

## MISSION STATEMENT

### Principal Goals

- Engage the community in an inclusive and transparent planning process.
  - Respect existing uses and context while promoting housing innovation and sustainability.
  - Address the issue of housing affordability with appropriately designed and priced new housing.
  - Move on a pilot compact living housing innovation competition, on select development sites, to examine architect and developer response.
  - Develop landscapes that engage people and seek to create relationships between the built and natural environment.
  - Incorporate innovation, energy efficiency and green building principles in proposed new housing.
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## COMMUNITY VISION

### Meeting the Needs of Residents

- Promote strong design that respects the neighborhood context and that is innovative and inspiring.
- Expand housing choice with a variety of new building and unit types that match the diverse household needs of the neighborhood.
- Incorporate green and open space in all comprehensive planning and development.
- Recognize the need for appropriately designed and scaled parking in all development.
- Neighborhood issues such as traffic and safety should be measured and considered in all planning and development efforts. .

### Promote Community Centered Living Arrangements

- Consider building types and development models that promote community and cooperative living.
- Include compact living design as a central approach to addressing high building costs, affordability and unit size choice.
- Provide a range of housing unit types and sizes to match the variety of households in the Garrison Trotter neighborhood.

### Prevent Displacement

- Efforts should be made, and a priority placed, to promote housing affordability.
- Development should provide appropriately sized new housing units attractive to a variety of household sizes that offer housing choice.

### Enhance Innovation

- Promote innovative ideas to help address design challenges, the high cost of development and affordability.
- Ideas arising from community meetings and the charrette will seek to enhance innovation in land use, the design of homes and interior floor plan layout
- Leading edge development will be promoted, including materials and methods, sustainable development, green building and the promotion of

renewable energy.

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## COMMUNITY DEVELOPMENT GUIDELINES

The City will seek proposals from leading design, building and development teams to redevelop the City owned parcels. The RFP will offer 3 types of residential development opportunities on various sites in the Garrison Trotter Neighborhood. These opportunities will consist of both "compact living" and "traditional" development. Applicant submitting proposals for the "Compact Living" sites are challenged to create buildings which pay special attention to the composition, massing, and character of traditional residential 1 to 3 family and multi-family homes in the Garrison Trotter Neighborhood.

Residential Type A - moderate density multi-family residential dwellings which explore "compact living" principles and respond to the specific site and use objectives outlined in the RFP. Type A dwellings are expected to significantly exceed the units/lot area while mirroring the floor area ratio (FAR) of similar traditional low rise multifamily dwellings in the GT neighborhood.

Residential Type B - low density multi-family homeownership residential dwellings which explore "compact living" principles and respond to the specific site and use objectives outlined in the RFP. Type B dwellings are expected to slightly exceed the units/lot area while mirroring the floor area ratio (FAR) of similar traditional 1 to 3 family homes in the GT neighborhood.

Residential Type C - 1 to 2 family homeownership residential dwellings similar to the homeownership development nearby in the GT neighborhood.

Site 1 - 24 Westminster Avenue - Residential Type A

Site 2 - 74-80 Holworthy Street - Residential Type C

Site 3 - 76 Holworthy Street & 59 Hollander Street - Residential Type B & Passive Open space

Site 4 - 29 Holworthy Street - Residential Type B

Site 5 - 79 Holworthy Street - Residential Type B

Site 6 - Harold Street (between Holworthy and Hollander Streets) - Residential Type C to the north of the site and Residential Type A to the south of the site.

Note: Development and use objectives for Site 6 will be further refined in the RFP but are to include innovation around bringing more awareness to science and technology namely through advanced energy efficiency building techniques, alternative energy sources such as geothermal and solar and incorporates productive landscape principles, greenhouses and communal gardening spaces within the design of the building and site. The expectation is the Harold Street will be reopened as a street and Residential Type A buildings are to have parking sufficient to assist in mitigating the impact of new development.

# GARRISON TROTTER - HOUSING INNOVATION - REQUEST FOR PROPOSALS WORKING LANGUAGE



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