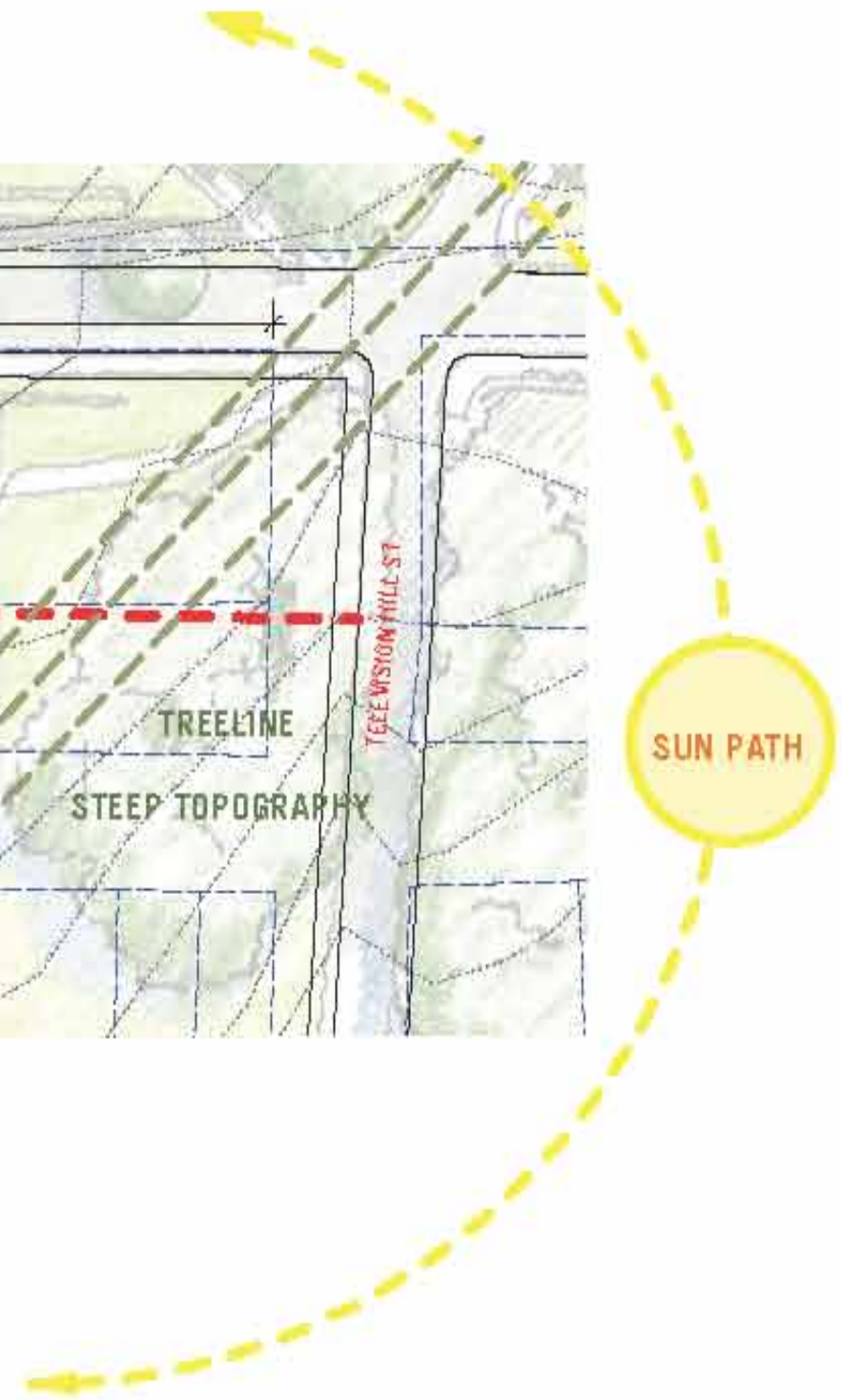
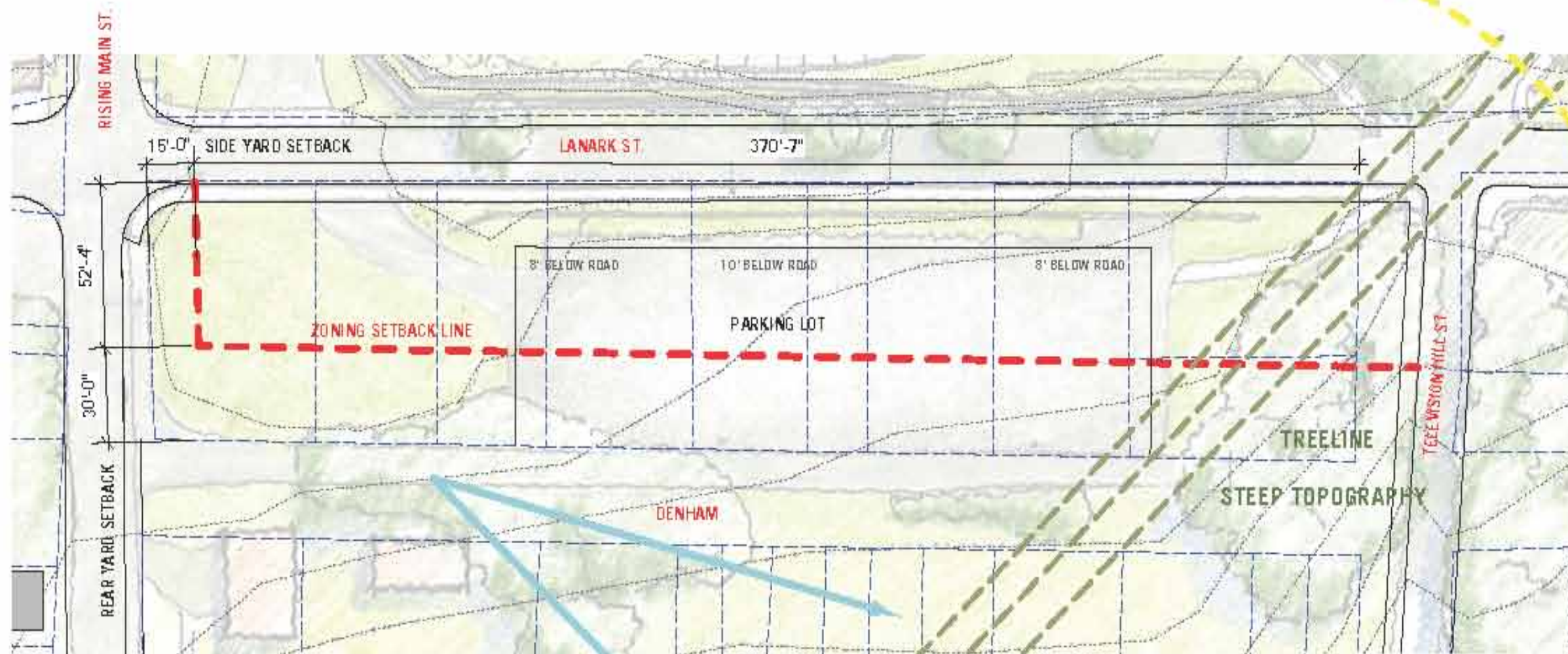




