

## **ASSIGNMENT 4: URBAN DESIGN AND HOUSING DESIGN**

**Mt. Auburn Vision Statement:** To build a vital neighborhood identity for a self sustaining community through the use of existing resources.

### **Intervention Intentions**

**1. GOAL: Revitalize the Mt. Auburn community through an influx of students from U.C.**

**Objective: To link Mt. Auburn to campus through a series of pedestrian experiences.**

**Objective: Break the stigma of Vine street by creating a more livable and walkable neighborhood environment.**

**Objective: Draw students through magnet functions located within Mt. Auburn**

**Objective: Provide student housing**

**2. GOAL: Create an identity for Mt. Auburn**

**Objective: provide public gathering places**

**Objective: Establish a more urbanized system of spaces**

**Objective: Preserve the local culture, heritage and historic character of Mt. Auburn**

**Objective: provide entertainment and attractions for residents**

**Objective: provide clear pedestrian connectivity throughout Mt. Auburn giving residents better access to amenities.**

**Objective: Identify park system as a vital part of Mt. Auburn living and identity.**

**3. GOAL: define park character**

**Objective: determine clear boundaries**

**Objective: put eyes on the park**

**Objective: programmatic designation of park space**

**4. GOAL: Provide improved living environment for families within Mt. Auburn**

**Objective: provide support facilities for family living such as schools, day care centers, children's play facility, and easy access to health facilities.**

**Objective: Increase housing stock for a variety of demographic profiles**

**Objective: Integrate character of new building with existing neighborhood**

**Objective: improving safety in park facilities.**

**Inwood Place : Inwood Park, Inwood on Vine, Inwood Commons & Inwood Village.**

**Inwood Park**

**Proposed Land Use:** Recreation, Entertainment and Residential

**Quantities:**

**Residential units:**

**Number of units:** 32

**Unit types:** single family attached/ row house

**Non-residential units:**

**Types:** Amphitheatre (seating 150), pond with skating rink, half football field, basketball and tennis courts, plaza with fountain jets.

**Parking:**

**Residential:** 32 integrated within units

**Amphitheatre:** on street parking

**Park Recreation:** shared with elementary school

**Photos:**

**Existing Site Conditions**



**Proposed Site Conditions**



**Analysis:**

**Existing use:** Park is accessed via cul-de-sac from off Auburn ave. Park recreational uses include pond, swimming pool, vacant building, play ground, basketball court, trail network. A small convenience store sits on the south west corner of the park.

**Development restrictions:**

**Zoning restrictions:** All park area is zoned single family residential. The area east of the park and north of Wellington is zoned office and the area east of the park and south of Wellington is zoned multi family residential. Our scheme conforms to the residential land use indicated south of Wellington. However it does not conform along our proposed street west of Wellington, which is currently zoned office and single family but will need to be rezoned to multifamily residential.

**Setbacks, Height, & Density conformance:**

This proposal area will be multi family rowhouse which allows maximum height of 35ft, a front setback of 20ft, for lot sizes of 2,500sft.

**Mt. Auburn community plan conformance:** The MCP designates the area south of Inwood st. up to Leroy st. as high density residential, and the area north of Inwood st. as business. The remainder is designated as park space. Our scheme develops housing along a proposed street connecting Hollister st. to Valroy st overlooking the park. Some of this housing does conform with the high density residential designation of the plan. The remainder sits within the boundaries of park designations.

**Uptown Parks Plan conformance:**

The parks plan has also proposed a through street from Wellington to Mc.Millan ave, part of which we conform with. However we do not propose extending this street up to Mc. Millan and we will extend south to Valroy. The parks plan also incorporates multifamily residential on the east side of this street. Our plan conforms to this proposal. We will propose more units south of Wellington in addition to the parks plan. Our scheme also proposes an outdoor amphitheatre in the park which does not conform with the parks plan.

## **Inwood on Vine :**

**Location:** West of Vine facing the upper west section of Inwood Park

**Proposed Land Use:** Mixed use residential with retail/commercial at street level and parking in pockets behind the buildings

### **Quantities:**

#### **Residential units:**

**Number of units:** 36

**Unit types:** multi-family apartments within long street facing blocks

#### **Non-residential units:**

**Types:** deli/convenience store, specialty shops, bars and cafes, salon,

**Number of units:** 10

#### **Parking: Total 70 / 10,500 sft**

36 Residential

20 shops

14 restaurant

### **Photos:**

#### **Existing Site Conditions**



#### **Proposed Site Conditions**



### **Analysis:**

**Existing use:** Scattered buildings line the street: some contain multi family residential, some are vacant and there is one convenience store.

#### **Development restrictions:**

**Zoning restrictions:** This section off vine is zoned multi-family residential. Our scheme, proposing mixed use residential and commercial, does not conform with these regulations.

**Setbacks, Height, & Density conformance:**

This proposal area will be mixed commercial and multi family residential which allows maximum height of 35ft, a front setback of 20ft, for lot sizes of 2,500sft to 7,500sft.

