The Situation

The importance of the residential neighborhood inside of the South-East quadrant is its location. The neighborhood is bordered on the north by Poyntz Avenue and on the East by Manhattan’s New cross-town Development. If Fort Riley Boulevard is developed into a true boulevard, this neighborhood will also border that development, and increase its value even more. Increasing the density of this neighborhood could then provide a larger population base to support these developments and businesses.

The current neighborhood primarily consists of traditional single family houses. The blocks are laid out in a gridiron pattern with narrow streets, making it nice for pedestrians. These are two of the best features the neighborhood already has. On the other hand this neighborhood also has some undesirable features. Some of the housing stock is poorly maintained and others very small, allowing for few residents. The duplexes in this neighborhood do little to blend in with their surroundings making them unpleasant to look at.

The Proposal

The main objective is to increase the density of the neighborhood. The current block configuration has an average of 16 residents per block. This number can easily be doubled with the use of back houses. This number can be further increased with a front house that can be divided up into multiple units over time. Preserving the character of the neighborhood is also important. This means that certain homes need to be kept. It also means that any new homes built need to fit in with those older homes. However, there needs to be uniqueness. This variety can be taken further and allow for different types of housing.

The images on this board show only a portion of this proposal. They include a map of the neighborhood, an example block, before and after images of preservable buildings on that block, possible exteriors for an example building, and floor plans for that building as a duplex and as a multi-unit apartment.

Residential Improvement