

TRO JB

Carpiionato
GROUP

AVON CT

AVON, CT TOWN CENTER MASTER PLAN

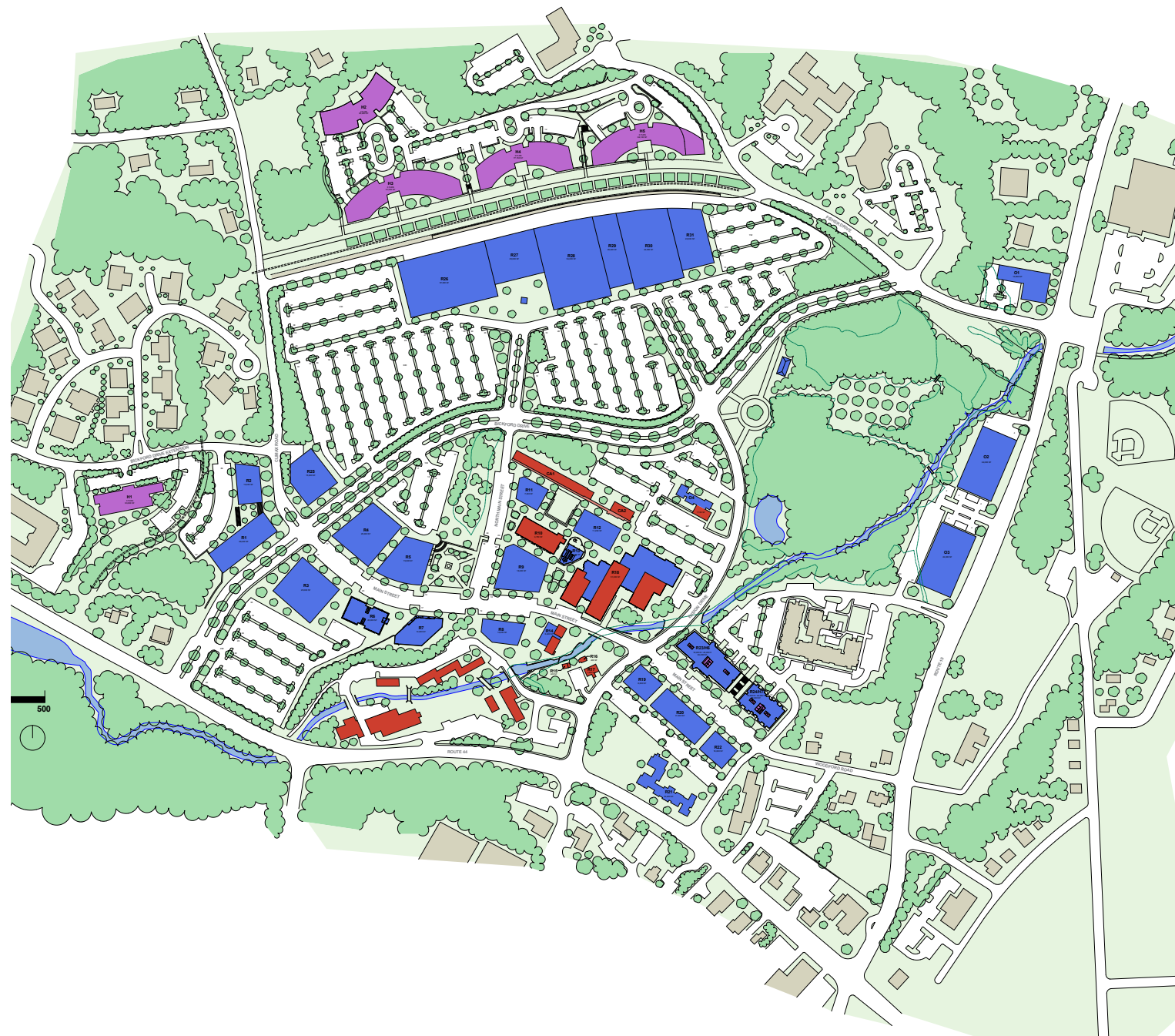
THE CARPIONATO GROUP

07.28.15



2	Intentional Community/ Place Making
3	New Master Plan Image
4	Metrics
5	Metrics
6	Metrics
7	Precedents: Town Center Village Greens
8	Streets, Parking + Community Pathways
9	Greenway Bike Trail
10	Pedestrian Pathways
11	Master Plan Parking Areas
12	Retail Mix
13	Roadways
14	New vs. Old Street Network
15	Public Spaces
16	Village Green
17	Brownstones
18	the Square
19	the Crossing
20	the Park
21	Open Space / Density
22	Building Overlay Plan
23	Architectural Concepts
24	Master Plan Diagrams
25	Design Districts
26	Existing Conditions
27	Existing Topography
28	Site Grading
29	Cut and Fill
30	Master Plan





Creation of Intentional Community

The purpose of the Carpionato Master Plan is to enhance the sense of Avon as a very special place. To enhance the experience of town for those who live here and create a sustaining place where people can come to live, work and play in a unique Historic New England Town with strong place making characteristics. This goal depends upon careful, intentional design that creates quality environments with sound, sustainable economic underpinnings that support continuous success for the Town Center. A Town Center with a uniquely exciting character that people want to enjoy and be part of. A noteworthy, favorite place to spend time.

There are a few powerful district and spatial concepts implicit in this plan that are critical to achieving that goal.

Town Center

Classic New England towns create identity around a Village Green. This Avon Town Center plan has a central focus in a new Village Green, around which a whole host of shopping and living amenities can be built. The Green is adjoined by the adjacent wetlands, expanding the green space at the core of town and reinforcing the rural town experience. This new center will create a lasting positive memory of a unique, pleasant, aesthetically pleasing shopping, dining experience. It is memories of those experiences that bring people back time and again.

Brownstones

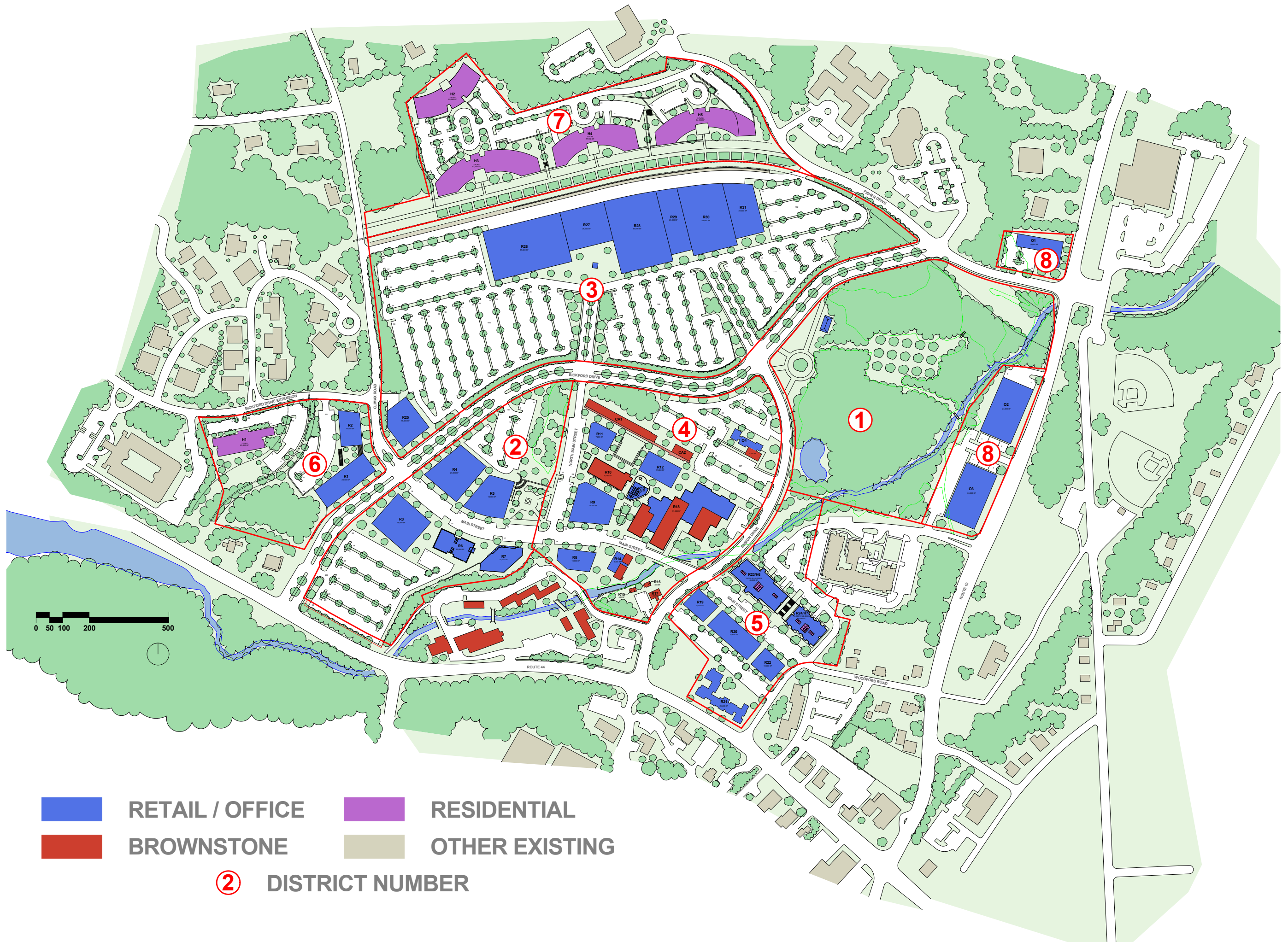
These buildings are at the core of Avon's history. They are remarkable small buildings that give great character to the sense of place. They set the stage for appropriately scaled new structures that are compatible with their materials. The Village Green is surrounded by buildings that will achieve this, reinforcing the historic character while blending in structures of our time that serve the requirements of today's and evolving market requirements.

