

PLAN: JP/Rox

Preserve. Enhance. Grow.



JACKSON SQUARE

Neighborhood Gateway District

Larger residential and mixed use residential buildings with cultural, community and commercial business ground floor uses on Amory Street and residential uses along Columbus Avenue.

Residential: 1,066,000 SF to 1,170,000 SF
Units: 1,066 to 1,170
Commercial / Cultural: 35,000 SF
Height: 3, 6 and to 14 / 15 Stories

STONY BROOK

Neighborhood Residential

Small residential and residential mixed use buildings with ground floor commercial business spaces.

Residential: 50,000 SF to 72,000 SF
Units: 50 to 72
Commercial: 10,000 SF
Height: 3 to 5 Stories

GREEN STREET

Neighborhood Commercial Center

Mid size mixed use residential buildings with some active / retail ground floor uses on Washington Street and 21st Century commercial business spaces at the rear of Washington Street - Site B and along Amory Street - Site A.

Residential: 510,000 SF - 600,000 SF
Units: 510 to 600
Commercial / Cultural / Retail: 65,000 SF
Height: 5 to 6 Stories

EGLESTON SQUARE

Neighborhood Business District

Mid-size residential and mixed use residential buildings with active ground floor retail spaces along Washington Street and residential uses along Columbus Avenue. New retail spaces to maintain existing local and anchor retail businesses.

Residential: 440,000 SF - 570,000 SF
Units: 440 to 570
Commercial / Cultural / Retail: 65,000 SF
Height: 4 to 6 Stories

FOREST HILLS

Neighborhood Gateway District

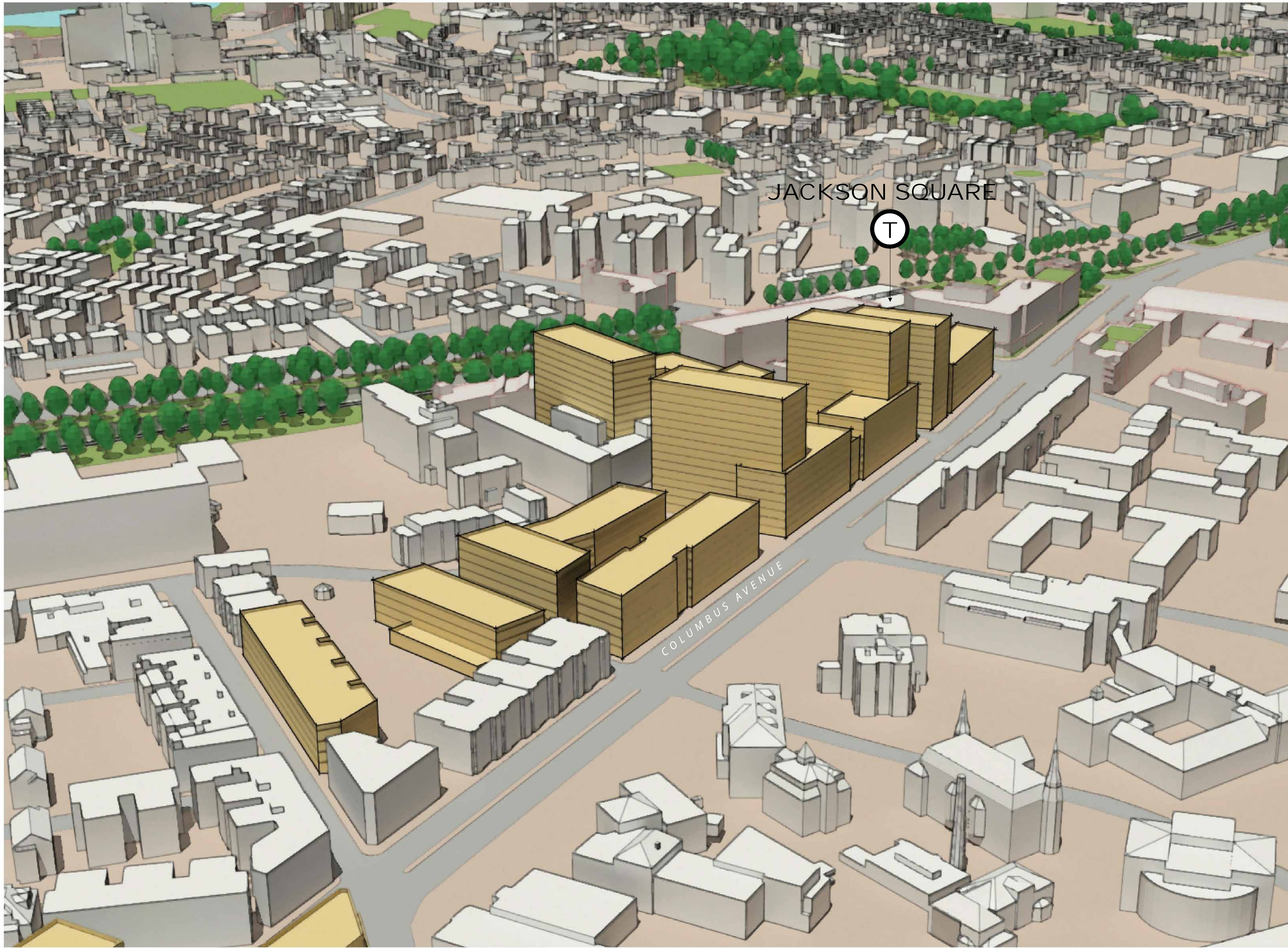
Larger mixed use residential buildings with active / retail ground floor uses on Washington Street transitioning to a cluster of residential above Artist / Worker / Maker spaces and finally to smaller multi-family residential homes

