

East Seventh Street Land Use and Community Design Vision

Illustration 1



Street level retail uses at Tranquil Court are designed and scaled for pedestrians. Upper floors contain office and residential uses. Good architectural detailing and building materials contribute to the success of this mixed-use development. The 4-story residential element has a density of 58 dwelling units per acre (DUA), while the 5-story building contains 62,000 square feet of office and retail space.



This mixed-use building on Elizabeth Avenue has the form, design, and massing that may be appropriate for mixed-use retail/office/residential structures in East Seventh Street's central commercial core. With few exceptions, buildings should not exceed 40 feet in height.



Contemporary architecture such as these post-modern townhomes, part of a Dilworth mixed-use development, can be successfully incorporated into historic neighborhoods like Elizabeth, particularly if it is of high quality design and building materials.



Several design features contribute to the human scale of this streetscape, including clear glass storefront windows, awnings, and pedestrian scale signs. These are all appropriate for neighborhood-serving retail uses on East Seventh Street.



The Williamson, on the corner of Clarice Avenue, is a mixed use building scaled appropriately for its location on East Seventh Street. Its 5,000 square feet of office space and 18 residential units are consistent with the plan's land use recommendations. The residential density is 31 dwelling units per acre.



The Rutzler in Sunnyside, built in 1920, exemplifies the rehabilitation and re-use of an existing historic structure. East Seventh Street has several older residential structures that could be renovated in such a manner, thus extending their useful life and re-establishing their contribution to the character and rhythm of the historic Elizabeth neighborhood.

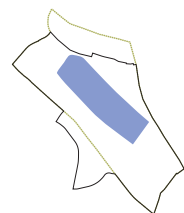


This illustration provides a more focused view of parcels in the central section of East Seventh Street between Charlottetown Avenue and Laurel Avenue, and around Independence Park. It also includes examples of buildings that may be appropriate for these areas in terms of architectural style, building height, scale, articulation, and massing.

Please refer to Map 4b for more parcel-specific land use and design guidelines.

Future Land Use

- Residential ≤ 5 DUA
- Residential ≤ 8 DUA
- Residential ≤ 12 DUA
- Residential ≤ 17 DUA
- Residential ≤ 22 DUA
- Residential > 22 DUA
- Institutional
- Office
- Office/Retail
- Residential/Office
- Residential/Office/Retail
- Park/Open Space
- Utility



More housing should be integrated into the areas surrounding Independence Park. New and redeveloped residential buildings adjacent to, or across the street from, Independence Park should be oriented to take advantage of the park and its amenities. Buildings heights of up to 60 feet may be appropriate in some locations, as noted in the numbered land use policies. These condos are built at a density of 29 units per acre.



Elizabeth Place is typical of the scale, height, massing, design, articulation, and materials that are appropriate for multi-family residential development in the areas of Elizabeth where this type of use is recommended. These 30 condominium units have a density of 20 units per acre.



Elizabeth Village's height, massing, articulation, and architectural details are well-suited for its Hawthorne Lane location and would also fit well with new residential development on East Seventh Street. This project has an overall density of 28 units per acre.



The massing, height, scale, rhythm, and architectural detailing of this residential development would be appropriate for most locations where multi-family residential uses are recommended. This project has a density of 21 units per acre.



Dilworth Walk exhibits features that could be incorporated into residential development on East Seventh Street and around Independence Park, such as exterior balconies, well-landscaped front yards, and a pedestrian-friendly internal sidewalk network. Its 64 residential units are at a density of 39 units per acre.