2



INTENTIONAL COMMUNITY





AREA BY ACDD NUMBER

		Parking				
District	Name	Gross Area (sf)	Est. Land SF	Est. Acres	Est. Pkg. Spaces	Spaces/1000 sf
1.	Park	0	659,746	15.1	0	0
2.	Village Green	95,000	475,240	10.9	505	5.3/1000
3.	the Square	237,000	1,219,680	28.0	1,422	6.0/1000
4.	the Brownstones	146,186	601,128	13.8	374	2.6/1000
5.	ACDD # 5	200,000	305,816	7.0	270	1.4/1000
6.	Climax Road	102,400	270,072	6.2	171	3.0/1000 + 2/unit
7.	the Knoll	318,160	531,445	12.2	424	2.0/unit
8.	Simsbury Road	60,650	194,949	4.5	204	3.4/1000
Total Avon Town Center		1,159,396	4,258,076	97.75	3,370	4.0/1000 Comm. 2.0/unit Housing

DISTRIBUTION OF AREAS

Avon	Floor Area - Square Feet				Building Uses				Parking		
Design	First	Second	Third		Retail	Office	Other	Residential		Spaces/	
District	Floor	Floor	Floor	Total	sf	sf	sf	sf	Units	Total	000 sf
1	Parkland	--	--	--	--	--	--	--	--	--	--
2	85,000	10,000	--	95,000	95,000	--	--	--	--	505	5.3
3	237,000	--	--	237,000	237,000	--	--	--	--	1,422	6.0
4	134,186	12,000	--	146,186	119,020	7,100	20,066	--	--	374	2.6
5	128,000	42,000	30,000	200,000	113,000	--	--	87,000*	46	270	1.4
6	50,000	31,200	21,200	102,400	38,800	--	--	63,600	42	171	3.0 2/u**
7	42,000	138,080	138,080	318,160	--	--	--	318,160	212	424	2/u
8	13,000	47,650	--	60,650	--	60,650	--	--	--	204	3.4
Total	689,186	280,930	189,280	1,159,396	602,820	67,750	20,066	468,760	300	3,370	4.0 Comm. 2.0 / unit

*This includes 26,000 sf that may or may not be technically located in basements of the housing buildings and used for parking, storage and mechanicals.

**"u" denotes unit

DISTRIBUTION OF AREAS BY DESIGN DISTRICT

ACDD 1. the Park		15.1 Acres									
Bldg.	Floor Area - Square Feet				Building Uses				Parking		
No.	First	Second	Third		Retail	Office	Other	Residential		Spaces/	
	Floor	Floor	Floor	Total	sf	sf	sf	sf	Units	Total	000 sf
Parkland	900 sf enclosed, 900 sf porch = 1,800 sf total (nic total area) --				--	--	--	--	--	--	--

ACDD 2. Village Green		10.9 Acres									
Bldg.	Floor Area - Square Feet				Building Uses				Parking		
No.	First	Second	Third		Retail	Office	Other	Residential		Spaces/	
	Floor	Floor	Floor	Total	sf	sf	sf	sf	Units	Total	000 sf
R3	25,000	--	--	25,000	25,000	--	--	--	--		
R4	25,000	--	--	25,000	25,000	--	--	--	--		
R5	15,000	--	--	15,000	15,000	--	--	--	--		
R6	10,000	10,000	--	20,000	20,000	*	--	--	--		
R7	10,000	--	--	10,000	10,000	--	--	--	--		
Total	85,000	10,000	--	95,000	95,000	--	--	--	--	505	5.3

*Building R6 has the potential for either second floor retail or office. It is currently recorded as retail.

ACDD 3. the Square		28.0 Acres									
Bldg.	Floor Area - Square Feet				Building Uses				Parking		
No.	First	Second	Third		Retail	Office	Other	Residential		Spaces/	
	Floor	Floor	Floor	Total	sf	sf	sf	sf	Units	Total	000 sf
R25	15,000	--	--	15,000	15,000	--	--	--	--		
R26	57,000	--	--	57,000	57,000	--	--	--	--		
R27	25,000	--	--	25,000	25,000	--	--	--	--		
R28	54,000	--	--	54,000	54,000	--	--	--	--		
R29	20,000	--	--	20,000	20,000	--	--	--	--		
R30	44,000	--	--	44,000	44,000	--	--	--	--		
R31	22,000	--	--	22,000	22,000	--	--	--	--		
Total	237,000	--	--	237,000	237,000	--	--	--	--	1,422	6.0



DISTRIBUTION OF AREAS BY DESIGN DISTRICT continued

ACDD 4. the Brownstones		13.3 Acres									
Bldg.	Floor Area - Square Feet				Building Uses					Parking	
No.	First	Second	Third		Retail	Office	Other	Residential		Spaces/	
	Floor	Floor	Floor	Total	sf	sf	sf	sf	Units	Total	000 sf
R8	10,000	--	--	10,000	10,000	--	--				
R9	18,200	--	--	18,200	18,200	--	--	--	--		
R10 E	9,750	--	--	9,750	9,750 *	--	--	--	--		
R11	7,200	--	--	7,200	7,200	--	--	--	--		
R12	11,200	--	--	11,200	11,200	--	--	--	--		
R13	3,250	--	--	3,250	3,250	--	--	--	--		
R14	6,400	--	--	6,400	6,400	--	--	--	--		
R15 E	420	--	--	420	420	--	--	--	--		
R16 E	400	--	--	400	400	--	--	--	--		
R17 E	1,200	--	--	1,200	1,200	--	--	--	--		
R18 E	51,000	--	--	51,000	51,000	--	--	--	--		
O4 E	7,100	--	--	7,100	--	7,100	--	--	--		
CA1 E	8,793	8,793	--	17,586	17,586	--	17,586	--	--		
CA2 E	2,480	--	--	2,480	2,480	--	2,480	--	--		
Total	134,186	12,000	--	146,186	119,020	7,100	20,066	--	--	374	2.6

Note the designation “E” refers to existing or partially made up of existing buildings.

*There are currently leases in a number of existing buildings that contain office uses. These leases will run through term.

Subsequent leases may or may not change use as market conditions determine.

ACDD 5.											
Bldg.	Floor Area - Square Feet				Building Uses					Parking	
No.	First	Second	Third		Retail	Office	Other	Residential		Spaces/	
	Floor	Floor	Floor	Total	sf	sf	sf	sf	Units	Total	000 sf
R19	8,000	--	--	8,000	8,000	--	--	--	--		
R20	31,600	--	--	31,600	31,600	--	--	--	--		
R21 E	12,400	11,000	--	23,400	23,400	--	--	--	--		
R22	16,000	--	--	16,000	16,000	--	--	--	--		
R23	18,000	--	--	18,000	18,000	--	--	--	--		
R24	16,000	--	--	16,000	16,000	--	--	--	--		
H6	14,900*	16,000	15,000	45,900	--	--	--	45,900	--		
H7	11,100*	15,000	15,000	41,100	--	--	--	41,100	--		
Total	128,000	42,000	30,000	200,000	113,000	--	--	87,000	46	270	1.4

Note the designation “E” refers to existing or partially made up of existing buildings.

*This includes 13,300 sf in H6 and 11,000 sf in H4 that may or may not be technically located in basements of the housing build-ings and used for parking, storage and mechanicals. It is included as ground floor area in this case until the basement option is confirmed during detailed building design..

ACDD 6. Climax Road											
Bldg.	Floor Area - Square Feet				Building Uses					Parking	
No.	First	Second	Third		Retail	Office	Other	Residential		Spaces/	
	Floor	Floor	Floor	Total	sf	sf	sf	sf	Units	Total	000 sf
R1	18,400	10,000	--	28,400	28,400	--	--	--	--		
R2	10,400	--	--	10,400	10,400	--	--	--	--		
H1	21,200	21,200	--	63,600	--	--	--	63,600	42		
Total	50,000	31,200	21,200	102,400	38,800	--	--	63,600	42	171	3.0 2/u**

**"u" denotes unit



5 METRICS



ACDD 7. the Knoll

Bldg. No.	Floor Area - Square Feet				Building Uses					Parking	
	First	Second	Third	Total	Retail	Office	Other	Residential	Units	Spaces/	
	Floor	Floor	Floor		sf	sf	sf	sf		Total	000 sf
H2	5,600	27,804	27,804	65,280	--	--	--	65,280	44		
H3	9,600	42,980	42,980	91,630	--	--	--	91,630	61		
H4	5,600	35,775	35,775	77,150	--	--	--	77,150	51		
H5	12,800	35,650	35,650	84,100	--	--	--	84,100	56		
Total	42,000	138,080	138,080	318,160	--	--	--	318,160	212	424	2/u

Go to main chart and correct
Floor areas for 1st thru 3rd

ACDD 8. Simsbury Road

Bldg. No.	Floor Area - Square Feet				Building Uses					Parking	
	First	Second	Third	Total	Retail	Office	Other	Residential	Units	Spaces/	
	Floor	Floor	Floor		sf	sf	sf	sf		Total	000 sf
O1	8,200	4,450	--	12,650	--	12,650	--	--	--		
O2	2,400	21,600	--	24,000	--	24,000	--	--	--		
O3	2,400	21,600	--	24,000	--	24,000	--	--	--		
Total	13,000	47,650	--	60,650	--	60,650	--	--	--	204	3.4



INDEX OF BUILDING AREAS

key
R = Retail O = Office H = Housing CA = Cultural/Arts

RETAIL:

Bldg. #	Gross Area	ACDD #
R1	28,400	6
R2	10,400	6
R3	25,000	2
R4	25,000	2
R5	15,000	2
R6	20,000	2
R7	10,000	2
R8	10,000	4
R9	18,200	4
R10	9,750	4
R11	7,200	4
R12	11,200	4
R13	3,250	4
R14	6,400	4
R15	420	4
R16	400	4
R17	1,200	4
R18	51,000	4
R19	8,000	5
R20	31,600	5
R21	23,400	5
R22	16,000	5
R23	18,000	5
R24	16,000	5
R25	15,000	3
R26	57,000	3
R27	25,000	3
R28	54,000	3
R29	20,000	3
R30	44,000	3
R31	22,000	3
Subtotal Retail	602,820	

OFFICE:

Bldg. #	Gross Area	ACDD
O1	12,650	8
O2	24,000	8
O3	24,000	8
O4	7,100	4
Subtotal Office	67,750	

HOUSING:

Bldg. #	Gross Area	ACDD #	Est. Units
H1	63,600 (3 flrs.)	6	42
H2	65,280 (3 flrs.)	7	44
H3	91,630 (3 flrs.)	7	61
H4	77,150 (3 flrs.)	7	51
H5	84,100 (3 flrs.)	7	56
H6	45,000 (3 flrs.)	5	24
H7	42,000 (3 flrs.)	5	22
Subtotal Housing	468,760		300*

*@ 1500 sf average / unit

CULTURAL/ARTS:

CA1	17,586
CA2	2,480
Subtotal Cultural/Arts	20,066

TOTAL DEVELOPMENT 1,159,396



6 METRICS





UNION GREEN
MIDDLETOWN, CT



WATERBURY GREEN
WATERBURY, CT



LITCHFIELD GREEN
LITCHFIELD, CT



COLBURN PARK
LEBANON, NH



WEST HAVEN GREEN
WEST HAVEN, CT

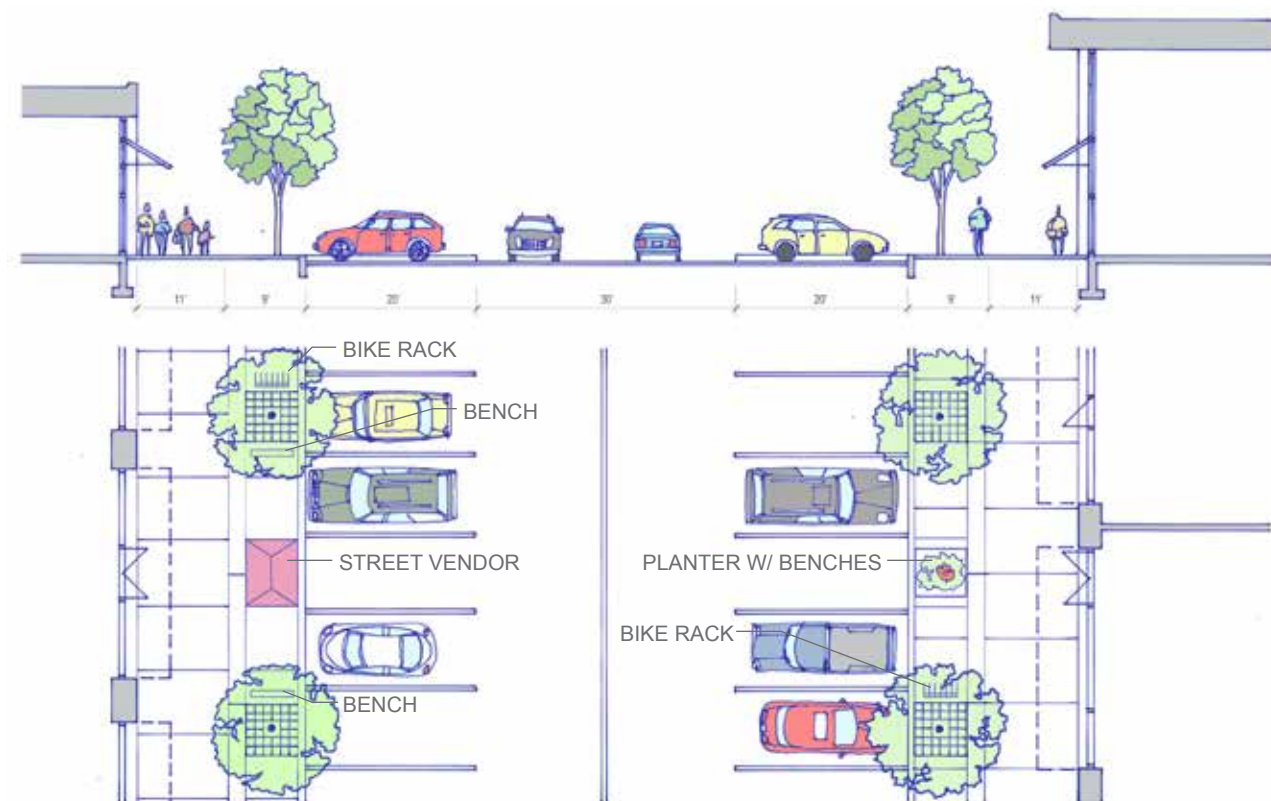


NEW HAVEN GREEN
NEW HAVEN, CT



PRECEDENTS: TOWN CENTER VILLAGE GREENS





Streets, Parking + Pedestrian Pathways

A key design concept in the plan is a rich and varied pedestrian experience. Major parking, other than 90 degree street parking, which is typical on the main streets, is accommodated in landscaped lots that are behind the stores and main streets. Landscaped sidewalks between buildings (pedestrian ways) lead to the main streets and provide opportunities for additional retail frontage. Streets are two way (one lane each way) with a 20 - 25 foot sidewalk. This cross section allows for ample streetscape landscaping, a 10-15 foot walking browsing sidewalk and an adequate area for street vendors (pushcarts) and other amenities such as benches, out-door table seating, landscape plantings etc. All streets, at 25 feet minimum, are bike-friendly. This is a very successful cross section which generates a lively, accommodating, elegant sidewalk environment, filled with activity.

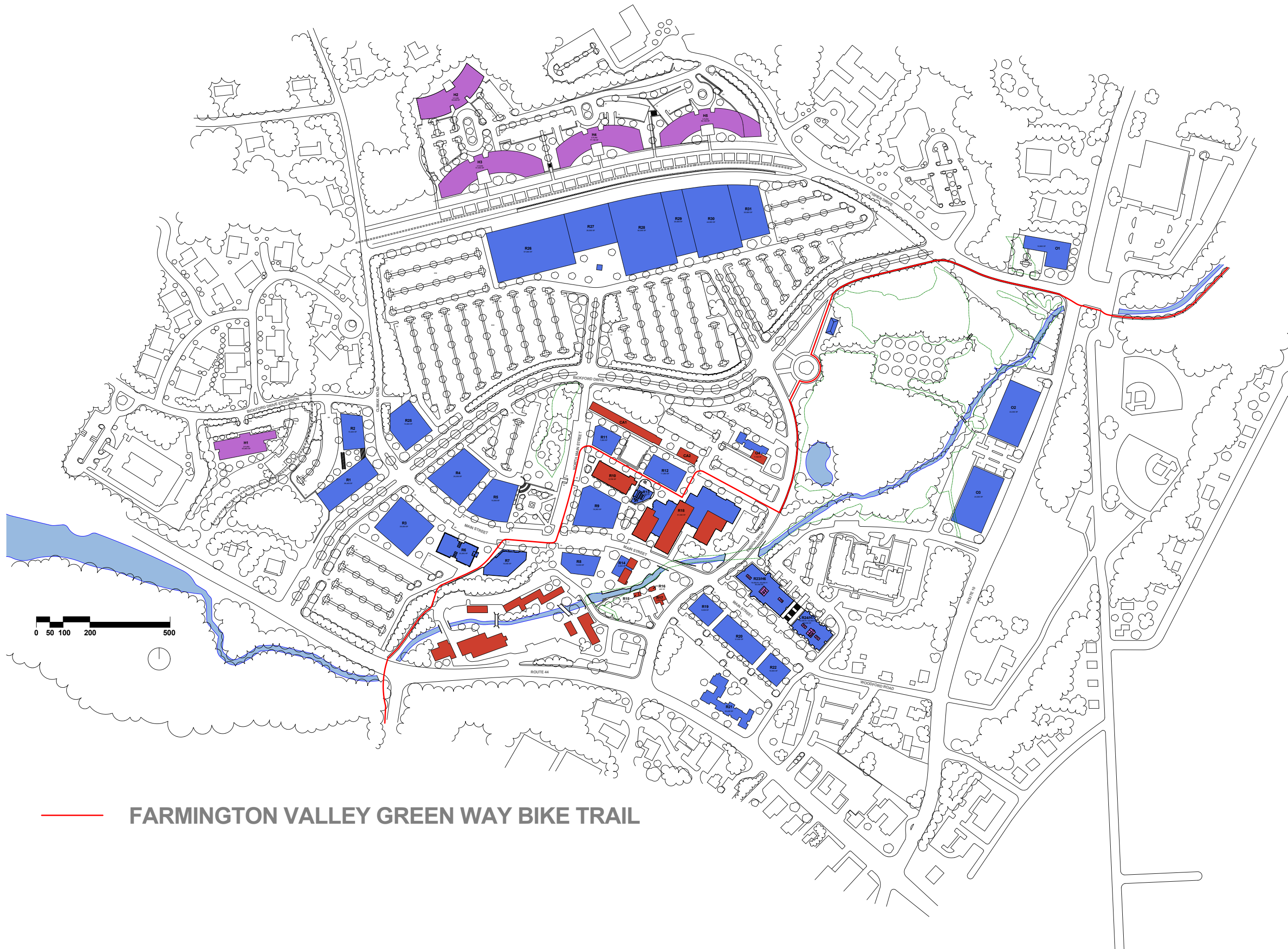
Pedestrian pathways are provided both by the sidewalk environment along streets, and by dedicated pedestrian ways between buildings, to and from parking, as well as main pedestrian ways through the Town Center from Southwest to Northeast. The Brownstone district, across the street from the Village Green is developed as a pedestrian environment with landscaped pathways between buildings and a number of breakout, park like areas for performance and just relaxing.

Farmington Valley Greenway Trail:

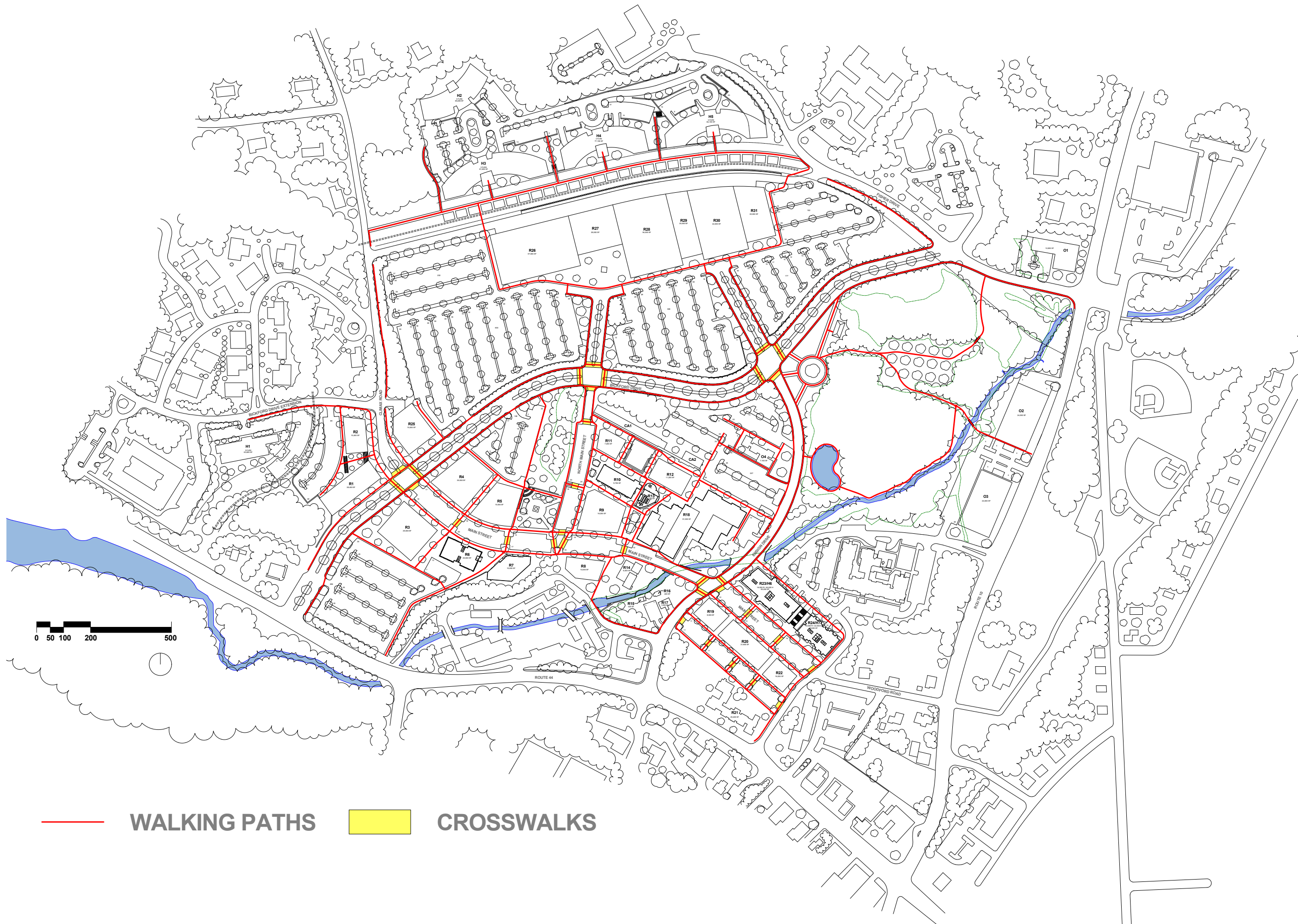
The Greenway Trail is a wonderful asset to the Town Center. It is a gateway for a large population of people who could stop to enjoy the Town Center and its amenities, if the trail was appropriately rerouted. The trail currently enters the Town Center via the Police Station and Town Office driveway – a less than optimal condition. The Carpionato Plan proposed to reroute the trail just after emerging from the Route 44 underpass, moving users up a small grade to the diagonal pedestrian pathway to the new Village Green, where the trail will be guided along the 25 foot Main Street, across to the Village Green and then diagonally through the Brownstone District, crossing Ensign Drive at the base of the “Park” and then continuing on as it currently does around the park and across Route 10.

