

Mixed Use Development Proposal

Arson Rashidmardani

Key Features

Figure 1: *6636 Longshore Street East Corner*



(LoopNet, n.d.)

- Ground floor retail
- Second floor offices
- Residential on top
- Skybridge to adjoining buildings

6636 Longshore Street: Square Meterage & Units

Figure 2: 6636 Longshore Street West Corner



(Google, 2022)

Figure 3:
6636
Longshore
Street
Square
Meterage
& Unit
Quantity

TOTAL GROSS SQUARE METERAGE	
VGVG	AREA

CIRCULATION	743 Sqm
OFFICE	1148 Sqm
RESIDENTIAL	3731 Sqm
RETAIL	1090 Sqm
SERVICE	9 Sqm
Grand total	6727 Sqm

UNIT QUANTITY G1 BLDG	
1 BR	27
1 BR (HC)	1
2 BR	7
2 BR (HC)	1
3 BR	3
3 BR (HC)	1
EFFICENCY	7
EFFICENCY (HC)	1
GRAND TOTAL	48

Aerial & Block Dimensions

- Long blocks
- Similar to Westmere in horizontal distance between intersections

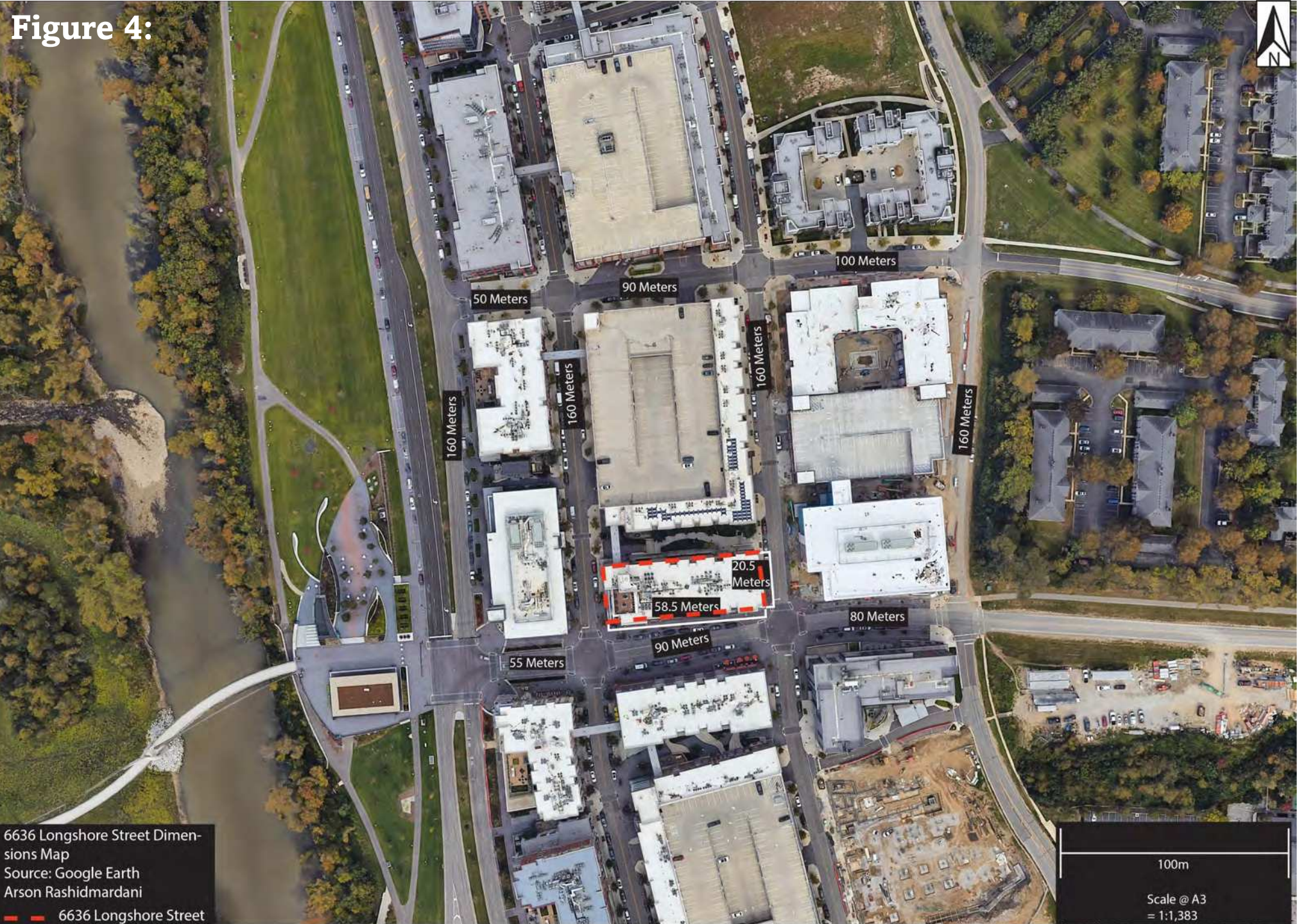


Figure 5:

Block Context

- Building fronts a major road
- Park and river nearby for recreation



6636 Longshore Street Block Context Map
Source: CADMAPPER. (2023). <https://cad-mapper.com/>
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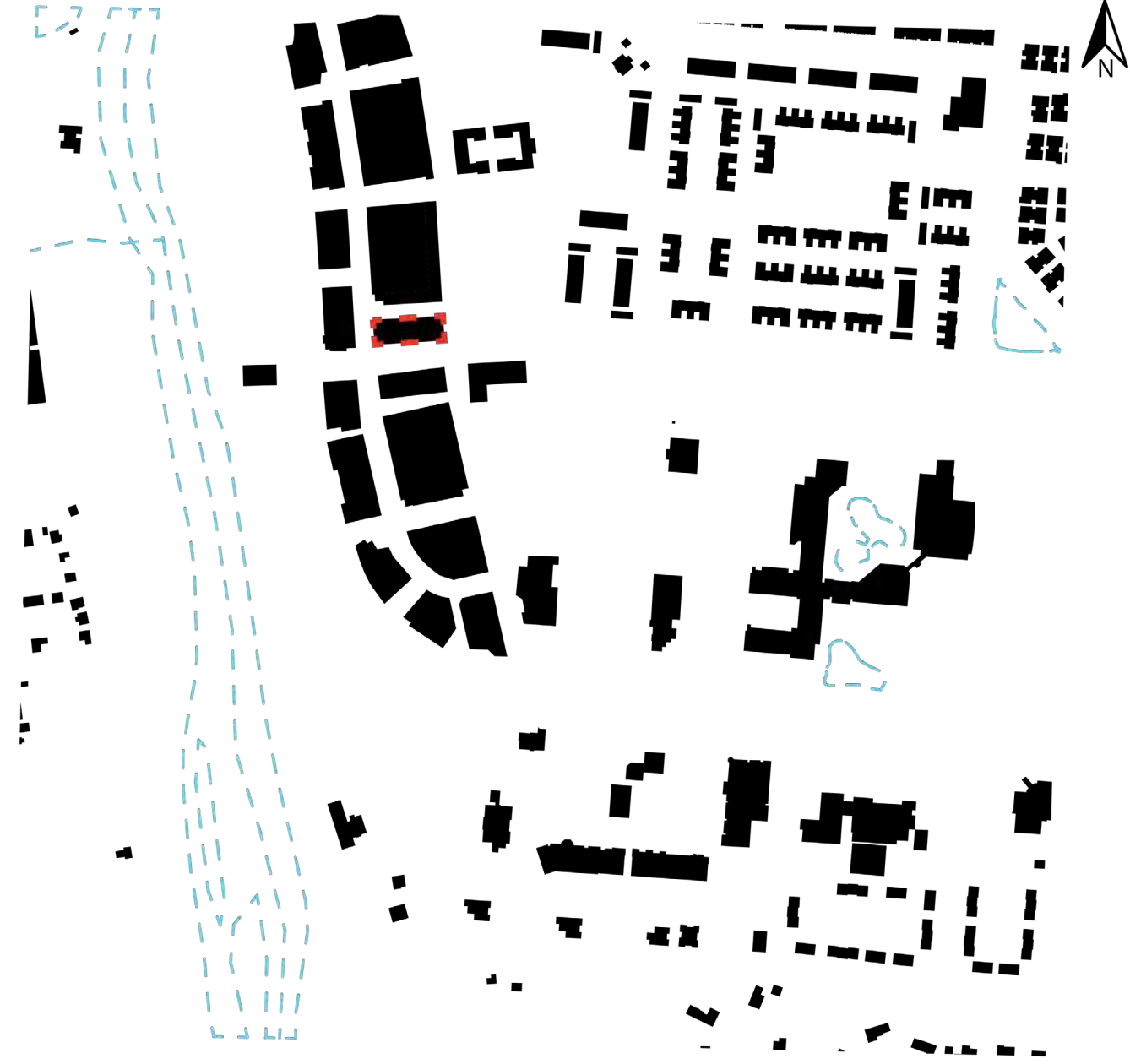
- | | |
|-----------------------|------------|
| 6636 Longshore Street | Major Road |
| Water Boundary | Minor Road |
| Building Footprint | Path |
| Park | |

0 40 80 120
Scale @ A3
= 1:4,000

Nolli Map

Figure 6:

- Lots of undeveloped space
- Coarse grain near site
- Fine grain present elsewhere



