



# DOGWOOD STATION 2206 SE WASHINGTON STREET

WORKS PROGRESS ARCHITECTURE  
LAND USE REVIEW SUBMITTAL  
OCTOBER 15, 2021

## **TABLE OF CONTENTS**

### C1 PROJECT AND SITE INFORMATION

- C1.1 PROJECT DESCRIPTION
- C1.2 VICINITY/TRANSIT MAP
- C1.3 SITE/NEIGHBORHOOD CONTEXT

### C2 SITE DRAWINGS

- C2.1 SITE PLAN/UTILITY PLAN
- C2.2 LEVEL 1 LANDSCAPE PLAN
- C2.3 LEVEL 1 PLANTING PLAN
- C2.4 LEVEL ROOF DECK TERRACE
- C2.5 LEVEL 1 PLANT SCHEDULE
- C2.6 PLANT IMAGES

### C3 BUILDING DRAWINGS

- C3.1 FLOOR PLAN - BASEMENT
- C3.2 FLOOR PLAN - LEVEL 1
- C3.3 FLOOR PLAN - LEVEL 2-5
- C3.4 FLOOR PLAN - LEVEL 6
- C3.5 ROOF PLAN
- C3.6 NORTH ELEVATION
- C3.7 EAST ELEVATION
- C3.8 SOUTH ELEVATION
- C3.9 WEST ELEVATION
- C3.10 COURTYARD ELEVATION NORTH
- C3.11 COURTYARD ELEVATION SOUTH

### C4 PERSPECTIVES

- C4.1 OVERALL VIEW FROM THE WEST
- C4.2 AERIAL VIEW FROM THE NORTH WEST
- C4.3 COURTYARD VIEWS
- C4.4 TERRACE VIEW

# C1 PROJECT AND SITE INFORMATION

# C1 PROJECT AND SITE INFORMATION

## C1.1 PROJECT DESCRIPTION



Dogwood Station is a new 6 story workforce Multifamily project located at 2206 SE Washington St, between SE 21st and SE 23rd. The existing site houses a single family residence and is bordered by commercial buildings to the south and east, with the Southern Pacific Railroad line to the west and street frontage along SE Washington.

The site is ideally located for public transit access with a Max station and nine bus stops all within 1/8 mile radius of the site. Additionally the project provides 82 long term bike spaces in the fully secure basement of the building.

The project consists of 55 Workforce priced units, offering a mix of both 1 and 2 bedroom configurations on all levels (workforce affordable rents at 80% MFI are contingent on securing subsidies to support this program - Funding programs we are pursuing include a Metro Transit Oriented grant, OHCS MEP funds, and City of Milwaukie CET funds). At the ground floor a generous entry lobby and shared amenity space face SE Washington and offers a place for tenants to gather both inside as well as outside on the adjacent terrace. The building also offers additional common outdoor area by way of a central courtyard with a variety of casual seating options and integrated storm-water planters. As the "U" shaped building footprint extends up, this same

void allows for views into the courtyard and open air circulation to all units by way of exterior egress balconies. At the top floor a third common outdoor amenity is provided by way of a roof top deck.

The building's massing has been developed to maximize tenant's access to natural light and air, as well as provide an appropriately suited building for the neighborhood in transition, while also complying with the Milwaukie Multifamily Design Guidelines. As the building approaches the west it is set back to allow for a comfortable distance from the adjacent rail line while simultaneously stepping down at the southwest corner to break up the mass and transition to the lower commercial buildings beyond. Durable and contemporary box rib siding will clad the main façades along the north, south, east and west, with metal panel at the ground floor façade along the public faces. At the open air corridor vertical wood siding is applied along unit entries, and perforated metal guardrails at the walkways

Dogwood Station offers a unique and highly sustainable approach to multifamily housing and is pursuing Earth Advantage or LEED certification..



