

# Shelter Location(s): Further Inquiry



# February 26 List

**Thames St. Parking Lot**

**1819 Westbrook St.**

**Franklin Reserve**

**654 Riverside St.**

**622 Auburn St.**

**Angelo's Acre**

**33 Portland St.**

**83 Middle St.**

**1386 Riverside St.**

**3 Hutchins Dr.**

**County Way Acquisition**

**Zoning**

**Nearby Uses**

**Space**

**Transit Access**

# HHS Selections

Thames St. Parking Lot

1819 Westbrook St.

Franklin Reserve

**654 Riverside St.**

622 Auburn St.

**Angelo's Acre**

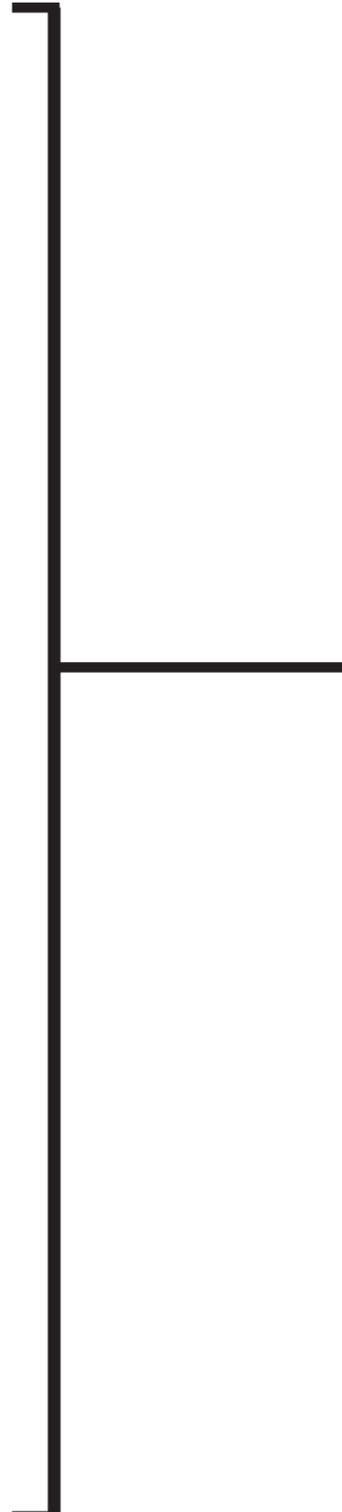
33 Portland St.

83 Middle St.

1386 Riverside St.

3 Hutchins Dr.

**County Way Acquisition**



**Identified for  
Continued Analysis**

# 654 Riverside St.



# 654 Riverside St. (EDIT)



# 654 Riverside St. (EDIT)



# 654 Riverside St. (EDIT)

## ON SITE ZONING (% Area)

69.7 IM

30.3 IH

## ZONING % WITHIN BUFFER

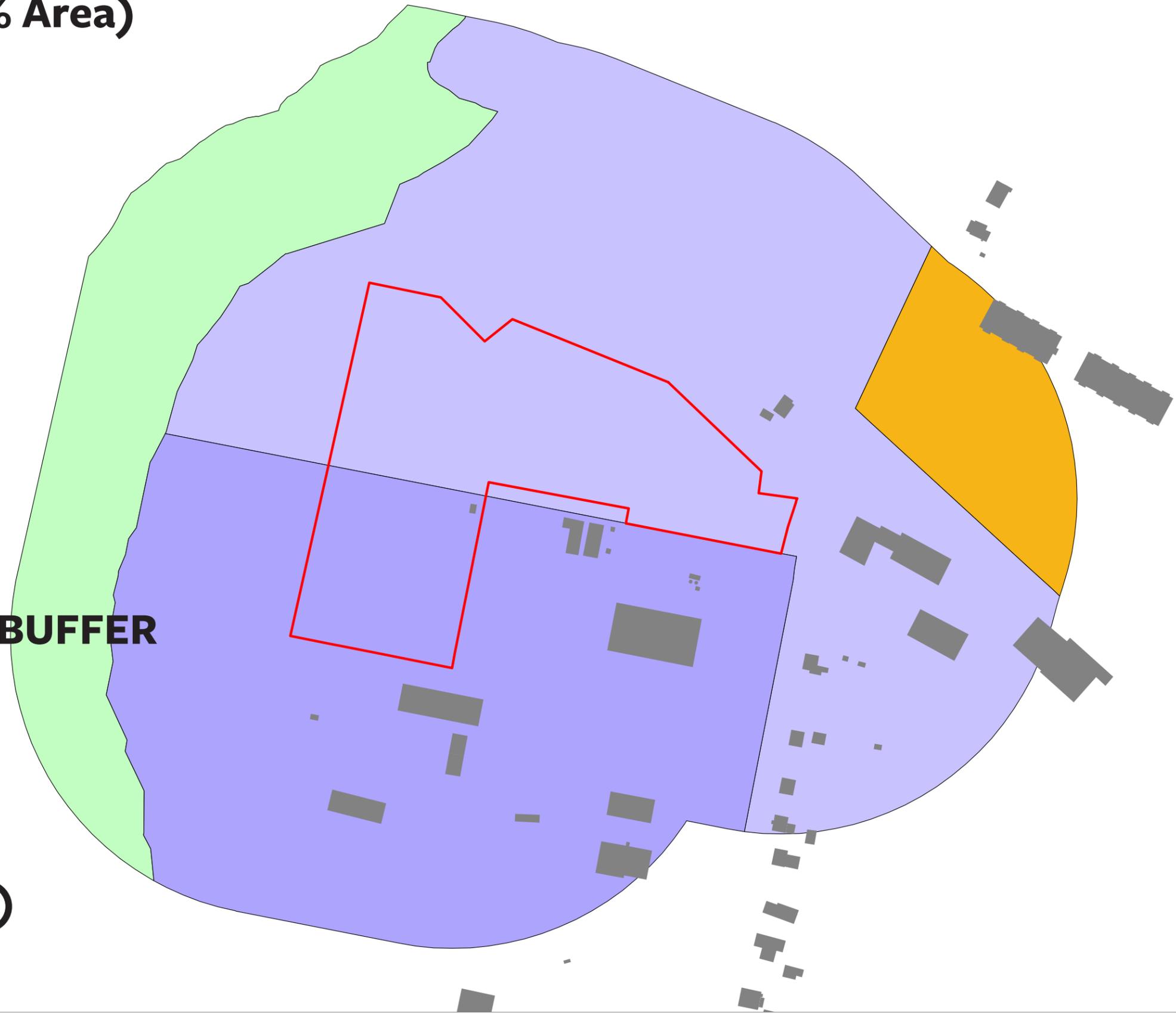
42.3 IM

34.8 IH

14.9 RPZ

5.3 R5

2.7 na (Out of City)



# 654 Riverside St. (EDIT)

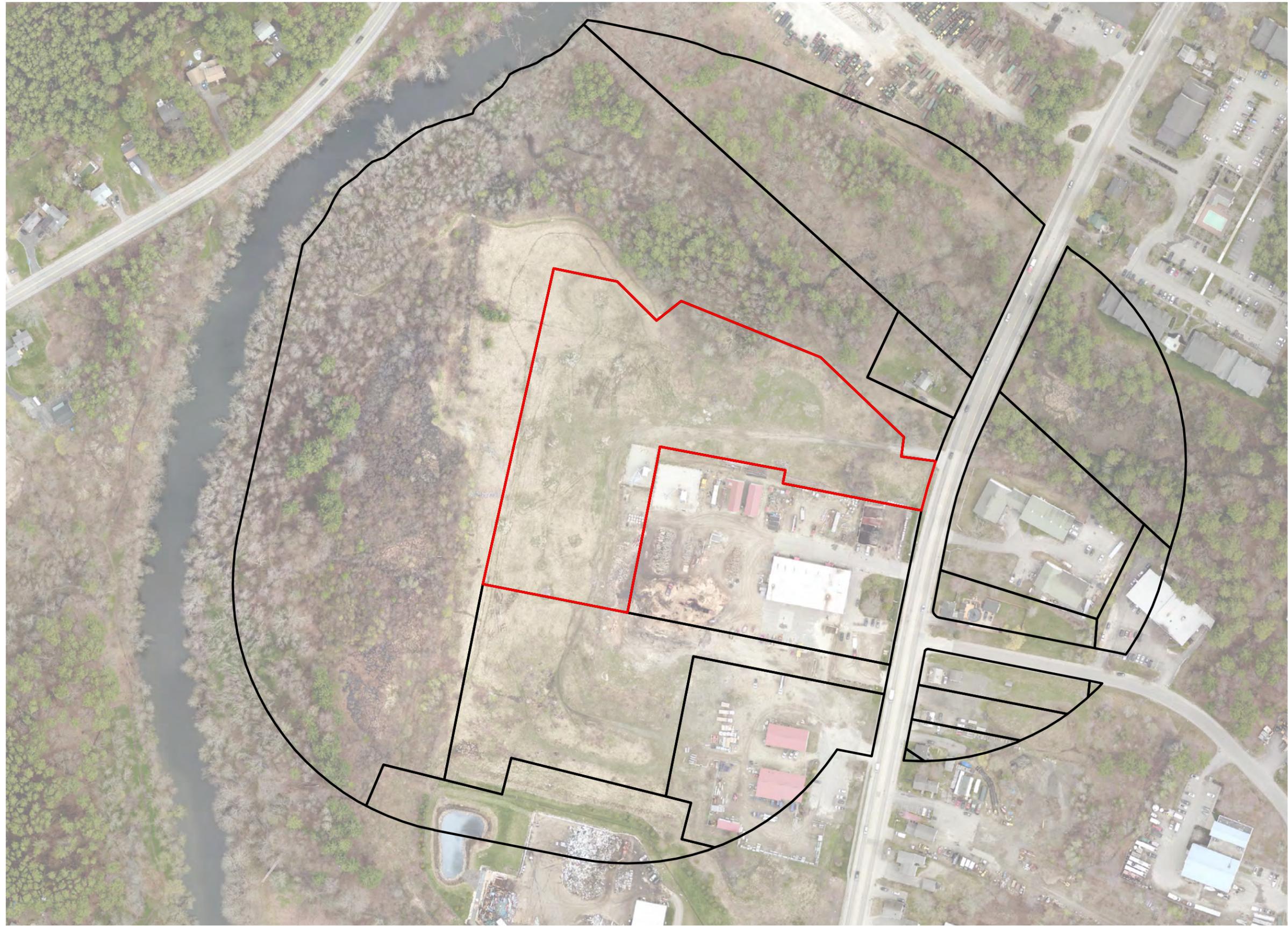
## ASSESSED USE (% area):

