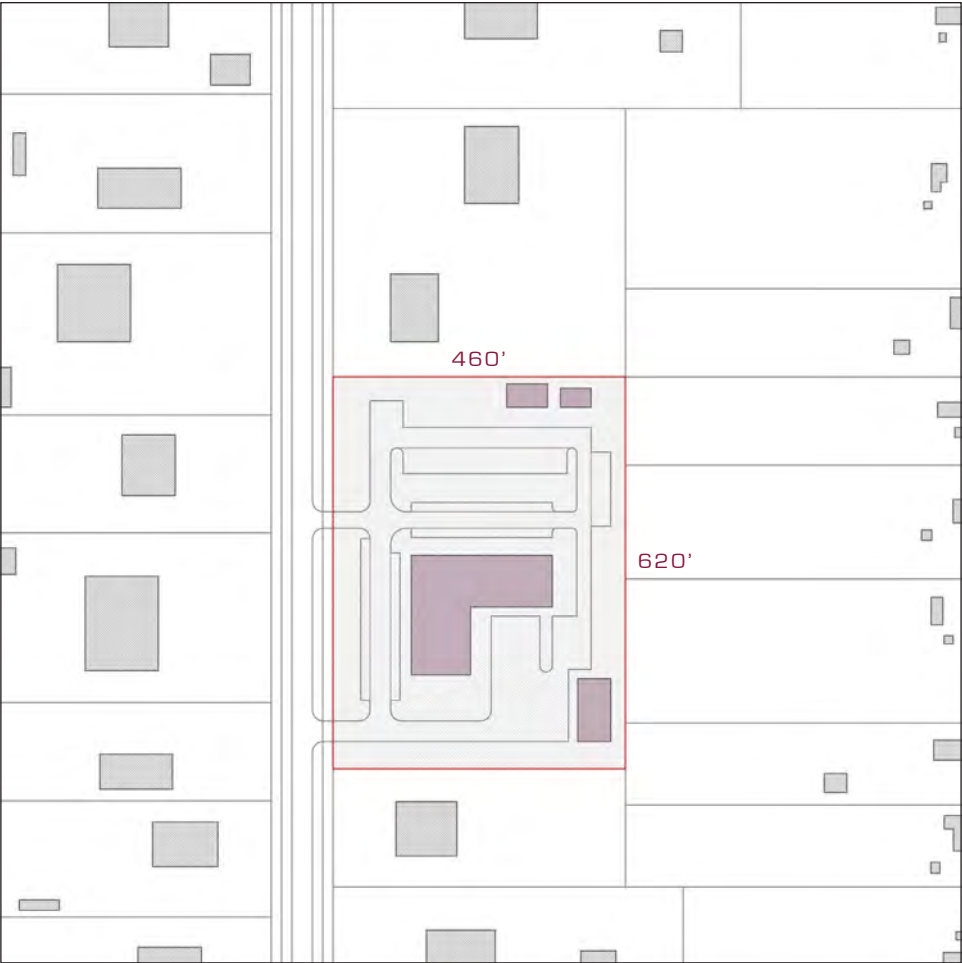


ARTERIAL

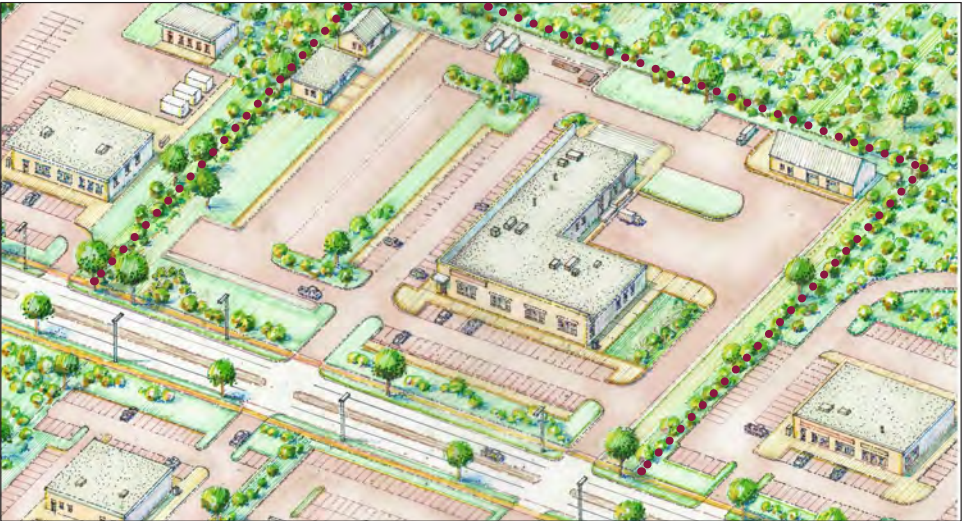
INTEGRATE LOCAL BUSINESSES & AFFORDABLE DWELLINGS INTO AUTO CORRIDORS





EXISTING CONDITION

PLAN AT 300' SCALE



EXISTING CONDITION

AERIAL VIEW

ARTERIAL

PROPOSAL

INTEGRATE LOCAL BUSINESSES AND AFFORDABLE DWELLINGS INTO CORRIDORS.