# C1 PROJECT AND SITE INFORMATION

## C1.2 VICINITY/TRANSIT MAP



View of Site From SE Washington, Looking West



View of Site from SE Washington & Rail Crossing, Looking East



View from Site on SE Washington, Looking East



Jefferson St

SE Washington St

SE Main St

SE 21 St Ave

SITE



- Site
- Bike Transit
- Light Rail Transit
- Bus Transit





Commercial Complex, View looking North from the intersection of SE Washington & SE 23rd



View from Mainstreet looking South



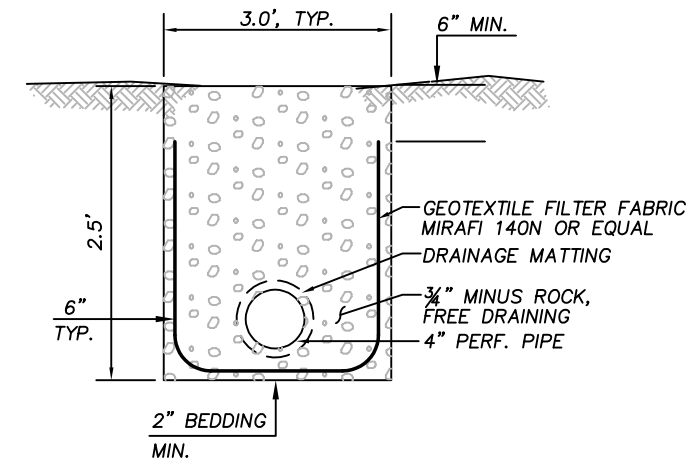
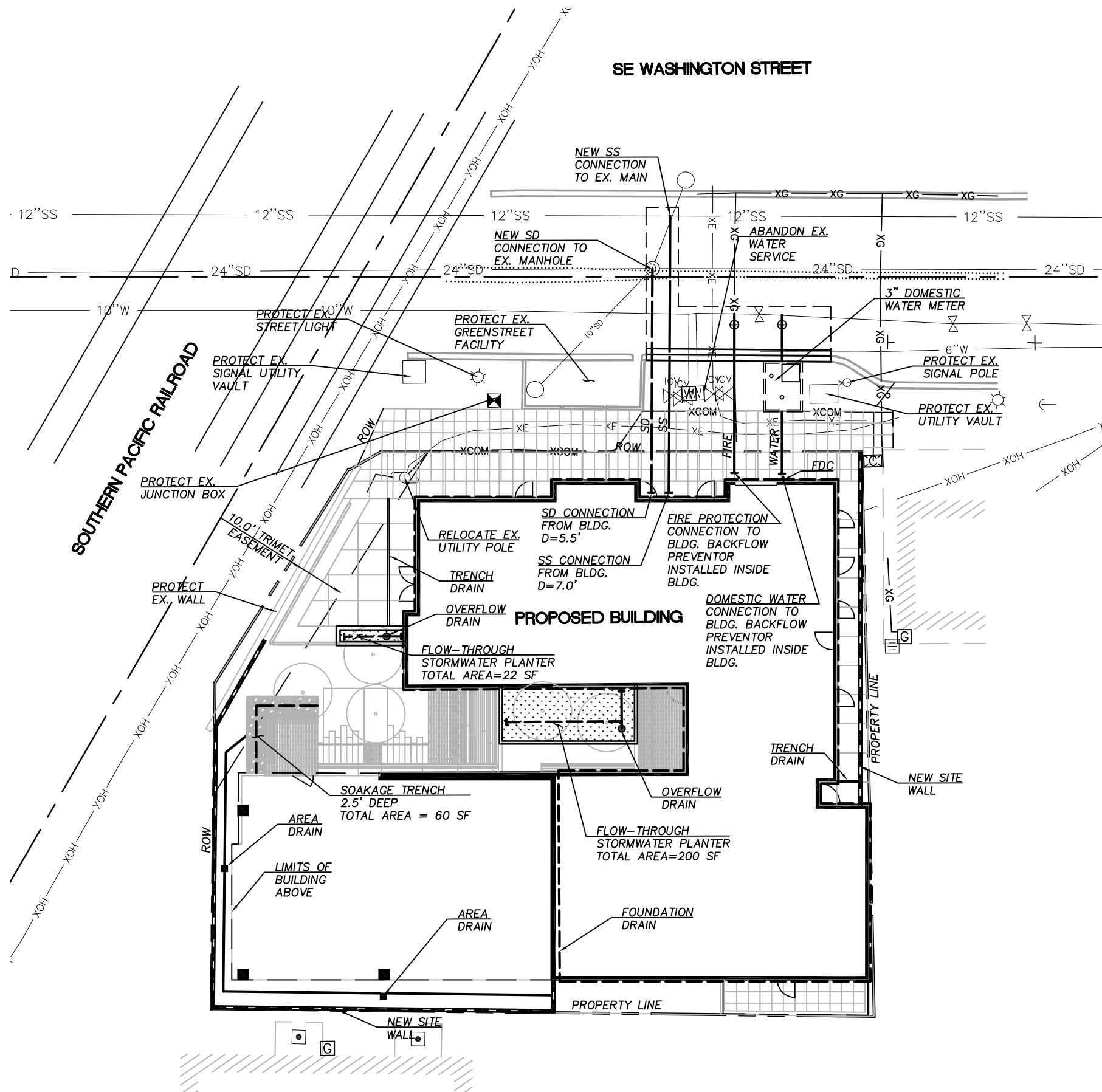
Axletree Apartments, View looking North from the intersection of SE 21st and SE Adams St



