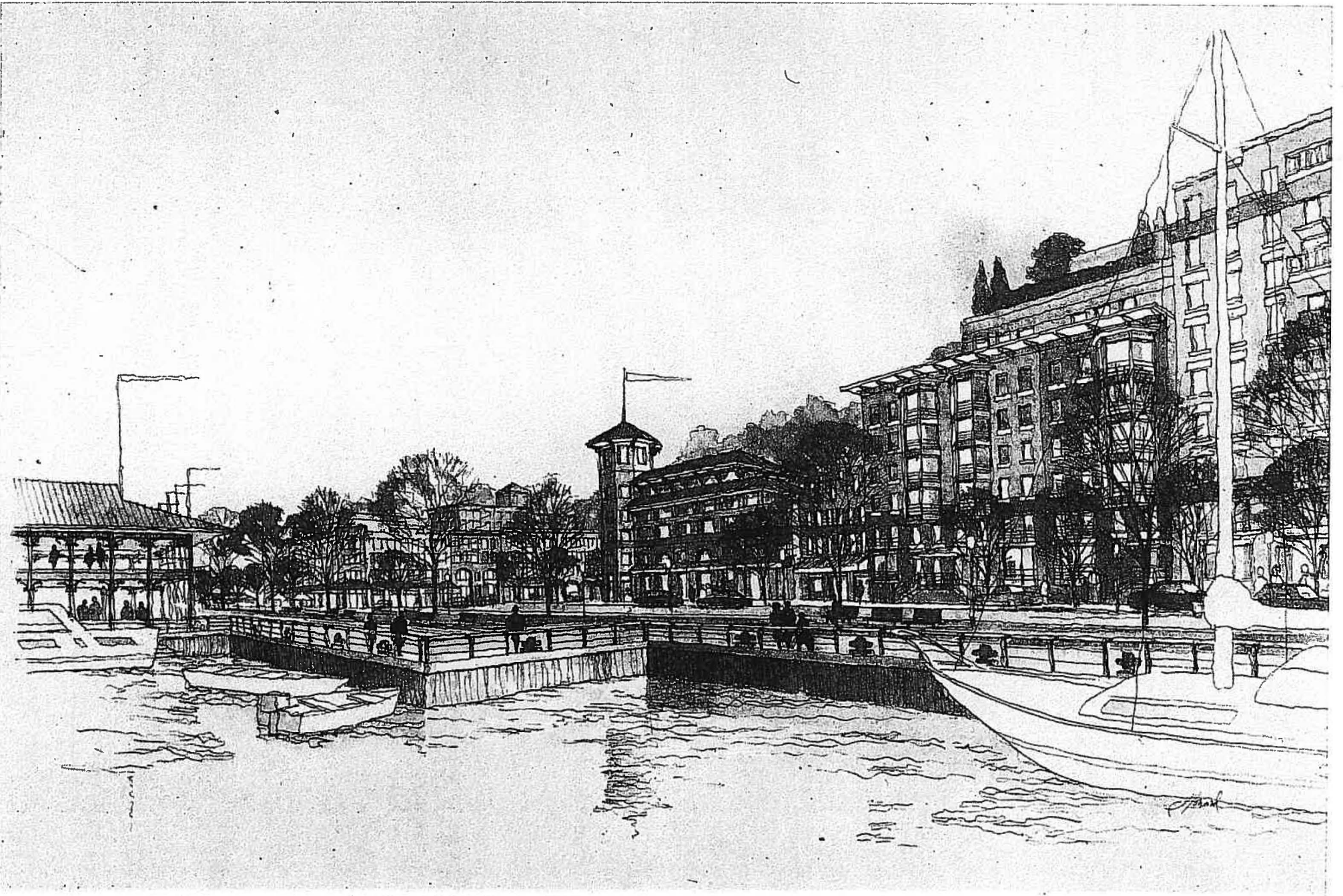
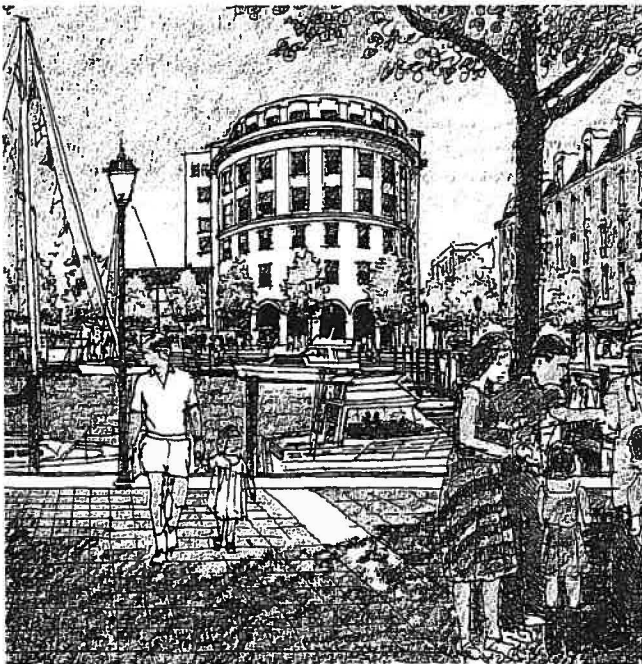
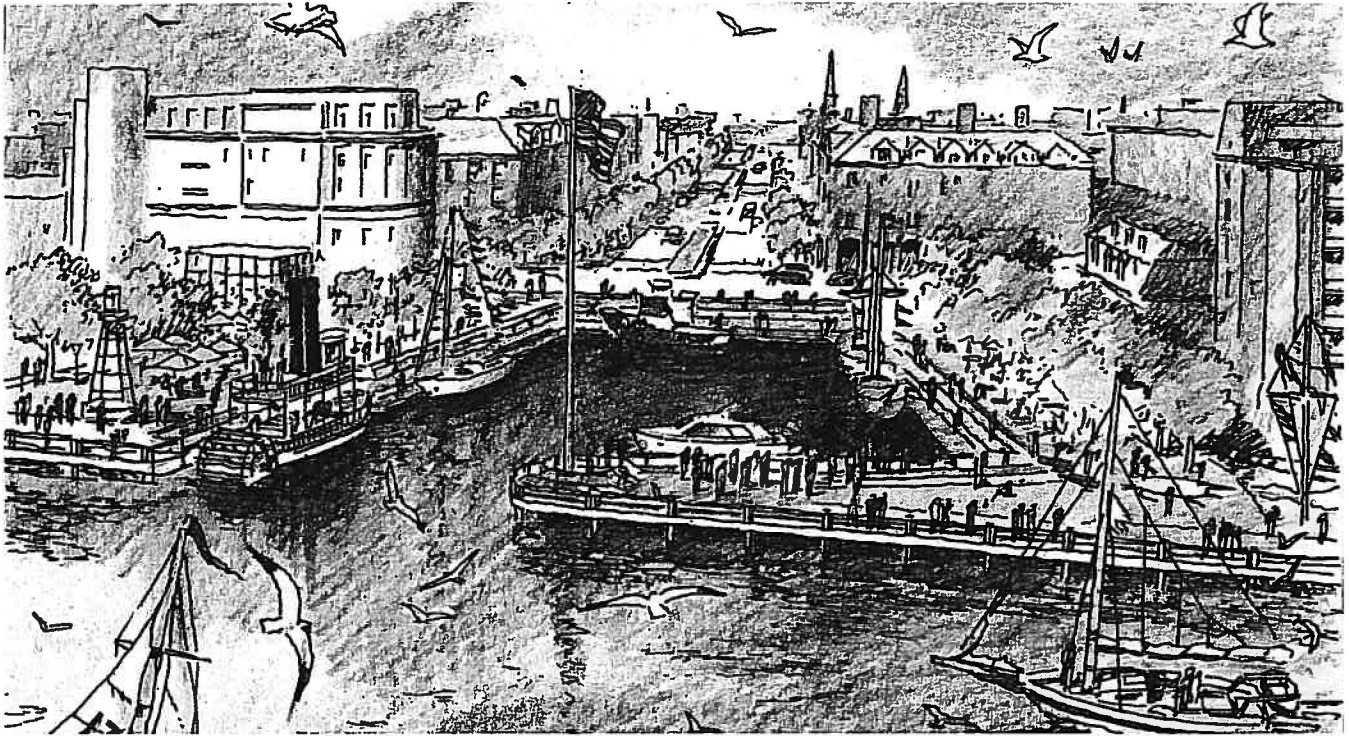


