

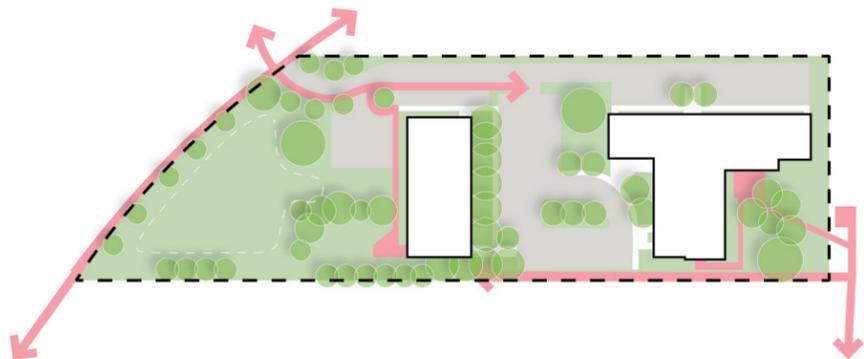
Design Principles and Precedents

925 Braidwood



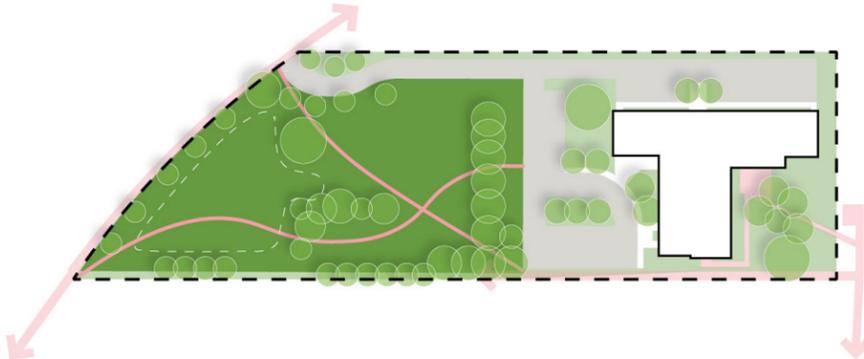
Design Principles

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GREEN BUFFER + PEDESTRIAN CONNECTIVITY

Maintain a native and dense planting buffer along the property lines with an accessible and activated pedestrian/bike route to connect the buildings with the surrounding streets such as Braidwood St and Ryan St.

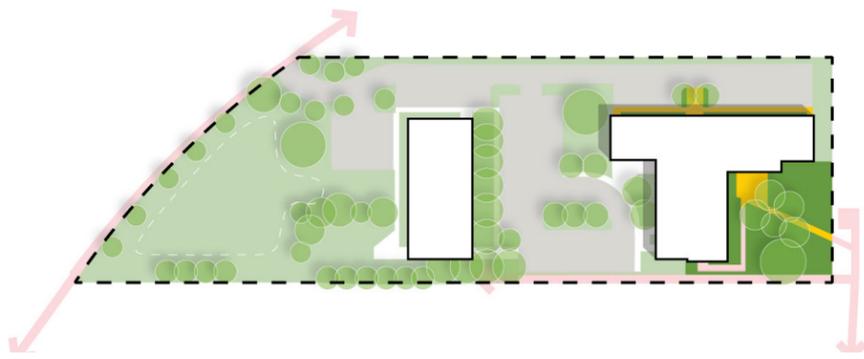


PHASING STRATEGY + OPEN SPACES FOR COMMUNITY

The project will be develop in three different phases:

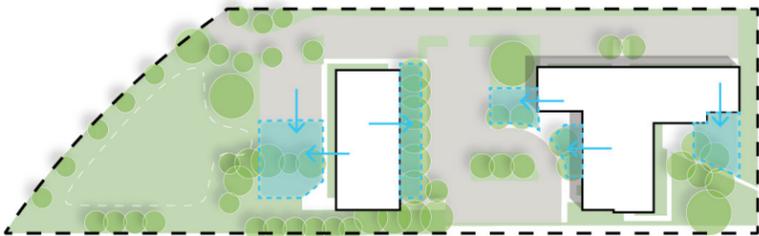
1. New Shelter and Supportive Services Hub
2. Supportive Housing Units
3. Provision for future affordable housing use

Between phases, the undeveloped areas of the lot can be transformed in a temporary dog off leash park open to the whole community.



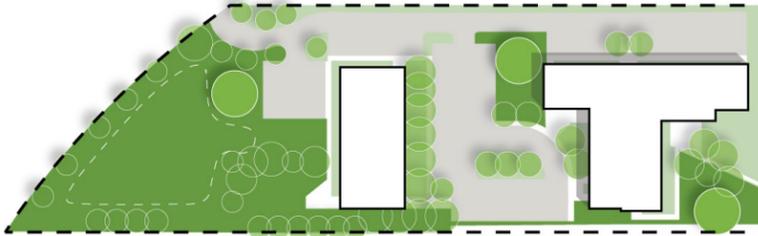
ACTIVE FRONTAGE + WELCOMING ENTRY POINTS

The landscape around each main entry to the New Shelter and Supportive Services Hub will include site furnishings, lighting and dense planting to activate and create a sense of safety and welcoming.



