



AVON VILLAGE CENTER

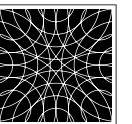
CURRENT SCHEME BY CARPIONATO GROUP

OCTOBER 19, 2015

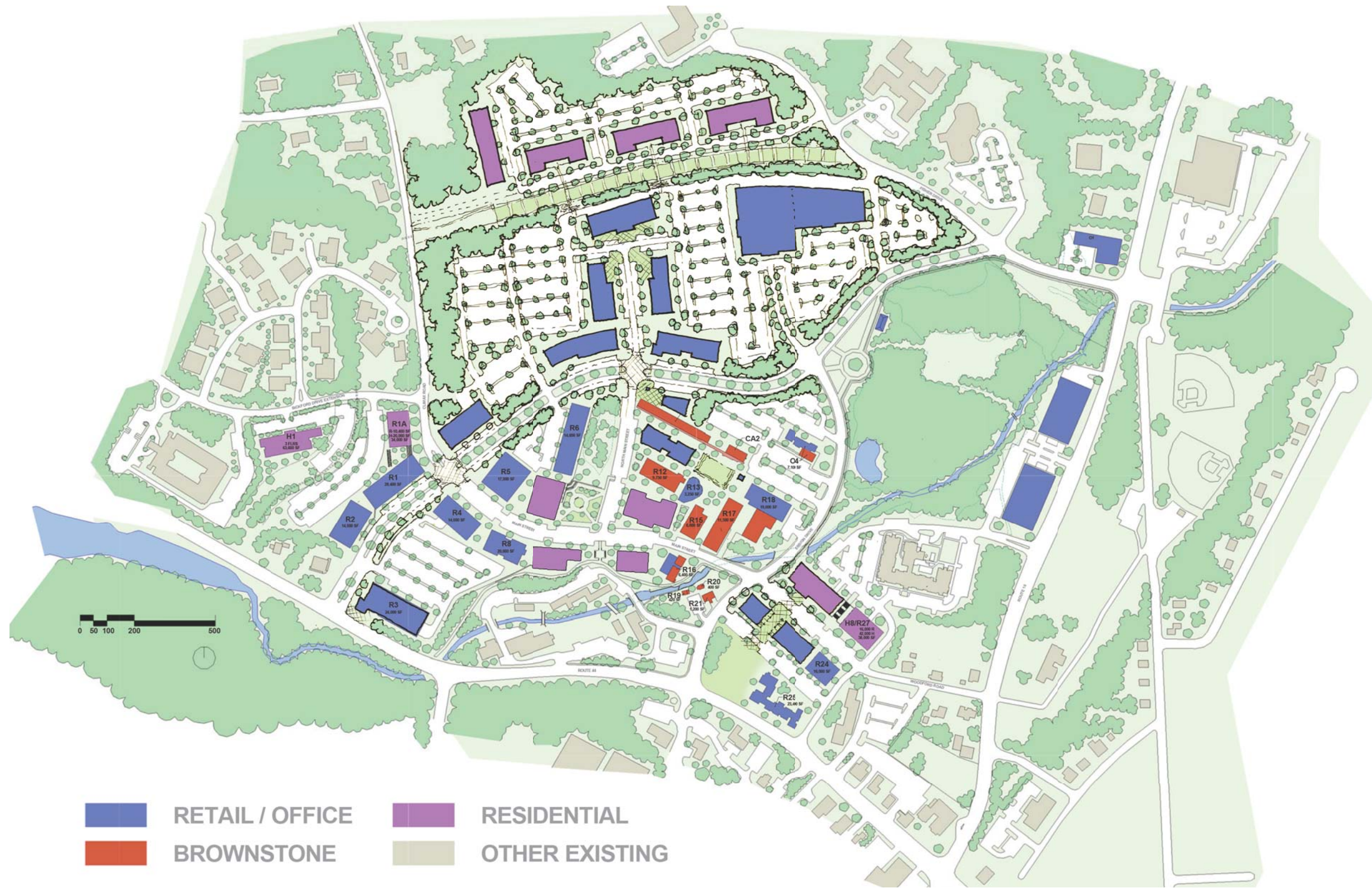
SCALE: 1"=400'-0"



SKETCH 1



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AVON VILLAGE CENTER

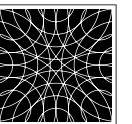
PROPOSED ALTERNATIVE SCHEME

OCTOBER 19, 2015

SCALE: 1"=400'-0"

