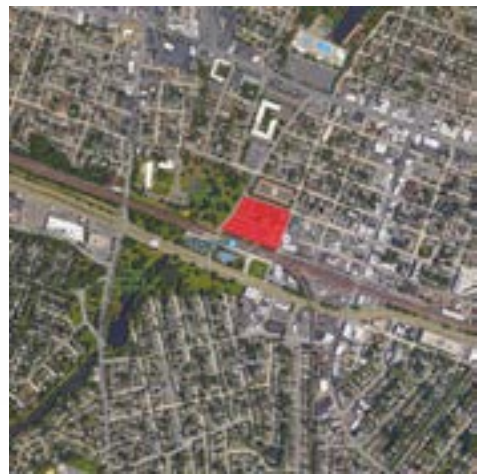
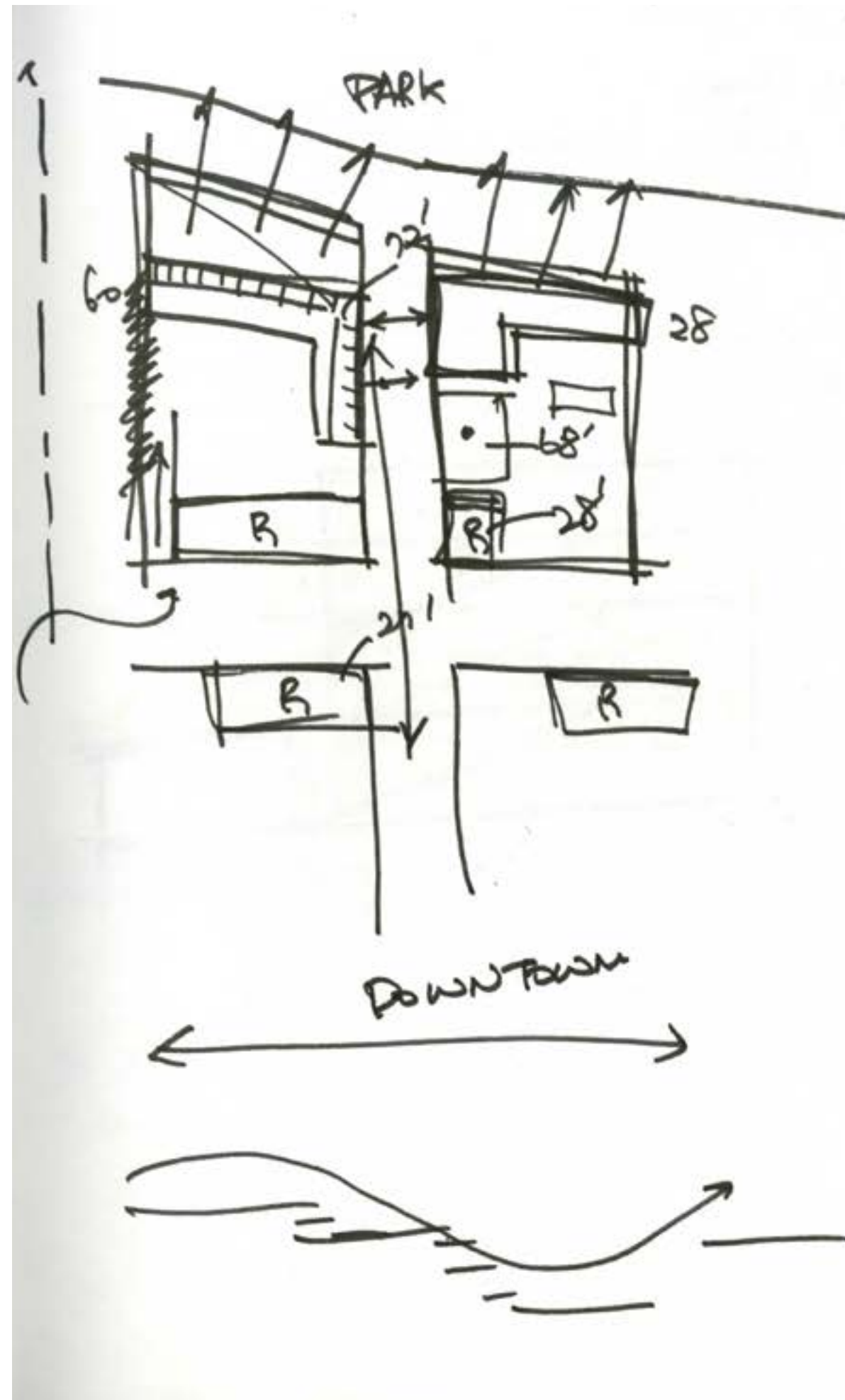
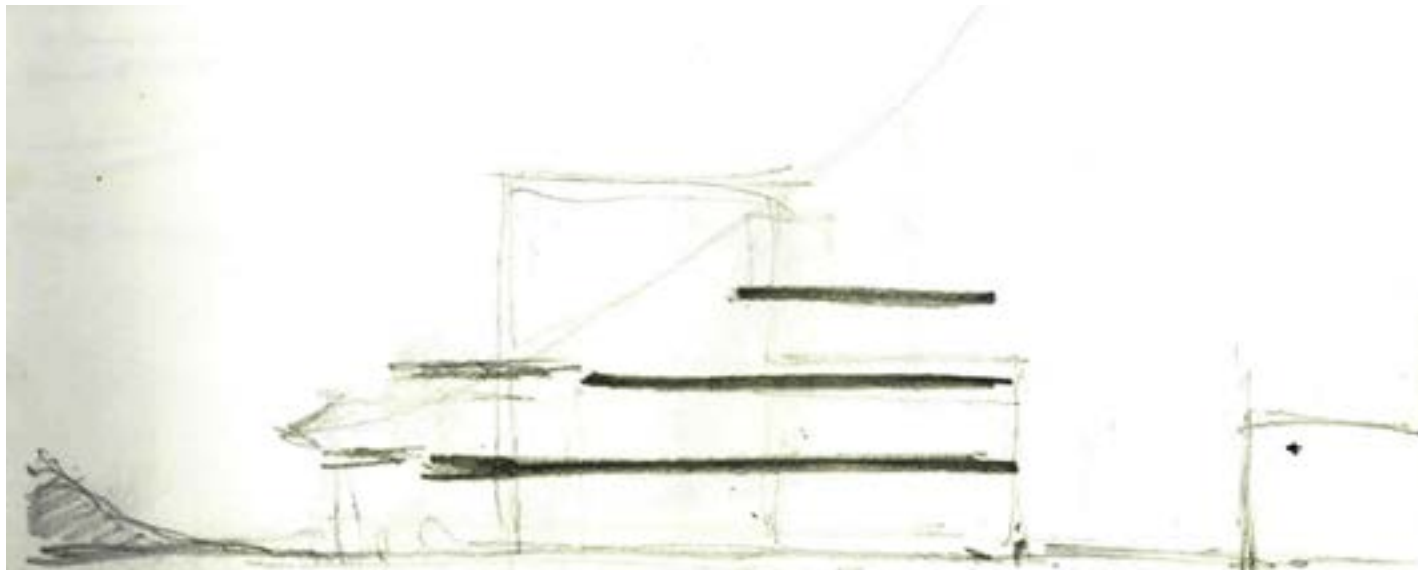