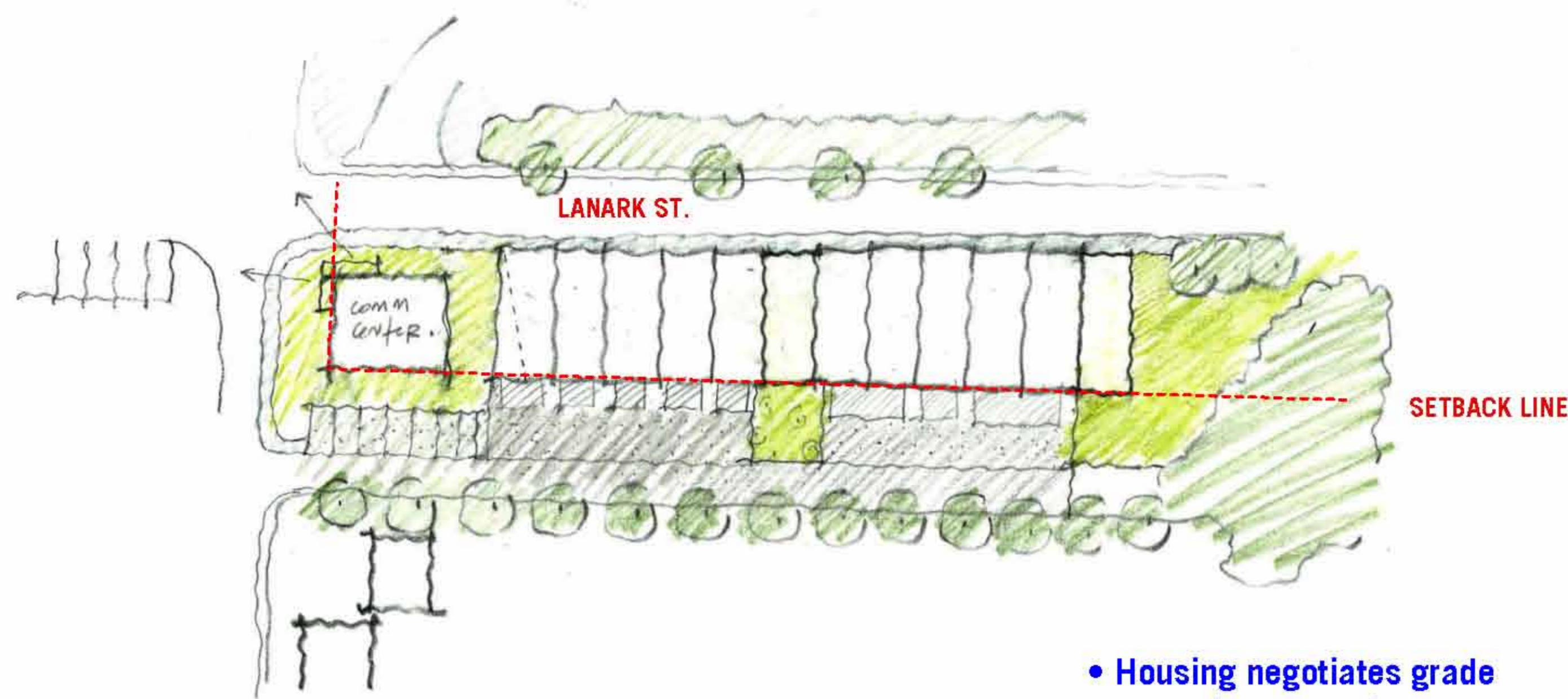
Lanark Street Planning Study

Fineview Citizens Council



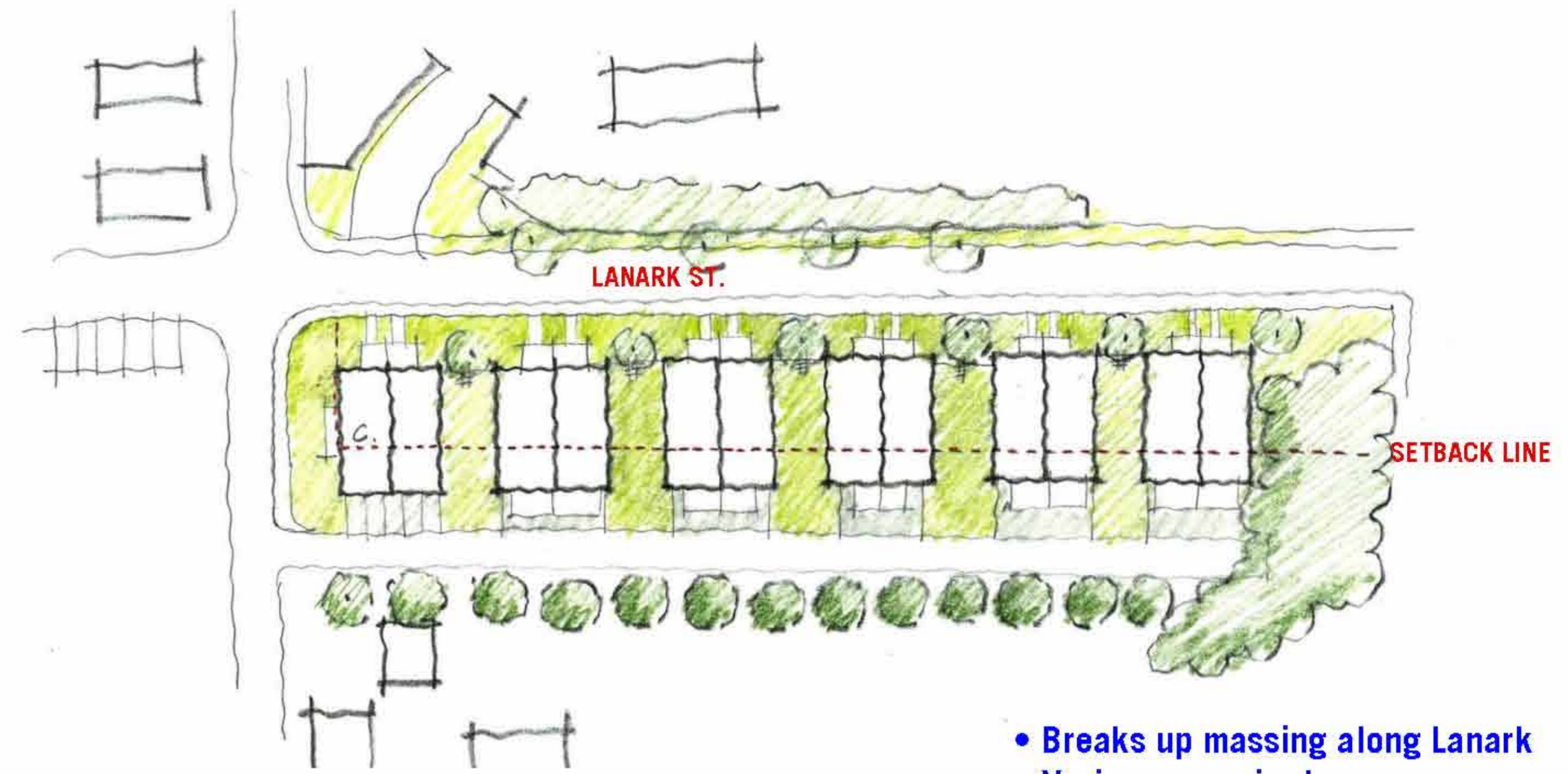


SUN PATH



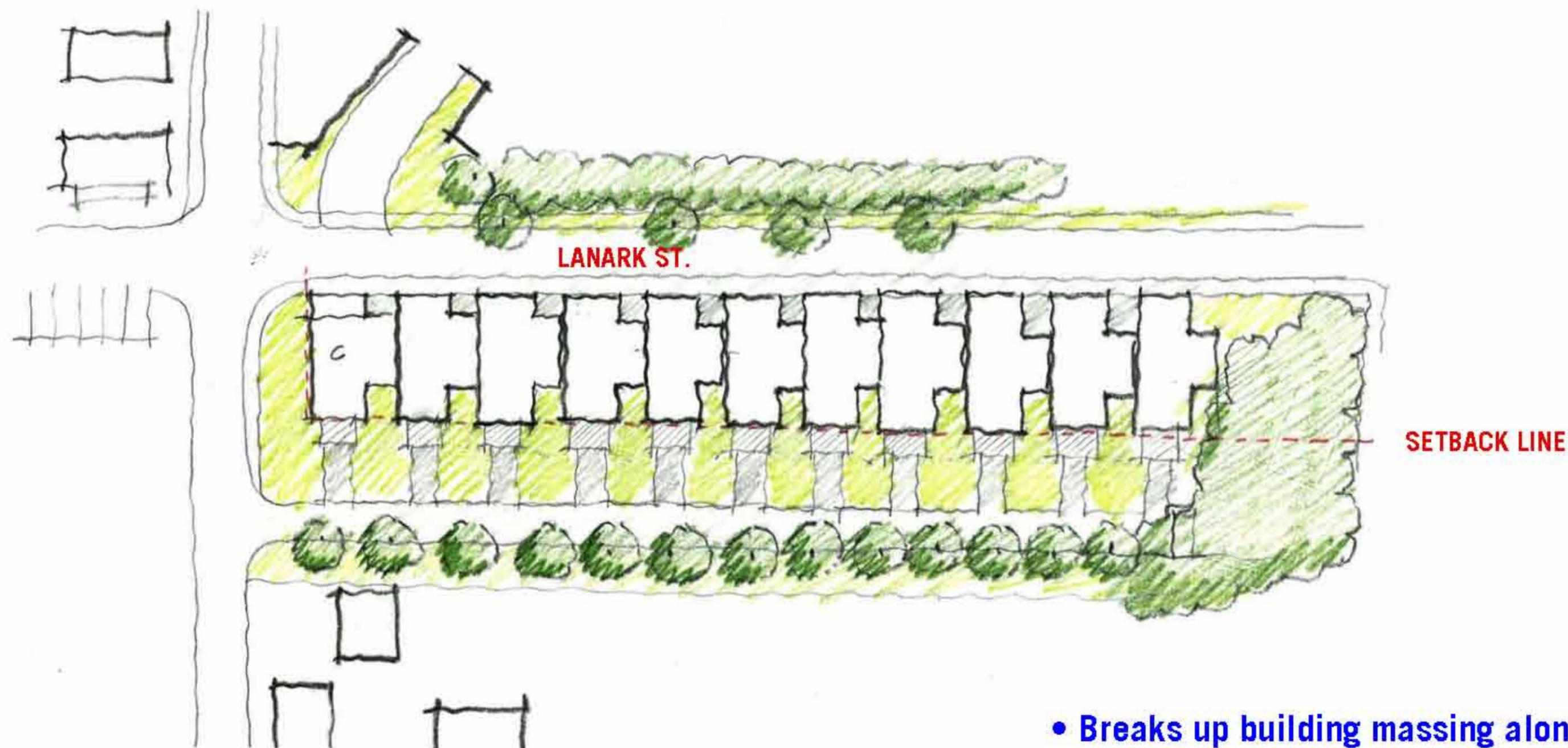
OPTION 1: ROWHOUSE OPTION
 13-15 UNITS. 2500 SF. WITH GARAGE/BASEMENT
 FREESTANDING COMMUNITY CENTER

- Housing negotiates grade
- No variance required
- No front yards, very tight to street
- Does not integrate community center
- Monolithic Streetscape



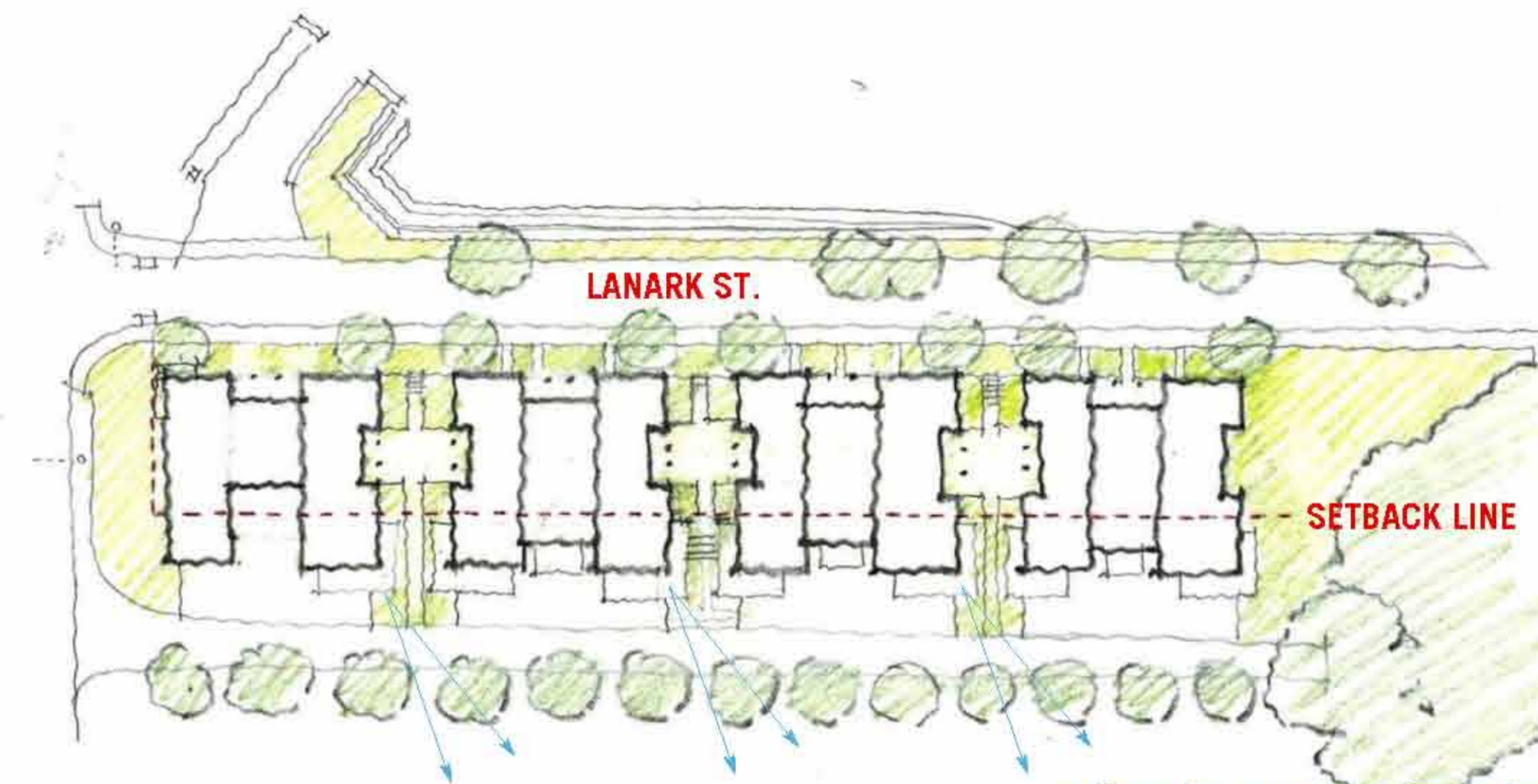
OPTION 3: DUPLEX OPTION
 11 CONDO UNITS. 2500 SF. W/ GARAGE/BASEMENT
 1-2 APARTMENTS

- Breaks up massing along Lanark
- Variance required
- Allows front yard/porches set back from street
- Integrated community center
- Allows views through units
- Side yards will require retaining wall if they are to be usable
- All units are "End Units"



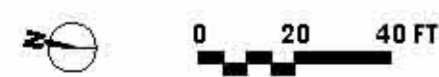
OPTION 2: 4 SQUARE PLAN ROWHOUSE
 10 UNITS 3000-3500 S.F WITH GARAGE BASEMENT
 1-2 APARTMENT UNITS

- Breaks up building massing along street
- No variance required
- Fewer Units
- Allows for deck orientation to views
- Light in center of units



OPTION 4: COURTYARD OPTION
 7 UNITS 2500-3000 S.F WITH GARAGE BASEMENT
 3 UNITS 1500-200 S.F. WITH GARAGE BASEMENT
 1-2 APARTMENT UNITS

- Breaks up massing along Lanark
- Variance required
- Allows front yard/porches set back from street
- Integrated community center
- Allows views through units
- Side yards will require retaining wall if they are to be usable
- All units are "End Units"
- Decks orient to view