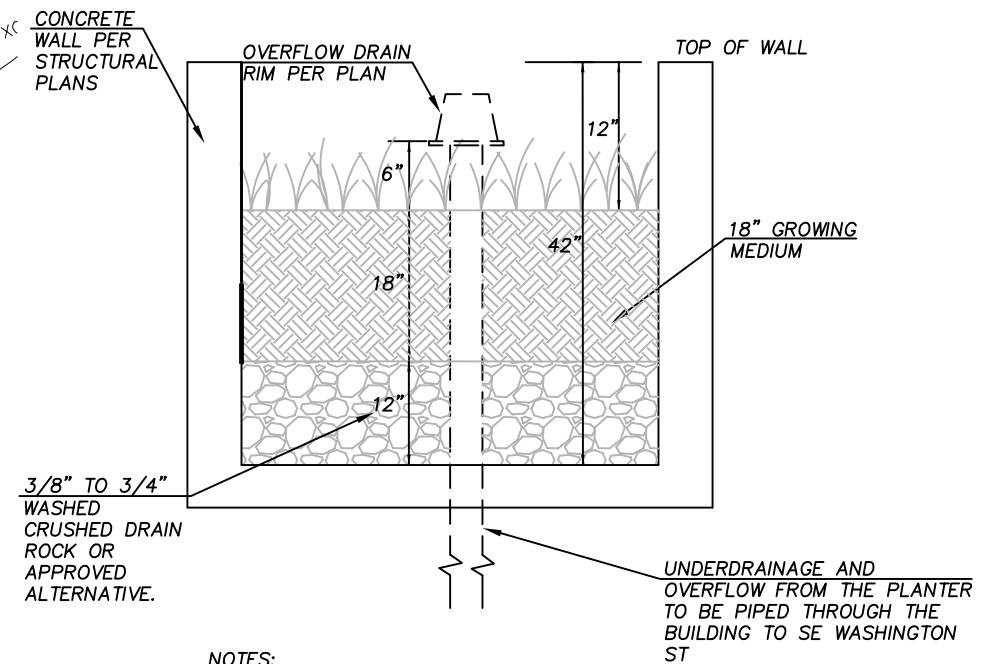
Milwaukie High School, View looking South on SE 23rd Ave



## C2 SITE DRAWINGS

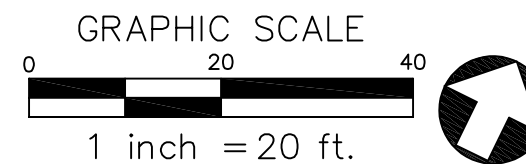


**2 SOAKAGE TRENCH**  
NTS



- NOTES:**
1. PLANTING PER LANDSCAPING PLANS.
  2. GROWING MEDIUM PER SPECIFICATIONS.
  3. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

**1 STORMWATER FLOW-THROUGH PLANTER**  
NTS















Level 6 terrace



42" height counter

Cafe furniture

Lounge furniture

Fire pit



Pedestal pavers











42" height modular planters









PLANT SCHEDULE

PLANT SCHEDULE – LEVEL 1						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	SPACING	QUANTITY
TREES						
	CE	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	3" CAL B&B	AS SHOWN	3
	FP	Frangula purshiana	Cascara	3" CAL B&B	AS SHOWN	2

