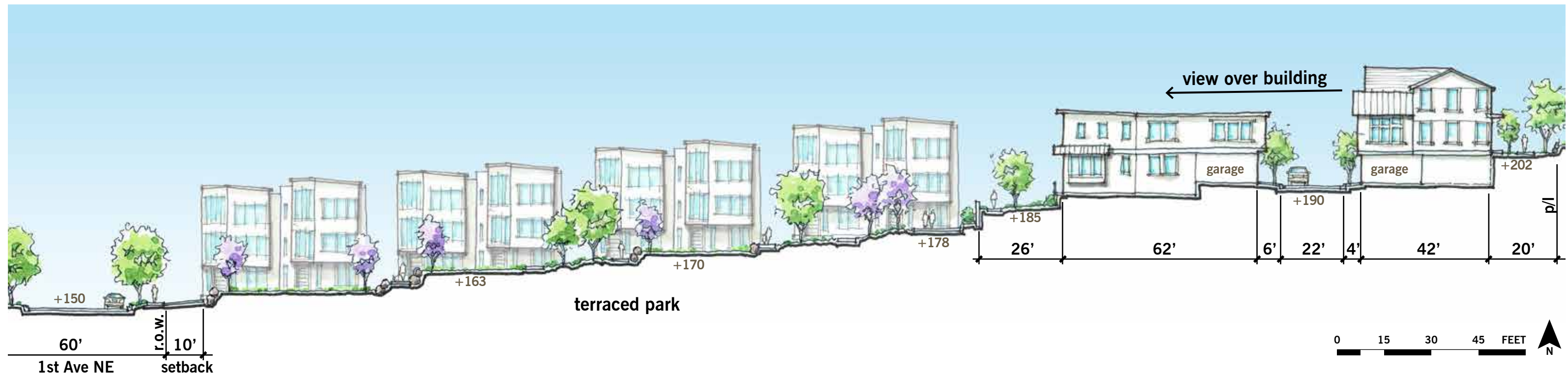
JOB# 1267.012 | SEPTEMBER 12, 2016

14725 SE 36th St. #200  
Bellevue, WA 98006 | 425.646.8325

BCRA

DAHLIN





site section

145th St. Village  
DUVALL, WASHINGTON

JOB# 1267.012 | SEPTEMBER 12, 2016

14725 SE 36th St. #200  
Bellevue, WA 98006 | 425.646.8325

BCRA

DAHLIN





architectural style suggestions

