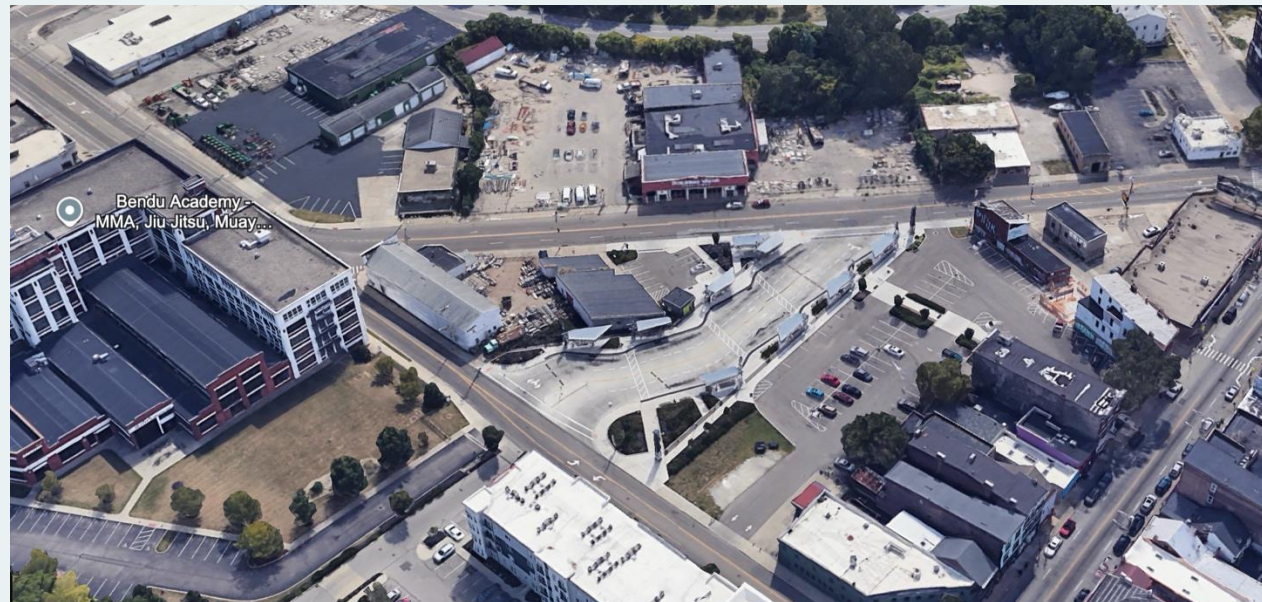
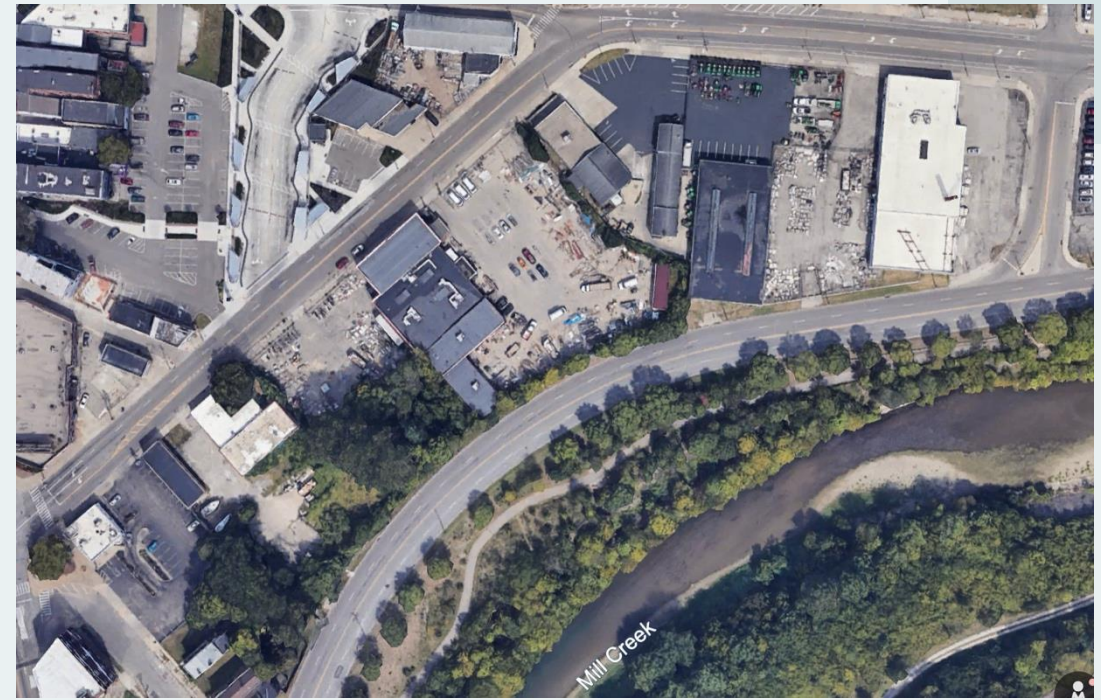