PARKING PLUS: PLUG-IN COMPLEX

Valley Stream, Nassau County

Eunice Jung

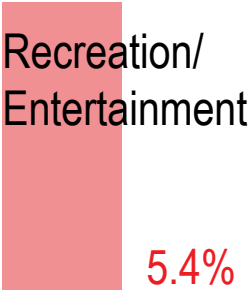
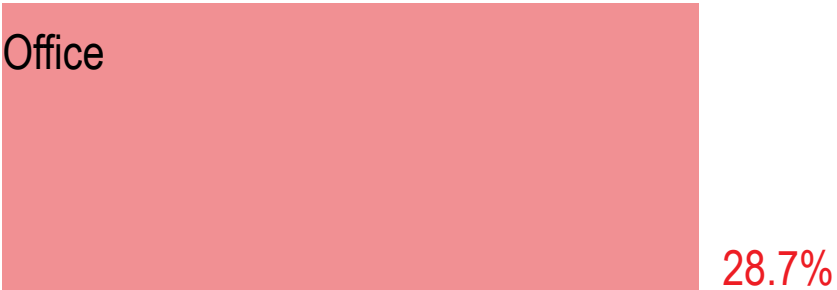
The space we can work with is finite and limited, however, a thoughtful and more innovative design can provide alternatives by working with the limitations. A design has to accommodate and consider the need of the people as the trend and demand changes over time. There is a great potential in the Long Island's suburban regions especially where LIRR reaches. The existing parking spaces and under developed lots can be transformed into a multi-functional infrastructure that satisfies the needs and provides numerous services to enrich the lives of many and attract younger population to vitalize the area. This new type of infrastructure will allow varieties of plug-in features added to the parking spaces, such as, affordable micro unit housing, retail stores for daily shopping, and public spaces for both indoor and outdoor activities. These development in the regions near LIRR will not only be the step in activating the suburb but also an opportunity to help the growth of the economy and serve as a prototype for other suburban regions as well.



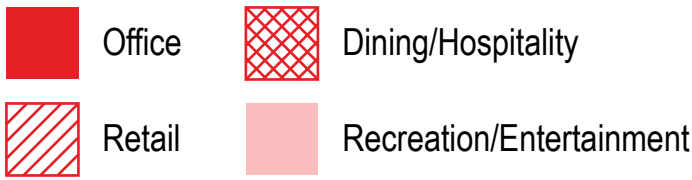
WHAT DOES THE BUILT FABRIC OF THE
NEIGHBORHOOD TELL US ABOUT WHAT
WE CAN **PLUG-IN** ?