- 58.9 Governmental
- 16.8 Multi-use Commercial
- 10.0 Parking lots
- 5.2 Twenty-one Plus Family
- 4.4 Single Family
- 3.7 Warehouse/storage

**OTHER (<1% area)**  
manufacturing



# 654 Riverside St.

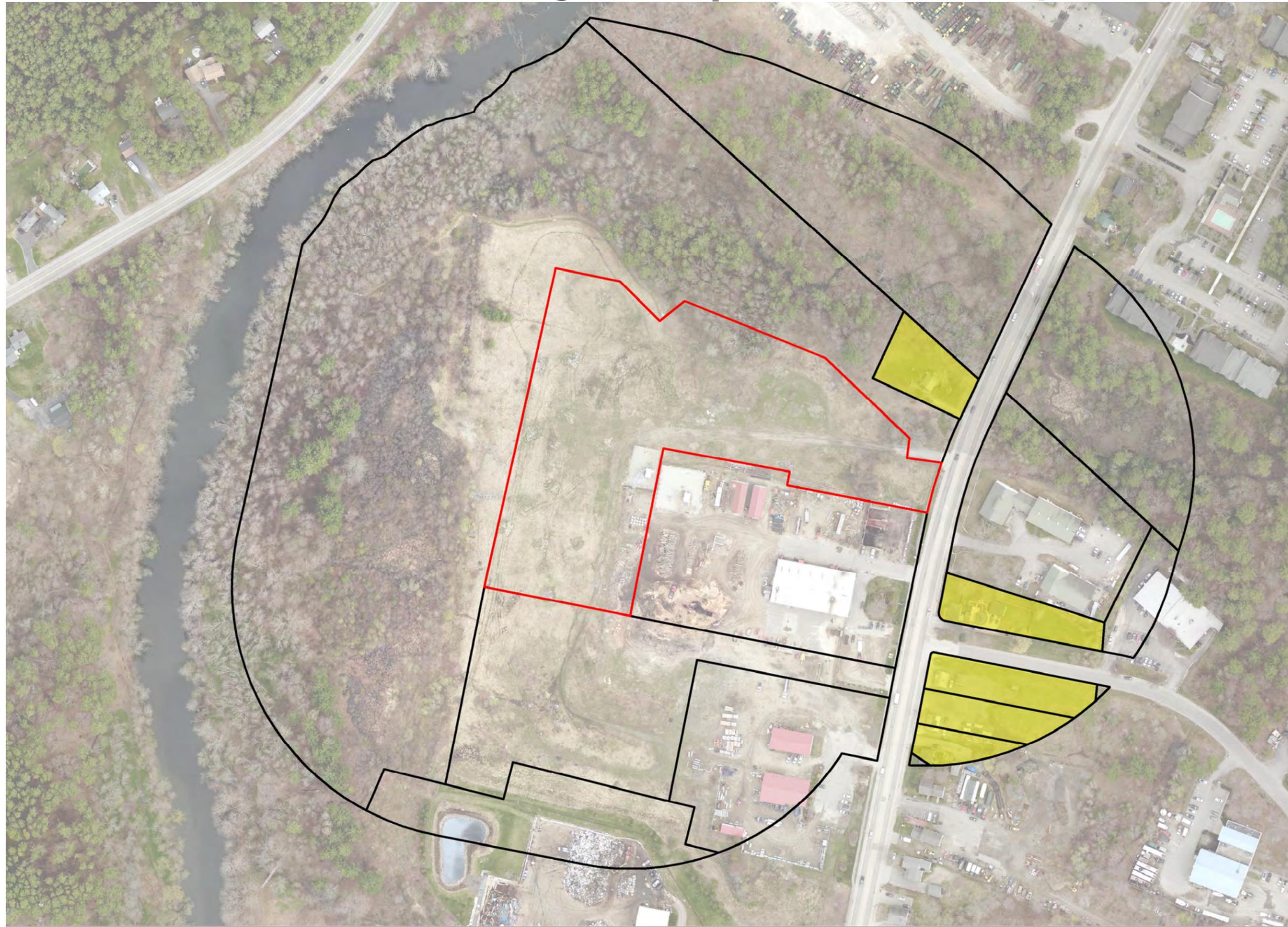


# 654 Riverside St: single family

one fam units: ~5

five plus fam units: ~117\*

total units: ~122



# 654 Riverside St: larger residential

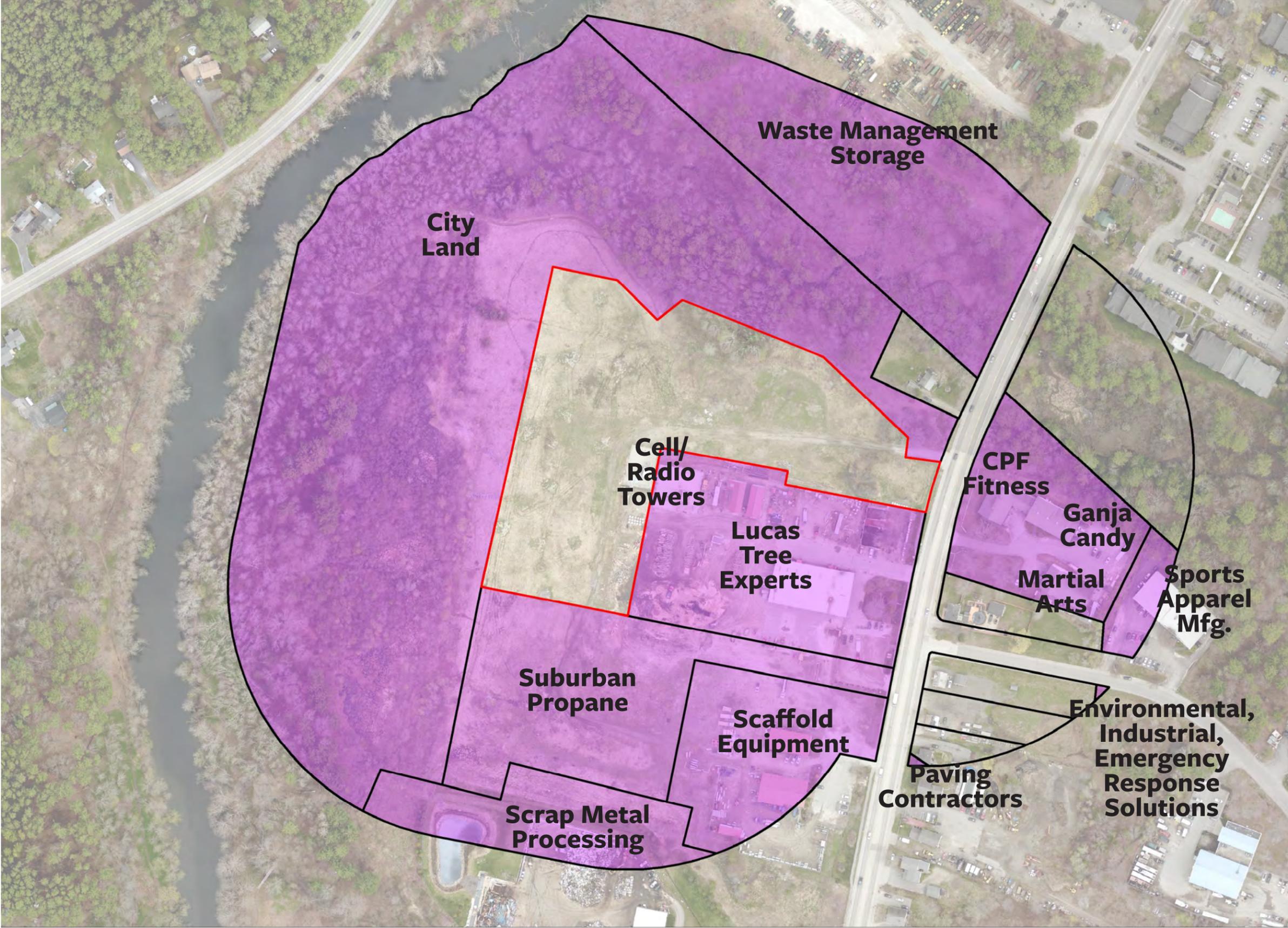
one fam units: ~5

five plus fam units: ~117\*

total units: ~122

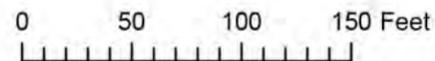
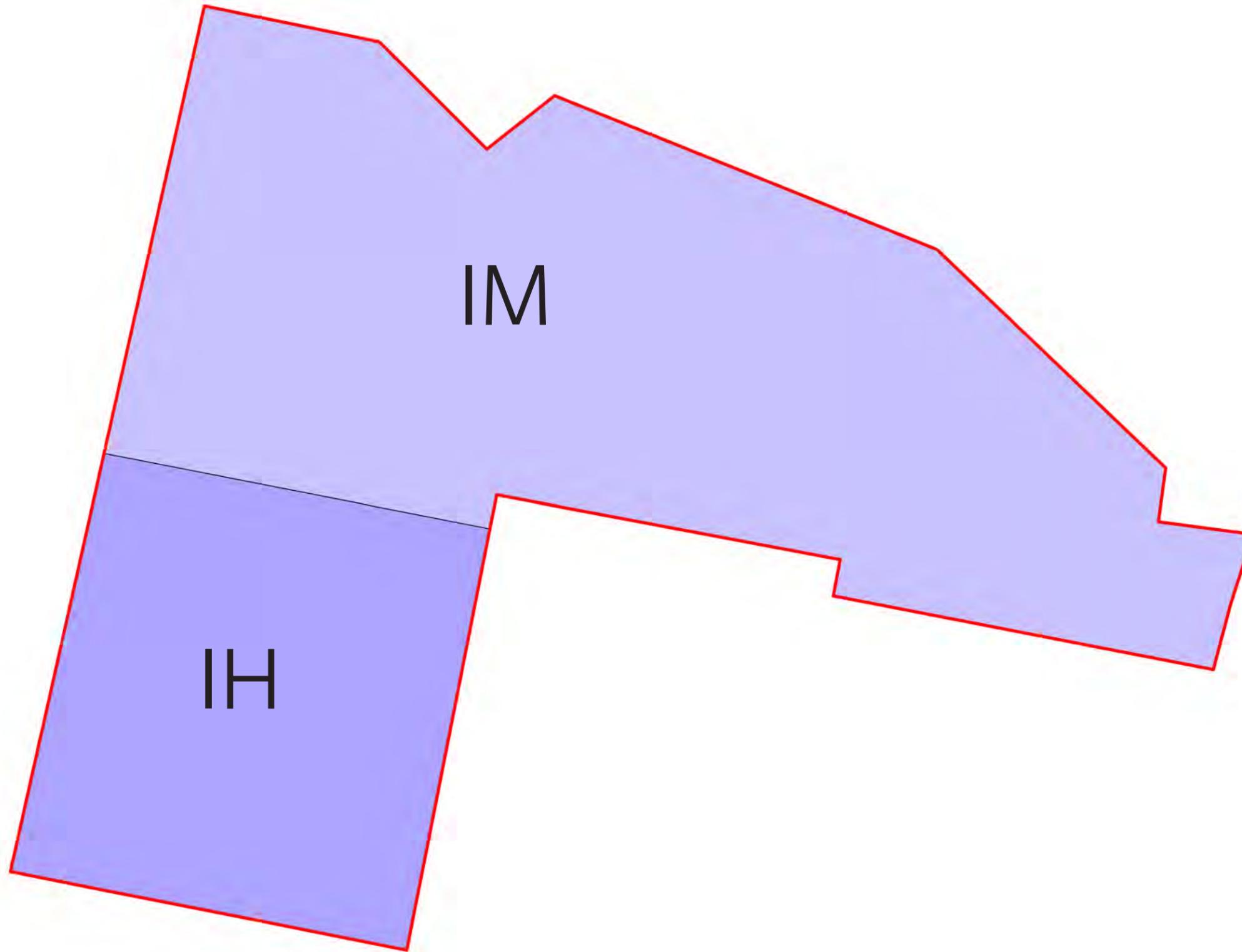


