

BRING A COMMERCIAL AND RESIDENTIAL MIX TO RE-POPULATE STRIP



STRIP

PROPOSAL

BRING A COMMERCIAL AND RESIDENTIAL 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 SUPPLIED: STACKED FLATS, TOWN HOUSE, SIDEYARD HOUSES, ACCESSORY UNITS.

CONTEXT

• HISTORICAL

EARLY 20TH CENTURY

LOCAL ROAD CONNECTING TO TOWN CENTER.

LATE 20TH CENTURY

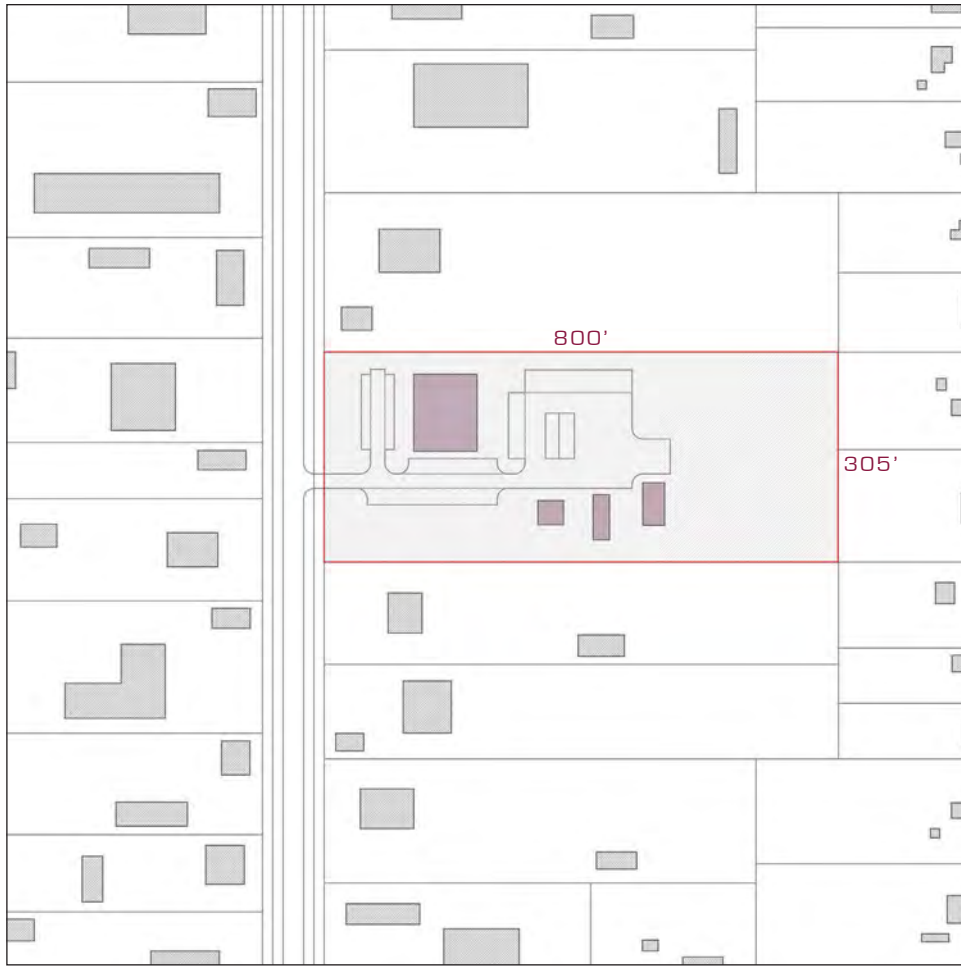
USES CHANGED FROM RESIDENTIAL TO SMALL COMMERCIAL - WITH INCREASED TRAFFIC. DWELLINGS HAVE LOST QUALITY AND VALUE.