Village of Valley Stream, Nassau County

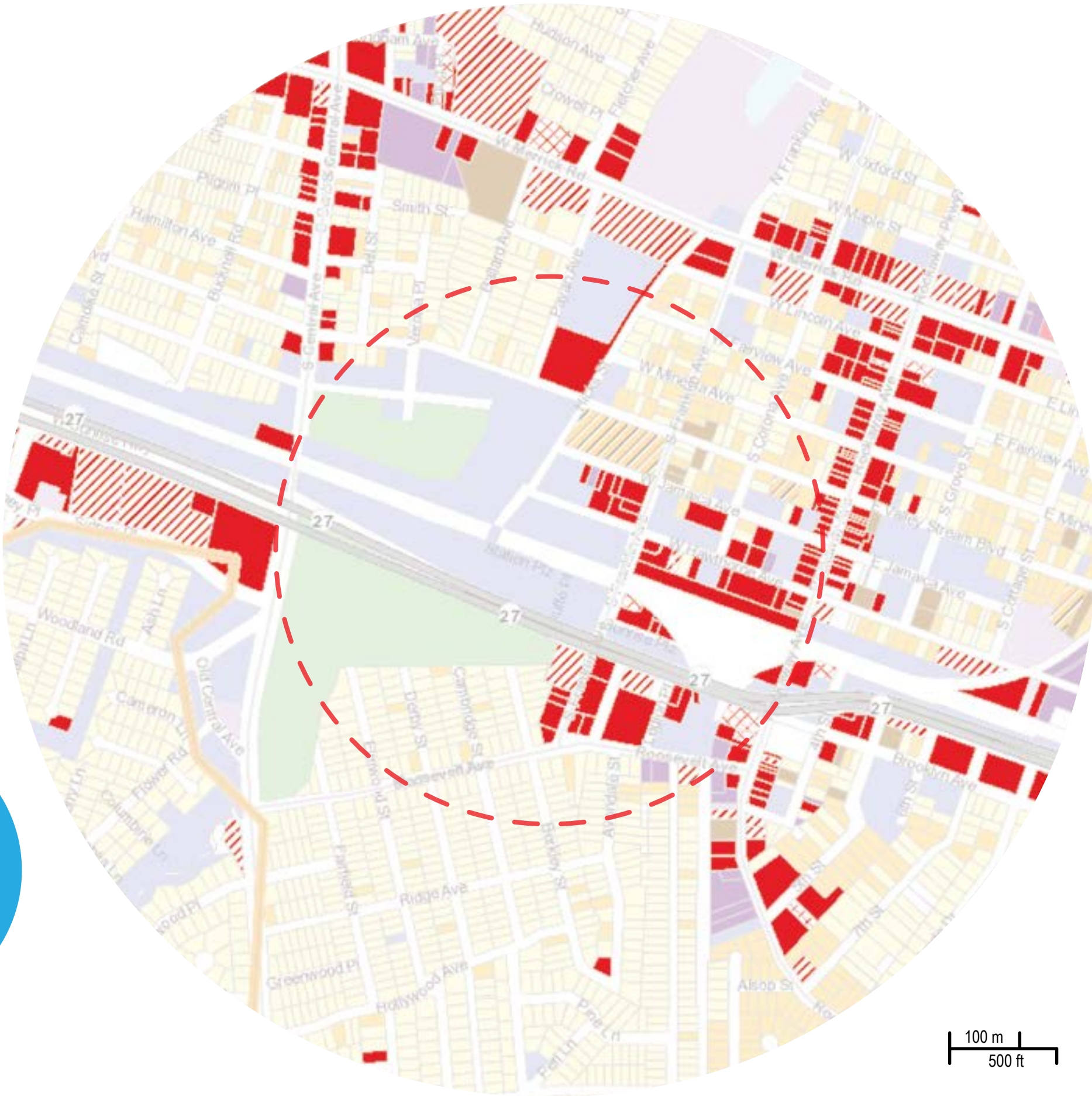
Commercial



**FILL WITH
FUN PLACES TO
ACTIVATE THE
VILLAGE !**



1/4 mile radius
of the Downtown Center



Village of Valley Stream, Nassau County

Residential



Single Family Housing :
Shared Total at Village Scale: 76.7%
Shared Total at Downtown Scale: 63.2%
Average Sales Price: \$541,106



2-3 Family Housing :
Shared Total at Village Scale: 17.8%
Shared Total at Downtown Scale (2+ Units): 36.8%
Average Sales Price: \$371,393 ~ \$337,639



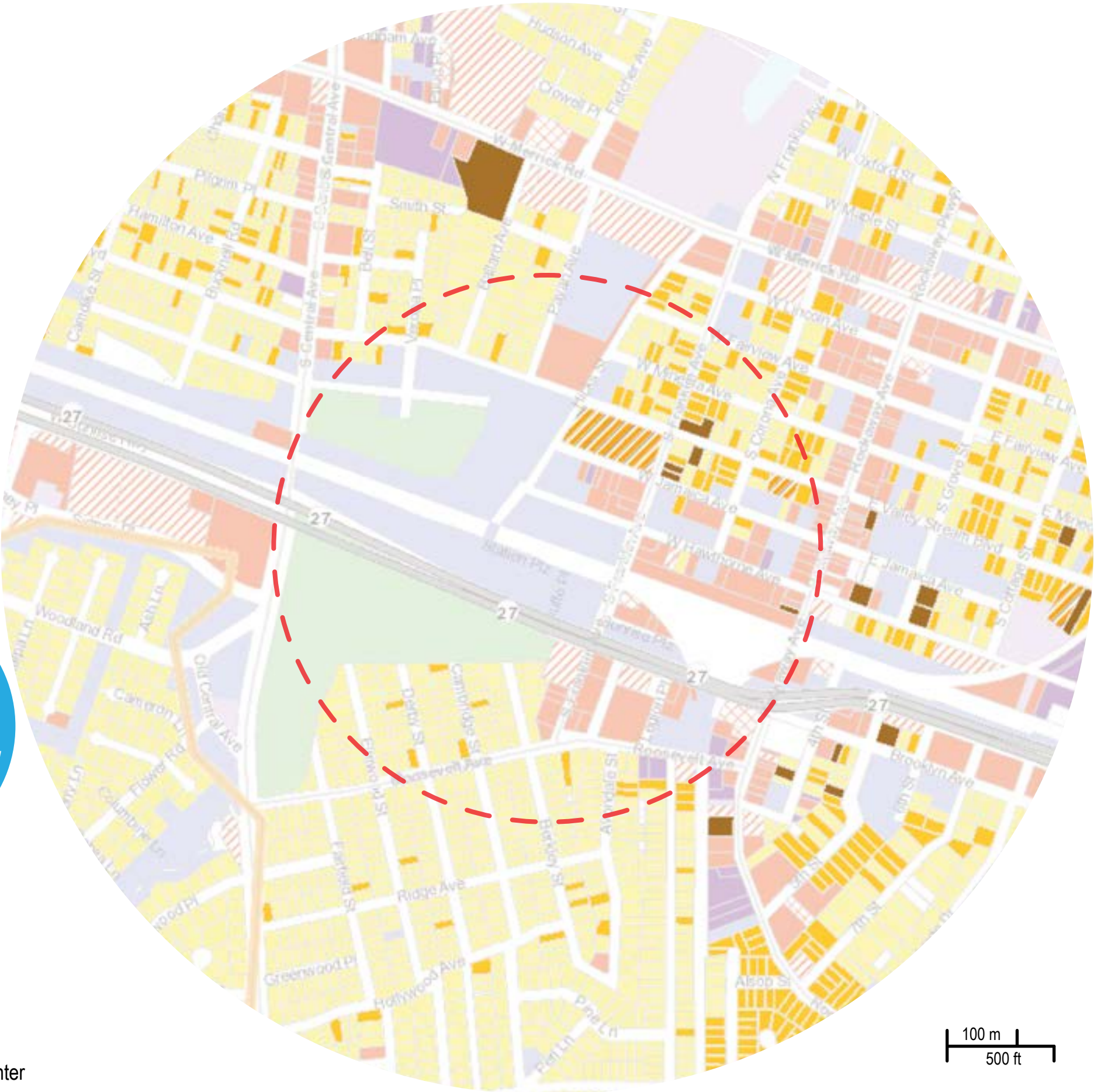
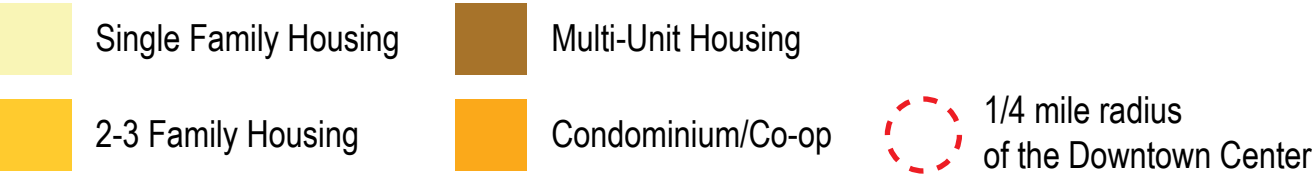
Multi-Unit Housing :
Shared Total at Village Scale: 5.5%