0 200' 400' 600' 800' 1000' 1200'

SKETCH 2



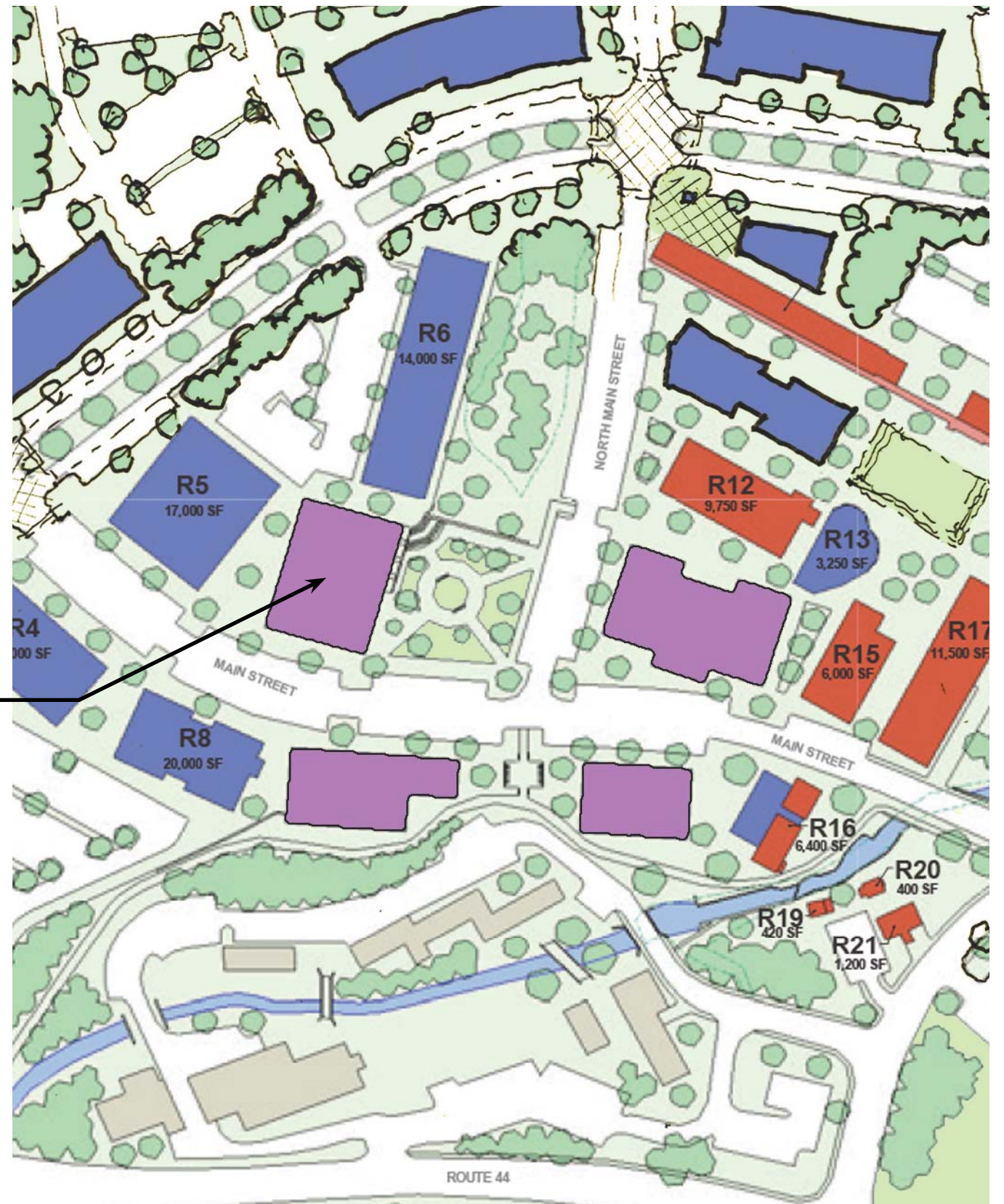
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CURRENT SCHEME BY CARPIONATO GROUP

CURRENT SCHEME IS
ENTIRELY COMMERCIAL
AT THE VILLAGE CENTER
WITH RESIDENTIAL
USES AT PERIPHERY

PROPOSED ALTERNATIVE
SUGGESTS INCLUDING
MIXED-USE STRUCTURES
AT THE VILLAGE CENTER
AS WELL TO ACTIVATE
SPACE AND INCREASE
SCALE OF BUILDINGS



