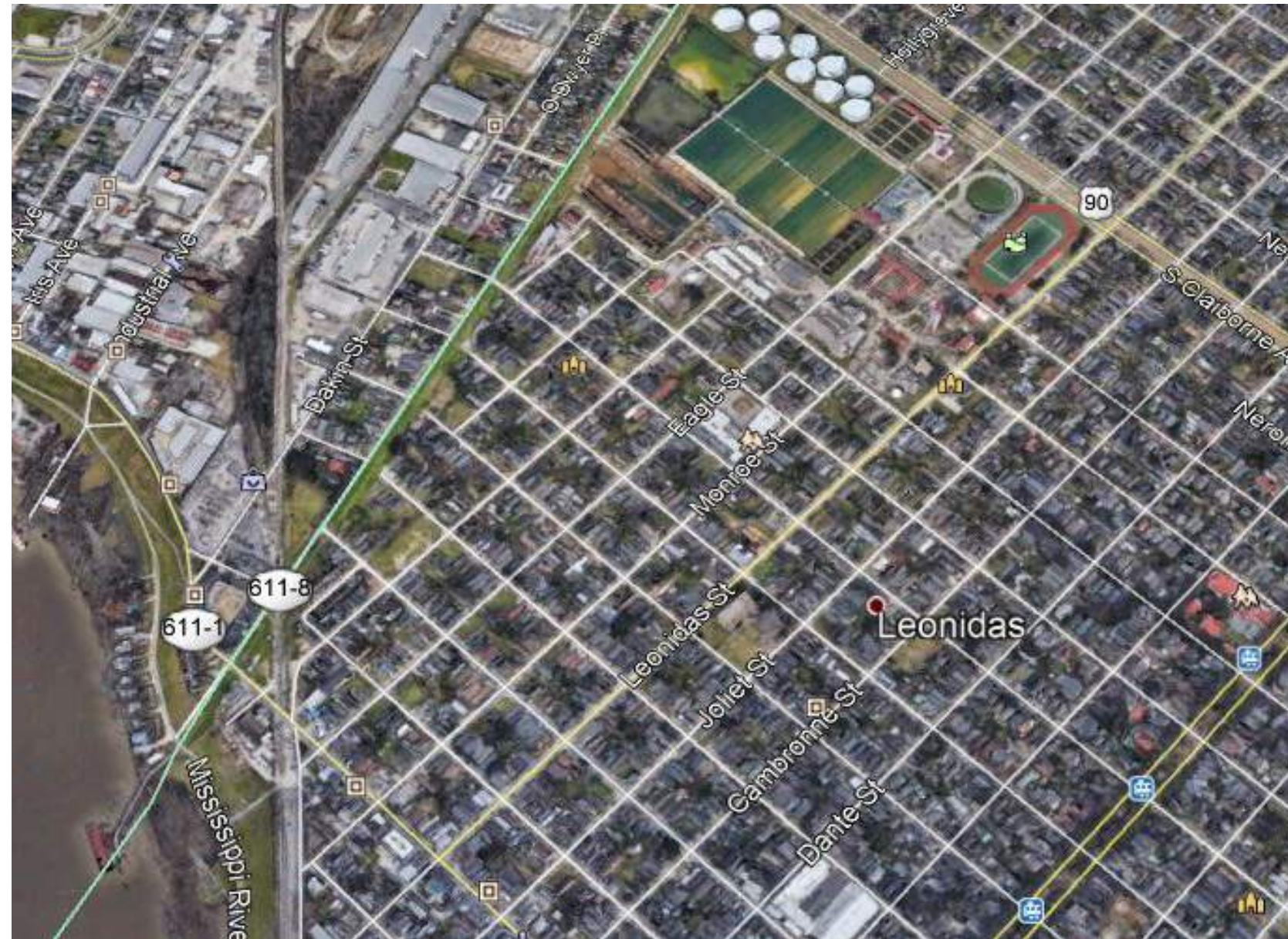


Iris Riverbend Development Plum Duplex

Presented to: Name

June 16, 2020



studio_kiro

Affordable and Market Rate Duplex Sites

Phase 2

8951 Birch
1715-1735 Cambronne

Phase 1

1400-1440 General Ogden
8733 Plum



Passive Security Measures

Protect building with landscape

Artful perforation

Identifying vulnerabilities

A clearly demarcated and well-lit path

One main entry to a building versus multiple entries

Varying elevations

Visibility: Clear sightlines

Way finding: minimal angles and corners

Maximizes multipurpose features that accomplish a security purpose and provide a visual and use amenity

Potential perimeter barriers: benches, bus stops, streetlights, lampposts, retaining walls, fountains, planters, and plinth walls

Lighting for security purposes: illuminate sidewalks, signage, entry paths, and entryways

Plants help screen hard security elements can provide shade, beauty, and seasonal color