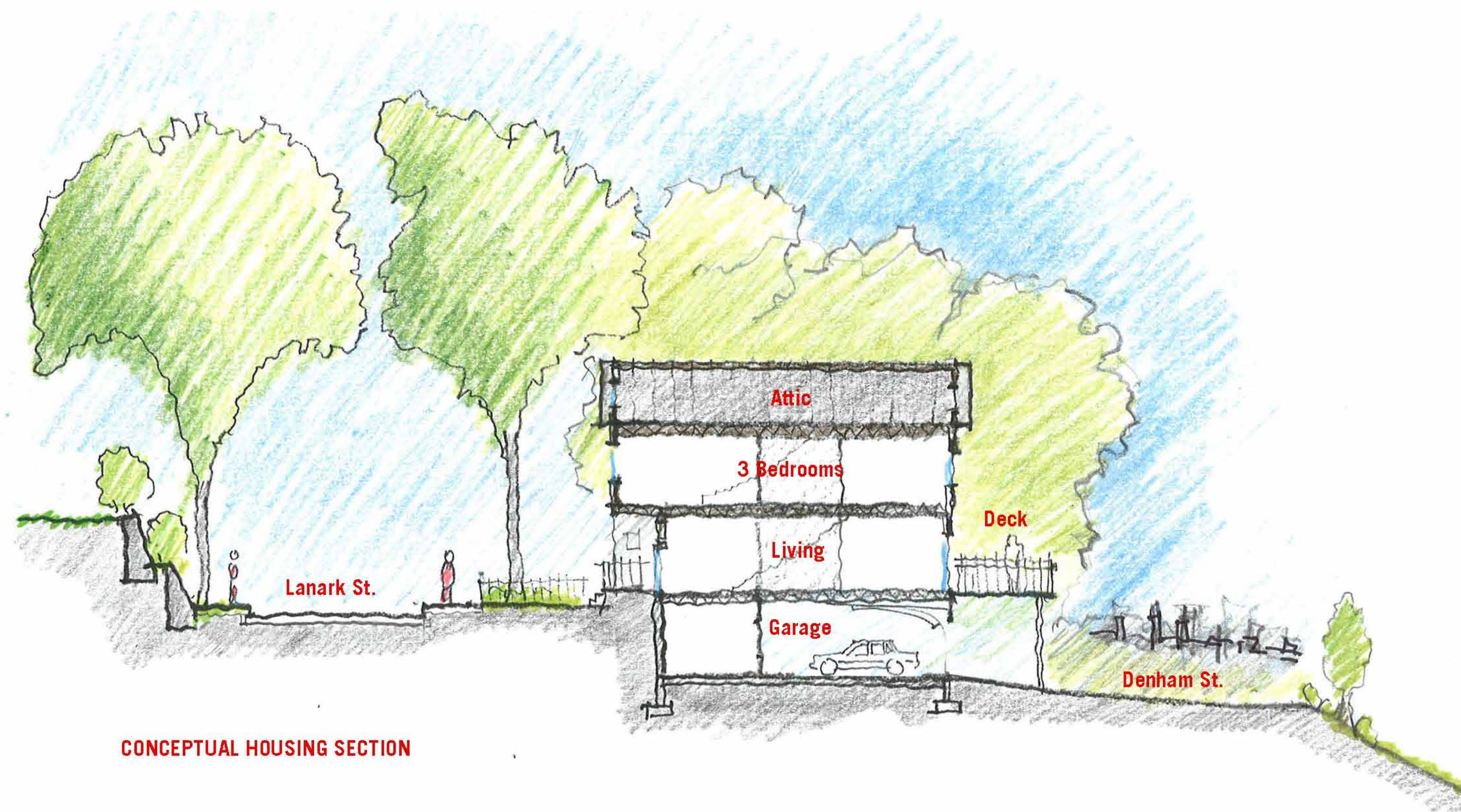




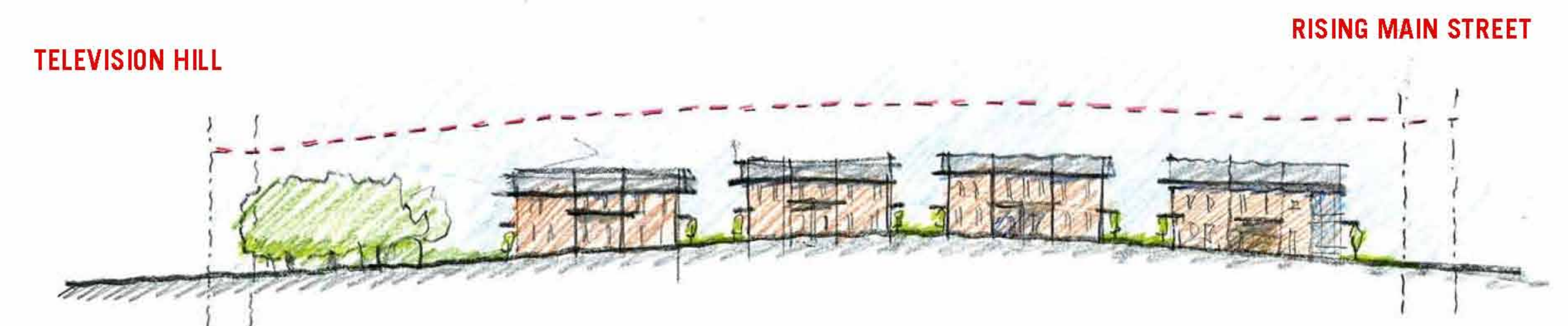
OPTION 1: ROWHOUSE OPTION
13-15 UNITS. 2500 SF. WITH GARAGE/BASEMENT
FREESTANDING COMMUNITY CENTER



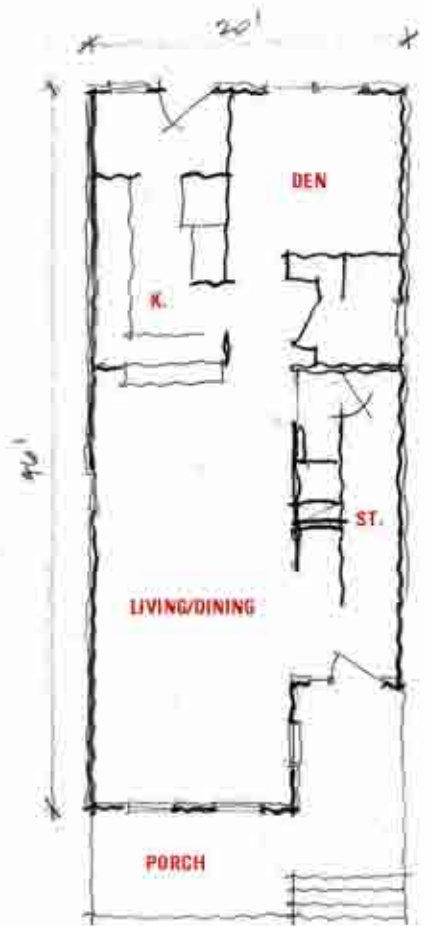
OPTION 3: DUPLEX OPTION
11 CONDO UNITS. 2500 SF. W/ GARAGE/BASEMENT
1-2 APARTMENTS



CONCEPTUAL HOUSING SECTION

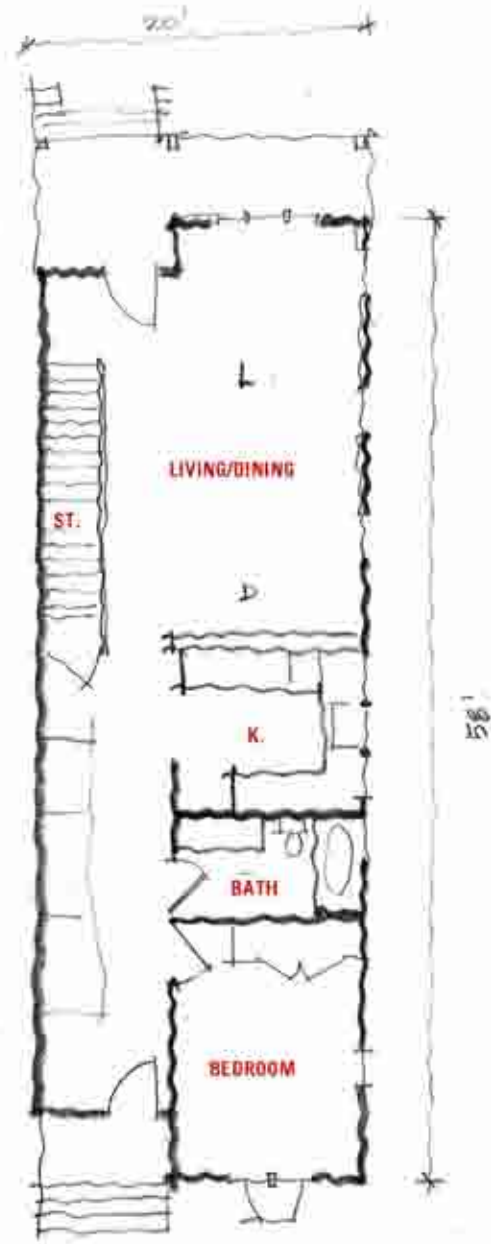


OPTION 4: COURTYARD OPTION
7 UNITS 2500-3000 S.F WITH GARAGE BASEMENT
3 UNITS 1500-200 S.F. WITH GARAGE BASEMENT
1-2 APARTMENT UNITS



