



Mantua 5-Year Infill Site Plan

Anqi Li, Kefan Long

Content

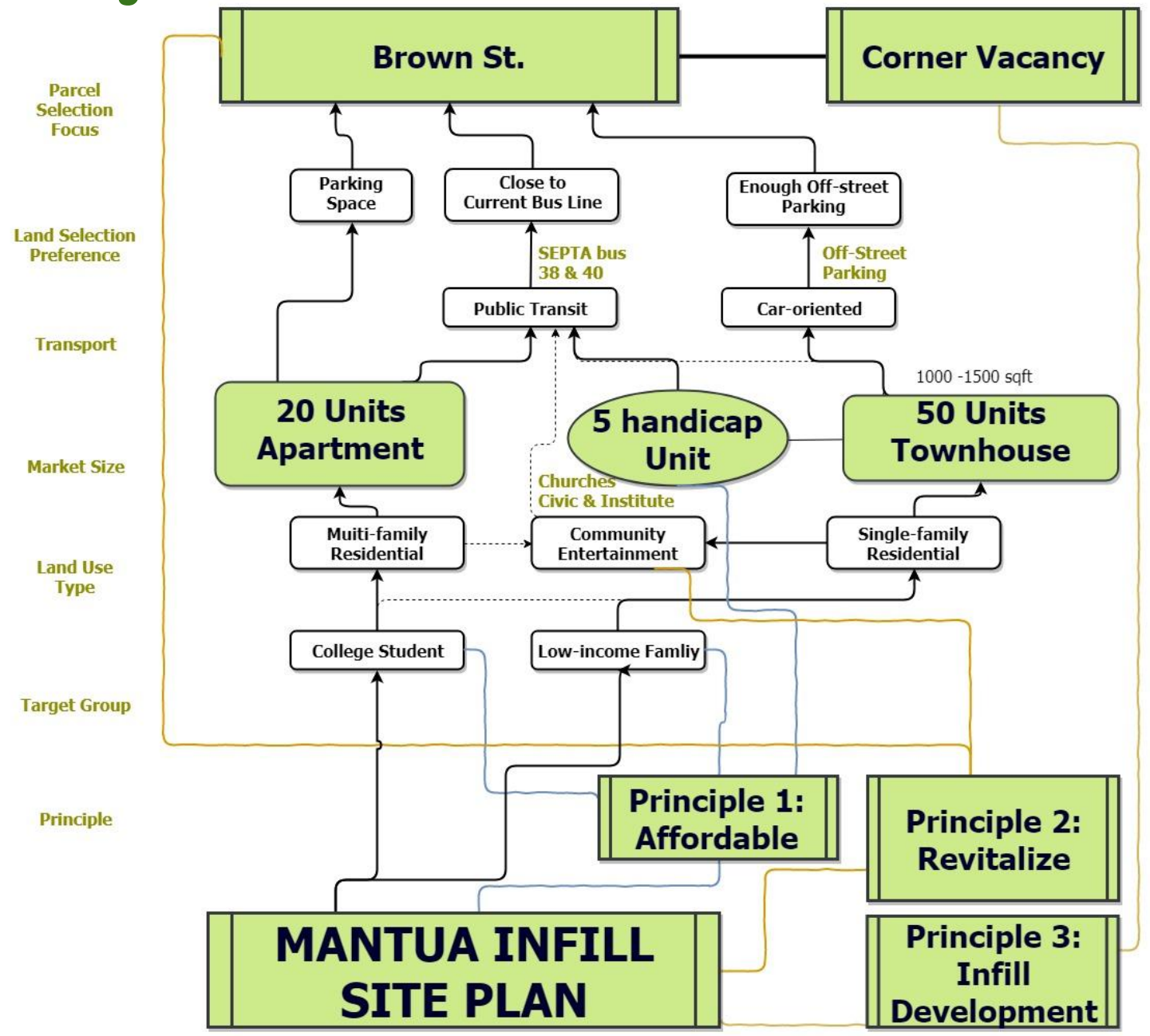


- Design Principles
- Site Approach Diagram
- Overall Site Plan
- Block-level Plan
- Short-term Improvement Strategy