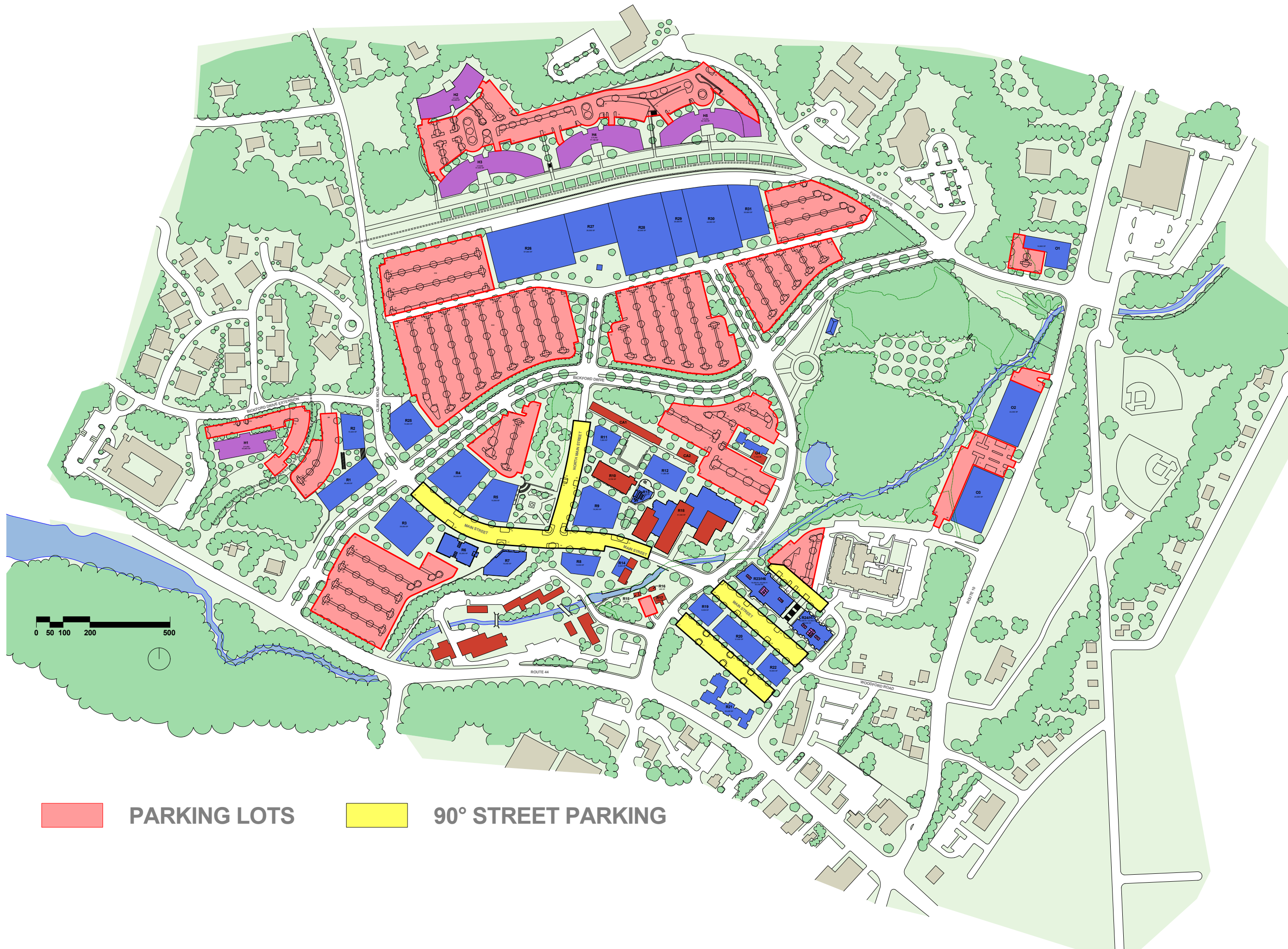
8





 FARMINGTON VALLEY GREEN WAY BIKE TRAIL





PARKING LOTS



90° STREET PARKING



Retail Mix:

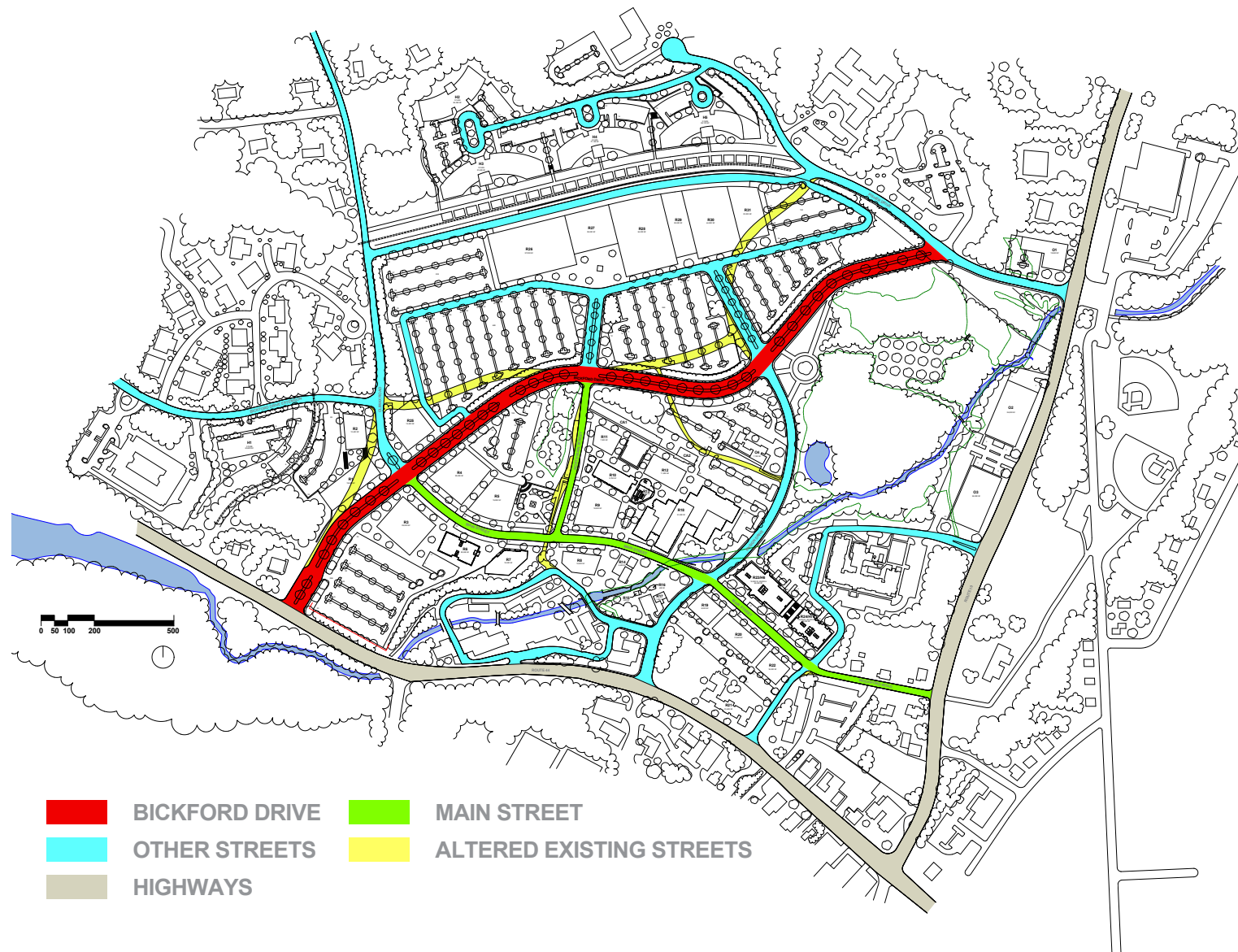
A mix of varied retailers, restaurants, coffee, bakery and sandwich shops is required to create a critical mass that generates a dense and interesting set of shopping alternatives to attract people. That mix should be intricately interlocked in a landscape and roadway environment that is dynamic, functional and aesthetically pleasing. The retail mix needs to accommodate small shops, junior anchors and several larger stores. The larger stores act as magnets, bringing people to Avon who can then continue their shopping in this refined Town Center environment. The streets and store environment will be substantially softened with trees as buffers and refined design elements like trellis and lattice work, planters, varied outdoor seating, signage and lighting.