145th St. Village  
DUVALL, WASHINGTON

JOB# 1267.012 | SEPTEMBER 12, 2016

14725 SE 36th St. #200  
Bellevue, WA 98006 | 425.646.8325

BCRA



DAHLIN





145<sup>th</sup> STREET VILLAGE - VIEW PARK VIGNETTE  
 CONTEMPORARY CONCEPT



145<sup>th</sup> STREET VILLAGE - VIEW PARK VIGNETTE  
 TRADITIONAL CONCEPT



architectural style suggestions

145th St. Village  
 DUVALL, WASHINGTON

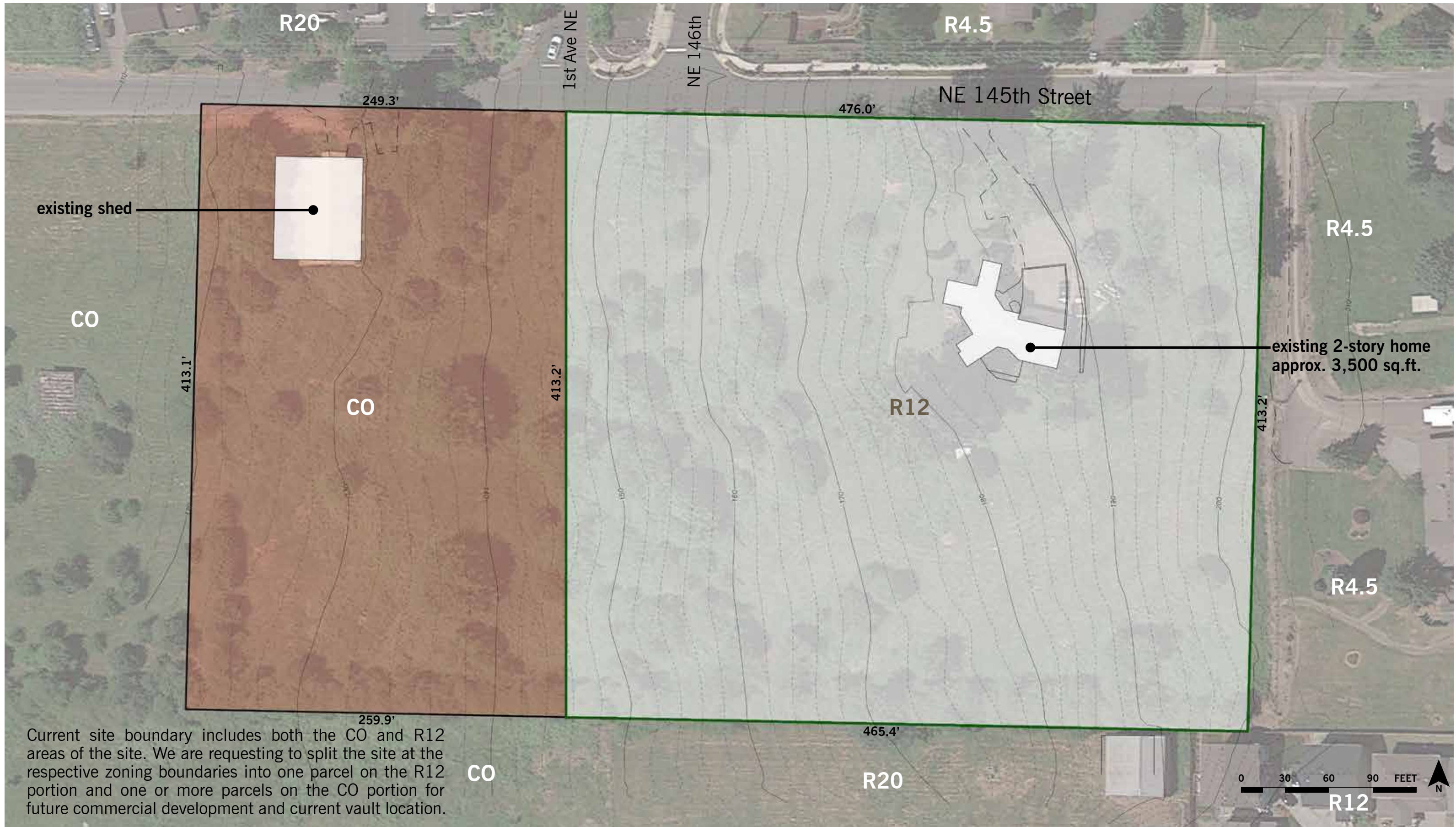
JOB# 1267.012 | SEPTEMBER 12, 2016

14725 SE 36th St. #200  
 Bellevue, WA 98006 | 425.646.8325

BCRA 

DAHLIN





existing conditions

145th St. Village  
 DUVALL, WASHINGTON

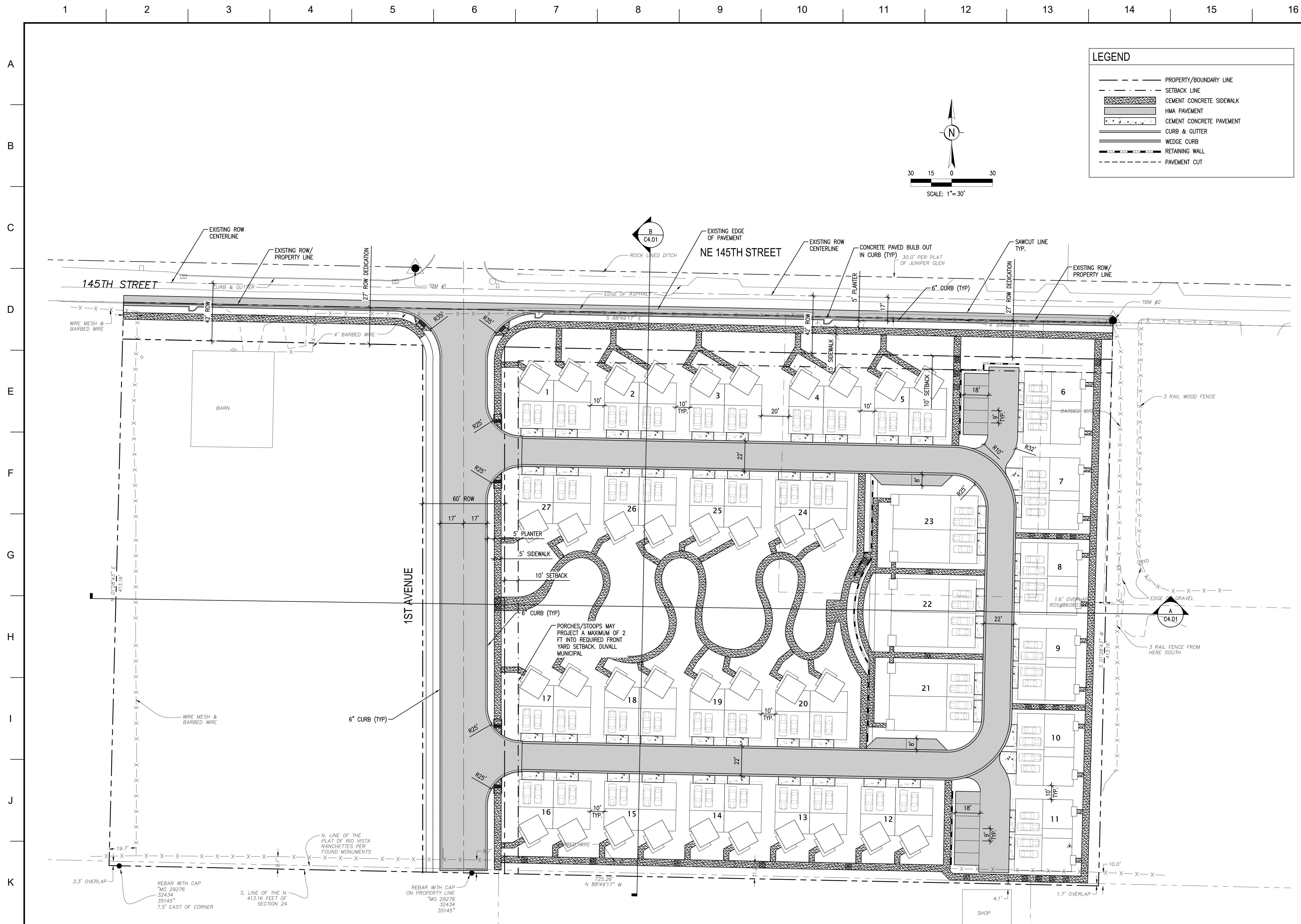
JOB# 1267.012 | SEPTBMER 12, 2016