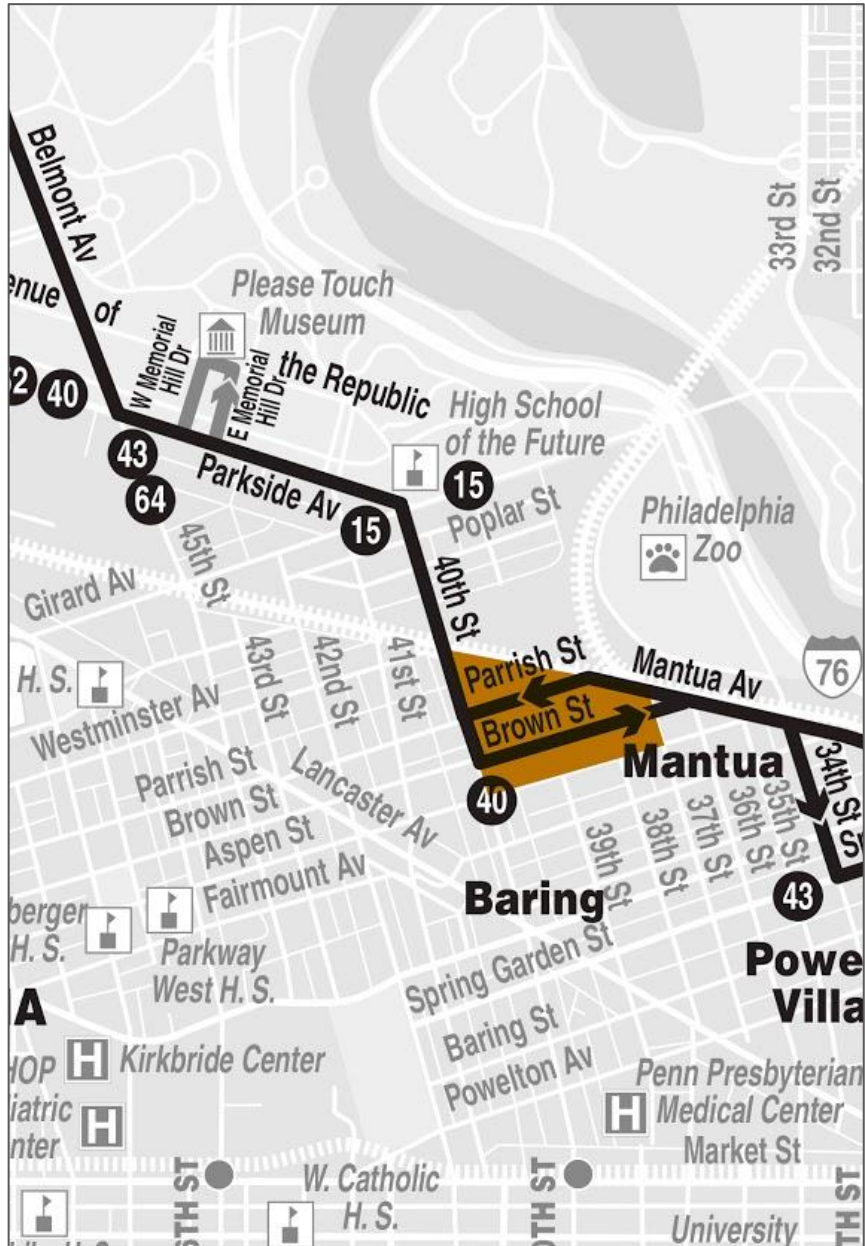
Design Principles

- Create new housing supplies that supports the need of **affordable housing** from neighborhood residents and foreign residents, establish platform for efficient connection between land owners and new developers, adopt designs that are economically viable for developer, practical for users.
- Provide neighborhood active nodes that focus on improving living experience for residents, **revitalize "key street"** by combining active nodes and minor designs, encourages public activities in the neighborhood.
- Minimize influence of mass vacancy in neighborhood by land use selection, pursue compact neighborhood through limited **infill construction**, increase development potentials for untouched lots through vacancy beautification.