MISC. EXAMPLES OF WATERFRONTS

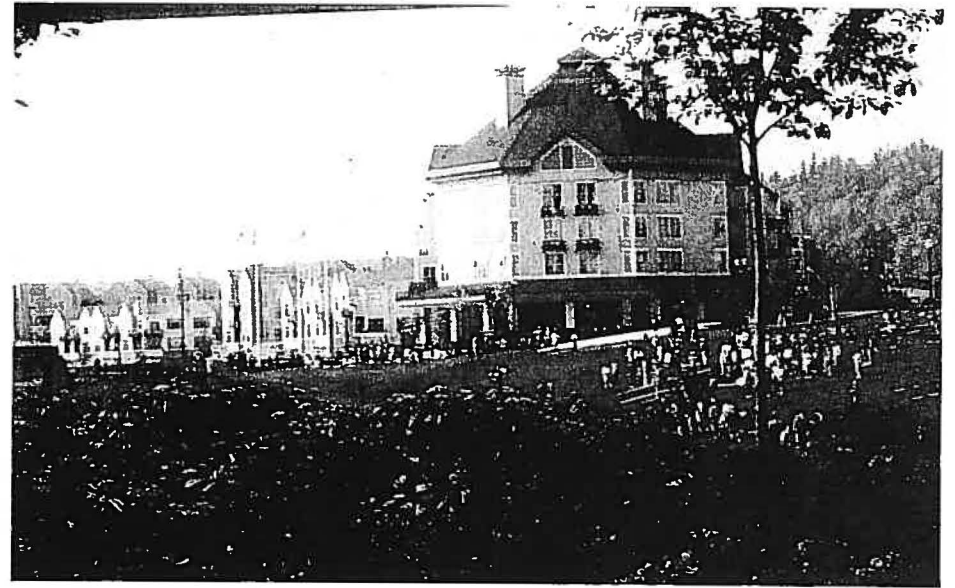
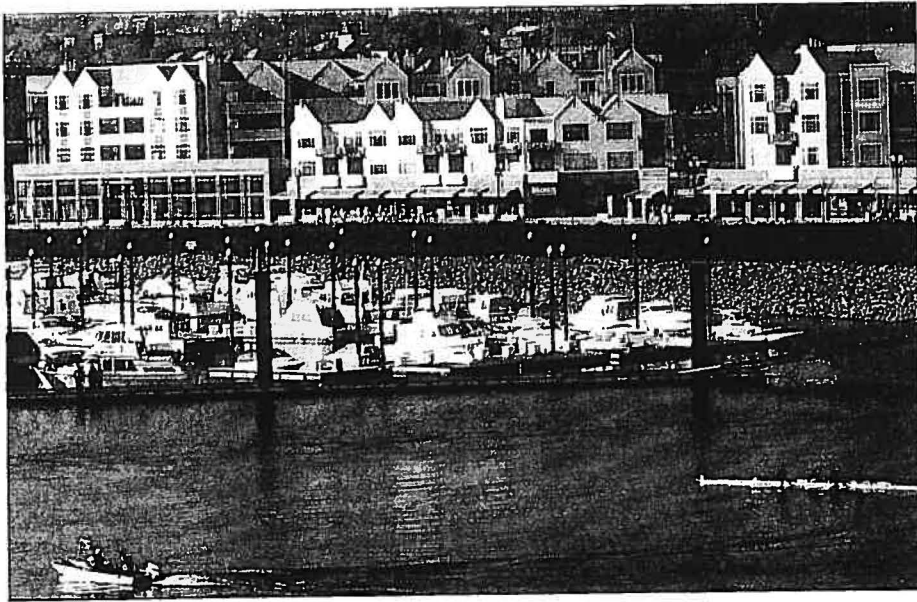


PROPOSED YONKERS WATERFRONT



New Inlet

A new inlet at the end of the High Street Commercial District provides a new ferry terminal that links tourist traffic with the revitalized shopping street. Three months before the plan was published, preliminary images were used to secure funding for the inlet.