• CHARACTER

DETERIORATED T-4 (GENERAL NEIGHBORHOOD) ZONE

• SURROUNDING PATTERN

RESIDENTIAL DENSITY	NA
COMMERCIAL DENSITY	0.10 FAR
MIXED USE DENSITY	NA

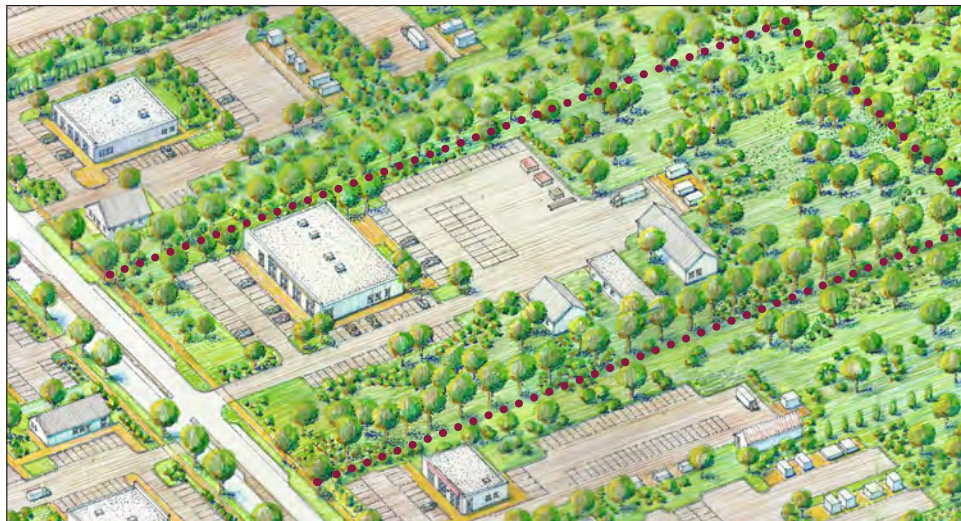


EXISTING CONDITION

PLAN AT 300' SCALE

SITE PLAN DATA

• PARCEL AREA	6.00 AC	260,000 SF
• EXISTING		
PARCEL DENSITY	0.06 FAR	
SITE COVERAGE	BUILDING FOOTPRINT	6%
PROGRAM	COMMERCIAL	14,000 SF
• PROPOSED		
PARCEL DENSITY	0.55 FAR	24 DU/AC
SITE COVERAGE	BUILDING FOOTPRINT	28%
PROGRAM	COMMERCIAL	16,000 SF
	RESIDENTIAL	130,000 SF



EXISTING CONDITION

AERIAL VIEW



PROPOSED PLAN

BUILDING TYPES

A. RESIDENTIAL	
DETACHED/SIDEYARD	3 BLDG
TOWNHOUSES	27 BLDG
STACKED FLATS	11 BLDG
ACCESSORY	7 BLDG
B. MIXED USE	
FLEX-HOUSE	3 BLDG
SHOPFRONT STACKED	22 BLDG
C. COMMERCIAL	
SMALL	0 BLDG
MODERATE	0 BLDG