14725 SE 36th St. #200  
 Bellevue, WA 98006 | 425.646.8325

BCRA

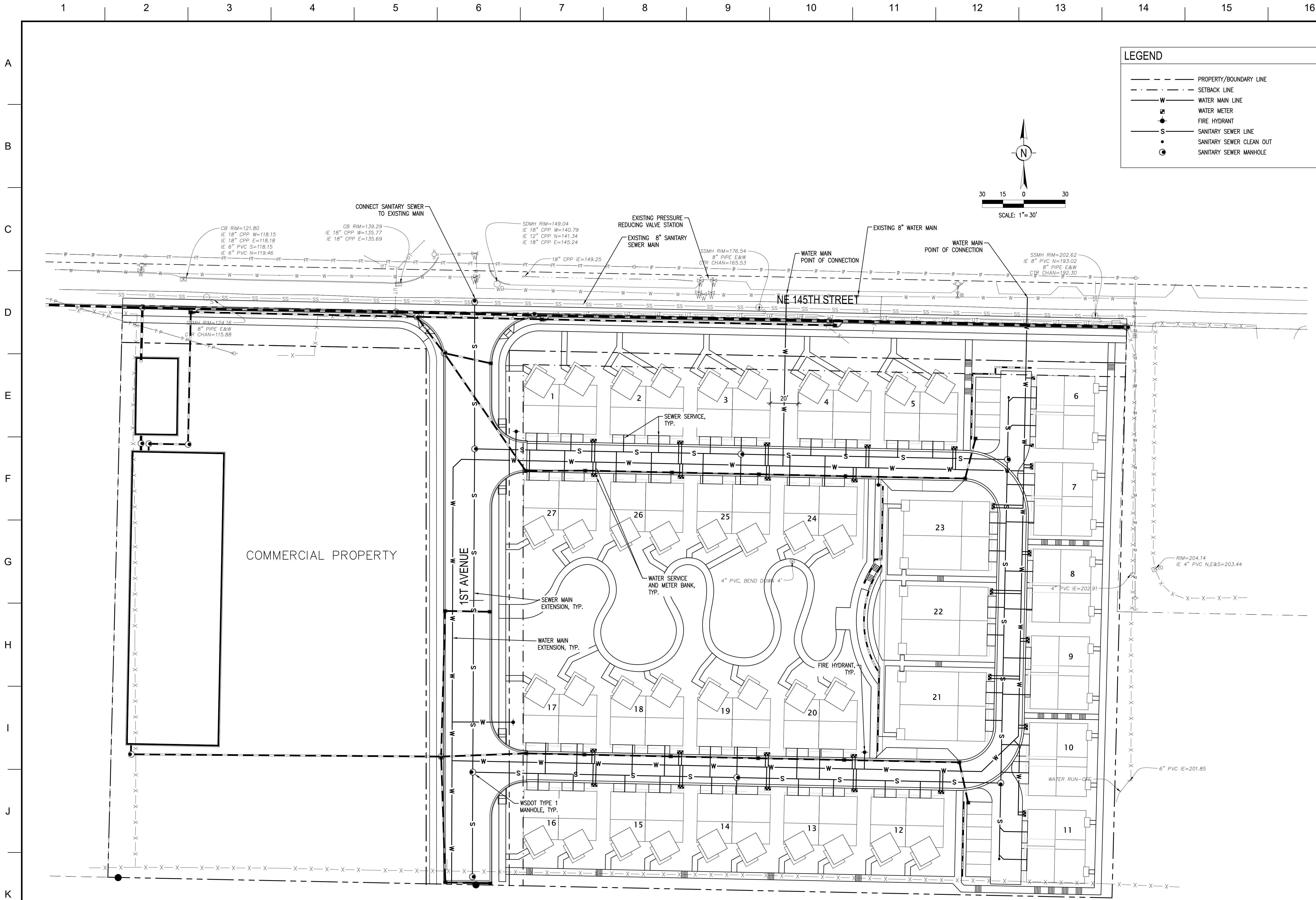
DAHLIN













  
**BCRA**  
T 253.627.4387 F 253.627.4395 WWW.BCRADESIGN.COM  
2109 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

REVISIONS



PROJECT

QUADRANT HOMES  
145TH STREET VILLAGE  
DUVALL, WA

DRAWN: RB / RJB

