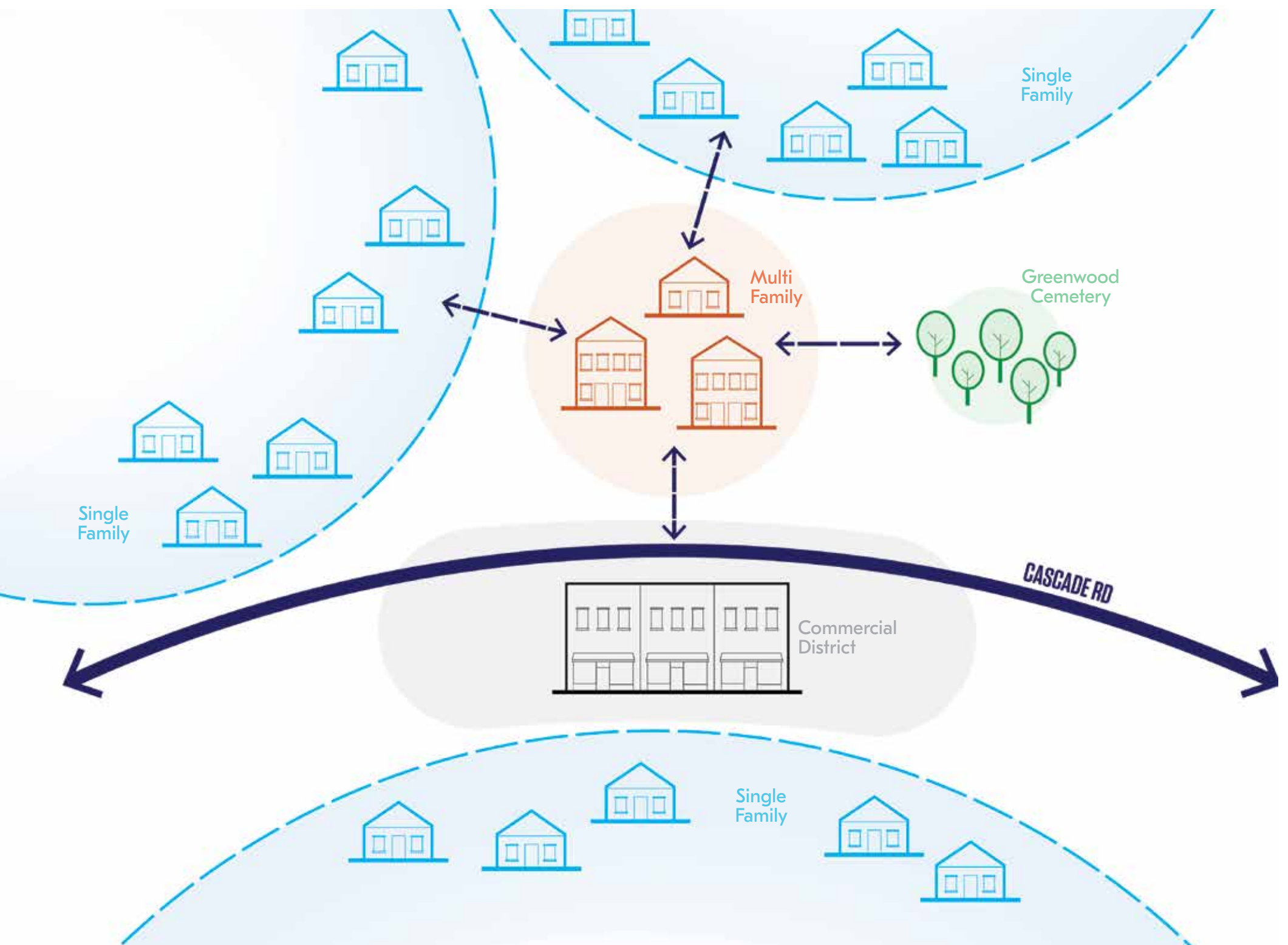


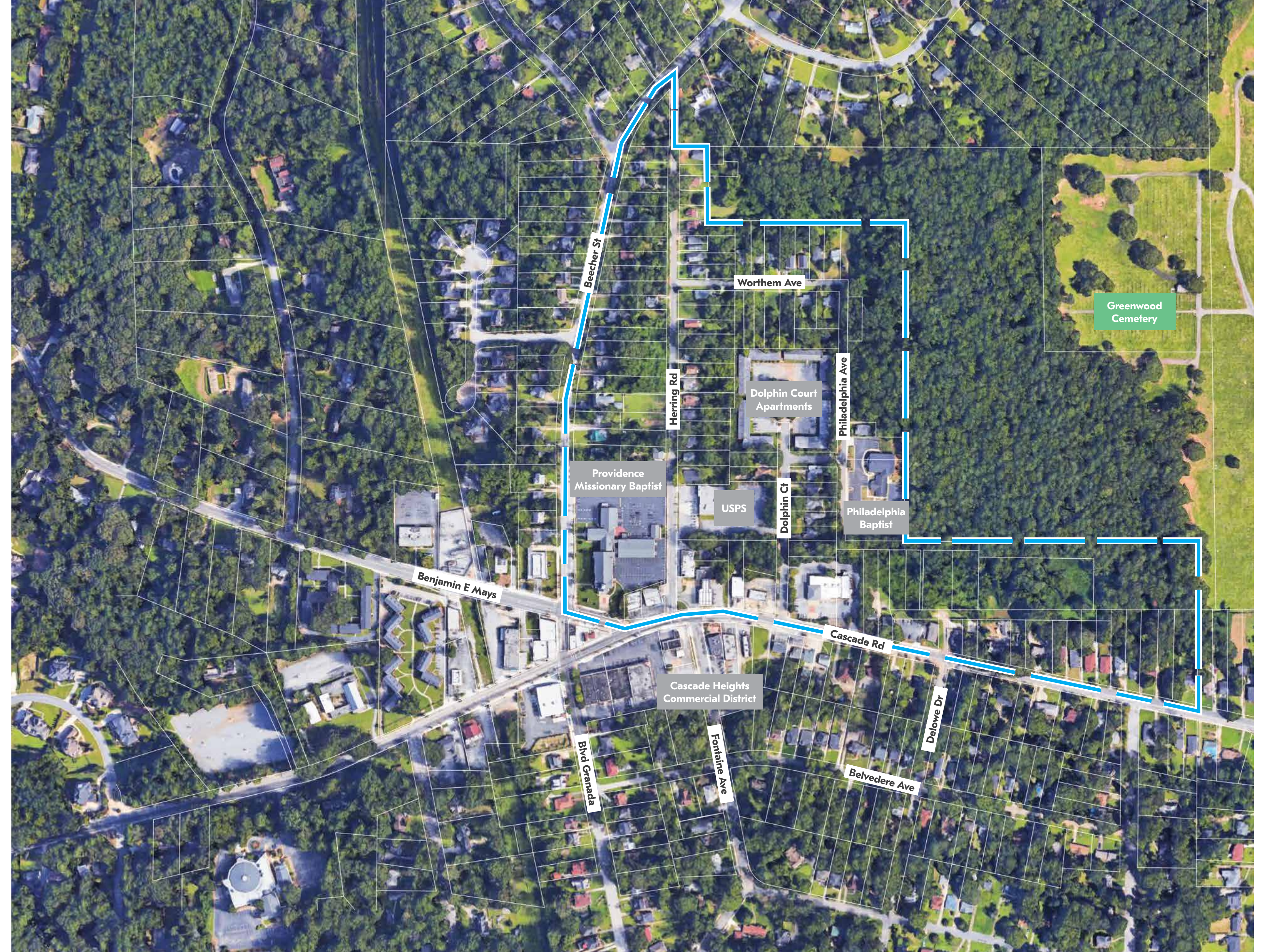
THE OBJECTIVE

How can the Cascade Heights business district enhance & support the identity of the greater Cascade community as a 'community in a park' while organizing future growth for a multi-generational community?

CONCEPT



EXISTING CONDITIONS



By encouraging traditional multi-family housing development and reconnecting isolated streets in underutilized areas of the neighborhood, we can create housing options for multiple generations and income levels while also adding to the local customer base of the neighborhood commercial district.

What physical characteristics enable a healthy commercial district and a multi-generational community?

DIVERSITY

Cascade Heights is abundant in classic ranch and cottage style single-family homes. We explored introducing a variety of building footprints that are similar in scale and could accommodate different needs and lifestyles. By encouraging multiple housing types we can enable aging-in-place and housing affordability.

