1. View along Delaware Trail, from the south
2. View toward Delaware Trail, north of the side
3. View along Tasker Street, from the west
4. View along Tasker Street, from the east
5. View along Reed Street, from the east
PHASE I

CURRENT ZONING APPLICATION

169 TOWNHOMES
3,000 SF CAFE
367 PARKING SPACES
169 BIKE PARKING

GFA = 526,625 SF

PHASE II

PROPOSED FUTURE DEVELOPMENT

45 TOWNHOMES
68+ PARKING SPACES
45 BIKE PARKING

~15,000 SF
COMMUNITY CENTER
OUTDOOR RECREATIONAL FACILITIES

UNIT TYPES COUNT
A 60
B 69
C 21
D 24
TOTAL 214

COMMUNITY CENTER

PROPOSED SITE PLAN
PHASE I - 169 TOWNHOMES

PHASE II - 45 TOWNHOMES

WATERFRONT PLAZA

CAFE

MARINA

FUTURE LIDL GROCERY STORE W/ PARKING

FUTURE RETAIL W/ PARKING

DICKINSON ST

TASKER ST

WALMART LOADING

COMMUNITY CENTER

OUTDOOR RECREATION
COMMUNITY STRUCTURE DIAGRAM

NEIGHBORHOOD CLUSTERS
OF 30-40 HOMES
AROUND A COMMON PUBLIC
GREEN SPACE
RIVERFRONT ACTIVATION DIAGRAM

COMMUNITY CENTER
WATERFRONT PLAZA
CAFE
DELAWARE RIVER TRAIL
MARINA
RECREATION
COMMON DECK
DICKINSON STREET
80 Units
4-Story Single Family Dwelling
3 BR + 2 (2)1/2 Baths
Two-car Garage, Roof Deck

Footprint: 819 sqft (19'-6" x 42')
GFA = 3,090 sqft
+deck & loggias
Type B House

89 Units
4-Story Single Family Dwelling
3 BR + 3 (2)1/2 Baths
One-car Garage, Roof Deck

Footprint: 840 sqft (18’ x 45’)
GFA = 3,100 sqft
+deck & loggia
Type C House

21 Units
4-Story Single Family Dwelling
3 BR + 2 (2)1/2 Baths
Two-car Garage, Roof Deck

Footprint: 780 sqft (28'-6" x 36’)
GFA = 3,105 sqft
+decks & loggia
Type D House

24 Units
4-Story Single Family Dwelling
3 BR + 3 1/2 Baths
One-car Garage, Roof Deck

Footprint: 855 sqft (19’ x 45’)
GFA = 3,010 sqft
+deck & loggia

1ST FLOOR
205 SF + CARPORT

2ND FLOOR
770 SF

3RD FLOOR
770 SF

4TH FLOOR
775 SF

PILOTHOUSE
115 SF

KEY PLAN

TYPE “D” HOUSE
LANDSCAPE PRECEDENTS

RAIN GARDEN

SOUTH PIER RECREATION AREA

TREE BENCHES

PIER WALKWAY

BOARDWALK AT COMMON GREEN

RAIN GARDEN AT COMMON GREEN
SUSTAINABILITY SUMMARY

The site design was conceived to promote stormwater infiltration, evapotranspiration, and a reduction of the heat island effect:

1. The design incorporates rain gardens. This feature works to utilize on-site infiltration as well as to treat and regulate runoff from 99% of the site.
2. Interior vegetated areas are employed to infiltrate water runoff from impervious paving, help to clean surface runoff that runs to city sewers and increase the year round aesthetics of the site.
3. Street trees will be installed along all interior drives and along the public trail to provide summer shade, help reduce heat gain and improve air quality.
4. Landscape areas along the interior surface parking of the site will be installed to work as both a visual buffer and to slow onsite traffic.

The building design was conceived to promote energy use reduction, healthy indoor environment and user comfort.

5. Light roofing and deck materials are used for heat island effect reduction.
6. Low flow fixtures are used for water use reduction.
7. Energy saving appliances and low energy (all LED) light fixtures are specified.
8. Multiple heat/air conditioning zones ensure thermal comfort and energy use reduction.
9. User-focused design works toward adaptable physical comfort and positive aesthetic experience.