

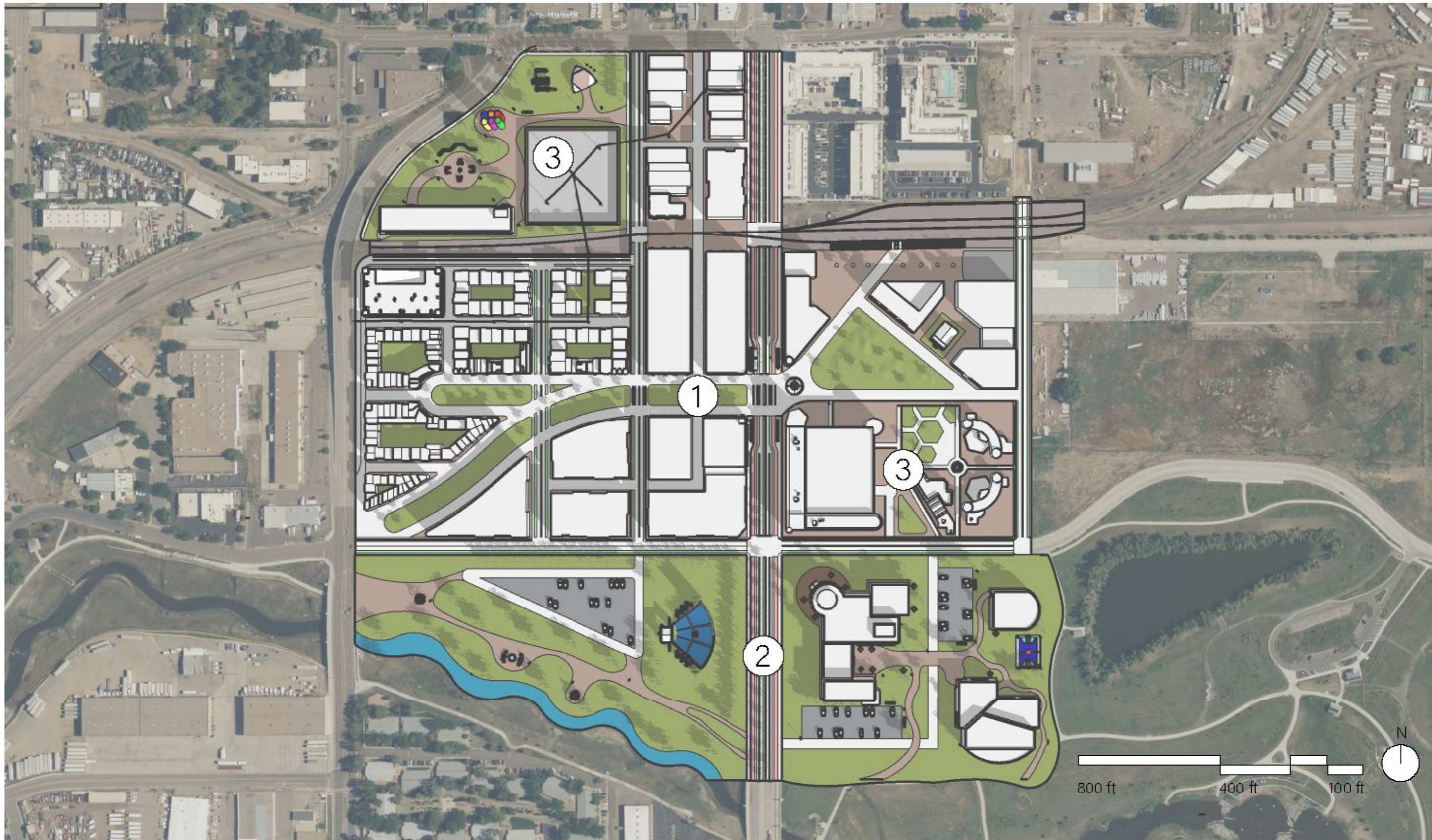


A9: Final Design

St. Vrain Valley Corridor

Kendall Hiraki, Ethan Cranmer, Jake Hassett





3

1

3

2



Entire Plan Details



Site Size: 2,987,404.10 Sq Ft (68.58 Acres)



Total Residential Space:
1,234,384.36 Sq Ft (28.34 Acres)



Total Commercial Space:
776,540.44 Sq Ft (17.83 Acres)



Commercial VS
Residential Space: 0.629



Total Non-Residential &
Non-Commercial Space:
976,479.30 (22.42 Acres)

Land Use

MU-D

- High Density
- Medium Density
- Low Density
- Parking
- Community College
- Green Space

