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|-------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------|----------------|
|  | RETAIL / OFFICE |  | RESIDENTIAL |
|  | BROWNSTONE |  | OTHER EXISTING |

AVON VILLAGE CENTER

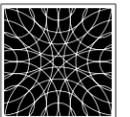
CURRENT SCHEME BY CARIPIONATO GROUP

OCTOBER 19, 2015

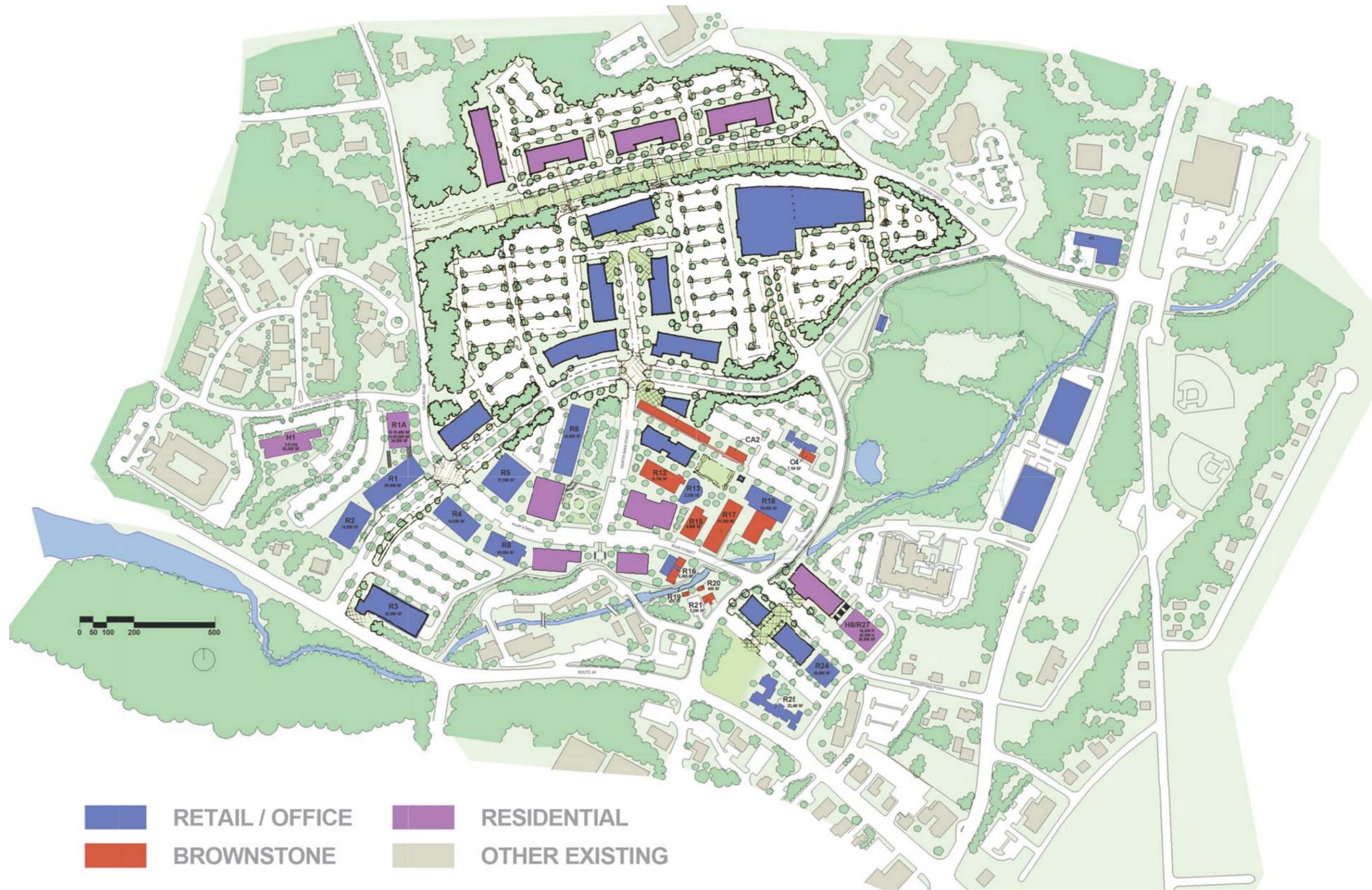
SCALE: 1"=400'-0"