# 654 Riverside St: other uses



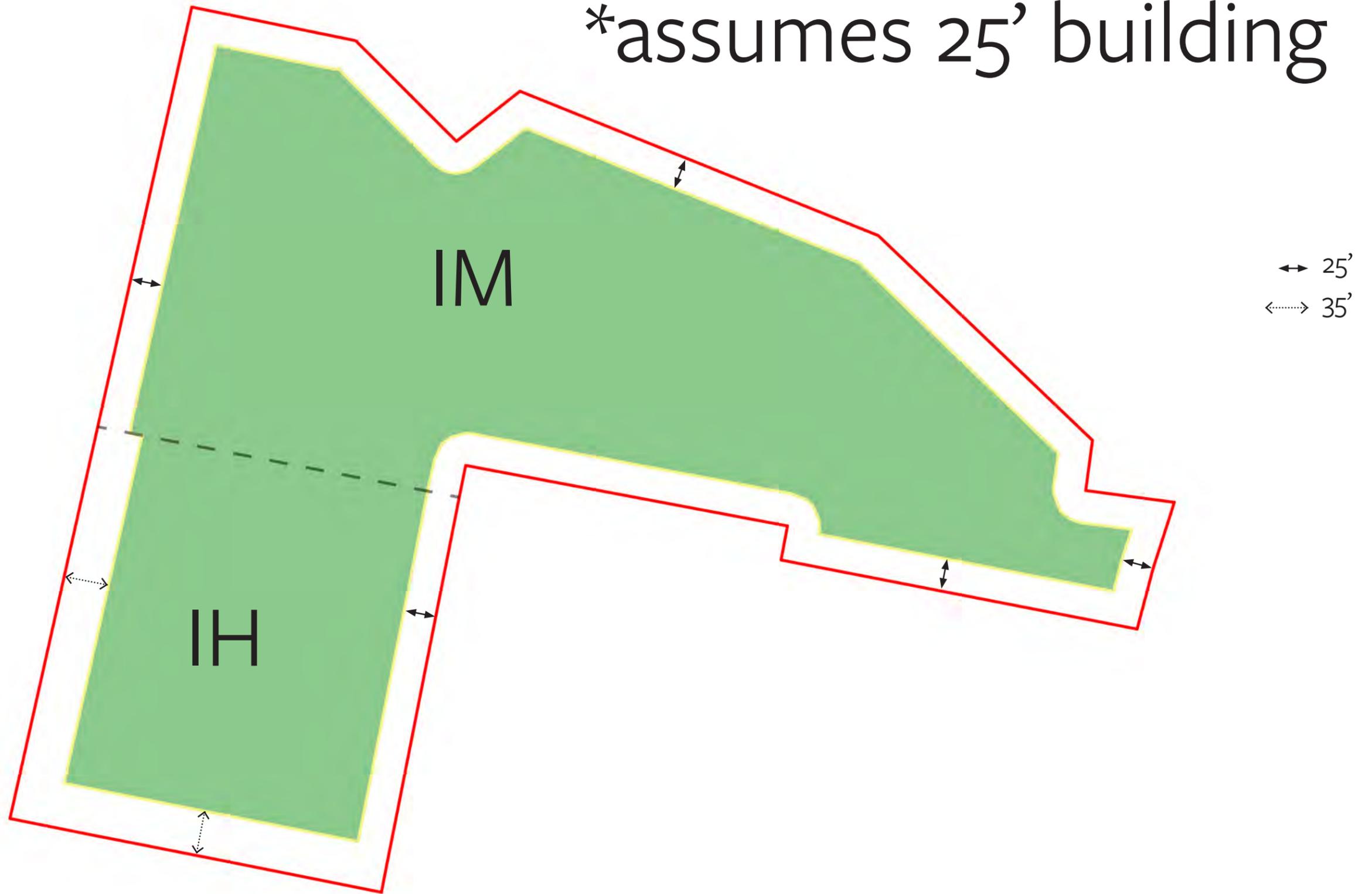


# 654 Riverside St: site zoning



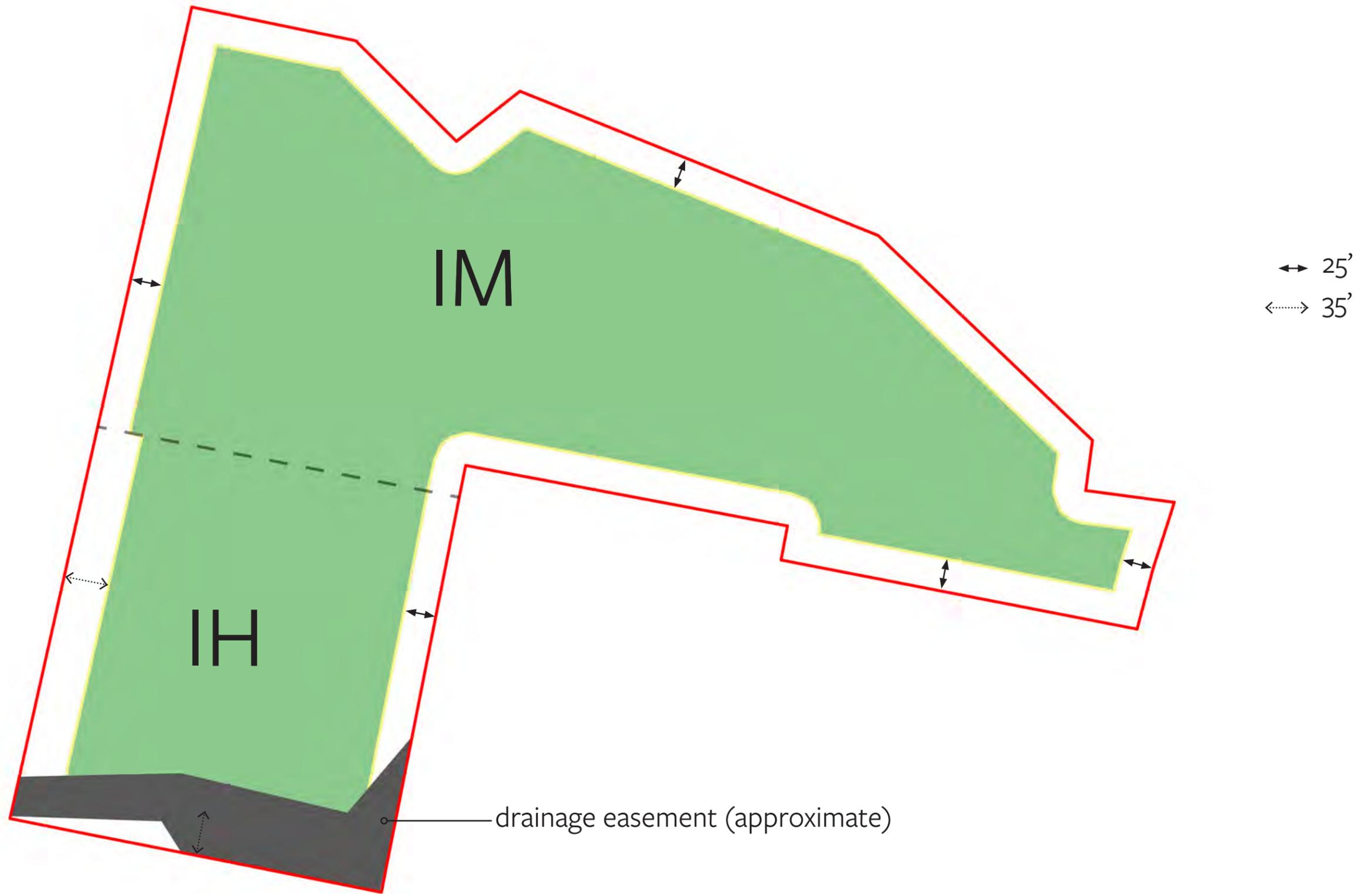
# 654 Riverside St: zoning envelope\*

\*assumes 25' building

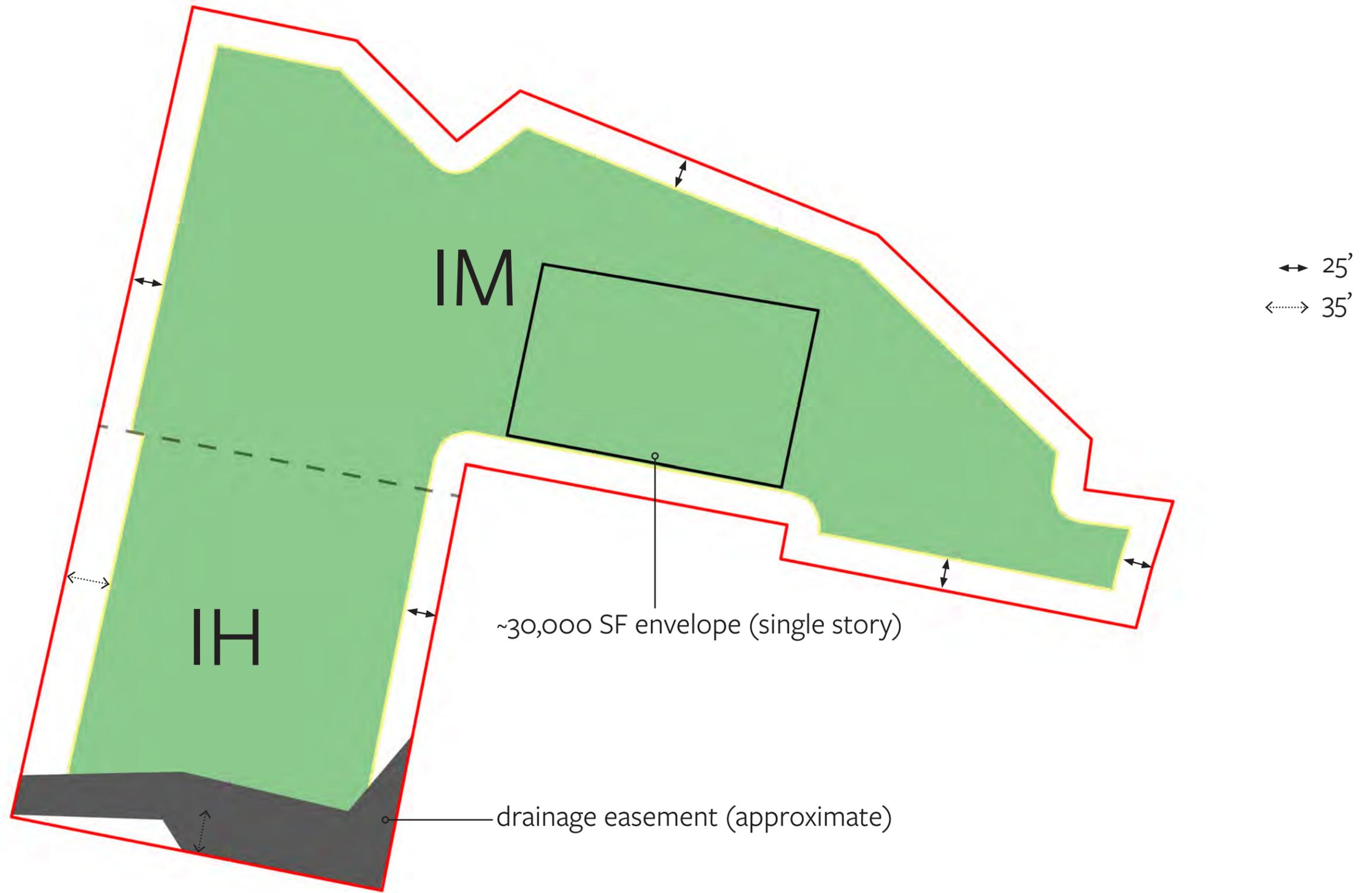


0 50 100 150 Feet

# 654 Riverside St: drainage easement



# 654 Riverside St: ~30k SF building



# 654 Riverside St: context



0 50 100 150 Feet

# 654 Riverside St: site challenges



**VRAP**

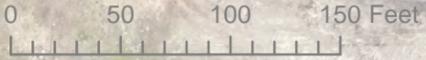
**Flood Zone (limited)**

**Nearby Industry**

**Pedestrian Access**

**Offered for Sale**

(interested buyer)



