

BRING A COMMERCIAL, RESIDENTIAL, & AGRICULTURAL MIX TO RE-POPULATE STRIP



# STRIP AG

## PROPOSAL

BRING A COMMERCIAL, RESIDENTIAL, & AG MIX TO RE-POPULATE STRIP.

- A. MIXED USE SHOPFRONT BUILDINGS PLACED ALONG STRIP.
- B. FLEX-USE BUILDINGS PLACED ALONG ENTRY DRIVE.
- C. VARIETY OF RESIDENTIAL CHOICES: STACKED FLATS, TOWN HOUSES, SIDEYARD AND DETACHED HOUSES, ACCESSORY UNITS.
- D. COMMUNITY SUPPORTED AG (CSA) AT REAR OF PARCEL.

## CONTEXT

- HISTORICAL
  - EARLY 20TH CENTURY
    - LOCAL ROAD CONNECTING TO TOWN CENTER.
  - LATE 20TH CENTURY
    - USES CHANGED FROM RESIDENTIAL TO SMALL COMMERCIAL - WITH INCREASED TRAFFIC. DWELLINGS HAVE LOST QUALITY AND VALUE.
- CHARACTER
  - DETERIORATED T-4 (GENERAL NEIGHBORHOOD) ZONE
- SURROUNDING PATTERN