Northside Final Masterplan

BY Matthew Sayers

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- Existing Conditions and Context
- Conceptual Plan
- Masterplan and Focus Area Site Plan
- Section Views
- 3D Views
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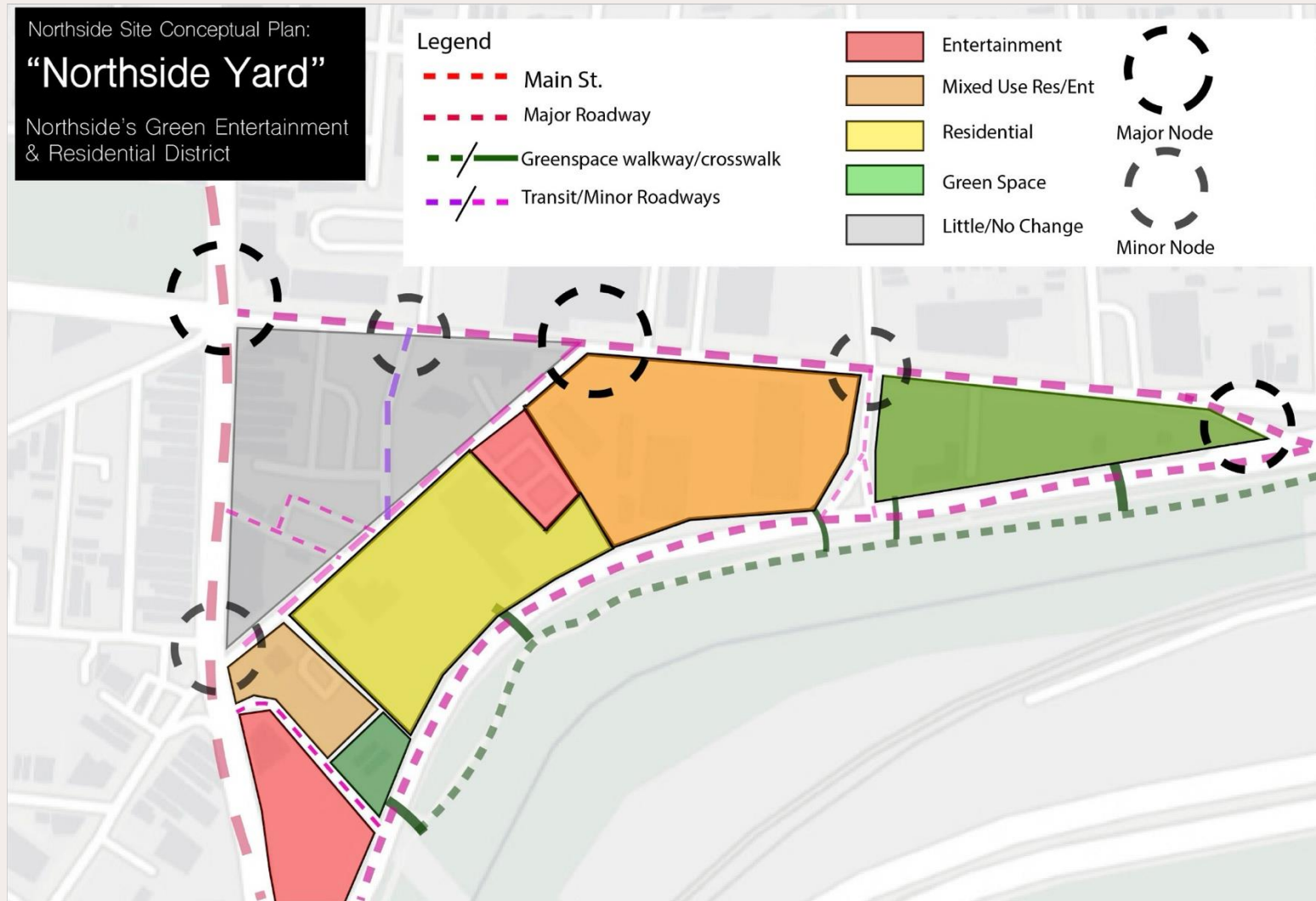
Vision Statement