# County Way



# County Way

## ON SITE ZONING (% Area)

95.0 IL

5.0 B2

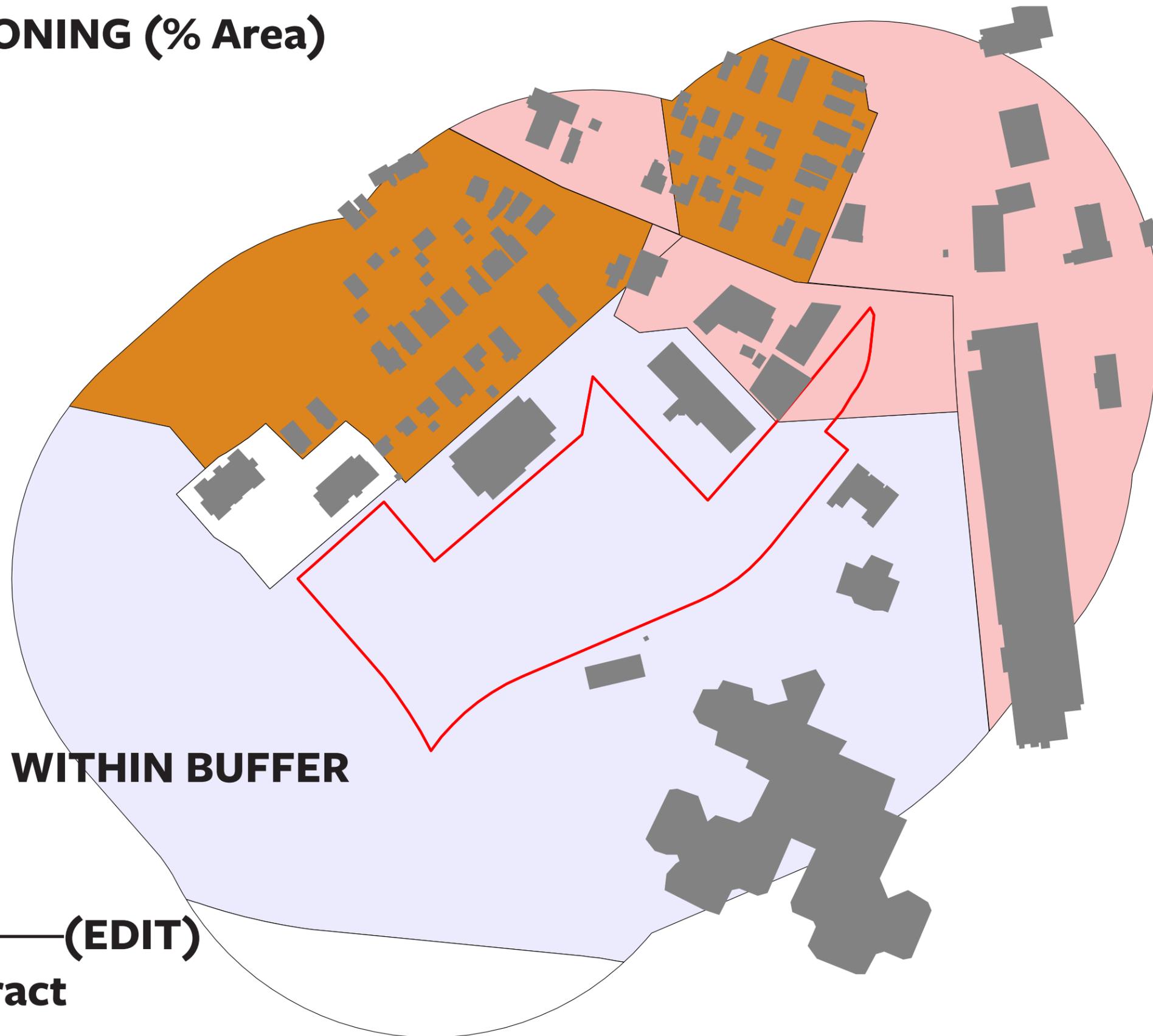
## ZONING % WITHIN BUFFER

53.5 IL

23.1 B2

17.3 R6 ← (EDIT)

6.1 Contract



# County Way

## ASSESSED USE (% area):

- 41.5** Governmental
- 19.2** Retail Services
- 12.7** Null
- 5.3** Benevolent/charitable
- 5.2** Single Family
- 3.6** Two Family
- 3.5** Office Business
- 2.5** Three Family
- 1.2** Five to Ten Family
- 1.2** Twenty-one plus Family
- 1.1** Multi-use Commercial