DESIGNED: AG / ZC / RB

REVIEWED: JG

DATE: 09.09.2016

BCRA NO: 16179

CADD FILE: 16179C0301.dwg

SHEET TITLE

UTILITY PLAN

BCRA

© COPYRIGHT 2016 BCRA, INC. ALL RIGHTS RESERVED

SHEET

C3.01



A

B

C

D

E

F

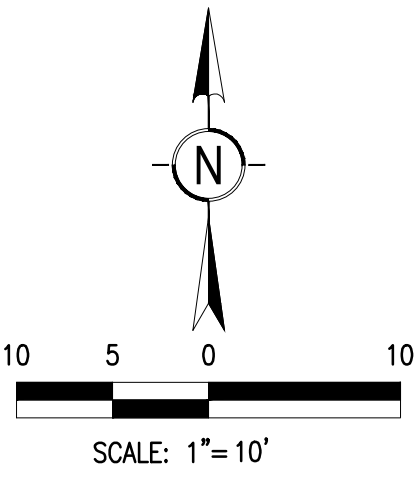
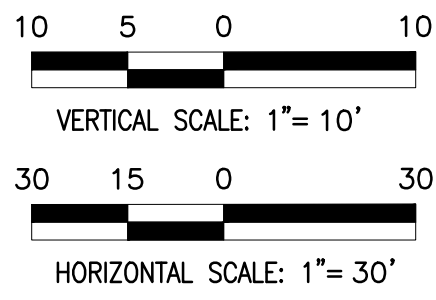
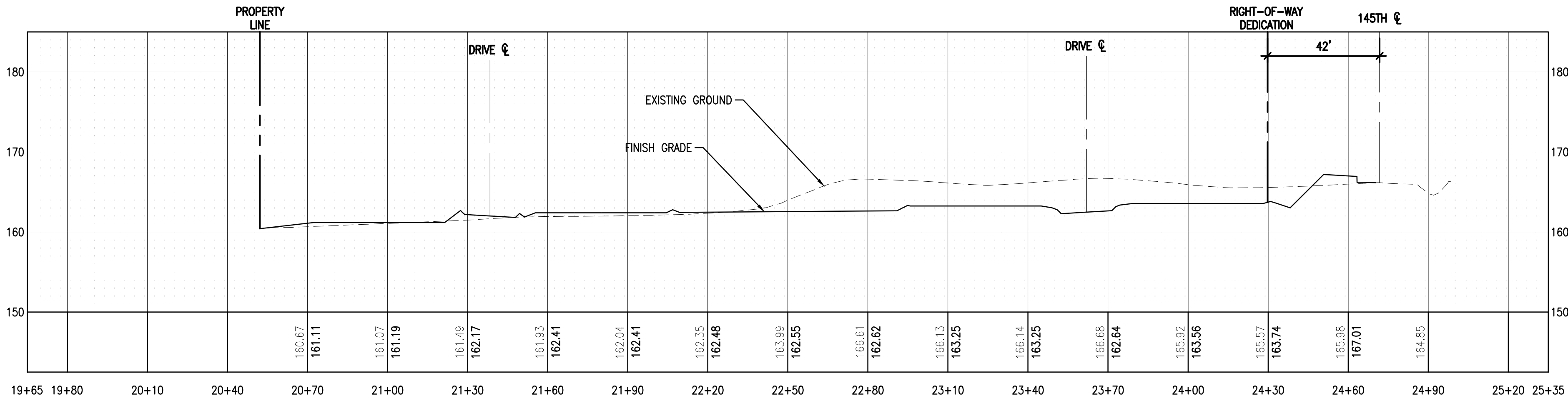
G

