

Project Summary

The Haller Centennial Triplexes at 106 Haller Road will pay homage to the Centennial Trail and provide a much-needed visual upgrade to the existing site. The two new 8,000 sf structures will add to the downtown neighborhood with six new townhome style units.

The street is made up of both single family homes of various styles, older low rise apartments, the back side of a shopping strip, and water treatment plant and office buildings for same. The Haller Centennial Triplexes would elevate the now vacant lot and add to the intended purpose and design of the Old Town Business District.

Adding well designed town home units adjacent to the Centennial Trail enhances the pedestrian environment and adds to the appeal and walkability of the Old Town area.

The proposed landscape will improve the lot that has fallen into disrepair. The proposed landscape is in line with the intent of the Design Standards for the Old Town District.

The property will be well maintained and all areas will be kept manicured and attractive. As the property abuts the Centennial Trail, the side facing the trail will be a vast improvement to what is there now. Garages will open to the interior of the lot. Pedestrian entrances will face the Trail.

The Old Town neighborhood is currently in a rejuvenation state. As new businesses and housing come in the neighborhood is coming back to life. Utilizing the historic Centennial Trail as an anchor the new townhomes will add to that vibrancy.

The lot to the east is an abandoned single family residence that we are hoping to purchase. To the south is the parking lot for the Dollar Tree and Grocery Outlet. Directly west is the Centennial Trail. Across the street to the west is the Water Treatment Plant and accompanying office buildings. To the North is Riverside Mobile Home Park.

By positioning the two triplex buildings facing 'outward' we keep all garages on the interior of the site. This provides a more visually appealing façade as well as allowing for better security for the future residence.

There is a transit stop at Broadway and Gilman, just five blocks from 106 Haller. Route 220 runs from Broadway and Gilmore to the Smokey Point transit Center and back hourly.

Much like the craftsman homes the Pacific Northwest is known for, we have chosen a tri-colored color palette that not only pays homage to the Centennial Trail, but highlights the architectural craft of the past. Using a mixture of materials, textures, and colors we will provide a visually interesting façade. Modern and streamlined roof pitches combine with varying depths provide stimulation visually.

Utilizing varying elevations and staggered entries we accomplish the addition of characteristics reminiscent of classic NW architecture. By keeping the townhomes to three stories we do not overburden or overshadow neighboring structures.

Using varying roof lines and depth as well as porch details and varying depths we provide visual interest.

Using both vertical and horizontal siding as well as wood shingles and stone facades we break up any long expanses and avoid boring facades. The end/sides will provide a canvas for either a city approved mural or some other decided art piece(s).

All parking garages are for individual units and all face the interior of the property.

There is no mixed use proposed.

Use and all design elements for the proposed project have been well thought out to meet the Old Town Business District design standards.