DUMBARTON TOD

February 10, 2010
INTRODUCTION

1. City

2. Team

3. Project Background
REVIEW OF PROJECT AND GOALS

1. The Project is Fiscally Sound

2. Provide a Mix & Variety of Uses

3. Use Density to Support Transit

4. Encourage all Modes of Transportation

5. Manage Parking Effectively

6. Build a Place, not a Project

7. Ensure Community Involvement
PLACEMAKING

What Makes a Place?
PLACEMAKING

Gathering spaces to spend time
Places that are unique and memorable
Spaces both passive and active
Places for all ages
PLACEMAKING

Not a pleasant addition to the public realm…
why would you ever spend time here?
COMMUNITY ART

What Makes a Place Unique?
An art filled environment

Play can be art and art can be playful
Art can take many forms and be permanent to the infrastructure.
An art filled environment

Art can be part of the architecture or signage
MONUMENTATION

What Makes a Place Recognizable?
MONUMENTATION

Classic gateways
MONUMENTATION

Modern interpretations
MONUMENTATION

Classics – Piedmont
RESIDENTIAL DENSITY

What Makes a Place Livable?
SINGLE FAMILY RESIDENTIAL – up to 8.5 du/acre

2400-3000 SF/Unit
Single Family – Alley Loaded
SINGLE FAMILY RESIDENTIAL – up to 8.5 du/ac

2400-2600 SF/Unit
Single Family – Front Loaded
MULTI FAMILY RESIDENTIAL – up to 8 du/ac

1300-1800 SF/Unit
Attached Tri Plex
SINGLE FAMILY RESIDENTIAL – up to 14 du/ac

1700-2100 SF/Unit
Single Family – Alley Loaded
SINGLE FAMILY RESIDENTIAL – up to 14 du/ac

1600-2000 SF/Unit
Single Family – Alley Loaded
MULTI FAMILY RESIDENTIAL – up to 18 du/ac

2200-2300 SF/Unit
Multifamily – Attached Alley Loaded with Detached Garages
MULTI FAMILY RESIDENTIAL – up to 18 du/ac

1600-1900 SF/Unit
Multifamily – Attached Alley Loaded
MULTI FAMILY RESIDENTIAL – up to 24 du/ac

1200-2000 SF/Unit
Multifamily Condos
MULTI FAMILY RESIDENTIAL – up to 24 du/ac

1200-2000 SF/Unit
Multifamily Condos
MULTI FAMILY RESIDENTIAL – up to 24 du/ac

1400-2300 SF/Unit
Multifamily Condos
DUMBARTON TOD

Detailing the Plan
CLOSING REMARKS

1. Community Responses & Feedback

2. Project Schedule

3. Next Steps
MONUMENTATION

Hamilton Army Airfield
ARCHITECTURAL IMAGERY

Variety of Residential Opportunity
MONUMENTATION

Classics – Piedmont