SINGLE FAMILY RANCH



DUPLEX



FOURPLEX



SINGLE FAMILY COTTAGE



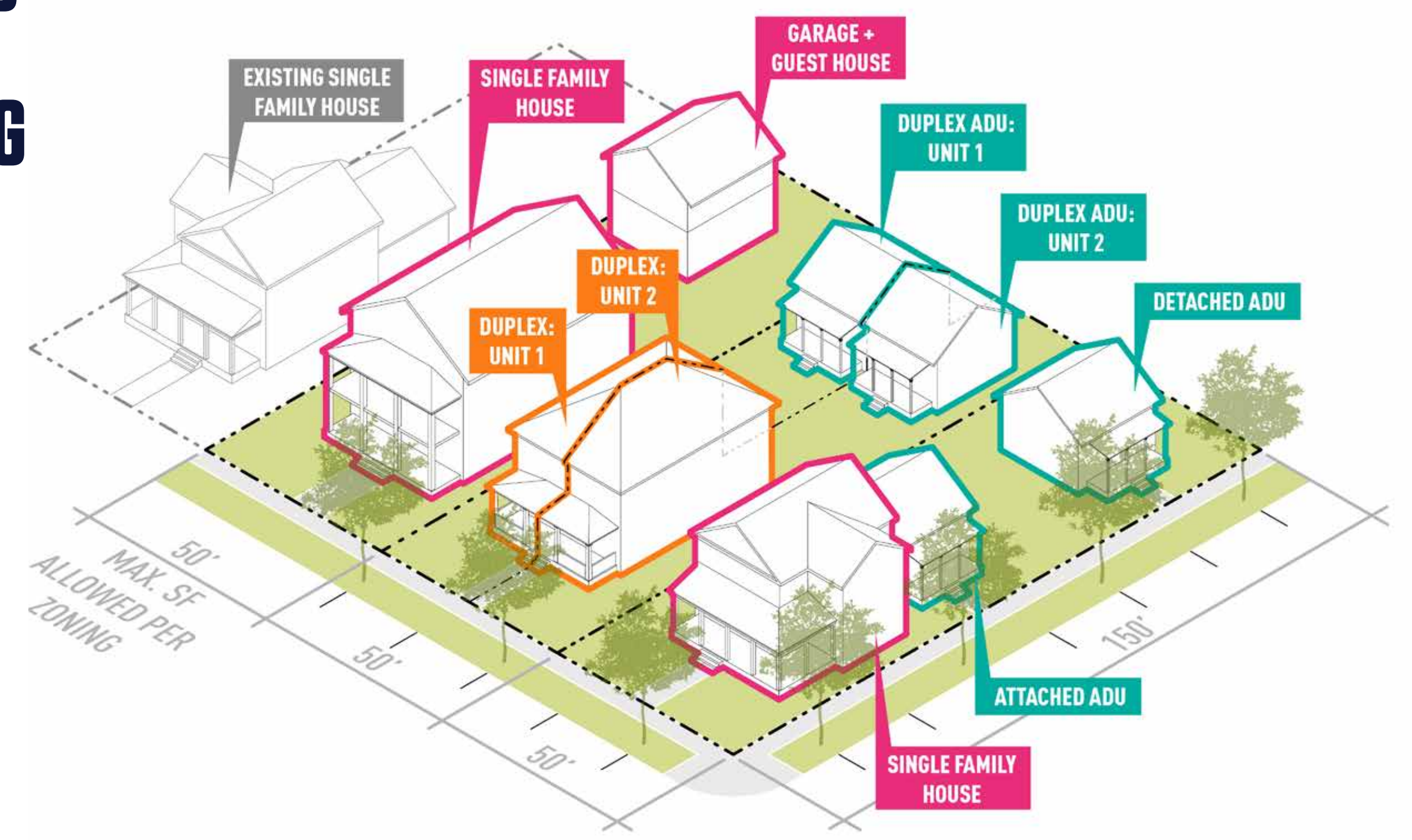
ACCESSORY DWELLING UNIT



MULTIPLEX



MISSING MIDDLE HOUSING TYPES:



Courtesy of Kronberg Wall

VISIBILITY

Herring Road has a front to back relationship with Beecher Road. This condition was created intentionally, and you can still identify the effects today. Repairing the frontage relationship would increase safety by making it a more active street.

HEALTHY FRONTAGE CONDITION



CURRENT CONDITION



CONNECTIVITY

There is a noticeable difference in block size and connectivity of streets when comparing the north and south of Cascade Road. Smaller connected blocks increase walkability. By reconnecting streets and breaking up blocks we can increase walkability and other modes of transportation.

EXISTING STREET CONNECTIONS



Philadelphia Avenue and Dolphin Drive both terminate into dead ends. This creates a disconnect between these streets and the surrounding area.