ELDI (MOSS) 20' x 46' = 920 SF.
1840 S.F.
TOTAL

ELDI (MOSS)



ELDI P+A, 1160 SF/FLOOR
2200 SF TOTAL (2 FLOORS)

ELDI (P+A)



MYLER STREET 640 SF/FLOOR
1920 SF TOTAL

MYLER ST. (TAI+LEE)



NUNNERY HILL = 640 SF/FLOOR
1920 SF TOTAL

NUNNERY HILL (TAI+LEE)



FOOTPRINT = 800 S.F.
 10 HOUSING UNITS (APPROX 2000 S.F.)
 2 APARTMENTS (ABOVE COMMUNITY CENTER)

x



VIEW FROM DENHAM STREET

DENHAM STREET

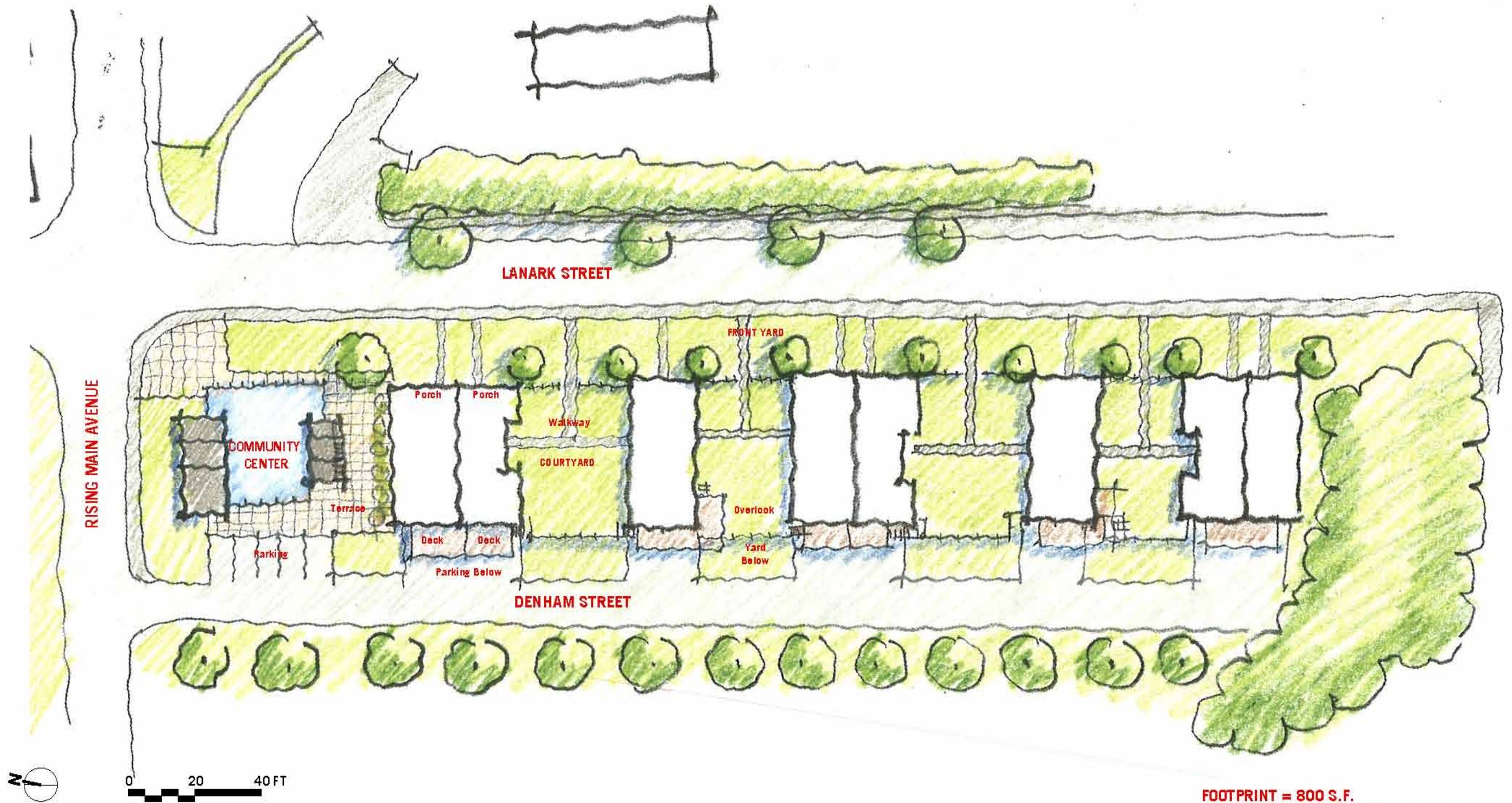


VIEW FROM LANARK STREET

LANARK STREET
SECTION CUTAWAY

COMMUNITY CENTER

10 HOUSING UNITS (APPROX 2000 S.F.)
2 APARTMENTS (ABOVE COMMUNITY CENTER)



FOOTPRINT = 800 S.F.
8 HOUSING UNITS (APPROX 2000 S.F.)
2 APARTMENTS (ABOVE COMMUNITY CENTER)