Condominium/Co-op :
Average Sales Price: \$533,461

*Owner-Occupied Housing Unit 79.1%
*Renter-Occupied Housing Unit 20.9%
*Average Gross Rent: \$1,484

**NEED MORE
AFFORDABLE
HOUSING UNITS!**



Village of Valley Stream, Nassau County

Public Space



- Open Space
- 1. Arthur J. Hendrickson Park
 - 2. Village Green Park
 - 3. Edward W. Cahill Memorial Park



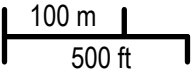
- Community Service
- Existing Types:
Church, School, Library, Theater,
Public Parking Space

**POTENTIAL FOR
DEVELOPMENT
ON EXISTING
CIVIC SPACE !**

Open Space

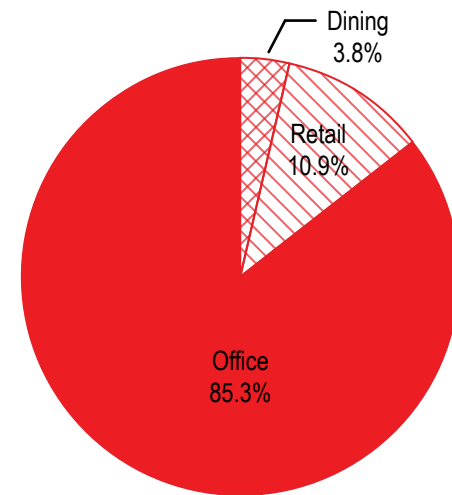
Community Service

1/4 mile radius
of the Downtown Center

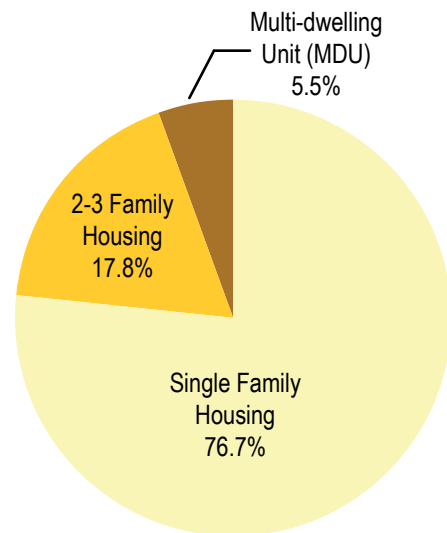


Vacant/Unbuilt Space + Potential for Development

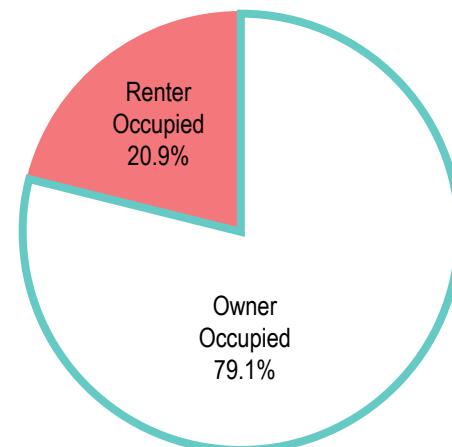
There are good social elements and infrastructures to support a more active life in the community, however, it seems to be missing a center that becomes an attraction serving both the residents and the travelers as well.