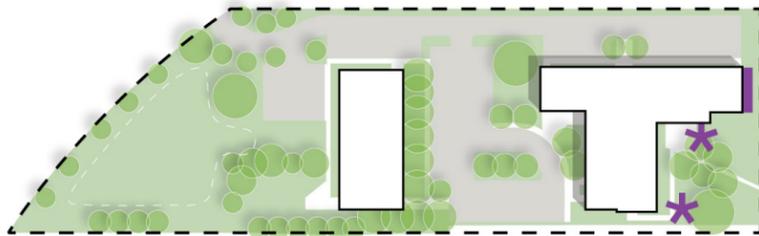
STORMWATER MANAGEMENT

A series of stormwater management infrastructures will be integrated to potentially collect runoff water from parking stalls and building's roofs.



SOIL REMEDIATION + GARRY OAK MEADOW PRESERVATION

Existing Garry Oak trees in good conditions will be preserved and invasive species will be removed from the site. Additionally, native annuals, perennials, grasses and rushes will be planted particularly around existing and new Quercus garryanas to help restore soil and to support the preservation of the restored Garry Oak Meadow Ecosystem.



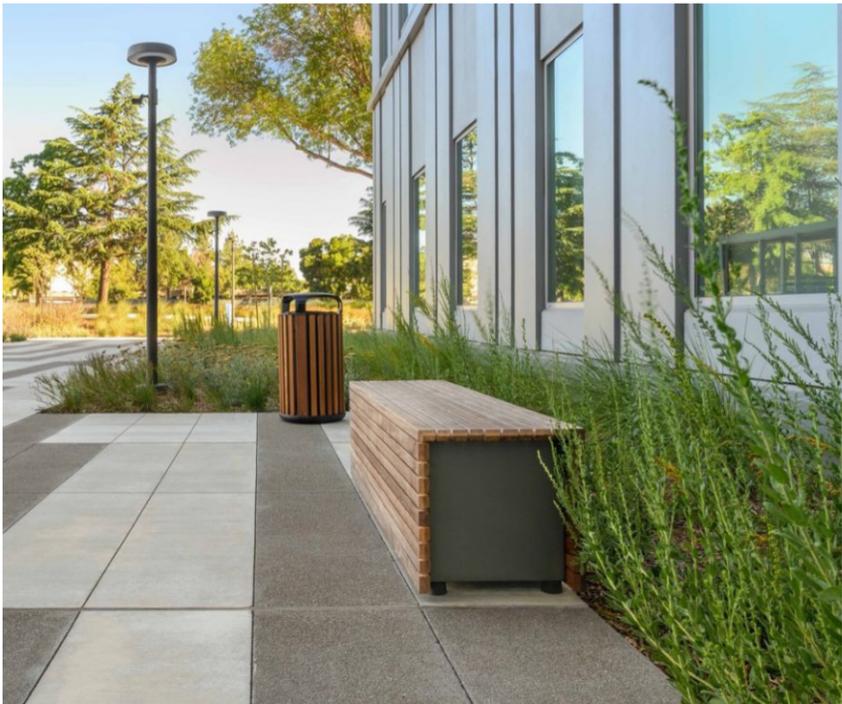
INDIGENOUS HERITAGE

Design features with indigenous art will be located at entry points, at outdoor communal areas and along buildings facades.



Precedents/

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WELCOMING FRONTAGES

Planting around buildings with seating, boulders and lighting around entry points to activate the space.



OUTDOOR COMMUNAL SPACES AND SITE FURNISHINGS

Smoking shelters and wood benches along walkways.



Precedents

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PEDESTRIAN/BIKE ROUTE

Activation along the pedestrian/bike west route from Braidwood Rd to Ryan Rd.



INDIGENOUS ART

Welcoming gateways and murals with indigenous art.



Planting

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Quercus garryana (Garry Oak)



Common Camas (*Camassia quamash* ssp. maxima)



Plectritis congesta (Sea Blush)



Western Buttercup (*Ranunculus occidentalis*)



Allium cernuum (Nodding Onion)



Bromus carinatus (California Brome)



Planting

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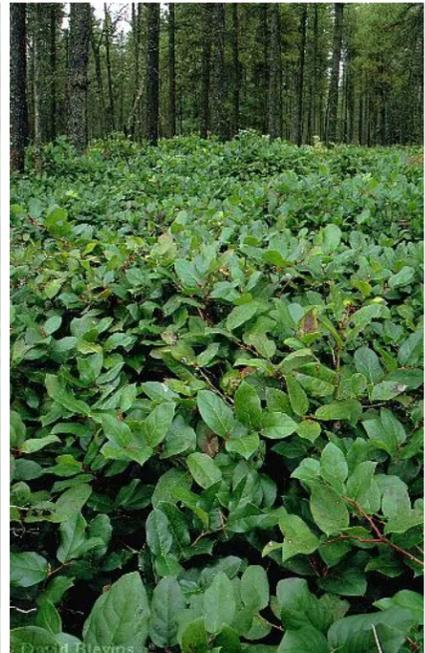
Thuja plicata (Western Red Cedar)



Acer macrophyllum (Bigleaf maple)



Vaccinium parvifolium (Red huckleberry)



Gaultheria shallon(Salal)



Struthiopteris spicant (Deer Fern)



Polystichum munitum (Western Sword Fern)



Slender Hairgrass (*Deschampsia elongata*)