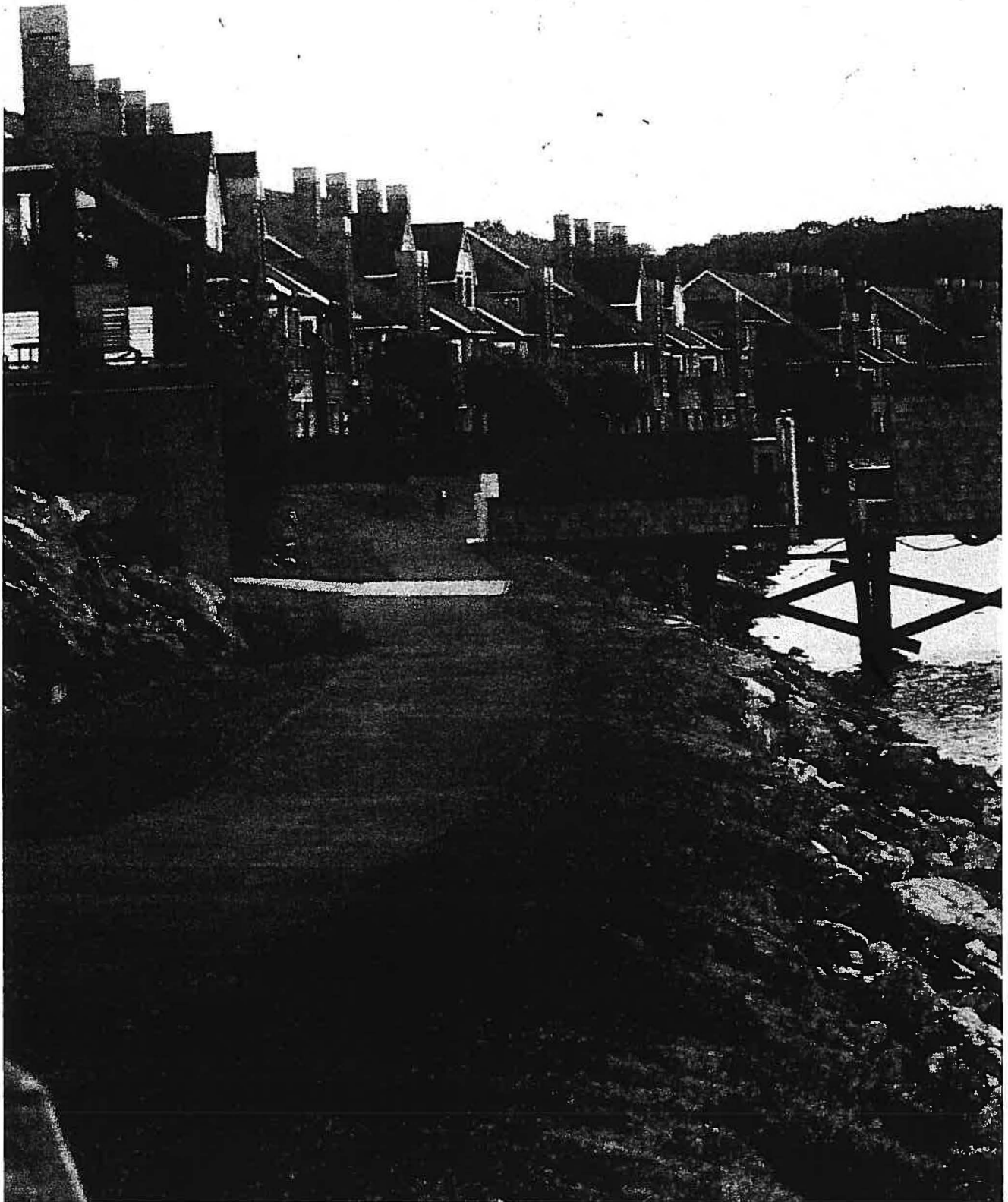


Hotel / Restaurant



Portland, Oregon Willamette River

HALF-MOON CONDOMINIUM, CROTON-ON-MUDSON,



Sleepy Hollow-on-Hudson

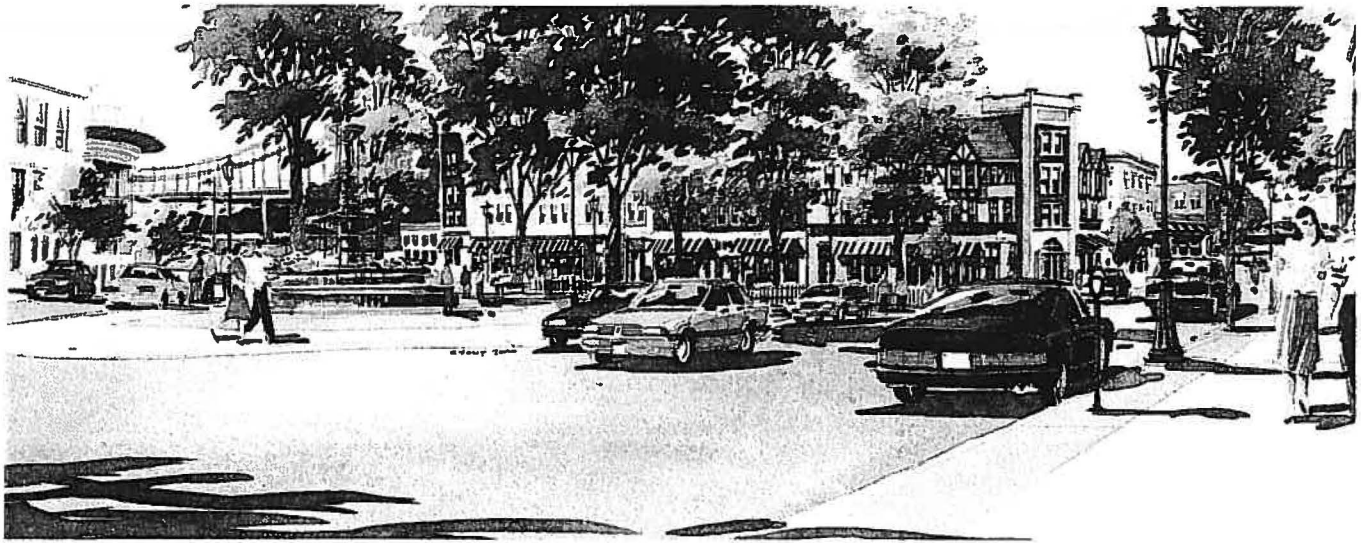
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SLEEPY HOLLOW · NEW YORK

SLEEPY HOLLOW-ON-HUDSON IS A PLANNED new community on the Hudson river. Located at the head of the historic Pocantico River, in the legendary hamlet of Sleepy Hollow, this property is a prominent peninsula on the eastern shore of the Hudson, and the former site of the General Motors assembly plant.

The goal of the redevelopment plan for the General Motors site is to create a vibrant riverfront community. With a balance mix of complimentary land uses and public open space. The mixed-use community will offer additional recreation opportunities with the expansion of Kingspoint Park, and more open space for the Historic Philipsburg Manor. A new retail center will give Sleepy Hollow a destination for specialty shopping close to the Hudson River Exploratorium which will promote applied sciences as well as a General Motors and Hudson Valley historic center.





Beeckman Avenue



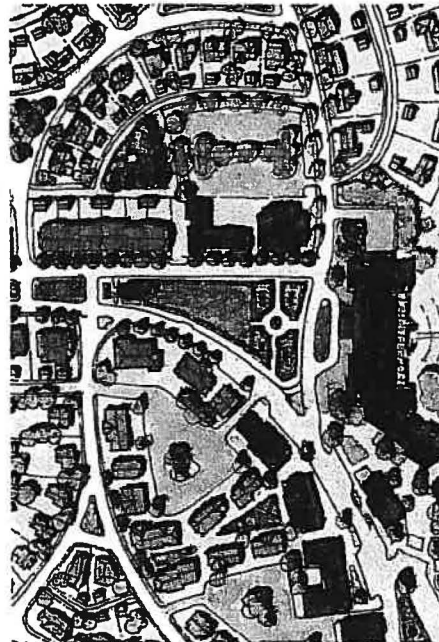
Canal Street



A New Downtown
The mixed-use development creates a collection of public spaces each with its own identity.



The Waterfront



The Pinehurst Inn

As you drive into the village, a sequence of flower gardens greets you as you enter.

Townhouses line the gardens and a garden conservatory marks the entrance into the village center. On the left, the Golf House and the Conference Meeting Center are situated fronting the garden. Adjacent to these buildings is the 80 room lodge, connected below grade with the conference center. The Lodge features a continuous veranda off the lobby overlooking both golf courses.

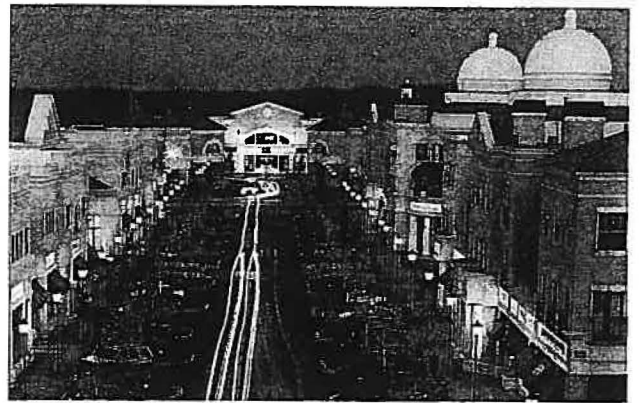


The Village Center
 Seen as an informal arrangement of small buildings that are similar in scale but have a variety of styles and character. They are grouped around a sequence of open and hidden plazas which evoke the sense of both European spaces and the uniquely American flavor of the historic village which is embodied in Old Pinehurst. The plazas are lined by restaurants and shops, cafes spill out into the plazas with outdoor eating areas.