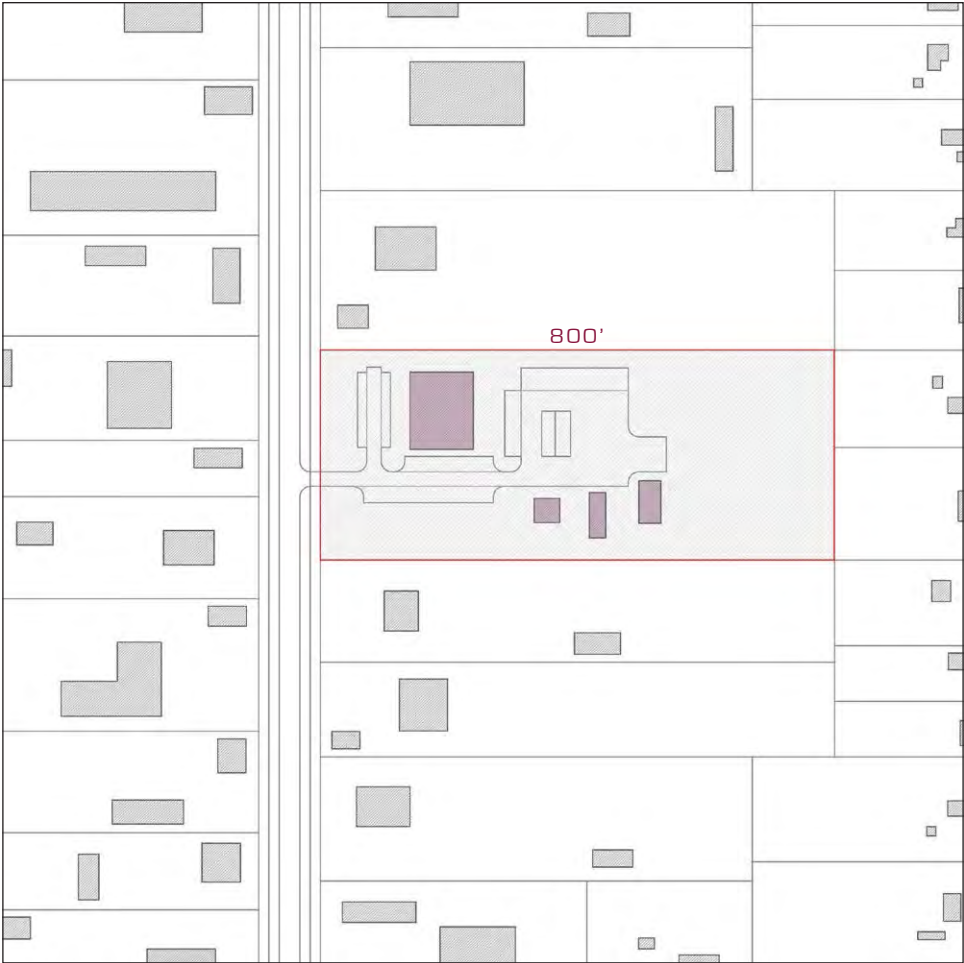
RESIDENTIAL DENSITY	NA
COMMERCIAL DENSITY	0.10 FAR
MIXED USE DENSITY	NA

## SITE PLAN DATA

- PARCEL AREA
  - 7.00 AC
  - 305,000 SF
- EXISTING

PARCEL DENSITY	0.06 FAR	
SITE COVERAGE	BUILDING FOOTPRINT	6%
PROGRAM	COMMERCIAL	14,000 SF
- PROPOSED

PARCEL DENSITY	0.50 FAR	20 DU/AC
SITE COVERAGE	BUILDING FOOTPRINT	26%
PROGRAM	COMMERCIAL	14,000 SF
	RESIDENTIAL	180,000 SF



EXISTING CONDITION

PLAN AT 300' SCALE



EXISTING CONDITION

AERIAL VIEW







# PROPOSED PLAN

## BUILDING TYPES

A. RESIDENTIAL	
DETACHED/SIDEYARD	40 DU
TOWNHOUSES	21 DU
STACKED FLATS	67 DU
ACCESSORY	5 DU

B. MIXED USE	
FLEX-HOUSE	4 BLDG
SHOPFRONT STACKED	12 BLDG

C. COMMERCIAL	
SMALL	0 BLDG
MODERATE	0 BLDG

## USE & OCCUPANCY

A. RESIDENTIAL	128 DU
B. COMMERCIAL	16 SHOPS

## PARKING

A. DEMAND	
RESIDENTIAL	192 SP
COMMERCIAL	42 SP

B. SUPPLY (ON SITE)	
RESIDENTIAL	116 SP
COMMERCIAL	28 SP

SUPPLY (ON STREET)	
RESIDENTIAL	57 SP
COMMERCIAL	14 SP

## OPEN SPACE

PORTION OF PARCEL	6%
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STRIP/AG INFILL

## BUILDING TYPES

- Mixed Use
- Stacked
- Attached
- Side Yard
- Detached

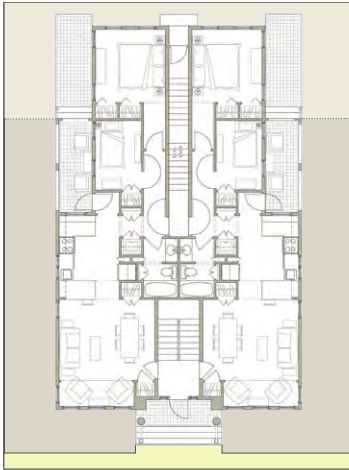
PLAN SCALE AT 1"=110'