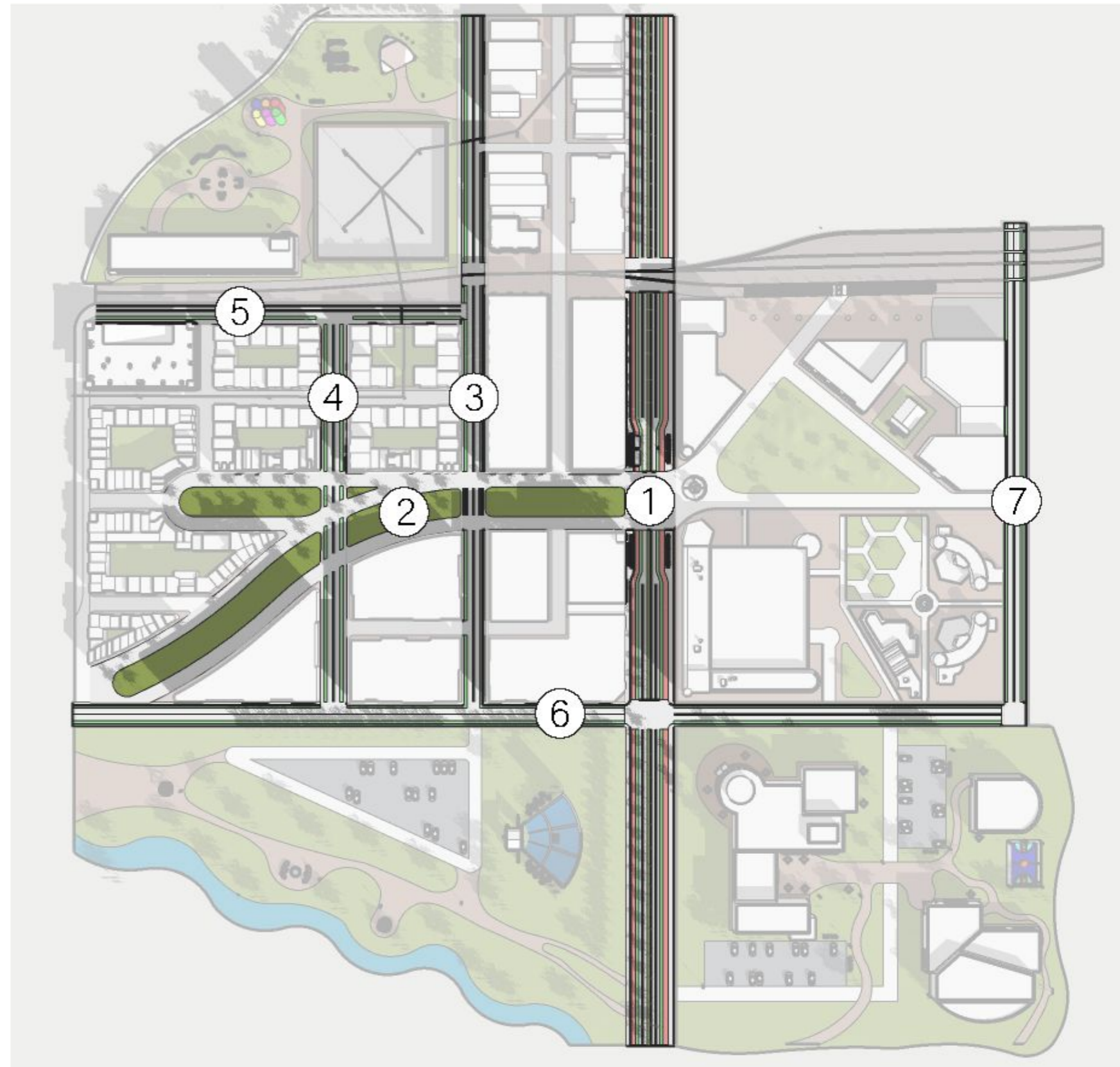


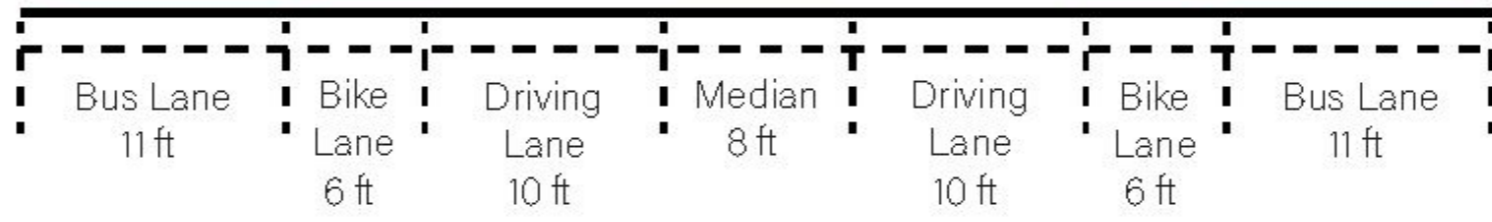
Road Typologies

Primary Circulation: 1). Main Street (Vehicle), & 2). St. Vrain Promenade (Pedestrian/Bike)