Dead End at Philadelphia Ave



Dead End at Dolphin Drive

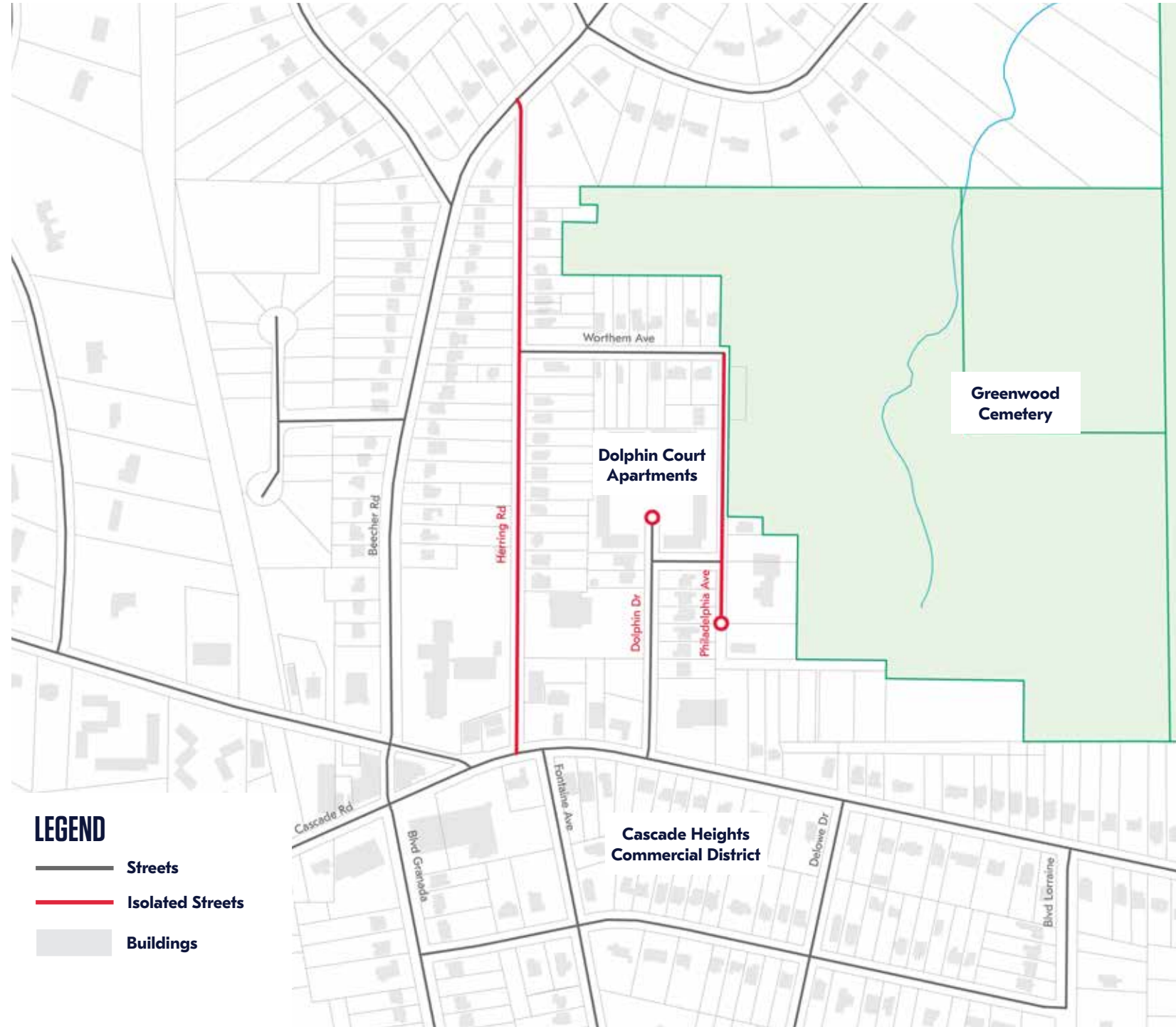
EXISTING BLOCK SIZES



The north portion of Cascade has characteristically larger blocks than the southern portion which makes it harder to travel by foot.

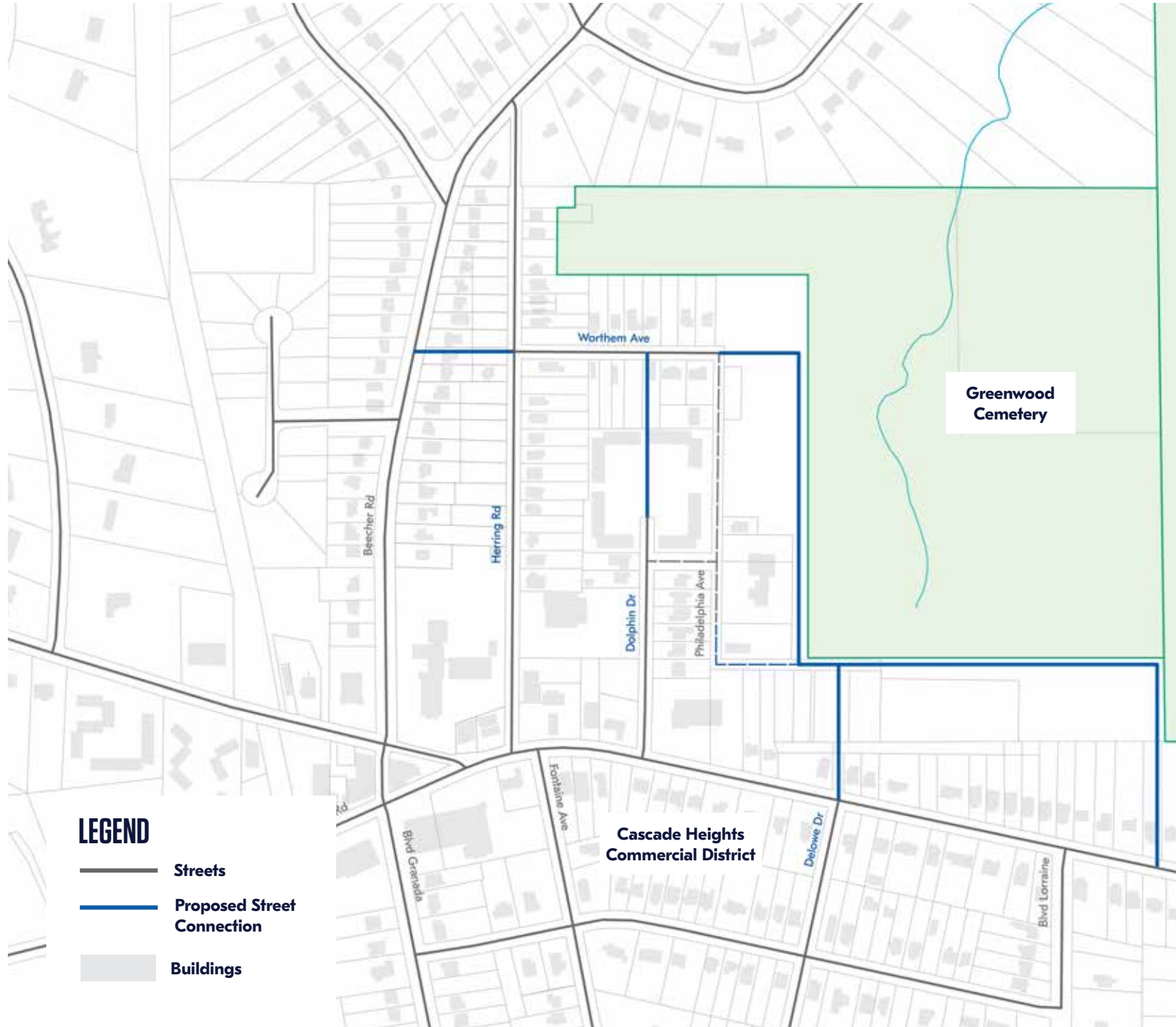
What changes are needed to make this work?