Residential: 1,065,000 to 1,305,000 SF
Units: 1,065 to 1,305
Commercial: 66,000 SF
Height: 3, 5 / 6 and to 14 / 15 Stories

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Development Scenarios – Jackson Square



FOCUS
Neighborhood Gateway District
Larger residential and mixed use residential buildings with cultural, community and commercial business ground floor uses on Amory Street and residential uses along Columbus Street.

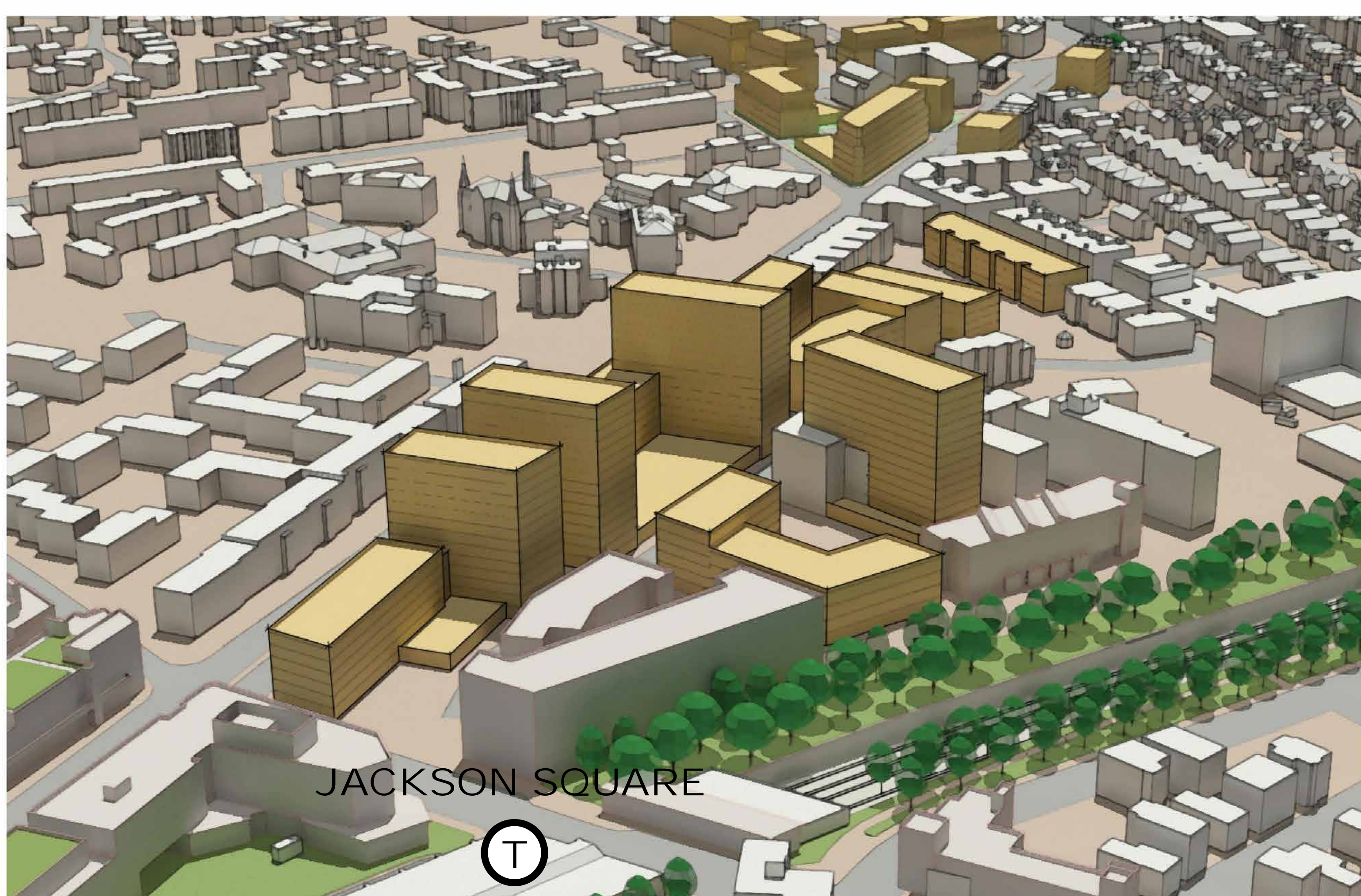
Site A – Residential over Commercial
Residential: 150,000 SF – 180,000 SF
Residential Units: 150 – 180
Commercial: 10,000 SF
Height: 6 to 14 / 15 Stories