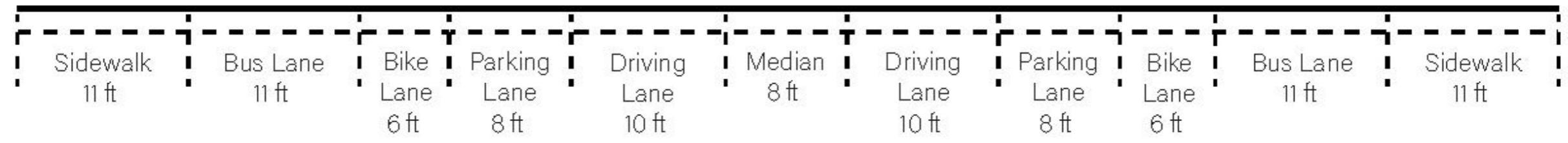
Secondary Circulation: 3). Coffman Street Extension, 5). 1st Street, & 6). Boston Avenue

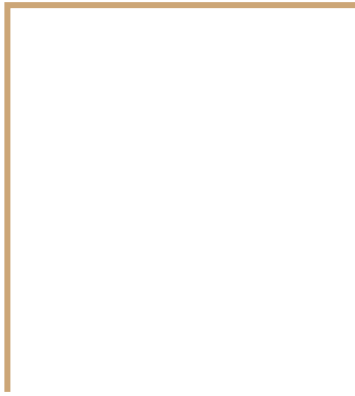
Tertiary Circulation: 4). Sunridge Street Creation & 7). Emery Street Extension





Main Street: 100 ft

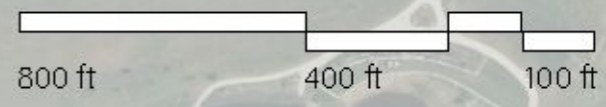
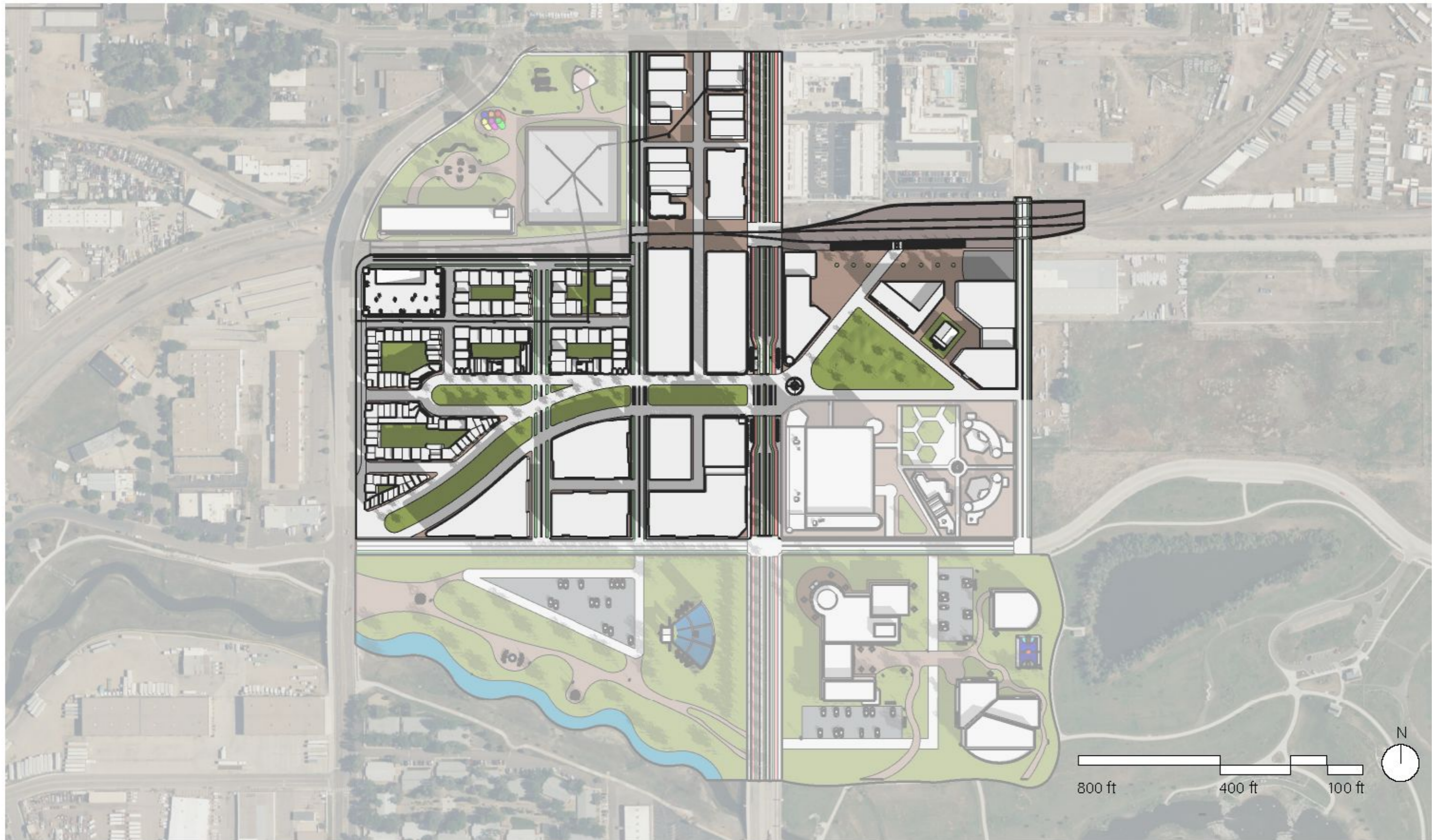