SKETCH 1



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|-------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------|----------------|
|  | RETAIL / OFFICE |  | RESIDENTIAL |
|  | BROWNSTONE |  | OTHER EXISTING |

AVON VILLAGE CENTER

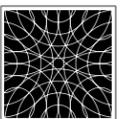
PROPOSED ALTERNATIVE SCHEME

OCTOBER 19, 2015

SCALE: 1"=400'-0"



SKETCH 2



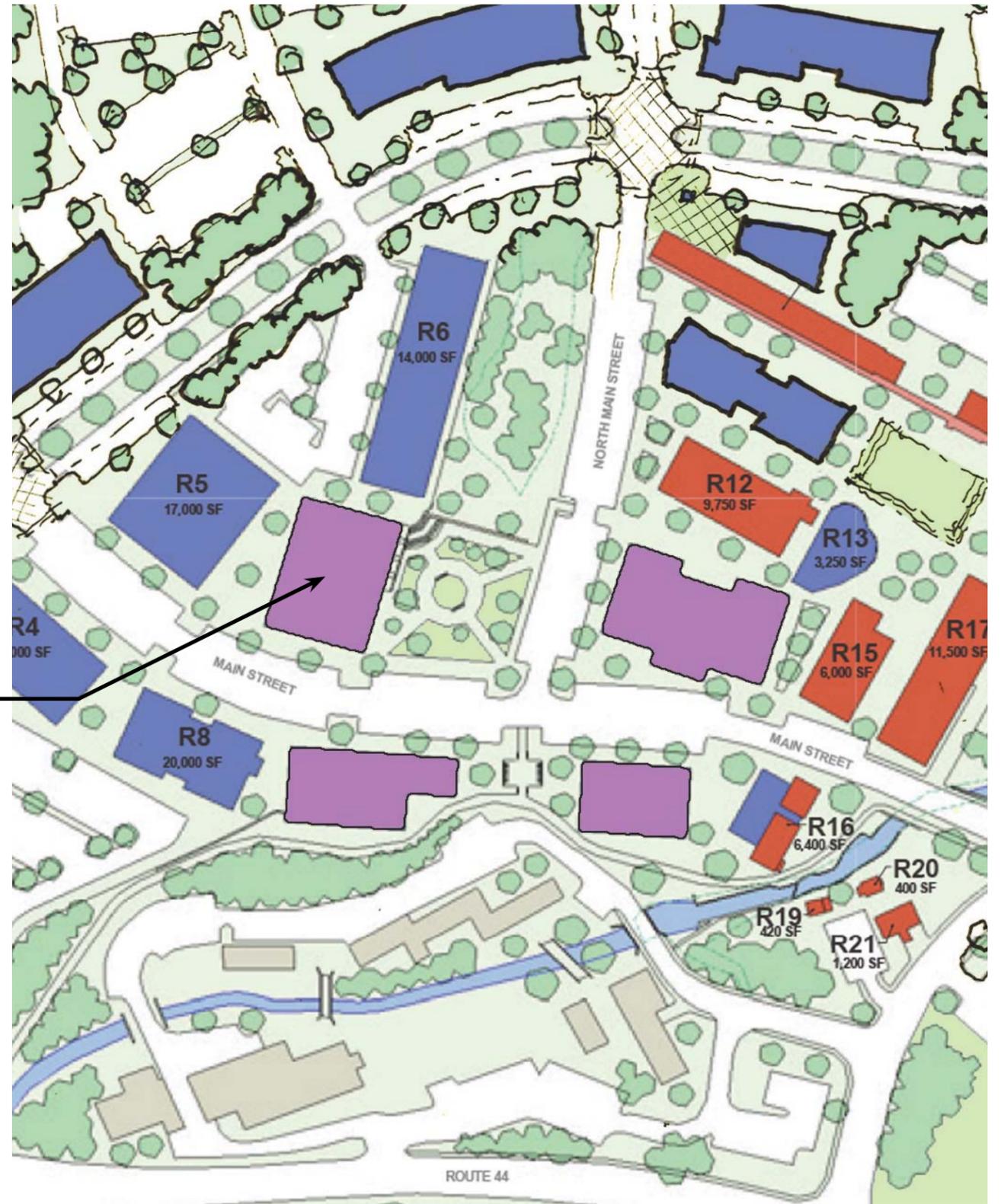
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CURRENT SCHEME BY CAPIATO GROUP

