

time, applicants are to mirror the floor area ratio (FAR) of similar traditional low rise multi-unit dwellings in the Garrison Trotter neighborhood. Shared amenity spaces within the building and various forms of unit and common open space are expected to be incorporated into the building design.

Sites 2 & 3:
**71-73 Holworthy Street &
29-31 Hollander Street**

**PARCEL ID: 1203335000 & 1203334000
1203320000 & 1203319000
AREA: 6,606 sf & 6,666 sf**

Existing Conditions:

Both sites slope from front to back and are south facing with some vegetation.

Context/Abutting Uses

The immediate neighborhood is a mix of housing types: flat roof wood frame triple decker dwellings, dense multifamily brick apartment buildings, and low rise multi-unit wood frame residential dwellings and 2 and 3 family dwellings. Most homes have reasonably sized front and rear yards with off street parking.

The large vacant parcel across from 71-73 Holworthy is to be a separate phase of residential or mixed use development. This planning is still being refined in conjunction with the Garrison Trotter neighborhood association.

Development Goals

Low density multi-unit homeownership residential dwellings. This dwelling type is expected to slightly exceed the number of units per lot