Zone #1

Ethan







Precedents

- Mixed-Use Downtown
- Maximize Beauty & Density
- Walkable/Bike Friendly. NON-Car oriented
- Gunbarrel Center, CO
- Arapahoe Ave, CO



Prospect Community, Longmont



Planning Details



Main Street & Boston Avenue

- 3 Five Story Mixed-Use Buildings (Affordable)
 - 290,521.08 Sq Ft
- 7 Four Story Mixed-Use Buildings
 - 660,641.55 Sq Ft
- 15 Three Story Mixed-Use Buildings
 - 119,122.44 Sq Ft



New Urbanist Neighborhood

- 246,148.93 Sq Ft Mixed-Use Townhouse/Apartments
 - 2-3 Stories
- Parking Garage: 111,261.68 Sq Ft; 445 spaces



Transit Hub

- Rail Station Platform: 8364.5 Sq Ft
- Bus Stations: Center of St. Vrain Promenade



Green Space

- 310,773.39 Sq Ft (21%)

Planning Details Continued

1725 Total Units; Average Unit Size: 725 Sq Ft

- 25% Studio Units
 - Average 575 Sq Ft; 536 Units
- 45% 1 Bedroom Units
 - Average 725 Sq Ft; 766 Units
- 30% 2 Bedroom Units
 - Average 875 Sq Ft; 423 Units
- Total Residential Sq Ft: 1,234,384.36

Financial Analysis

- Longmont Average Unit Size: 907 Sq Ft
- Longmont Average Rent: \$1,813
- Longmont Average Cost per Sq Foot: \$2.00
- Longmont Average Monthly Housing Budget: \$6,595
- Longmont Monthly Housing Budget (30%): \$1,978



Main Street & Boston Avenue

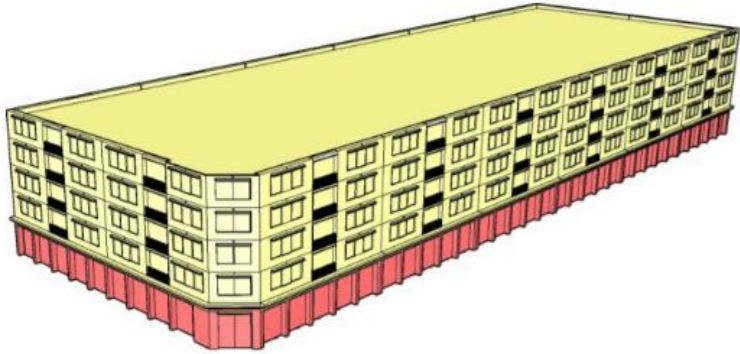


New Urbanist Community: The Boardwalk

Transit Hub



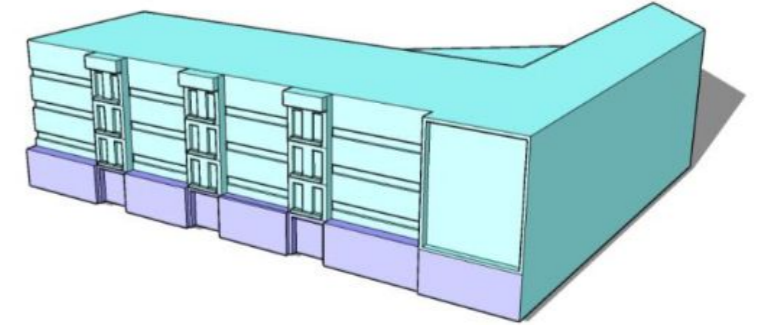
1). *Mixed-Use Apartment Building*



2). *Mixed-Use Townhouse Building*

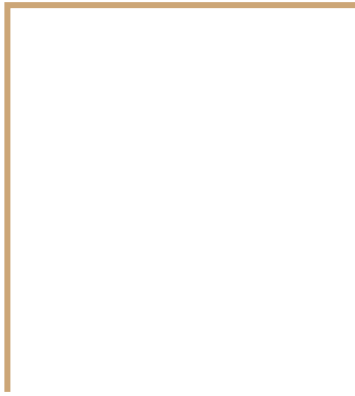


3). *Commercial Building*



Building Typologies

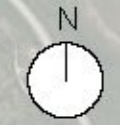
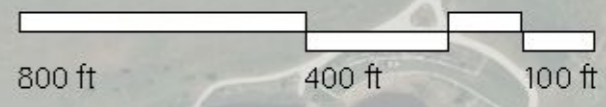
- **Mixed-Use Apartment Building**
 - Storefront Retail/General Commercial, Housing Above
- **Mixed-Use Townhouse Building**
 - Storefront General Commercial, Housing Above
- **Commercial Building**
 - Storefront General Commercial, Office Above