## OTHER (<1% area)

- parking lots
- manufacturing
- religious
- transportation
- vacant land



# County Way



# County Way: 1-4 family

one to four fam units: ~90

five plus fam units: ~55

total units: ~145

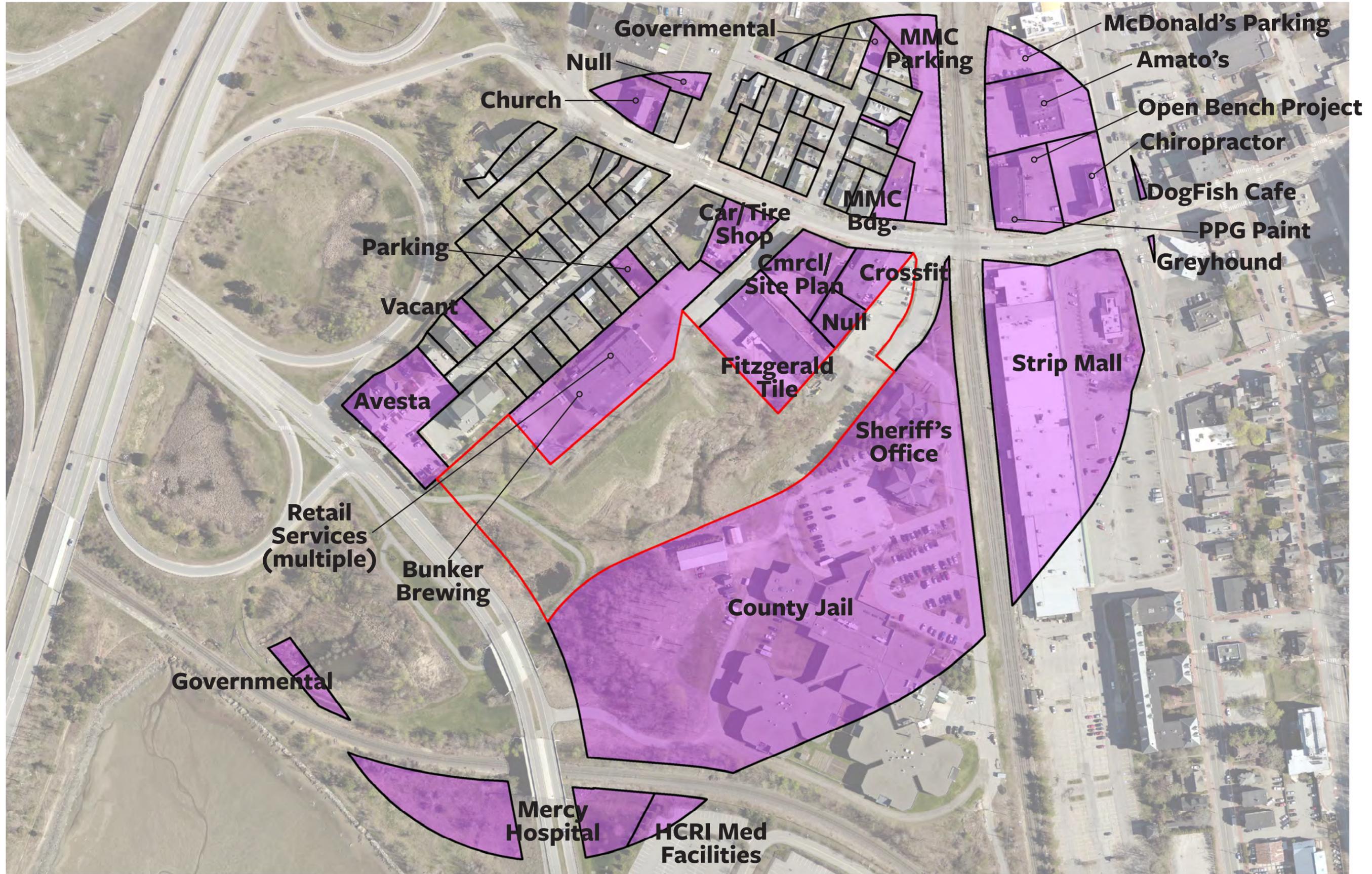


# County Way: larger residential

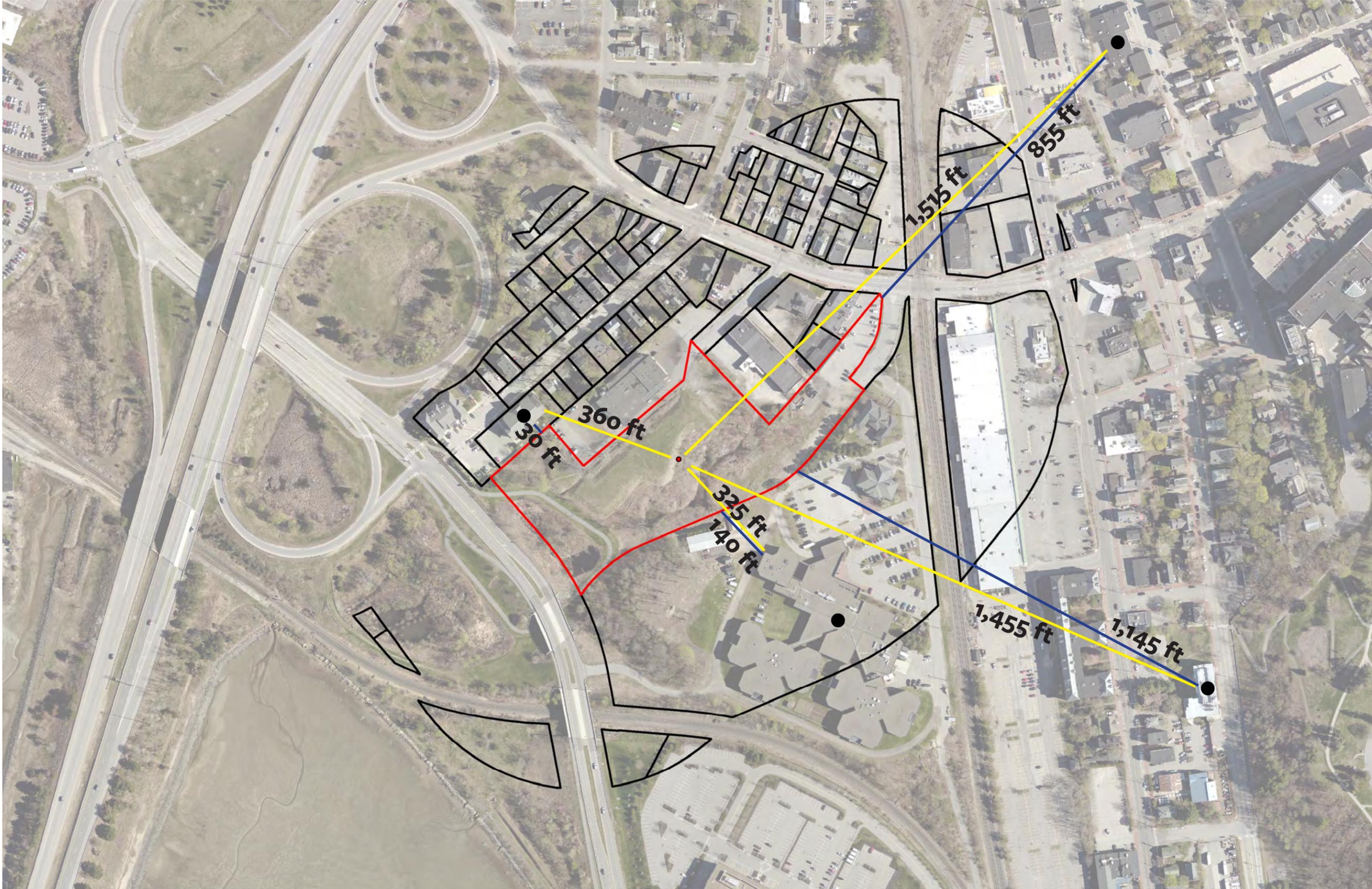
one to four fam units: ~90    five plus fam units: ~55    total units: ~145



# County Way: other uses

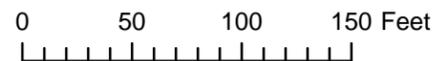
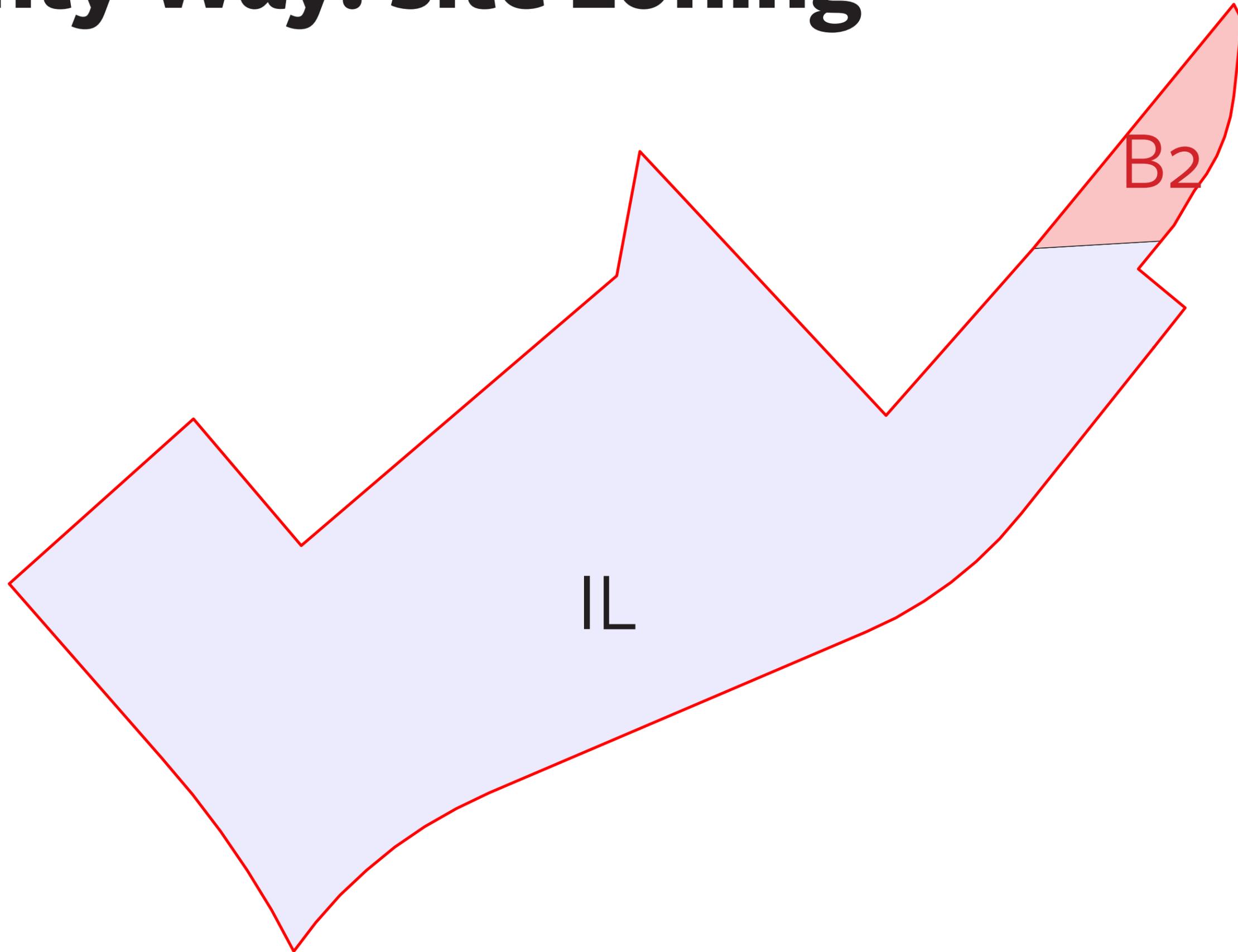