VIEW FROM DENHAM STREET

DENHAM STREET

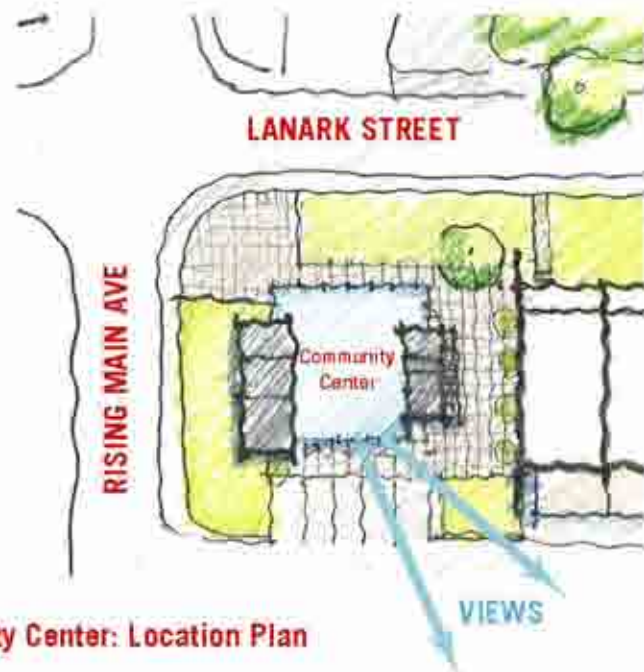


VIEW FROM LANARK STREET

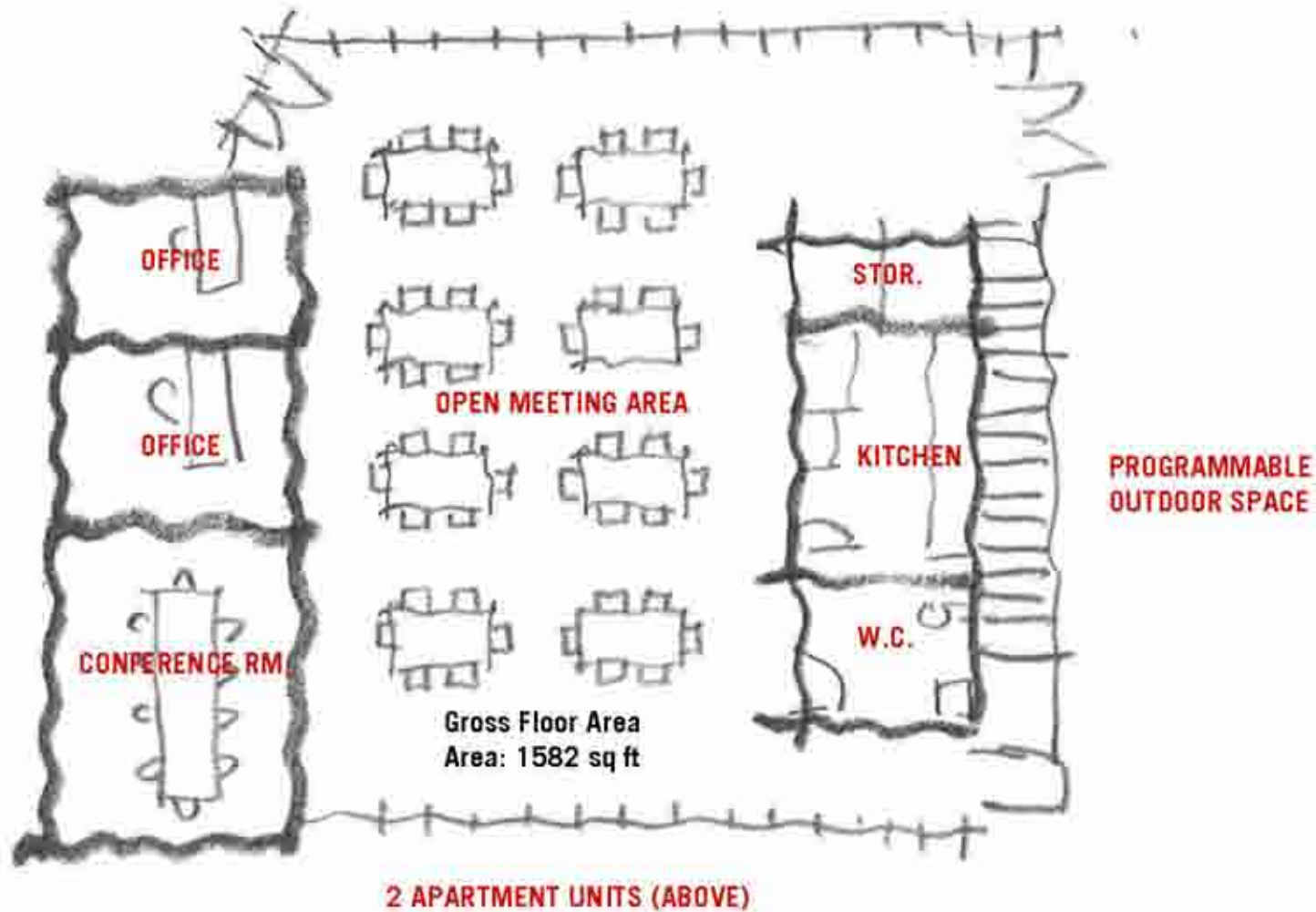
LANARK STREET
SECTION CUTAWAY

COMMUNITY CENTER

FOOTPRINT = 800 S.F.
10 HOUSING UNITS (APPROX 2000 S.F.)
2 APARTMENTS (ABOVE COMMUNITY CENTER)



Community Center: Location Plan



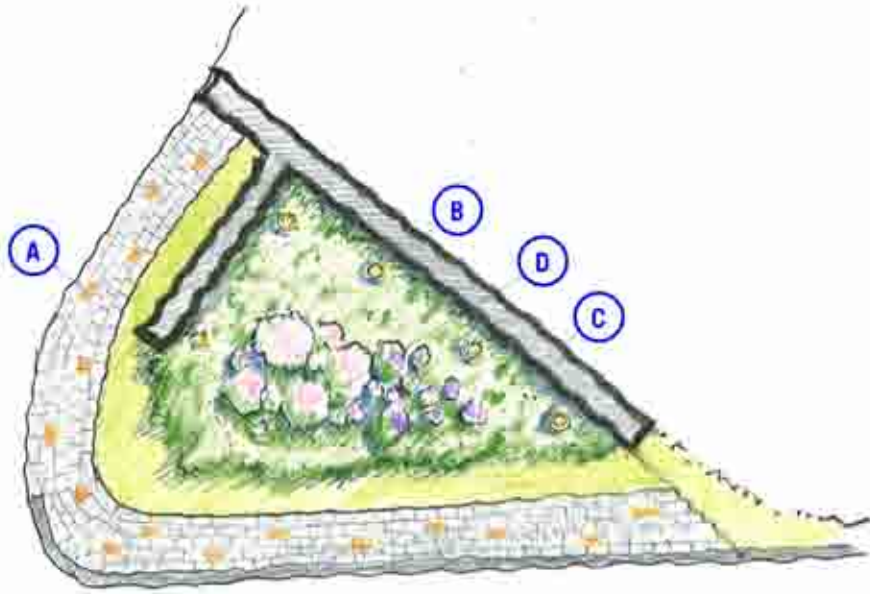
Concept Floorplan



Community Center: 1 Story Option



Community Center: 2 Story Option



- (A) EXISTING BELGIAN BLOCK WALK WITH NEW SOLAR LIGHT BRICK INSERTS
- (B) IN-GROUND MURAL LIGHTING
- (C) GROUND COVER
- (D) PERENNIAL GRASSES AND PLANTINGS

Plan View



Existing Conditions



Perspective Sketch



Sun Bricks (Solar Lighting)



Juniper Groundcover



Perennial Garden Plantings



New England Aster

Benchmark Images



Low Creeping Phlox

DESIGN GOALS:

- TAKE ADVANTAGE OF EXISTING WPXI RETAINING WALLS TO CREATE A COMMUNITY FOCAL POINT
- COMMUNITY GARDEN OPPORTUNITY
- CREATE SUSTAINABLE / LOW MAINTENANCE LANDSCAPED AREAS
- PROVIDE PERMEABLE HARDSCAPE AT CURB EDGES



DESIGN GOALS:

- IMPROVE PEDESTRIAN ACCESS TO PARK FROM RESIDENTIAL DEVELOPMENT AND CATOMA STREET
- IMPROVE ACCESSIBILITY
- DEFINE EDGE OF PARK
- RE-USE EXISTING LIGHT POLES TO IMPROVE QUALITY OF LIGHT
- CALM TRAFFIC ALONG LANARK STREET

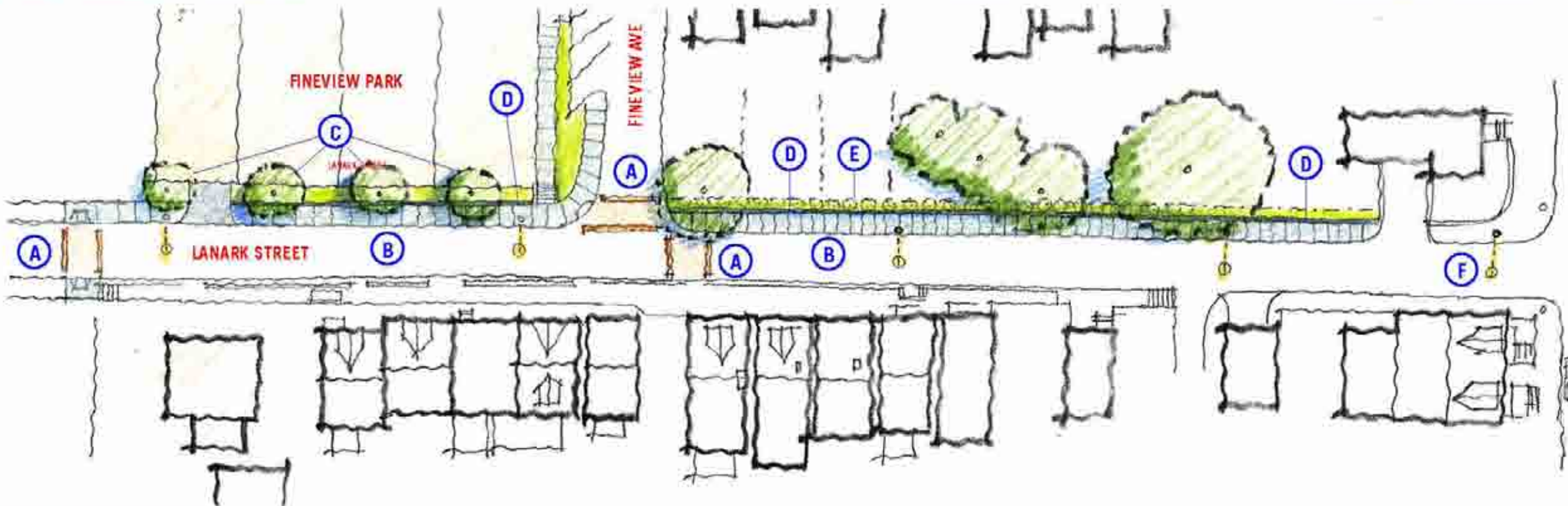
Existing Conditions

STAIRS AND RAMPS MAKE PATH INACCESSIBLE

NO SAFE WAY TO ACCESS PARK

EXISTING SIDEWALK "FEELS PRIVATE"

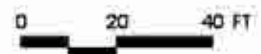
EXISTING OVERGROWN GREEN SPACE TOUGH TO MAINTAIN

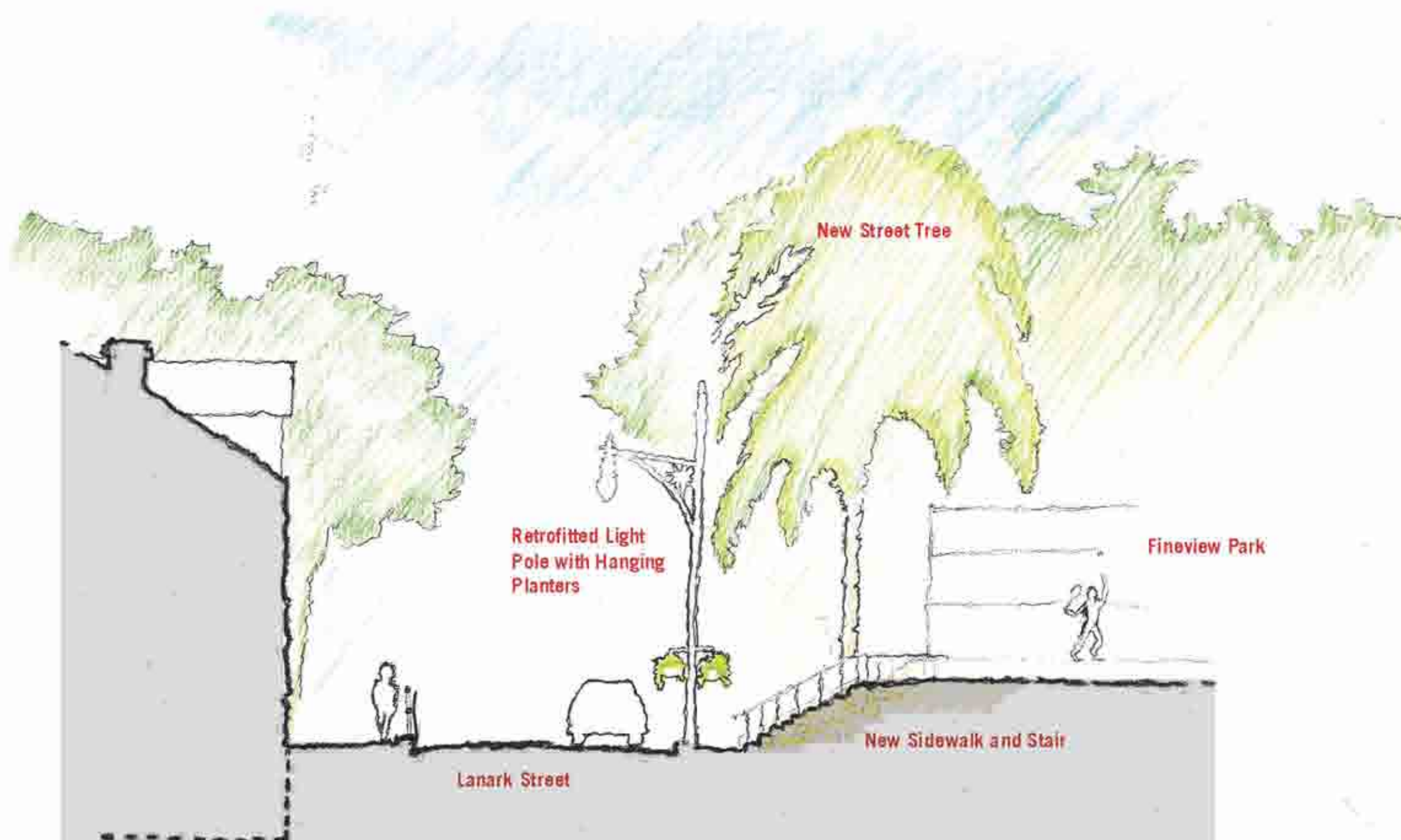


Proposed Improvements

PROPOSED IMPROVEMENTS

- (A) CURB CUTS WITH CROSSWALKS
- (B) SIDEWALK
- (C) STREET TREE PLANTINGS
- (D) RETAINING WALL
- (E) GROUNDCOVER/SHRUB PLANTING
- (F) LIGHT POLE RETROFIT





Street Section At Fineview Avenue

DESIGN GOALS:

- IMPROVE PEDESTRIAN ACCESS TO PARK FROM RESIDENTIAL DEVELOPMENT AND CATOMA STREET
- IMPROVE ACCESSIBILITY
- DEFINE EDGE OF PARK
- RE-USE EXISTING LIGHT POLES TO IMPROVE QUALITY OF LIGHT
- CALM TRAFFIC ALONG LANARK STREET



Existing Curb and Barrier Typologies



Concrete (TL-2)

Design Opportunities:

- Decorative Sandblast Concrete Finish
- Sidewalk repair/replacement in kind



Raised Sidewalk w/ Railings

Design Opportunities:

- New Rail Design



Steel Tube Curb Mounted (TL-2)

Design Opportunities:

- Candidate for replacement with new barrier type.
- Design Barrier Openings to better allow access to street



Galvanized Thriebeam (TL-2)

Design Opportunities:

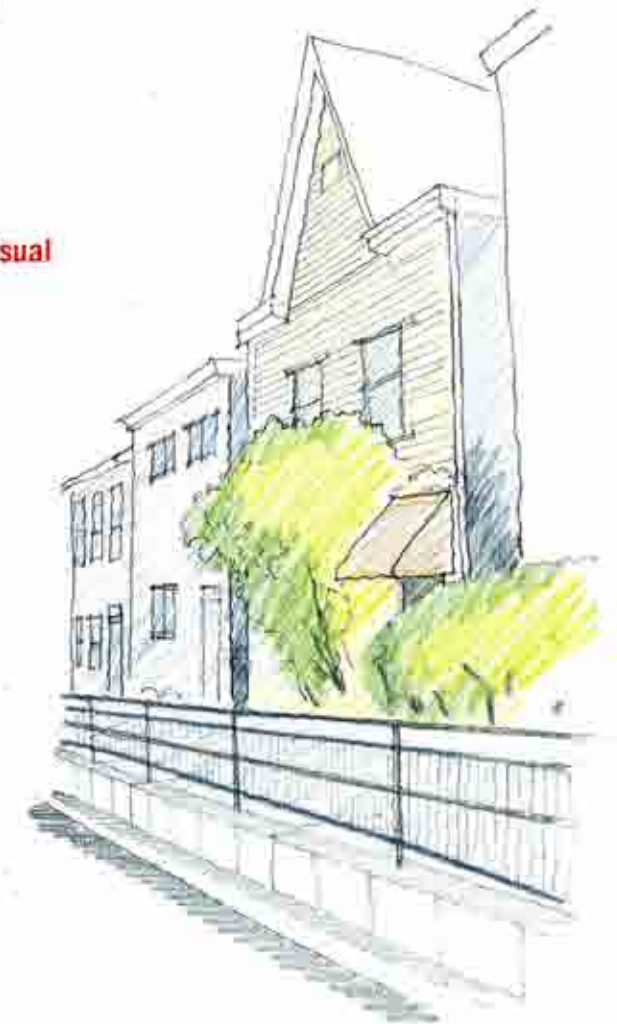
- Dark Paint Finish to reduce visual impact
- Integrated tree lights



Stained / Sandblasted Concrete



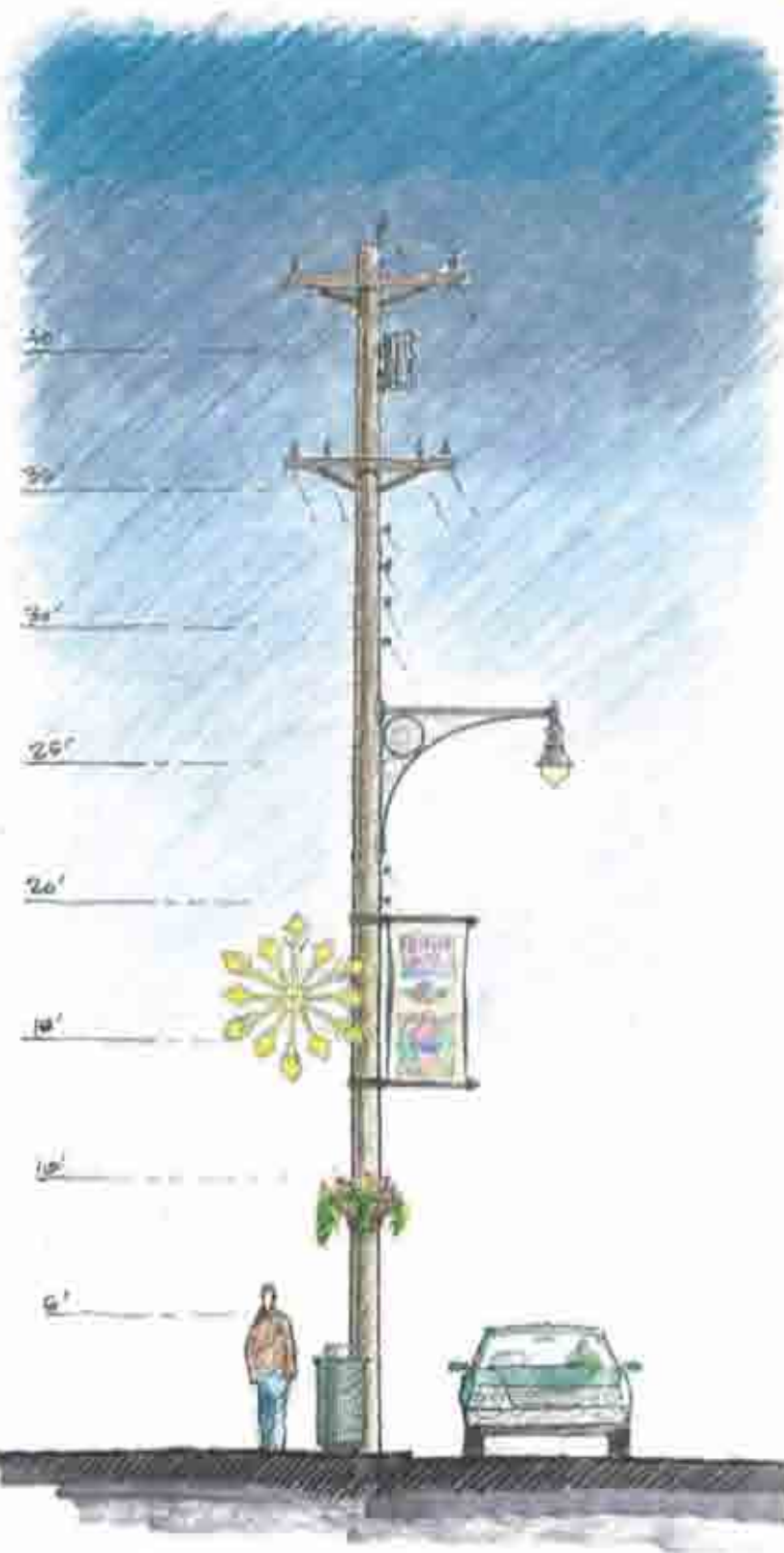
Enlarged Railing Detail



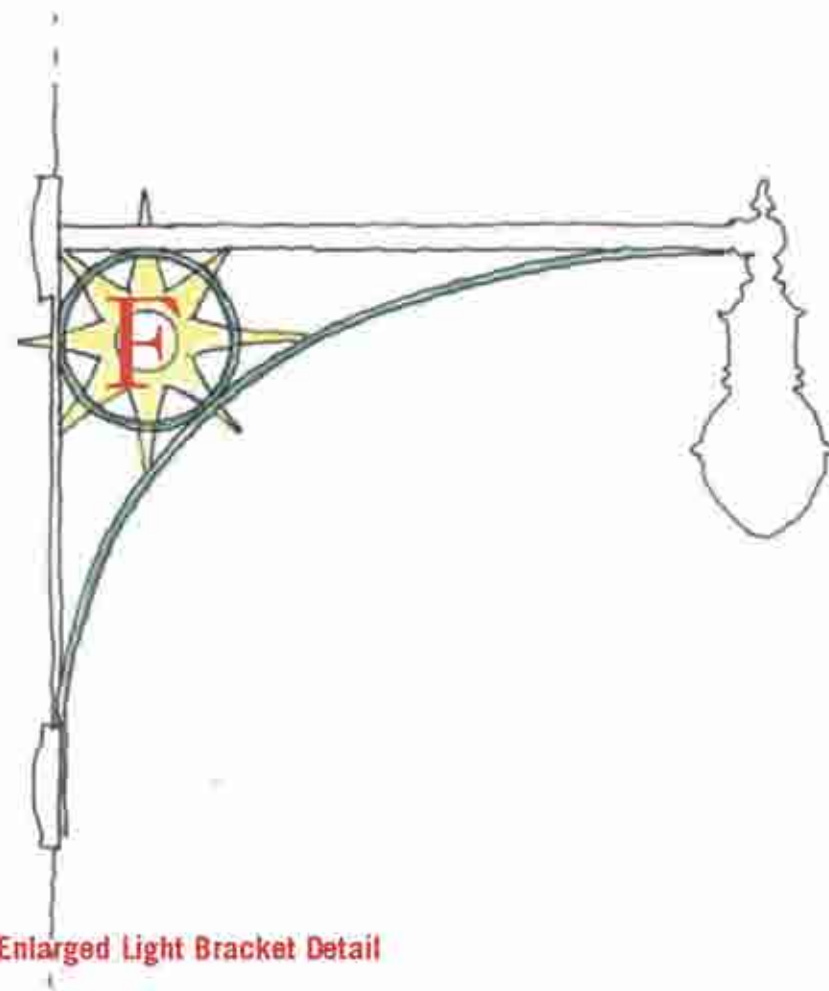
Street Perspective

DESIGN GOALS:

- UNIFY DESIGN EXPRESSION OF A VARIETY OF BARRIER TYPES
- IMPROVE PEDESTRIAN ACCESSIBILITY
- MITIGATE "HIGHWAY FEEL"



Typical Street Pole Detail



Enlarged Light Bracket Detail



Perspective Sketch: Catoma and Lanark Gateway



Existing Guardrails to be painted dark green:



Tree Uplighting at Night



Tree Uplighting Benchmarks