Family and community oriented history and culture

Front porch

10-15 feet setback from sidewalk

Gable roof facing to streets

Small scale churches and stores

Recent camel-back additions and two story houses





Plum Site Contexts



Plum St. View from Monroe St. Intersection



Plum St. View from Eagle St. Intersection



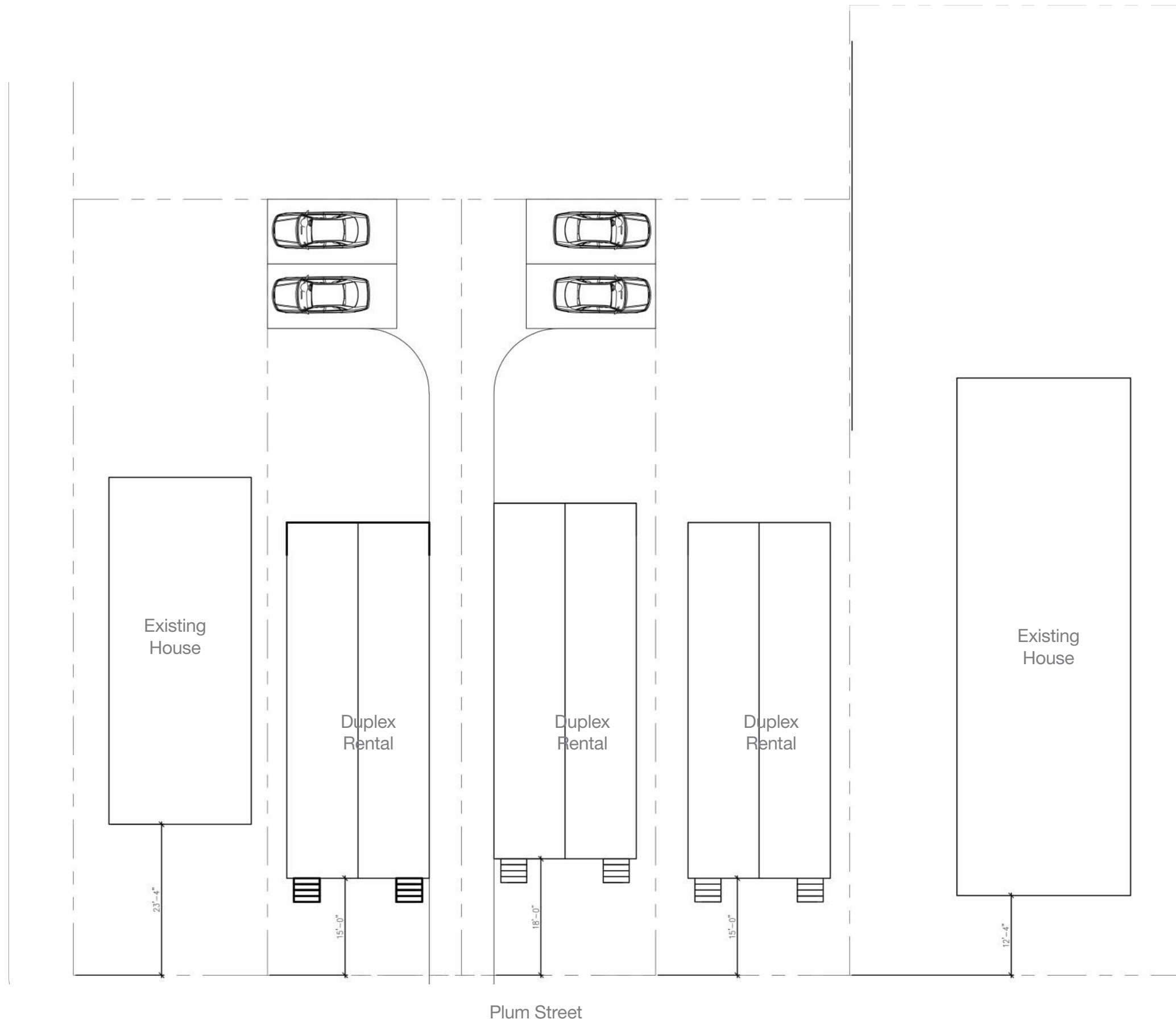
Site View



Site View

Site | Roof Plan

Eagle Street

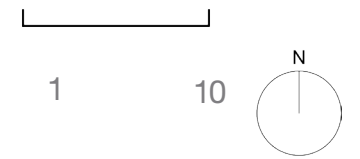


Monroe Street (Side)

Plum Street



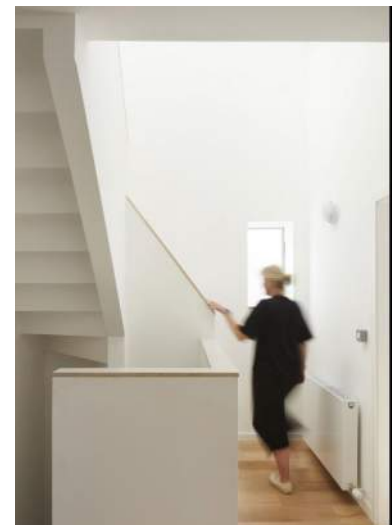
Second Floor Plan



Permeable Surface



Intimate Community Interaction



Louisiana Native Plant - Low Maintenance Landscape



Perspective Views



Front View

View from Magazine St.



View from Eagle Street



Art Wall Opportunity



View from Monroe Street