# County Way: requested distances

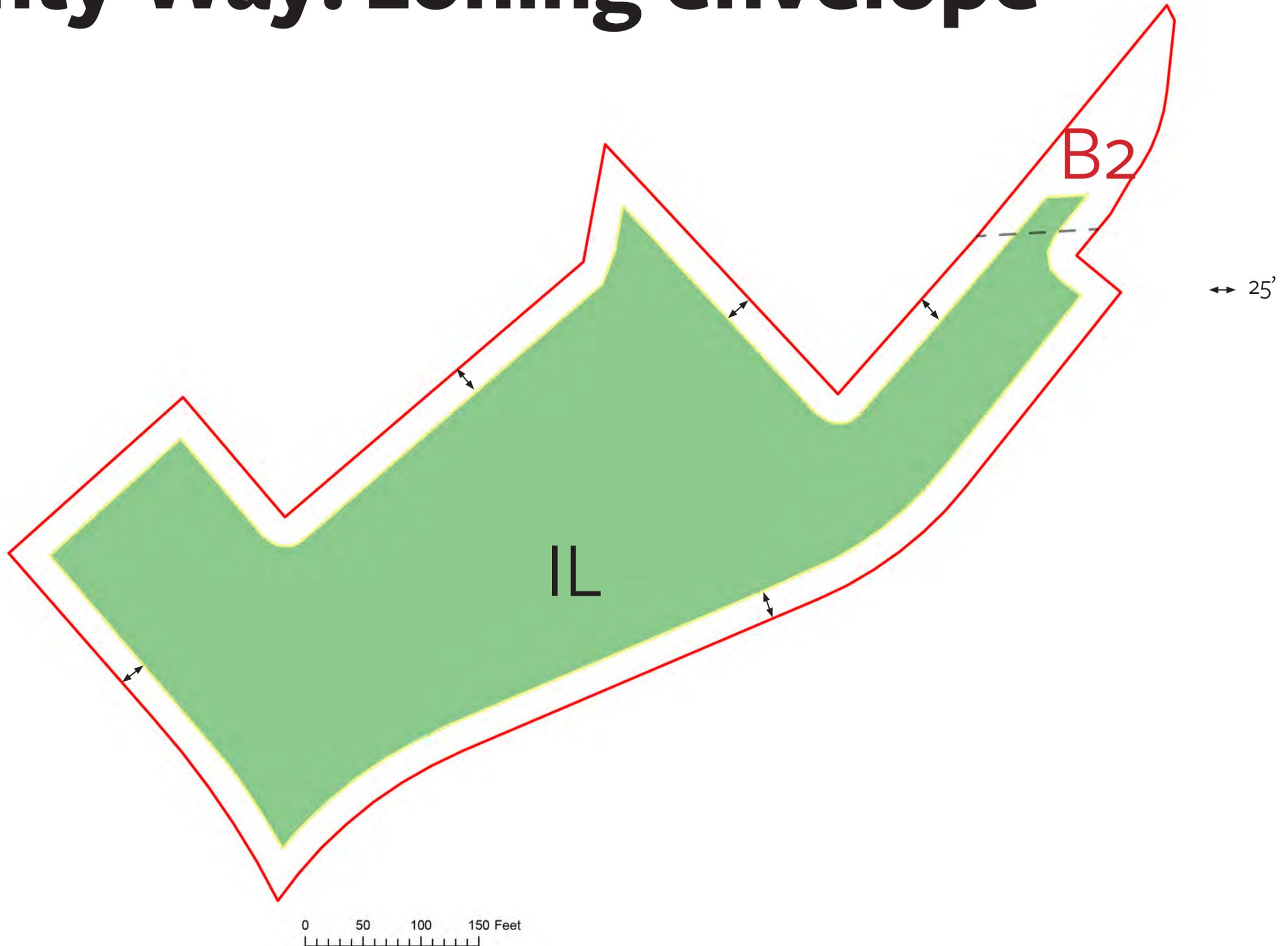




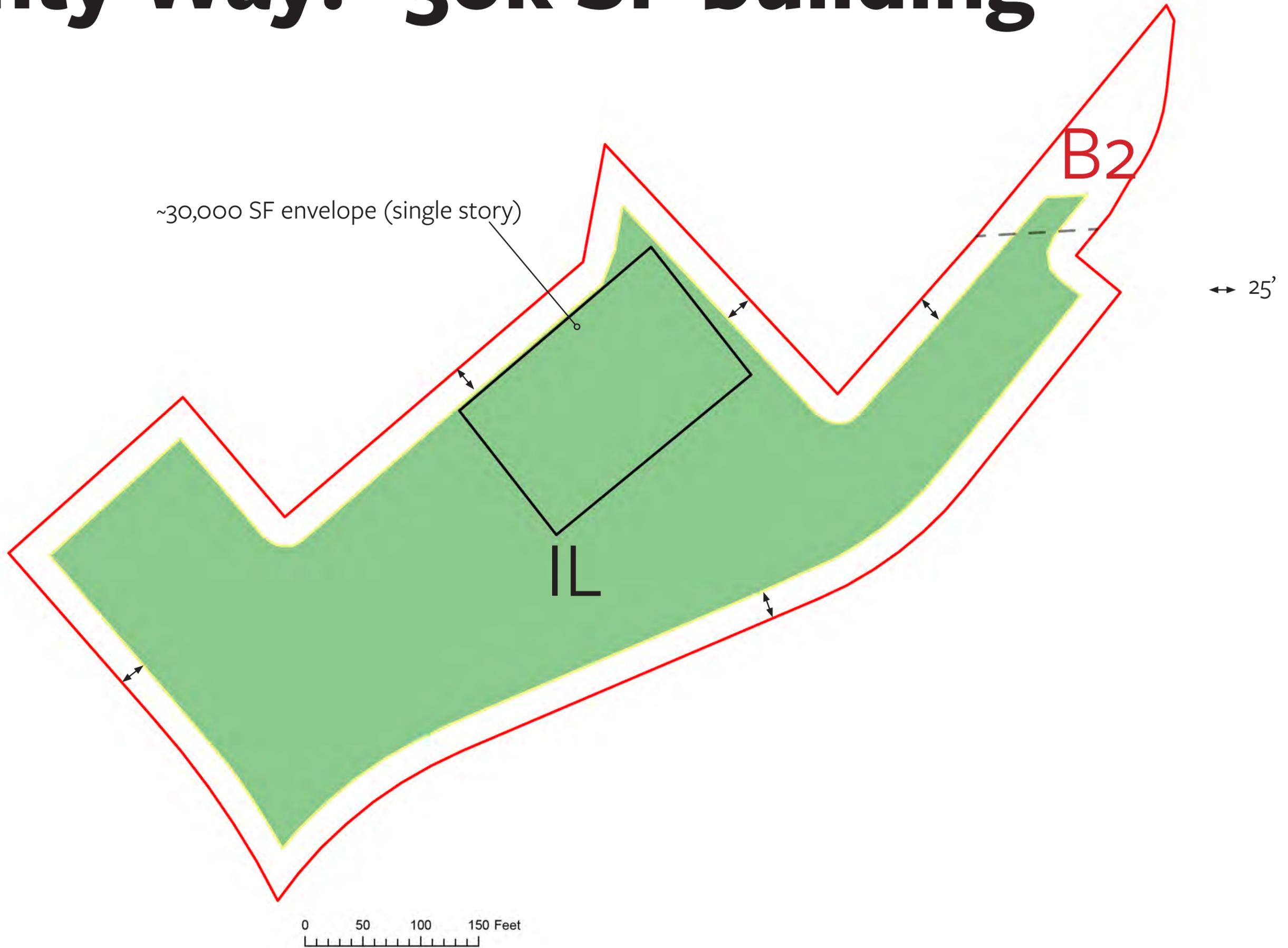
# County Way: site zoning



# County Way: zoning envelope



# County Way: ~30k SF building



# County Way: context



0 50 100 150 Feet

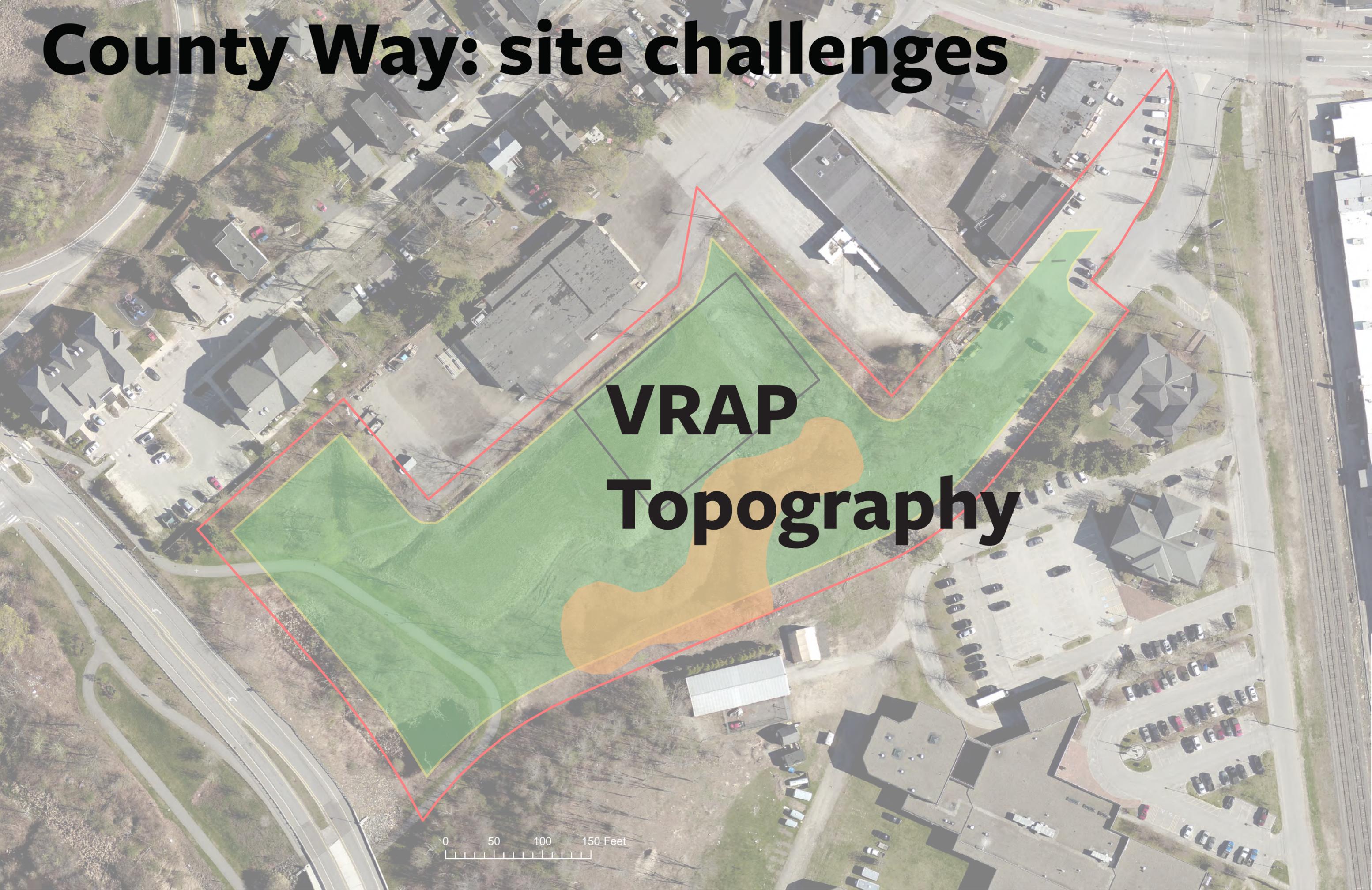
# County Way: context cont'd



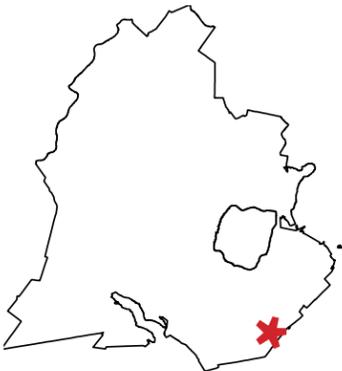
0 50 100 150 Feet

# County Way: site challenges

**VRAP**  
**Topography**



# Angelo's Acre



# Angelo's Acre

## ON SITE ZONING (% Area)

80.4 B5b

19.6 R6

## ZONING % WITHIN BUFFER

33.9 R6

20.0 WCZ

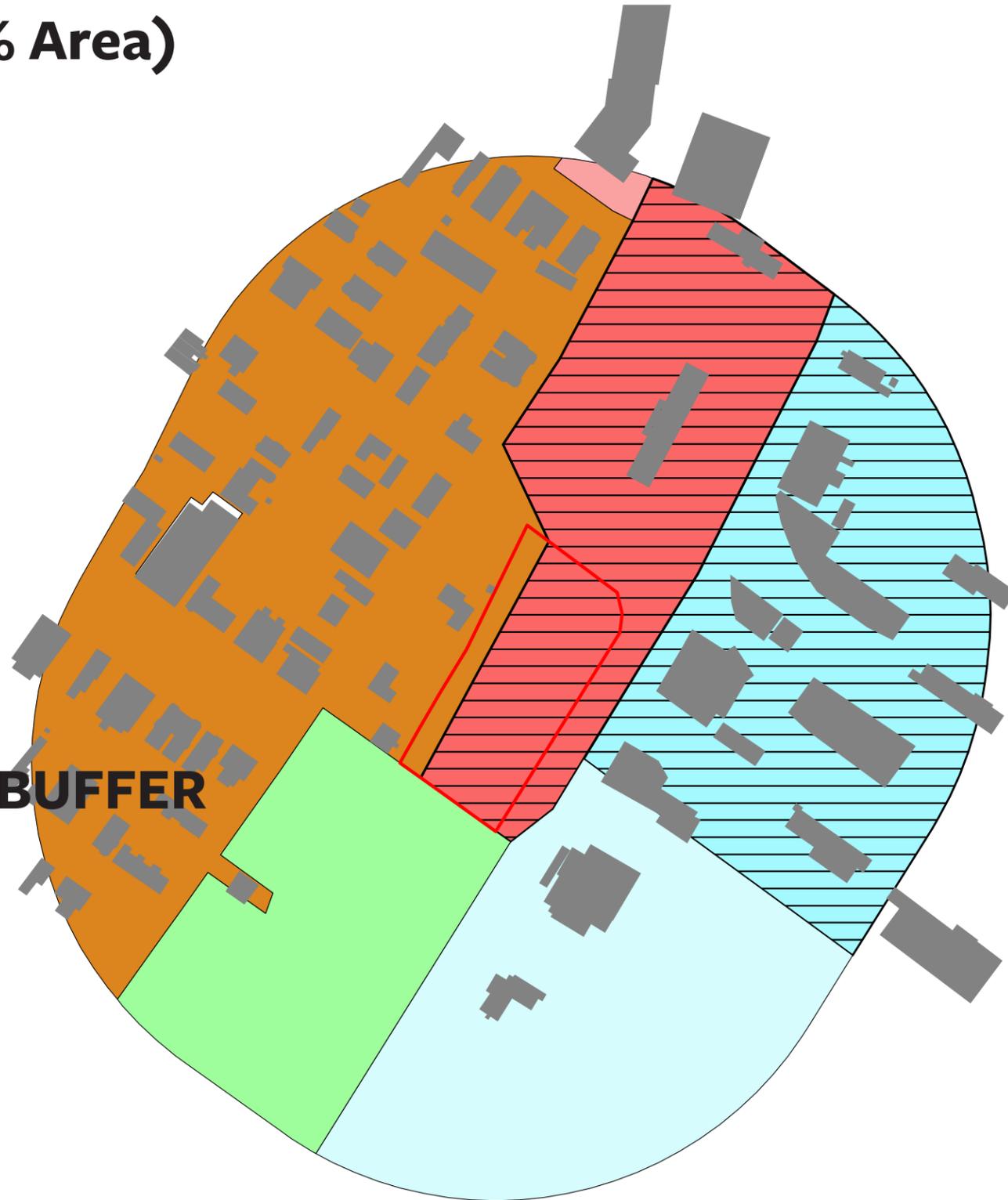