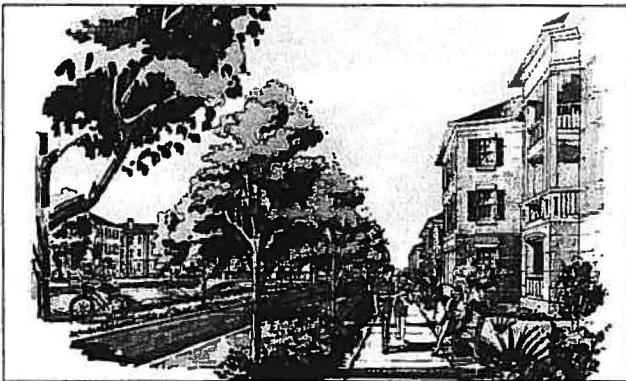
Traditional Neighborhood Design



Post Riverside
Atlanta, Georgia



Phillips Place
Charlotte, North Carolina



Celebration Water Street Study
Celebration, Florida



Merchant's Walk
Marietta, Georgia



Gables Metropolitan
Atlanta, Georgia



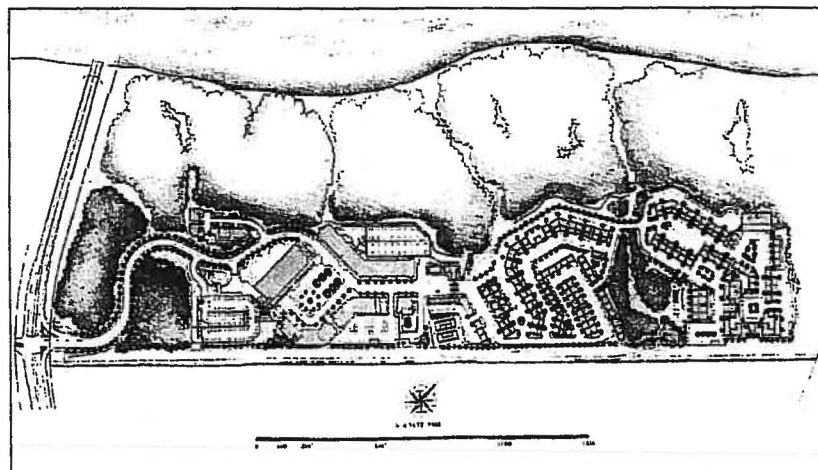
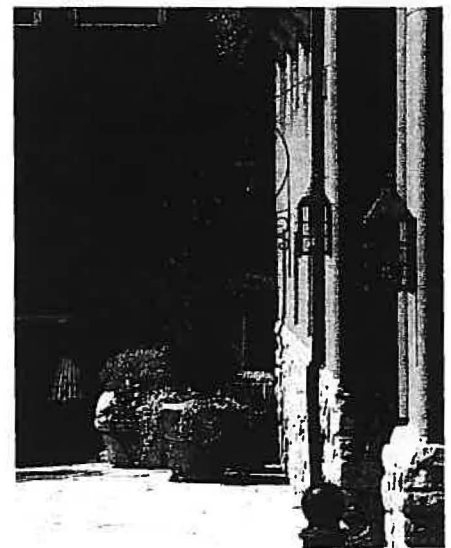
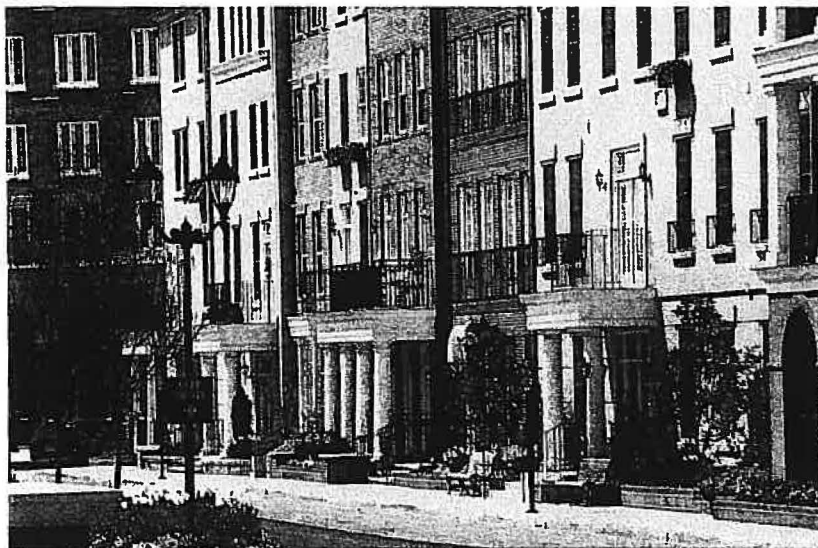
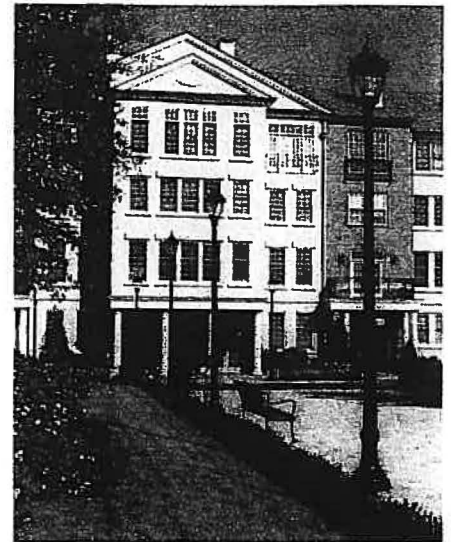
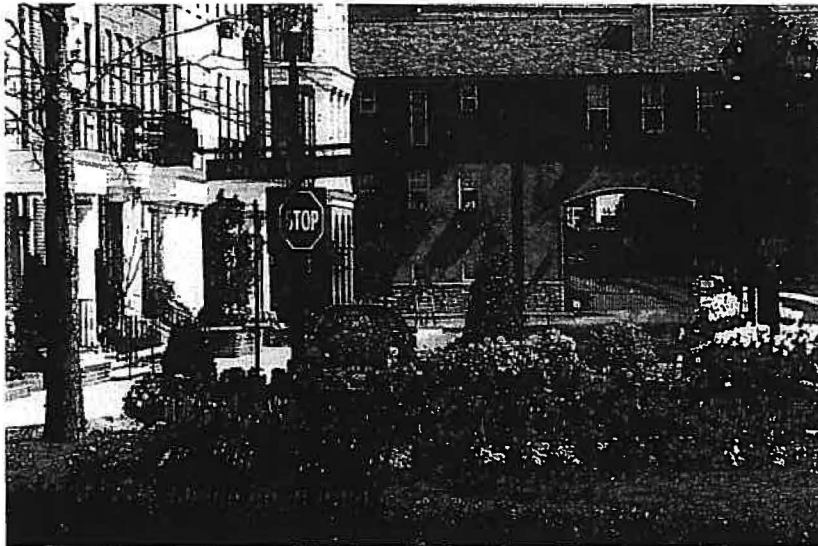
Gables North Village
Celebration, Florida



Niles Bolton Associates

Post Riverside

Atlanta, Georgia



Scope/Components:

537 Unit Mixed-Use Development
85 Acres, 34 Buildings
Townhomes and Flats
Business Center
Pool, Tennis Courts, Fitness Center
2 Parking Decks
Retail, Restaurants

Services:

Architecture

Client:

Post Properties, Inc.