6636 Longshore Street Nolli Map
Source: CADMAPPER. (2023). <https://cad-mapper.com/>
Arson Rashidmardani

--- 6636 Longshore Street
--- Water Boundary
■ Building Footprint

0 40 80 120
Scale @ A3
= 1:4,000

Figure 7:



6636 Longshore Street
South Elevation
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

Figure 8:

- Skybridge to nearby building



6636 Longshore Street
West Elevation
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

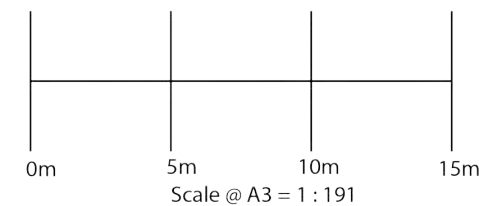


Figure 9:



6636 Longshore Street
Section
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

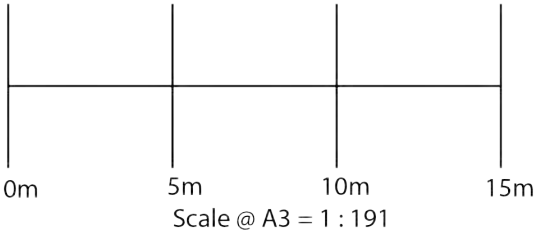
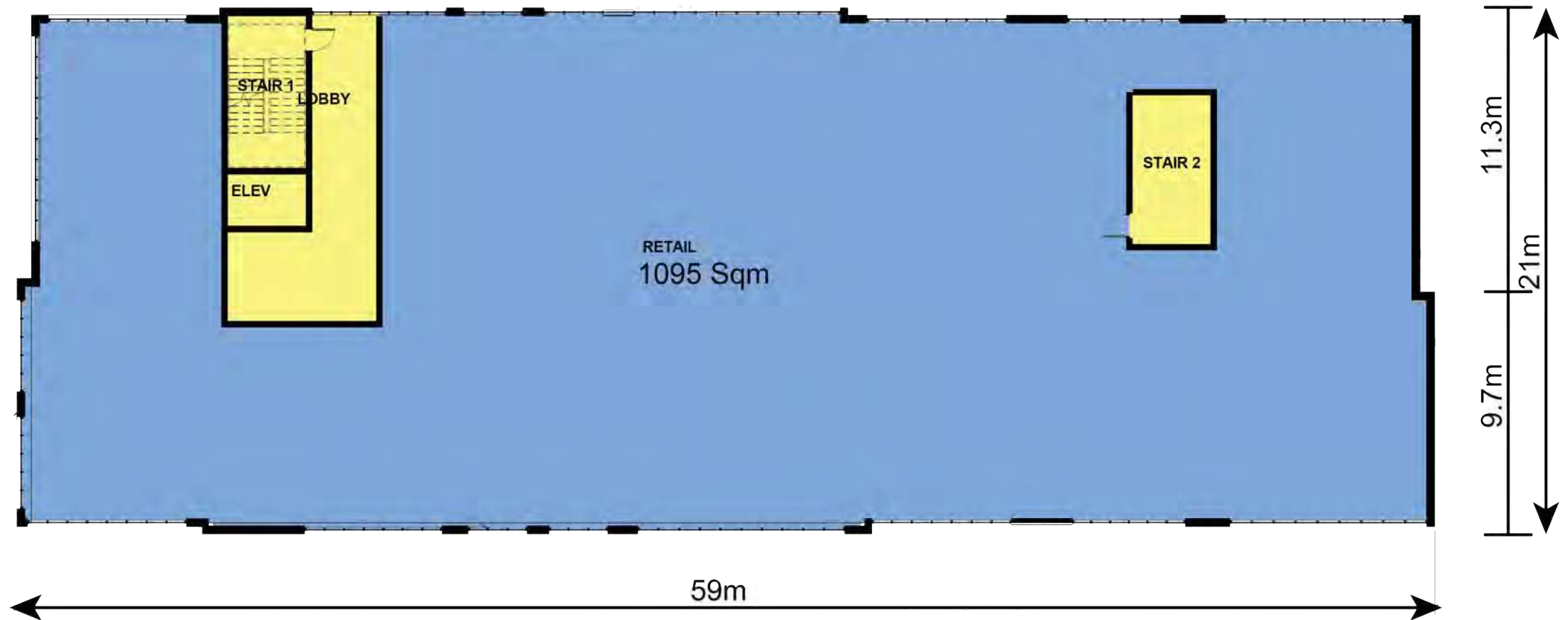




Figure 10:



6636 Longshore Street

Level 1 Floor Plan

Source: Crawford Hoying

& Moody Nolan

Adapted by Arson Rashidmardani

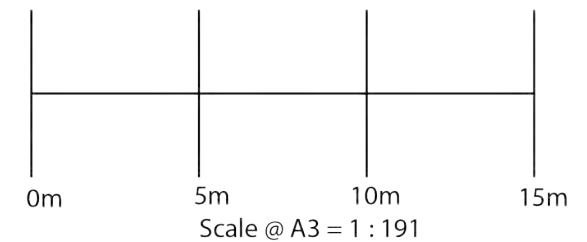
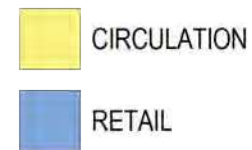
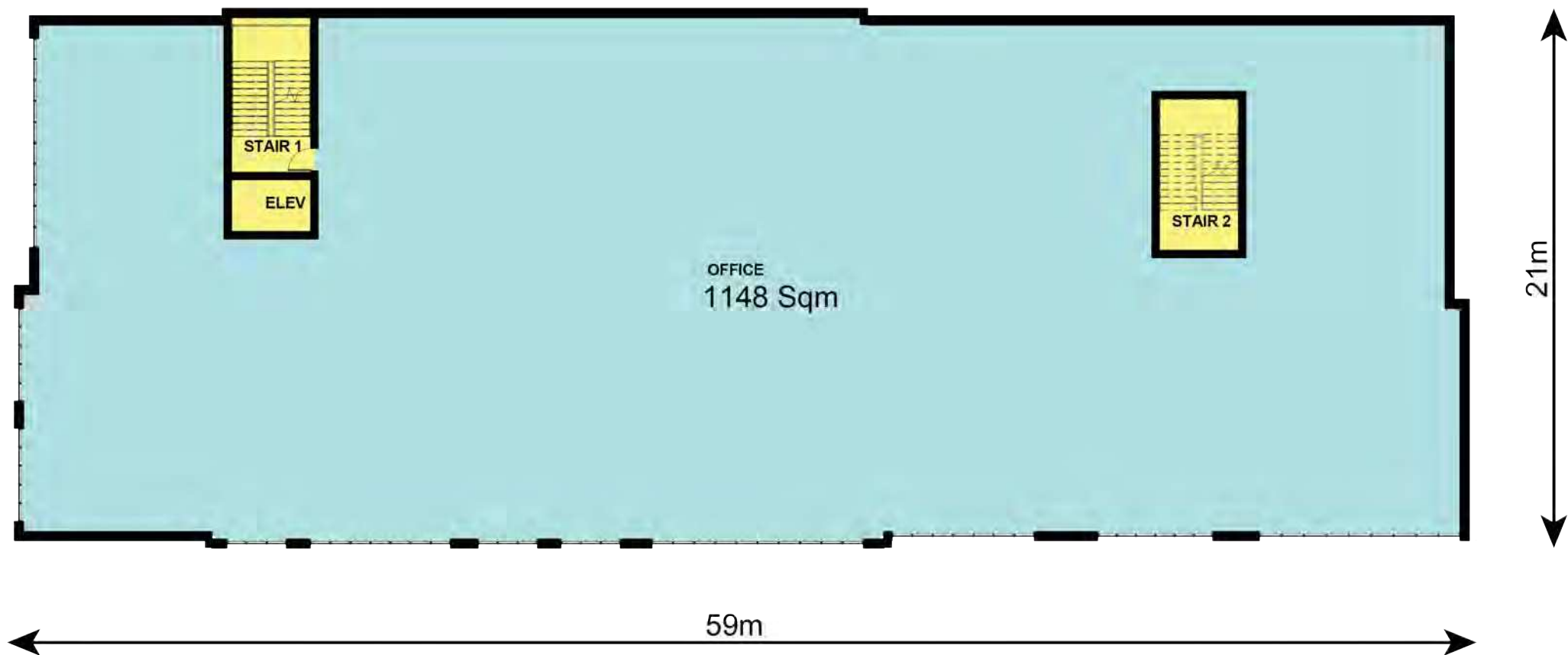




Figure 11:



6636 Longshore Street
Level 2 Floor Plan
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

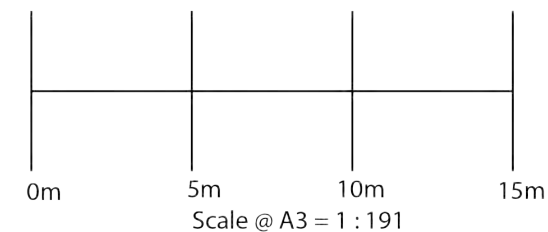
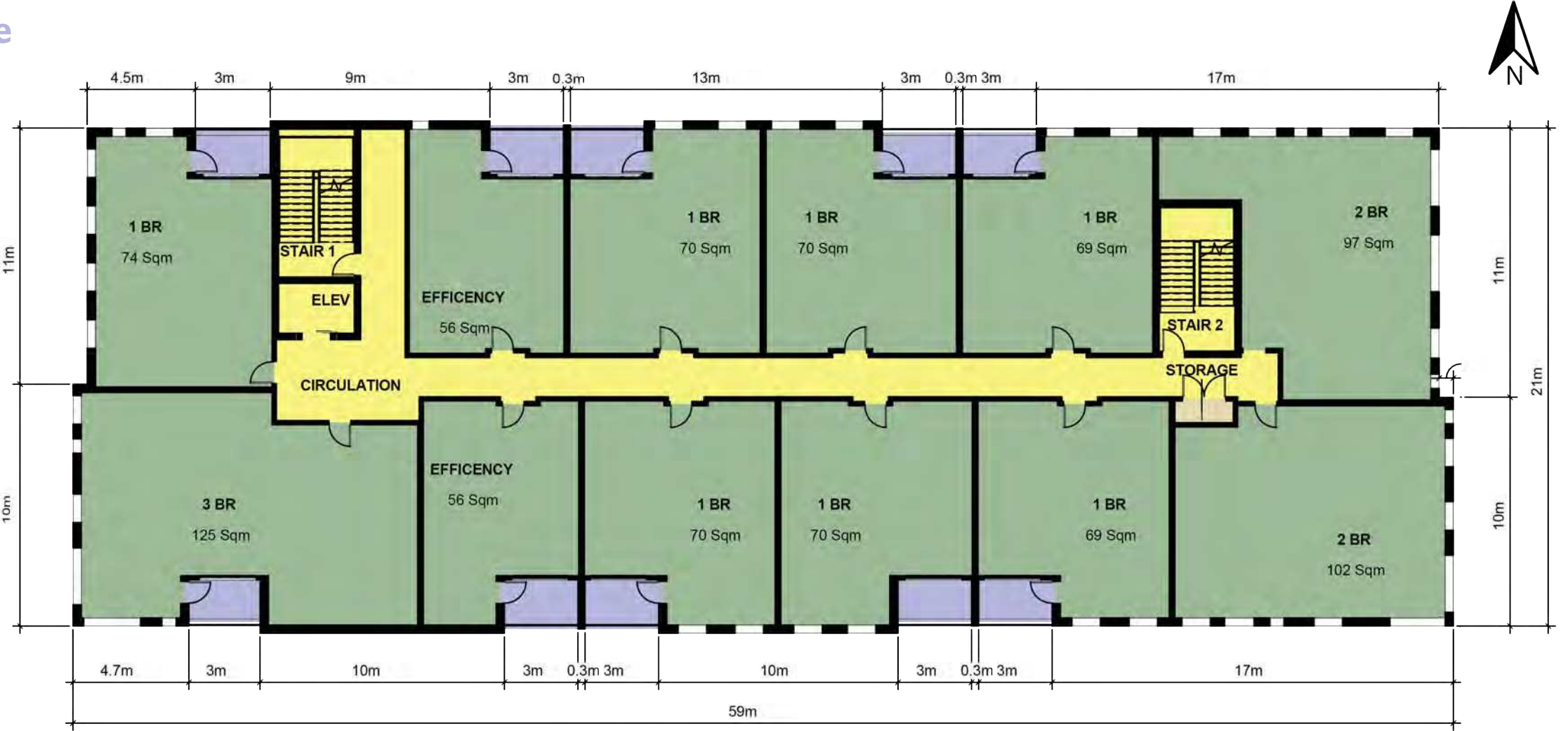


Figure 12:



6636 Longshore Street
Level 3 Floor Plan
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

UNIT QUANTITY 3 FL	
Name	Count
1 BR	7
2 BR	2
3 BR	1
EFFICENCY	2
Grand total: 12	

CIRCULATION

PATIO

RESIDENTIAL

SERVICE

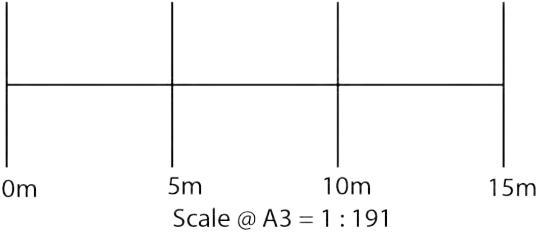


Figure 13:



6636 Longshore Street
Level 4 Floor Plan
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

UNIT QUANTITY 4 FL	
Name	Count
1 BR	7
2 BR	2
3 BR	1
EFFICENCY	2
Grand total: 12	

CIRCULATION

PATIO

RESIDENTIAL

SERVICE

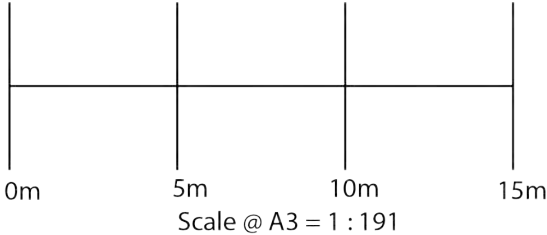


Figure 14:



6636 Longshore Street
Level 5 Floor Plan
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

UNIT QUANTITY 5 FL	
Name	Count
1 BR	7
2 BR	2
3 BR	1
EFFICIENCY	2
Grand total: 12	

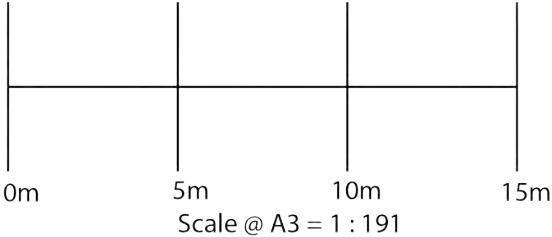
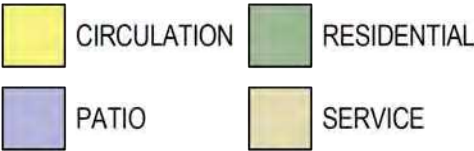
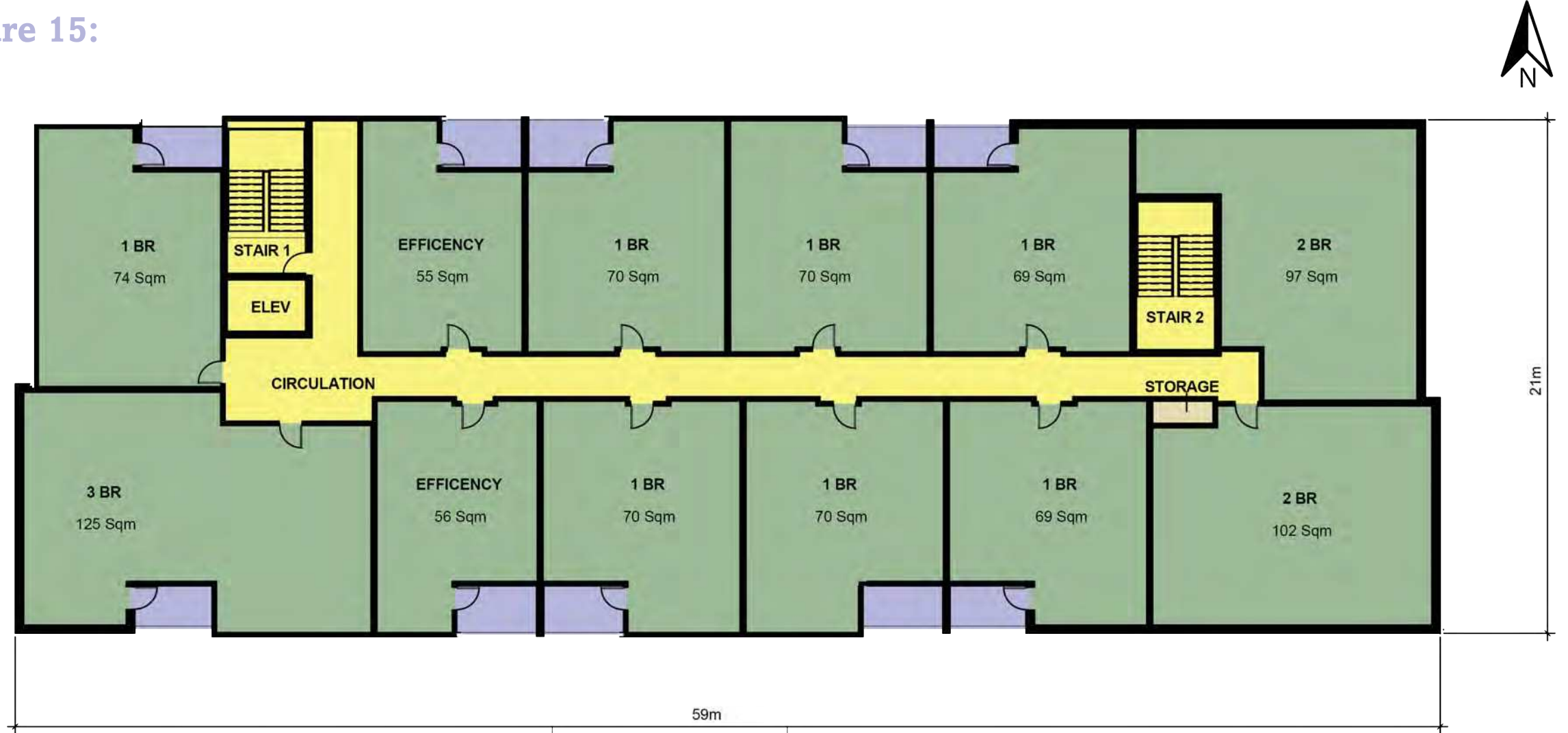


Figure 15:



6636 Longshore Street
Level 6 Floor Plan
Source: Crawford Hoying
& Moody Nolan
Adapted by Arson Rashidmardani

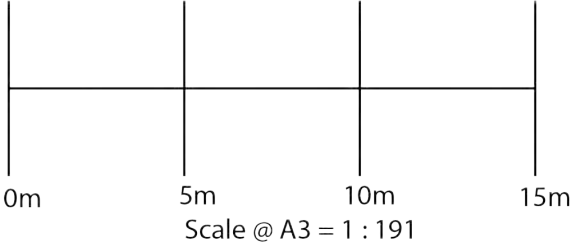
UNIT QUANTITY 6 FL	
Name	Count
1 BR	7
2 BR	2
3 BR	1
EFFICIENCY	2
Grand total: 12	

CIRCULATION

PATIO

RESIDENTIAL

SERVICE



Building materials

- Mainly brick
 - Duo-tone orange-brown
 - Smooth & coarse
- Glass
- White contrast on corners

Figure 16: 6636 East Corner Streetview



(Google, 2022a)

Google

6636 Longshore Street Access Points

Legend

📍 6836 Longshore St

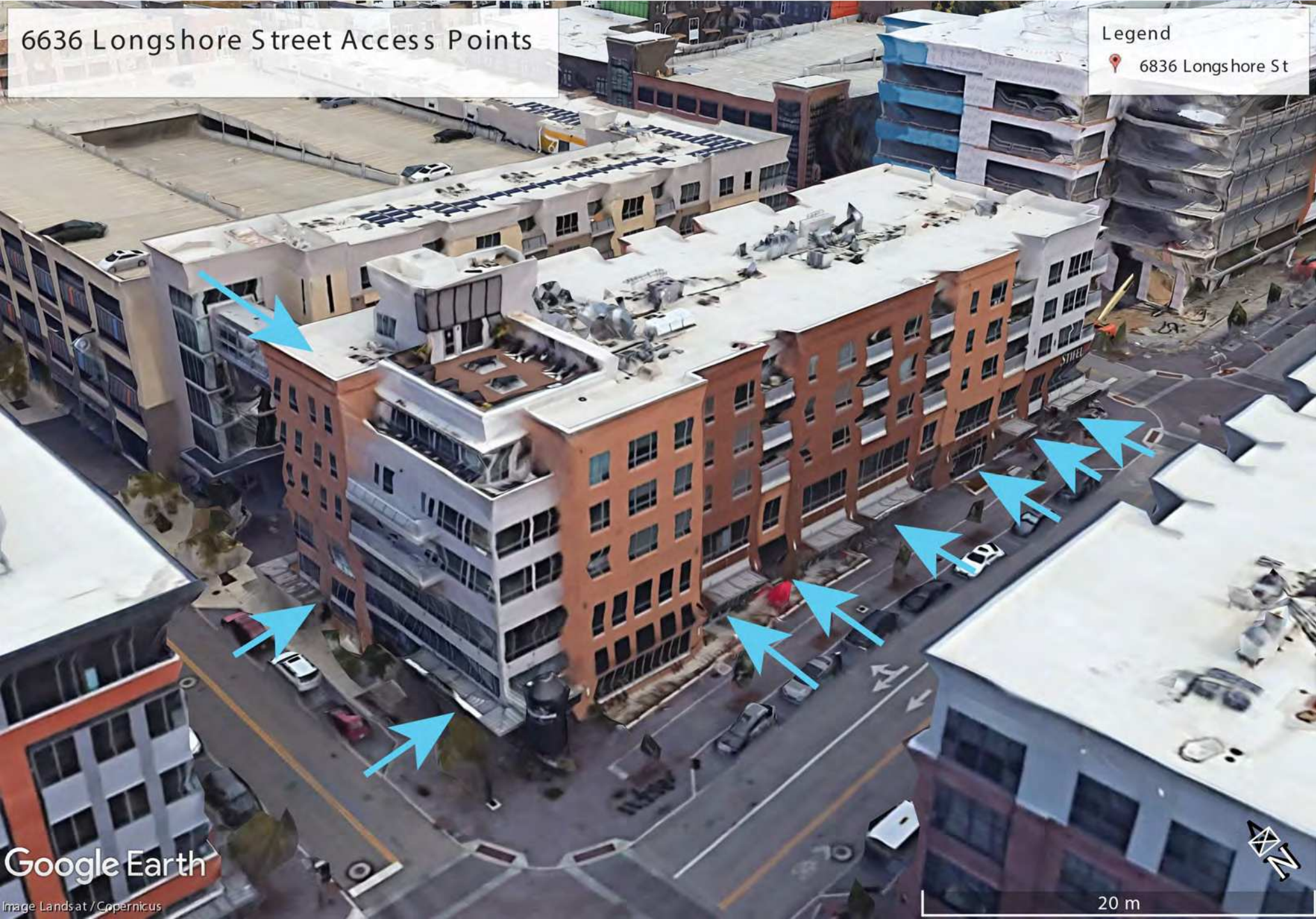
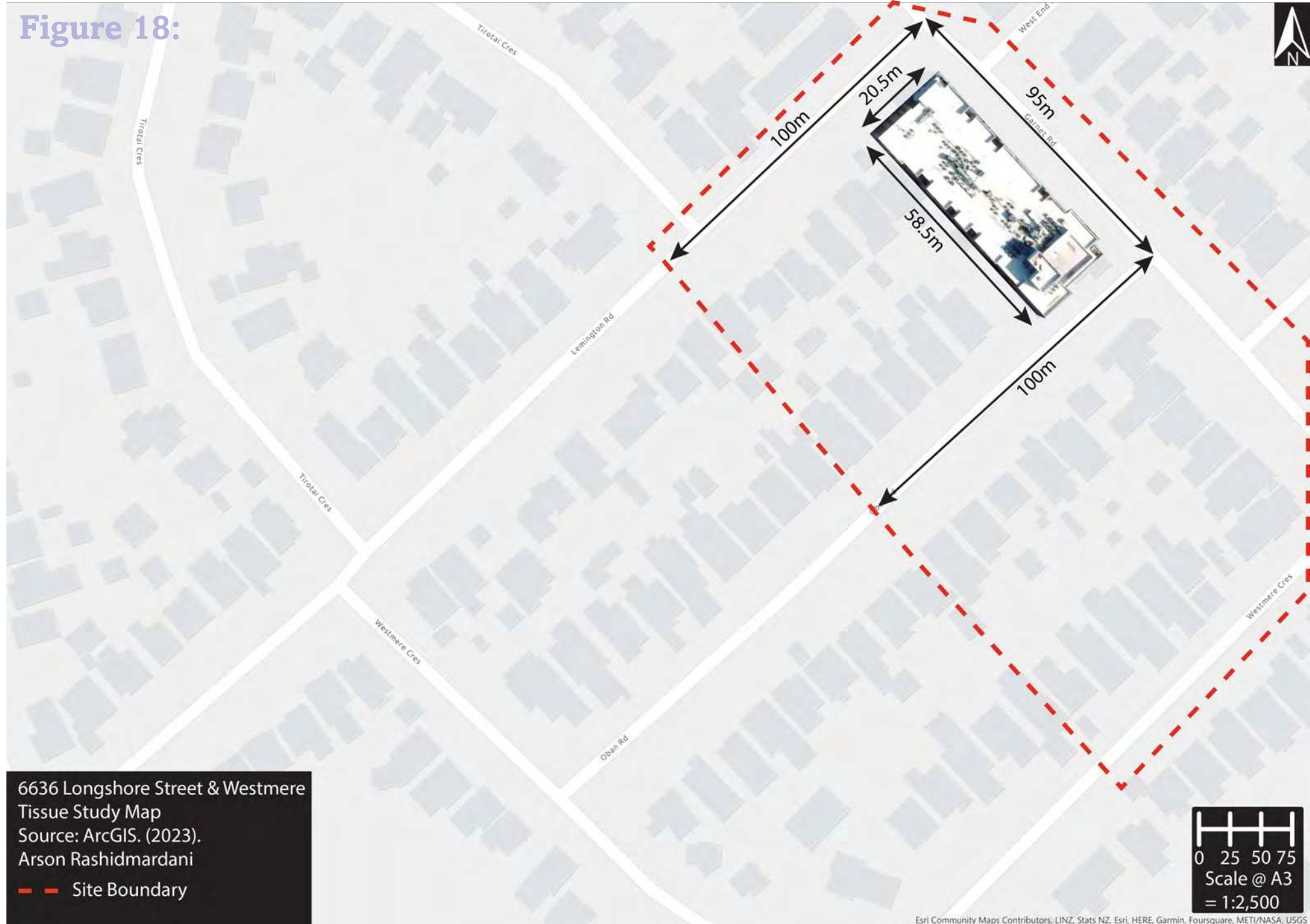


Figure 17:

Figure 18:



Tissue Study

Lessons for Westmere

- Retail on ground floor to activate spaces
- Offices on second ground
- Majority 1 bedroom offerings, some 2 bedrooms
- Potential for skybridge to tie development in with other nearby developments
- Street level frontage could be done better

References

- Bridge Park, Dublin, OH. (2016). BUILDING G1 - MIXED USE. In *Bridge Park, Dublin, OH*. Retrieved August 22, 2023, from <https://dublinohiousa.gov/dev/dev/wp-content/uploads/2016/05/16-038-Mixed-Use-Building-Drawings.pdf>
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- LoopNet. (n.d.). *6636 Longshore St*. <https://www.loopnet.com/Listing/6636-Longshore-St-Dublin-OH/12057675/>