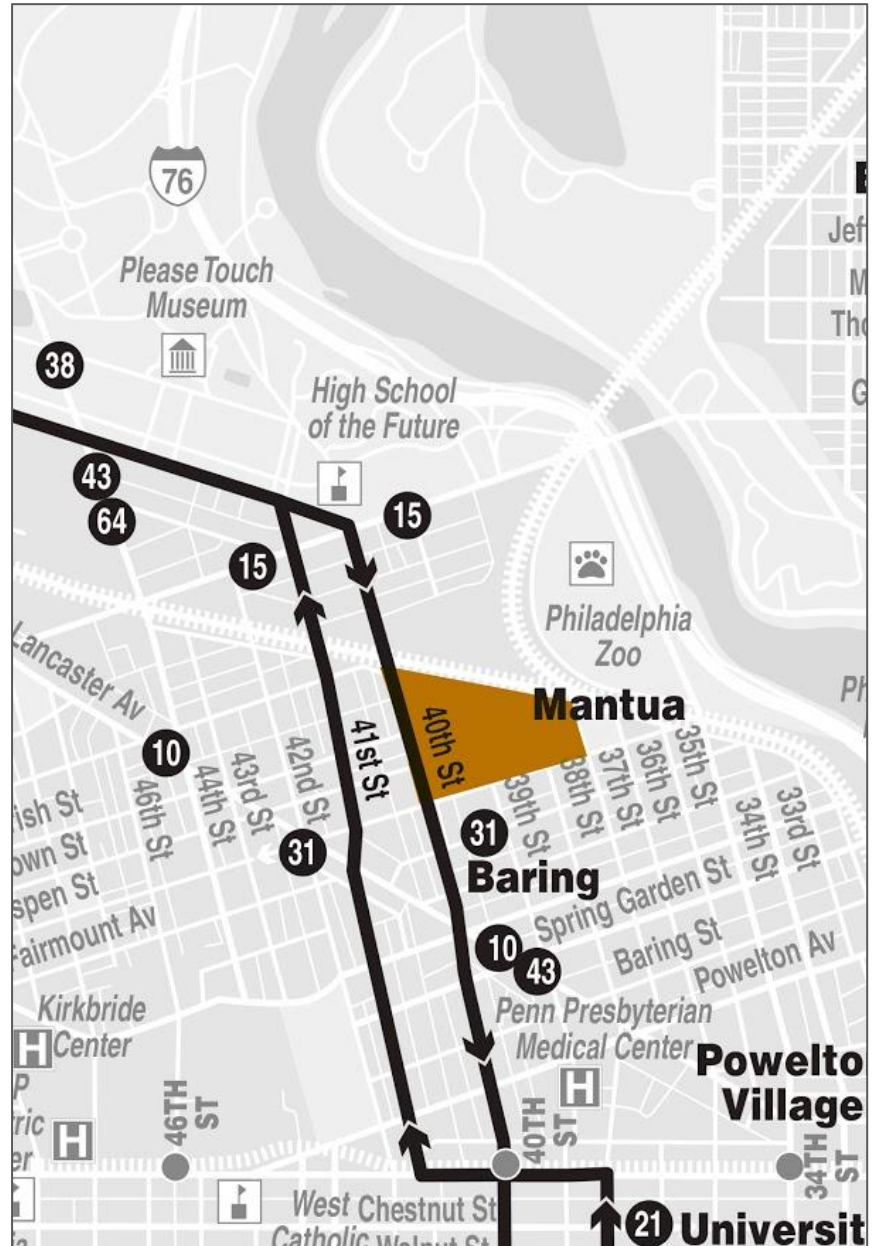
Site Approach Diagram



Bus Line



Septa Bus 38



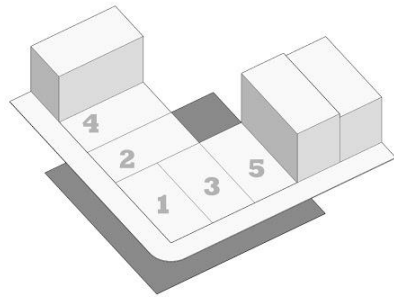
Septa Bus 40

Revitalize Brown Street

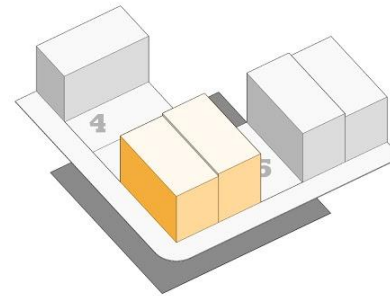
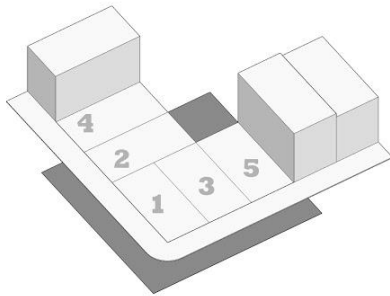
- Bus Line 38
 - Vacant Lot Groups
 - Middle Street Width
- Accessibility
Development Potential
Revitalization Potential



