



Mantua

Housing Development Plan

53

affordable

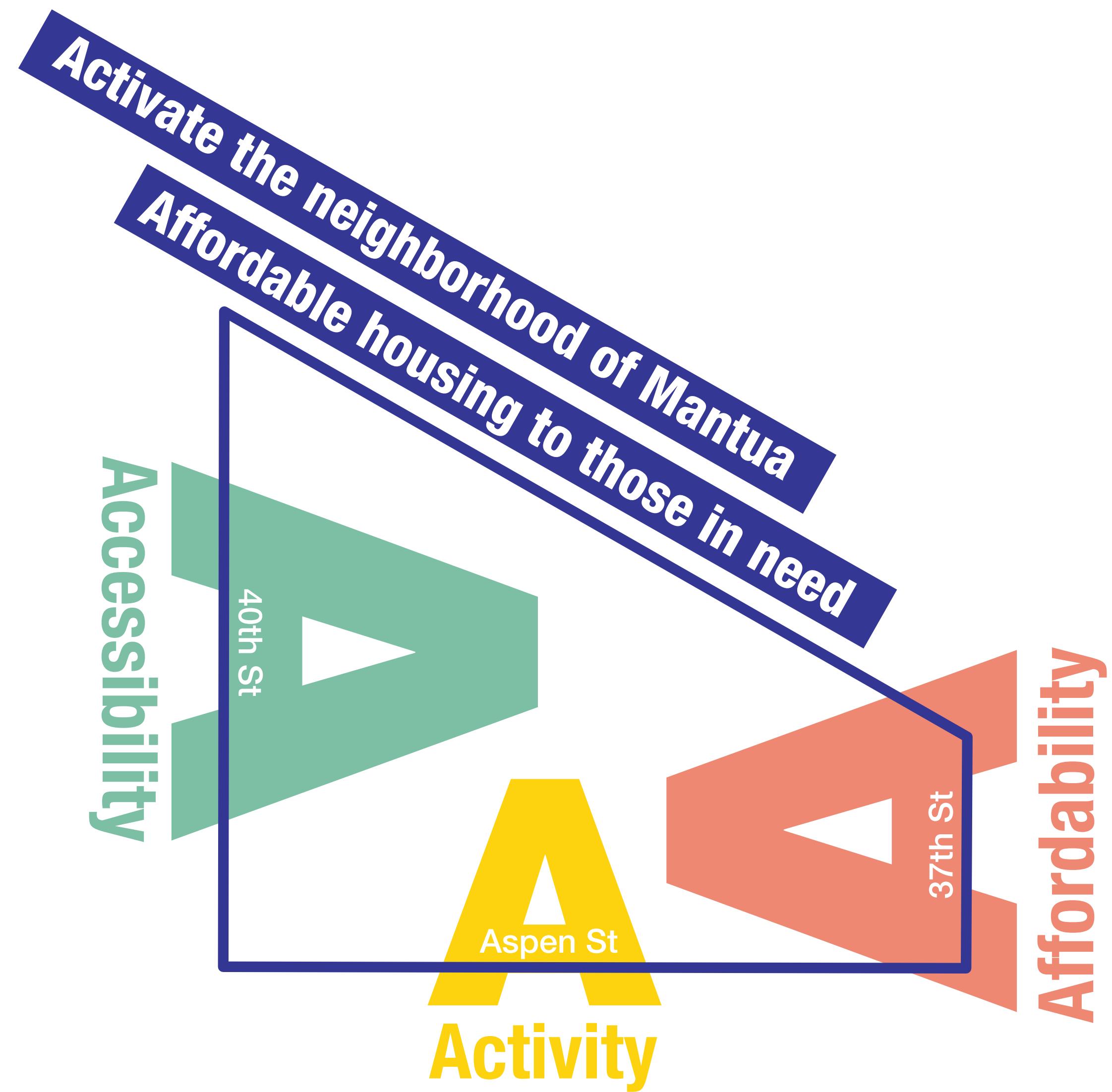
20

apartments

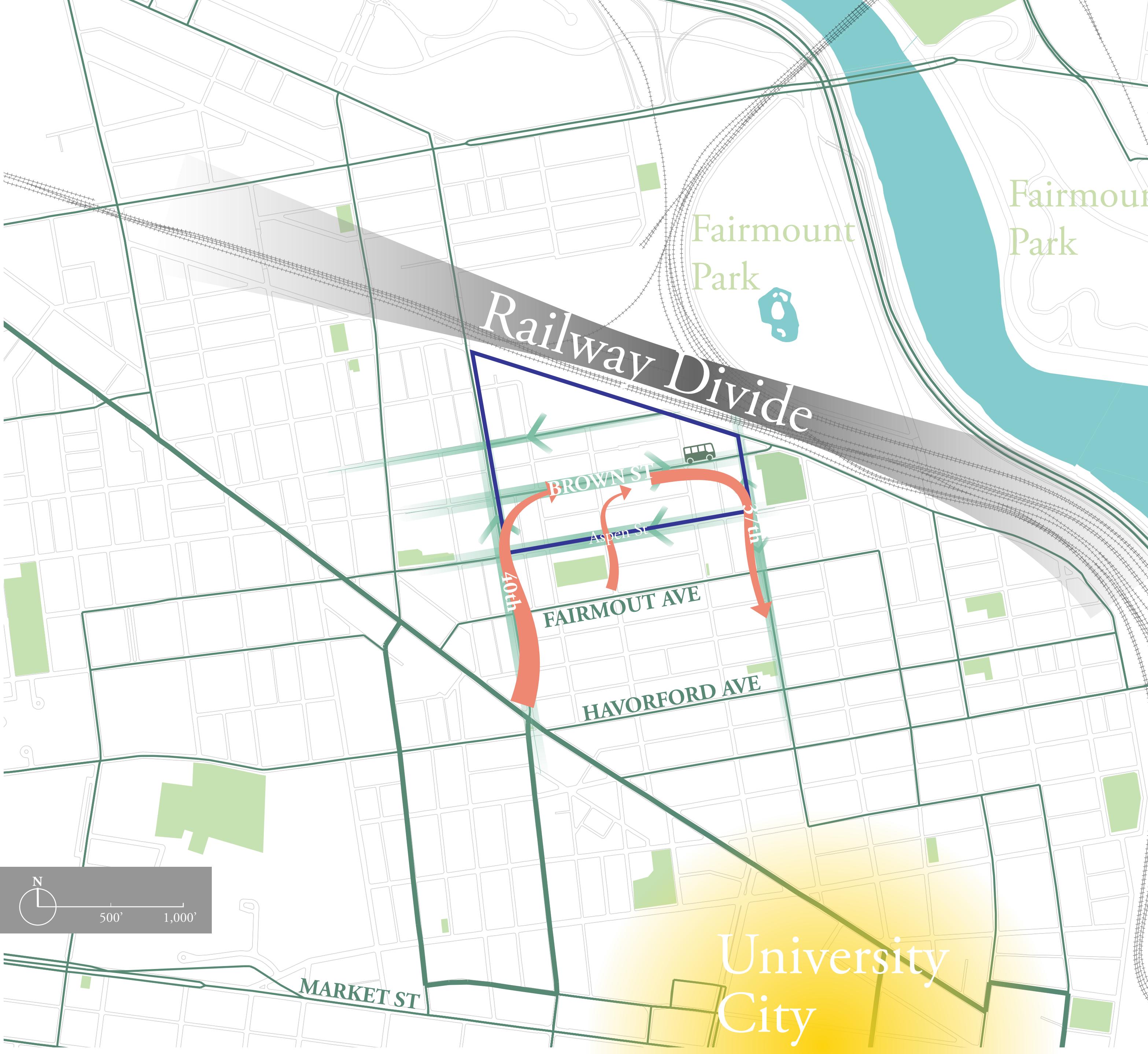
DESIGN PRINCIPLES

This project aims to stabilize and activate the neighborhood of Mantua while providing affordable housing for people in need. Consisting of 50 affordable housing units and 20 market-rate apartments, the project is defined by the following three design principles:

- **Accessibility.** We select Brown Street as the main site of intervention, as it has the highest level of accessibility in the surrounding area. All new developments are directly adjacent to Brown Street to maximize the accessibility for future residents.
- **Affordability.** We make the most use of publicly owned parcels and participate in the LIHTC program to cut development costs and therefore to maximize rent reduction. However, functionality and accessibility will not be sacrificed.
- **Activity.** We will activate Brown Street by better street design and by the arrangement of PHS-managed gardens, community services, and commerce.