PLANT SCHEDULE – LEVEL 1						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	SPACING	QUANTITY
ORNAMENTAL PLANTINGS						
	CEGR	Ceanothus griseus var horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	#1/CONT.	AS SHOWN	32
	EUJA	Euonymus japonicus 'Grandifolius'	Japanese Euonymus	#5/CONT.	AS SHOWN	15
	HAMA	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	#2/CONT.	AS SHOWN	27
	ILGL	Ilex glabra 'Shamrock'	Inkberry	#5/CONT.	AS SHOWN	45
	MASC	Mahonia 'Soft Caress'	Soft Caress Mahonia	#5/CONT.	AS SHOWN	3
	PEHA	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#3/CONT.	AS SHOWN	5
	POMU	Polystichum munitum	Sword Fern	#5/CONT.	AS SHOWN	20
	SAHO	Sarcococca hookeriana var humilis	Sweetbox	#2/CONT.	AS SHOWN	27
	THCI	Thymus x citriodorus 'Lime'	Lime Thyme	#1/CONT.	AS SHOWN	101
	TRJA	Trachelospermum jasminoides 'Madison'	Madison Jasmine	#3/CONT.	AS SHOWN	5

PLANT SCHEDULE – LEVEL 1						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	SPACING	QUANTITY
STORMWATER PLANTINGS						
	IRSI	Iris sibirica	Siberian Iris	#1/CONT.	AS SHOWN	24
	JUPA	Juncus patens	Spreading Rush	#1/CONT.	AS SHOWN	87
	LIMU	Liriope muscari 'Big Blue'	Lilyturf	#2/CONT.	AS SHOWN	193
	NADO	Nandina domestica	Heavenly Bamboo	#5/CONT.	AS SHOWN	7