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

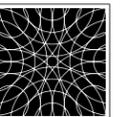
MIXED USE STRUCTURES AT VILLAGE CENTER

OCTOBER 19, 2015

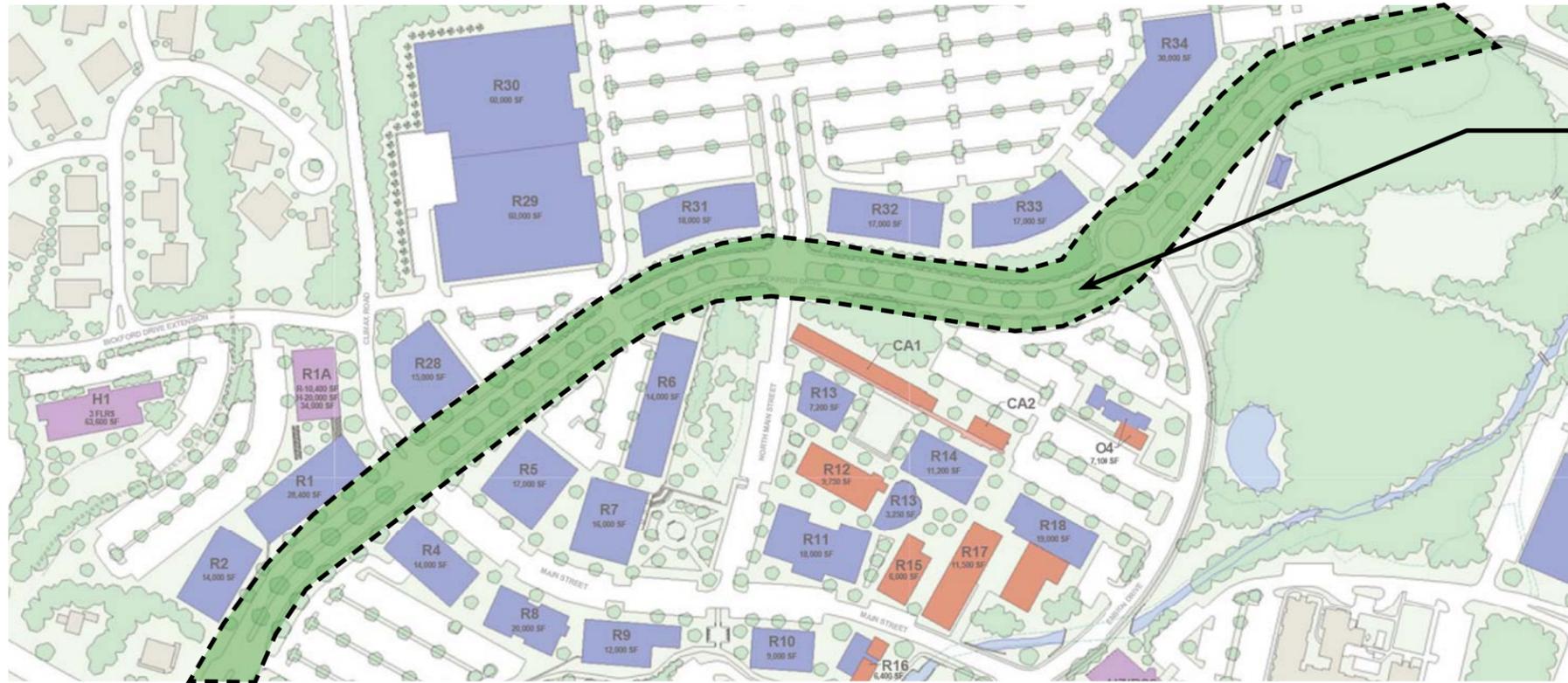
SCALE: 1"=150'-0"