Commercial Types



Housing Types (Village Scale)



Owner Occupied Housing
VS.
Renter Occupied Housing

55.11 acres within 1/2 mile radius of the downtown are vacant, parking, or open space.
LIRR ridership is Medium (an average of 3,999 riders per day)



Proposal : Bicycle Path + Pedestrian walkways

Proposal : Bicycle Path + Pedestrian walkways




Proposal Rendering 1



Proposal Rendering 2

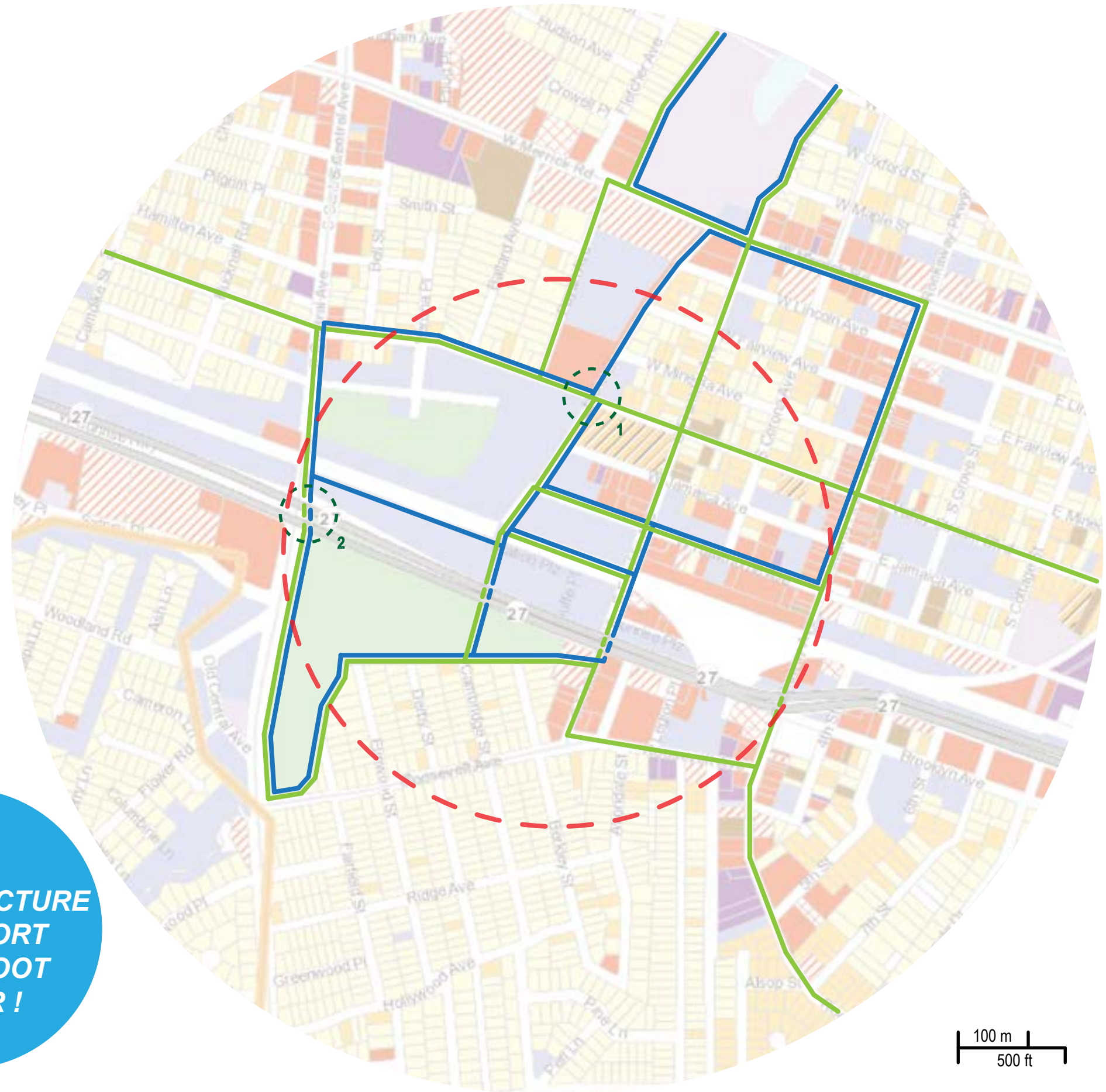
 Bicycle Path

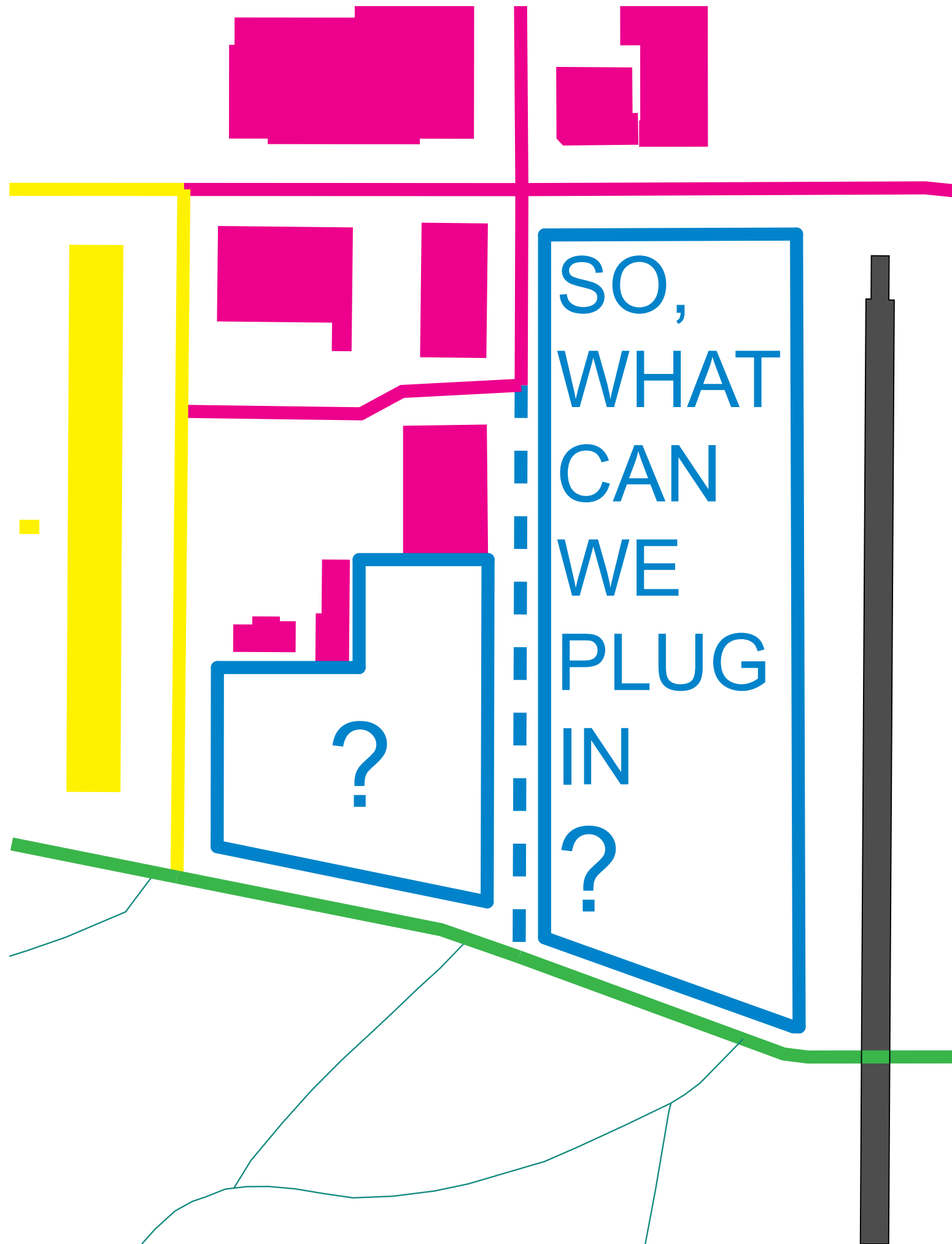
— Active Pedestrian Walkway



1/4 mile radius
of the Downtown Center

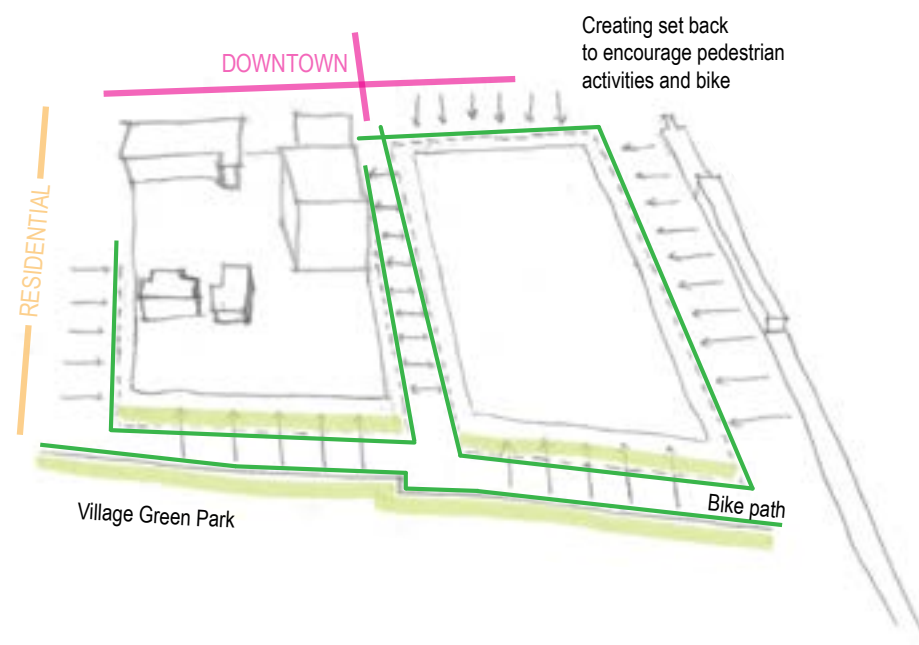
**INFRASTRUCTURE
TO SUPPORT
BIKE + FOOT
POWER !**







