

PROPOSED PROGRAM

Existing and proposed parks/open spaces play an important role in overall site layout for each of the alternatives. Based upon the resident and community input, the proposed program for the site includes a combination of active and passive open spaces. These spaces not only offer outdoor community gathering areas and play areas, but also function as landscape and visual buffers and provide pleasant views. Each of the alternatives offers the following range of parks/open spaces:

- Expanses of passive open spaces
- Community garden
- Recreation areas
- Landscaped streets
- Balconies, terraces
- Front yards

Proposed Building Types

2-Story Townhouses: Townhouses are either located fronting streets or open spaces. Where the townhouses front the street they are setback 10-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks offer front yards with porches and front doors. They are designed with balconies overlooking the landscaped streets or open spaces. Each of the townhouses has a 2-car attached garage accessed via the street or the alley.

3-Story Townhouses with Flats: These walk-up townhouses and flats are either located fronting streets or open spaces. Where the townhouses front the street they are setback 10-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks offer front yards with porches and front doors. They are designed with balconies overlooking the landscaped streets or open spaces. Each of the buildings has a 2-car attached garage accessed via the street or the alley.

Single-Loaded Walk-Up Apartment Buildings: These apartment buildings are designed using the existing 3-story apartment building footprint. They are setback 10-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks create shared open spaces fronting the buildings. They are designed with balconies overlooking the landscaped streets or open spaces.

3-Flat Buildings: The flats are either located fronting streets or open spaces. They are setback 15-20 feet from the sidewalk (property line) or they meet the setback line of existing buildings. The setbacks create shared open spaces with front doors for the residents. They are designed with balconies overlooking the landscaped streets or open spaces.

Double-Loaded Apartment Buildings: These 3-4 story buildings are placed at key locations along the site periphery along Anderson Street and are setback 15-20 from the sidewalk (property line). They are designed with balconies overlooking the landscaped streets or open spaces. When these buildings are 4 stories high (as illustrated in the preferred plan) the 4th story can be stepped back 15 – 20 feet from the building line to maintain a consistent street character where all the buildings along the streets are 3-story high. These units share the public parks/open spaces that are connected to the rest of the site via systems of pedestrian walkways. Surface parking or half basement parking (within the building footprint) is proposed for these buildings.

Remodel Existing Buildings: In order to promote a mixed-income community, some of the existing buildings are recommended to be remodeled to accommodate market-rate and/or affordable housing. This can be achieved by transforming the 4 units on one of the floor into 3 larger-sized units. These 3 units could be market-rate and/or affordable. Surface parking is proposed for these units.