

MODEST DWELLINGS AND WORKPLACES ADDED TO SMALL BUSINESS SETTING



CROSSROAD

PROPOSAL

MODEST DWELLINGS AND WORKPLACES ADDED TO SMALL BUSINESS SETTING.

- A. PEDESTRIAN SCALED SHOPFRONTS AND ROWHOUSES ENFRONT ON STREET
- B. FLEXIBLE USE BUILDINGS ACCOMMODATE HOME BUSINESS
- C. SMALL ATTACHED DWELLINGS ORGANIZED AROUND COURTYARDS

CONTEXT

• HISTORICAL

EARLY 20TH CENTURY

RURAL RESIDENTIAL ROADWAY INTERSECTION.

LATE 20TH CENTURY

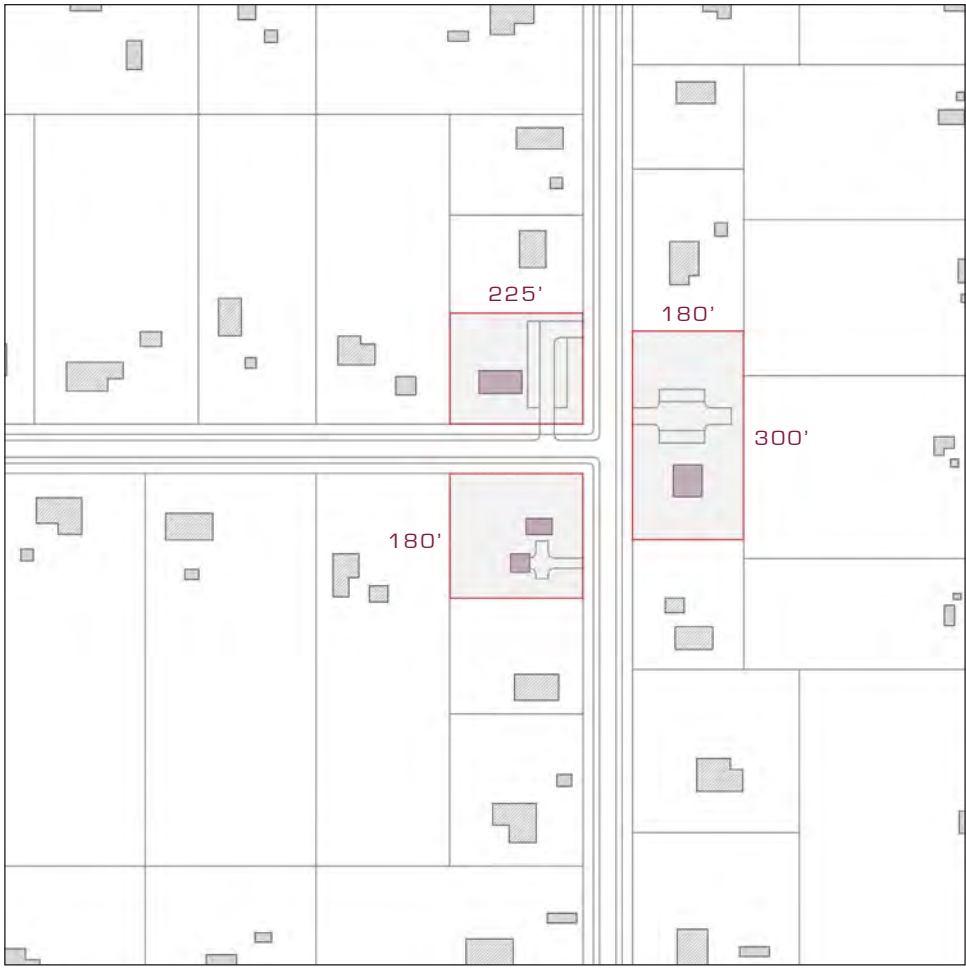
SMALL BUSINESS ADDED TO DWELLINGS WITH GRADUAL RELAXATION OF TOWN ZONING.

