



# Mantua 5-Year Infill Site Plan

Anqi Li, Kefan Long

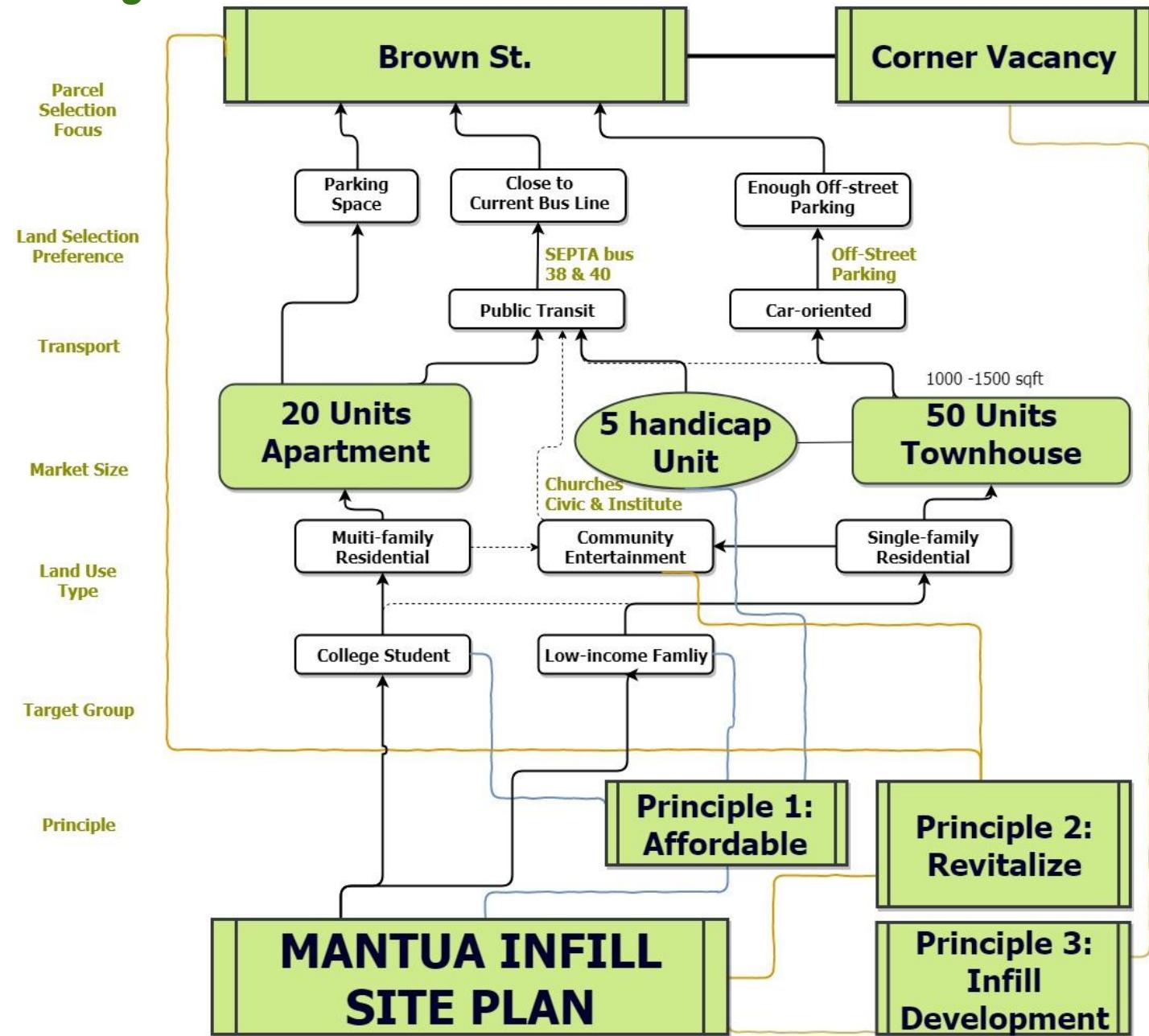
# Content

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