Site B – Residential over Cultural
Residential: 350,000 SF – 400,000 SF
Residential Units: 350 – 400
Commercial: 10,000 SF
Cultural: 10,000 SF
Height: 6 to 14 / 15 Stories

Site C – Residential over Commercial on Amory Street
Residential: 170,000 SF – 200,000 SF
Residential Units: 170 – 200
Commercial: 5,000 SF
Height: 5 to 6 Stories

Site D – Residential
Residential: 90,000 SF – 100,000 SF
Residential Units: 90 – 100
Height: 3 to 4 Stories

Site E – Residential over Commercial on Amory Street
Residential: 240,000 SF – 270,000 SF
Residential Units: 240 – 270
Commercial: 15,000 SF
Height: 6 to 14 / 15 Stories



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Development Scenarios – Forest Hills



FOCUS
Neighborhood Gateway District
Larger mixed use residential buildings with active / retail ground floor uses on Washington Street transitioning to a cluster of residential above Artist / Worker / Maker spaces and finally to smaller multi-family residential homes

Site A – Residential over Retail
Residential: 300,000 SF – 350,000 SF
Residential Units: 300 - 350
Retail: 40,000 SF
Height: 6 to 14 / 15 Stories

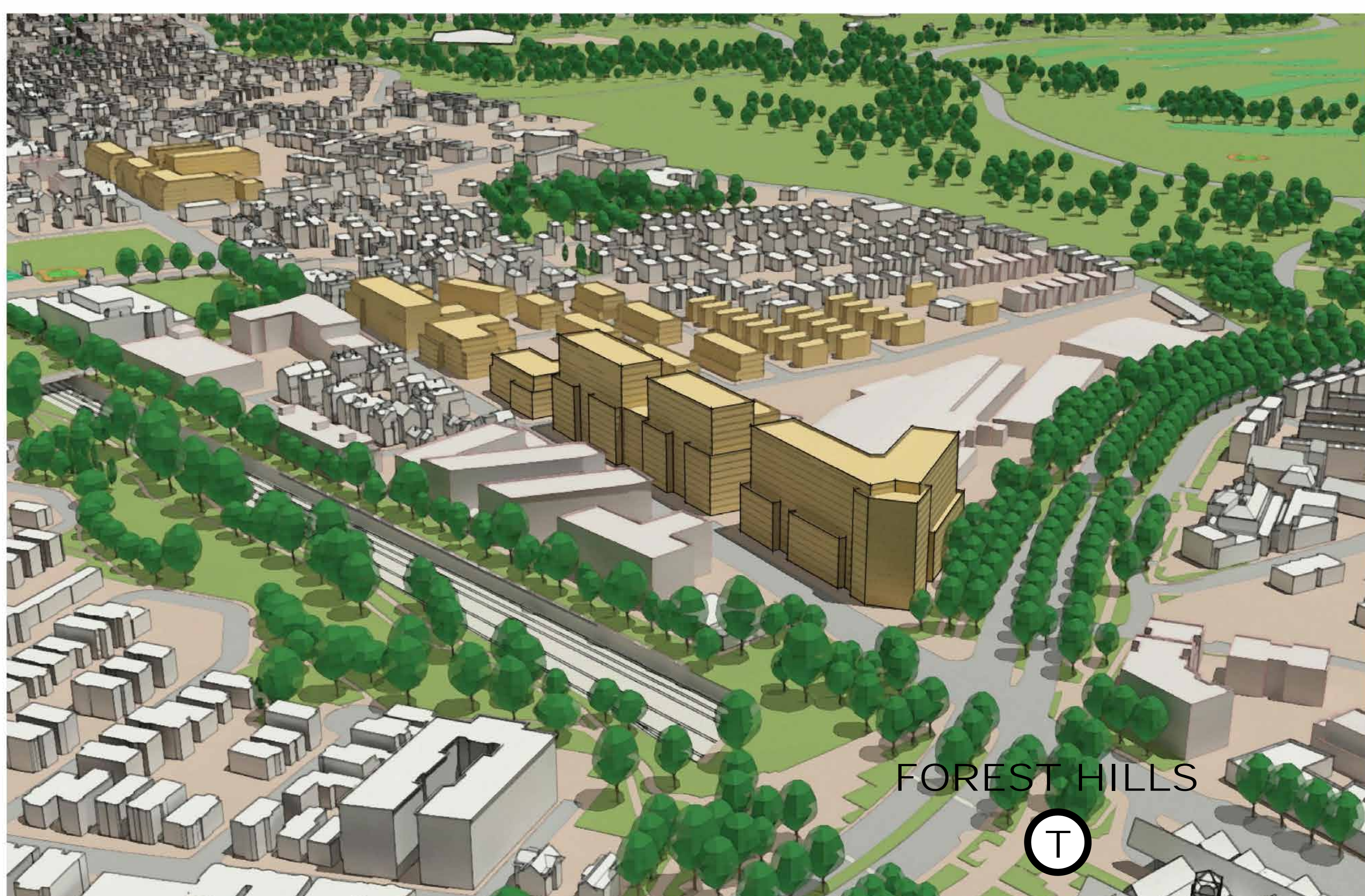
Site B – Residential
Residential: 375,000 SF – 425,000 SF
Residential Units: 375 - 425
Height: 6 to 14 / 15 stories

Site C – Residential
Residential: 150,000 SF – 180,000SF
Residential Units: 150 - 180
Height: 5 to 6 Stories

Site D – Residential
Residential: 80,000 SF – 110,000 SF
Residential Units: 80 - 110
Height: 5 to 7 Stories

Site E – Residential over Maker/Work Space
Residential: 80,000 SF – 100,000 SF
Residential Units: 80 - 100
Maker/Work: 26,000 SF
Height: 5 to 6 Stories