TREE & SHRUB IMAGES



**Eddie's White Wonder Dogwood**  
Cornus 'Eddie's White Wonder'



**Cascara**  
Frangula purshiana



**Japanese Euonymus**  
Euonymus japonicus 'Grandifolius'



**Inkberry**  
Ilex glabra 'Shamrock'





PLANT IMAGES



**Hameln Fountain Grass**  
*Pennisetum alopecuroides* 'Hameln'



**Soft Caress Mahonia**  
*Mahonia* 'Soft Caress'



**Western Sword Fern**  
*Polystichum munitum*



**Madison Jasmine**  
*Trachelospermum jasminoides* 'Madison'



**Heavenly Bamboo**  
*Nandina domestica*



**Spreading Rush**  
*Juncus patens*



**Lime Thyme**  
*Thymus* 'Lime'



**Sweetbox**  
*Sarcococca hookeriana* var *humilis*



**Diamond Heights Creeper**  
*Ceanothus griseus* var *horizontalis*



**Japanese Forest Grass**  
*Hakonechloa macra* 'Aureola'



**Siberian Iris**  
*Iris siberica*



**Big Blue Lilyturf**  
*Liriope muscari* 'Big Blue'

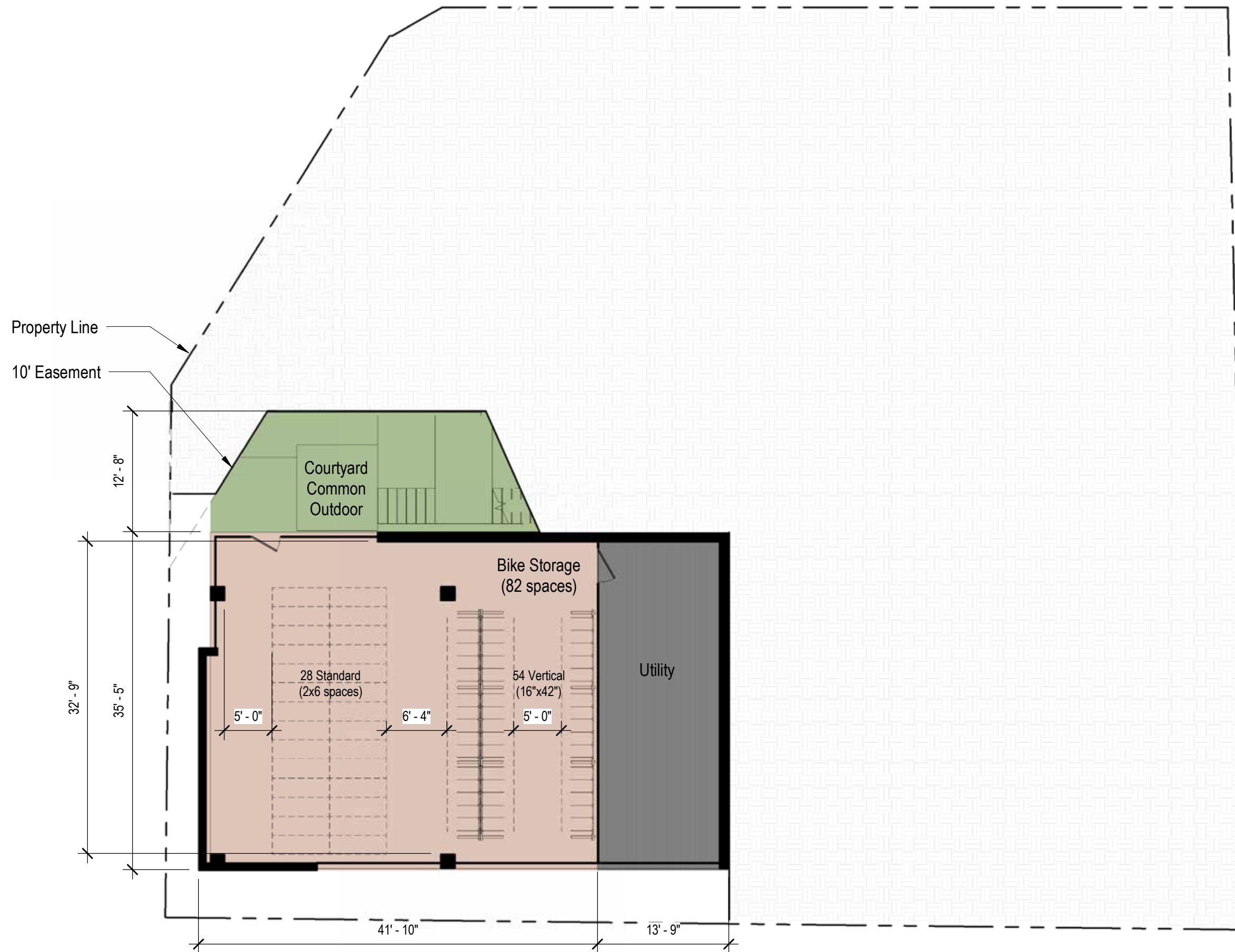


## C3 BUILDING DRAWINGS









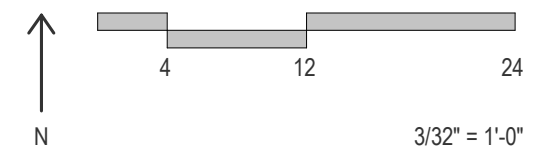
# C3 BUILDING DRAWINGS

## C3.1 FLOOR PLAN - BASEMENT



### Building Area Legend

 2-Bed	 Common