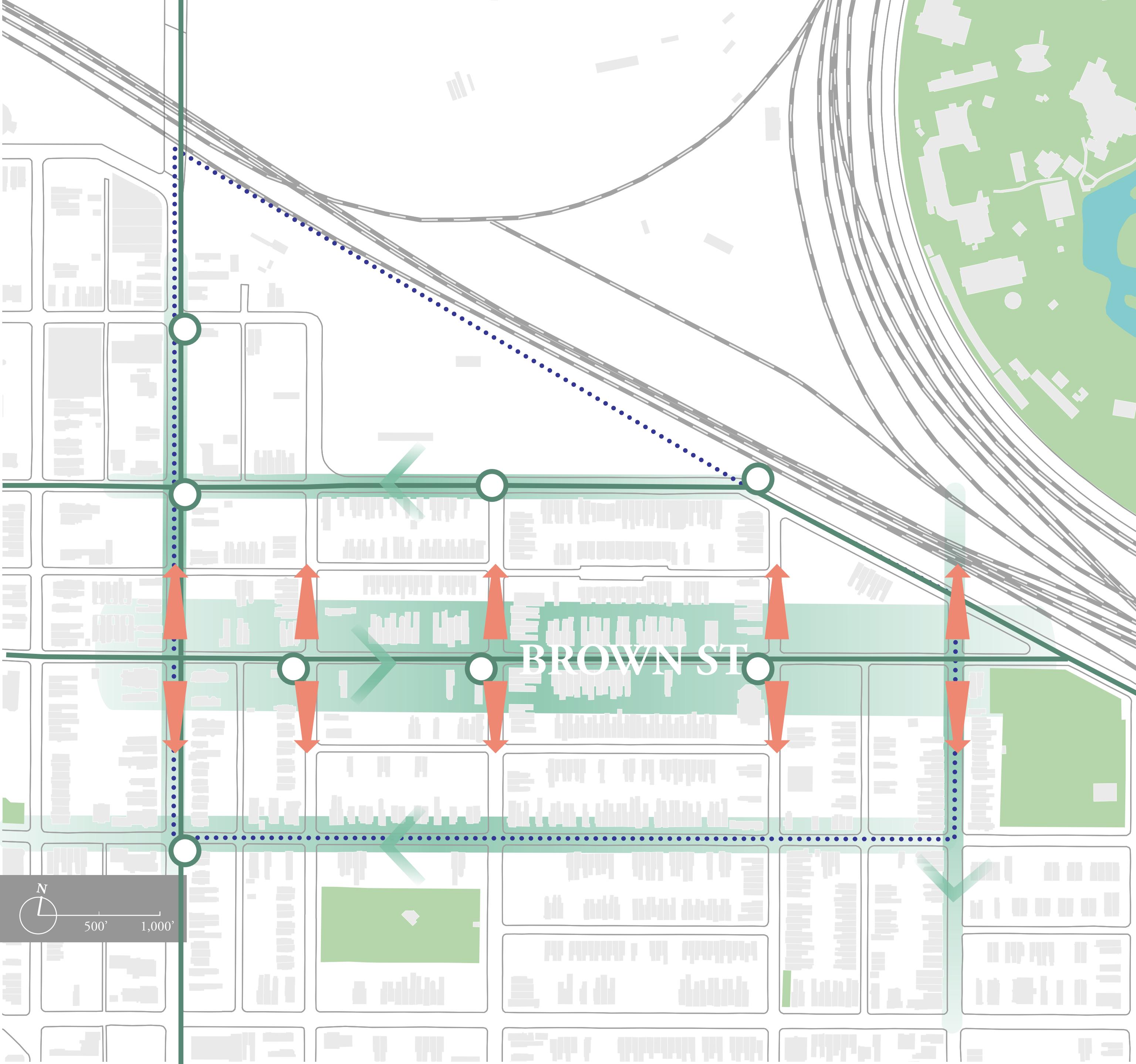


A ccessibility



Brown Street bears the highest level of accessibility in the neighborhood: with the access point from 40th Street, a bus route, and easy access to Center City.

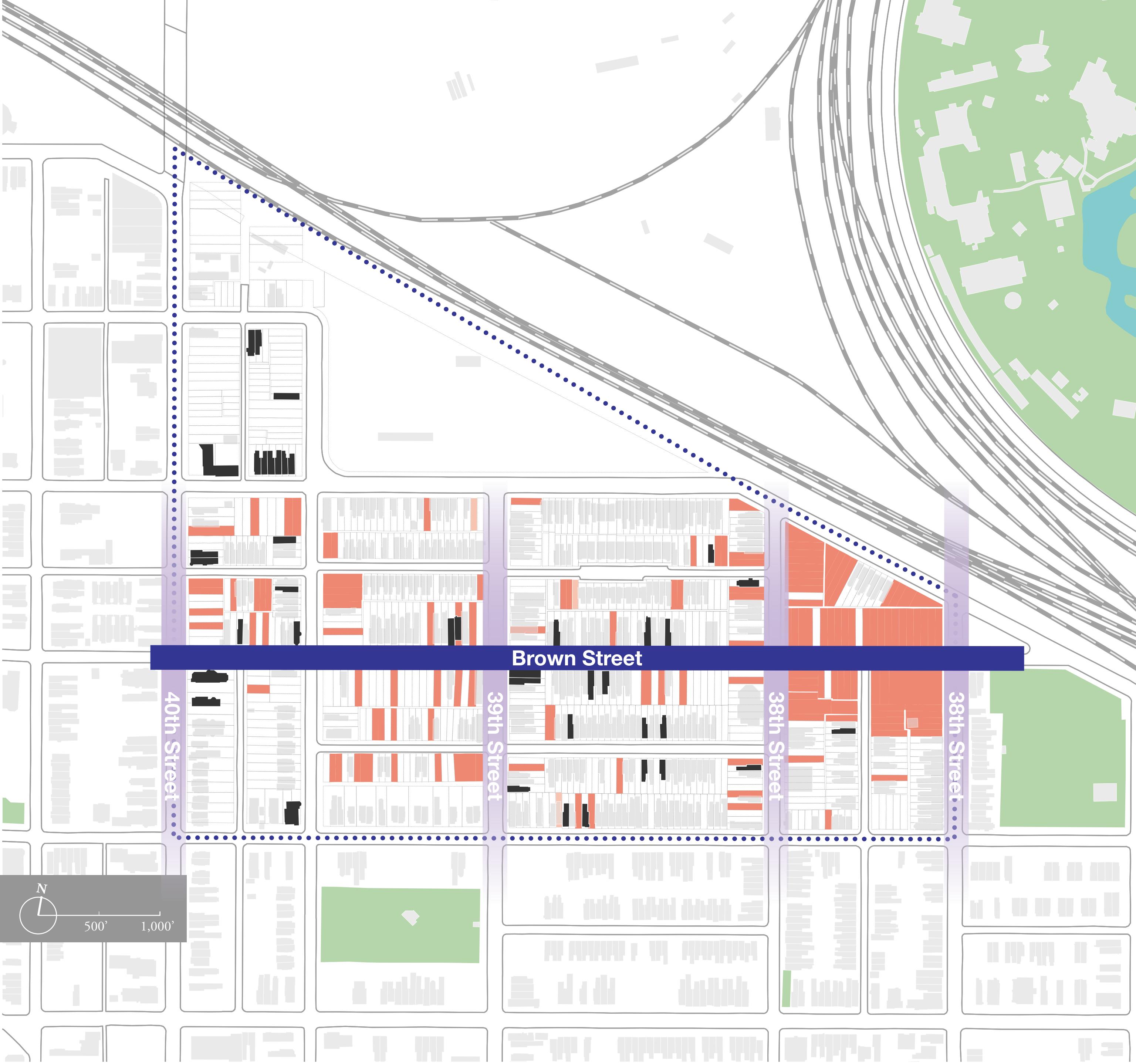
- Bus routes
- Trolley routes
- Primary access routes



A ccessibility

Brown Street is a central axis in the neighborhood, reaching to the surrounding homes easily.