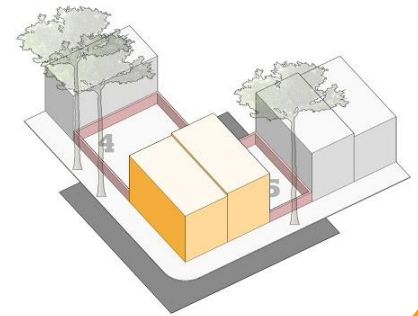
Vacancy Development Strategy



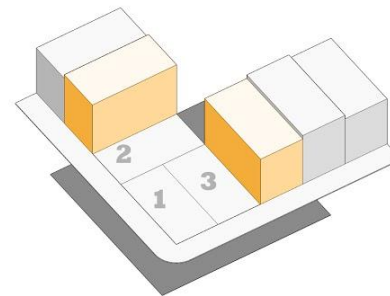
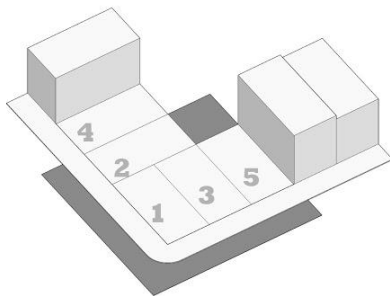
Strategy1: Developing from Corner