The Carpionato Plan has 3,520 linear feet of retail frontage on Main Streets and an additional 2,115 linear feet of retail frontage on the Brownstone walking streets. The combined retail frontage is 5,635 linear feet. This is compared to 2,830 linear feet of retail frontage on Main Streets in the 2012 Master Plan or an apples to apples difference of 690 linear feet of frontage on Main Streets in the Carpionato Plan.



12





Roadways

Vehicular circulation and traffic management are critical elements in the development of Avon Town Center. There needs to be an interlocked network of roads, providing multiple easy outlets to Routes 10 and 44, so that any one road does not become overtaxed and grid locked. The roadway network in the Carpionato Plan is designed to enable a smooth flow of traffic throughout the Town Center.

Bickford Drive Realigned:

The new alignment of Bickford Drive, in the form of a tree lined boulevard with a landscaped center strip, is designed to easily allow people to drive to their various destinations in town and find parking nearby. This new alignment also creates a landscape buffer between the larger format retail and parking from the finer grain of the more intimate Village Green and Brownstone districts.

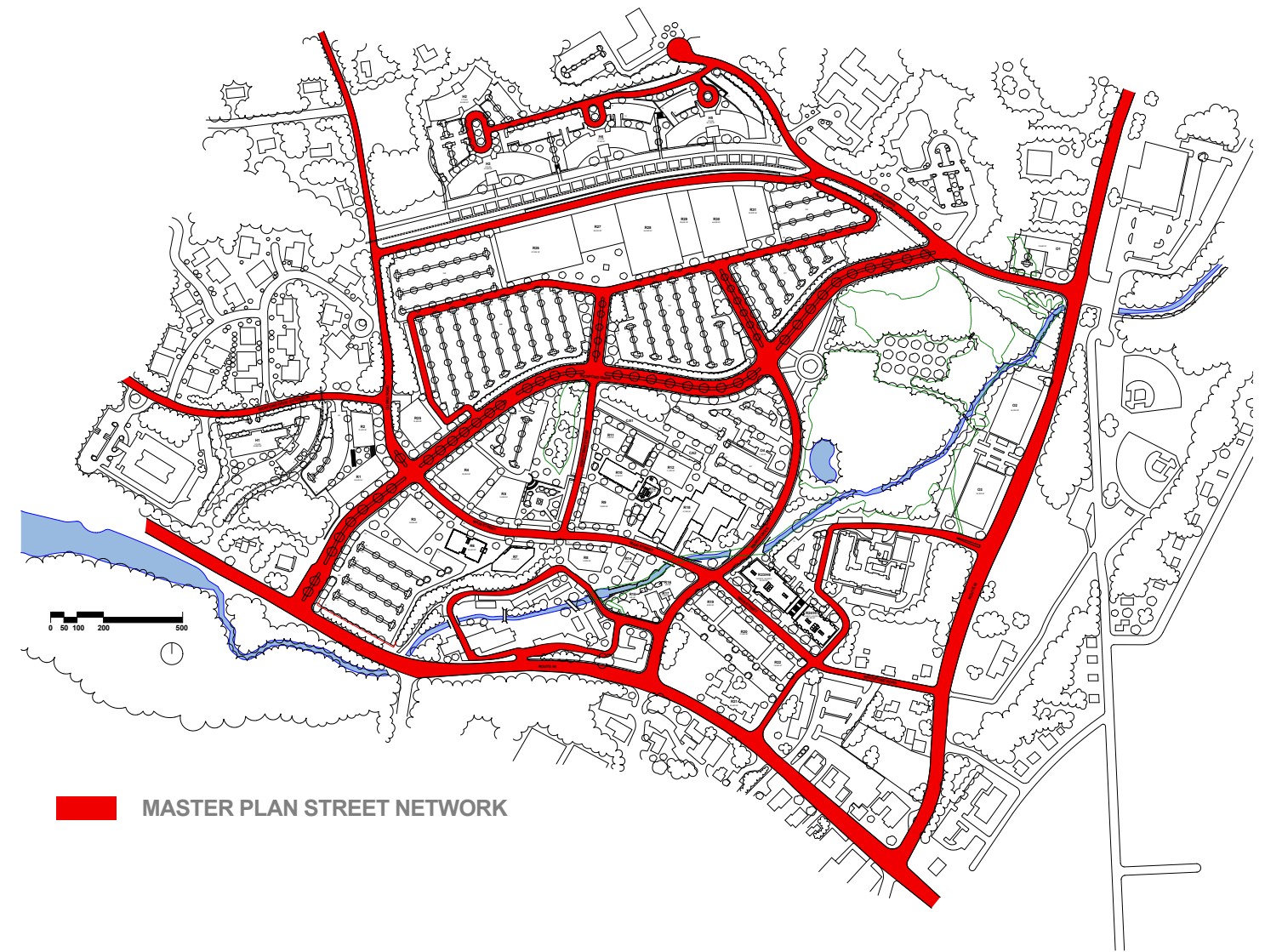
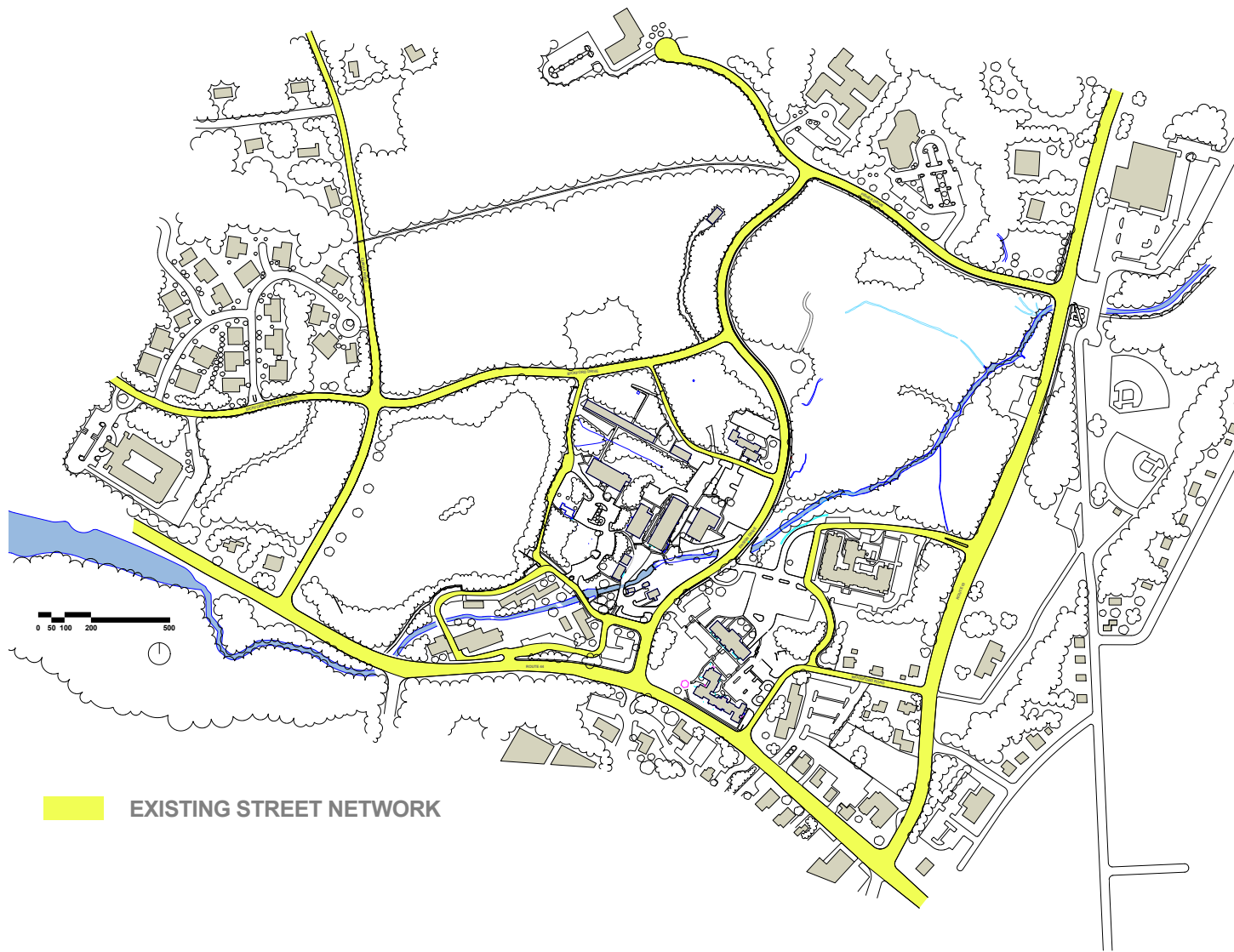
Main Streets

The main retail street, connecting Woodford to Climax, coupled with the street running south to north along the Village Green and wetlands, provide on street parking and have outlets to Bickford Drive in two locations and Route 10 to the East. The intersection with Ensign Drive also provides additional opportunity for outlet to Route 44 and more balanced distribution of traffic in the Town Center.



13







Public Spaces

In addition to the pathways and sidewalks that are in the public domain, the Carpionato Plan introduces refinements in Public Spaces in addition to the “Park”. Each space has a unique character and opportunities for separate discrete activities in the Village Green, Brownstone District, the Square, the Crossing, and the Park.



15





Village Green

The Village Green is made up of three components. First, a formal area crisscrossed by paved pathways organized around a formal monument of the Town's intention; second, a gently sloping lawn area overlooking the third area, the adjacent wetlands. Together, the total area of Village Green is approximately 71,100 square feet. The existing Town Green on Route 44 and Ensign Drive is approximately 40,500 square feet. The approximate breakdown of the new Village Green area is:

•Formal Green	18,850 square feet
•Sloping Lawn	13,250 square feet
•Wetlands	39,600 square feet

The Green creates a central gathering place to meet, relax and enjoy a break from a bike ride on the Greenway, between shopping stops, for dining along its edge. It offers a Town focus honoring holidays. The potential exists to extend and engrave the wall along the formal edge with the names of fallen Avon soldiers as a new monument to the past, thus giving some probity to the creation of the Green.

The Green is the center of the Town Center, the gathering focal point around which the town center unfolds. From the Green you can see the campanile in the Square as the marker of Avon Center's northerly commercial edge. To the East you can see the Brownstones and main street running down to Ensign Drive and across to additional retail leading you to Woodford and Route 10. Looking west you see up the main street to the new energized intersection of Climax and Bickford Drive with its shops and restaurants. Gazing south you see retail across the street and through a pedestrian passage and Greenway route you recognize Route 44 in the distance. From the Village Green you can survey and implant the Avon Town Centers' organization and scope. It is at the epicenter of the village and its activities.

16





Brownstone District

The Brownstone District is developed, in contrast to the other Districts, as a pedestrian shopping district. There is parking along the main streets adjacent to the district on two sides and parking lots on the north and east side of the district, but no parking internally.