H

I

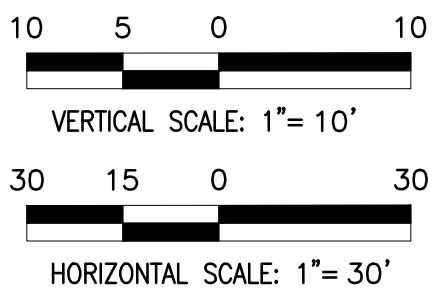
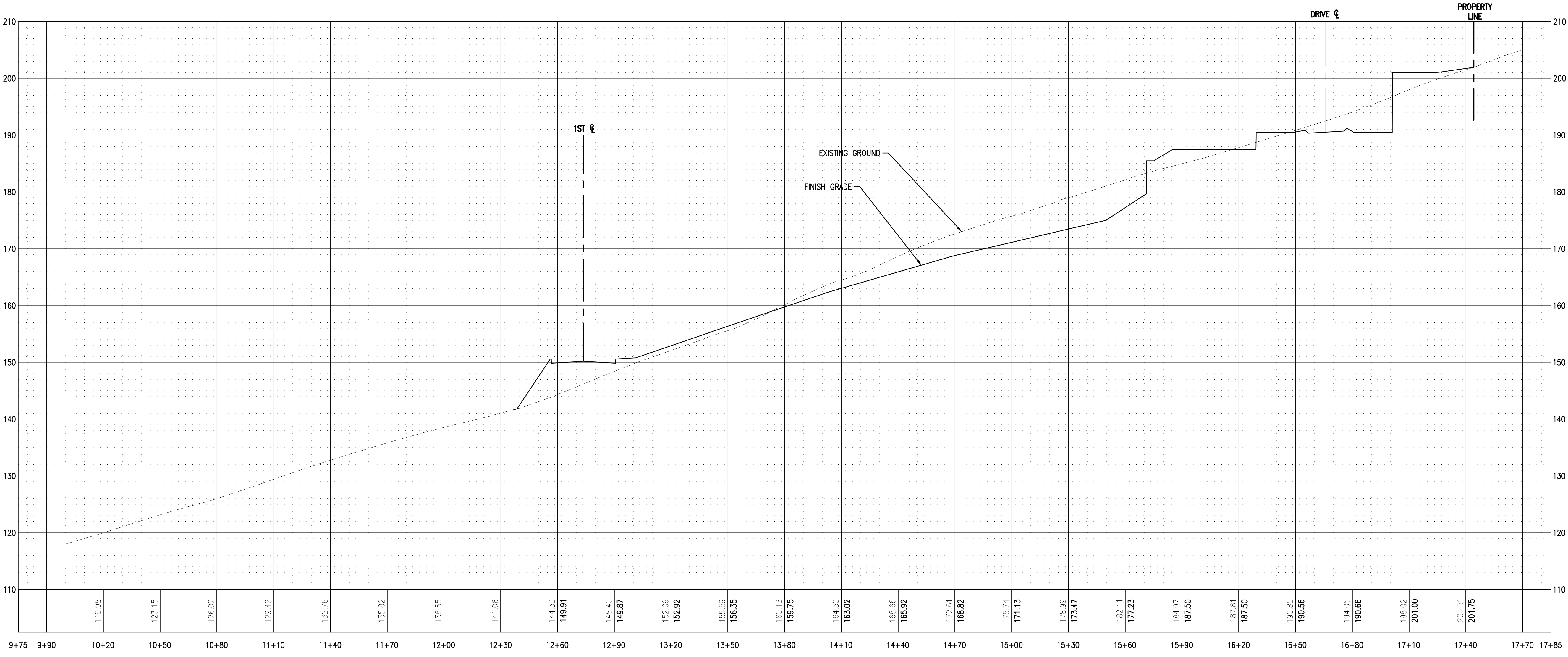
J

K



SCALE: NTS

1



BCRA

T 253.827.4387 F 253.827.4385 WWW.BCRADESIGN.COM  
2105 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

REVISIONS



PROJECT  
QUADRANT HOMES  
145TH STREET VILLAGE  
DUVALL, WA

DRAWN:	RB / RUB
DESIGNED:	AC / ZC / RB
REVIEWED:	JG
DATE:	09.09.2016
BCRA NO:	16179
CADD FILE:	16179C0101.dwg

SHEET TITLE  
SITE SECTIONS



C4.01