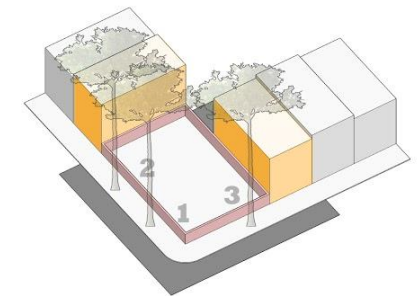
Final Development



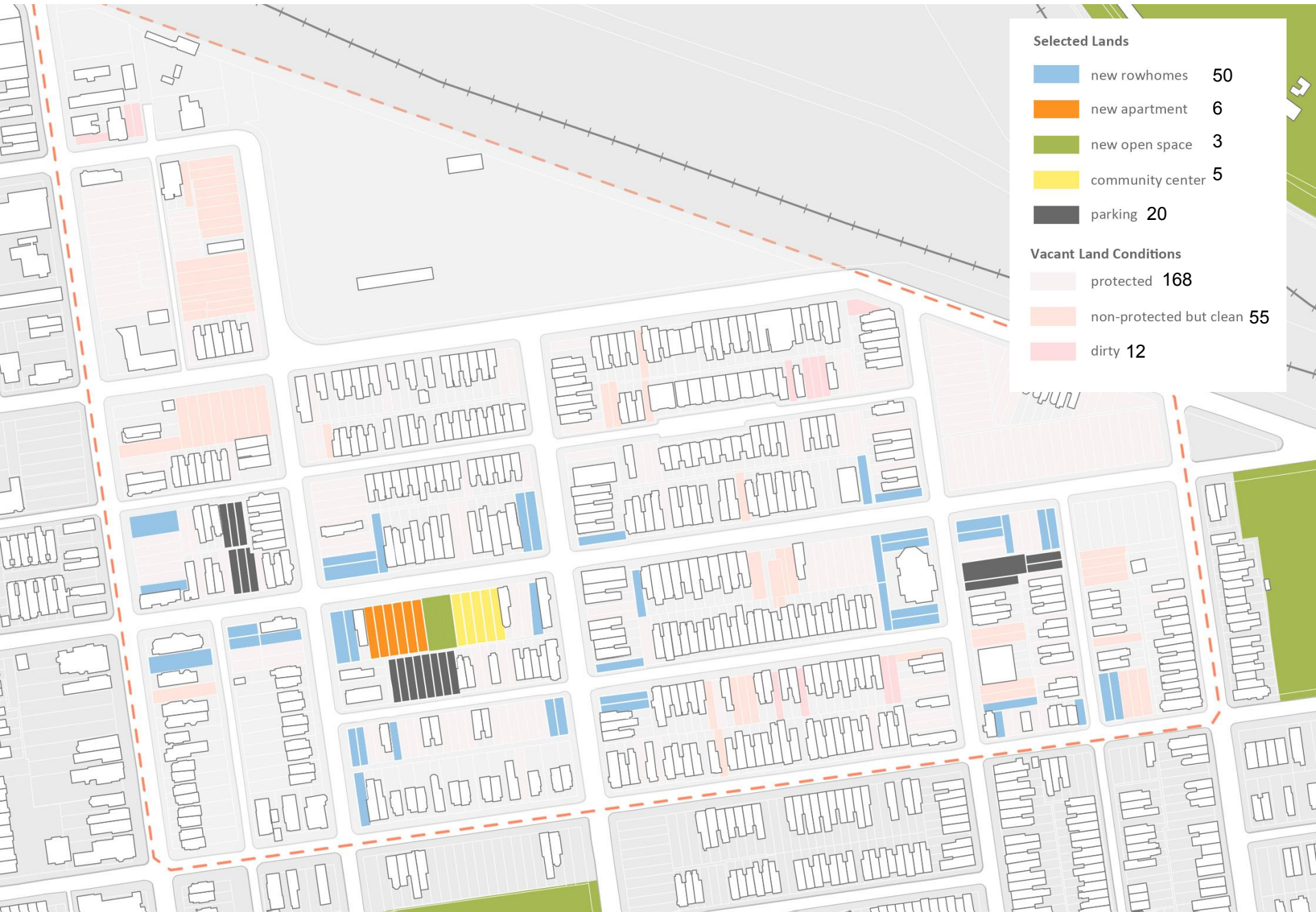
Strategy2: Extending Current Rowhouses



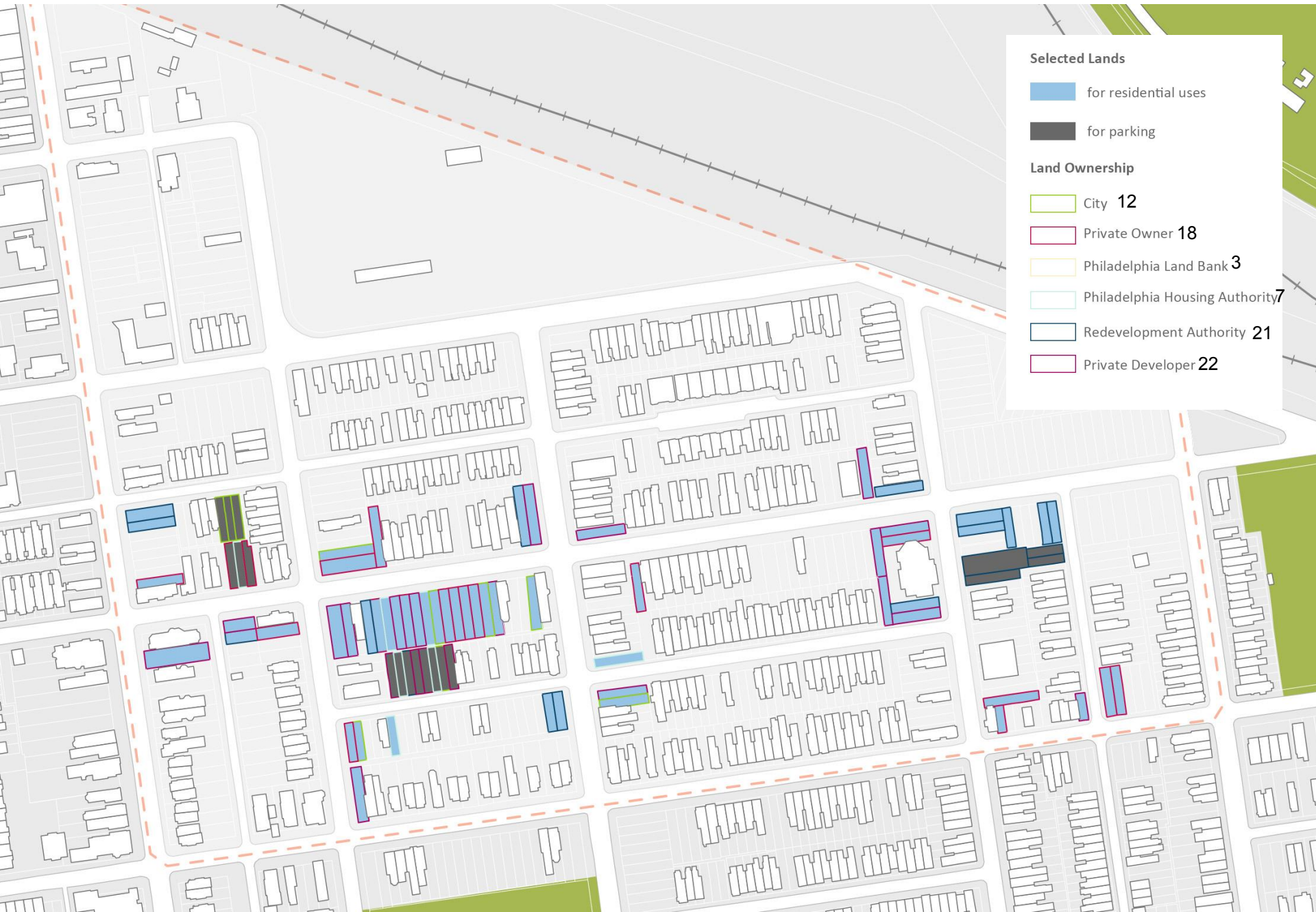
Final Development



Site Selection



Property Ownership



Property Acquisition

Land Ownership



Acquisition Process

"Philly Land Works" acquisition program

Competitive Sales or a Requests for Proposals

public auction or transfer properties in bulk to the City of Philadelphia's Land Bank

purchase from private owners

purchase from private owners

Zoning Variance

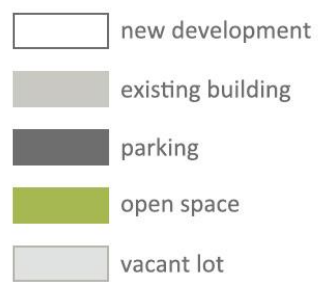
Submit zoning variance application to Department of Licenses and Inspection