The Brownstone District offers user friendly relief with landscaped walking streets fronted by retail and commercial space. In many ways, the entire district can be considered a form of public open space, safe from the dangers, noise and frenzy of vehicles. Each street will have an array of amenities including bench seating, planters, kiosks and areas for street vendors. Tenants will have the opportunity to use the outdoor space adjacent to their frontage. There will be opportunities for outdoor dining, restaurants and other more casual food and beverage like a coffee shop, sandwich shop or bakery.

Three unique public spaces punctuate the Brownstone District, one at each major pedestrian entry to the District and one adjacent to the Farmington Valley Arts Center:

• South Entry

This major pedestrian gateway to the District lies at the center of its main street frontage. It will be characterized by a cluster of trees in large green space of approximately 2,000 square feet. This area will be planted with flowers and shrubs with adjacent outdoor bench seating and space for table seating with colorful umbrellas.

• North Entry

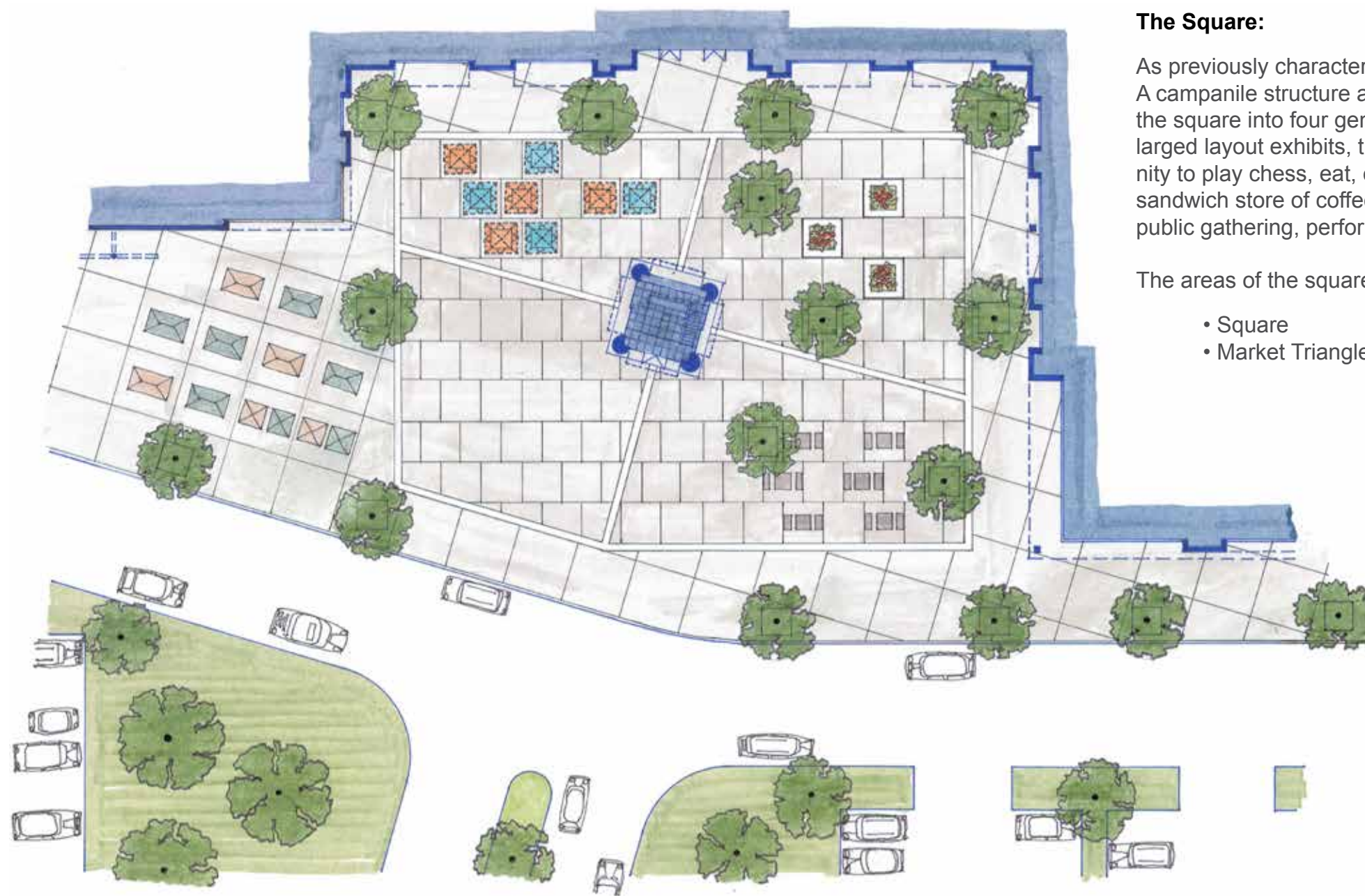
The northerly entry to the District is adjacent to the Arts Center and the bulk of the District parking areas. It forms a small plaza with a central green space of approximately 1,500 square feet. It will be landscaped around a tree with plantings, an area of grass with continuous bench seating on two sides will provide seating for drop off and pick up, meeting, relaxing or watching a street performer on a special occasion.

• Sunken Green

In addition to all of the pedestrian streets, the major public space in the Brownstone District is a large, approximately 8,500 square foot performance plaza. This green grass plaza has seating steps on three sides and is open at grade at the north end adjacent to the Arts Center. This area is currently an open green area between existing buildings. The plaza is surrounded on all sides by pedestrian ways with commercial frontage. There is adequate room on these walking streets for outdoor dining and other commercial activities that will animate the edges. The plaza provides a serene open space or, alternately, an animated performance and gathering area.

17





The Square:

As previously characterized the Square is a public open space at the center of parcel 3. A campanile structure approximately 24 feet square and 80 feet tall occupies its center, dividing the square into four generous zones, each with the opportunity for individual uses. As the enlarged layout exhibits, there is opportunity for causal seating on the edge of the planters, opportunity to play chess, eat, or read and relax at the fixed tables, additional opportunity for restaurant/sandwich store of coffee shop outdoor seating under canopied tables, and further opportunity for public gathering, performance arts or browsing outdoor street vendor or market tables.

The areas of the square and the adjacent market triangle are approximately:

- Square 24,650 square feet
- Market Triangle 6,900 square feet



18





the Crossing

Located at the intersection of Climax Road where it extends into the main street and the new Bickford Drive, the Crossing is a major retail/commercial hub. The topography is such that the land rises as you proceed from Bickford Drive up Climax and slopes down as you proceed toward Route 44 down Bickford Drive. As a result, there are two levels to Building R1 which fronts on the south westerly side of Bickford. This grade differential provides opportunity for a second level accessed on the North westerly elevation, adjacent to the parking. A medium sized courtyard reached from Climax up a set of landscaped stairs is achievable with potential for a trellised roof top outdoor dining area at the second floor level.

The sidewalks of the Crossing are typical retail sidewalks for the Town Center, providing adequate width for landscaping, outdoor sales and benches and tables.

While the design and development of the Climax parcel is not finalized, the plan illustrates the exciting opportunities that the parcel offers in combination with the adjacent parcels.



19

TRO JB ©Carpionato GROUP

the CROSSING





the Park

The enlarged park plan illustrates a number of proposed improvements, along with those folded into the 2012 Plan. Central among them are:

New improvements:

- Increased Park area
- Increased Park area to 15.16 acres.
- Creation of an indoor/outdoor pavilion
- An apple orchard

2012 planned improvements:

- Landscaped area around venerated tree
- Town development of retention pond
- Walking trail system
- Two wetland crossing bridges