SKETCH 3



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

CURRENT SCHEME BY CARPIATO 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

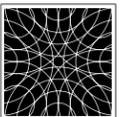
TREATMENT OF BICKFORD DRIVE

OCTOBER 19, 2015

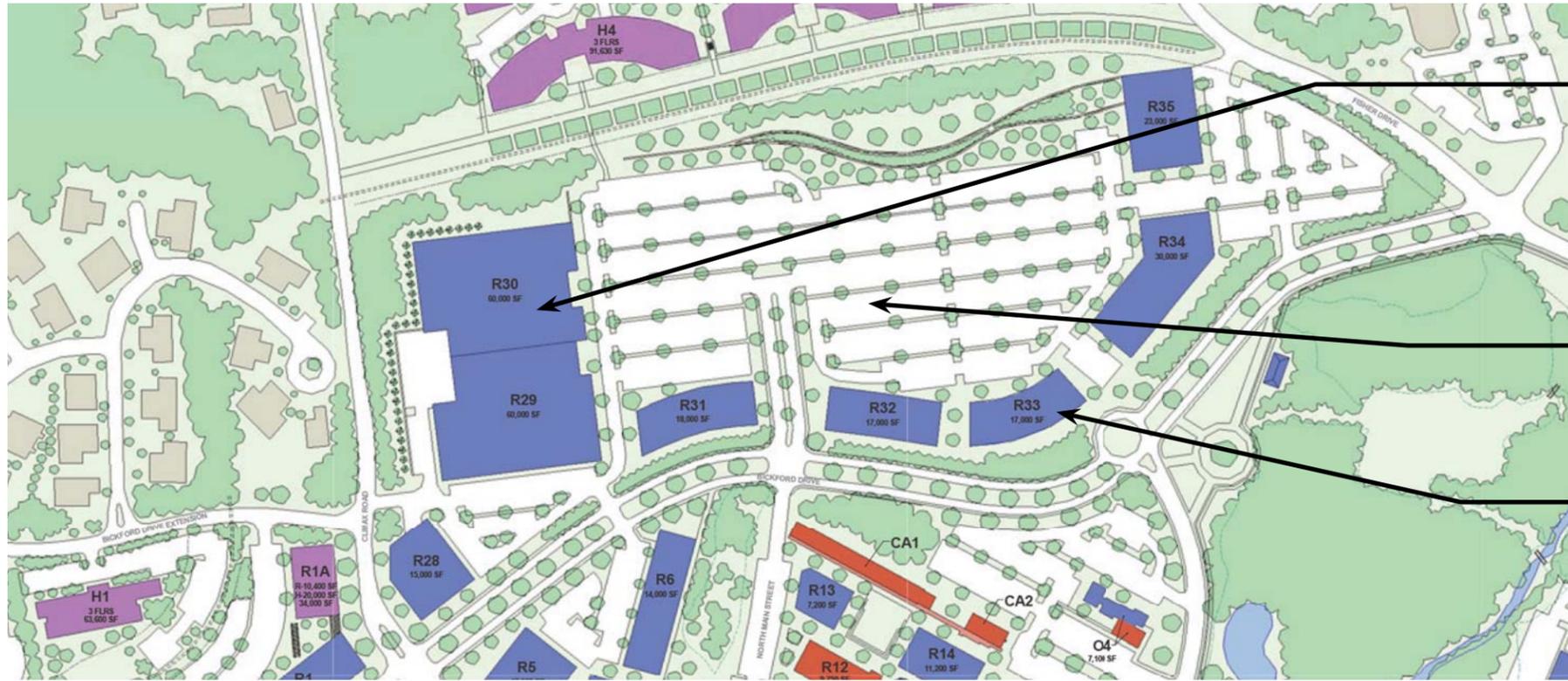
SCALE: 1"=300'-0"



SKETCH 4



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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

CURRENT SCHEME BY CARPIATO GROUP

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

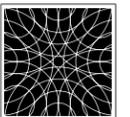
CONFIGURATION OF THE SQUARE

OCTOBER 19, 2015

SCALE: 1"=300'-0"



SKETCH 5



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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

CURRENT SCHEME BY CARPIATO GROUP

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

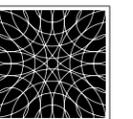
CONFIGURATION OF THE KNOLL

OCTOBER 19, 2015

SCALE: 1"=150'-0"