A mixed use residential extension of Hamilton Avenue.

Summary of Context

- Relatively barren compared to development around it
- Underutilized space right next to a main street area
- Underutilized space right next to a transit center
- Useful green space is being carried by Mill Creek Greenway
- Clashing land use: industrial almost right next to main street

Original Conceptual Plan



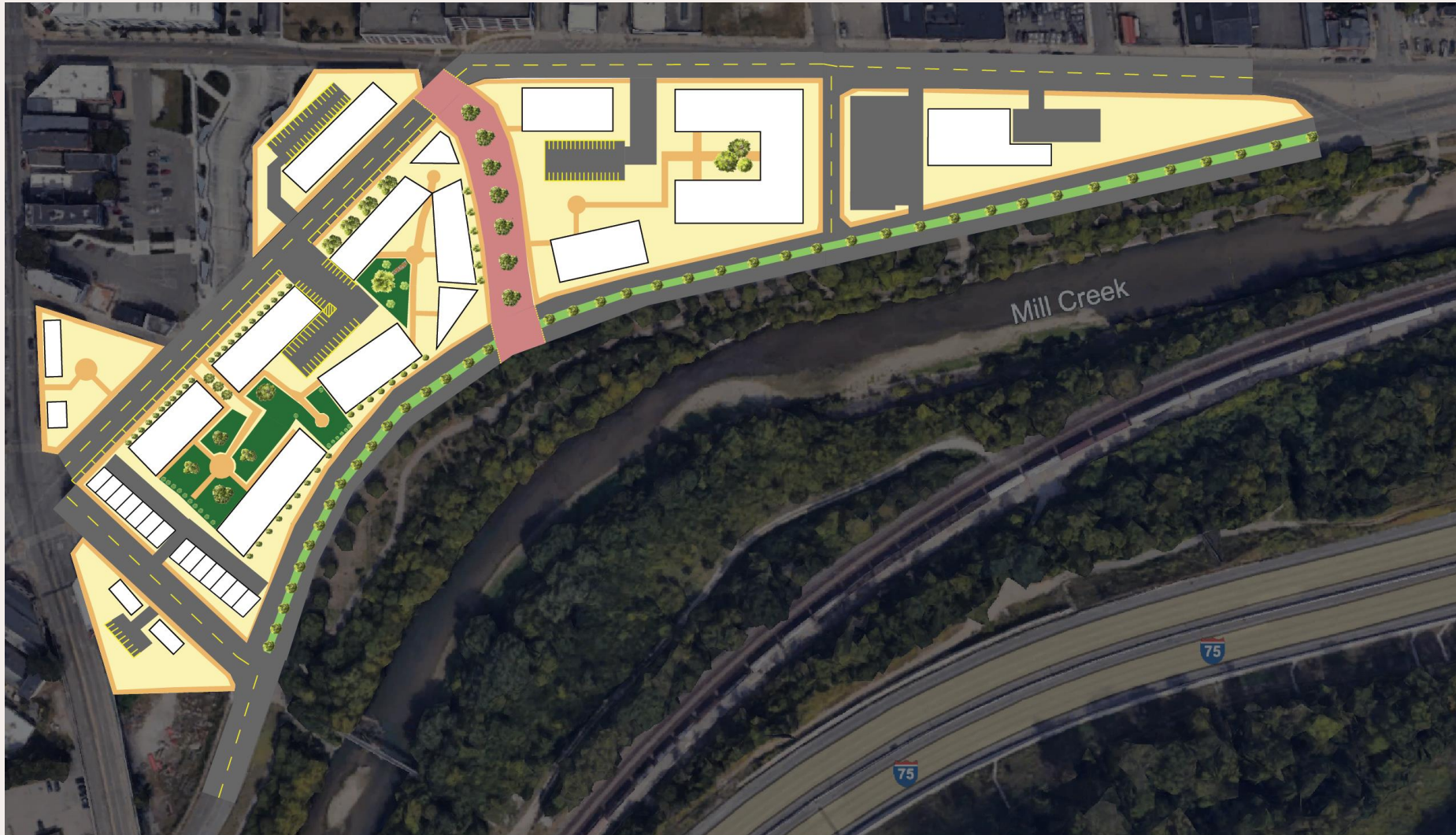
Old Main Ideas:

- Nodes
- Commercial/Residential
- Separate Green Space
- Separate Identity

New Main Ideas

- Features
- Residential
- Integration
- Extension of Hamilton

Full Masterplan



Focus Area Site Plan



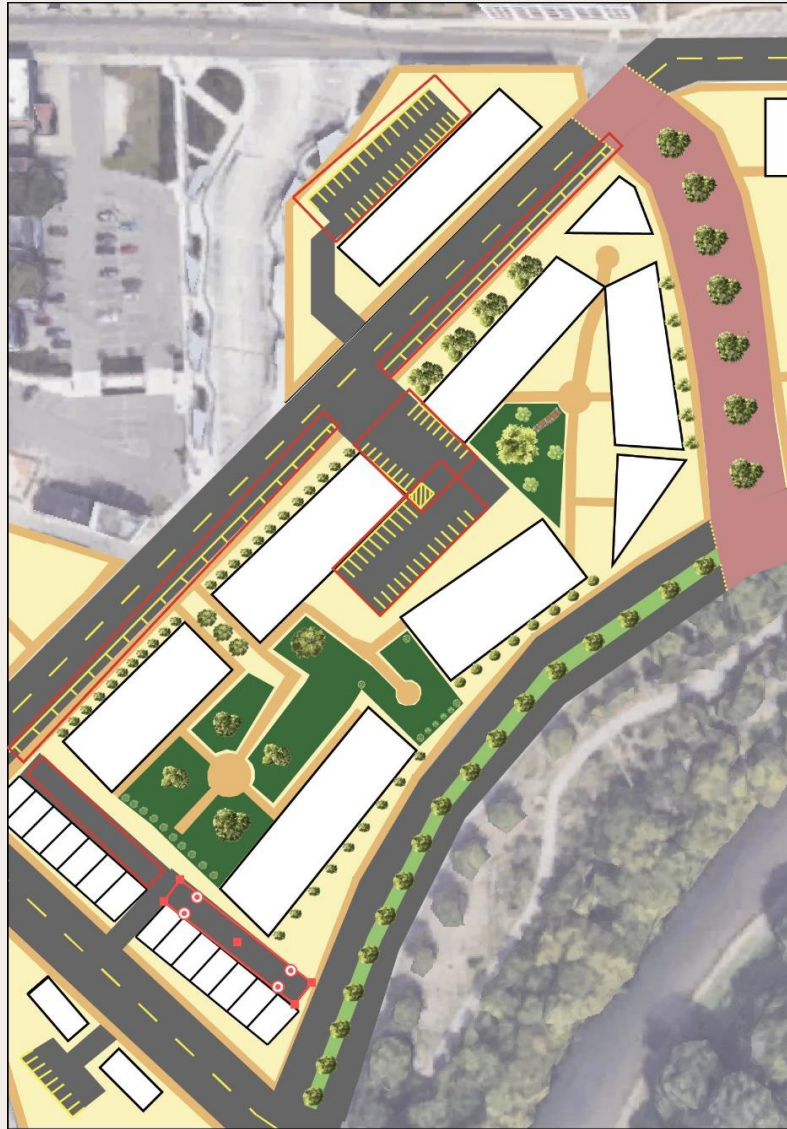
Focus Area Proposed Land Use