- A. SMALL COMMERCIAL AND MIXED USE BUILDINGS LOCATED ON ARTERIAL
- B. PUBLIC OPEN SPACE LOCATED ON ARTERIAL
- C. VARIETY OF RESIDENTIAL CHOICES: RENTAL OR OWNERSHIP, IN STACKED OR TOWNHOUSE BUILDINGS

CONTEXT

- HISTORICAL
 - EARLY 20TH CENTURY
 - SMALL LOCAL ROAD IN COUNTRYSIDE
 - LATE 20TH CENTURY
 - LARGE ROADWAY BUILT FOR NATIONAL/REGIONAL RETAILERS, TYPICALLY BOUNDED BY RESIDENTIAL AT THE REAR OF LOTS.
- CHARACTER
 - EXCLUSIVELY COMMERCIAL CAR-ORIENTED BIG BOX
- SURROUNDING PATTERN

RESIDENTIAL DENSITY	NA
COMMERCIAL DENSITY	0.15 FAR
MIXED USE DENSITY	NA

SITE PLAN DATA

- PARCEL AREA
 - 7.00 AC
 - 315,000 SF
- EXISTING

PARCEL DENSITY	0.10 FAR	
SITE COVERAGE	BUILDING FOOTPRINT	10%
PROGRAM	COMMERCIAL	31,000 SF
- PROPOSED

PARCEL DENSITY	0.55 FAR	23 DU/AC
SITE COVERAGE	BUILDING FOOTPRINT	18%
PROGRAM	COMMERCIAL	19,500 SF
	RESIDENTIAL	156,000 SF



PROPOSED PLAN

BUILDING TYPES

A. RESIDENTIAL	
DETACHED	11 BLDG
TOWNHOUSES	10 BLDG
STACKED FLATS	30 BLDG
ACCESSORY	10 BLDG

B. MIXED USE	
FLEX-HOUSE	4 BLDG
SHOPFRONT STACKED	23 BLDG

C. COMMERCIAL	
SMALL	0 BLDG
MODERATE	0 BLDG

USE & OCCUPANCY

A. RESIDENTIAL	165 DU
B. COMMERCIAL	28 SHOPS

PARKING

A. DEMAND	
RESIDENTIAL	204 SP
COMMERCIAL	84 DU
B. SUPPLY (ON SITE)	
RESIDENTIAL	170 SP
COMMERCIAL	25 SP
SUPPLY (ON STREET)	
RESIDENTIAL	34 SP
COMMERCIAL	60 SP

OPEN SPACE

PORTION OF PARCEL	9%
-------------------	----



PLAN SCALE AT 1"=80'

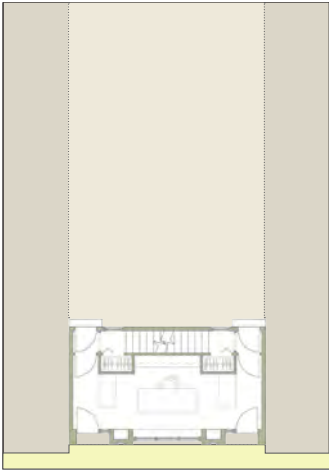
ARTERIAL 3



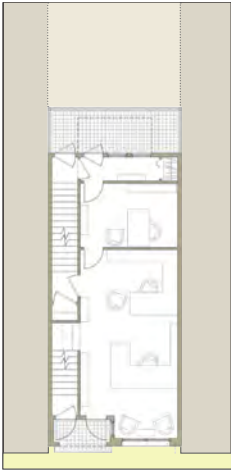
TYPICAL STREET ASSEMBLY



25x49 1,930 SF



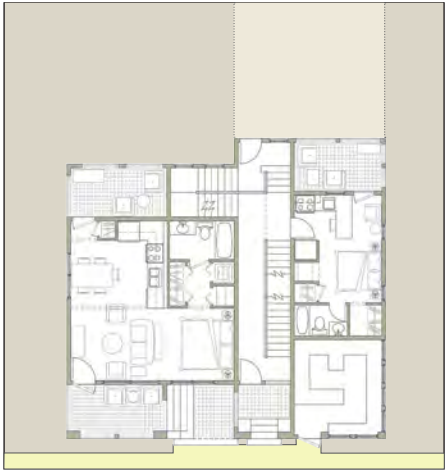
25x15 1,080 SF



17x38 1,970 SF



44x50 2,200 SF



42x36 2,920 SF



25x49 FLAT



25x15 TH



17x38 FLAT



44x50 FLAT



42x36 FLAT

TYPICAL IMAGES

ARTERIAL

A.
GREATER INTENSITY



EXISTING CONDITION
REPRESENTATIVE SETTING

B.
LESSER INTENSITY



SETTING
TRANSFORMED

A.
GREATER INTENSITY



PROPOSED CONDITION
REPRESENTATIVE SETTING

B.
LESSER INTENSITY



PROPOSED: VIEW FROM ARTERIAL