EXISTING STREET GRID



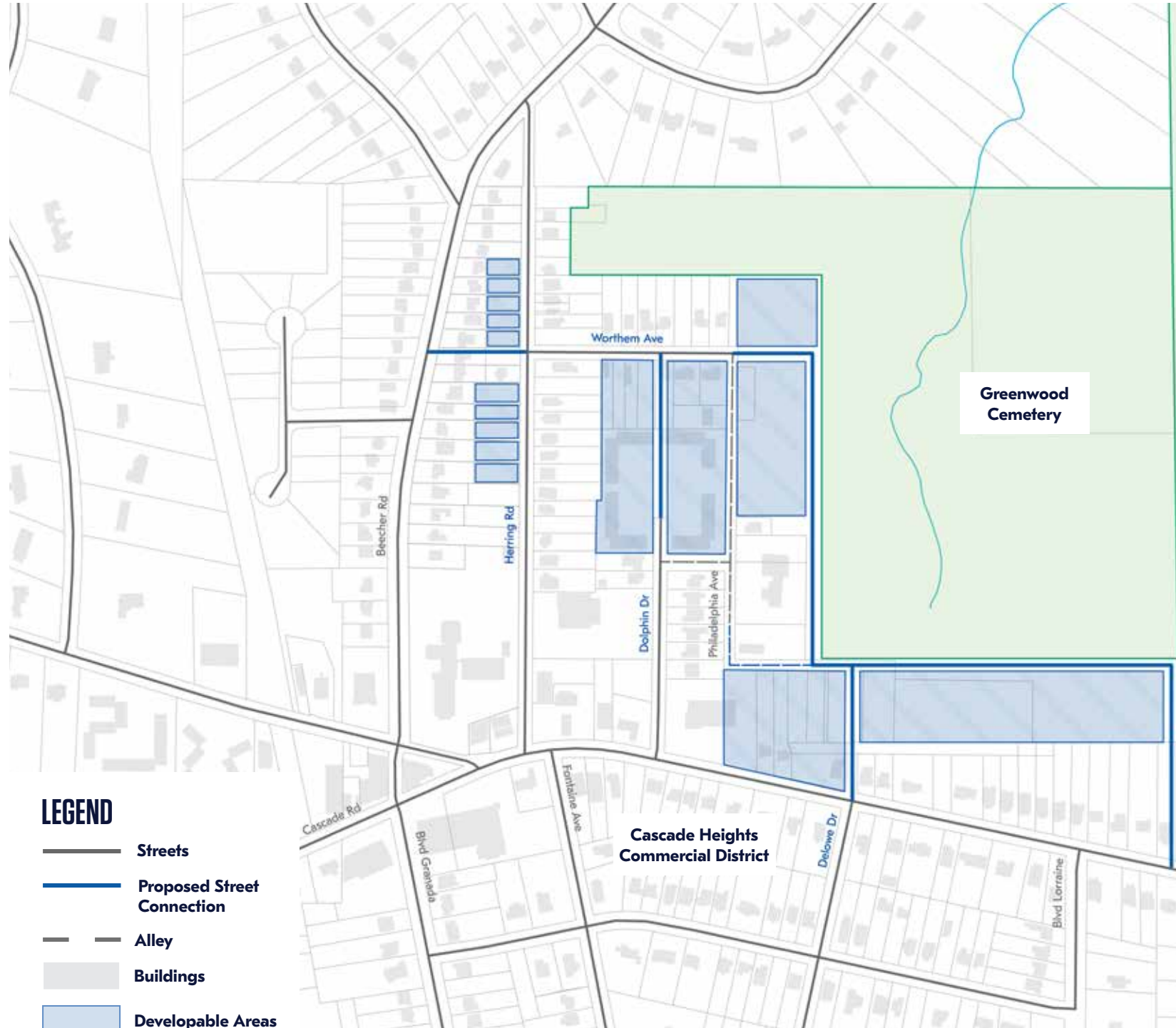
Herring Road is a long, isolated street. Dolphin Drive and Philadelphia Avenue currently terminate into dead ends.