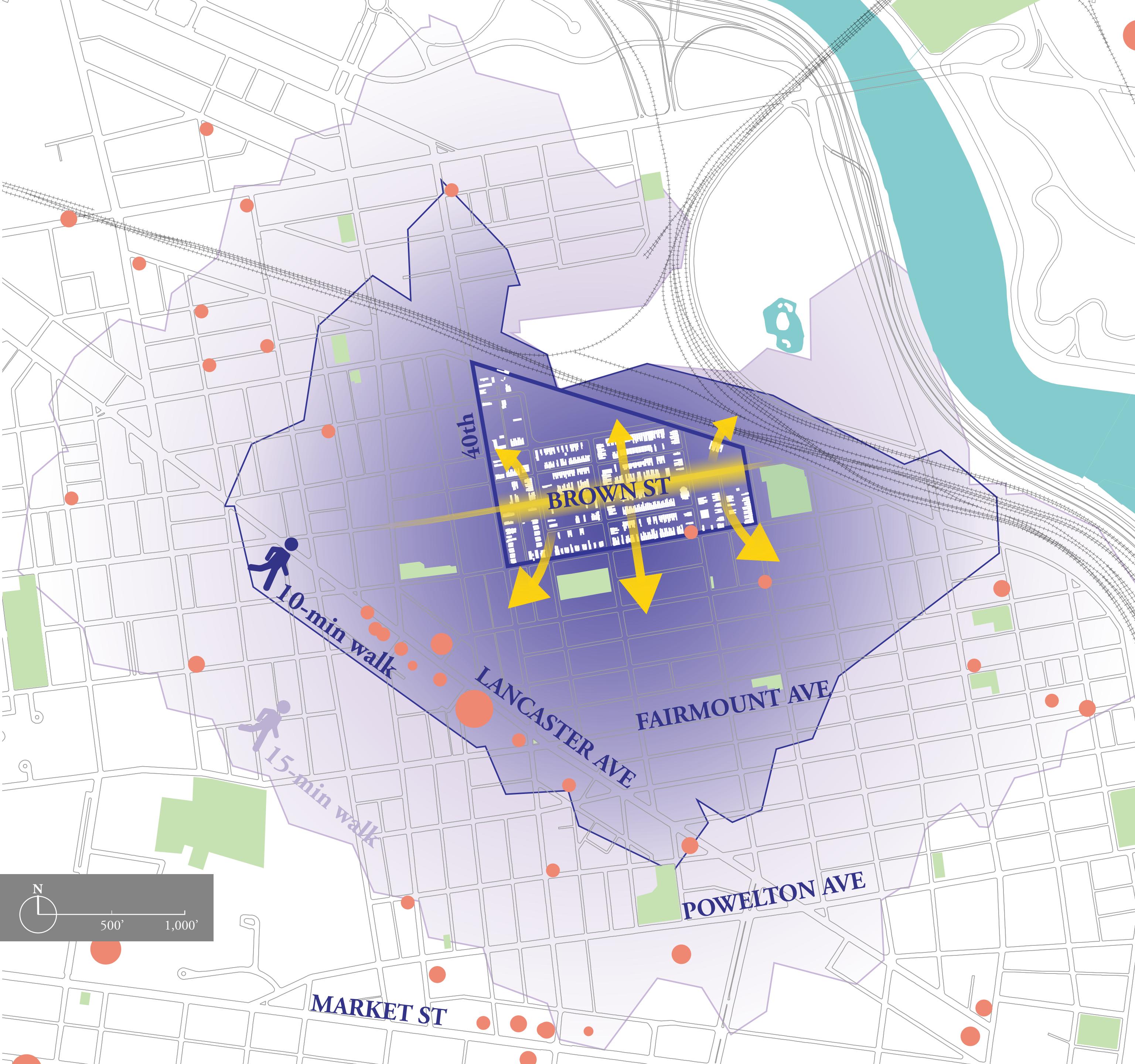
- Bus routes
- Trolley routes
- Primary access routes



Affordability

The projects makes the most of publicly owned parcels to minimize land acquisition cost, without sacrificing functionality or accessibility.