17.8 WPDZ

15.6 B5b

11.6 ROS

0.7 Contract

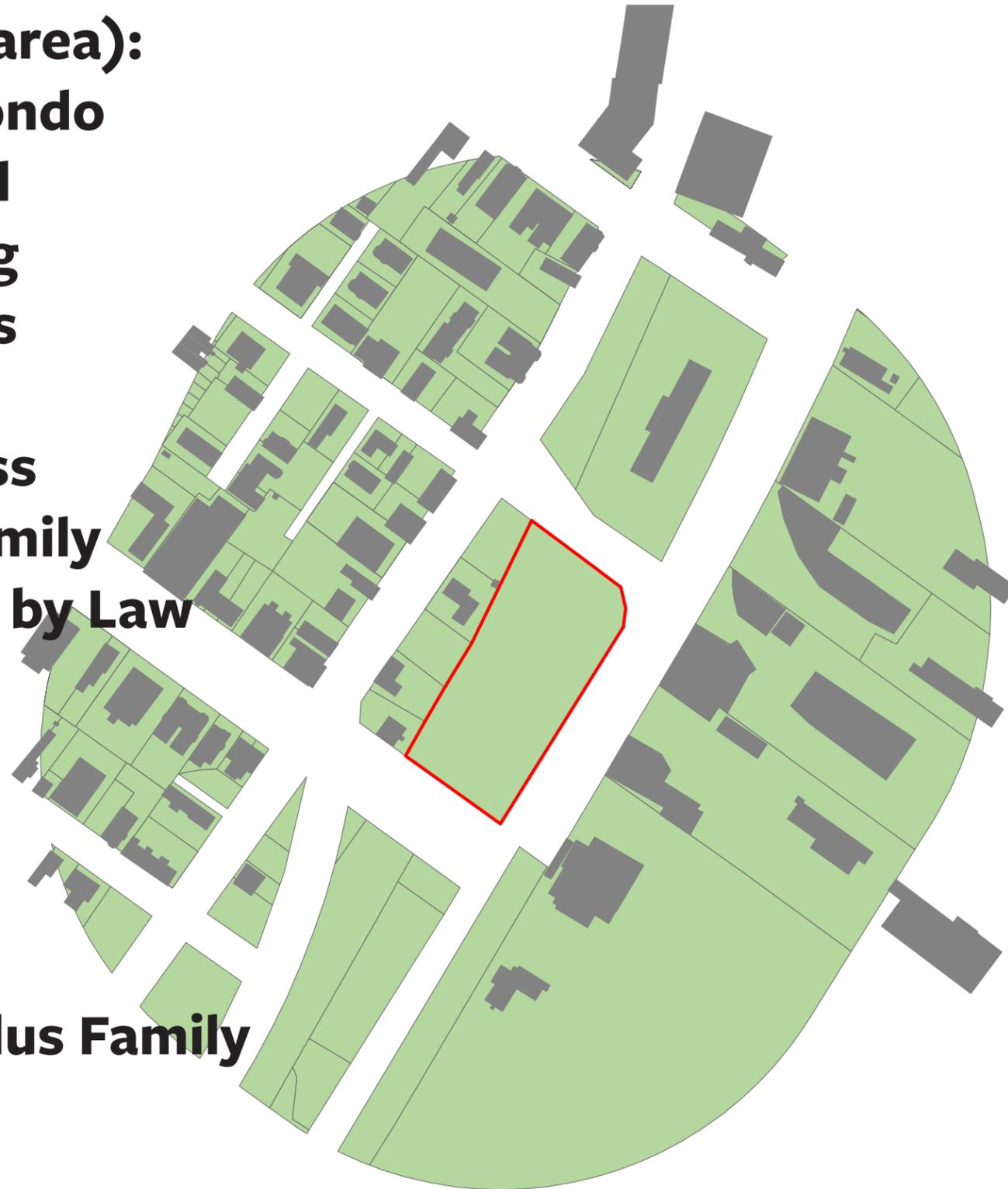
0.4 B3



# Angelo's Acre

## ASSESSED USE (% area):

- 37.9 Residential Condo
- 20.6 Governmental
- 7.9 Manufacturing
- 4.3 Retail Services
- 4.0 Wholesale
- 3.6 Office Business
- 3.2 Five to Ten Family
- 3.2 Other Exempt by Law
- 2.2 Single Family
- 2.1 Vacant Land
- 2.0 Four Family
- 1.7 Three Family
- 1.6 Null
- 1.4 Twenty-one Plus Family
- 1.1 Land Bank



- OTHER (<1% area)
- two family
- benevolent/charitable
- eleven to twenty family
- warehouse/storage
- parking lots
- commercial condos
- transportation