• CHARACTER

INCREMENTALLY EXPANDING AUTO-SUPPORTED COMMERCIAL

• SURROUNDING PATTERN

RESIDENTIAL DENSITY	0.5 DU/AC
COMMERCIAL DENSITY	0.10 FAR
MIXED USE DENSITY	NA

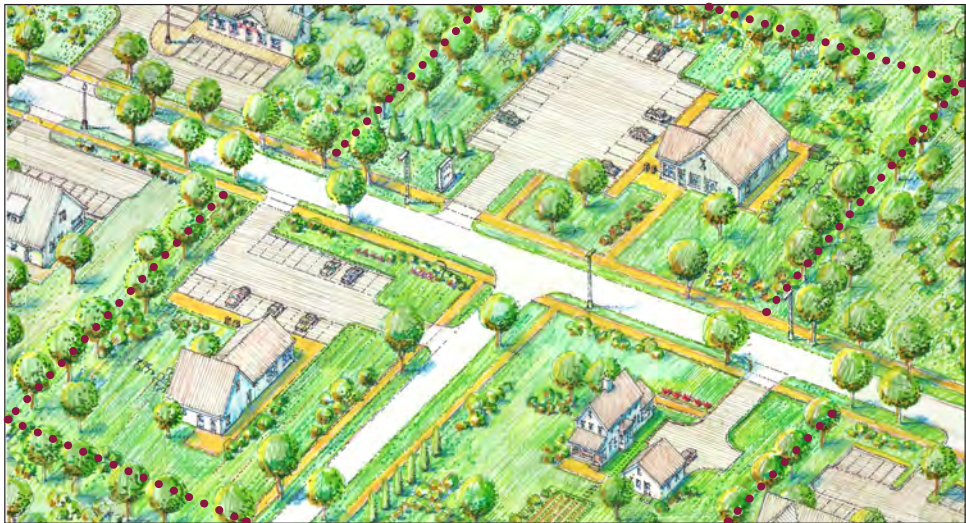


EXISTING CONDITION

PLAN AT 300' SCALE

SITE PLAN DATA

• PARCEL AREA	3.00 AC	126,000 SF
• EXISTING		
PARCEL DENSITY	0.08 FAR	
SITE COVERAGE	BUILDING FOOTPRINT	6%
PROGRAM	COMMERCIAL	4,000 SF
• PROPOSED		
PARCEL DENSITY	0.68 FAR	14 DU/AC
SITE COVERAGE	BUILDING FOOTPRINT	29%
PROGRAM	COMMERCIAL	10,500 SF
	RESIDENTIAL	76,000 SF



EXISTING CONDITION

AERIAL VIEW



PROPOSED PLAN

BUILDING TYPES

A. RESIDENTIAL	
DETACHED/SIDEYARD	8 BLDG
TOWNHOUSES	8 BLDG
STACKED FLATS	14 BLDG
ACCESSORY	2 BLDG
B. MIXED USE	
FLEX-HOUSE	7 BLDG
SHOPFRONT STACKED	13 BLDG
C. COMMERCIAL	
SMALL	0 BLDG
MODERATE	0 BLDG