SELECTED PAGES

Community Patterns

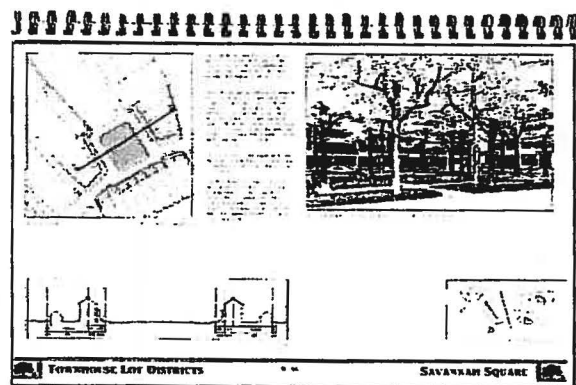
Townhouse Lot Districts.

Above

Proposed Savannah Square is a formal square surrounded by elegant townhouses.

Below

Build Savannah Square



Townhouse Lot Districts. Townhouse lots vary in size. They are grouped to create distinct urban places within the village, typically fronting or surrounding a park or neighborhood green.



To take maximum advantage of the views, bay windows look up, down, and across the Hudson River (plan opposite). On the Albany Street facade, however, apartments get only two-thirds of a bay window (below), the angled pane commanding a view of the

river. The town houses, at only four stories, have full bay windows on top of their porches (opposite bottom)—again, a typical Manhattan device. At the end of the street, a many-columned sculpture by Ned Smyth marks a belvedere (opposite top).





Center city live/work neighborhoods such as the State-Thomas/Uptown district in Dallas (above), can support services such as health clubs, corner delis, restaurants, and cafés. Permissive land use regulations can allow street-level "flex space" in apartment buildings, such as these at Addison Circle in Dallas (inset), designed as "living above the shop" work space for small businesses, studios, or shops.

gles, earning \$60,000 to \$100,000 annually, with some smaller units renting to service sector employees such as bartenders and waitresses earning \$35,000 to \$45,000 annually. As a condition of the tax increment financing (TIF) program for the district, a percentage of units is made available for persons of families earning 80 percent of the median income, which for Dallas is \$32,000 a year. The for-sale townhouses are selling mostly to childless younger professional couples or middle-class empty nesters moving from much larger homes in the suburbs.

Flexible/Permissive Zoning

To work effectively as live/work environments, these districts depend on the adoption of more permissive land use regulations that allow, for example, mixing and layering uses within a single building or street; private use of public space, such as outdoor cafés and kiosks; apartment buildings designed to provide street-level "flex space" that can be used as residences or as work space for small busi-

nesses, studios, or shops with residential space above; street closure for public events or block parties; and double parking for Sunday church services. They also depend on the construction of an interconnected, pedestrian-friendly environment designed for walking instead of driving for every household trip, permitting lower levels of parking than equivalent suburban developments, cross-parking arrangements, on-street parking credits, and traffic management programs, such as shuttle buses for short local trips to work or the airport.

Introducing Retail Uses

This form of urban development has proven so successful in some markets that it is beginning to attract interest from national commercial and retail developers as a second stage of the development cycle. Introducing retail into developments of this type requires a sophisticated understanding of the function and nature of retail in an urban mixed-use setting. Of special impor-



tance is an understanding of the different functional requirements for neighborhood support retail, larger-scale community retail, or specialty retail. Sharing neighborhood-scale street space with larger regional retail users is just like sharing the street with nonlocal, through traffic. Both have the same negative impact on quality of life, destroying the user friendliness of the street, increasing traffic, and creating demands for wider streets and more parking.

The current trend to merge urban housing with so-called lifestyle retail centers, which are basically neighborhood-scale retail centers, that range in size from 130,000 square feet to 300,000 square feet in an open-air main street setting that responds to well-defined demographics. The tenant mix, which determines the size of the center, typically is divided roughly into three parts—local and national credit tenants, including trendsetting retail (books, music, multimedia, apparel, home furnishings); restaurants, bars with live music, and cafés; and, in some cases, drugstores, small urban supermarkets, and multiplex cinemas. Larger retailers prefer to provide parking for their customers on surface lots. These lots often are considered the kiss of death for an urban design dedicated to providing street-wall continuity and a pedestrian-friendly environment. With such design constraints, it is difficult to avoid purely cosmetic and compromised solutions, and the net result often is housing separated by surface parking lots from any meaningful neighborhood or community structure and perched above shops lining main streets to nowhere.

An interesting example that has dealt with these issues is the proposed Pentagon Town Center, a transit-oriented, mixed-use development adjacent to the existing Pentagon City Metro station in Arlington, Virginia. Meeting public policy objectives for mixed-use station area planning, the development combines 325,000 square feet of national credit retail, a supermarket, a sports club, and 450 apartment units, all targeting young urban professionals earning \$45,000 to \$60,000 a year. Retail tenant spaces with apartments above front neighborhood streets. Residential parking is located underground, and retail parking is located within two large quadrangles of surface parking formed by mid-rise residential blocks. A third pedestrian plaza, framed by community-based cafés, service retail, and a fitness center, provides a community focus by creating a meeting place and space for informal events.

Another example is Southside Works, a mixed-use development proposed for a brownfield site fronting the Monongahela River in Pittsburgh. In this case, planners addressed the same design challenges by attempting to locate larger-scale retail uses along a major neighborhood boulevard framed by mid-rise housing located above the stores. This retail street space creates a connection and view corridor to the river. A small percentage of “tease” parking—located on-street, directly in front of the stores—is provided within the center median of the boulevard, creating a small-town main street feeling. The majority of the retail parking is located behind the stores within parking structures that serve both the housing and the retail

The current trend to merge urban housing with neighborhood-scale retail centers in an open-air main street setting is shown in a planned mixed-use development, Southside Works, in Pittsburgh.





Riverside, in Atlanta, is based on a traditional town plan that combines multifamily housing with retail, restaurant, and office space.

Do-It-Yourself Lofts

As the supply of old warehouses suitable for conversion to lofts has dwindled in desirable central cities, some developers have begun to construct new loft buildings. The challenge for developers is to provide voluminous space at a price low enough to capture market demand. Constrained by the costs of new construction, developers typically have decreased the size of the units and double-loaded the corridors.