SKETCH 6



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CURRENT SCHEME BY CARPIATO 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

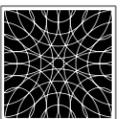
CENTRAL SPACE AT BROWNSTONE DISTRICT

OCTOBER 19, 2015

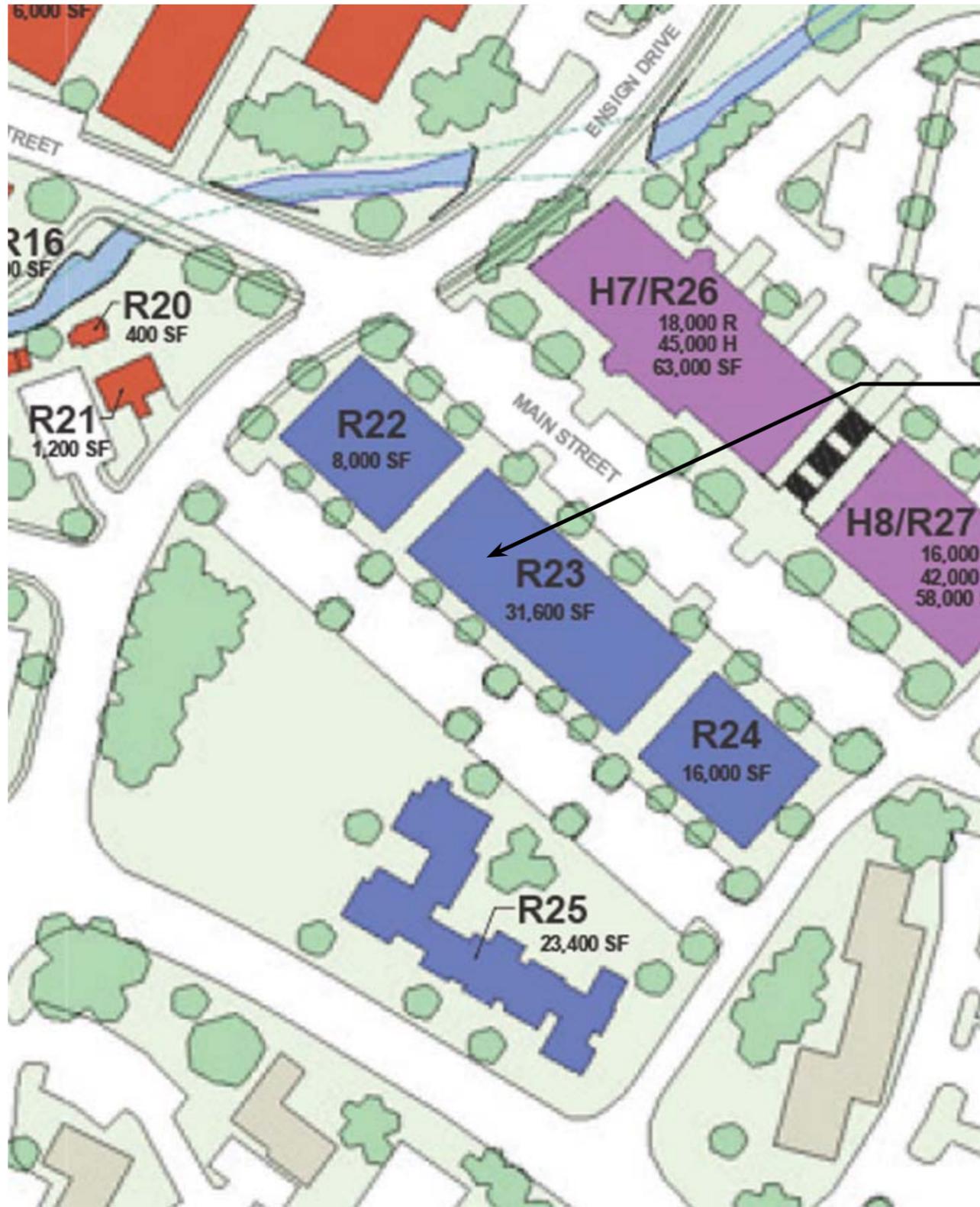
SCALE: 1"=100'-0"



SKETCH 7



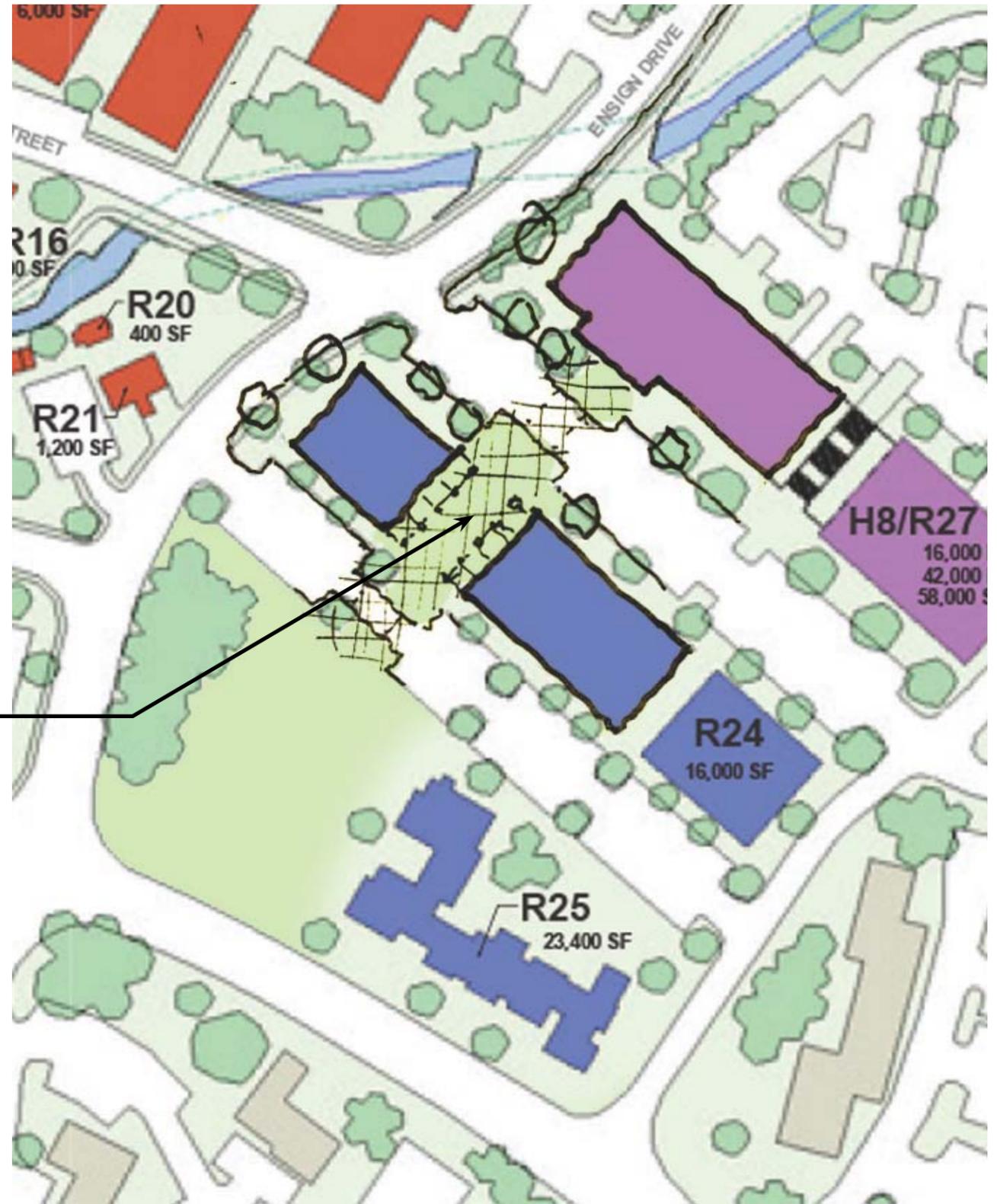
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CURRENT SCHEME BY CARPIONATO GROUP

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

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



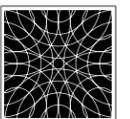
PROPOSED ALTERNATIVE SCHEME

AVON VILLAGE CENTER

CONNECTION TO TOWN GREEN

OCTOBER 19, 2015

SCALE: 1"=100'-0"

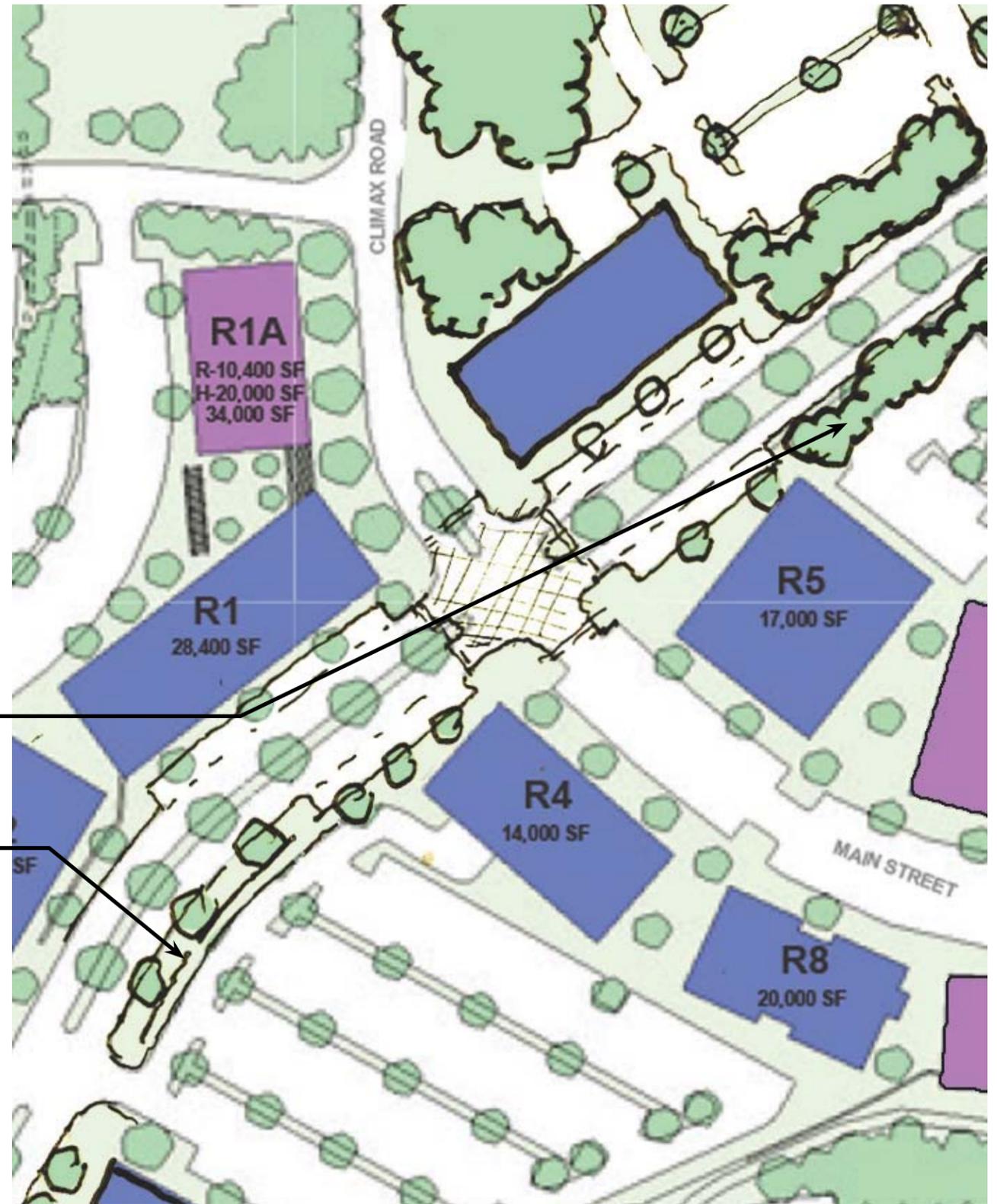




CURRENT SCHEME BY CARPIATO GROUP

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

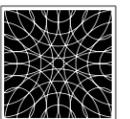
TREATMENT OF EXPOSED PARKING LOT EDGES

OCTOBER 19, 2015

SCALE: 1"=100'-0"



SKETCH 9



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