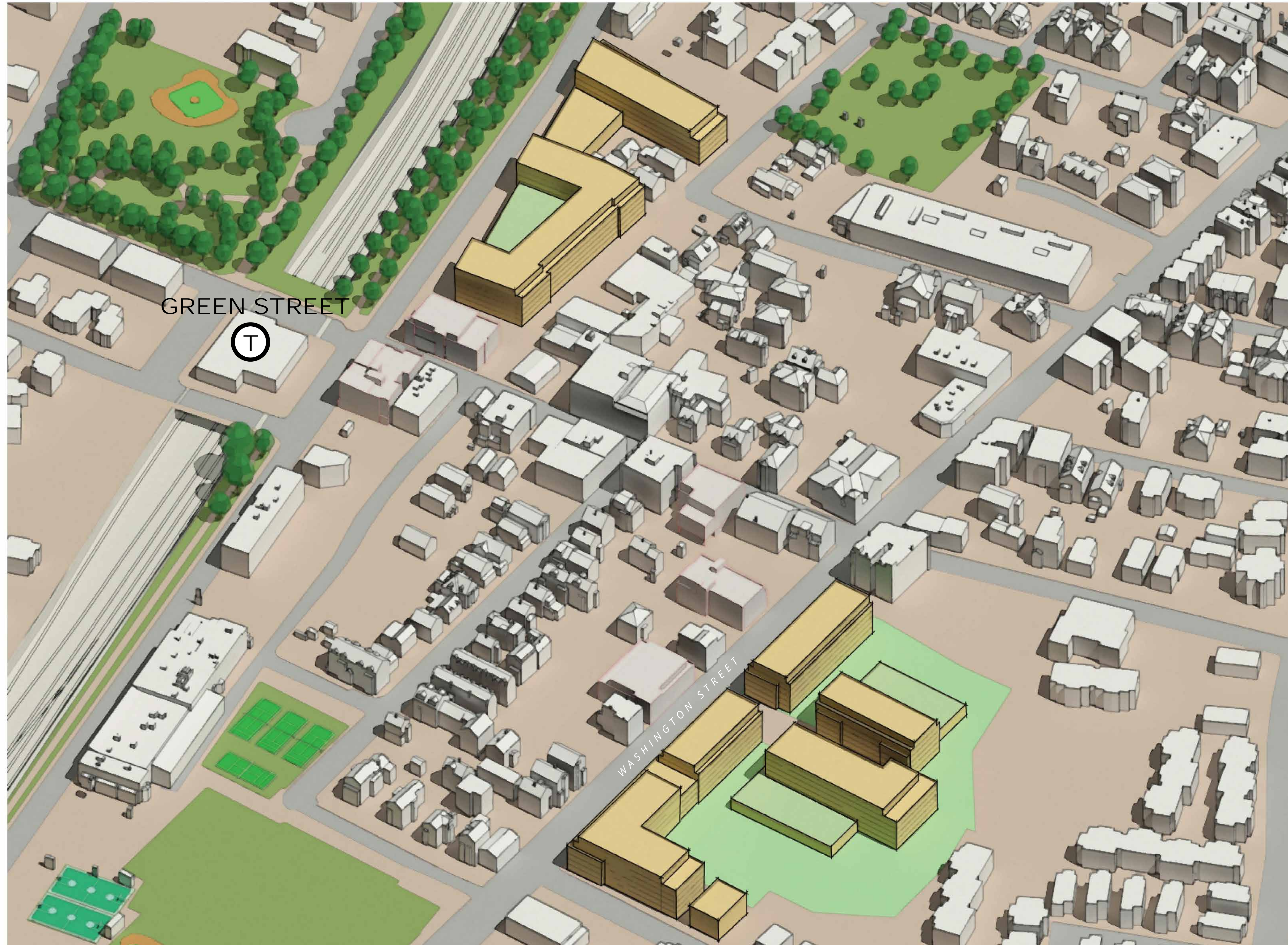
Site F – Residential
Residential: 80,000 SF – 100,000 SF
Residential Units: 80 - 100
Height: 3 Stories