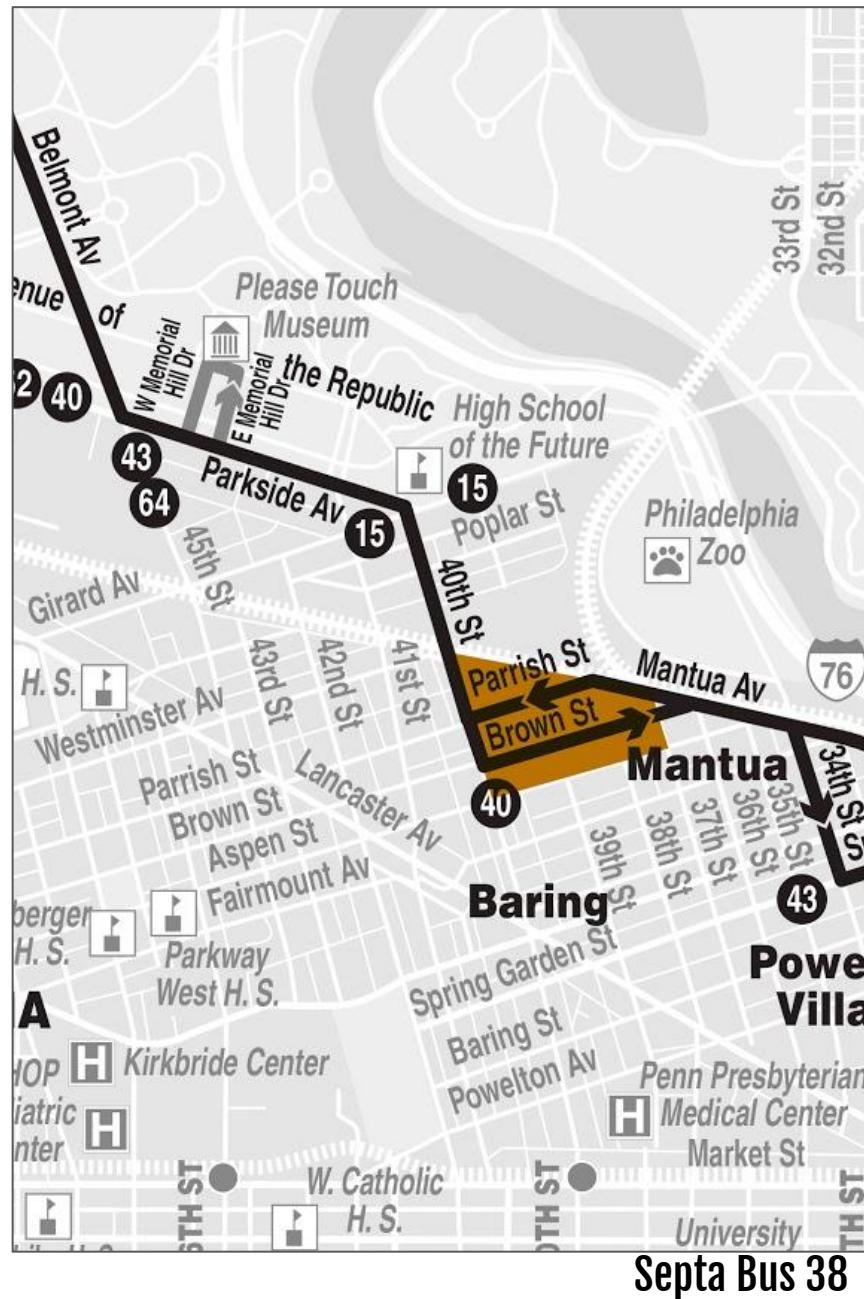
# Design Principles

- 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.

