

# COLLECTOR

STABILIZE CHARACTER OF IN-TOWN STREET WITH INCREASED MIXED-USE DENSITY



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## PROPOSAL

STABILIZE CHARACTER OF IN-TOWN STREET WITH INCREASED MIXED-USE DENSITY.

- A. SMALL SHOPS AND MULTI FAMILY ENFRONT COLLECTOR.
- B. LOCATE PUBLIC SPACES OFF THE COLLECTOR TO CREATE RESIDENTIAL AMENITY.
- C. MIX OF DWELLINGS & HOME OFFICE AT AFFORDABLE PRICES.

## CONTEXT

- HISTORICAL
  - EARLY 20TH CENTURY
    - RESIDENTIAL STREET IN CENTRAL LOCATION.
  - LATE 20TH CENTURY
    - MODERATE CAPACITY STREET WITH INCREASING TRAFFIC & COMMERCIAL BUILDINGS REPLACING HOUSES.
- CHARACTER
  - TRANSITIONAL RESIDENTIAL/COMMERCIAL WITH UNSTABLE PROPERTY VALUES.
- SURROUNDING PATTERN

|                     |           |
|---------------------|-----------|
| RESIDENTIAL DENSITY | 3.0 DU/AC |
| COMMERCIAL DENSITY  | 0.20 FAR  |
| MIXED USE DENSITY   | NA        |

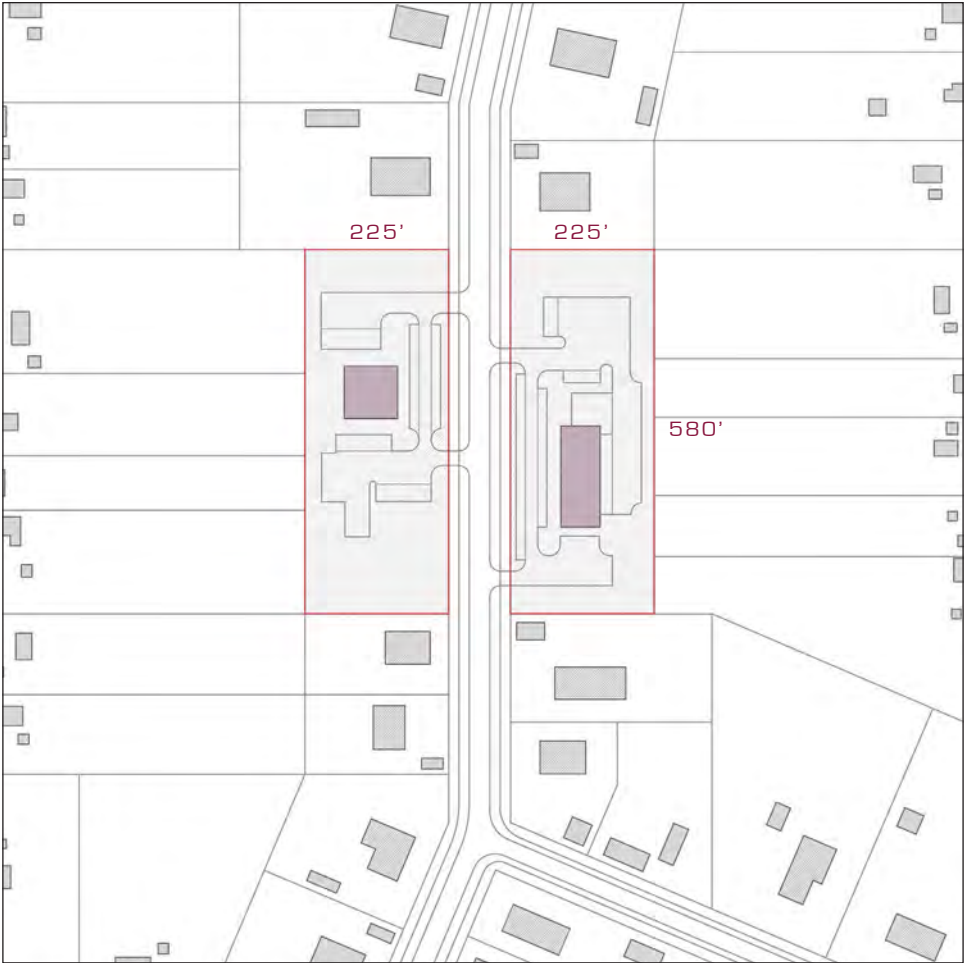
## SITE PLAN DATA

- PARCEL AREA

|         |            |
|---------|------------|
| 6.00 AC | 260,000 SF |
|---------|------------|
- EXISTING

|                |                    |           |
|----------------|--------------------|-----------|
| PARCEL DENSITY | 0.06 FAR           |           |
| SITE COVERAGE  | BUILDING FOOTPRINT | 6%        |
| PROGRAM        | COMMERCIAL         | 16,000 SF |
- PROPOSED

|                |                    |            |
|----------------|--------------------|------------|
| PARCEL DENSITY | 0.70 FAR           | 22 DU/AC   |
| SITE COVERAGE  | BUILDING FOOTPRINT | 31%        |
| PROGRAM        | COMMERCIAL         | 14,000 SF  |
|                | RESIDENTIAL        | 168,000 SF |