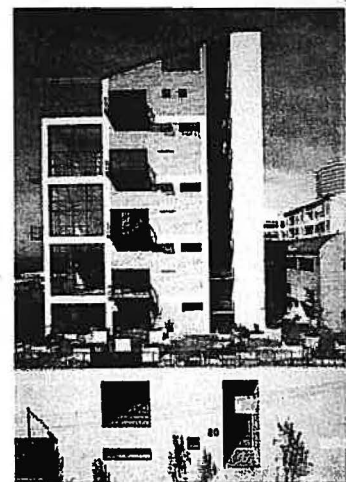
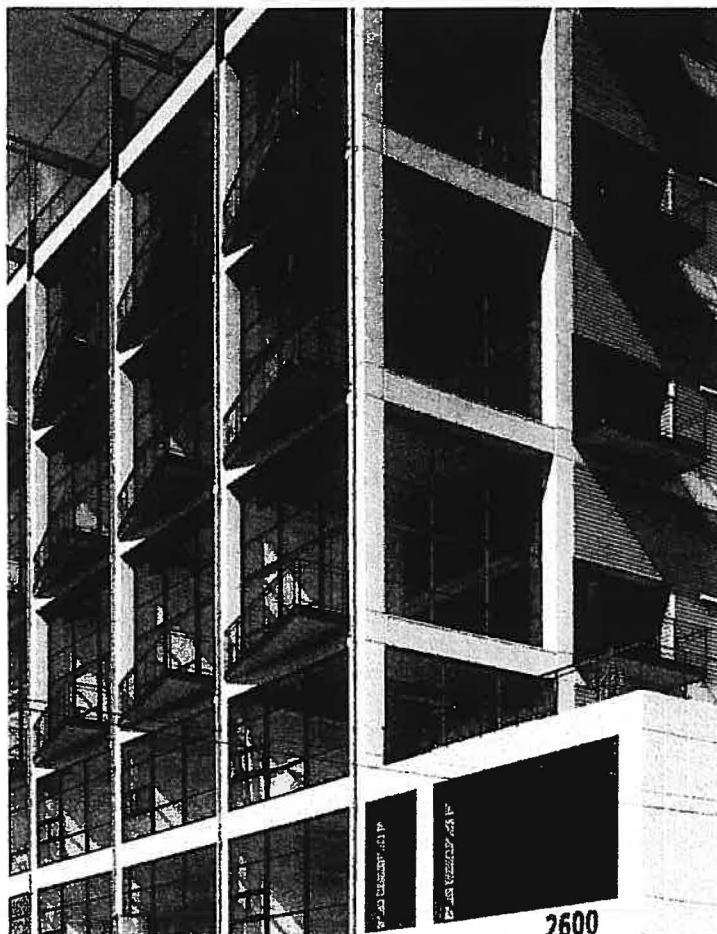
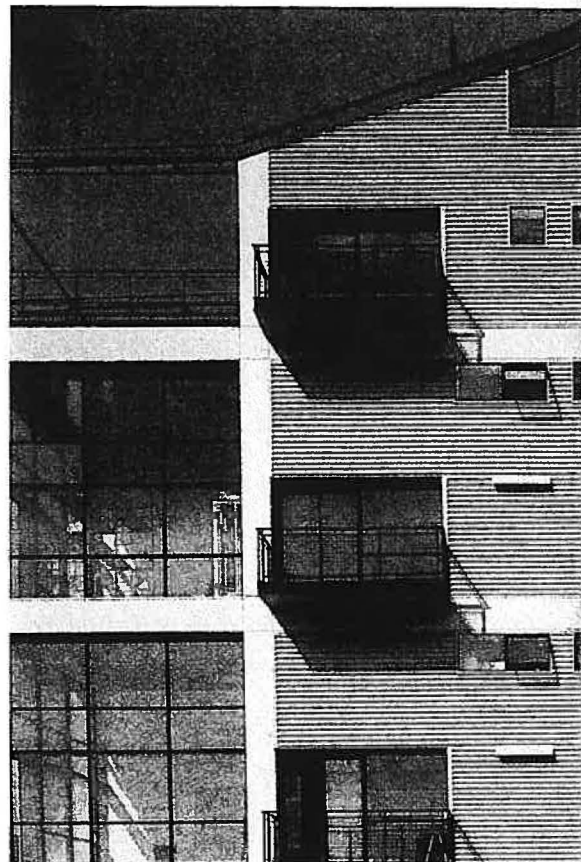
One recent solution, the Banner Building in Seattle's trendy Belltown neighborhood downtown, provides large, two-story lofts on 12 separate levels in a concrete-framed tower at a construction cost of only \$65 per gross square foot. Architect Ed Weinstein of Seattle-based Weinstein Copeland Architects built spacious, unfinished shells in which loft buyers could complete any level of tenant improvements appropriate to their needs and budgets. While common practice in commercial projects, this approach is rare in residential buildings. The shell-only technique fit especially well with the objectives of Seattle sculptor-turned-developer Koryn Rolstad, who wanted to create a space to house her architectural sculpture studio, Bannerworks, as well as to create a penthouse for herself and other artists.

On a site with only 14,000 square feet, Weinstein designed 14 two-story, live/work studio condominium lofts, a separate building containing four subsidized and two market-rate rental apartments, and 26,000 square feet of commercial space on three levels. There is also a 6,000-square-foot community courtyard on a roof terrace above a parking garage for 20 cars.

The project's density is particularly noteworthy considering that both the tower units

and the low-rise rental units are on single-loaded corridors with all units facing west. Weinstein opened access to units with an extended eight-foot-wide entrance deck on the east side intended as a place for residents' art and plantings. Outdoor circulation saved both initial capital costs and operating expense.

The dense plan did not economize on space or light. The loft units are nearly 1,800 square feet each, and the two penthouse lofts are 2,400 square feet each. They appear even more spacious than the 1,100-square-foot main floor with a 650-square-foot mezzanine because the two-story space is completely faced with a glass curtain



Commercial space and a parking garage are topped by a concrete-framed tower of 14 two-level live/work condominium lofts with a six-unit rental building located behind the tower, plus a community courtyard (above). The glass curtain wall and balconies were created by framing the structure with poured-in-place concrete, which offers a contrast to the corrugated metal siding.

single-family housing



No one predicted that 1999 would be a better year for the single-family housing industry than 1998—yet it was. No one is predicting that 2000 will be better than 1999; it will not. The single-family housing sector is at the peak of the cycle, and substantially higher mortgage interest rates will slow the market over the coming year. However, 2000 and the period through mid-2001 will continue to be extremely prosperous for the single-family market. Notes John Rymer of Morrison Homes in Atlanta, “Everyone knows the honeymoon will end sometime, but there continues to be an undersupply of developed lots and completed spec homes.”

Sales of existing homes in 1999 broke an all-time record for the fourth year in a row; new-home sales also broke records, and construction starts approached record levels.

But record performance is hard to top. W. Don Whyte of Genstar Land Company in Tampa comments, “We’re concerned about how long this can continue. We see nothing definitive on the horizon that would make us think negatively, but it has been a long positive cycle.” Robert I. Toll of Toll Brothers, Inc., in Huntingdon Valley, Pennsylvania, adds, “As long as general confidence holds, the markets will continue to be outstanding. Even without sustained good feeling, the residential markets (especially the luxury niches) should be solid due to favorable demographics.”

Home Sales and Construction Starts Have Peaked

According to the National Association of Realtors, sales of existing homes reached 5.197 million in 1999, up by 4.6 percent from 1998, while the inventory of existing homes available for sale at the end of 1999 was at a record low 3.7-month supply. Sales of existing homes during January and February 2000 achieved a seasonally adjusted annual rate of 4.6 million, well off the pace set in 1999;

Ford’s Landing, Alexandria, Virginia.