**Mt. Auburn community plan conformance:** The MCP designates this section off Vine st. as residential high density. Our mixed use scheme does not conform as a result of the commercial use at street level.

**Uptown Parks Plan Conformance:**

The plan proposes infill multi family residential west of Vine street south of the pond in Inwood Park. Our scheme proposes similar infill which will be mixed use rather than residential. The north west side of Vine, directly opposite the pond is proposed to be left untouched due to steep topography. Our scheme proposes that the mixed use buildings be integrated into the hillside with the topography to put eyes on the park, develop the critical node at Vine and Hollister, and to define the edge of the park.

## **Inwood Commons**

**Location:** At the interior of the area bounded by McMillan st., Vine st., Hollister st. and Auburn Avenue

**Proposed Land Use:** High density residential for students with integrated parking at street level

### **Quantities:**

#### **Residential units:**

**Number of units:** 112

**Unit types:** multi family apartment/ row house

**Parking:** Some integrated within buildings and the remainder located in lots behind the buildings

### **Photos:**

#### **Existing Site Conditions**



#### **Proposed Site Conditions**



### **Analysis:**

**Existing use:** Tennis courts sit in the interior behind the street buildings and the bank on McMillan has its parking lot in this space.

#### **Development restrictions:**

**Zoning restrictions:** The interior of the area bounded by McMillan st., Vine st., Hollister st. and Auburn Avenue are zoned single family residential and the strips along McMillan st., Hollister st. and Auburn Avenue are zoned office. Our scheme does not conform with either of these designations. It proposes multi family residential. The south west corner of this plot will be commercial / public use.

**Setbacks, Height, & Density conformance:**

This proposal area will largely be multi family residential which allows maximum height of 35ft, a front setback of 20ft, for lot sizes of 2,500sft. The south west corner with commercial will front onto both Vine and Hollister. The height requirement for this building will be between 50 and 85ft depending on our future proposed use.

**Mt. Auburn community plan conformance:** The MCP designates the strip along McMillan as Neighborhood Business District/Major Focus Area. It designates the area east of the tennis courts and on the built strip of Hollister st. as business clusters

**Uptown Parks Plan Conformance:**

The parks plan proposes parking in the south west corner of the plot where we propose a commercial and public use. The plan proposes a park in the center where we propose multi family residential on the north and south sides of the court. Their proposal had multi family residential on the east side of the through street connecting McMillan and Wellington. Our scheme proposes an extension of the central court with housing on the outside and parking behind.



## **Auburn Entertainment District**

**Location:** North and South of Hollister st. except for Inwood Park

**Proposed Land Use:** Conversion of some of the existing houses on Hollister ave. to artist's studios, galleries, cafes and bars

### **Quantities:**

#### **Residential units:**

**Number of units: 9**

**Unit types: as existing**

#### **Non-residential units:**

**Types:** Artist's studios, galleries, specialty shops, florist, book shop, giftshops, organic food stores, restaurants, cafes and bars

**Number of units: 10 in total**

**Number of parking units: 30**

### **Photos:**

#### **Existing Site Conditions**



#### **Proposed Site Conditions**



### **Analysis:**

**Existing use:** Single family residential

**Development restrictions:**

**Zoning restrictions:** The north and south strips of Hollister avenue under consideration are zoned office. Under our scheme these areas would be re-zoned to commercial. This area would slowly phase out office use and will be replaced by the functions proposed.

**Setbacks, Height, & Density conformance:**  
This commercial street will maintain current setbacks and heights (as single family homes) to maintain the historic character of the street. Any new construction would conform to this standard.

**Mt. Auburn community plan conformance:** The MCP designates the area under consideration as business clusters. Our scheme with existing residential and proposed commercial/institutional does not conform to the suggested land use.

**Uptown Parks Plan conformance:**  
The parks plan does not propose any alterations to this street from the existing conditions.



## **Inwood Village Extension:**

**Location:** Single family rowhouses in strips along vacant property between existing buildings on Glencoe st., Inwood st., and Leroy st.

**Proposed Land Use:** High and medium density residential

### **Quantities:**

#### **Residential units:**

**Number of units:** 40 rowhousing units

**Unit types:** Single family rowhouses

**Number of Parking units:** 40

### **Photos:**

#### **Existing Site Conditions**



#### **Proposed Site Conditions**



### **Analysis:**

**Existing use:** single family residential, open space, and vacant lots

#### **Development restrictions:**

##### **Zoning restrictions:**

Zoning designates this area as multi family residential. Our scheme conforms to the zoning restrictions.

##### **Setbacks, Height, & Density conformance:**

This proposal area will be multi family rowhouse which allows maximum height of 35ft, a front setback of 20ft, for lot sizes of 2,500sft.

##### **Mt. Auburn community plan conformance:**

The MCP designates this area as high density residential. Our scheme conforms to this designation.

##### **Uptown Parks Plan conformance:**

The parks plan proposes single family residential units backed by open space. Our scheme proposes multi family residential backed by alternated parking and green space.