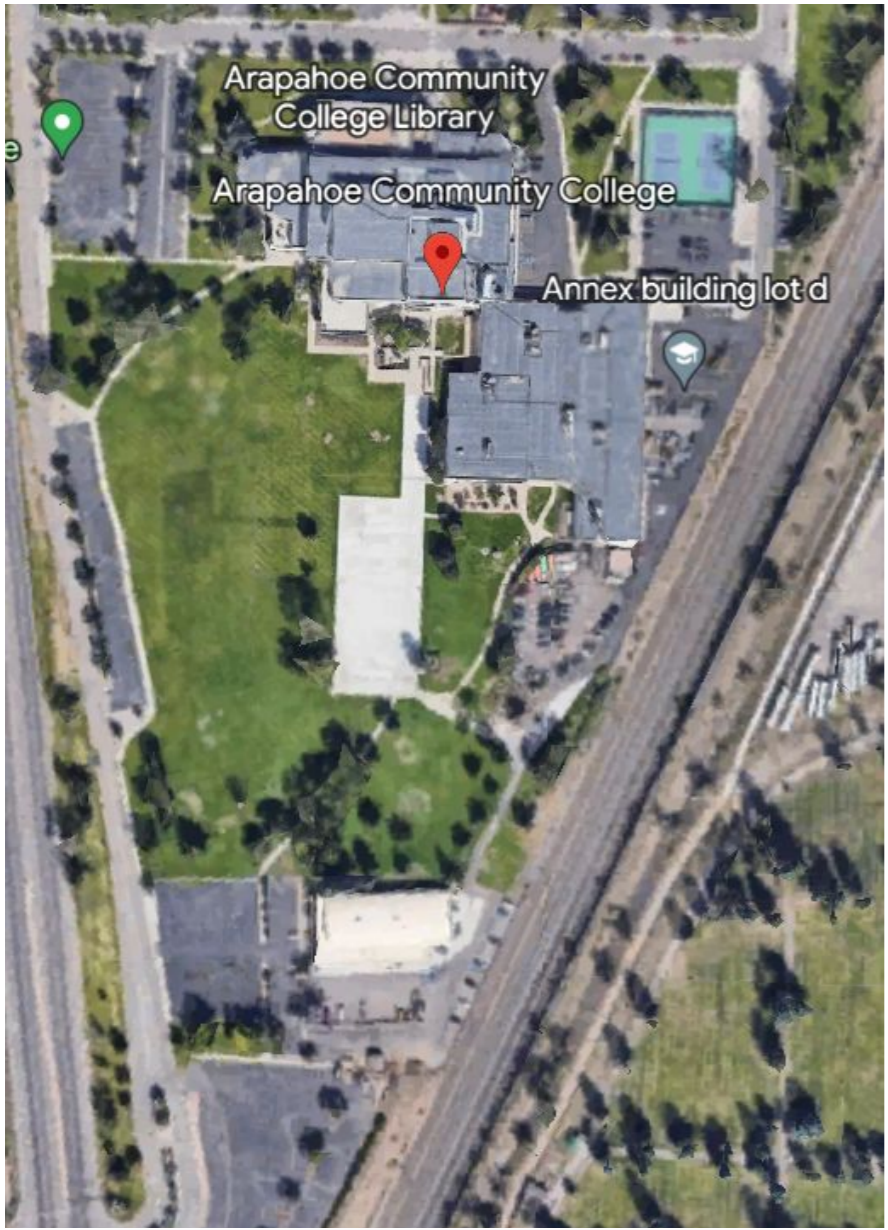
Zone #2

Jake





Precedent/Background



Planning Details

Campus:

- 2 main buildings
- 1 rec center
- 2 surface parking lots
- 3,500 students and faculty

Amphitheatre:

- Fits 400
- Mountain Views
- 1 surface parking lot

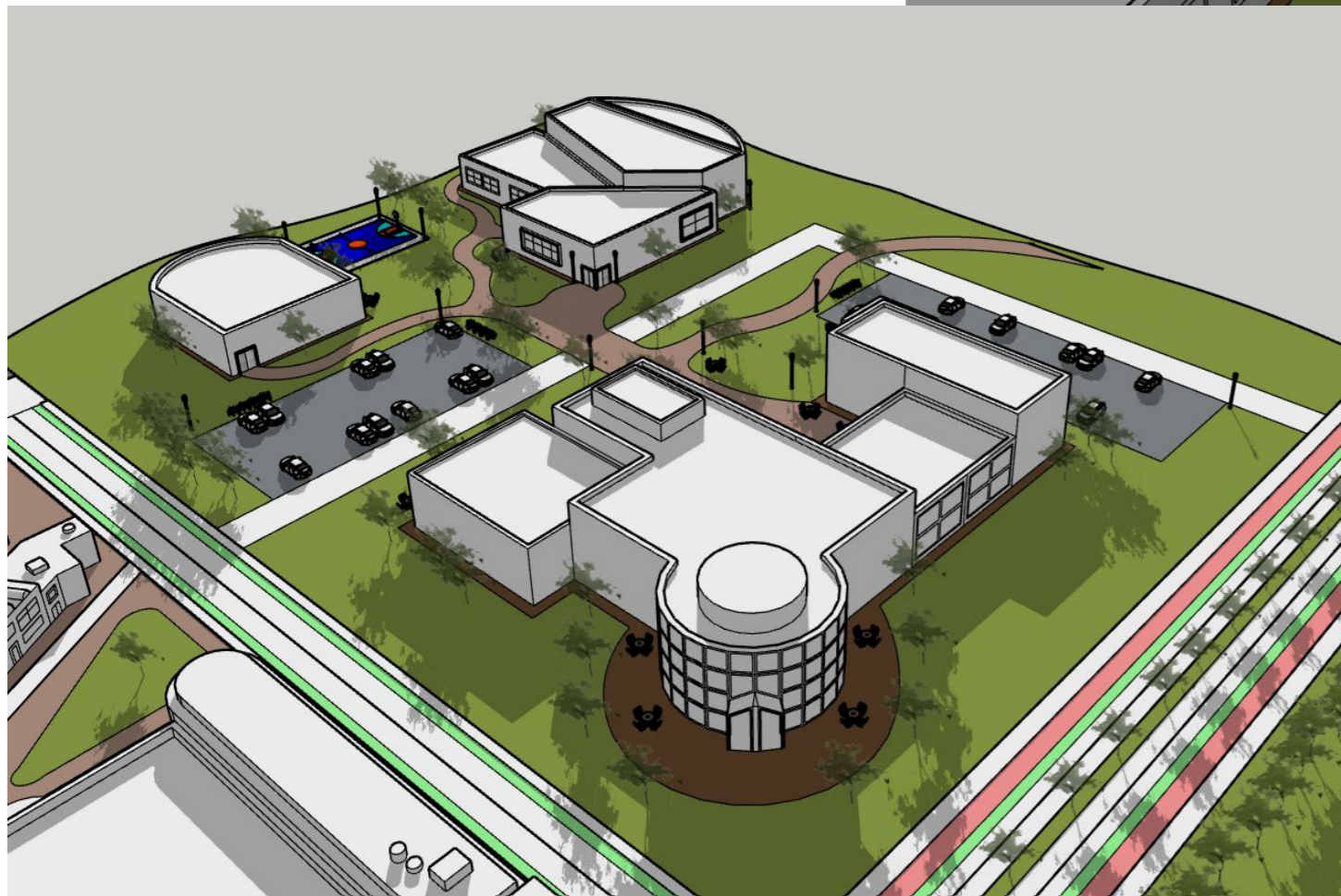
Non Residential and Non Commercial Space(campus):

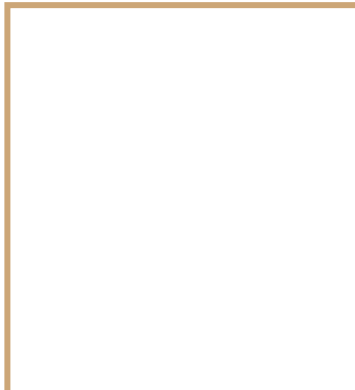
- 191,404 Sq. Ft

Greenspace:

- 600,000 Sq. Ft (20%)