PROPOSED STREET GRID



Connecting isolated and dead end roads to the existing street grid creates smaller, more walkable blocks that provide additional access to the commercial district.

DEVELOPABLE AREA



We identified underutilized parcels along proposed streets, pairing needed infrastructure with new development.

CURRENT ZONING



The existing zoning is primarily single-family residential with the exception of the Dolphin Court Apartments.

PROPOSED ZONING



MR-MU zoning introduces new housing options. This zoning category allows for a variety of footprints and up to 12 units per property.

How do we put this all together?

HERRING ROAD

How can we create frontages to activate Herring Road?

By looking at alternative zoning options that allow for smaller lot sizes, we can propose a split lot condition for larger lots with fronts currently facing Beecher Road. Several deep lots are underutilized and overgrown. Owners would have the option to split their lots creating new development opportunities.

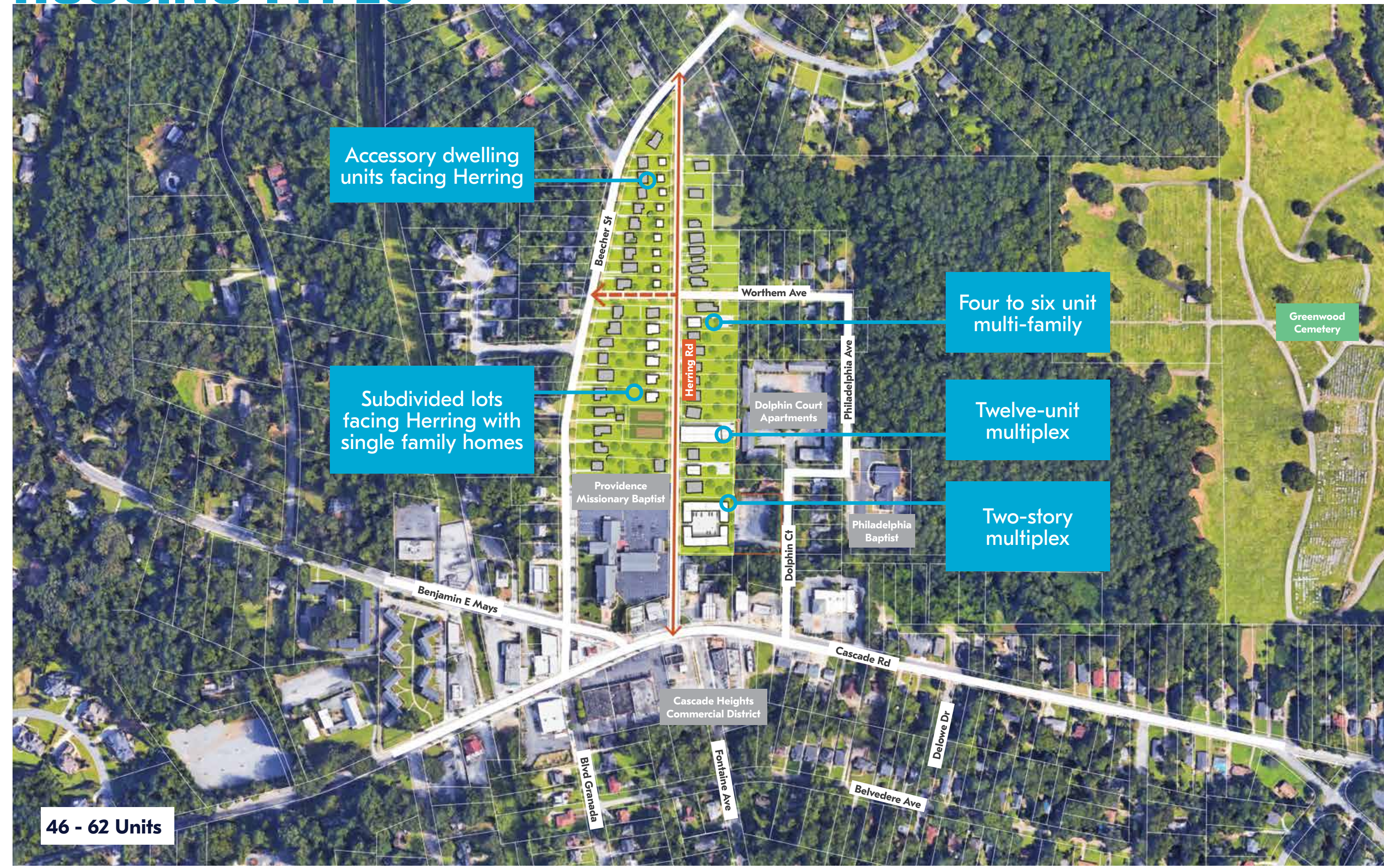
ADUs (accessory dwelling units) are proposed for smaller lots further north that cannot be split. This allows property owners the option to build and rent units.