- Publicly owned parcels
- Building footprint
- Bad-conditioned buildings



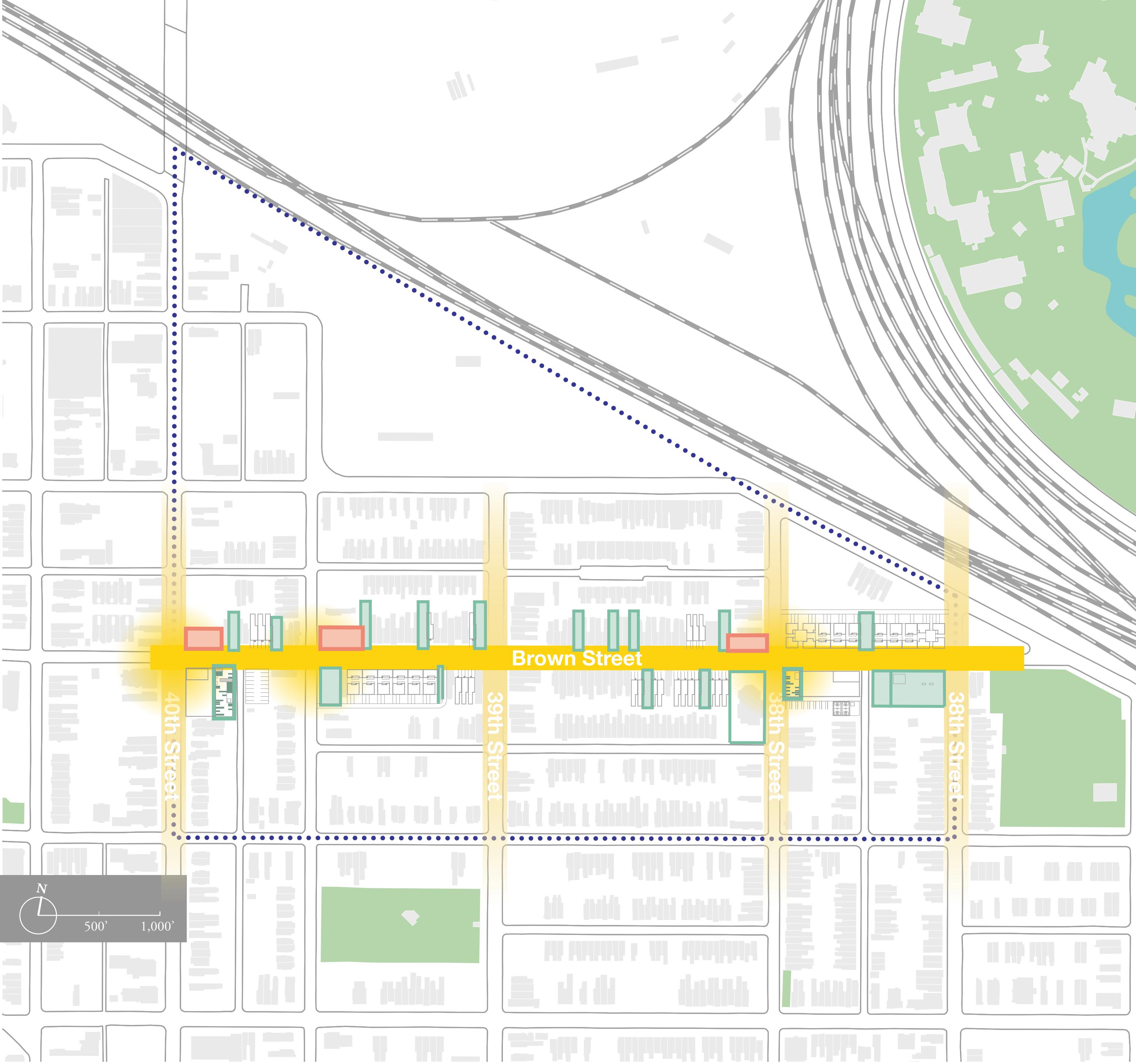
A ctivity

Brown Street bears an opportunity to be a center of activity for nearby communities, which lack commerce and services.