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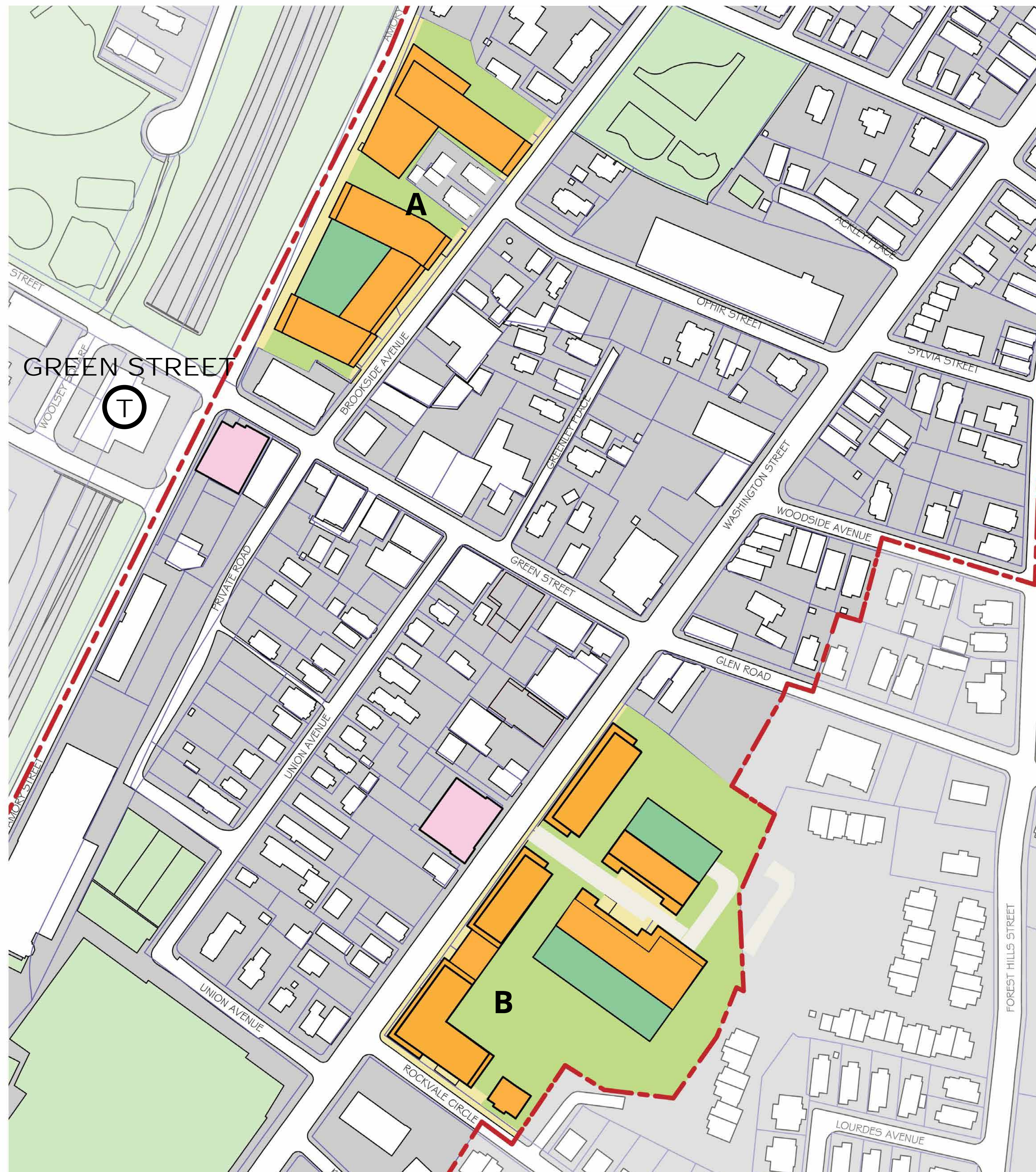
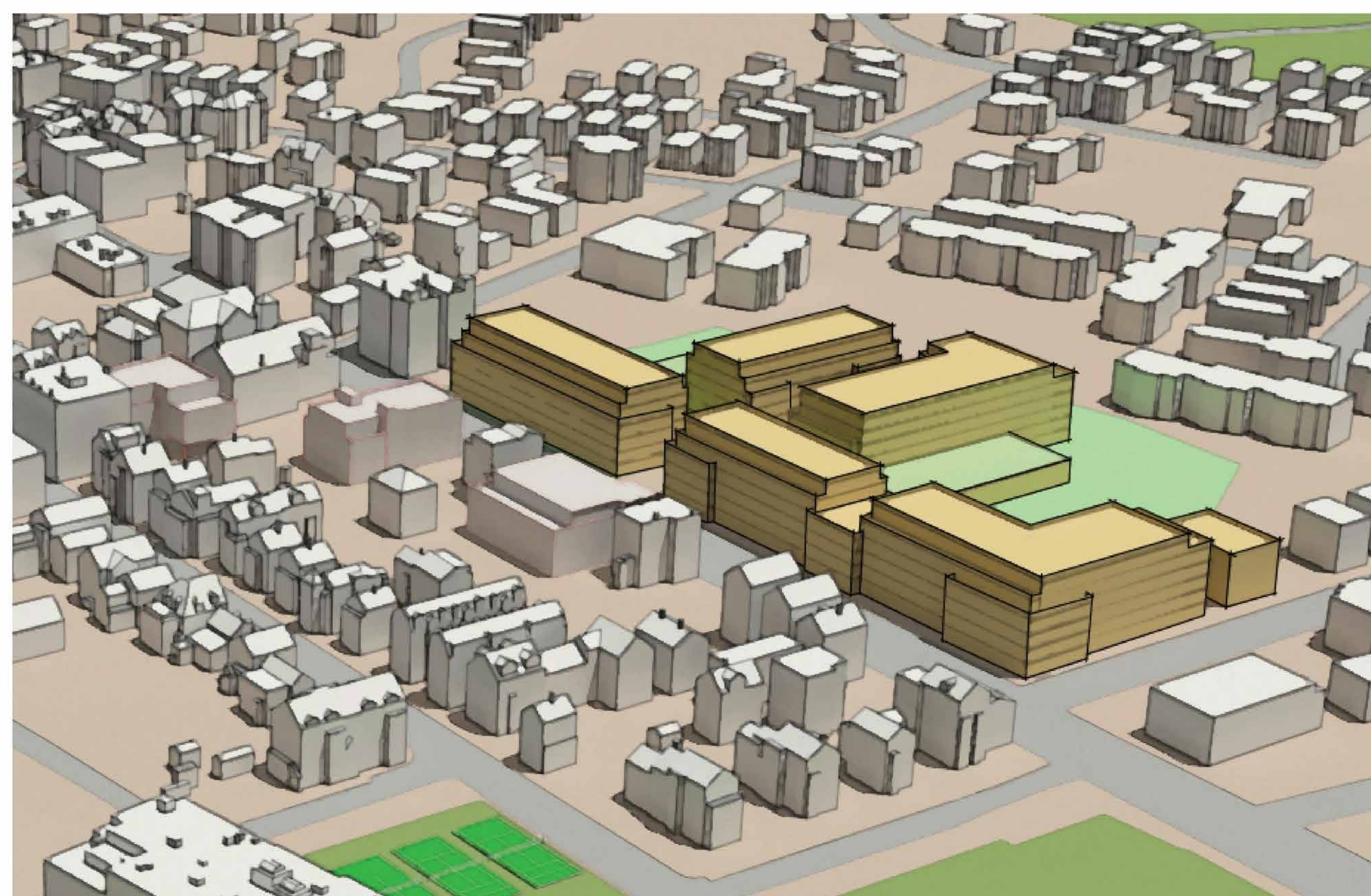