 1-Bed	 Circulation - Open
 Common Outdoor	 Core / Utility





# C3 BUILDING DRAWINGS

## C3.2 FLOOR PLAN - LEVEL 1









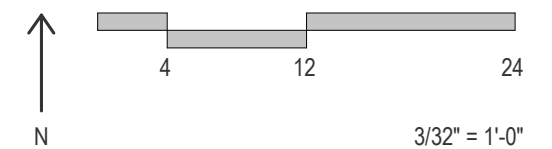


**C3 BUILDING DRAWINGS**  
C3.3 FLOOR PLAN - LEVEL 2-5



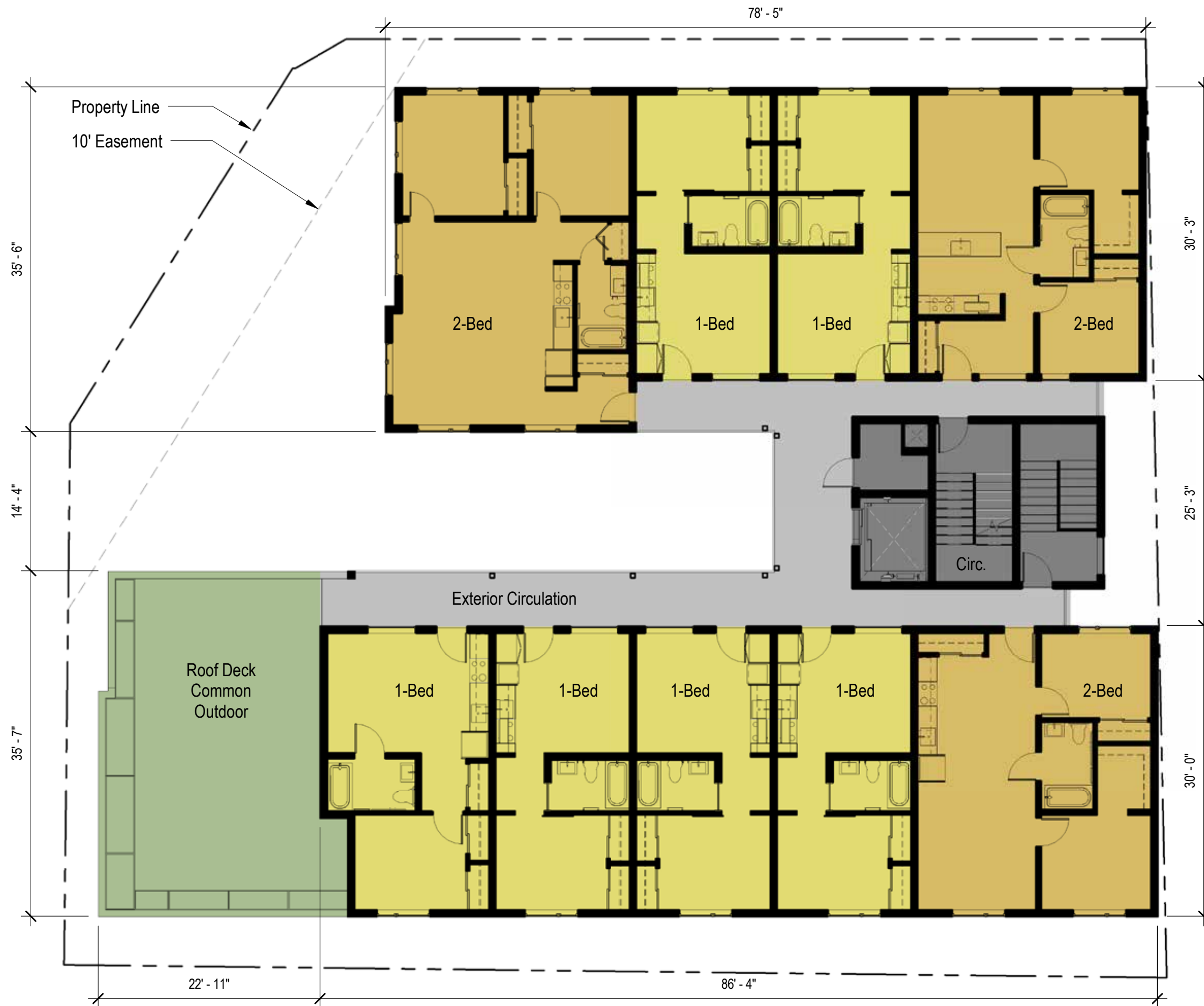
**Building Area Legend**

 2-Bed	 Common
 1-Bed	 Circulation - Open
 Common Outdoor	 Core / Utility









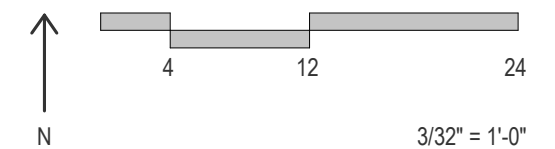


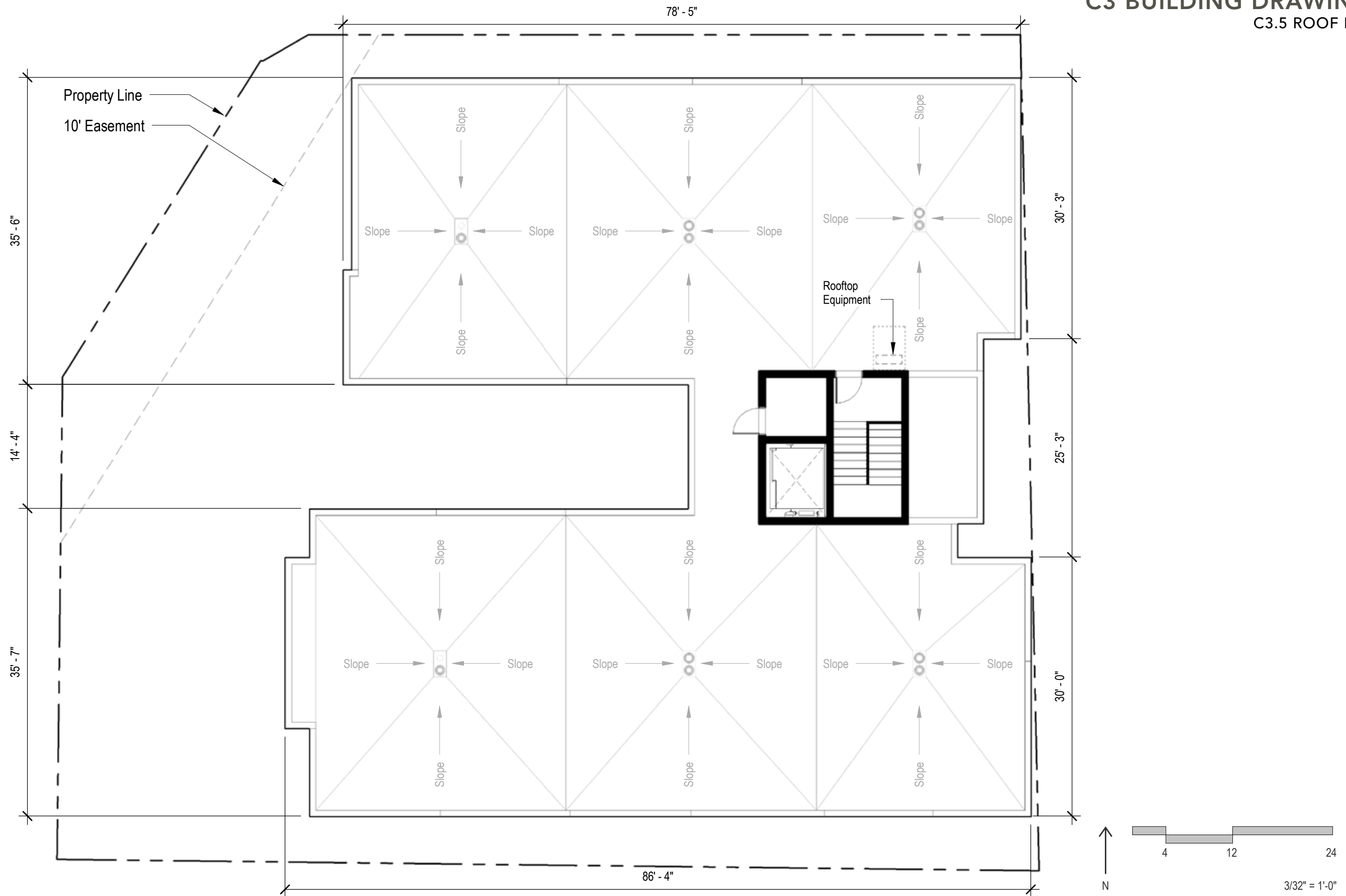
**C3 BUILDING DRAWINGS**  
C3.4 FLOOR PLAN - LEVEL 6