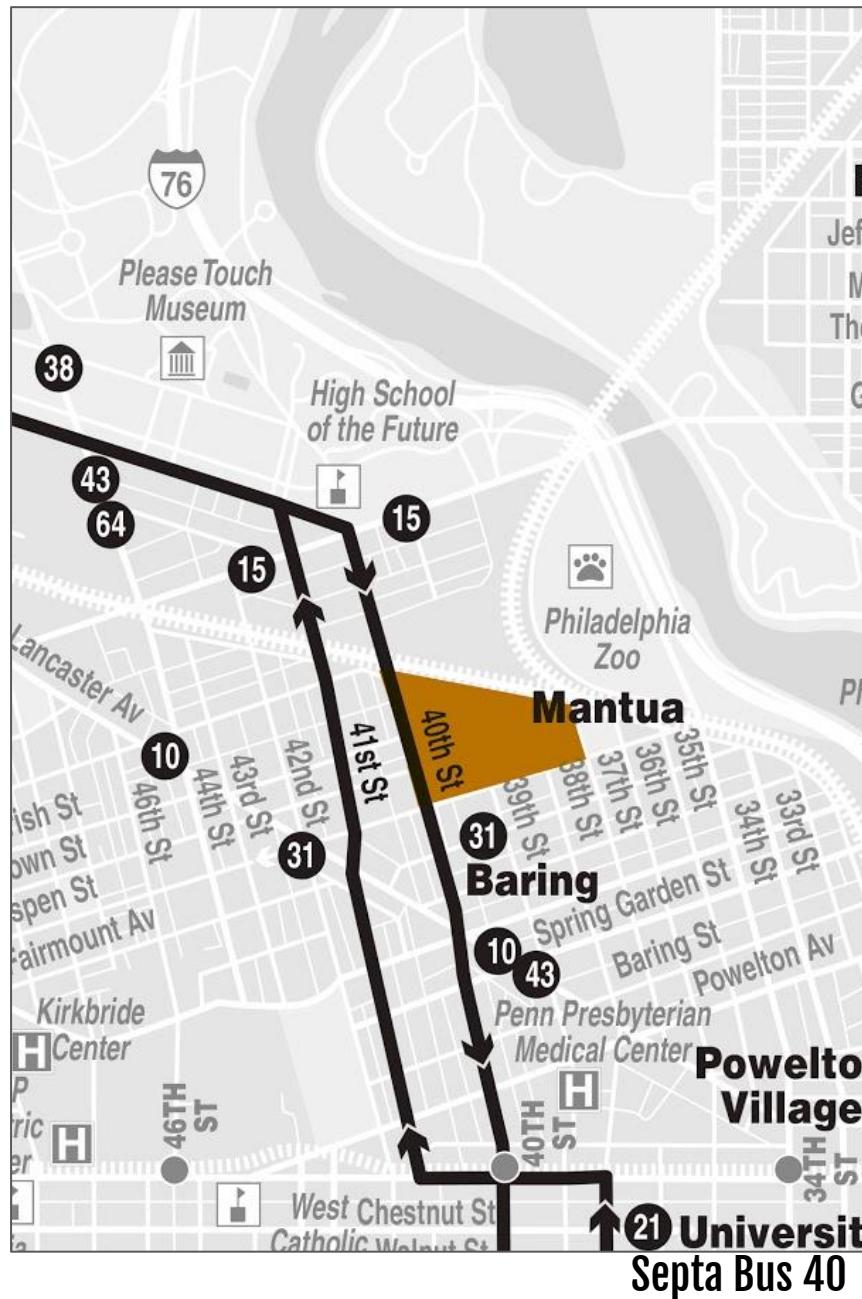
# Site Approach Diagram



# Bus Line



Septa Bus 38



Septa Bus 40

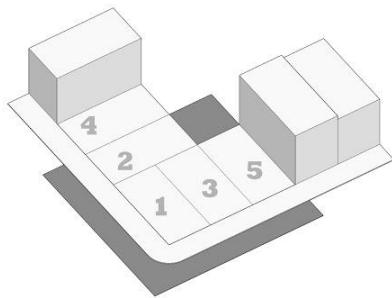
# Revitalize Brown Street

- Bus Line 38
- Vacant Lot Groups
- Middle Street Width

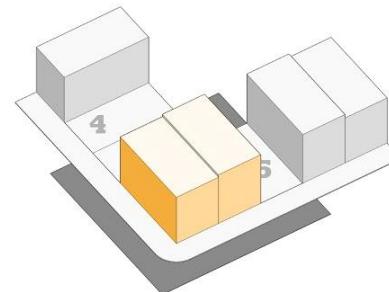