STRIP AG 3





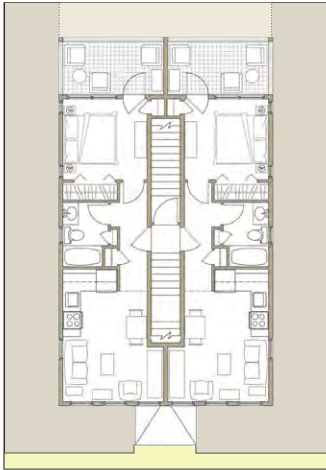
TYPICAL STREET ASSEMBLY



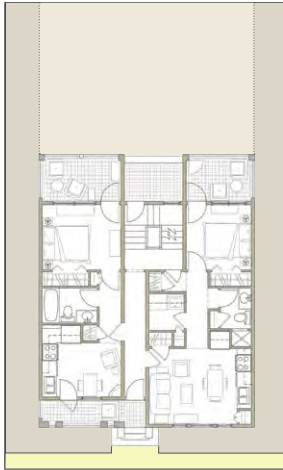
36x57 4DU 3,190 SF



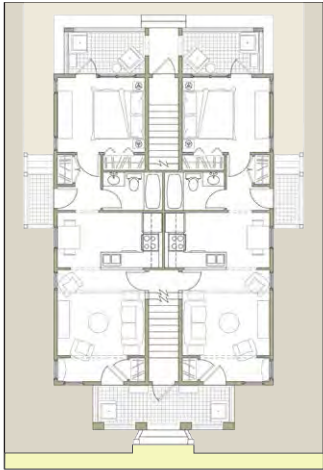
37x37 4DU 2,180 SF



28x37 4DU 1,600 SF



32x33 4DU 2,877 SF



29x39 4DU 2,110 SF



36x57 FLAT



37x37 FLAT



28x37 FLAT

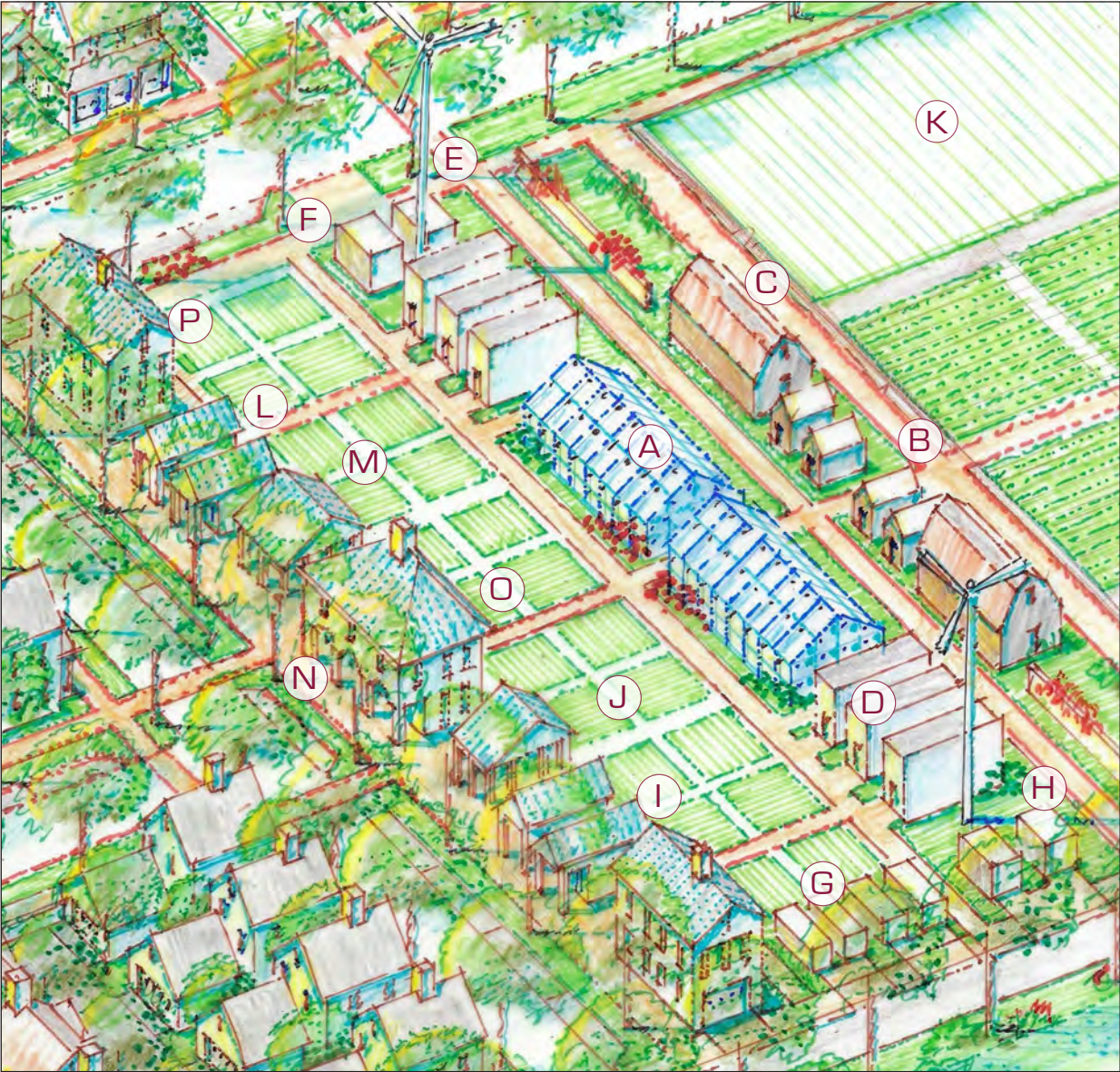
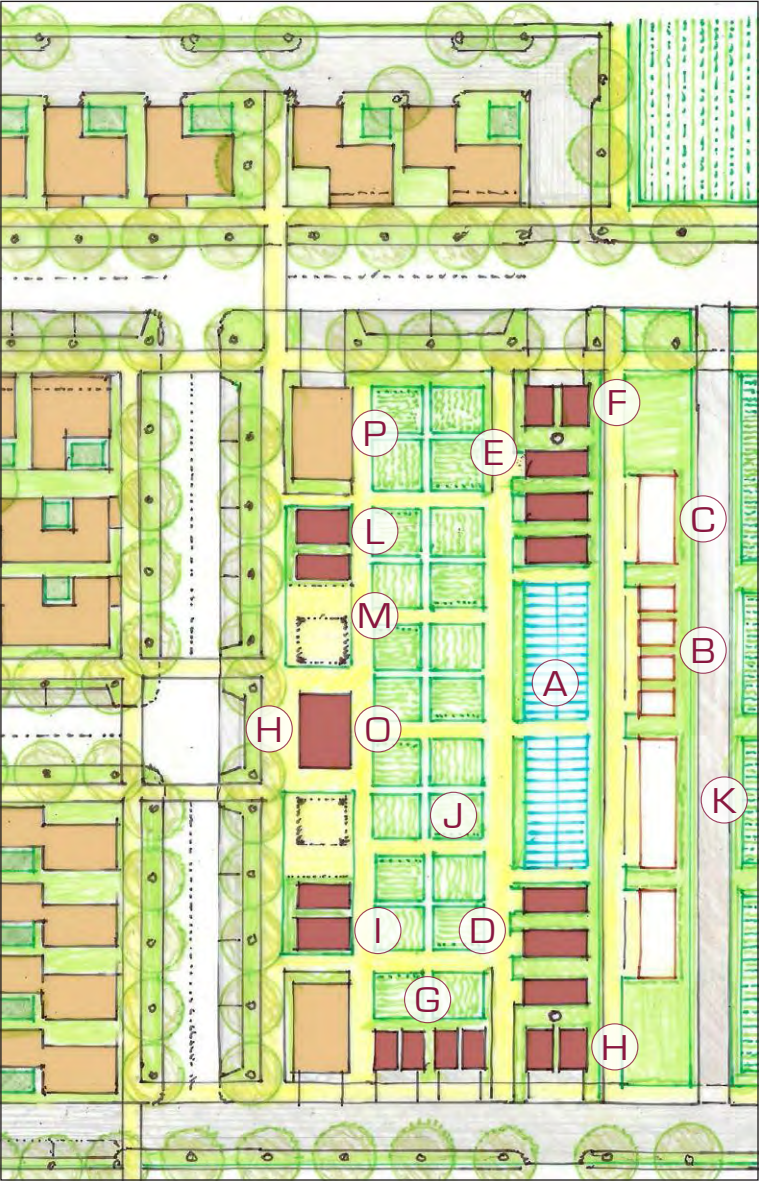


32x33 FLAT



29x39 FLAT





- |                      |           |                    |                   |
|----------------------|-----------|--------------------|-------------------|
| A GREENHOUSE         | E TURBINE | I VEHICLES/TOOLS   | M SATURDAY MARKET |
| B FOWL COOPS         | F COMPOST | J SMALL PLOT       | N HALL            |
| C BARN               | G RECYCLE | K LARGE PLOT       | O KITCHEN/CANNERY |
| D FREIGHT CONTAINERS | H SOILS   | L MECHANICAL/WATER | P STAFF HOUSING   |