



JOINT TASK FORCE MEETING
02/16/2023



AGENDA

- I. Plan Updates
- II. Site Design Goals
- III. Housing Types
- IV. Concept Site Plans
- V. Plan Comparison
- VI. Emerging Neighborhood and People Goals & Strategies
- VII. Next Steps

SITE DESIGN GOALS

DESIGN CHARRETTE THEMES

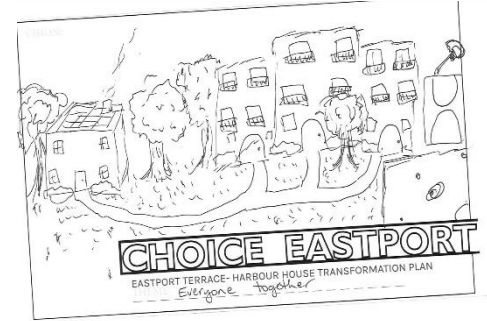
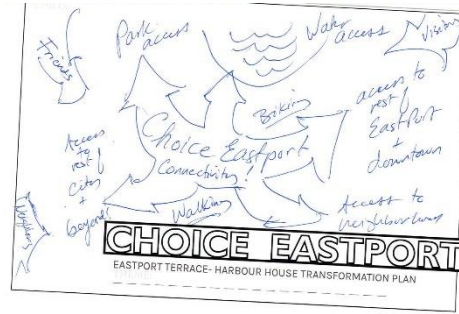
1. Extension of existing streets
2. Connected internal street network
3. Public spaces anchored by a mix of uses
4. Variety of housing types
5. Taller buildings located internal to the redevelopment or overlooking Hawkins Cove



POSTCARDS FROM THE FUTURE



Received over 56 postcards



“One Eastport for Everyone”

“Eastport Connectivity”

“Everyone Together”

“Access for All”

HOUSING GOALS (Requirements)

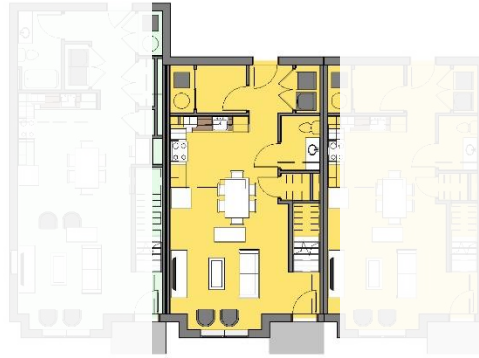
Replace distressed public or assisted housing with high quality mixed-income housing

1. One-for-One Replacement Housing of all existing public housing units (357 DU)
2. Introduce Mixed-Income Community (range of affordability)
3. High-quality design (subsidized housing indistinguishable from market rate)

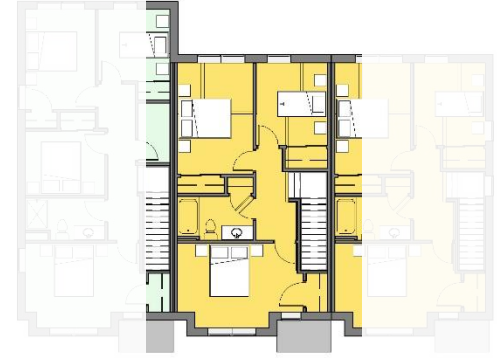
HOUSING TYPES

TOWNHOUSES

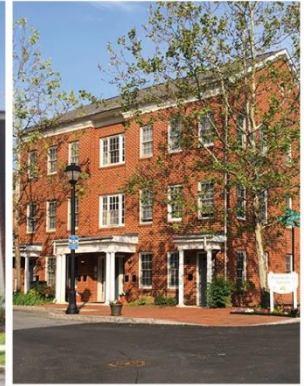
- Two- and Three-story buildings
- Individual entrances
- 1 Dwelling unit per building
- Yards



Level 1

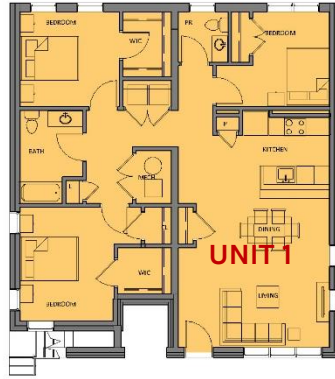


Level 2

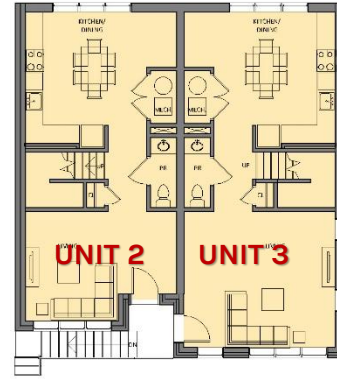


TOWNHOUSES over FLAT

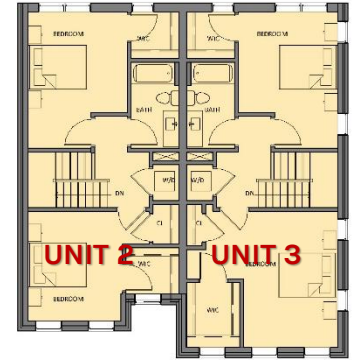
- Three-story building
- Individual entrances
- 3 Dwellings per building
- Yards



Level 1



Level 2

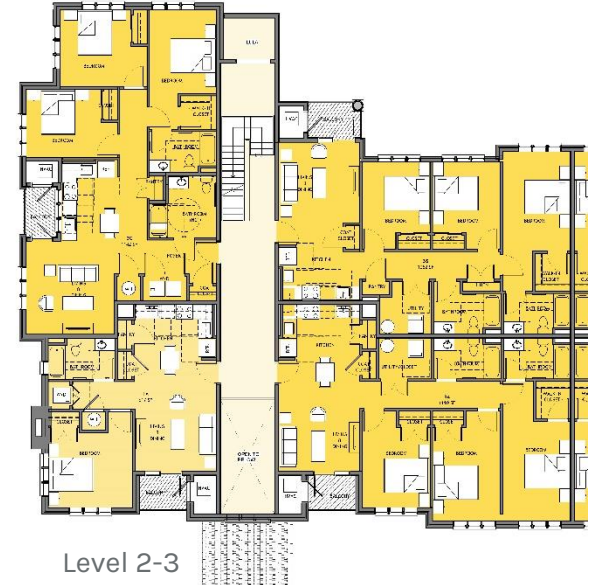
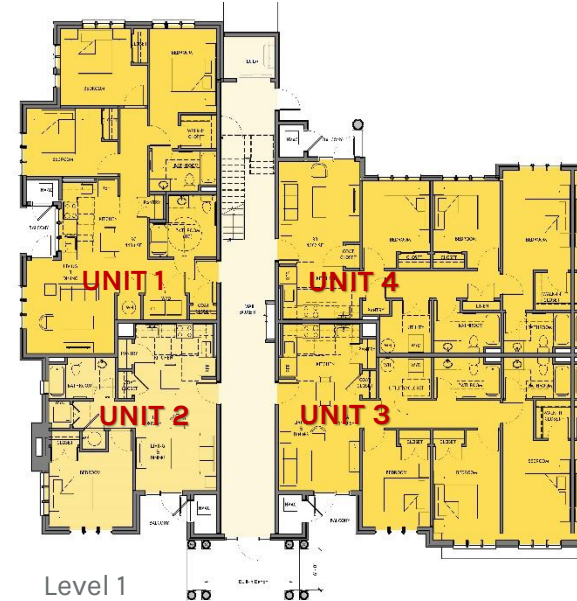


Level 3



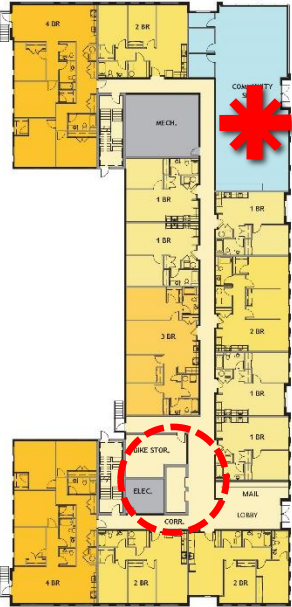
WALK-UP APARTMENTS

- Three-story buildings
- Common stairs
- 9-12 Dwellings per building

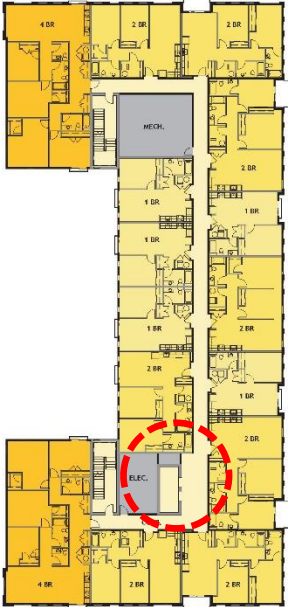


MULTIFAMILY CORRIDORS

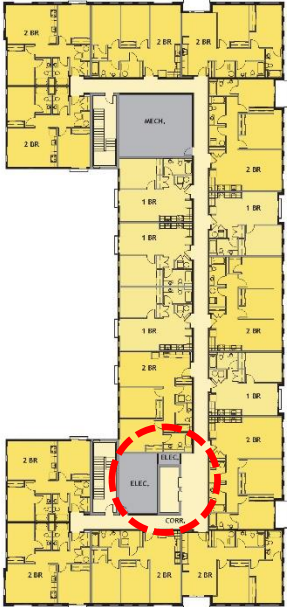
- Three- and four-story buildings
- Shared lobby and elevators
- Shared amenity spaces
- >24 Dwellings per building



Level 1



Level 2



Level 3-4

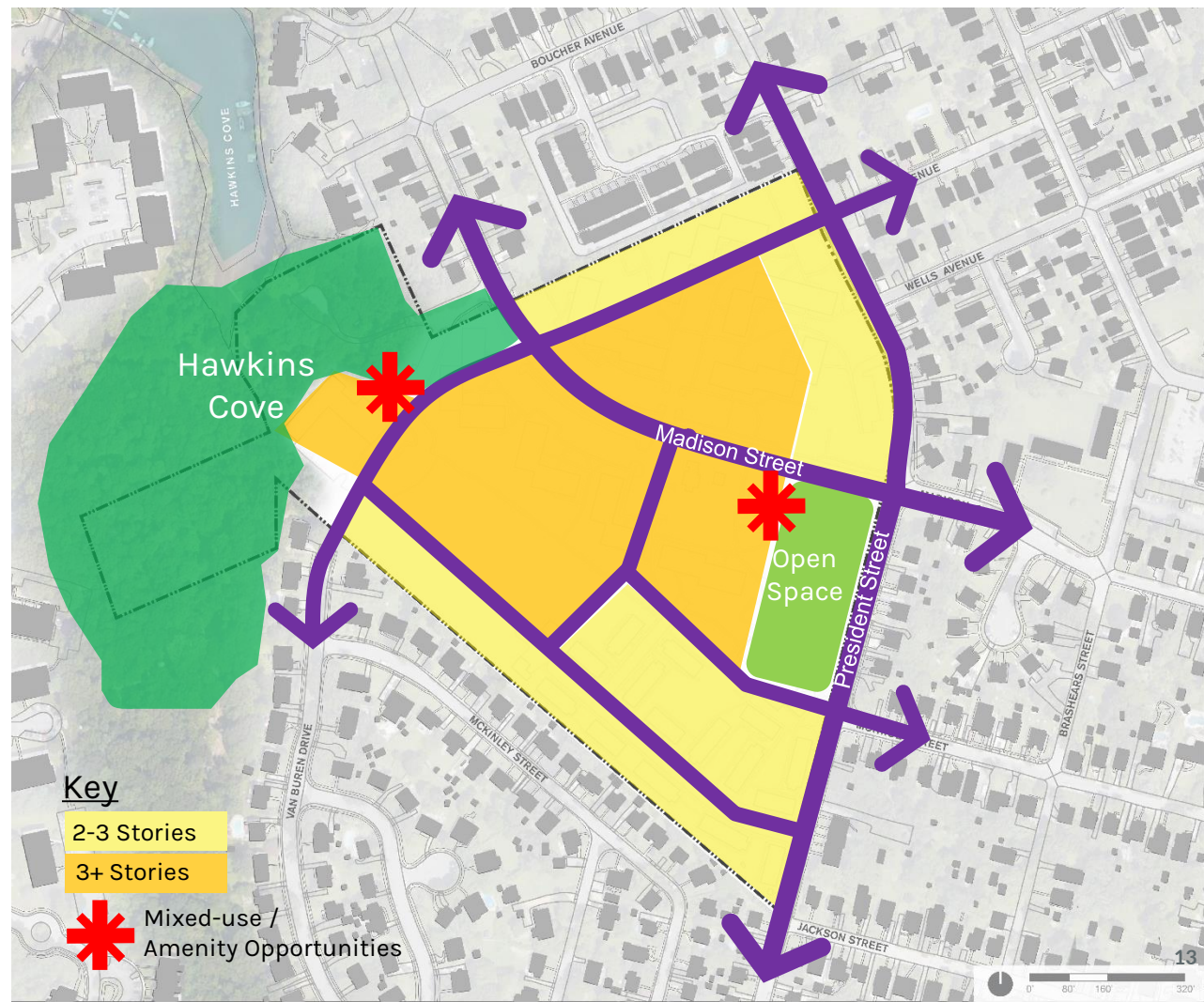


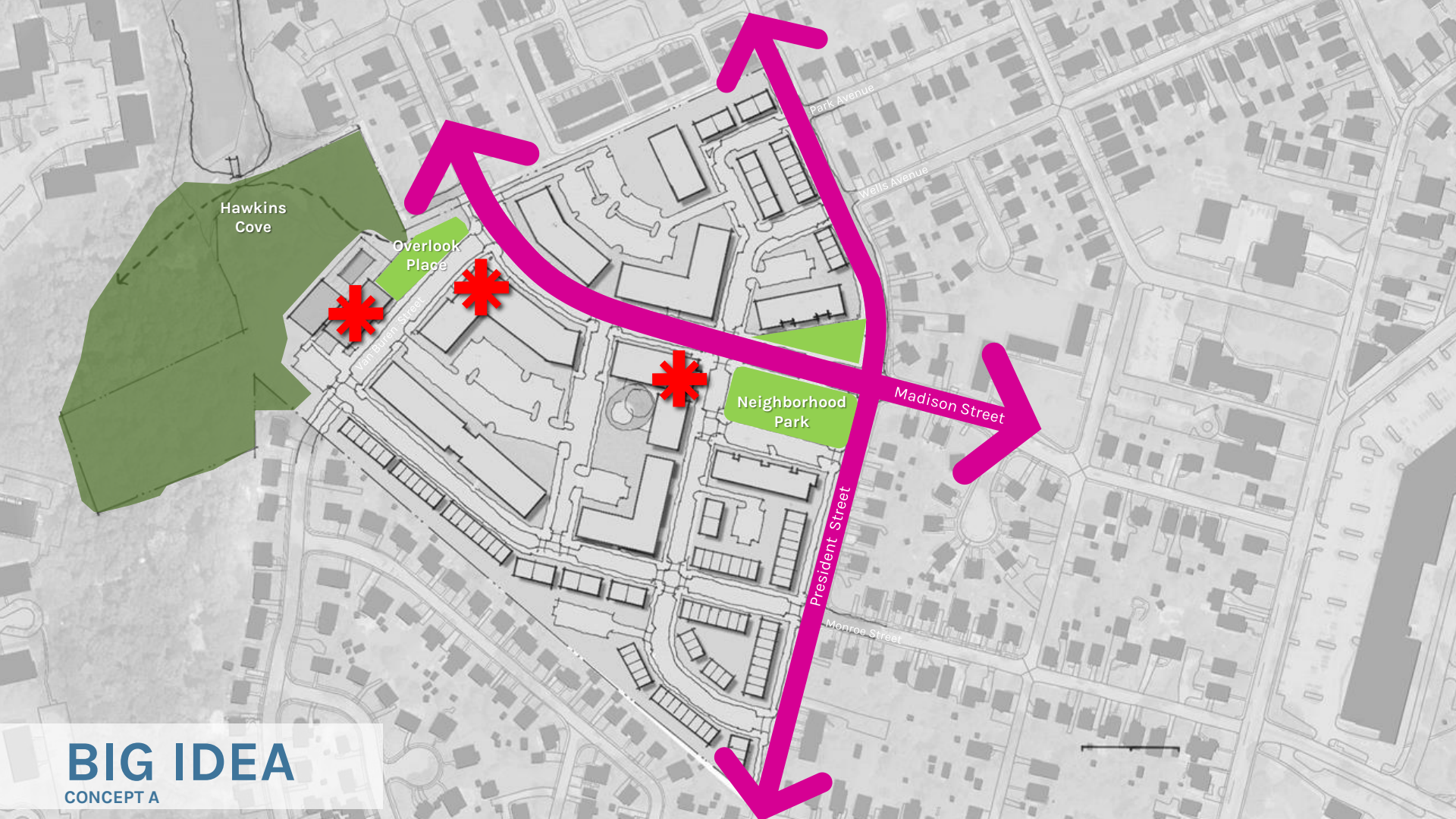
CONCEPT SITE PLANS

CONCEPT A

Madison & President

1. Open space with mixed uses to anchor President Street and Madison Street
2. Mixed use / amenity activation near Hawkins Cove
3. Taller buildings along Madison Street





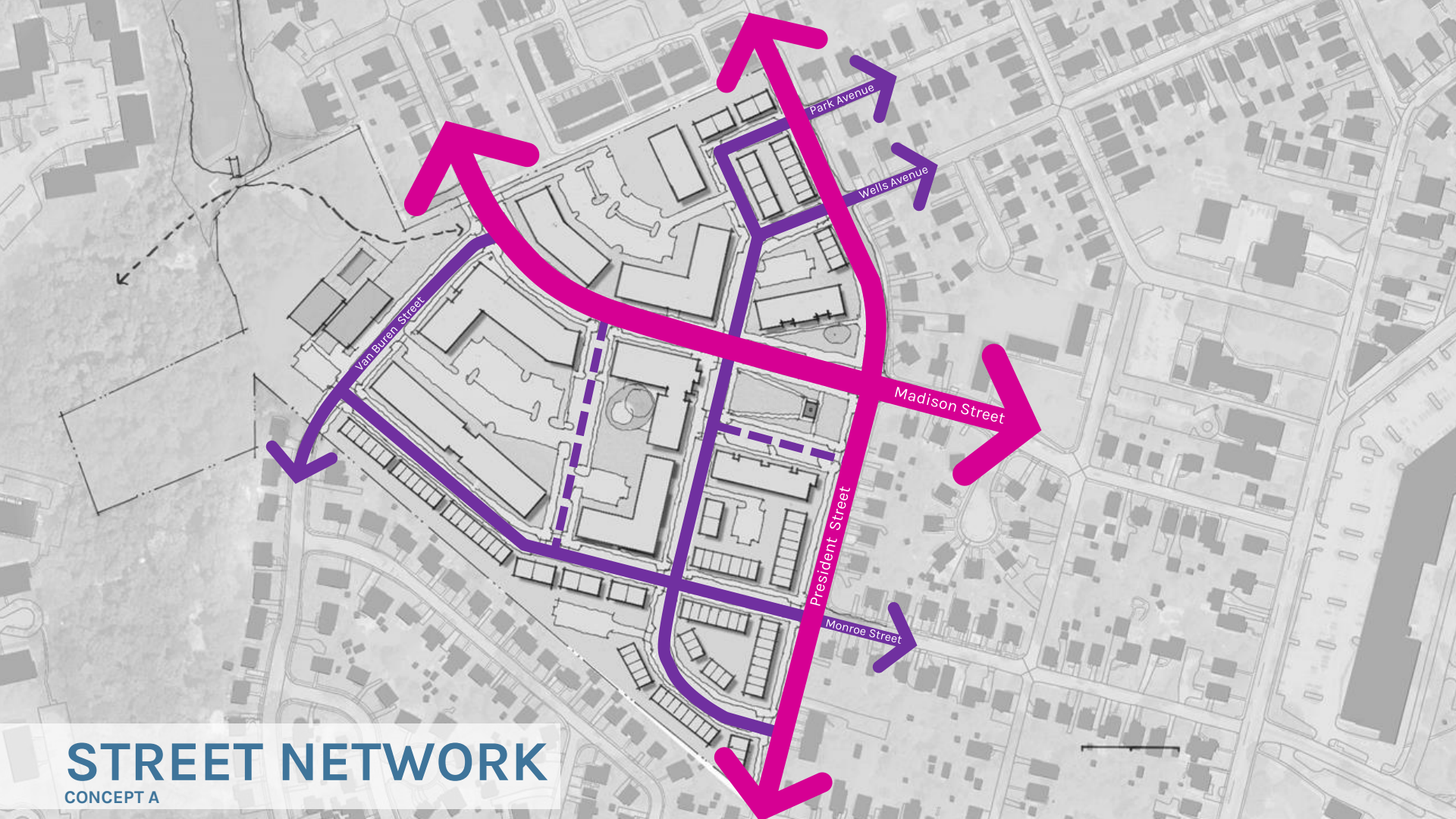
Hawkins
Cove

Overlook
Place

Neighborhood
Park

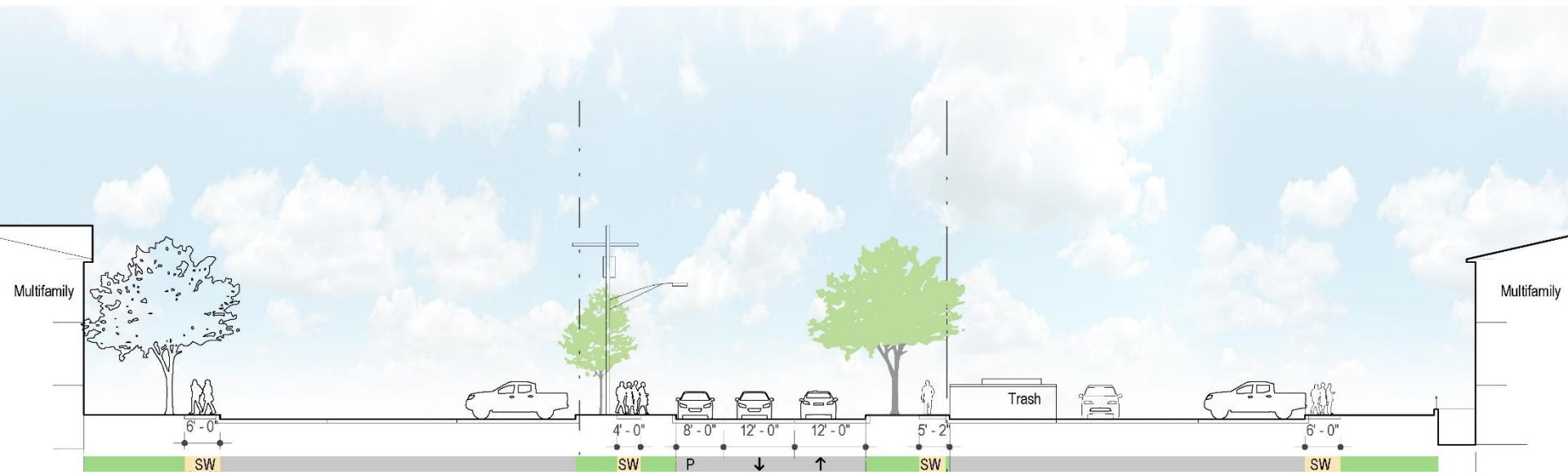
BIG IDEA

CONCEPT A



STREET NETWORK

CONCEPT A



MADISON STREET SECTION

EX. CONDITIONS



MADISON STREET SECTION

CONCEPT A



Box District Park (CBH LA)

OPEN SPACE NETWORK

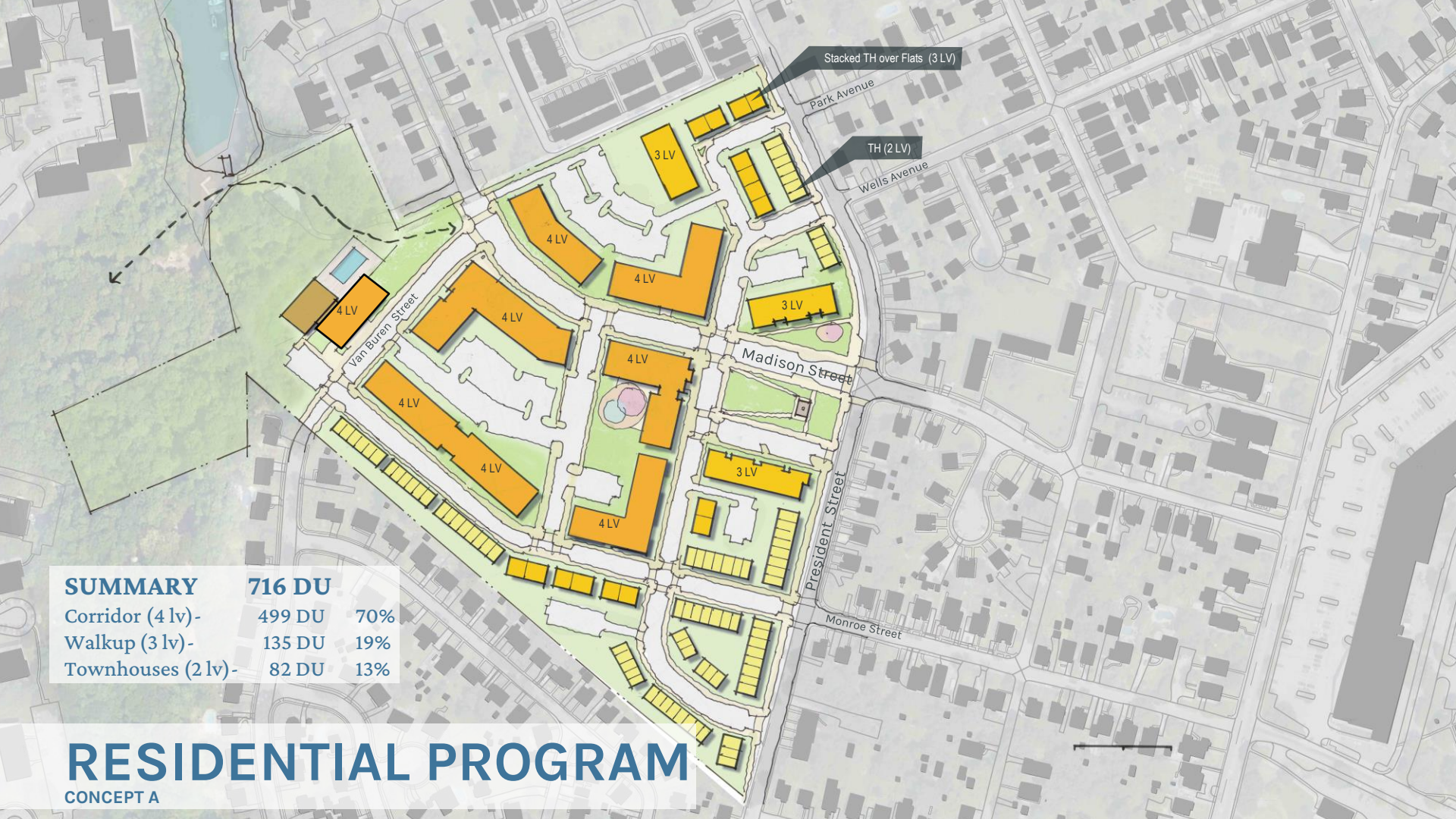
CONCEPT A



- 1. Community Center
- 2. Gym
- 3. HACA Offices
- 4. Leasing Center / Residential Services
- 5. Early Education Center
- 6. Retail

NON-RESIDENTIAL PROGRAM

CONCEPT A



Stacked TH over Flats (3 LV)

TH (2 LV)

4 LV

4 LV

3 LV

4 LV

4 LV

3 LV

3 LV

4 LV

3 LV

4 LV

4 LV

SUMMARY

716 DU

Corridor (4 lv)-	499 DU	70%
Walkup (3 lv)-	135 DU	19%
Townhouses (2 lv)-	82 DU	13%

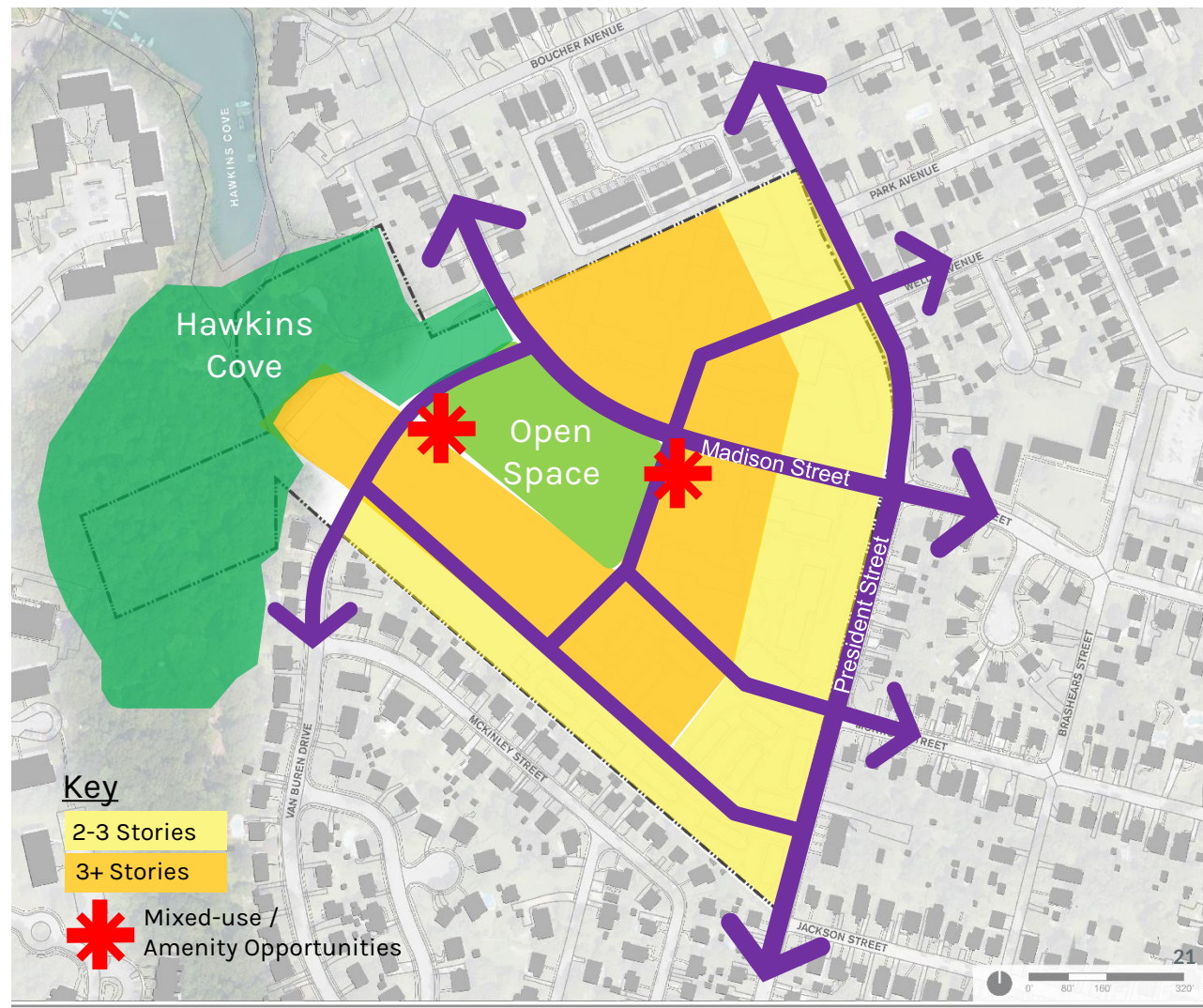
RESIDENTIAL PROGRAM

CONCEPT A

CONCEPT B

Central Park

1. Open space near the center of the redevelopment along Madison Street
2. Mixed use / amenity activation around central open space
Hawkins Cove
3. Taller buildings along Madison Street



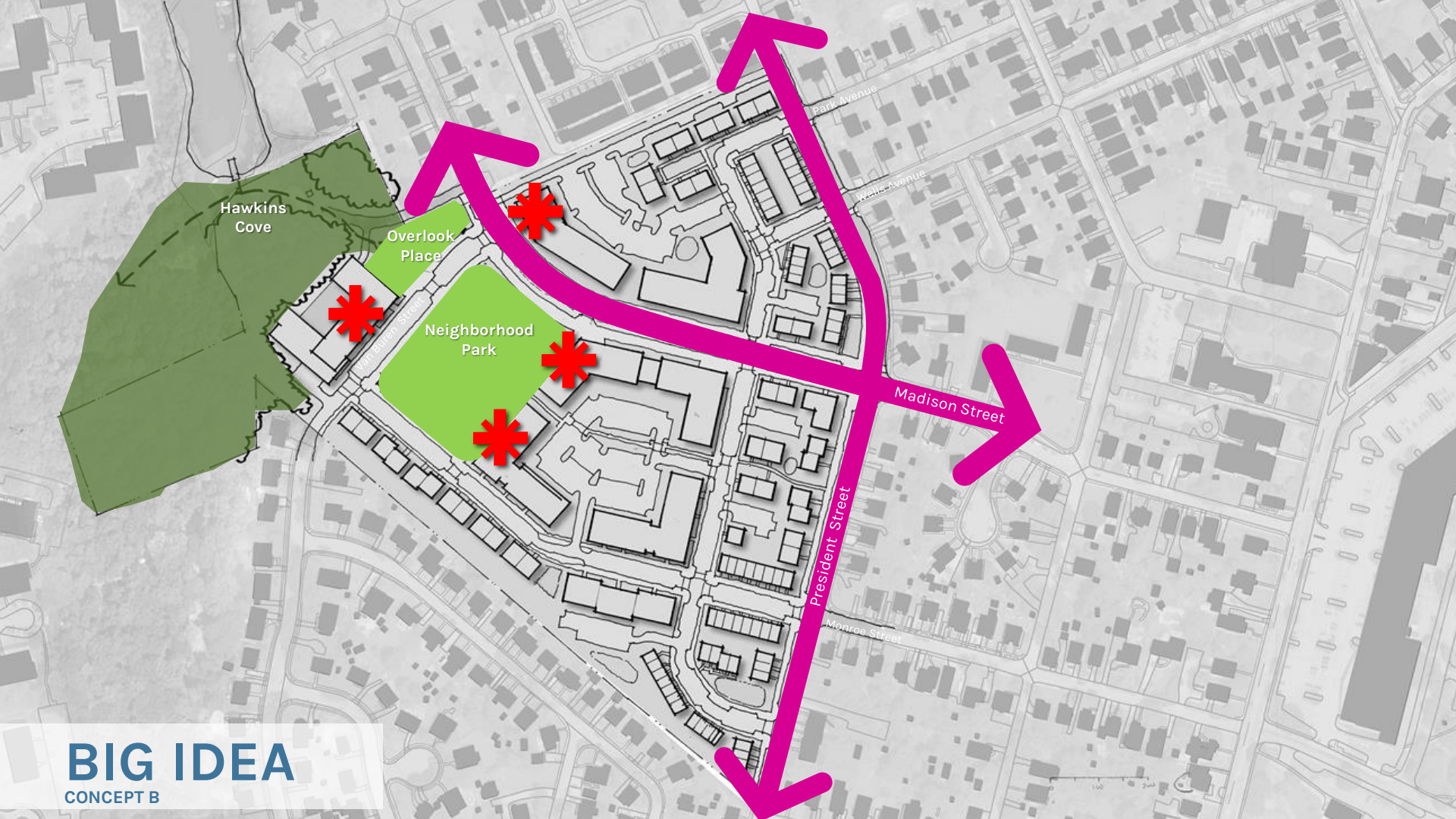
Key

2-3 Stories

3+ Stories

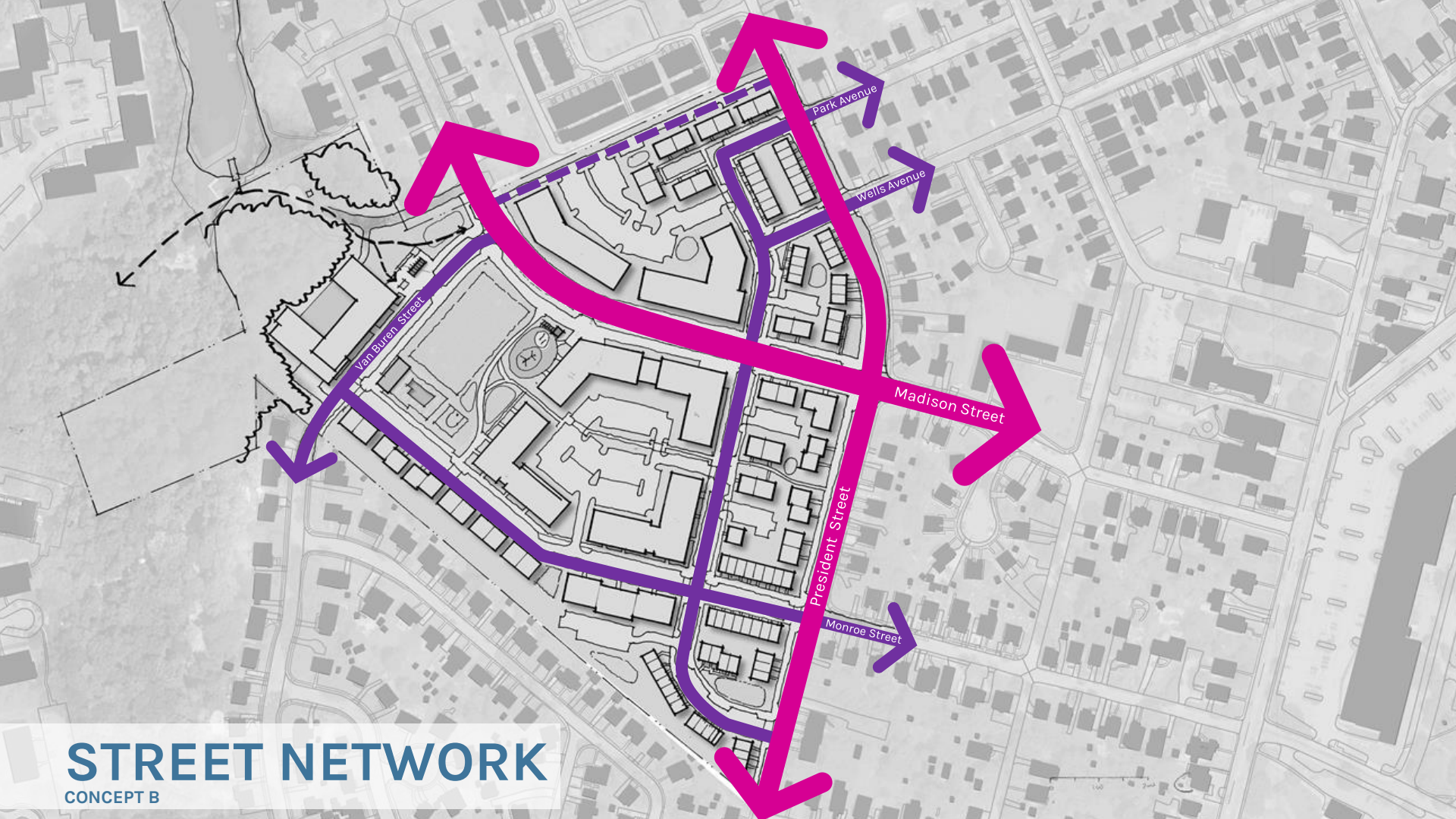


Mixed-use /
Amenity Opportunities



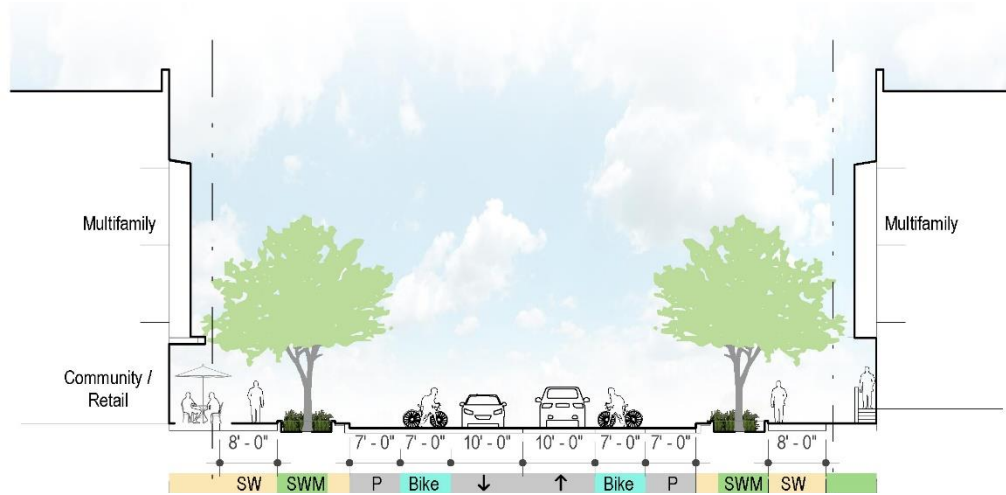
BIG IDEA

CONCEPT B



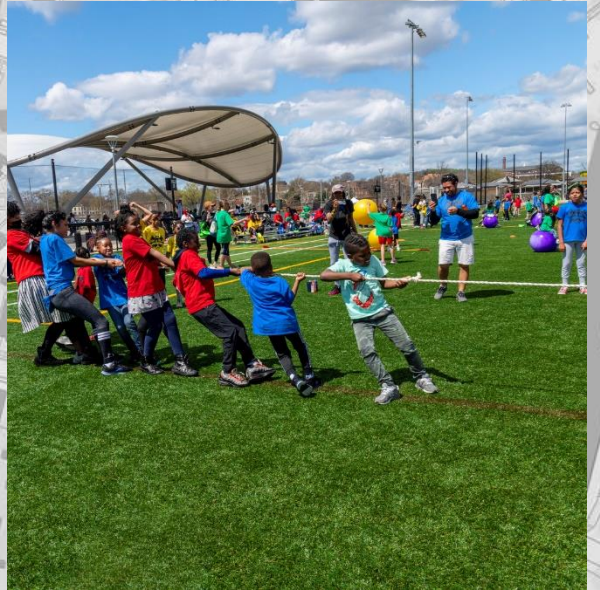
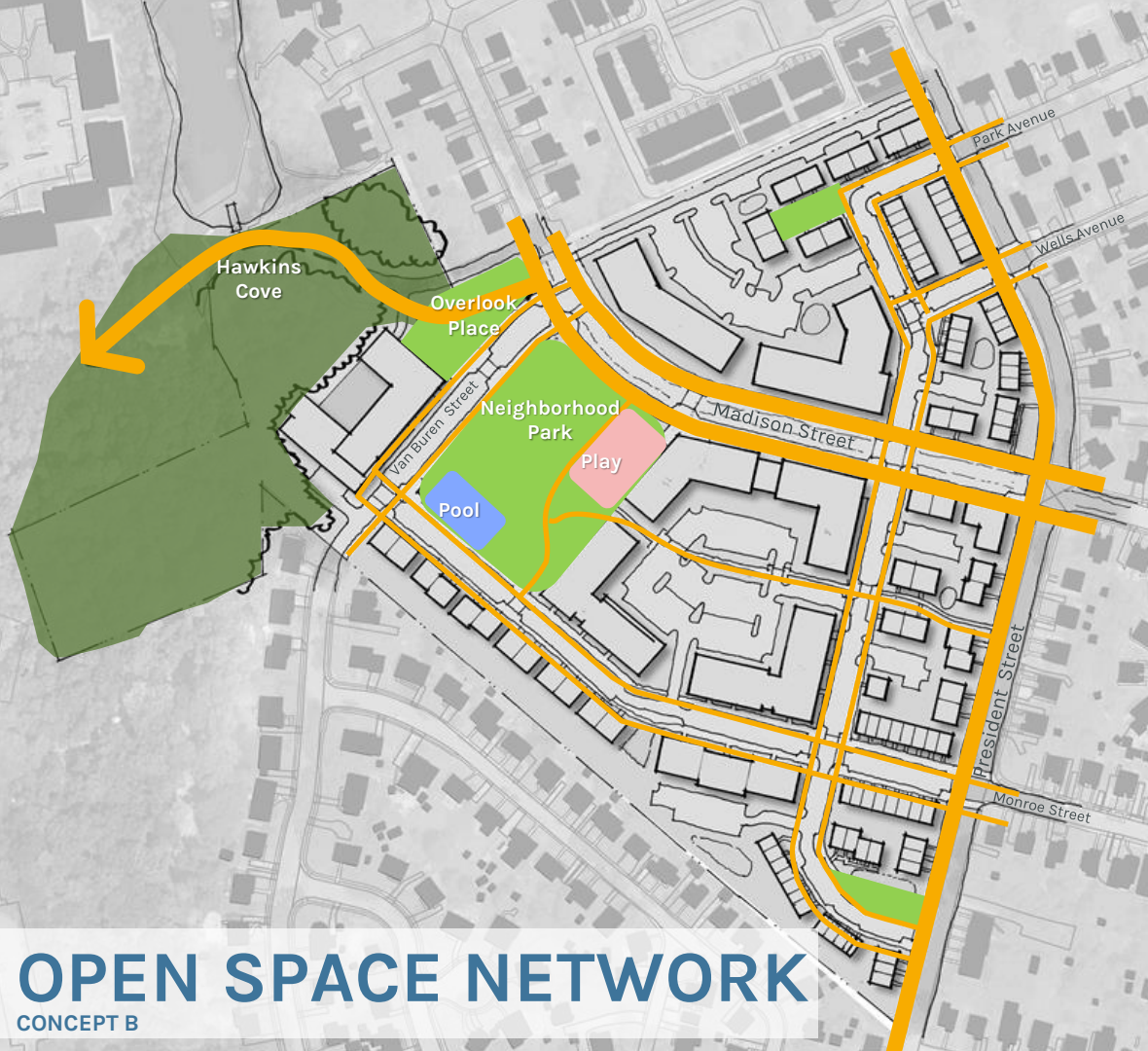
STREET NETWORK

CONCEPT B



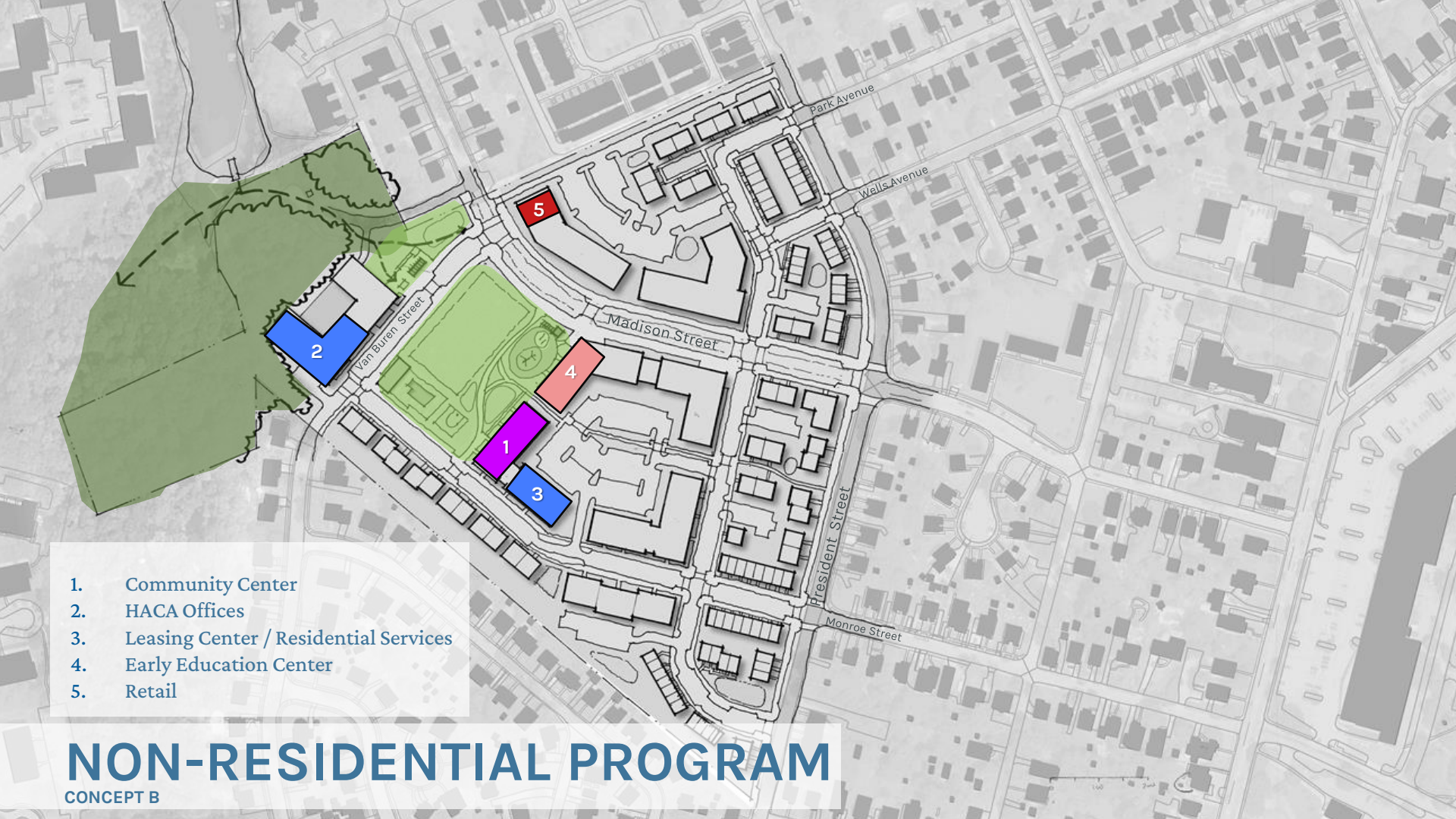
MADISON STREET SECTION

CONCEPT B



OPEN SPACE NETWORK

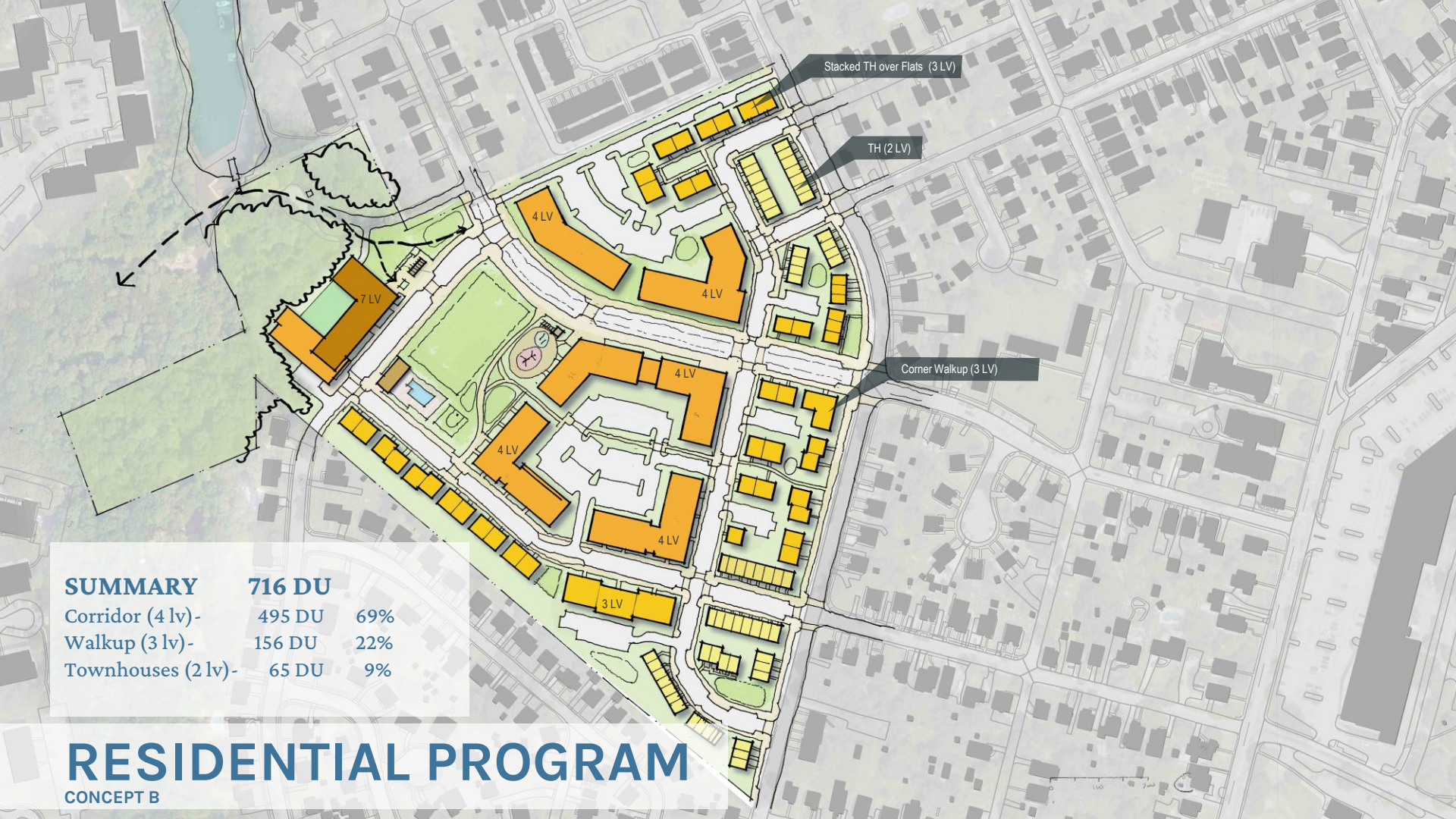
CONCEPT B



- 1. Community Center
- 2. HACA Offices
- 3. Leasing Center / Residential Services
- 4. Early Education Center
- 5. Retail

NON-RESIDENTIAL PROGRAM

CONCEPT B



Stacked TH over Flats (3 LV)

TH (2 LV)

Corner Walkup (3 LV)

4 LV

4 LV

4 LV

4 LV

4 LV

3 LV

7 LV

SUMMARY	716 DU	
Corridor (4 lv)-	495 DU	69%
Walkup (3 lv)-	156 DU	22%
Townhouses (2 lv)-	65 DU	9%

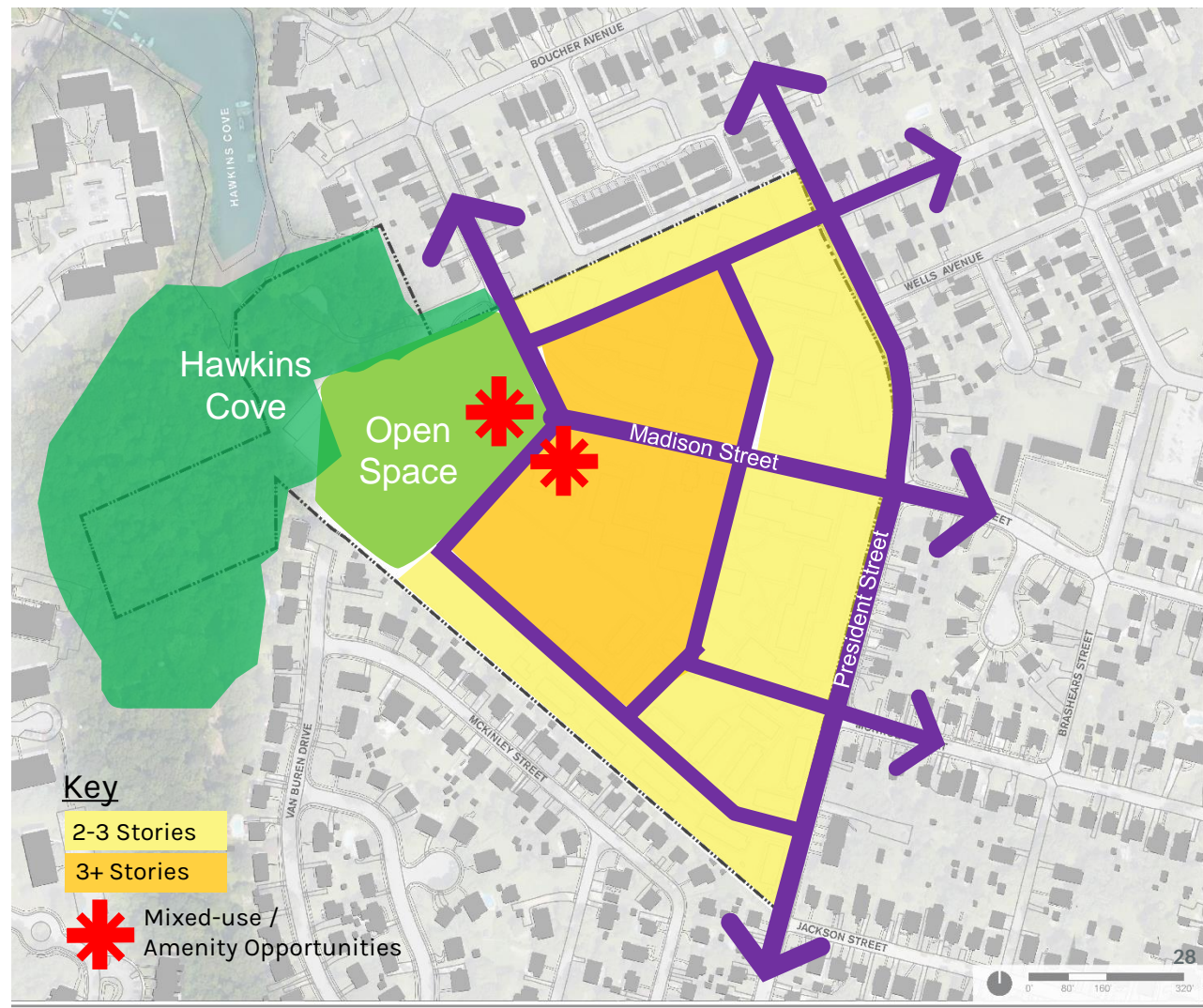
RESIDENTIAL PROGRAM

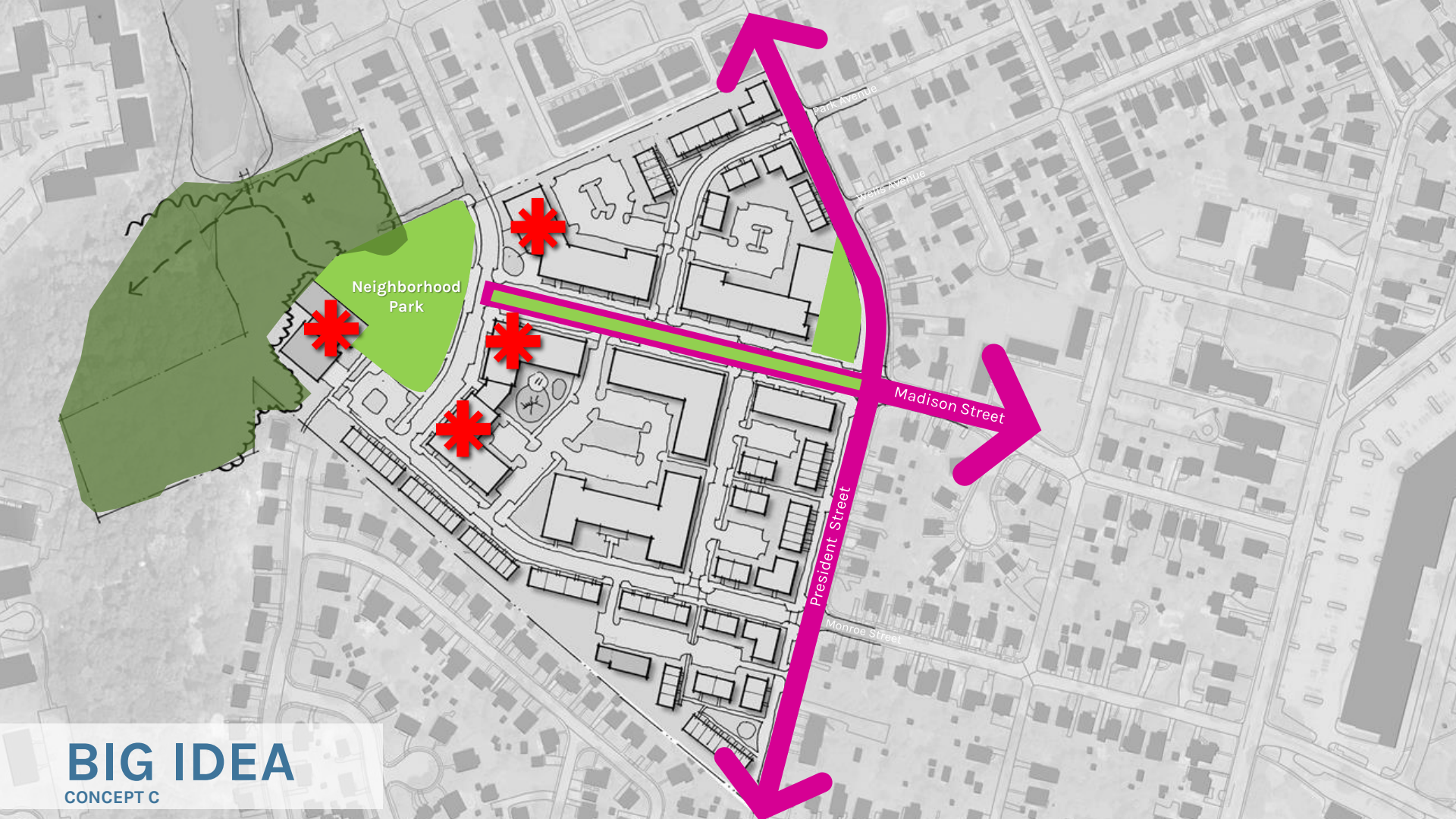
CONCEPT B

CONCEPT C

Hawkins Cove Expansion

1. Madison Street and internal streets terminate on an expanded Hawkins Cove open space
2. Mixed use / amenity activation at terminus of Madison Street at Hawkins Cove
3. Taller buildings along Madison Street