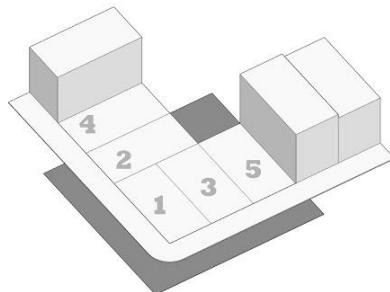
Accessibility  
Development Potential  
Revitalization Potential



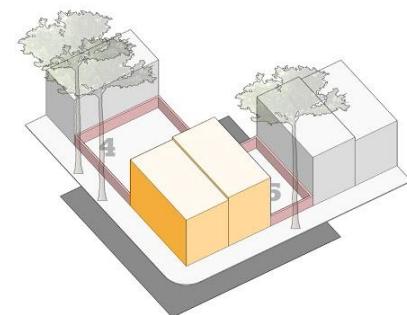
# Vacancy Development Strategy



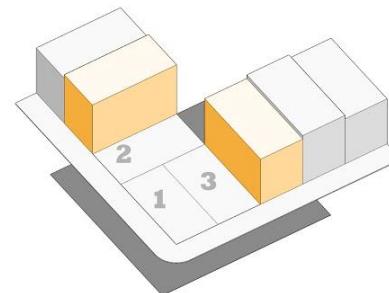
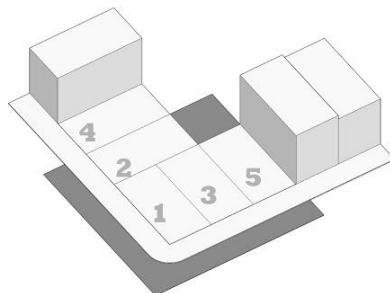
Strategy1: Developing from Corner