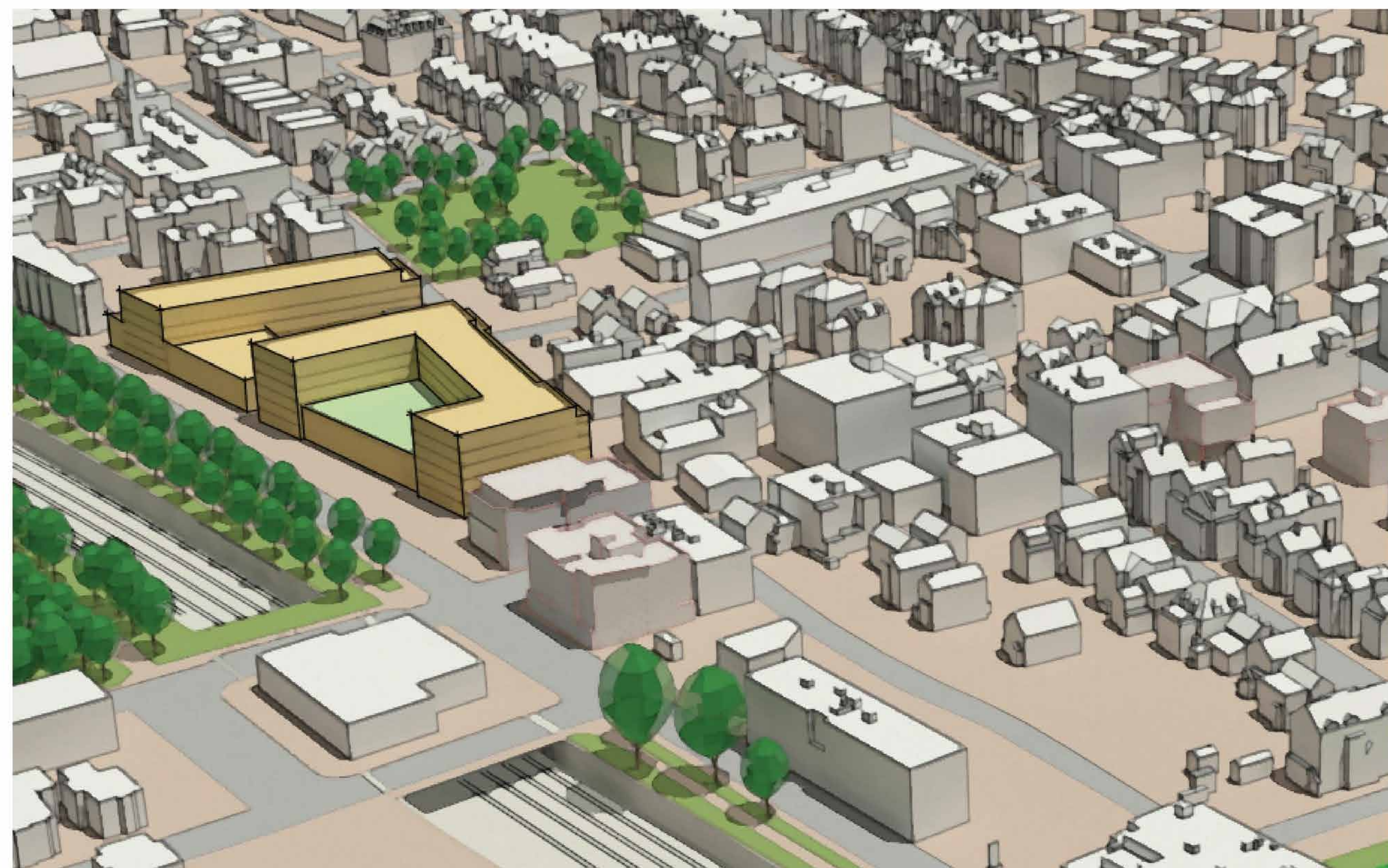
Development Scenarios – Green Street