PHASE 1



PHASE 2

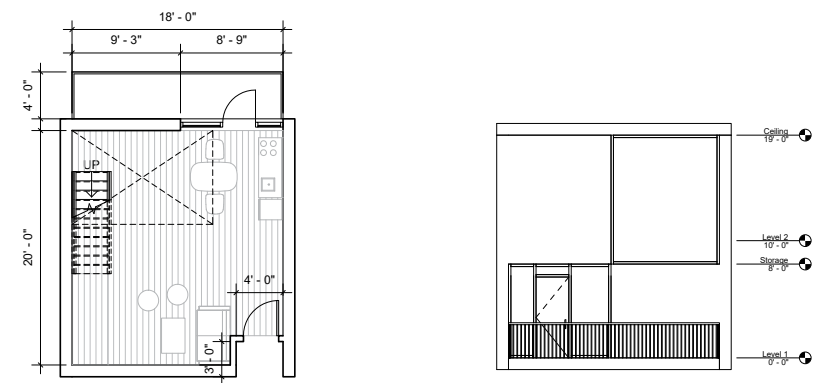


PHASE 3



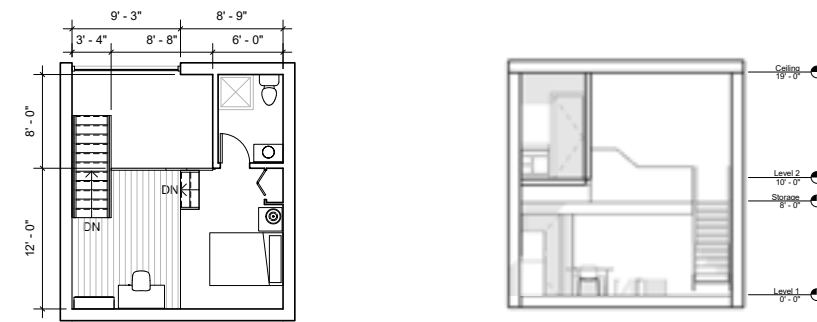
PLUG-IN HOUSING UNIT DETAIL

TYPE A :



FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

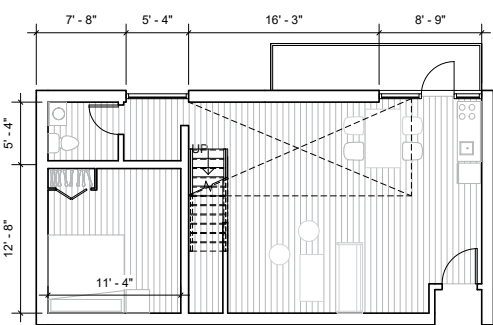
FRONT ELEVATION
1/8" = 1'-0"



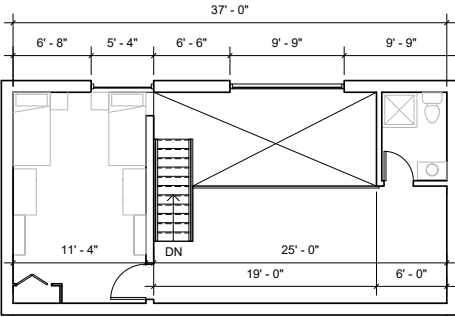
FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

SECTION
1/8" = 1'-0"

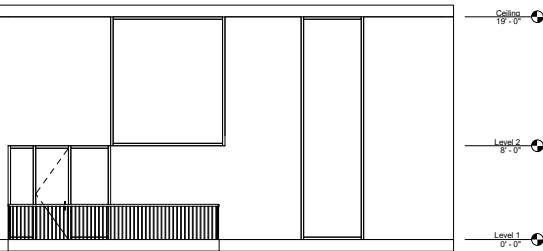
TYPE B :



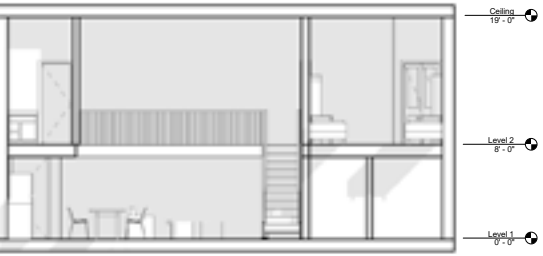
FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"



FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

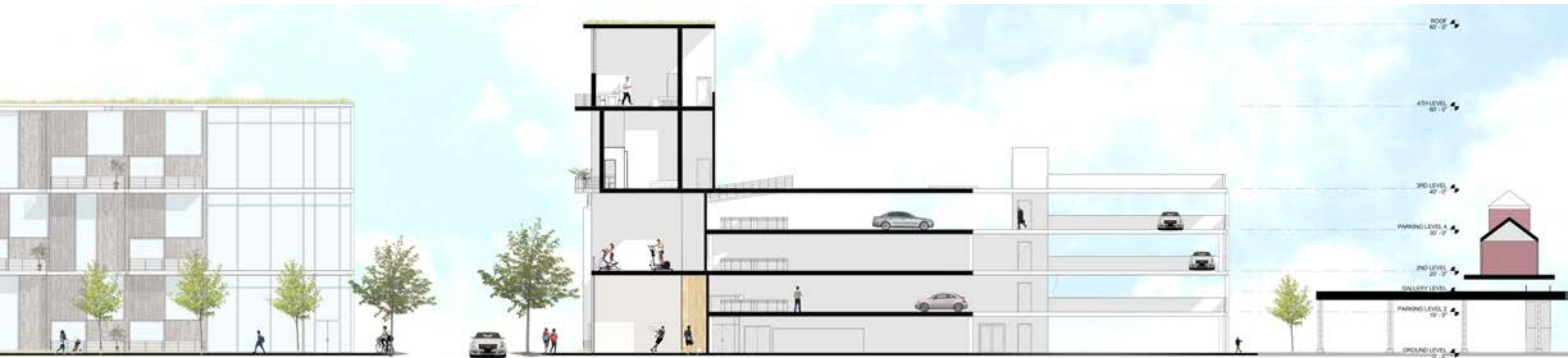
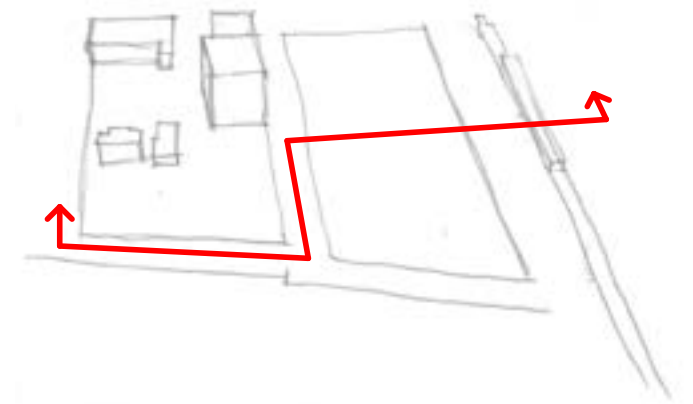