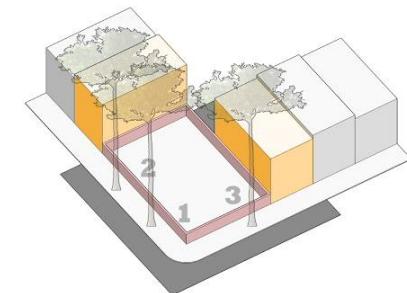
Final Development



Strategy2: Extending Current Rowhouses



Final Development



# Site Selection



# Property Ownership



# Property Acquisition

## Land Ownership



## Acquisition Process

# Zoning Variance

Submit zoning variance application to Department of Licenses and Inspection



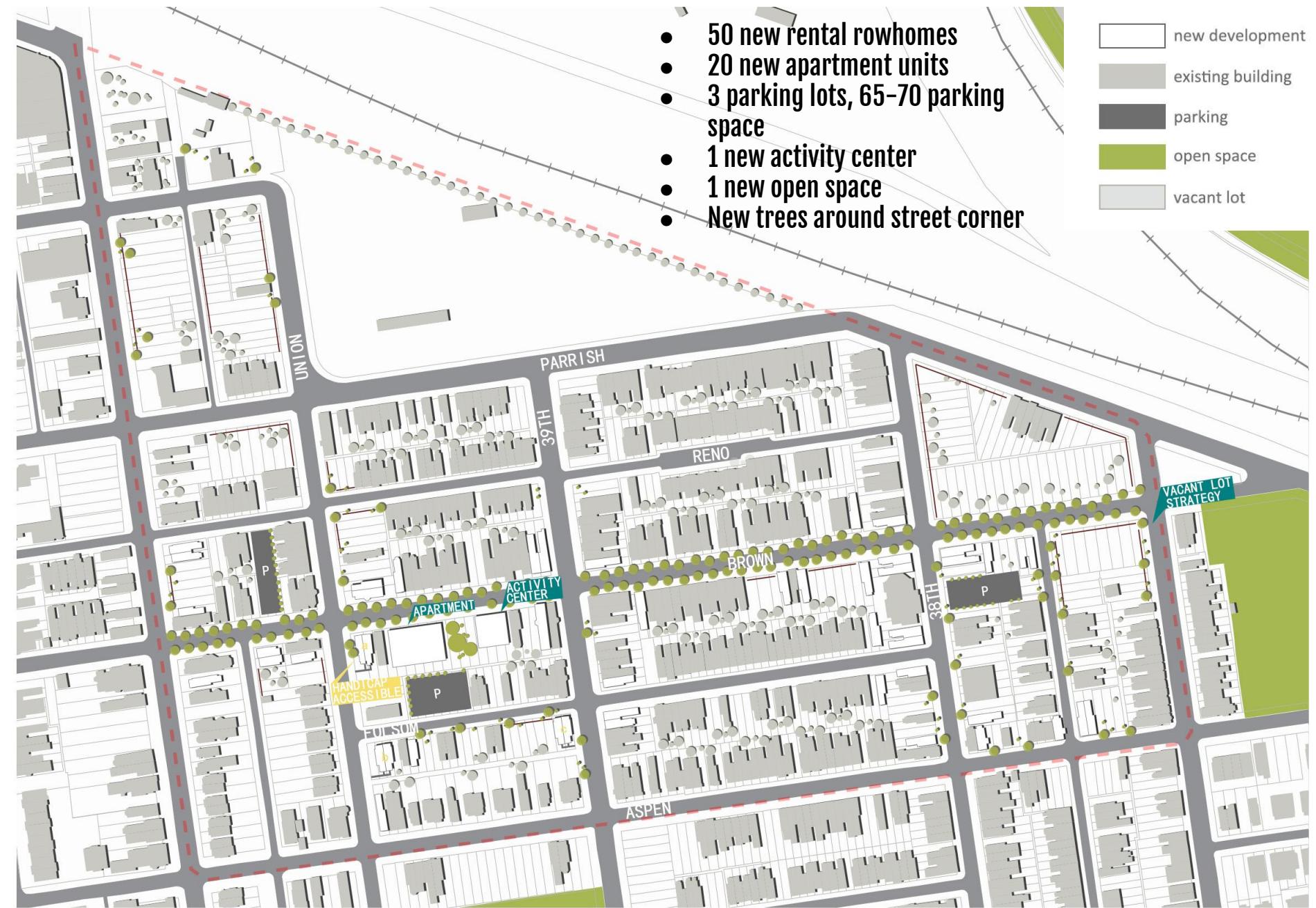
# Mantua Overall Infill Plan

0 2000 ft



- 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

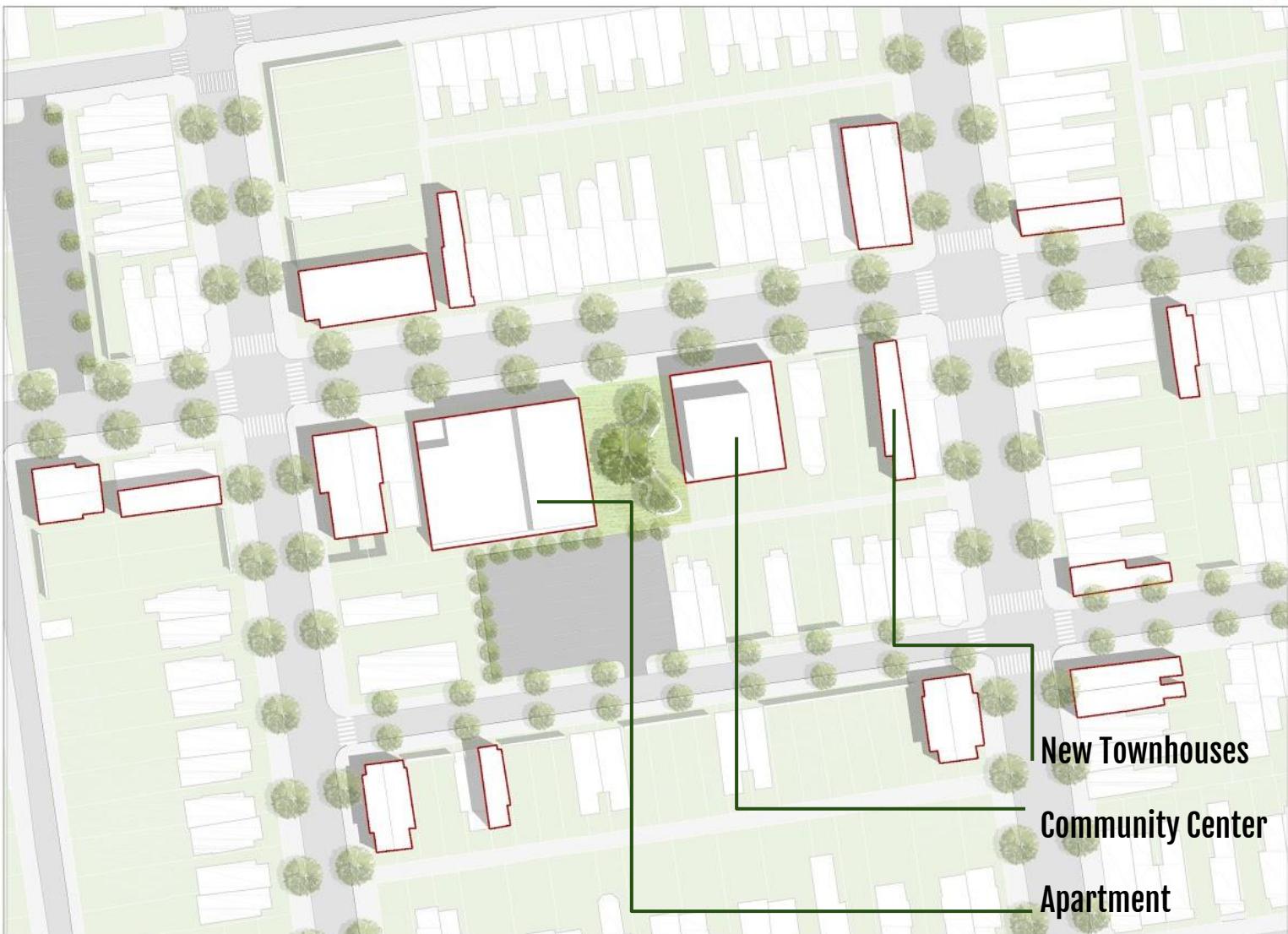
	new development
	existing building
	parking
	open space
	vacant lot



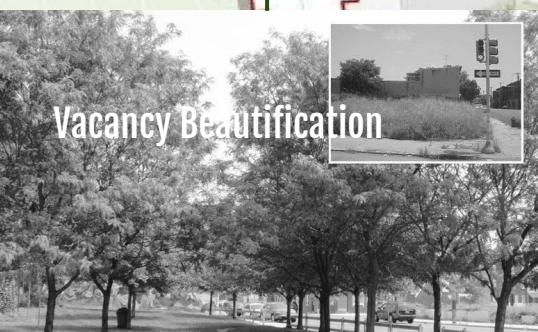
# Block Level Plan

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

0 100ft



# Detail Design



# Parking



# Short-Term Improvement Strategy



# 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**  
[https://www.researchgate.net/figure/Before-inset-2000-and-after-2012-image-of-vacant-lot-greening-at-the-corner-of-5th\\_fig2\\_314236552](https://www.researchgate.net/figure/Before-inset-2000-and-after-2012-image-of-vacant-lot-greening-at-the-corner-of-5th_fig2_314236552)