Mantua Overall Infill Plan

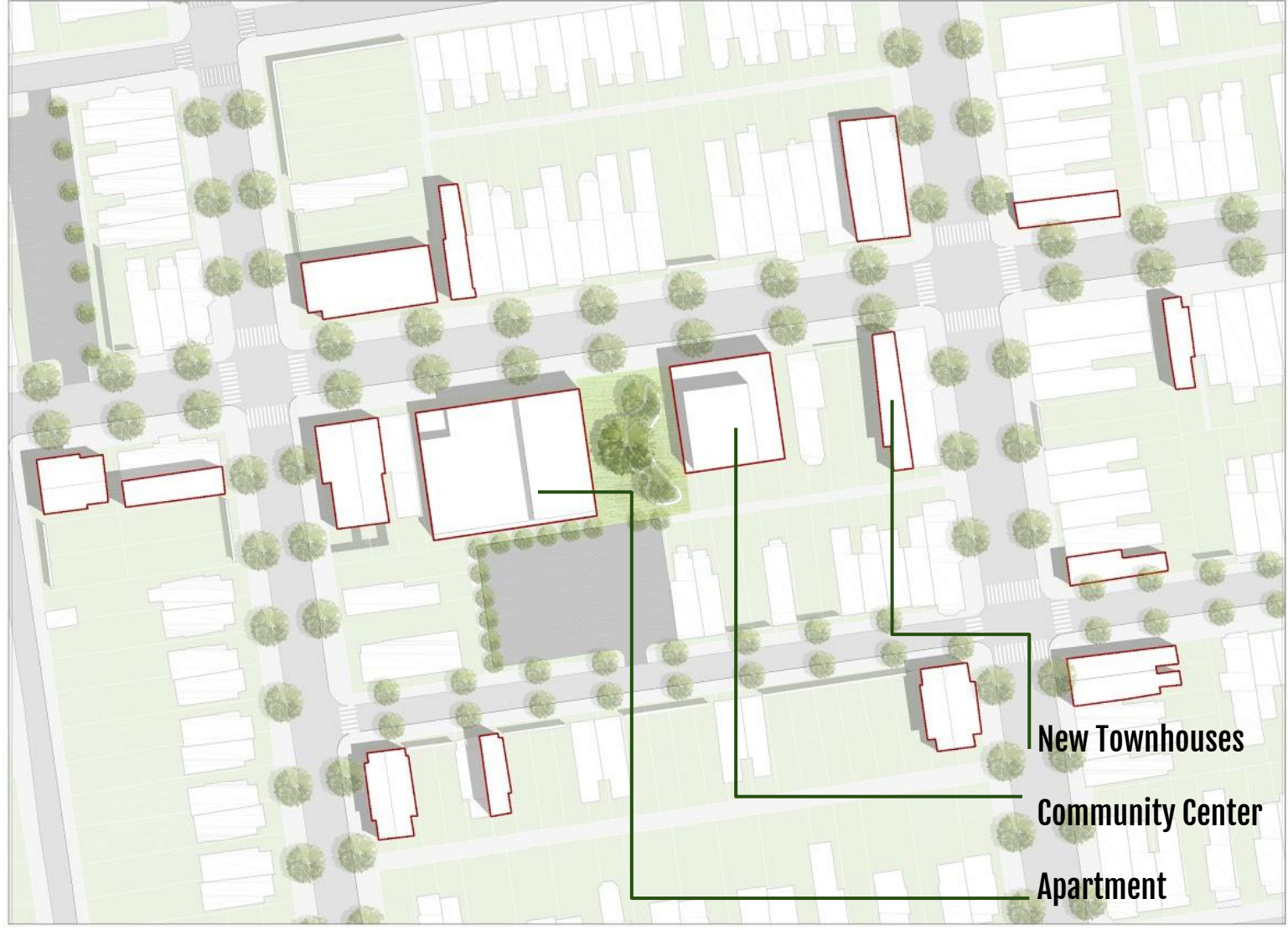


- 50 new rental rowhomes
- 20 new apartment units
- 3 parking lots, 65-70 parking space
- 1 new activity center
- 1 new open space
- New trees around street corner



Block Level Plan

Mantua Infill Plan (Brown & Union St. - Brown & 39th St.)



- New Townhouses
- Community Center
- Apartment

Detail Design



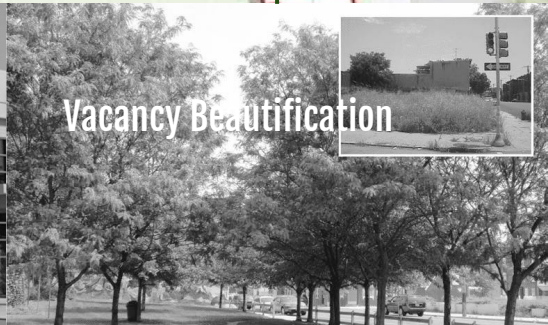
Accessible Housing



Community Square



Community Center



Vacancy Beautification

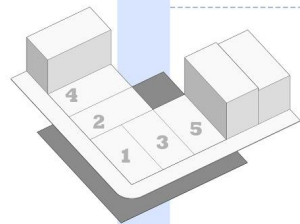
Parking



Short-Term Improvement Strategy

VACANT LOT **TOWN HOUSES** **APARTMENT** **COMMU CENTER**

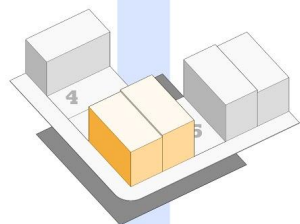
Now



Vacant Lot Investigation

Building Repair

1Year



Vacant Lot Cleaning & Purchasing

Apartment Site Purchasing

5Year

Townhouse Construction

Townhouse Parking Construction

Vacancy Beautification

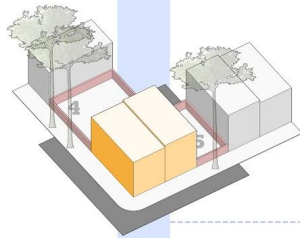
Apartment Construction
Apartment Parking Construction

Square Construction

Community Center Construction

10Year

Final Development



Reference

1. **Septa Bus Map: SEPTA**
<http://www.septa.org/schedules/bus/>
2. **Community Center: City of BRIGANTINE BEACH**
<https://bb-nj.org/departments/community-education-recreation/>
3. **Community Square: Dubai Noor Community Town Square**
<http://www.placedynamix.com/projects/046-noor-community-town-square>
4. **Accessible Housing: ImageNesmi**
<https://www.imagenesmi.com/im%C3%A1genes/house-ramp-f8.html>
5. **Vacancy Beautification: Pennsylvania Horticultural Society, LandCare Program**
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