PROPOSED ALTERNATIVE SCHEME

AVON VILLAGE CENTER

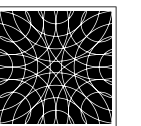
MIXED USE STRUCTURES AT VILLAGE CENTER

OCTOBER 19, 2015

SCALE: 1"=150'-0"

0 75' 150' 225' 300' 375' 450'

SKETCH 3



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CURRENT SCHEME TREATS ALL OF BICKFORD DRIVE AS A CONTINUOUS PARKWAY THROUGH THE SITE

CURRENT SCHEME BY CARPIONATO GROUP



PROPOSED ALTERNATIVE SCHEME

PROPOSED ALTERNATIVE SUGGESTS MODULATING PARKING TO GIVE MORE OF A MAIN STREET CHARACTER AS IT INTERSECTS MAIN AND NORTH MAIN STREETS TO RESPOND TO BUILDING FRONTAGES, CALM TRAFFIC AND FACILITATE PEDESTRIAN CROSSINGS

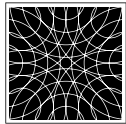
AVON VILLAGE CENTER

TREATMENT OF BICKFORD DRIVE

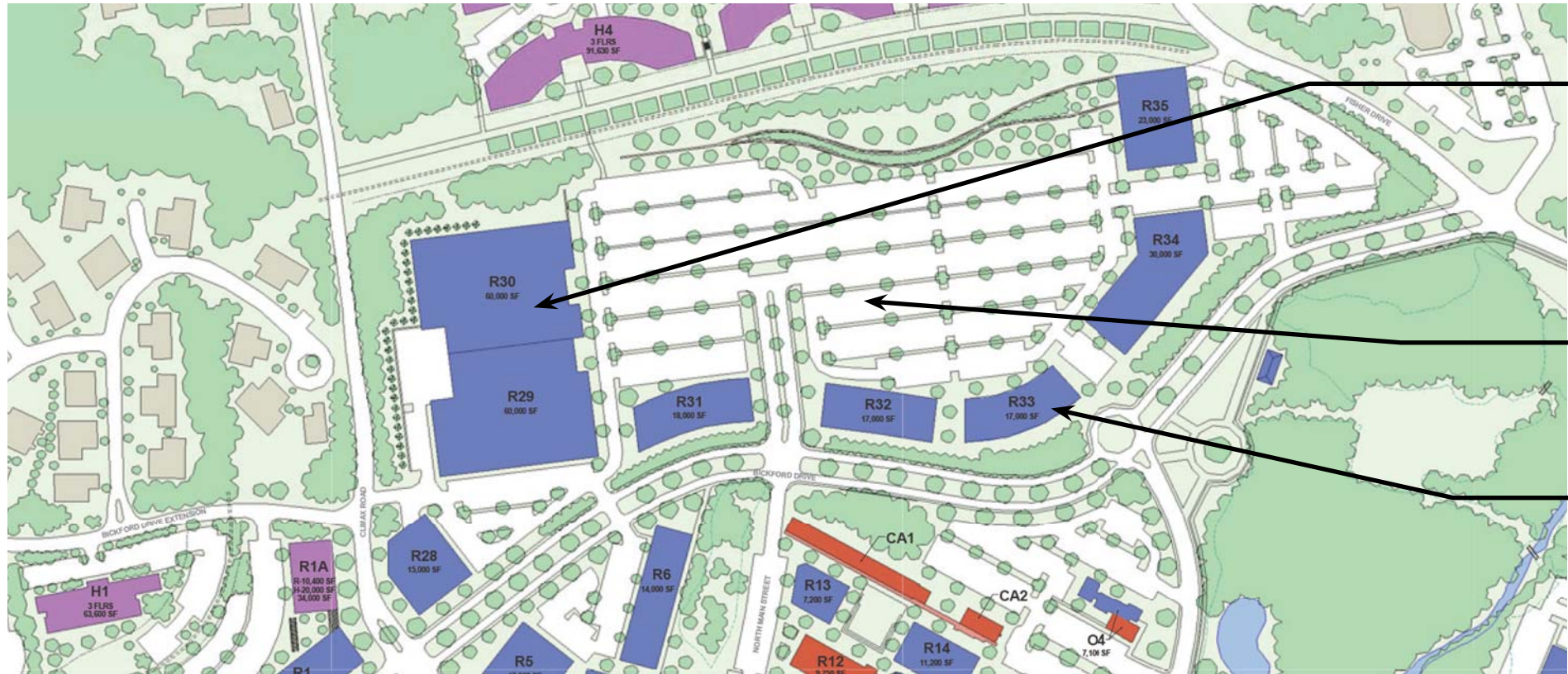
OCTOBER 19, 2015

SCALE: 1"=300'-0"