USE & OCCUPANCY

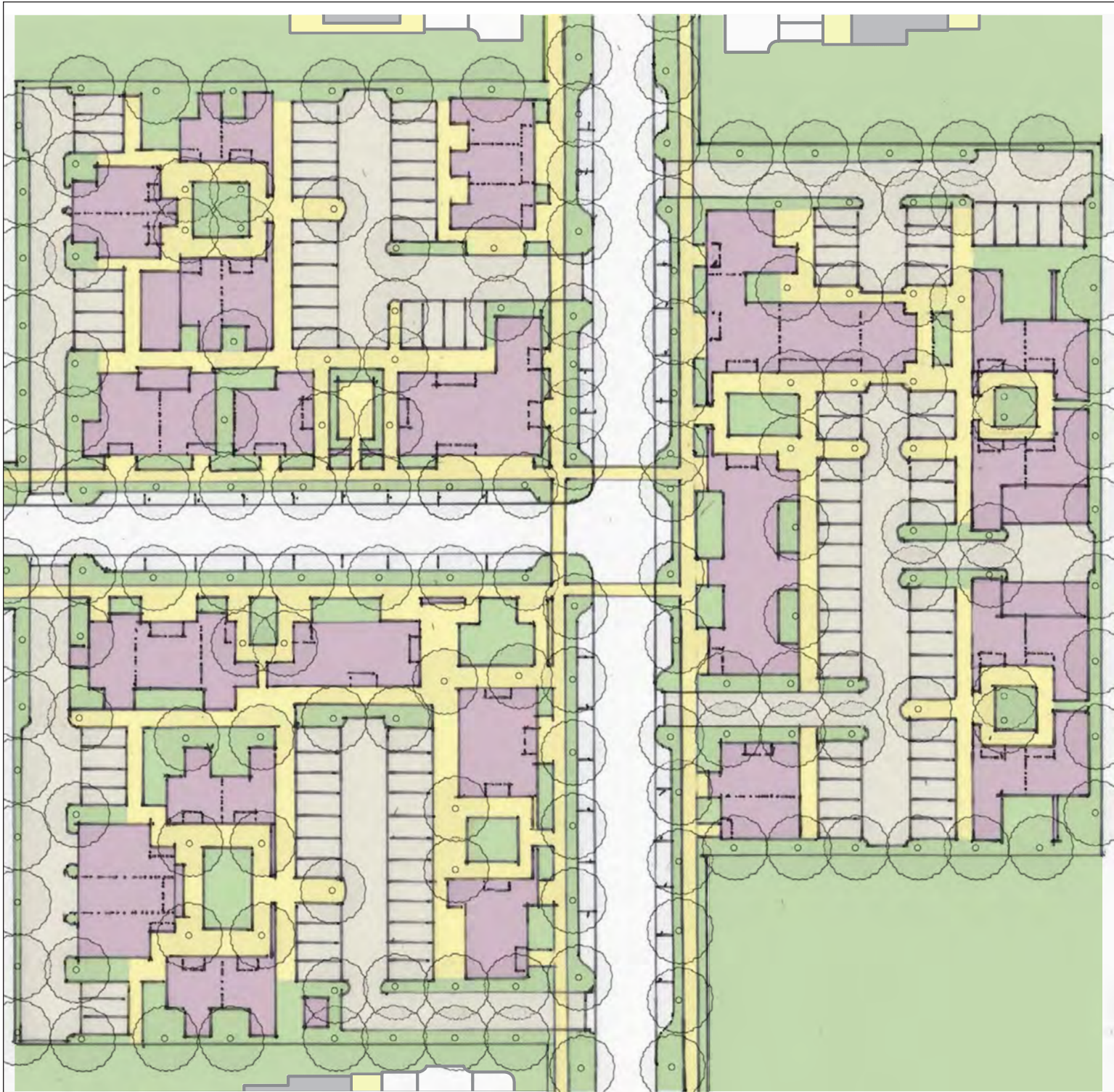
A. RESIDENTIAL	42 DU
B. COMMERCIAL	21 SHOPS

PARKING

A. DEMAND	
RESIDENTIAL	84 SP
COMMERCIAL	63 DU
B. SUPPLY (ON SITE)	
RESIDENTIAL	101 SP
COMMERCIAL	18 SP
SUPPLY (ON STREET)	
RESIDENTIAL	0 SP
COMMERCIAL	45 SP

OPEN SPACE

PORTION OF PARCEL	16%
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PLAN SCALE AT 1"=60'



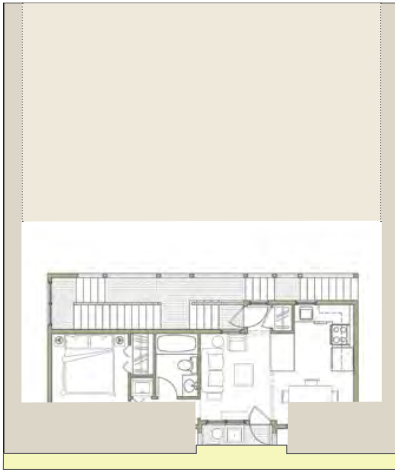
TYPICAL STREET ASSEMBLY



17x29 FLAT:302 SF



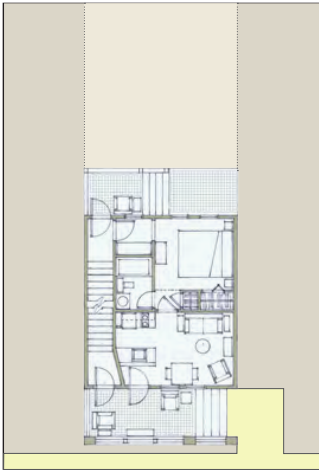
12x25 TH:715 SF



37x12 FLAT:490 SF



15x22 TH:790 SF



19x29 TH:1,075 SF



17x29 TH/FLAT



12x25 TH



37x12 FLATS



15x22 TH



19x29 TH/FLAT

Typical Images

Crossroad

A.
Greater Intensity



Existing Condition
Representative Setting

Setting
Transformed

A.
Greater Intensity



Proposed Condition
Representative Setting

B.
Lesser Intensity



Setting
Transformed

B.
Lesser Intensity



PROPOSED: VIEW FROM CROSSROAD