# Angelo's Acre



# Angelo's Acre: 1-4 family

one to four fam units: ~97

five plus fam units: ~55

total units: ~145



# Angelo's Acre: larger residential

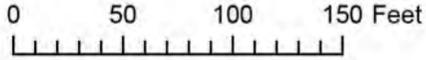
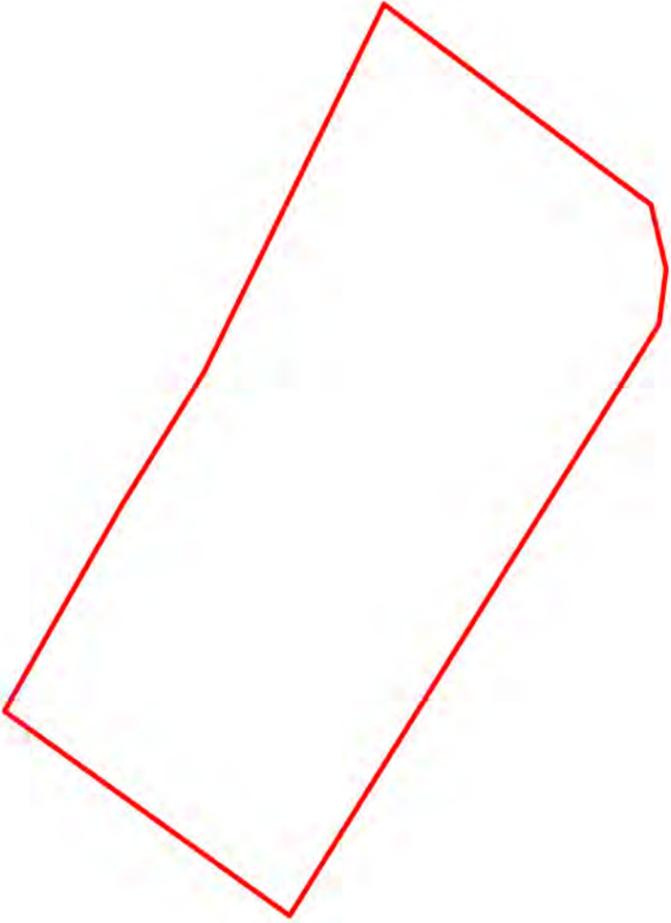
one to four fam units: ~97    five plus fam units: ~269    total units: ~366



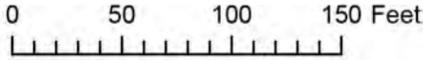
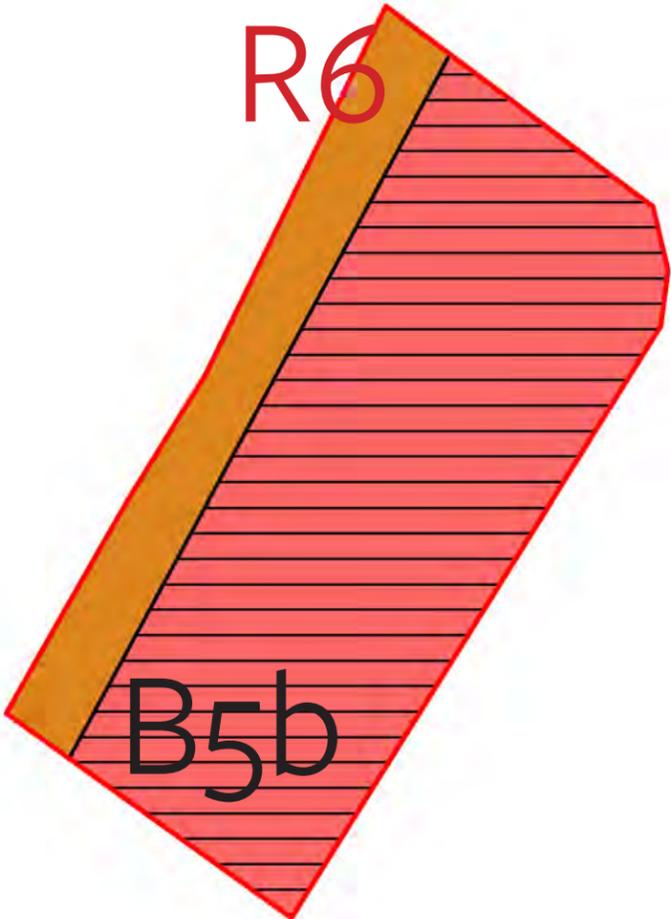
# Angelo's Acre: other uses



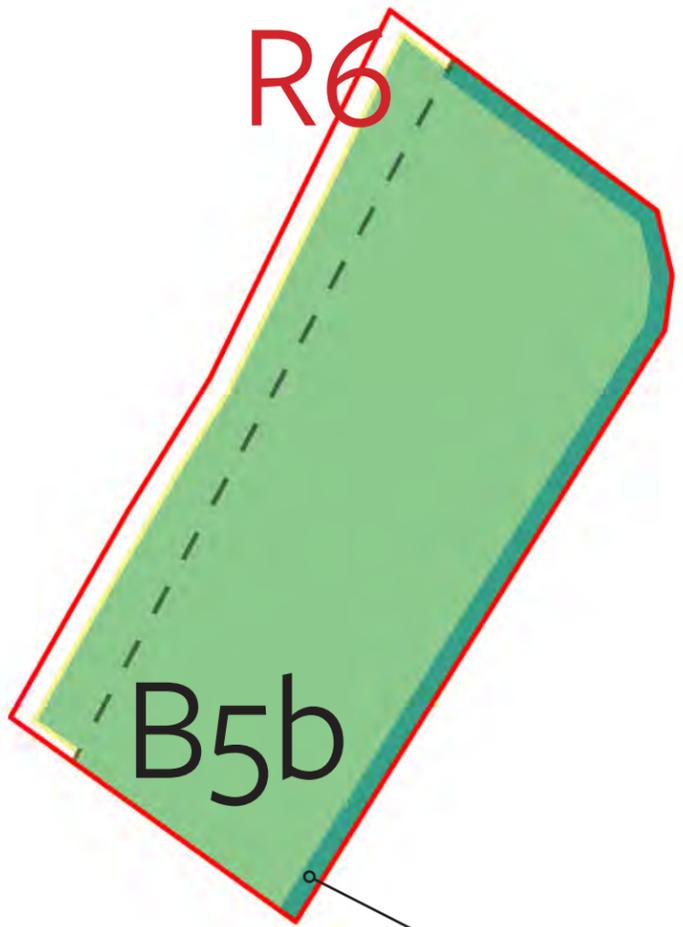
# Angelo's Acre:



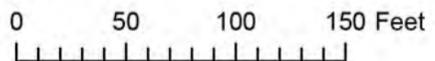
# Angelo's Acre: site zoning



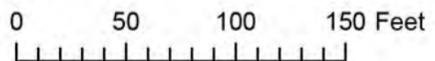
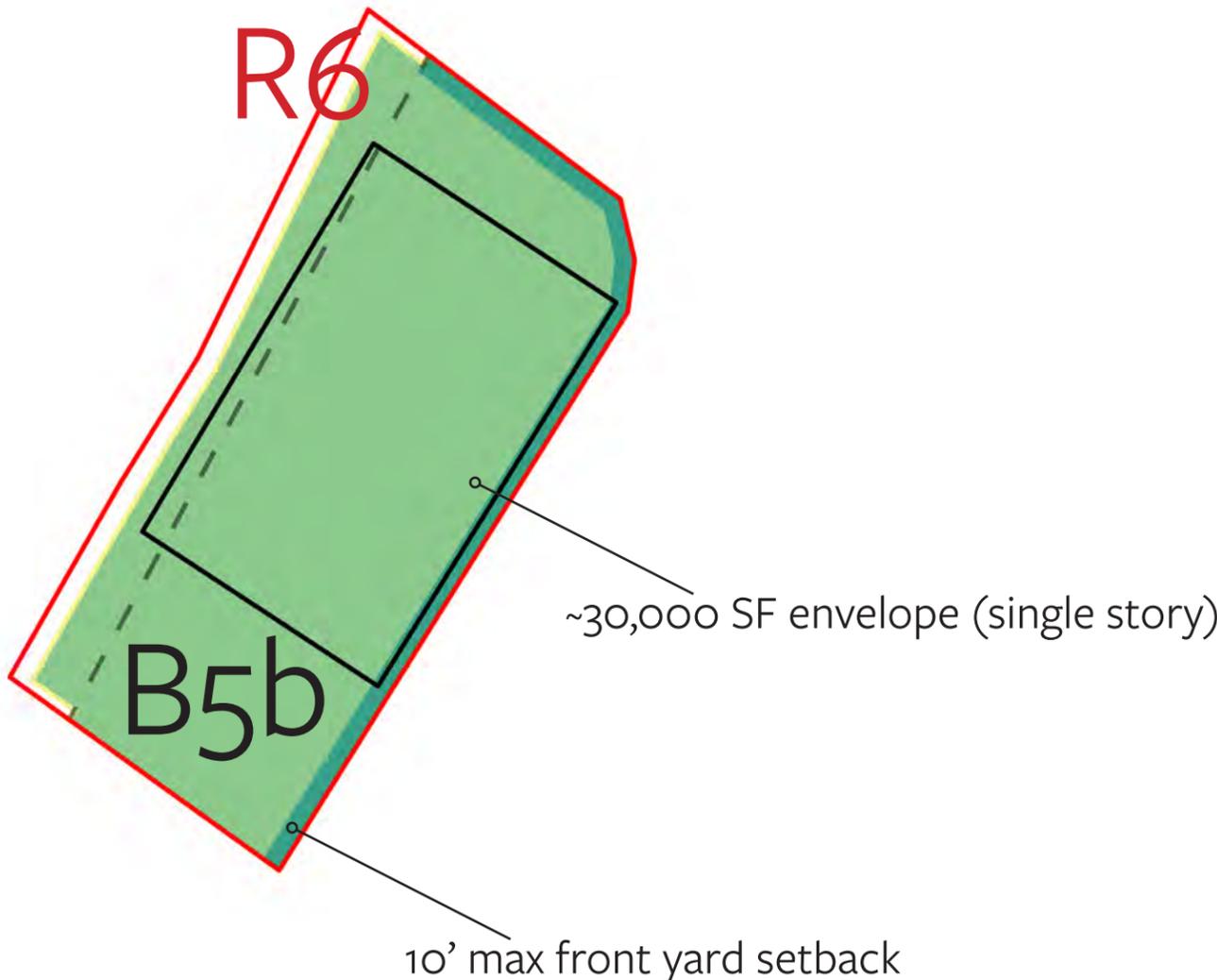
# Angelo's Acre: zoning envelope



10' max front yard setback



# Angelo's Acre: ~30k SF building



# Angelo's Acre: context



0 50 100 150 Feet

# Angelo's Acre: site concerns

**Smallest Site**  
**Surrounding Context**  
**Site Testing Req'd**  
**Current Use: Parking**

0 50 100 150 Feet

# Next Steps

**654 Riverside St.**

**Angelo's Acre**

**County Way Acquisition**



**HHS analysis:**

staff and partner feedback

**Council direction:**

which sites continue to be feasible and desirable?

**Further analysis:**

sites may harbor unforeseen constraints

**Report back:**

which sites remain feasible and compelling?

**Additional Council direction:**

narrowing site(s) selection

# Questions?