20





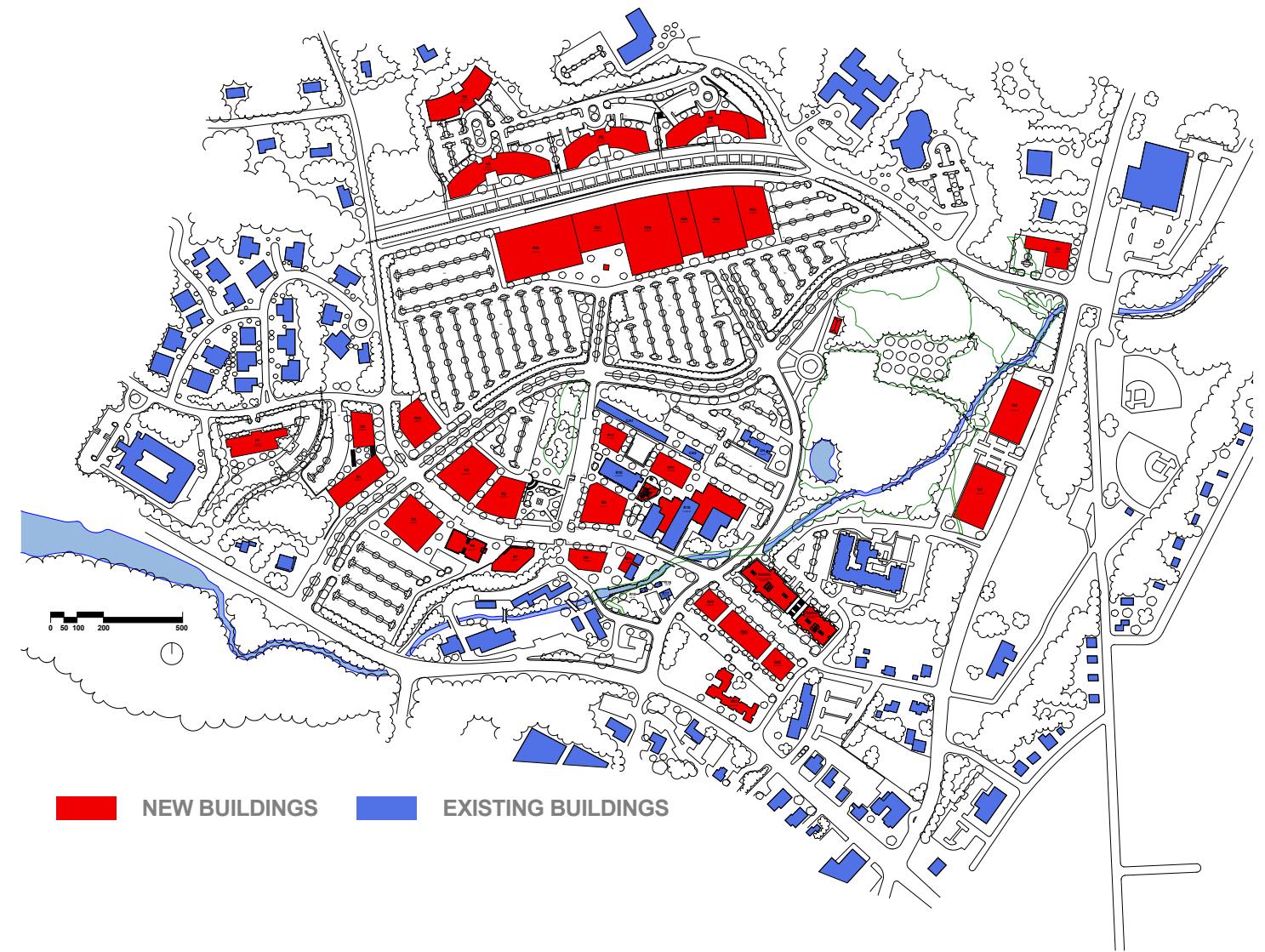
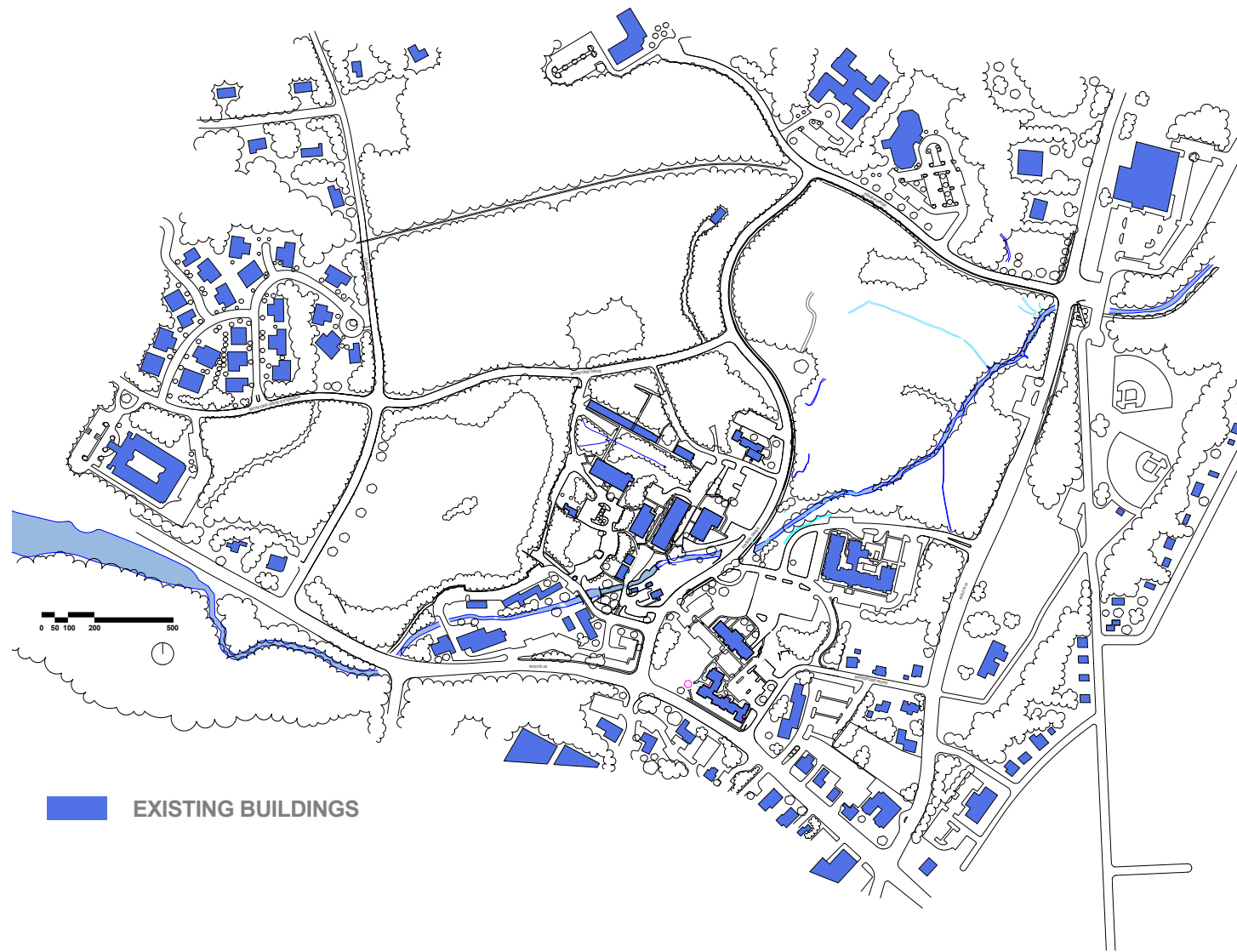
Open Space and Density

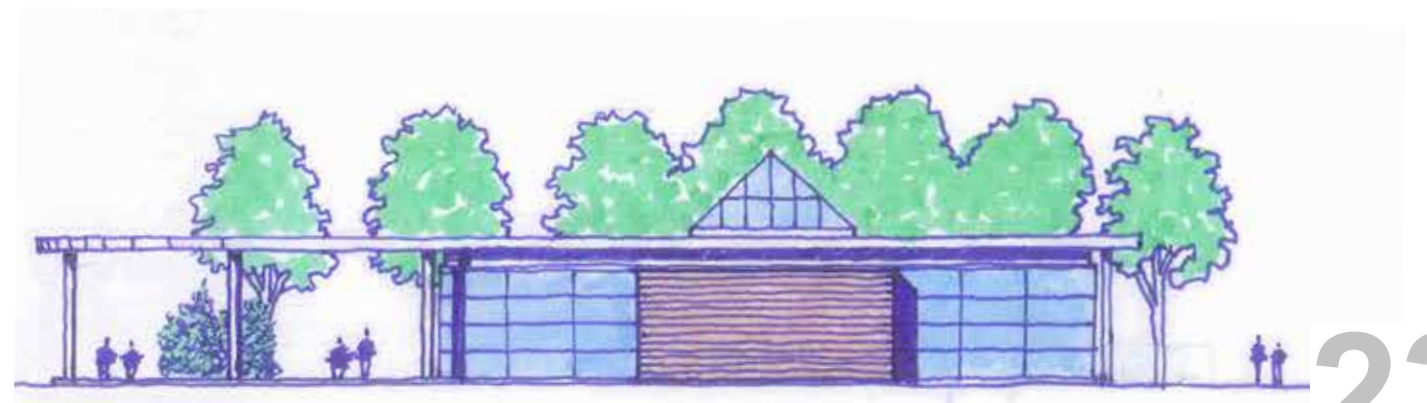
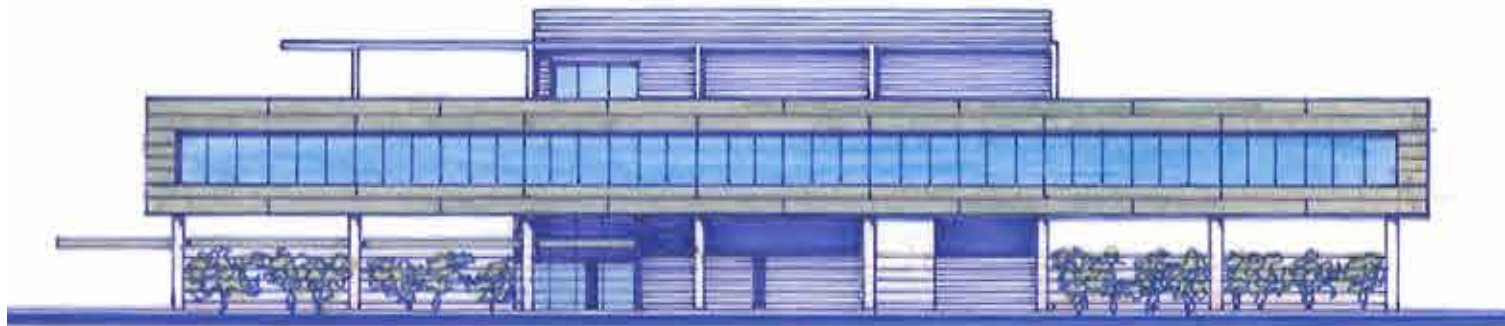
The Carpiionato Plan proposes a total development area of 1,159,396 square feet of development. Of that total development 687,436 square feet make up the total building coverage area on the land. This translates to a building coverage of 16.3% of the 96.5 acres. The Carpiionato plan creates approximately 1, 246, 800 square feet of open green space, exclusive of the walking street in the Brownstone District. That is 28.6 acres of open green space, 15.1 acres of Park and 13.5 acres distributed throughout the design districts. This calculation does not include the interstitial walkways between buildings nor any sidewalks or parking divider strips.

District		Coverage	Area (sf)	%Coverage
District # 1	the Park	1800*	659,746	0.27
District # 2	Village Green	85,000	475,240	17.89
District # 3	the Square	237,000	1,219,680	19.43
District # 4	the Brownstones	134,186	601,128	22.32
District # 5		128,000*	305,816	41.86
District # 6	Climax Road	50,000*	270,072	18.51
District # 7	the Knoll	42,000	531,445	7.90
District # 8	Simsbury Road	13,000	194,949	6.67
Total		690,986	4,258,076	16.23

*These ground floor (coverage) numbers are updates to and supercede those in the July 02, 2015 Carpiionato Avon Village Center application