Neighborhood
Park

Park Avenue

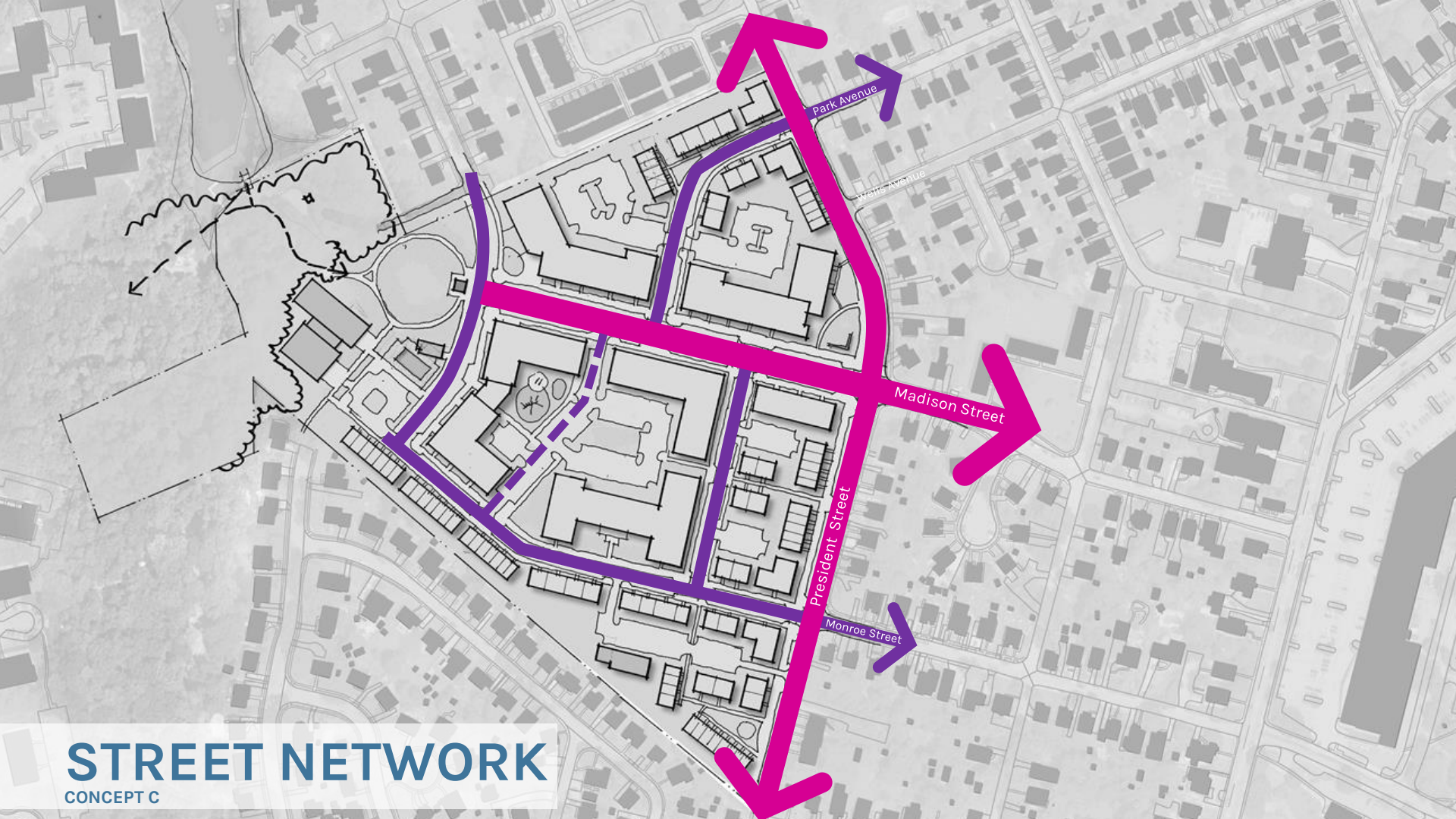
Watts Avenue

Madison Street

President Street

Monroe Street

BIG IDEA
CONCEPT C



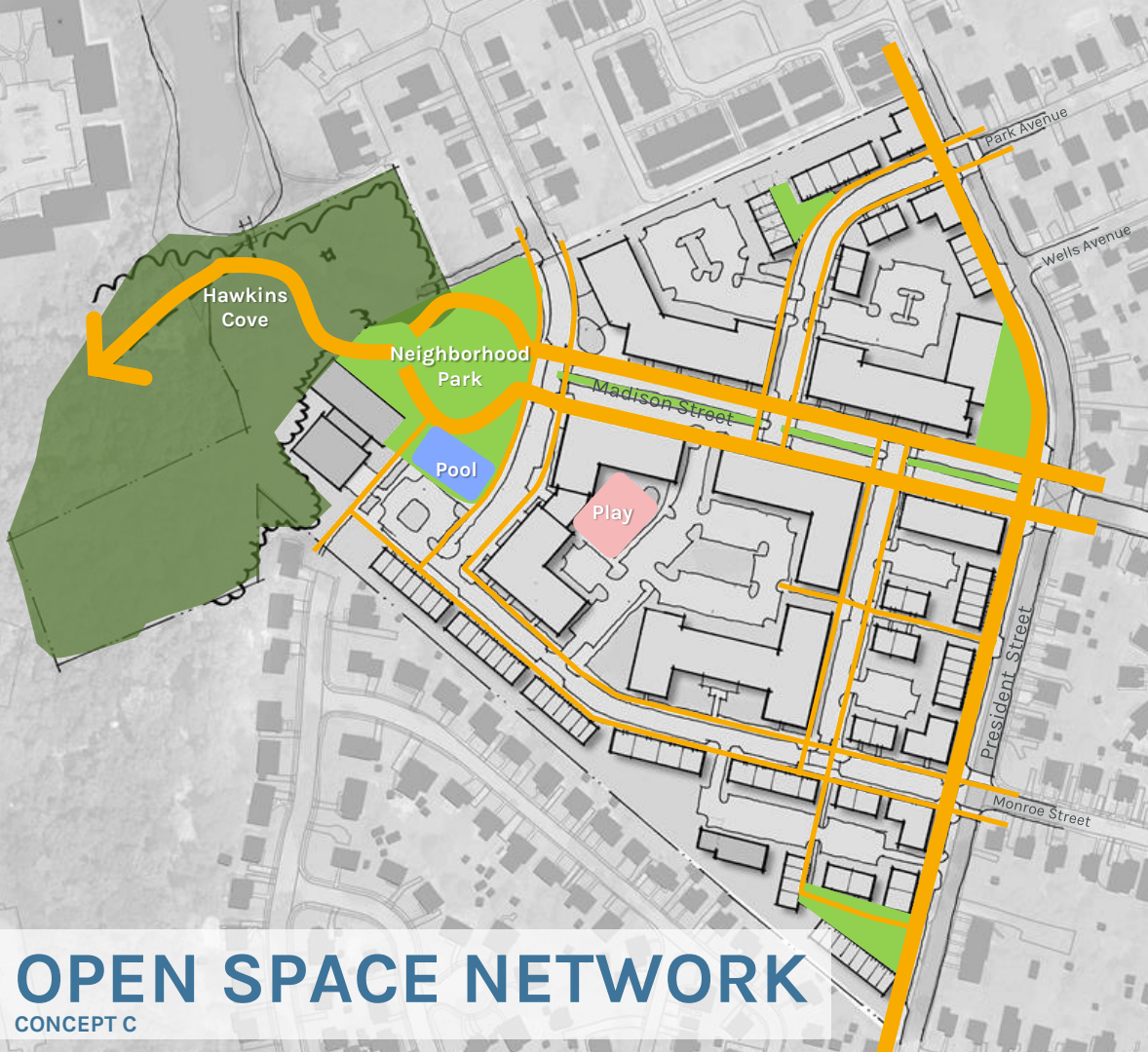
STREET NETWORK

CONCEPT C



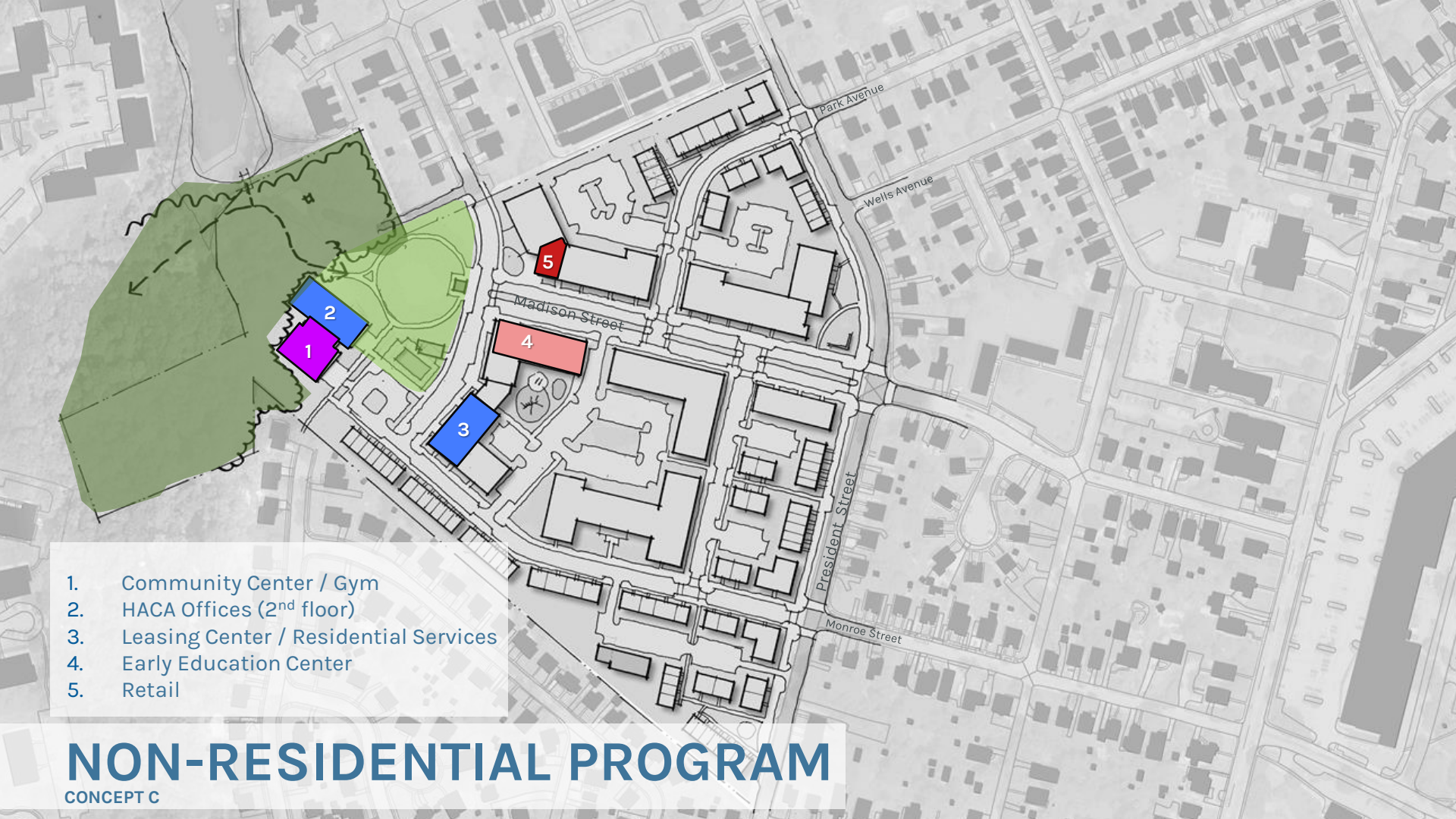
MADISON STREET SECTION

CONCEPT C



OPEN SPACE NETWORK

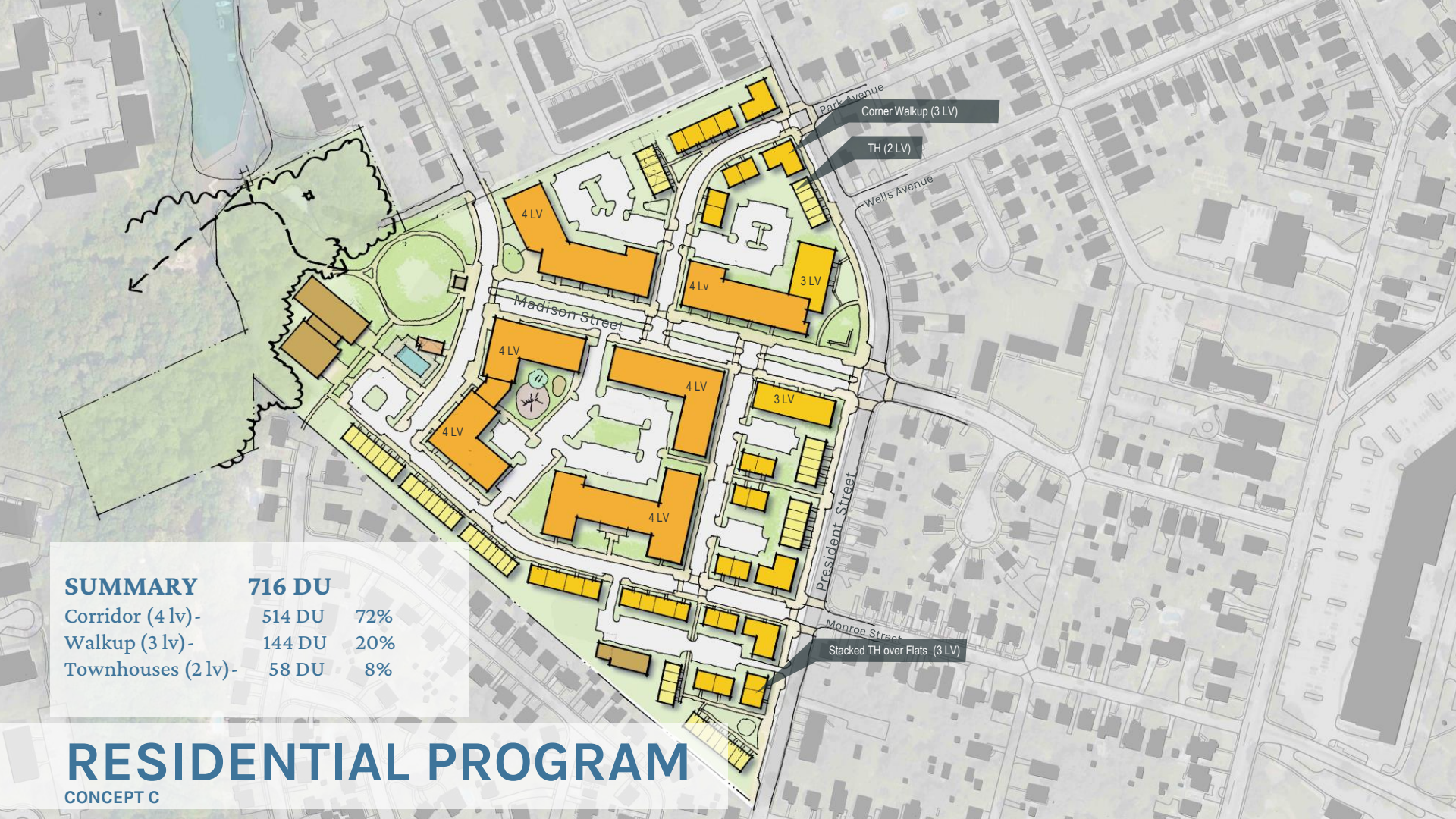
CONCEPT C



1. Community Center / Gym
2. HACA Offices (2nd floor)
3. Leasing Center / Residential Services
4. Early Education Center
5. Retail

NON-RESIDENTIAL PROGRAM

CONCEPT C



SUMMARY

716 DU

Corridor (4 lv)-	514 DU	72%
Walkup (3 lv)-	144 DU	20%
Townhouses (2 lv)-	58 DU	8%

RESIDENTIAL PROGRAM

CONCEPT C

PLAN COMPARISON



CONCEPT A



CONCEPT B



CONCEPT C

NEIGHBORHOOD PARK LOCATION	East & West	Central-West	Hawkins Cove
NON-RESIDENTIAL USE LOCATION	Along Madison Street	Around Park	Around Park
OPEN SPACE (acres)	5.77 AC	6.70 AC	6.06 AC
MAX BUILDING HEIGHT (levels)	4 Levels	7 Levels (1 building)	4 Levels
HOUSING DENSITY (units)	716 DU	716 DU	716 DU
UNITS WITH INDIVIDUAL ENTRY (%)	135 DU (18%)	176 DU (25%)	142 DU (20%)

NEIGHBORHOOD AND PEOPLE EMERGING GOALS AND STRATEGIES

NEIGHBORHOOD TASKFORCE

GOALS & EMERGING STRATEGIES

1. Improve Connectivity and Walkability

1. Invest in traffic calming strategies including enhanced pedestrian crosswalks
2. Repair and complete gaps in sidewalks and pedestrian pathways
3. Implement bike infrastructure improvements (Boucher, President and Madison Street)
4. Expand access to improved transit services

2. Preserve and expand access to open space and recreation

1. Complete the restoration of Hawkins Cove
2. Improve trail connections between Truxton Park and Hawkins Cove