Existing commerce

- 2 employees
- 2 employees

Brown St. activation

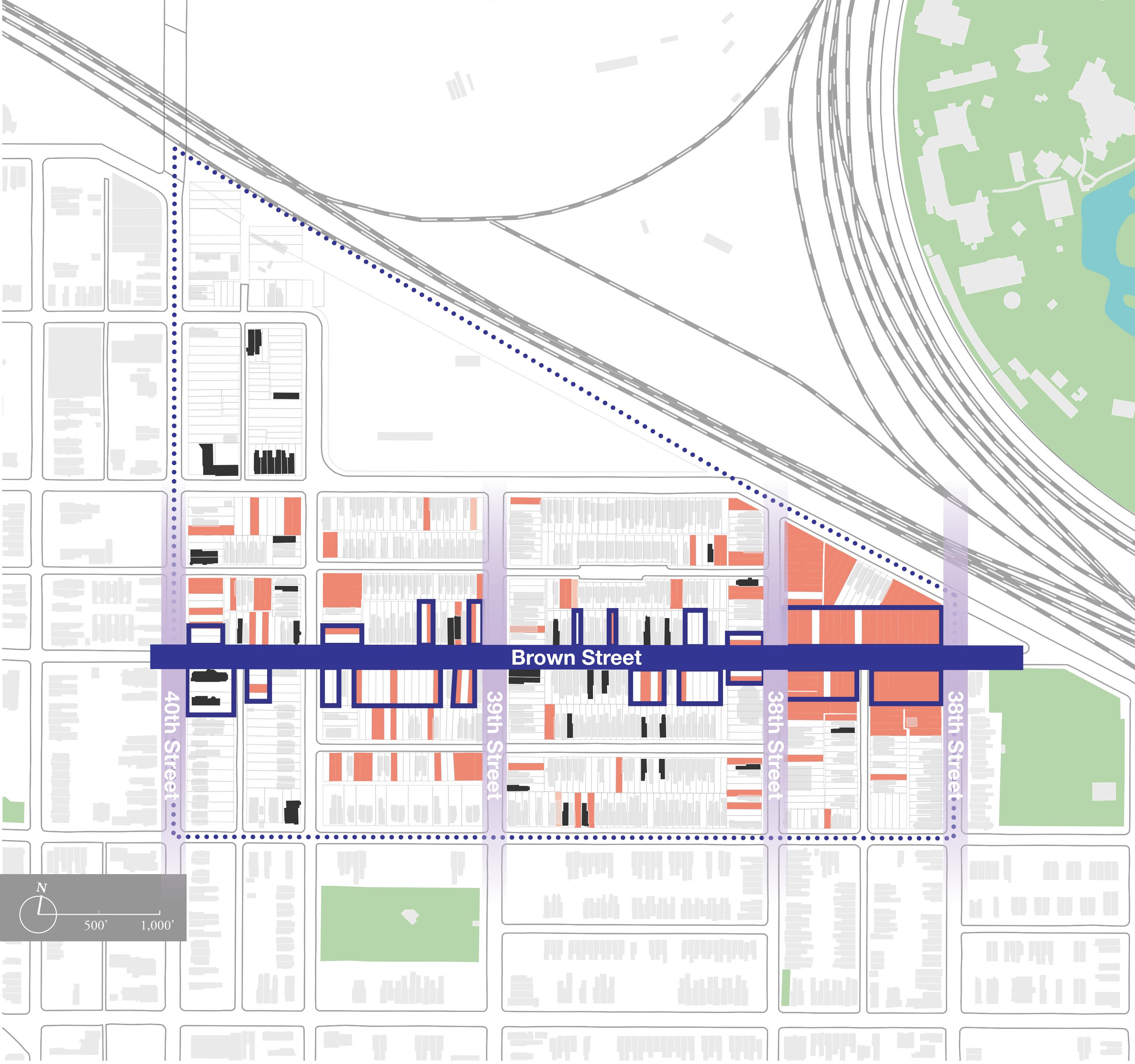


A ctivity

The project keeps and enhances many of the PHS-managed community gardens and leaves space for future development of community activity, service, or other commerce.

- Potential community service/commerce
- PHS-managed community gardens
- Apartment-managed gardens