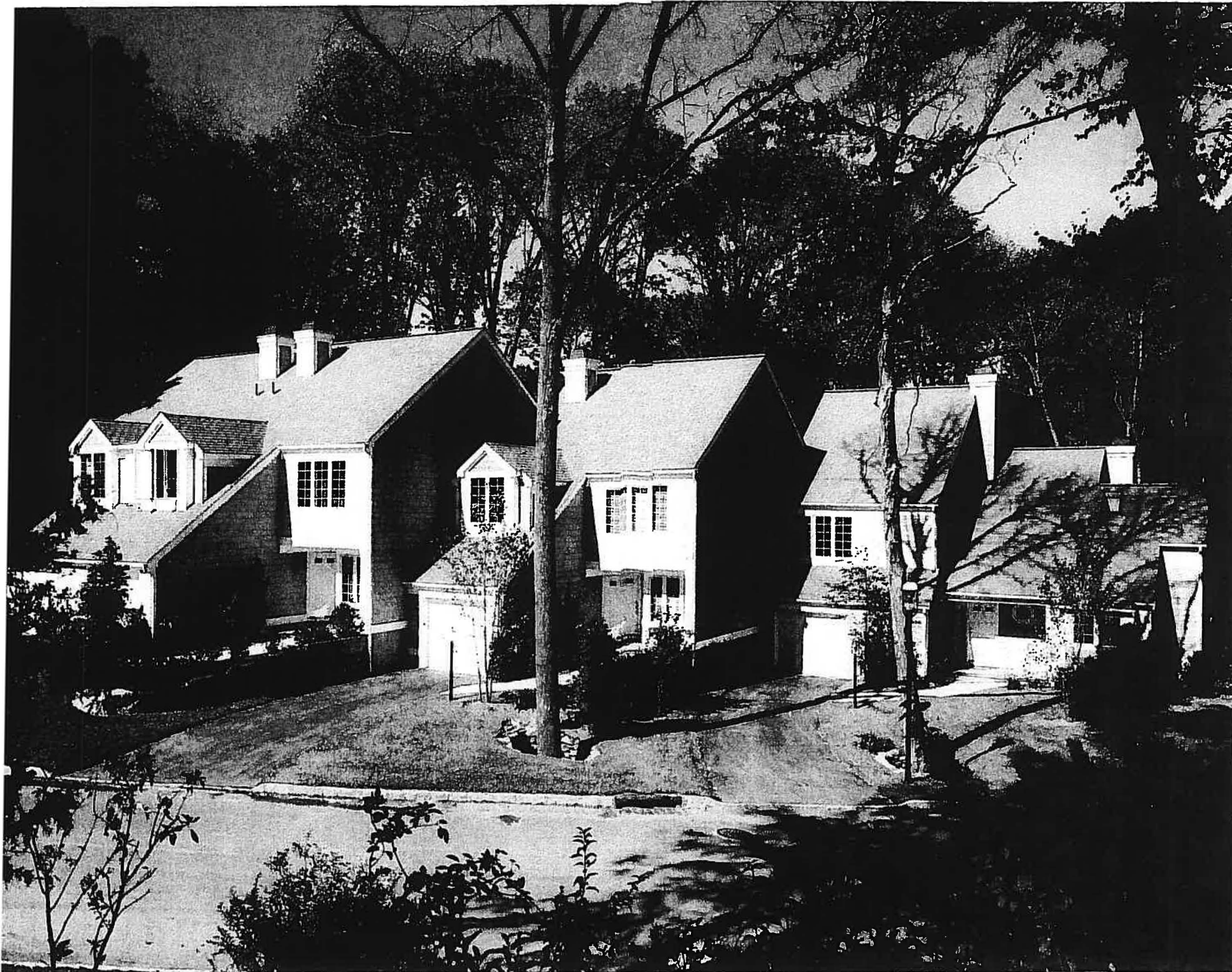
Charlestown Navy Yard Rowhouses, Charlestown, Mass. (Steve Rosenthal)

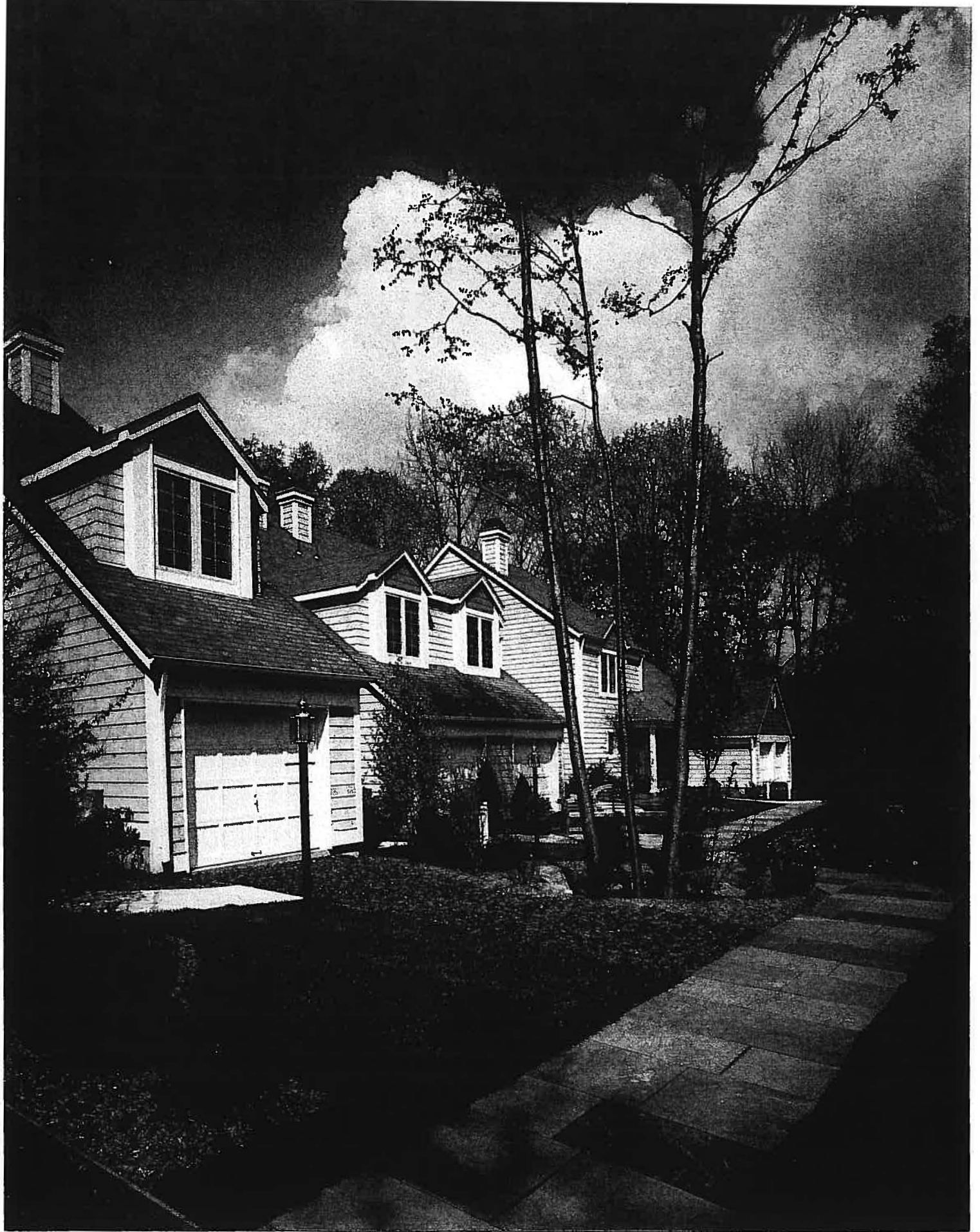
Charlestown Navy Yard Rowhouses Charlestown Navy Yard Boston, Massachusetts

Summary

Affordable housing is a harmonious fit within a major waterfront redevelopment effort.