SKETCH 4



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CURRENT SCHEME BY CARPIONATO GROUP

- LARGE FORMAT RETAIL ADJACENCY TO EXISTING RESIDENTIAL NEIGHBORHOOD CREATES LIKELY CHALLENGES DUE TO NOISE, ODOR AND VISUAL IMPACTS
- CURRENT SCHEME INCLUDES LARGE CENTRAL PARKING FIELD THAT SEPERATES THE KNOLL AREA FROM MAIN STREET AREA
- WHILE LINER BUILDINGS SUGGEST FRONTATE ON BICKFORD DRIVE, CURRENT LAYOUT INCLUDES DEEP SETBACKS AND LIKELY FRONTS ON PARKING AREAS INSTEAD

PROPOSED ALTERNATIVE SCHEME

- LARGE FORMAT RETAIL RELOCATED TO OPPOSITE SIDE OF SITE ADJACENT TO MORE SYMPATHETIC USES AND WITH DIRECT FISHER DRIVE ACCESS
- LAST BUIDING SERVES AS VISUAL TERMINUS OF NORTH MAIN STREET
- LINER BUILDINGS RECONFIGURED TO CREATE AN EXTENSION OF NORTH MAIN STREET, HELPING BETTER CONNECT THE KNOLL AND BREAKING DOWN THE SCALE OF THE PARKING AREAS

