

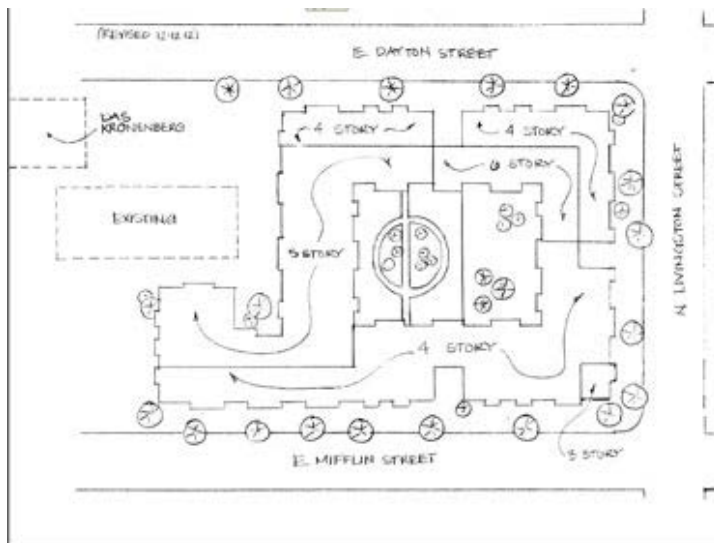
700 East Mifflin

Neighborhood Development

Website

current massing plan being discussed.

click on an image below for a larger view.



Proposed alternative massing plan (David Waugh)
click on the image for a larger view



Here is a graphic I would like to discuss with the steering group Monday evening. Perhaps you may want to send me comments prior to that meeting. The idea I had was to use google maps and use photoshop to position some existing projects onto the site to see how we might move toward a project that better deals with the massing concerns from the various stakeholders. Parking garage in the center not shown.

These are the issues I see as needing addressing:

1. Trying to not stray too far from the neighborhood and neighboring e. Wash BUILD plans. Since the park designation is highly unlikely, then it falls to high density residential 60 units/acre. Your two acre site allows for 120, (short of your needs I know)
2. Maintain capitol view shed from the park
3. respect the bike blvd, and BUILD plan with lower buildings fronting east mifflin
4. minimize impact on the views for Das Kronenberg.
5. preserve sun exposure for Dayton st residents.

1. If this graphic were to serve as a massing model, I think it could serve to minimize many of the concerns. It would net roughly 170 units with an average of 786 sq. feet/unit.
2. The lower height on Mifflin would respect the plans and maintain view
3. Orienting the height on Livingston would balance out height with DK and Constellation across the street while minimizing impact on Dayton, Mifflin and DK residents.
4. Having a project with 3 distinct building styles addresses the concerns from those who don't like the bulky feel to the existing project.

Here are the specifics to the graphic. Note, the black arrow is roughly the capitol view shed from the park.

I used three built projects

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- City Row (3.5 stories)
 - 604-630 E. Johnson
 - 65,238 sq. ft, (786 sq.ft/unit)
 - 8 studios
 - 11 Studio Lofts
 - 22 one-bedroom
 - 1 one-bedroom +den
 - 8 one-bedroom +loft
 - 15 two-bedroom
 - 9 two-bedroom loft
 - 9 three-bedroom townhomes
 -
 - 83 total units

Capitol West townhomes (4 stories)

33 South Broom

27,250 sq. feet (1185 sq. ft/unit)

11 one-bedroom

12 two-bedroom

23 total units

at 786 sq. feet/unit = 35 units

Das Kroneberg (6 stories)

roughly 40,230 sq. feet

at 786 sq. ft/unit = 51 units

Total build out 169 units.

Want to be on the Tenney Lapham Neighborhood email discussion listserver? Send a request to the address below.

Contact: David Waugh, Waugh@Morningwoodfarm.com

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