Where to build



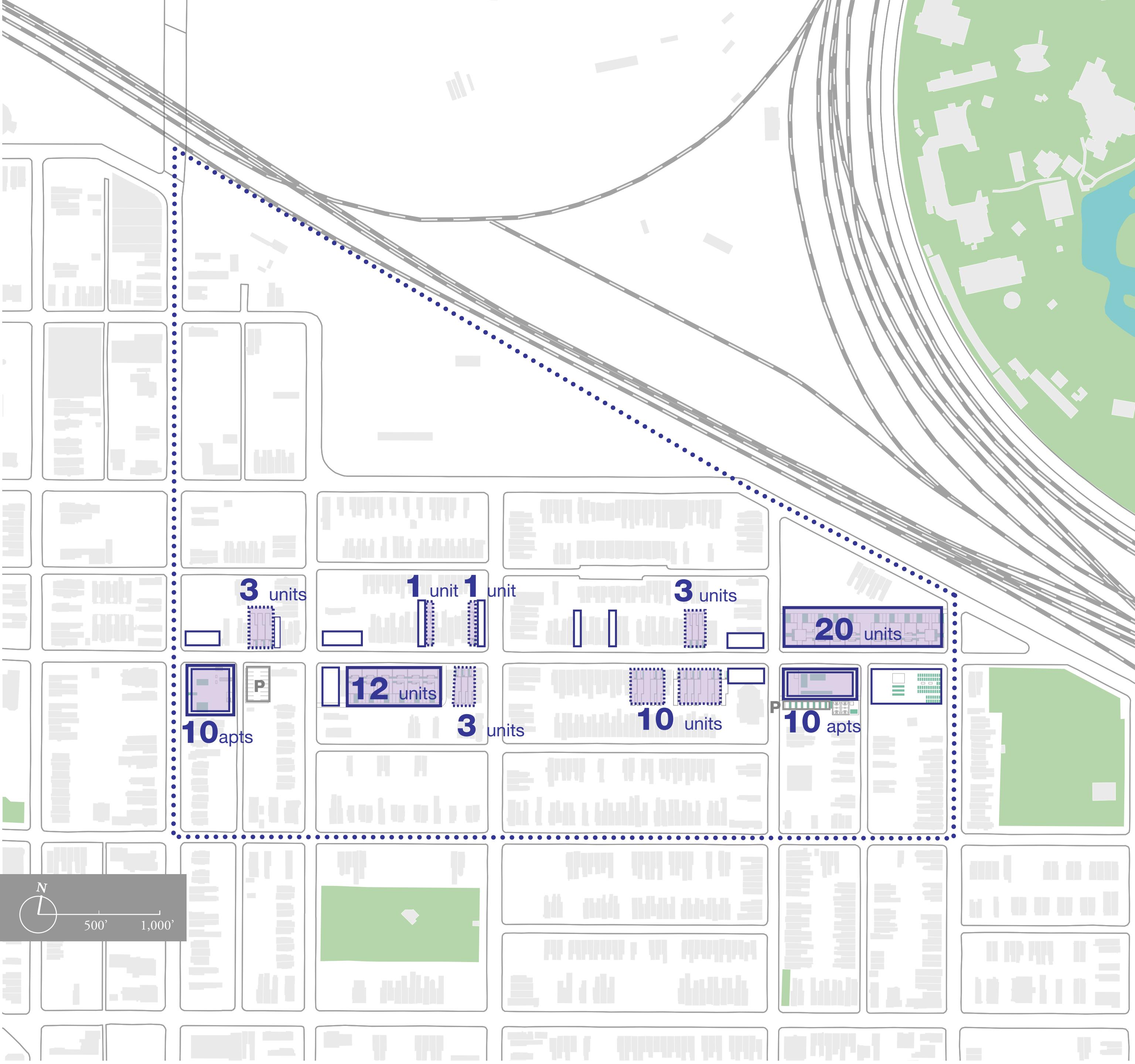
Opportunity sites

1 Take city-owned land

2 Take vacant land

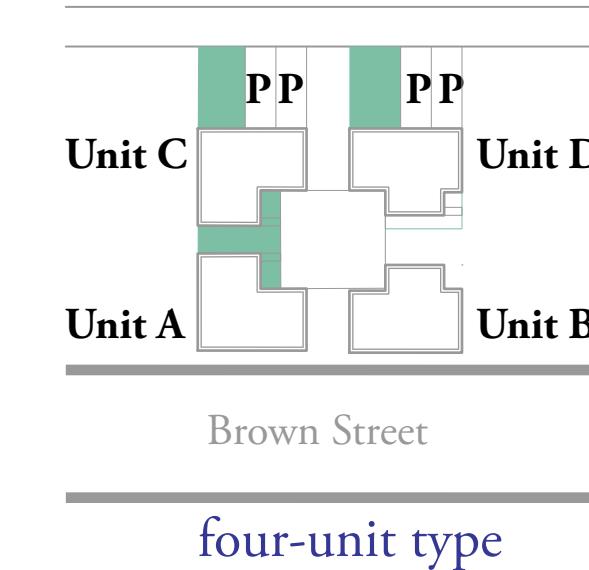
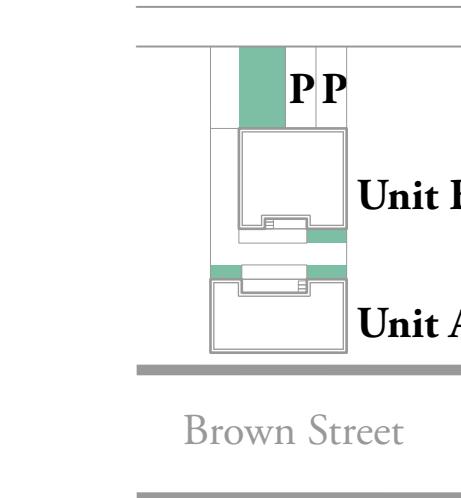
3 Take land w/ bad-conditioned homes

City-owned parcels
Building footprint
Bad-conditioned buildings



Where to build

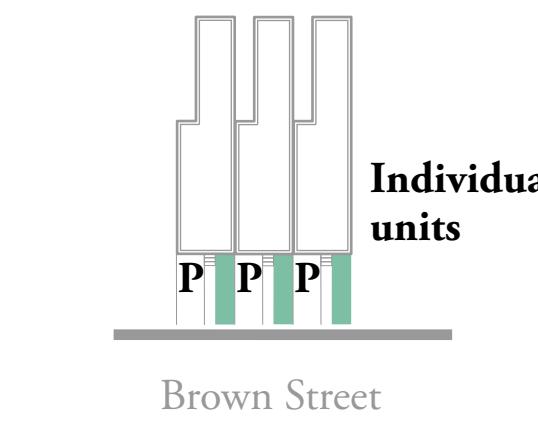
4 New type (optimized layout) on large chunks of parcels