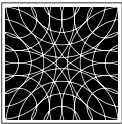


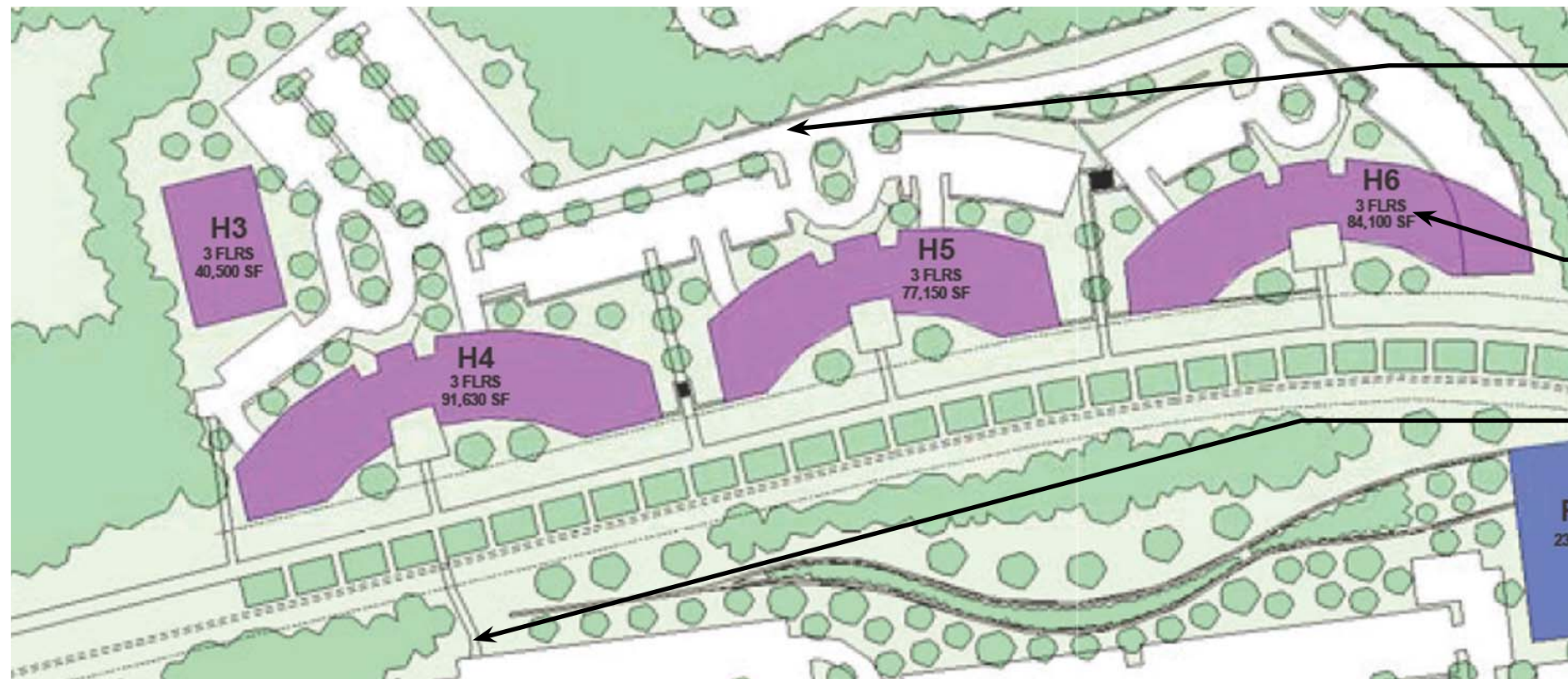
AVON VILLAGE CENTER

CONFIGURATION OF THE SQUARE

OCTOBER 19, 2015

SCALE: 1"=300'-0"





CURRENT SCHEME BY CARPIONATO GROUP

ACCESS DRIVE AND DROP-OFF AREAS FEEL LIKE PART OF PARKING LOT AREA INSTEAD OF LIKE A RESIDENTIAL STREET

BUILDING TYPOLOGIES DON'T RELATE TO LOCAL CONTEXT AND RESULT IN MONOLITHIC STRUCTURES

WEAK CONNECTION TO REST OF AVON VILLAGE CENTER

PROPOSED ALTERNATIVE SCHEME



SCALE OF BUILDINGS BROKEN DOWN TO PROVIDE CHARACTER IN KEEPING WITH LOCAL CONTEXT

STREET IN FRONT/PARKING IN BACK OF BUILDINGS IN KEEPING WITH TRADITIONAL RESIDENTIAL NEIGHBORHOOD CHARACTER

PAIR OF CONNECTIONS CONNECT TO NORTH MAIN STREET IN SQUARE AREA PROVIDING PEDESTRIAN FRIENDLY ACCESS TO REST OF COMMUNITY

AVON VILLAGE CENTER

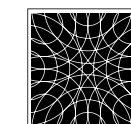
CONFIGURATION OF THE KNOLL

OCTOBER 19, 2015

SCALE: 1"=150'-0"

0 75' 150' 225' 300' 375' 450'

SKETCH 6



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CURRENT SCHEME BY CARPIONATO GROUP

CURRENT SCHEME INCLUDES A NUMBER OF NEW BUILDINGS IN THE BROWNSTONE DISTRICT THAT CREATE A LABYRINTH OF SPACES AND HIDE THE ARTS CENTER

PROPOSED ALTERNATIVE SUGGESTS MAKING THE GATHERING SPACE MORE CENTRAL, ALLOWING VISUAL CONNECTIONS FROM MAIN AND N. MAIN STREETS WHILE ALSO GIVING ARTS CENTER MORE OF A PRESENCE