Legend

Yellow – Residential
Orange – Mixed Use
Red – Commercial
Purple - Industrial

Focus Area Proposed Parking Spaces

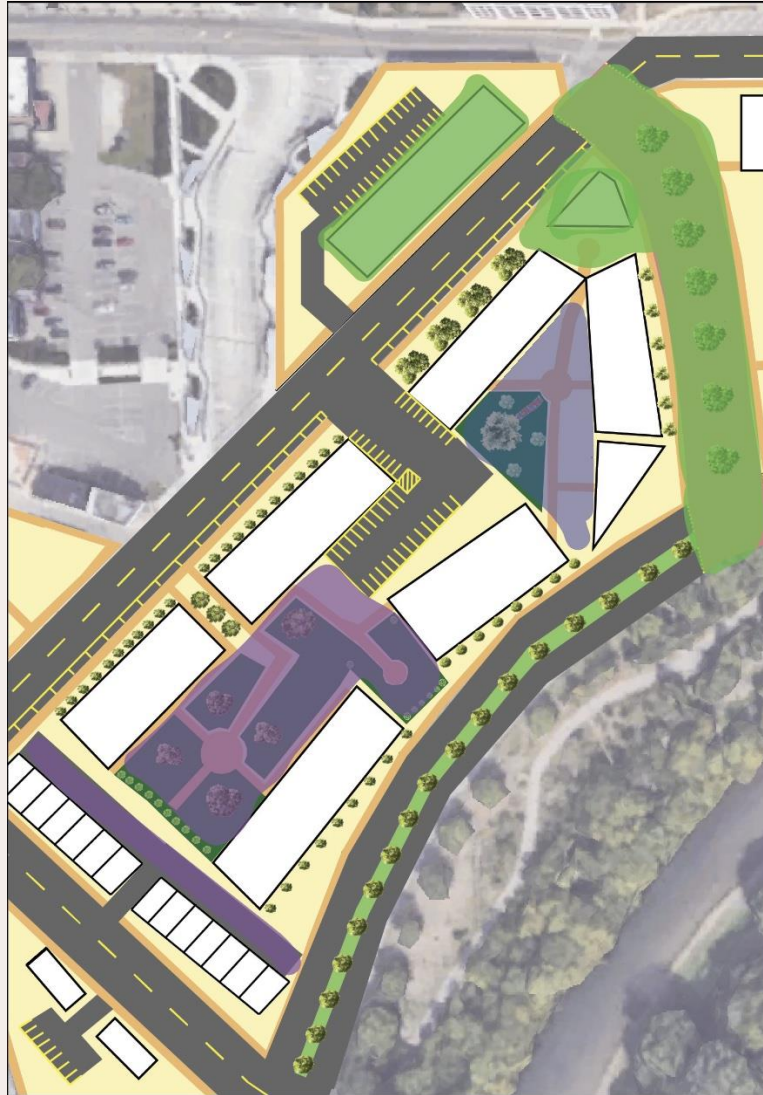


Legend

Red Square =
Parking Area

Total Parking
Spaces: 120

Focus Area Proposed Open Space



Legend:

Hard & Softscapes

Light yellow – General Hardscape

Dark yellow – Defined Sidewalk

Dark green – General Softscape

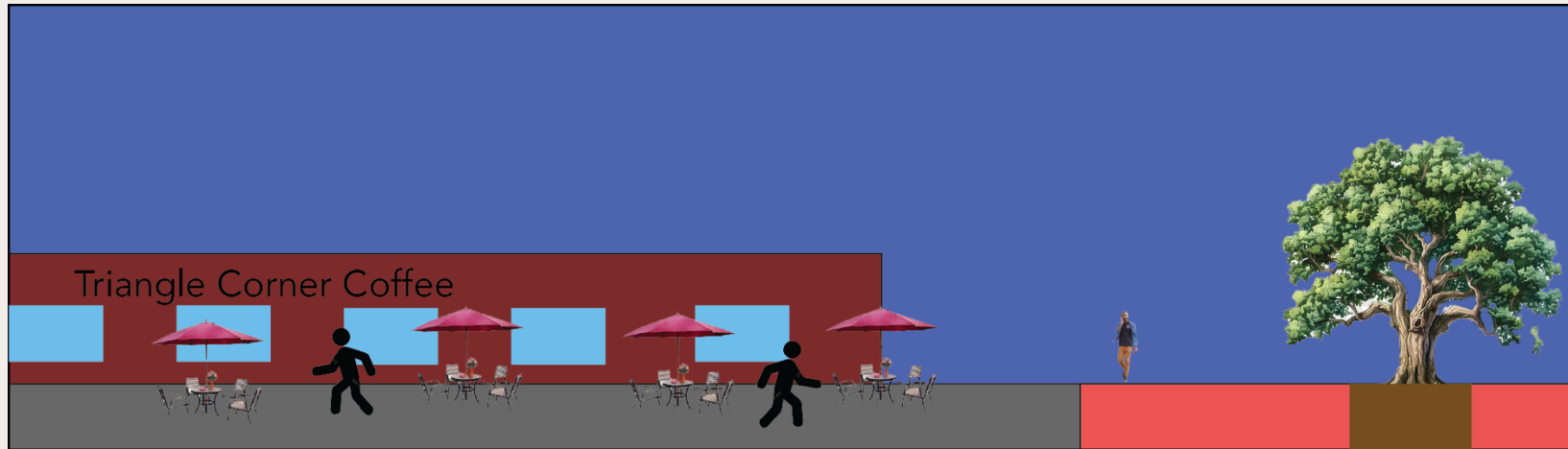
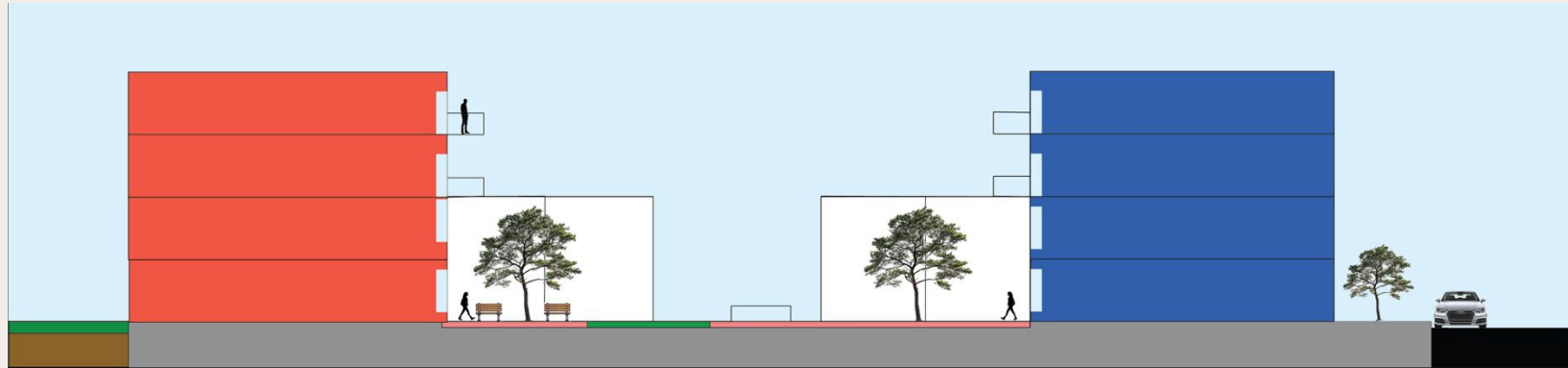
Open Spaces