USE & OCCUPANCY

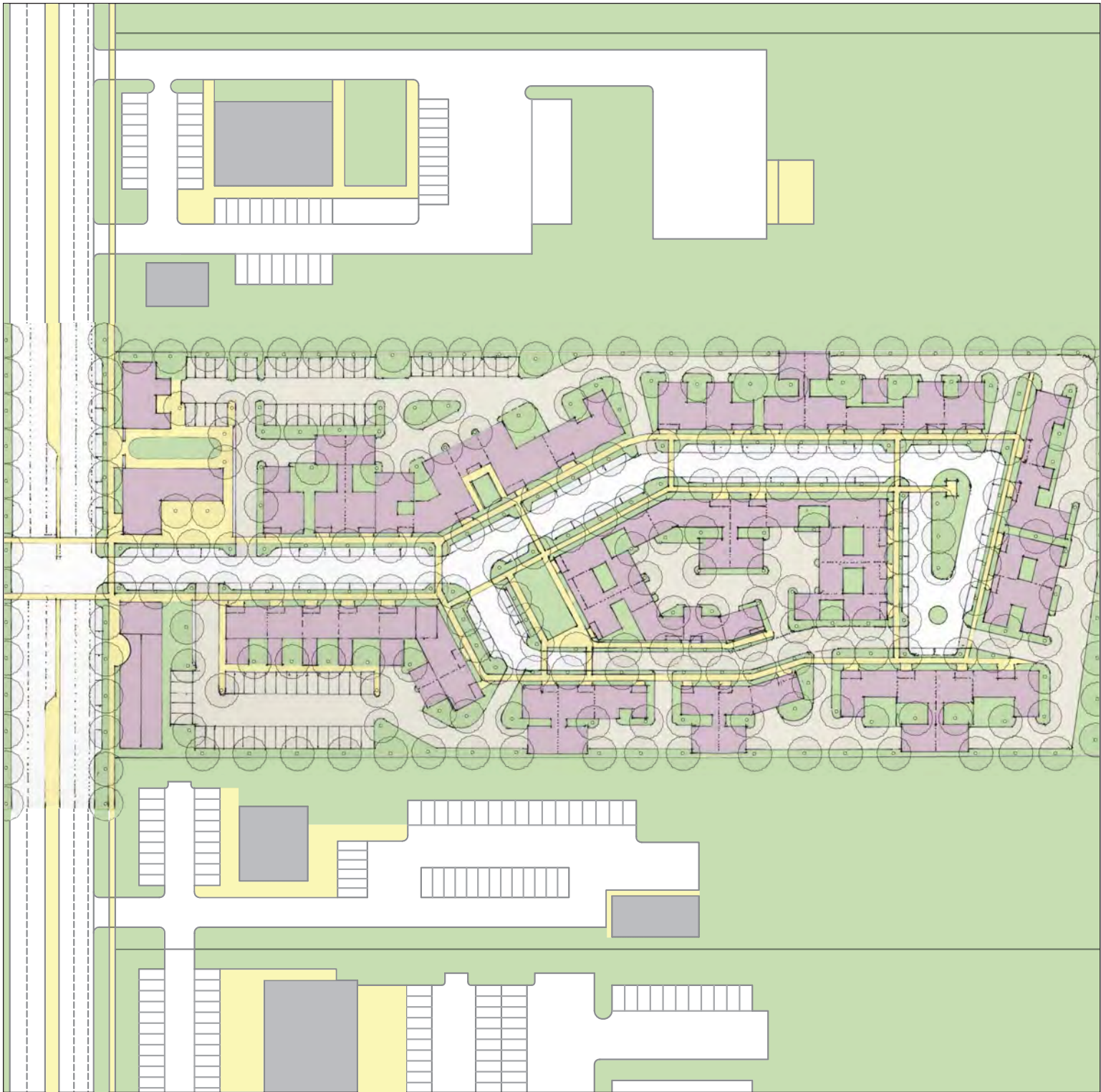
A. RESIDENTIAL	145 DU
B. COMMERCIAL	21 SHOPS

PARKING

A. DEMAND	
RESIDENTIAL	182 SP
COMMERCIAL	63 DU
B. SUPPLY (ON SITE)	
RESIDENTIAL	100 SP
COMMERCIAL	58 SP
SUPPLY (ON STREET)	
RESIDENTIAL	82 SP
COMMERCIAL	5 SP

OPEN SPACE

PORTION OF PARCEL	5%
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PLAN SCALE AT 1"=110'



TYPICAL STREET ASSEMBLY



17x50 1,685 SF 36x49 2,750 SF 19x33 1,130 SF 36x44 3,130 SF 15x37 765 SF



17x50 FLAT 36x49 FLAT 19x33 FLAT 36x44 FLAT 15x37 FLAT

TYPICAL IMAGES

STRIP

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 STRIP