CLAREWOOD





CLAREWOOD





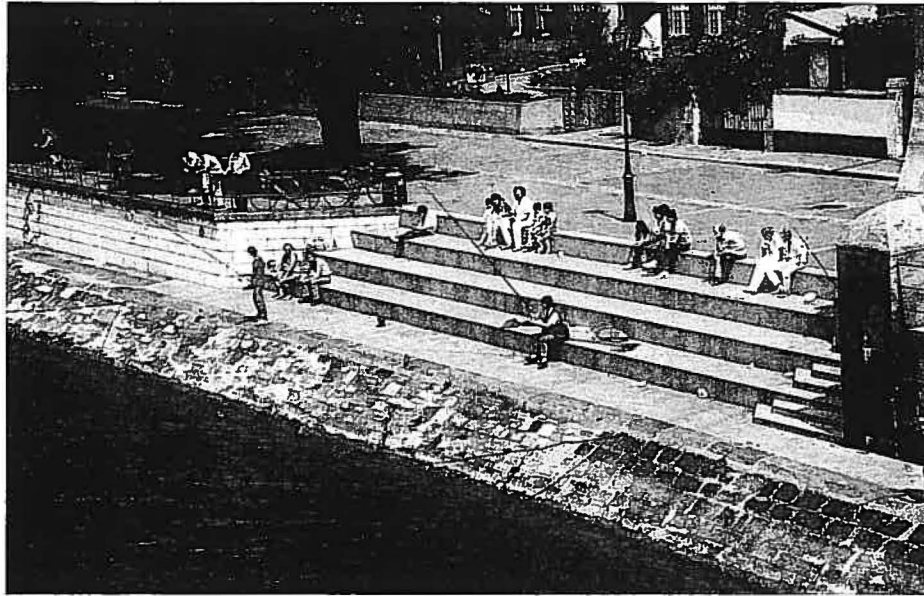
MATHIESON PARK AT IRVINGTON WATERFRONT

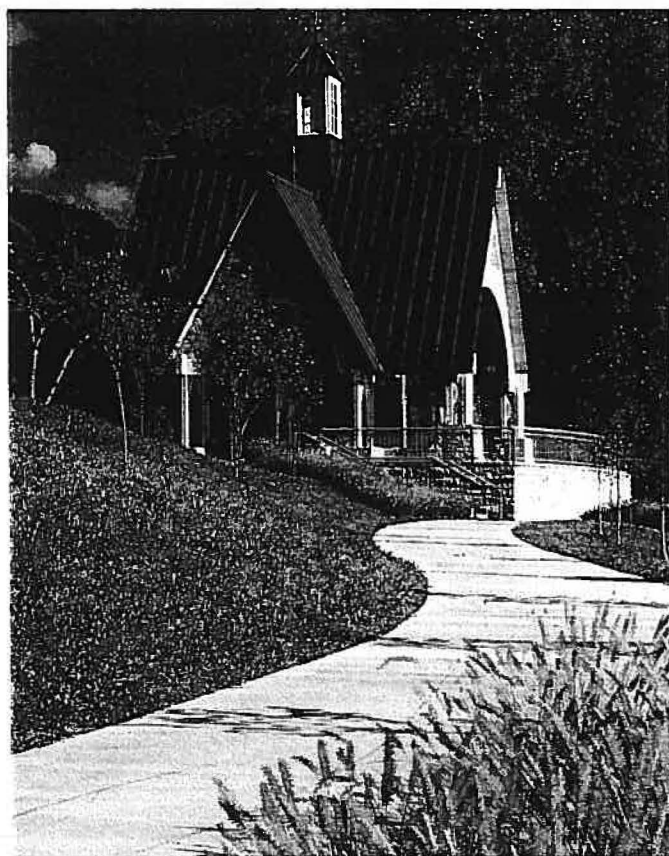
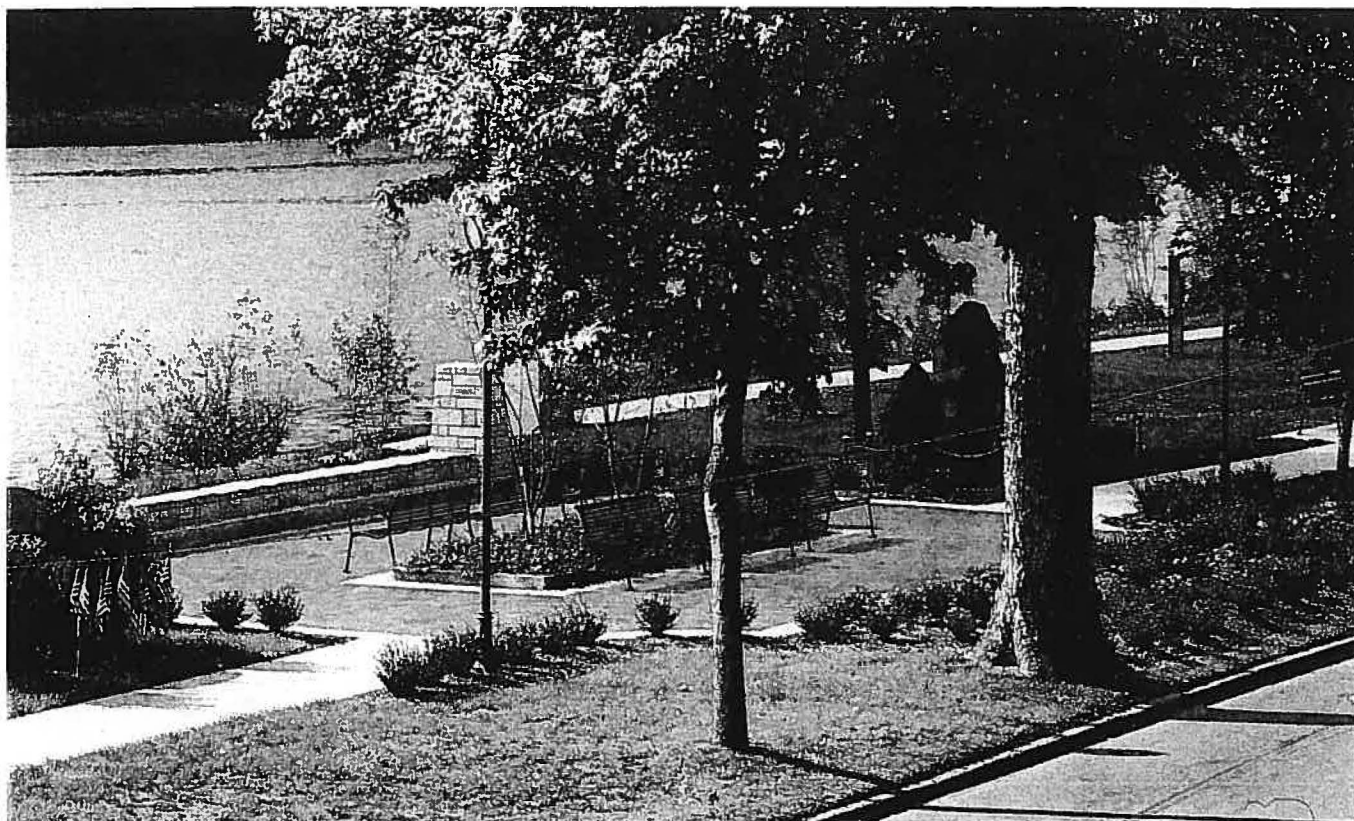


Peekskill, NY



Charleston, SC





An Urban Edge

The river's edge and downtown meet in a series of events.

Pavilions, the amphitheater, and park entrances mark locations where the street grid and landscape combine. Open-air pavilions are patterned after historic structures, though at a heroic scale, and provide foreground to the postcard view of downtown.