Sketchup

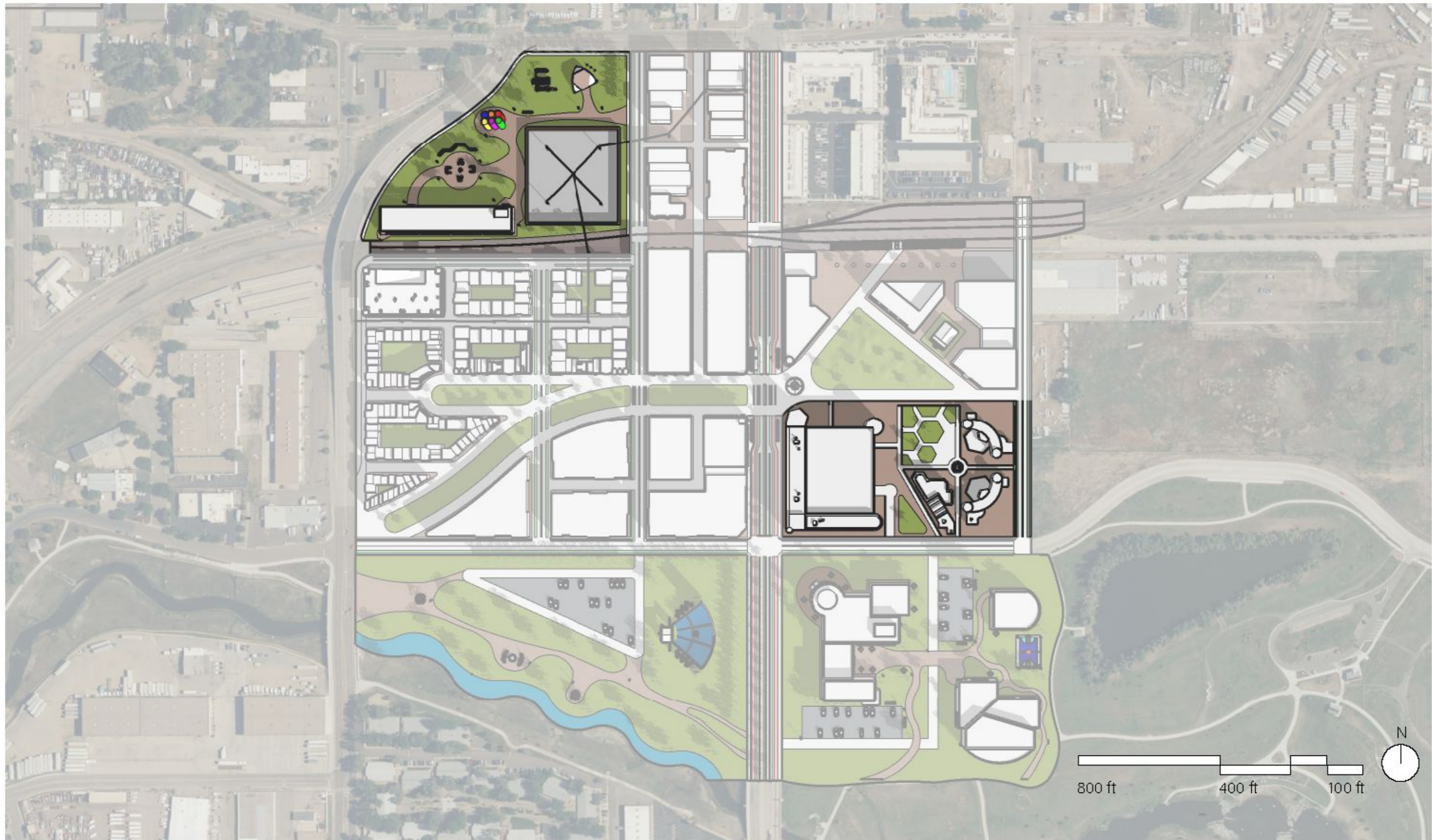




Zone #3

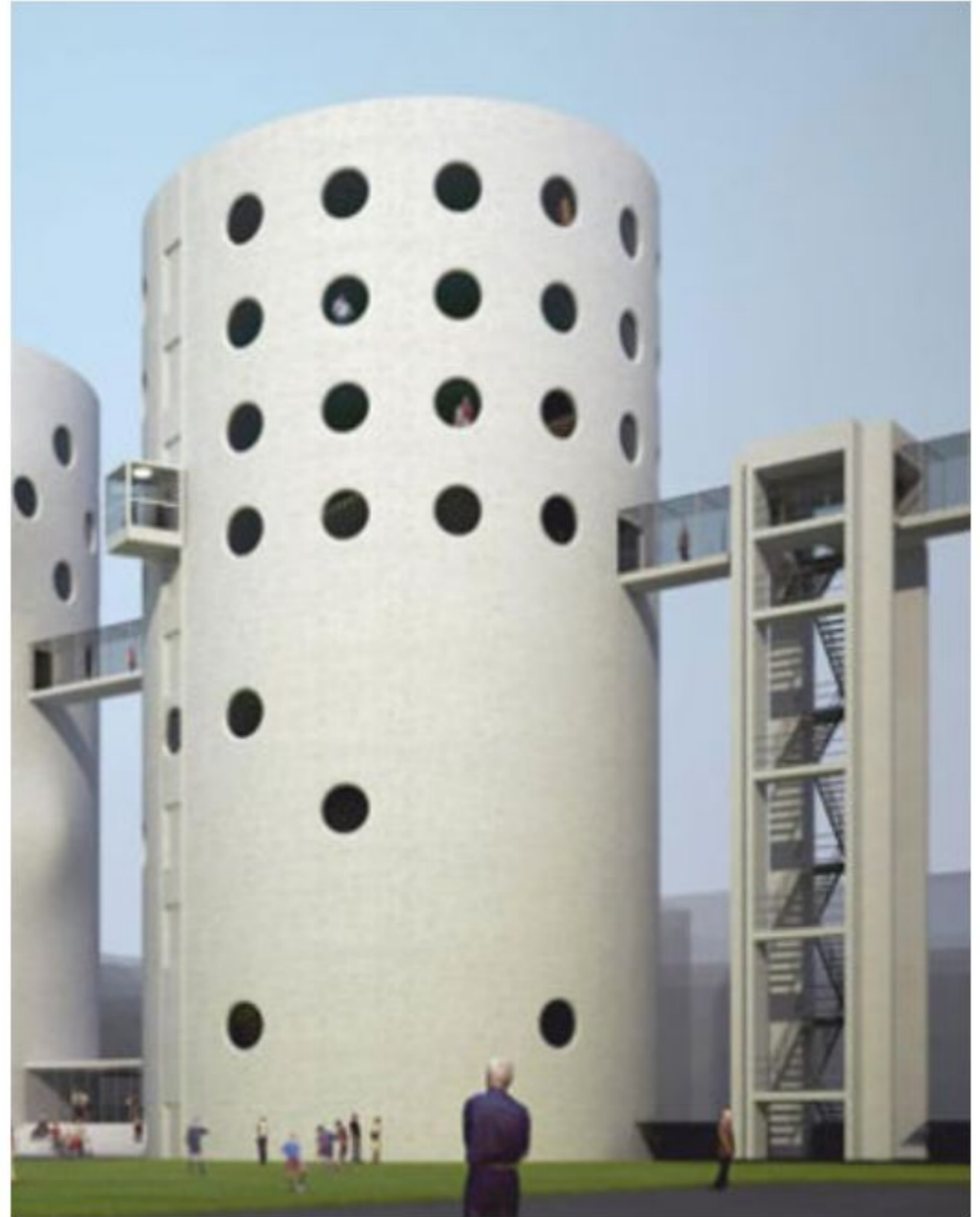
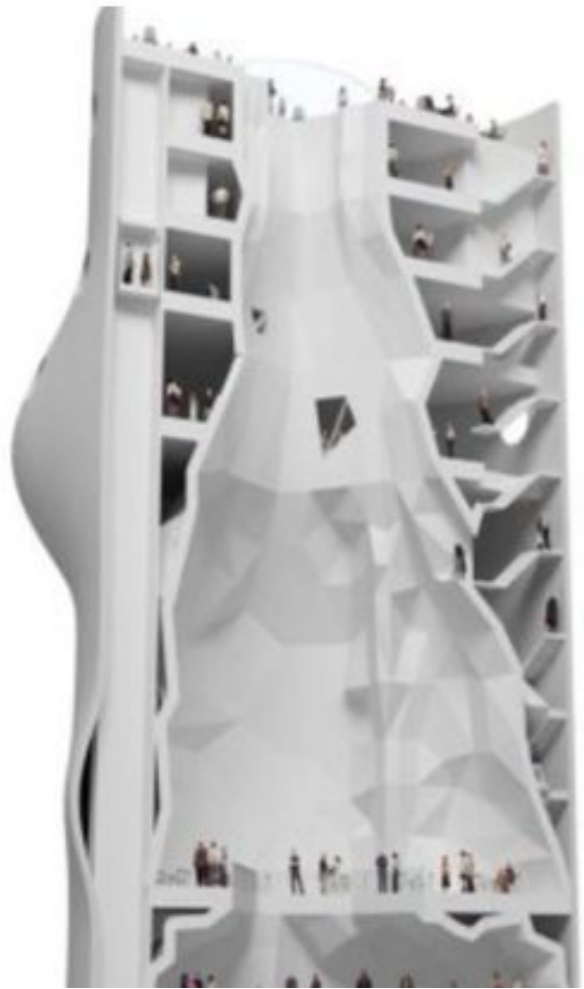
Kendall Hiraki





Precedent

- Abandoned silos turned into Climbing Gym in Amsterdam.



Planning Details

Scale Silo Park:

- 2 Climbing gyms
- Sub-station
- 1 Pavillion
- 1 playground

Climbing collective + Silos:

- Relocated on site (Climbing collective)
- 27,756 sq. ft
- Silos = 1,978 sq. ft

Sub-Station:

- 76,343 sq. ft

Public Open park/ Green space:

- 190,405 sq. ft (64%)

(No parking required for parks)

Sketchup Silo Park





Precedent



Planning Details

Parking Garage:

- 1 Mix-use Parking garage
- Boston ave, Main St
- 5 levels: 1 rooftop
- Public use for transit station + Community college

Commercial use:

- 1st level commercial parking garage: 24,430.7 sq. ft
- Brewery: 18,485.18
- Restaurants: 8,872.5 sq. ft

Parking:

- # of garage spaces = 800 cars
- 236,680 sq. ft
- 250 sq.ft per space

Public Open park/ Green space:

- 17,789.5 sq. ft (1%)

Sketchup