Green Area – Public Open Space

Blue Area – Community Open Space

Purple Area – Private Open Space

Focus Area Sections



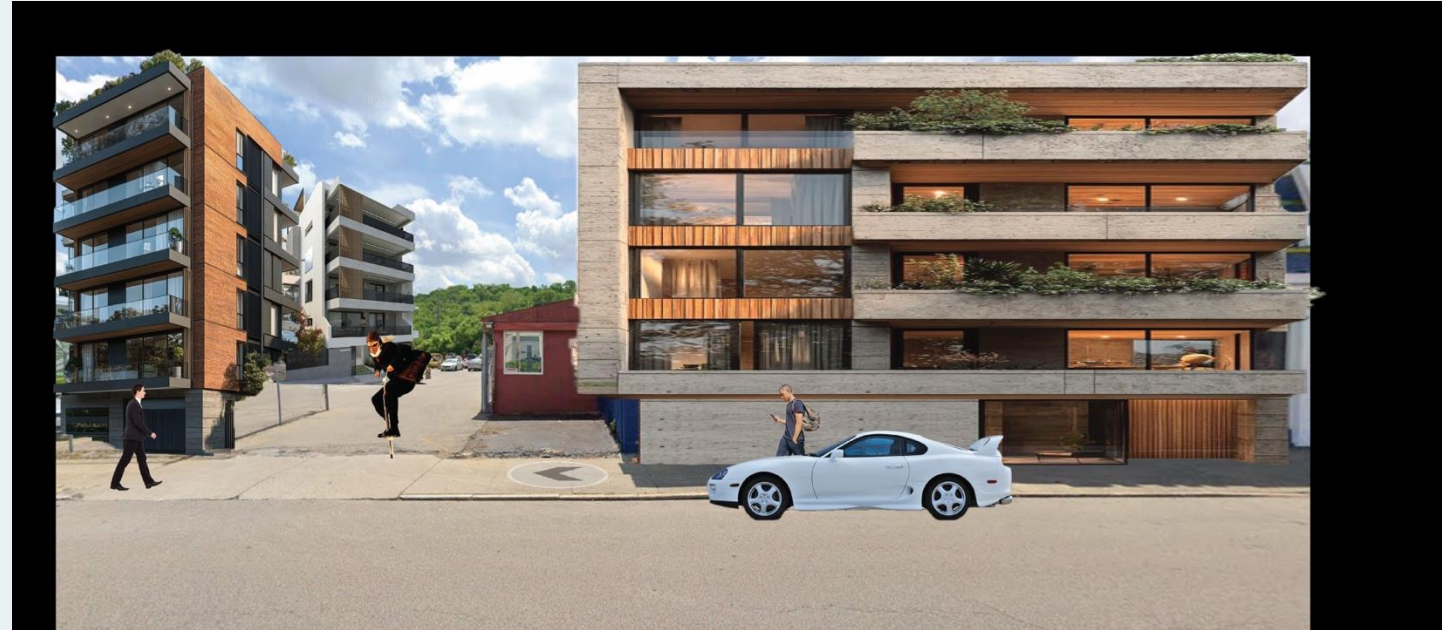
Spring Grove Ave. Section



3D Views



Collages



Proforma for Focus Area

- Total Area of Site: ~7.8 acres
- Total Built Up Area: ~240,000 sq ft.
- Total Housing Units: ~204 units
- Range of Housing: ~120 1-bed, ~70 2-bed, 14 2 Story Townhomes
- Total area of Retail: ~20,640 sq ft.
- Types of Retail: Coffee, Restaurants, Combination Café/Nightclub

Thank
you