Brown Street

four-unit type

5 Conventional type on smaller chunks of parcels



Brown Street

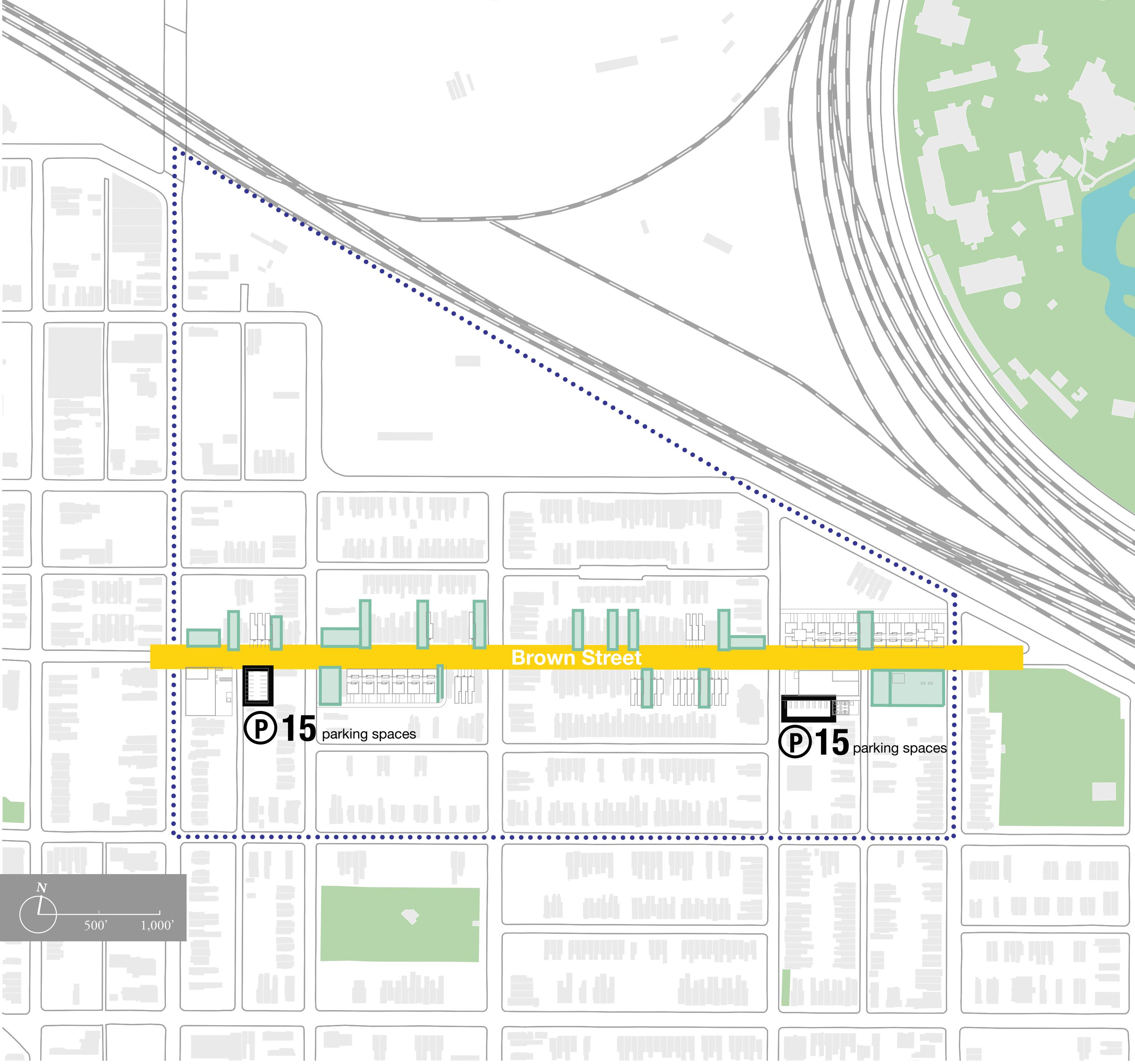
conventional type

6 Market-rate apartment buildings

7 Other spaces not (yet) for housing

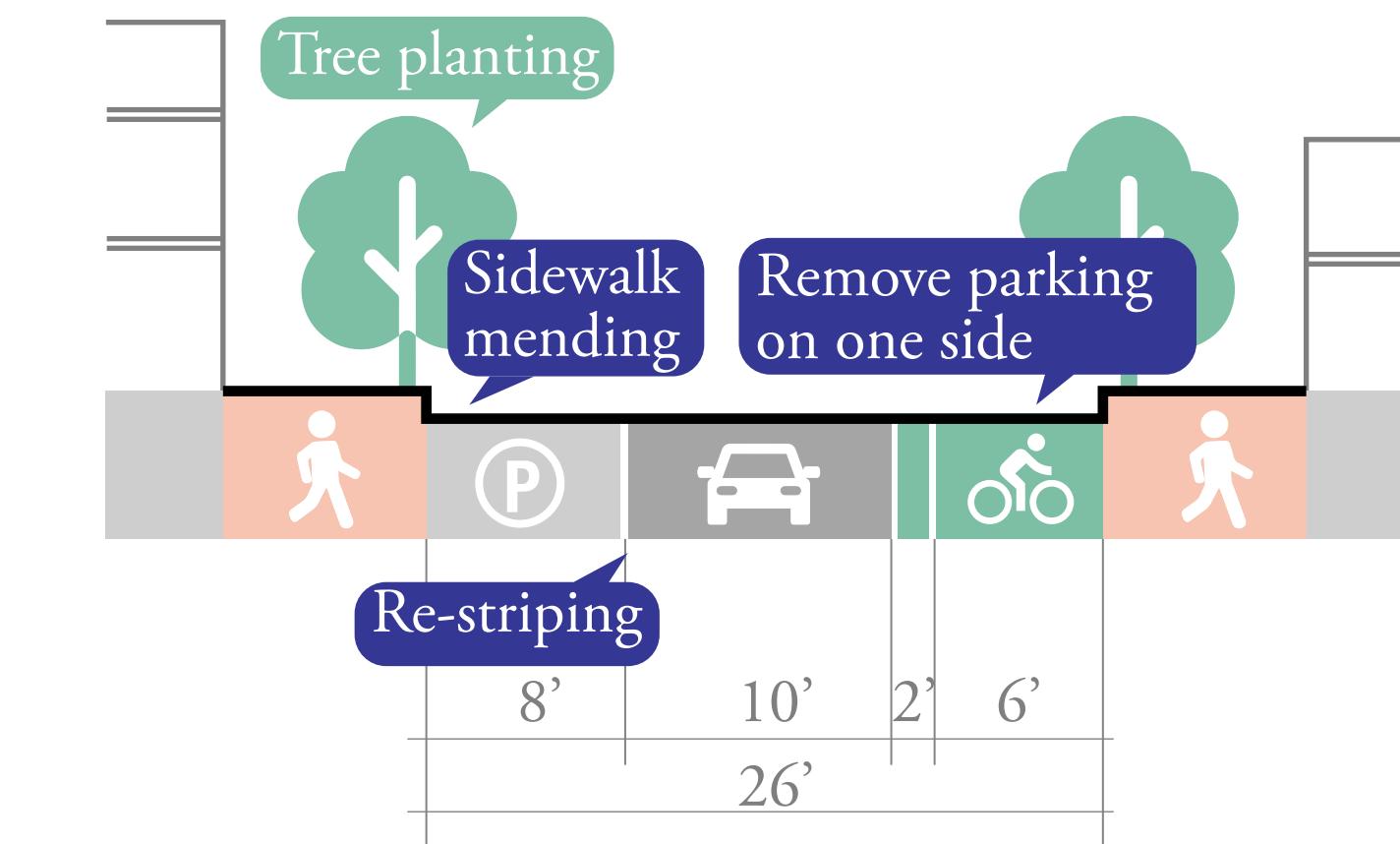






Short-term

1 **Brown Street retrofitting**



2 Add 30 off-street parking

3 Community garden improving

Trash clearance;
Tree planting;
Furniture placement