Underutilized parcels closer to the commercial district could support higher density housing.

CONNECTIVITY



HOUSING TYPES



DOLPHIN DRIVE

How do we open up Dolphin Drive to create a condition that is outward facing and supports density?

This provides an opportunity to redevelop Dolphin Court Apartments, which is currently isolated and located at a dead end. By pulling Dolphin Drive through to Worthern Avenue street improvements can be paired with redevelopment.

Vacant parcels along Worthern Drive can be utilized for multi-family housing.

The underutilized rear portion of the USPS and southern parcel could be redeveloped to face existing homes on the eastern side of Dolphin Drive.

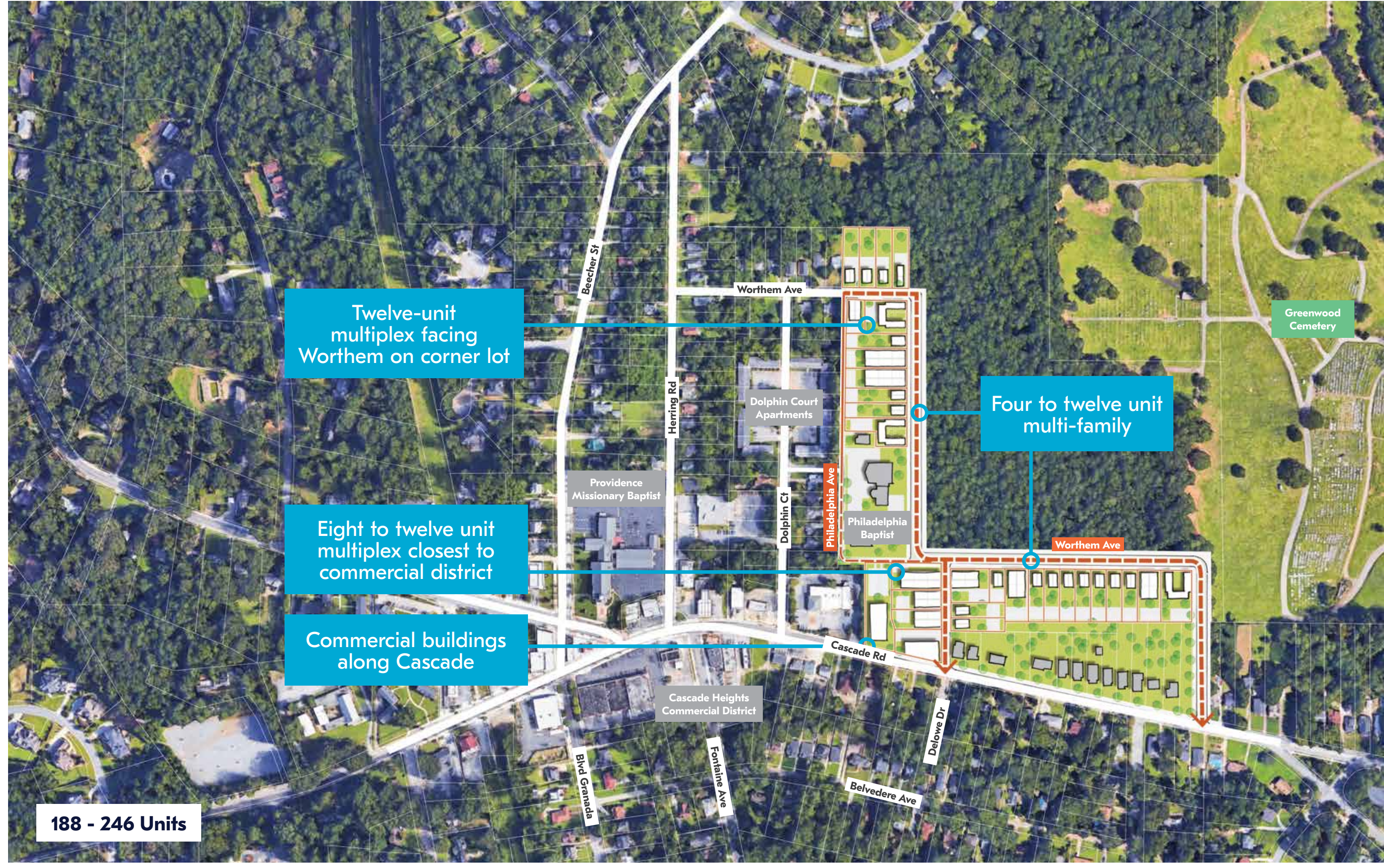
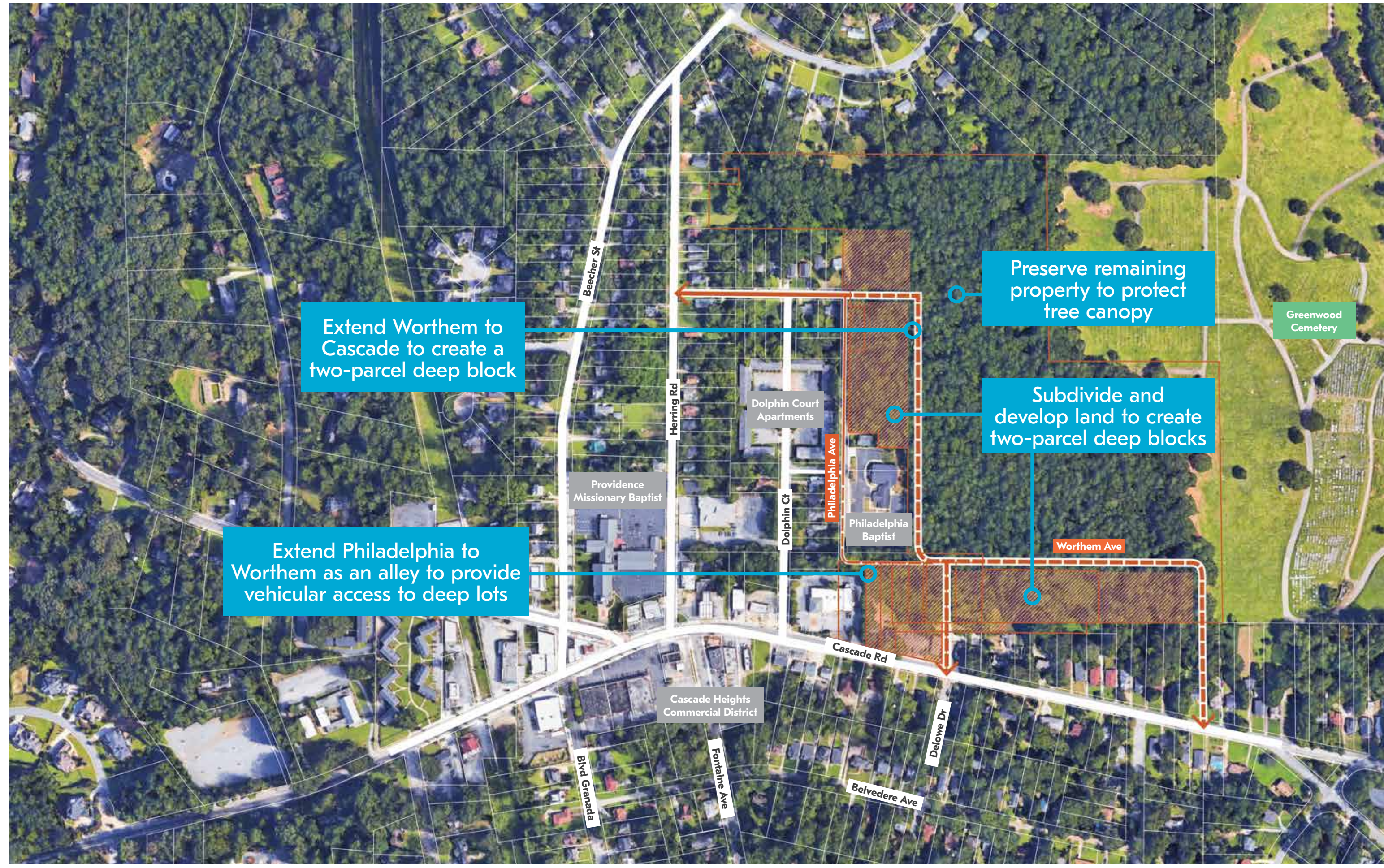


GREENWOOD

How could we add development on the Greenwood property and also protect the existing canopy?

This option explores creating new connections to the commercial district and expanding development to create healthy block sizes and frontage conditions.

Creating street frontages facing the cemetery creates a balance of new development while being sensitive to preserving tree canopy.



What this could look like:

