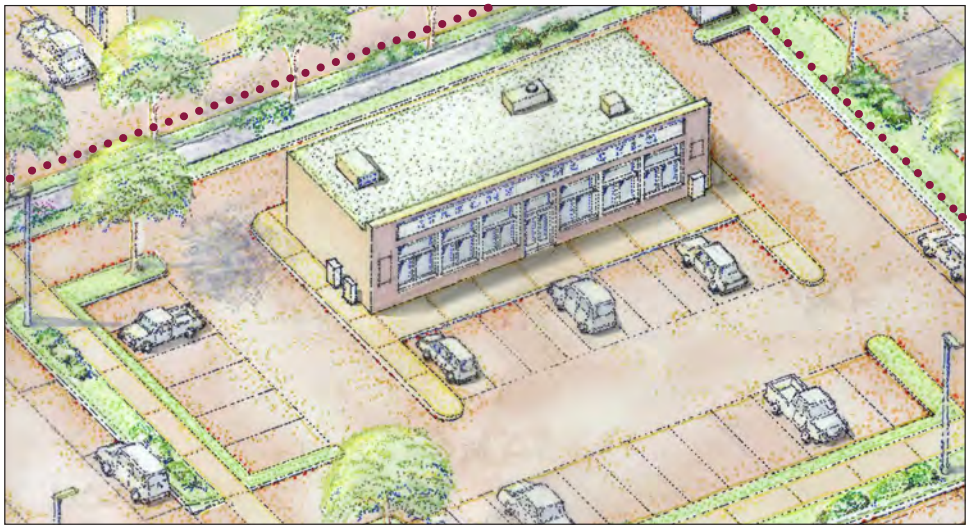
# Center

Restore Established, Traditional Quality of a Town Center

Existing Condition — Plan at 300' Scale



Existing Condition — Aerial View

# Center

## Proposal

Restore established, traditional quality of a town center:

a. Continuous building fronts defining street space
b. Ground floor: small commercial (Retail & Office)
c. Upper floors: residential & office

## Context

- Historical
  - Early 20th Century
    - Coherent fabric of small commercial and mixed use buildings.
  - Late 20th Century
    - Loss of small business and apartment demand, replaced by auto-dominant building types.
- Character
  - Deteriorated T-5 (Town Center) zone
- Surrounding Pattern

| | |
|---|---|
| Residential Density | 6.0 du/ac |
| Commercial Density | na |
| Mixed Use Density | 1.00 far |

## Site Plan Data

| | | |
|---|---|---|
| • Parcel Area | 0.28 ac | 12,500 sf |
| • Existing | | |
| Parcel Density | 0.20 far | |
| Site Coverage | Building Footprint | 21% |
| Program | Commercial | 2,700 sf |
| • Proposed | | |
| Parcel Density | 0.80 far | 45 du/ac |
| Site Coverage | Building Footprint | 48% |
| Program | Commercial | 3,700 sf |
| | Residential | 6,200 sf |

# Proposed Aerial View

0.28ac Parcel

# Proposed Plan

## Building Types

A. Residential

| | |
|---|---|
| Detached | 0 bldg |
| Townhouses | 1 bldg |
| Stacked Flats | 0 bldg |
| Accessory | 0 bldg |