PROPOSED ALTERNATIVE SCHEME

AVON VILLAGE CENTER

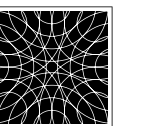
CENTRAL SPACE AT BROWNSTONE DISTRICT

OCTOBER 19, 2015

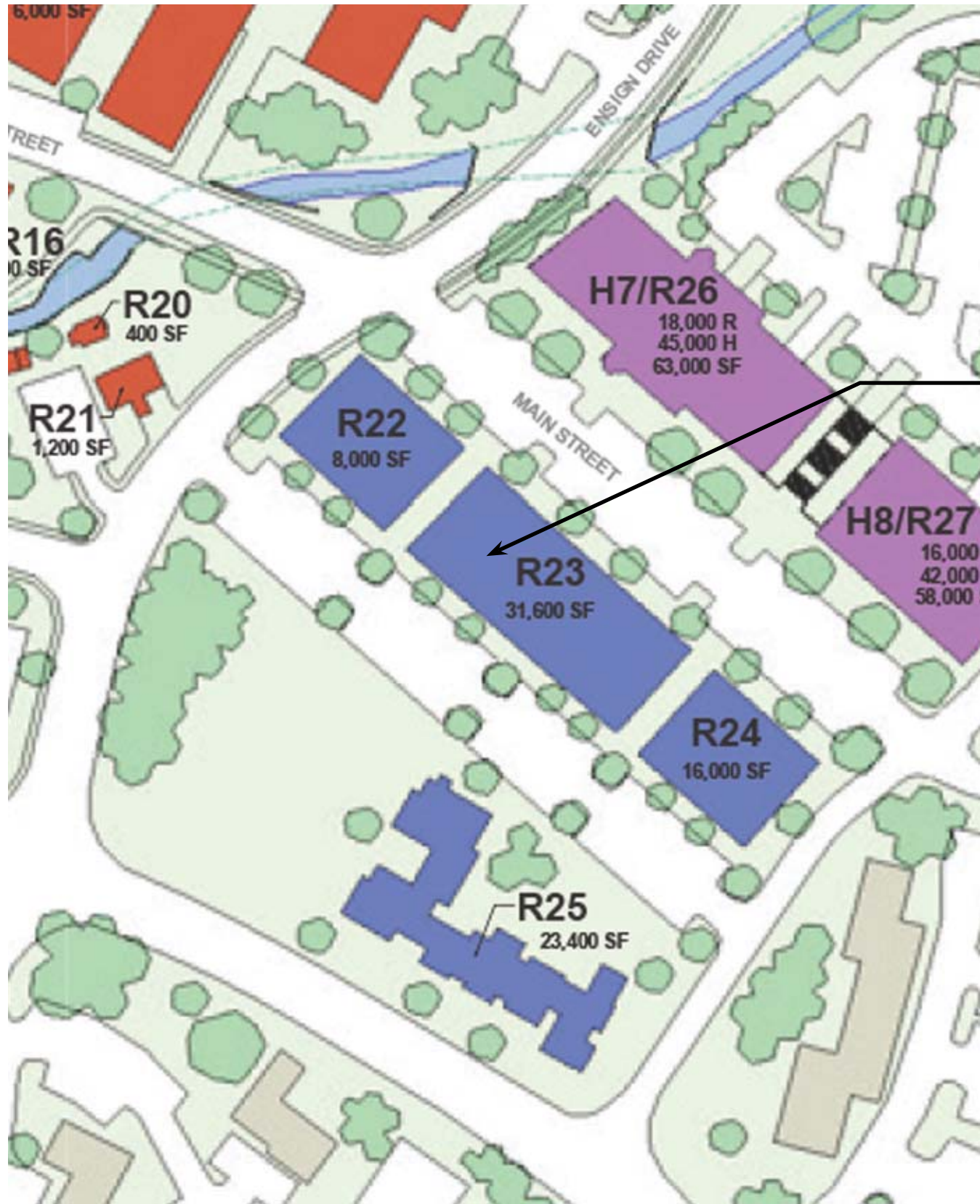
SCALE: 1"=100'-0"

0 50' 100' 150' 200' 250' 300'

SKETCH 7



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CURRENT SCHEME BY CARPIONATO GROUP

CURRENT SCHEME DOES NOT MAKE ANY SORT OF CONNECTION TO TOWN GREEN



PROPOSED ALTERNATIVE SCHEME

PROPOSED ALTERNATIVE
OPENS UP THE SPACE
BETWEEN BUILDINGS R22
AND R23 IN ORDER TO
FACILITATE A STRONGER
CONNECTION TO TOWN
GREEN

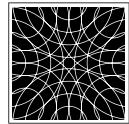
AVON VILLAGE CENTER

CONNECTION TO TOWN GREEN

OCTOBER 19, 2015

SCALE: 1"=100'-0"

0 50' 100' 150' 200' 250' 300'





CURRENT SCHEME BY CARPIONATO GROUP

CURRENT SCHEME
IS AMBIGUOUS AS IT
RELATES TO TREATMENT
OF EXPOSED PARKING
EDGES

PROPOSED ALTERNATIVE
SUGGESTS INCLUDING
TWO DIFFERENT
STRATEGIES:
1) A LESS FORMAL MIX OF
BERMS AND LANDSCAPE
WHEN FACING NATURAL
AREAS OR OTHER
PARKING LOTS
2) A MORE FORMAL
MIX OF FENCING AND
LANDSCAPE WHEN
FACING BUILDINGS



PROPOSED ALTERNATIVE SCHEME

AVON VILLAGE CENTER

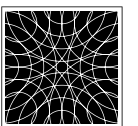
TREATMENT OF EXPOSED PARKING LOT EDGES

OCTOBER 19, 2015

SCALE: 1"=100'-0"

0 50' 100' 150' 200' 250' 300'

SKETCH 9



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