FRONT ELEVATION
1/8" = 1'-0"

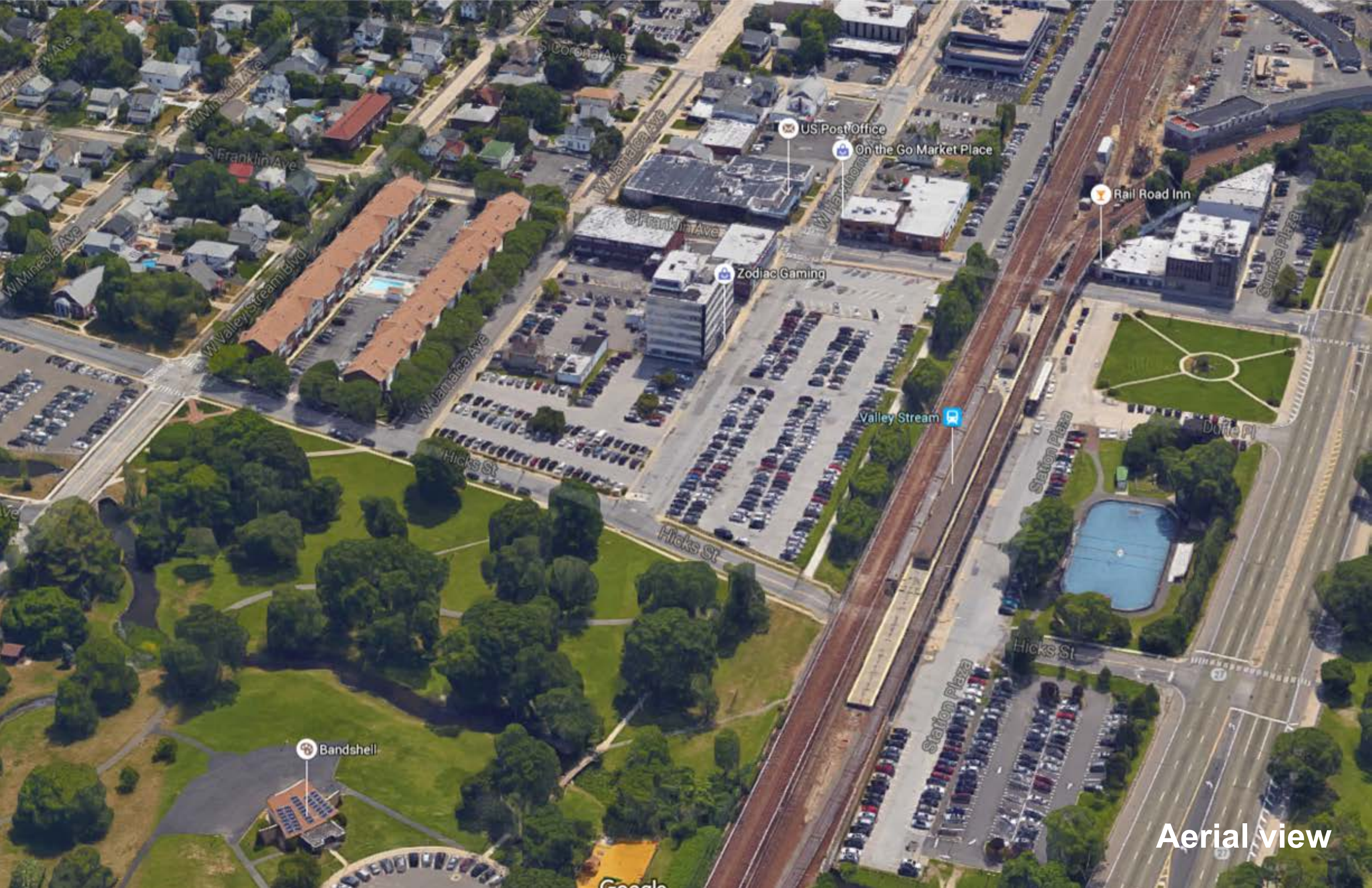


SECTION
1/8" = 1'-0"

PROGRAM TYPE	SF/unit
PARKING GARAGE: Total # of Parking space: 679 Total # of ADA Parking space: 12	
HOUSING: PLUG-IN Housing Type A - 48 units PLUG-IN Housing Type B - 24 units	HOUSING: 720 SF 1,332 SF
<div></div> PLUG-IN Suite	-
SHARED SPACE: <div></div> Raquet Ball Court (2) <div></div> Bike Shop (1) <div></div> Fitness/ Yoga Room (2) <div></div> Laundry (4) <div></div> Shared Terrace (4) <div></div> Indoor Playground (1)	SHARED SPACE: 740 SF 1,480 SF 1,480 SF 720 SF 720 SF 1,480 SF
COMMERCIAL SPACE: <div></div> Market (1) <div></div> Retail (1) <div></div> Restaurant (1)	COMMERCIAL SPACE: 1,530 SF 815 SF 1,300 SF
RECREATIONAL SPACE Exhibition Gallery/ Multi-purpose room (1)	RECREATIONAL SPACE 3,886 SF



Partial Elevation and Section



Aerial view



US Post Office

On the Go Market Place

Rail Road Inn

Bandshell



Hawthorne Avenue





Hick Street