FOCUS
Neighborhood Commercial Center
Mid size mixed use residential buildings with some active / retail ground floor uses on Washington Street and 21st Century commercial business spaces at the rear of Washington Street - Site B and along Amory Street - Site A.

Site A – Residential over Commercial
Residential SF: 210,000 to 250,000
Residential Units: 210 to 150
Commercial: 30,000 SF
Height: 1 Comm. and 5 / 6 Res.

Site B – Residential over Commercial
Residential SF: 300,000 to 350,000
Residential Units: 300 to 350
Commercial: 21,000 SF
Height: 1 Comm. and 5 / 6 Res.



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Development Scenarios – Stony Brook



FOCUS
Neighborhood Residential
Small residential and residential mixed use buildings with ground floor commercial business spaces.

Site A – Residential
Residential: 10,000 to 12,000 SF
Residential Units: 10 to 12
Height: 3 Stories

Site B – Residential over Commercial
Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Commercial: 10,000 SF
Height: 1 Comm. and 3 to 5 Stories Res.

Site C – Residential over Maker/Work or Artist Space
Change of use of existing building



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Development Scenarios – Egleston Square



FOCUS

Neighborhood Business District

Mid size residential and mixed use residential buildings with active ground floor retail spaces along Washington Street and residential uses along Columbus Avenue. New retail spaces to maintain existing local and anchor retail businesses.

Site A (Two Sites) – Residential

Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Height: 5 to 6

Site B – Residential over Retail

Residential: 180,000 to 220,000 SF
Residential Units: 180 to 220
Retail: 20,000 SF
Height: 1 Com. and 5 to 6 Res.

Site C – Residential over Retail

Residential: 110,000 to 130,000 SF
Residential Units: 110 to 130
Retail: 12,000 SF
Height: 1 Com. and 4 to 6 Res.

Site D – Residential over Retail

Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Retail: 7,000 SF
Height: 1 Comm. and 4 to 6 Res.

Site E – Residential over Cultural Space

Residential: 30,000 to 40,000 SF
Residential Units: 30 to 40
Cultural: 20,000 to 30,000 SF
Height: 4 to 5 / 6 (front / rear)

Site F – Residential over Commercial

Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Commercial: 6,500 SF
Height: 1 Comm. and 3 to 6 Res.

Site G – Residential over Retail

Change of Use of Existing Building