**Building Area Legend**

 2-Bed	 Common
 1-Bed	 Circulation - Open
 Common Outdoor	 Core / Utility

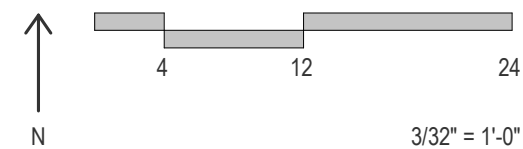




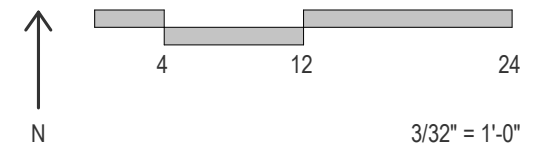
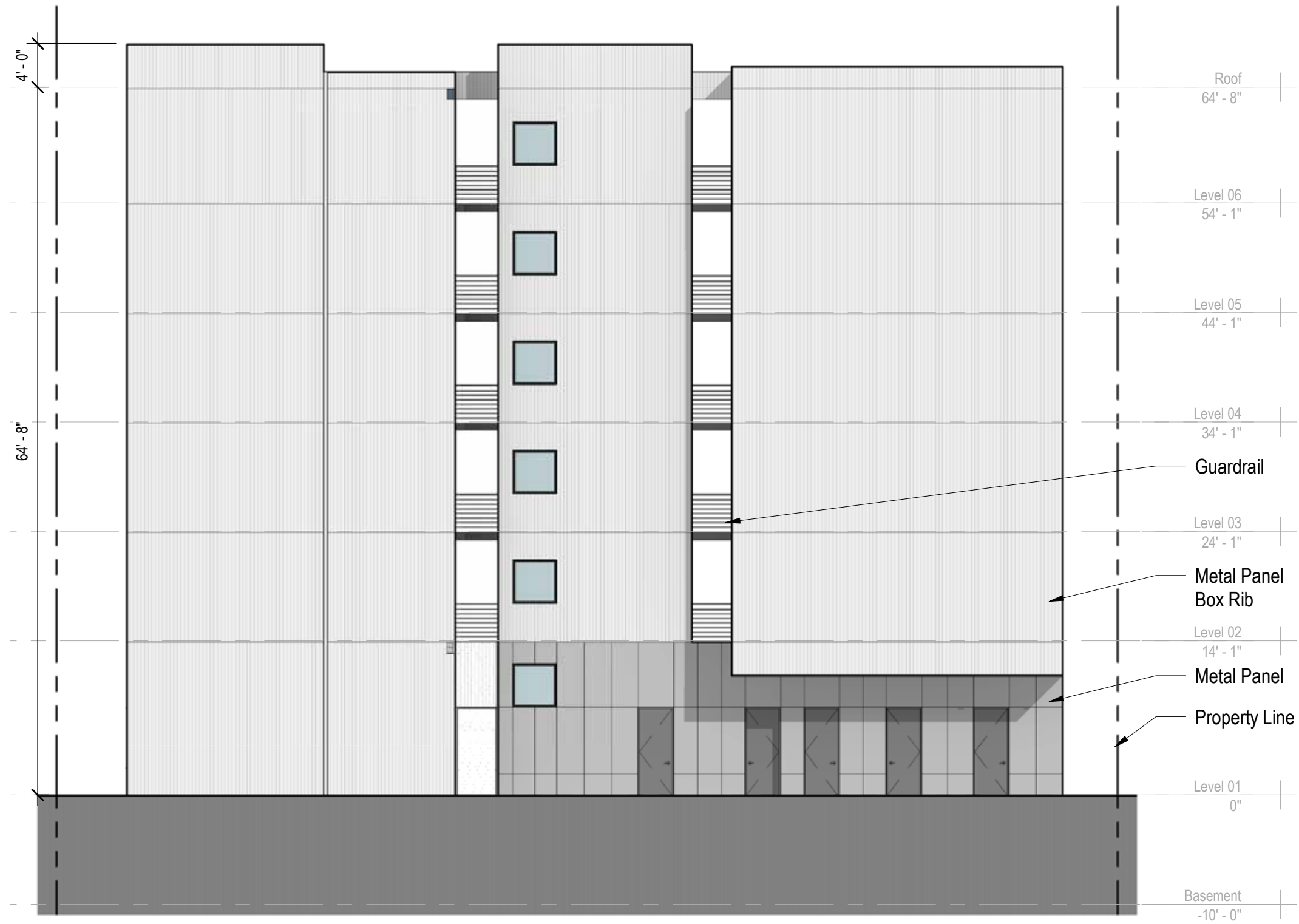


# C3 BUILDING DRAWINGS

## C3.6 NORTH ELEVATION



**C3 BUILDING DRAWINGS**  
C3.7 EAST ELEVATION





# C3 BUILDING DRAWINGS

## C3.8 SOUTH ELEVATION



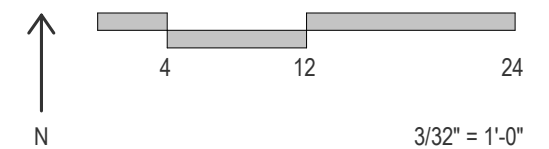
# C3 BUILDING DRAWINGS

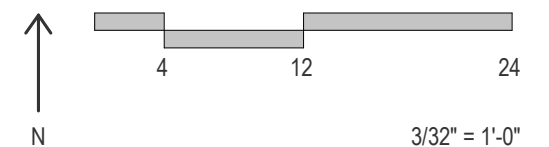
## C3.9 WEST ELEVATION





C3 BUILDING DRAWINGS  
C3.10 COURTYARD NORTH ELEVATION







## C4 PERSPECTIVES











AERIAL LOOKING NORTHEAST



LOWER LEVEL



SEATING TERRACES