B. Mixed Use

| | |
|---|---|
| Flex-House | 2 bldg |
| Shopfront Stacked | 4 bldg |

C. Commercial

| | |
|---|---|
| Small | 0 bldg |
| Moderate | 0 bldg |

## Use & Occupancy

| | |
|---|---|
| A. Residential | 13 du |
| B. Commercial | 6 shops |

## Parking

A. Demand

| | |
|---|---|
| Residential | 13 sp |
| Commercial | 7 du |

B. Supply (On Site)

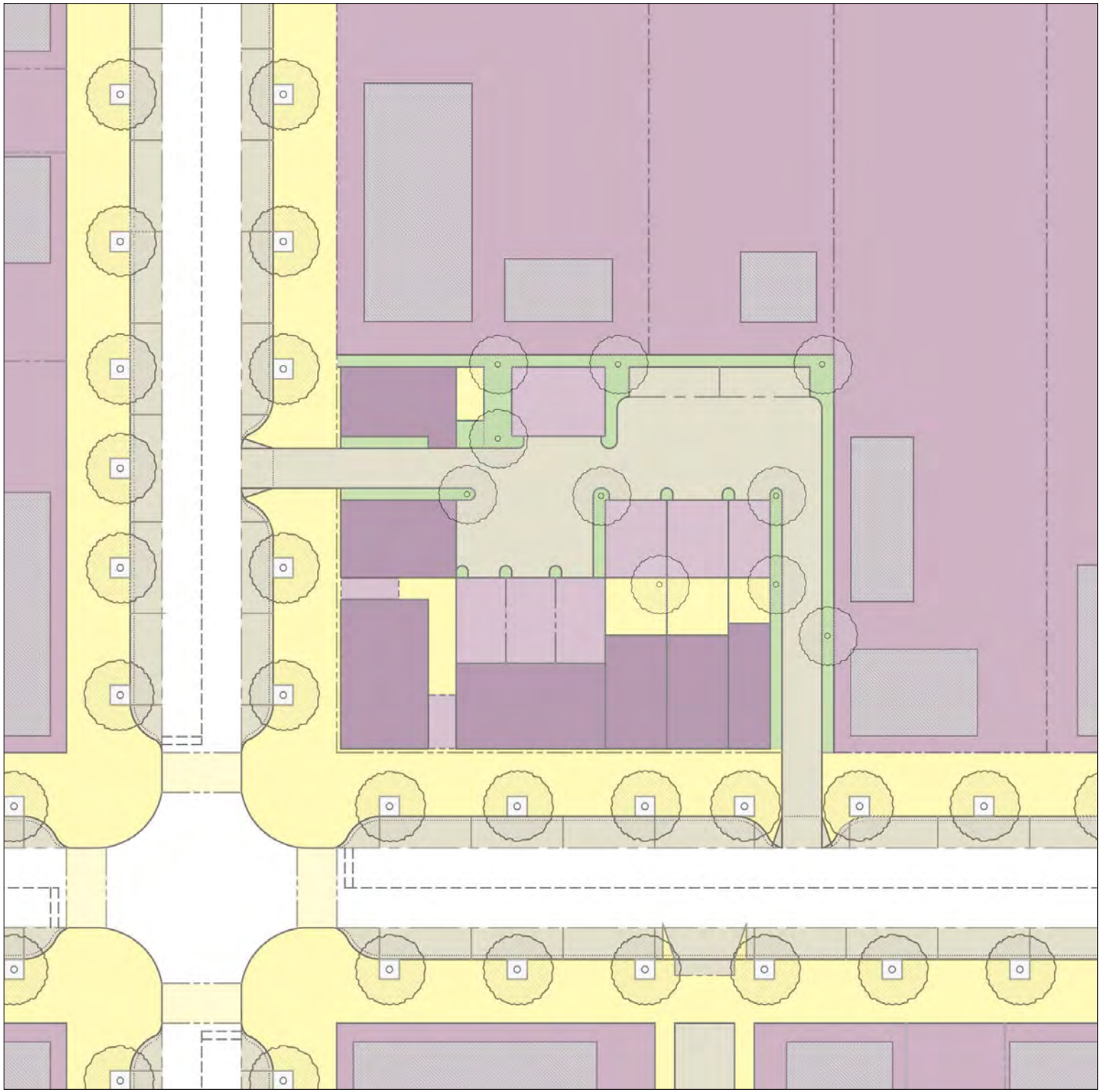
| | |
|---|---|
| Residential | 13 sp |
| Commercial | 1 sp |

Supply (On Street)

| | |
|---|---|
| Residential | 0 sp |
| Commercial | 6 sp |

## Open Space

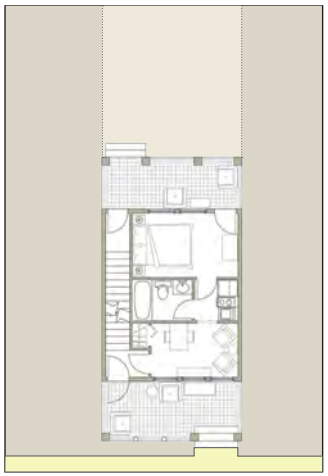
| | |
|---|---|
| Portion of Parcel | 5% |



Plan Scale at 1"=35'

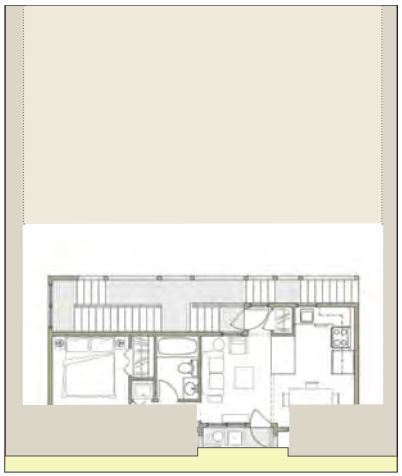
# Building Elevations

Typical Street Assembly



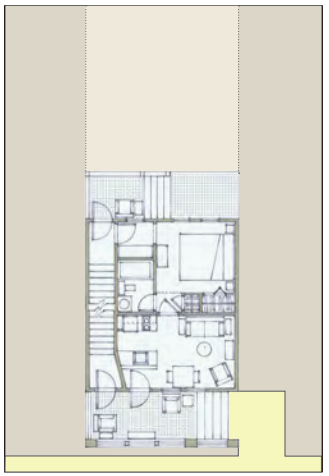
17x29 FLAT:302 SF

12x25 TH:715 SF



37x12 FLAT:490 SF

15x22 TH:790 SF



19x29 TH:1,075 SF

17x29 TH/FLAT

12x25 TH

37x12 FLATS

15x22 TH

19x29 TH/FLAT

# Typical Images

## A.
### Greater Intensity

Existing Condition
Representative Setting

Setting
Transformed

## A.
### Greater Intensity

Proposed Condition
Representative Setting

## B.
### Lesser Intensity

Setting
Transformed

## B.
### Lesser Intensity

# Proposed: View From Center