EXISTING CONDITION

PLAN AT 300' SCALE



EXISTING CONDITION

AERIAL VIEW



# PROPOSED PLAN

## BUILDING TYPES

|                   |    |      |
|-------------------|----|------|
| A. RESIDENTIAL    |    |      |
| DETACHED/SIDEYARD | 2  | BLDG |
| TOWNHOUSES        | 9  | BLDG |
| STACKED FLATS     | 29 | BLDG |
| ACCESSORY         | 14 | BLDG |
| B. MIXED USE      |    |      |
| FLEX-HOUSE        | 6  | BLDG |
| SHOPFRONT STACKED | 15 | BLDG |
| C. COMMERCIAL     |    |      |
| SMALL             | 0  | BLDG |
| MODERATE          | 0  | BLDG |

## USE & OCCUPANCY

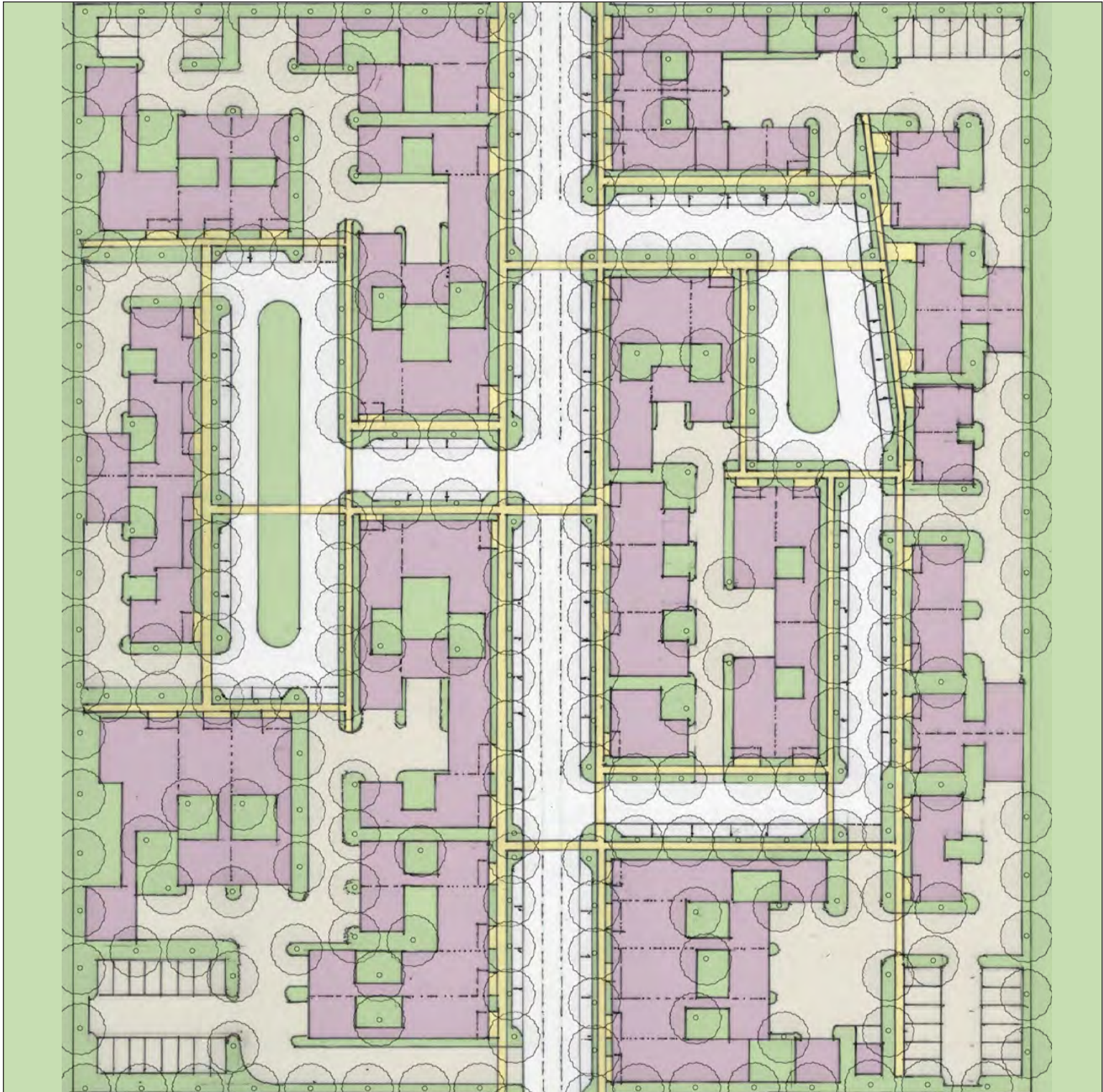
|                |     |       |
|----------------|-----|-------|
| A. RESIDENTIAL | 132 | DU    |
| B. COMMERCIAL  | 15  | SHOPS |

## PARKING

|                     |     |    |
|---------------------|-----|----|
| A. DEMAND           |     |    |
| RESIDENTIAL         | 199 | SP |
| COMMERCIAL          | 45  | DU |
| B. SUPPLY (ON SITE) |     |    |
| RESIDENTIAL         | 157 | SP |
| COMMERCIAL          | 0   | SP |
| SUPPLY (ON STREET)  |     |    |
| RESIDENTIAL         | 42  | SP |
| COMMERCIAL          | 45  | SP |

## OPEN SPACE

|                   |    |
|-------------------|----|
| PORTION OF PARCEL | 3% |
|-------------------|----|



PLAN SCALE AT 1"=80'



TYPICAL STREET ASSEMBLY



43x38 4,750 SF



37x33 1,250 SF



48x50 3,900 SF



38x67 3,940 SF



26x55 2,150 SF



43x38 TH/FLAT



37x33 FLATS



48x50 FLATS



38x67 FLATS



26x55 TH/FLAT

TYPICAL IMAGES

COLLECTOR

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 COLLECTOR