3. Expand recreational programming through new and existing partnerships at ET-HH

NEIGHBORHOOD TASKFORCE

GOALS & EMERGING STRATEGIES

3. Support existing retail and expand opportunities for neighborhood-serving retail
 - a. Partner with local Eastport Shopping Center to improve / expand existing retail opportunities
 - b. Include flexible space at ET-HH to attract neighborhood-serving retail
 - c. Identify and support existing micro and local businesses
4. Invest in strategies that support retention of current residents
 - a. Identify programs to encourage weatherization of existing homes to improve energy efficiency and/or aging in place
 - b. Provide incentives for landlords to improve properties to retain market affordable and attainable rental housing.
 - c. Educate and inform residents of homeownership opportunities and services.
5. Improve Public Safety *(March 6, 2023, 6:30pm)*

PEOPLE TASK FORCE- GOALS & EMERGING STRATEGIES

1. Increase income and employment for Eastport Terrace-Harbour House (ET-HH) residents
 - a. Emerging strategies include: creating a strong training-to-job pipeline, improving transportation to training and job centers, and providing a space for supportive services and training on the redeveloped ET-HH site
2. Improving health and wellness outcomes for ET-HH residents
(Feb 22, 2023, 6:30pm)
3. Improving education outcomes (early learning and school-based) for children at ET-HH
(March 1, 2023, 6:30pm)

NEXT STEPS

- **People Task Force- Health + Wellness**
Wednesday, Feb 13, 2023 from 6:30-7:30pm (virtual)
- **People Task Force- Education**
Wednesday, March 1, 2023 from 6:30-7:30pm (virtual)
- **Public Safety Roundtable**
Monday, March 6, 2023 from 6:30-8:00pm (virtual)

<https://eastportcni.org/>

THANK YOU