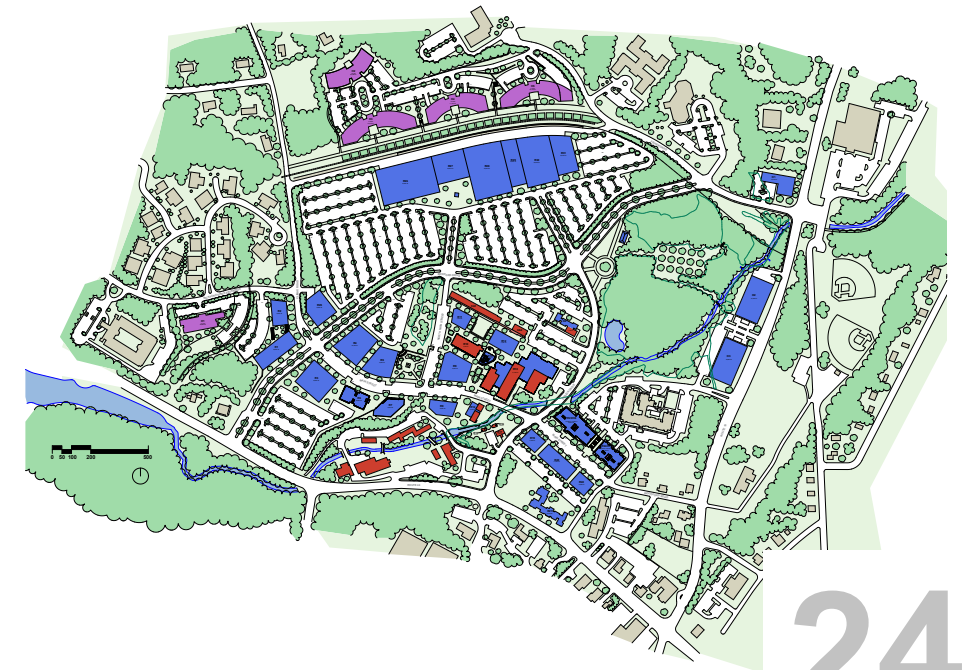
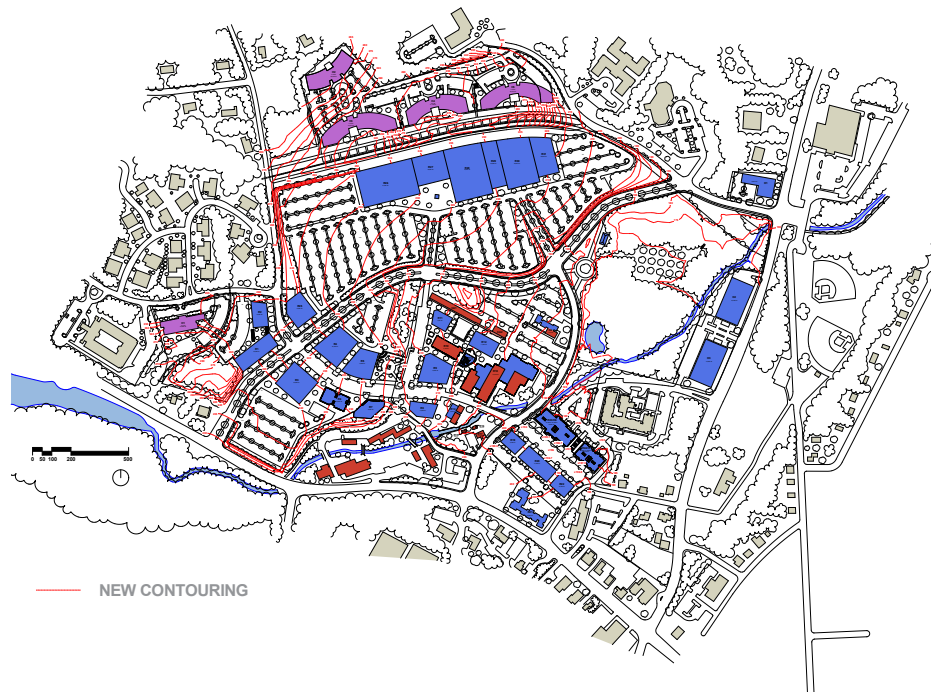
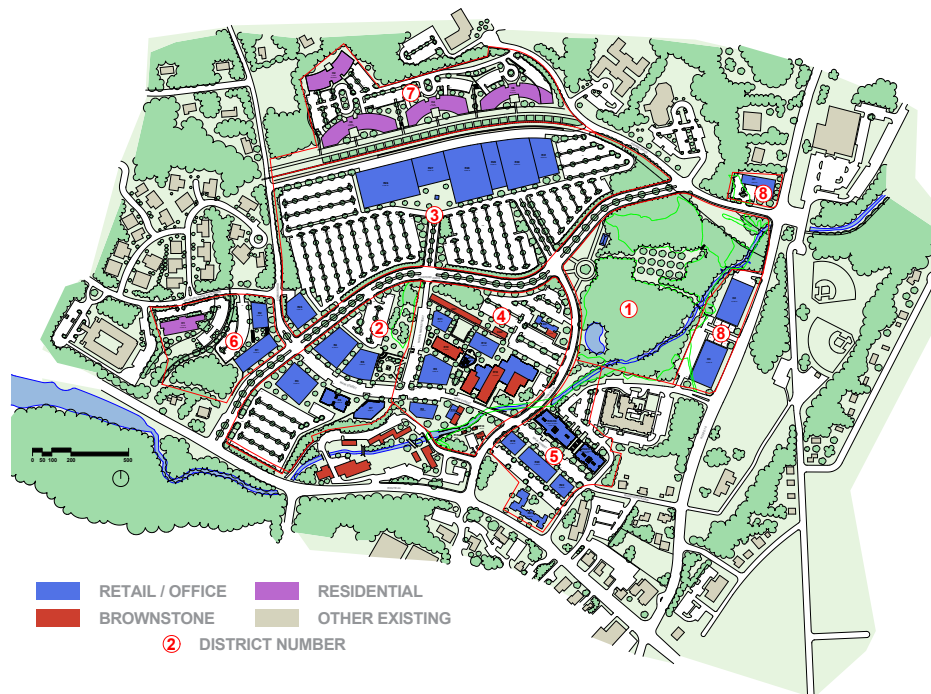


23

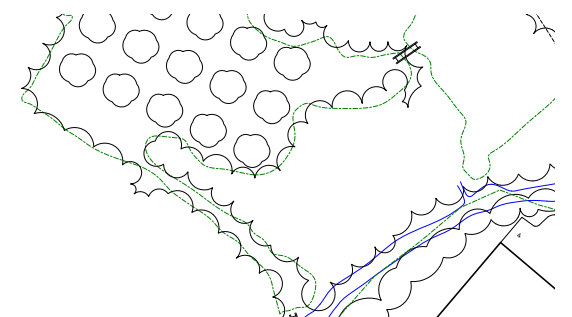
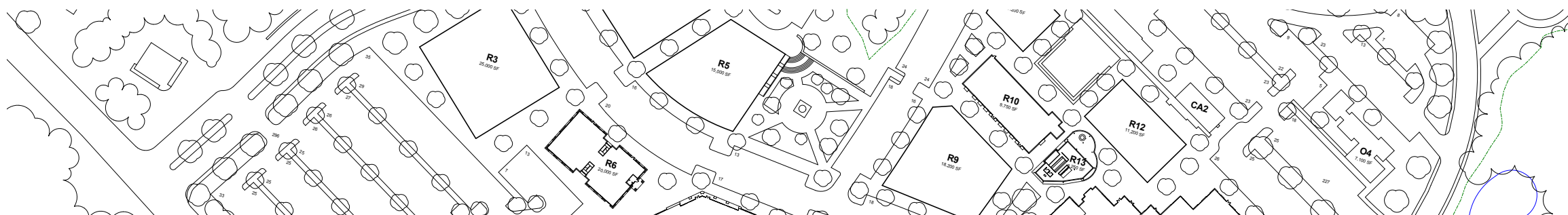
TRO JB © Carpionato GROUP

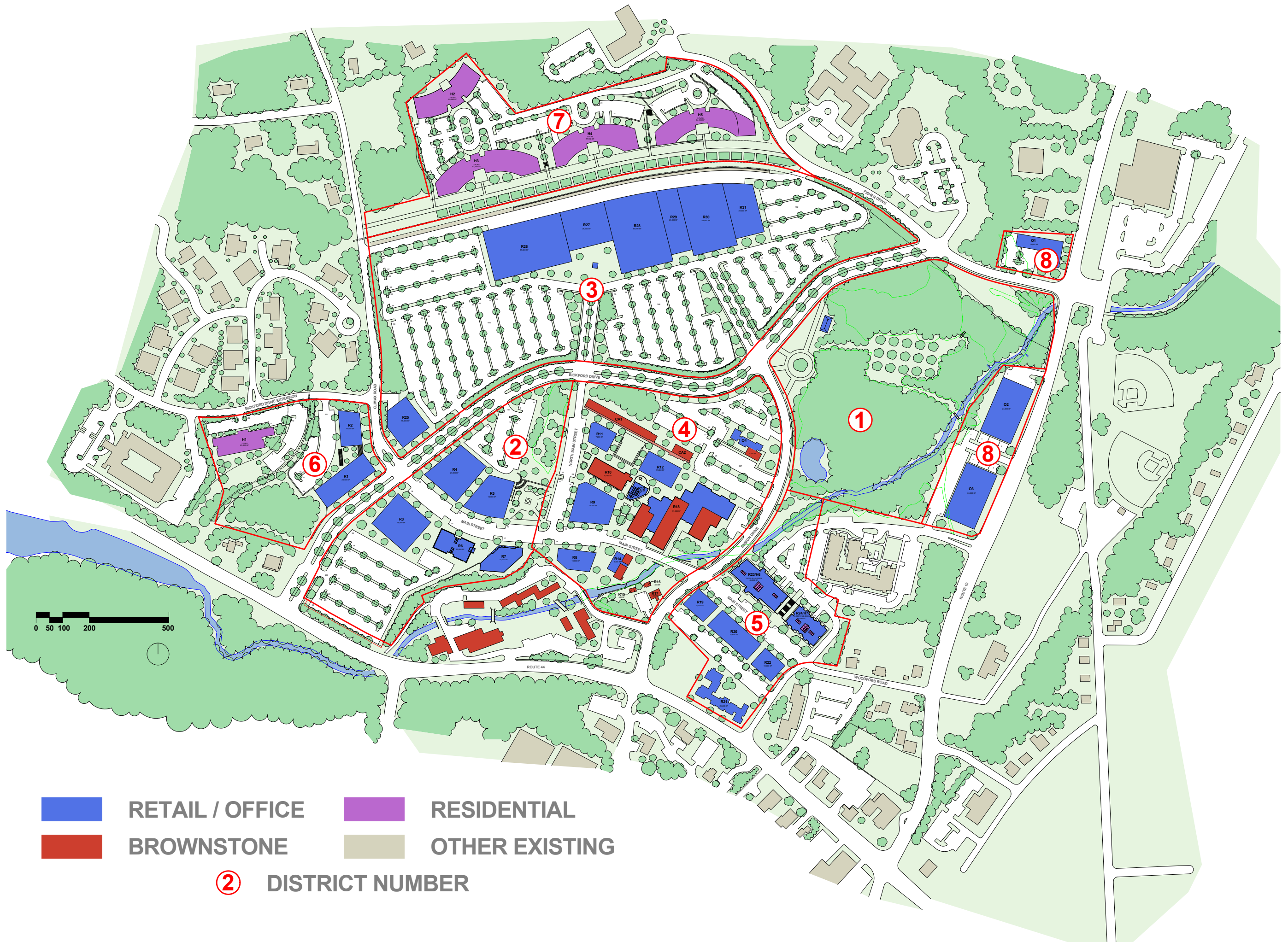
ARCHITECTURAL CONCEPTS





24







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WETLANDS

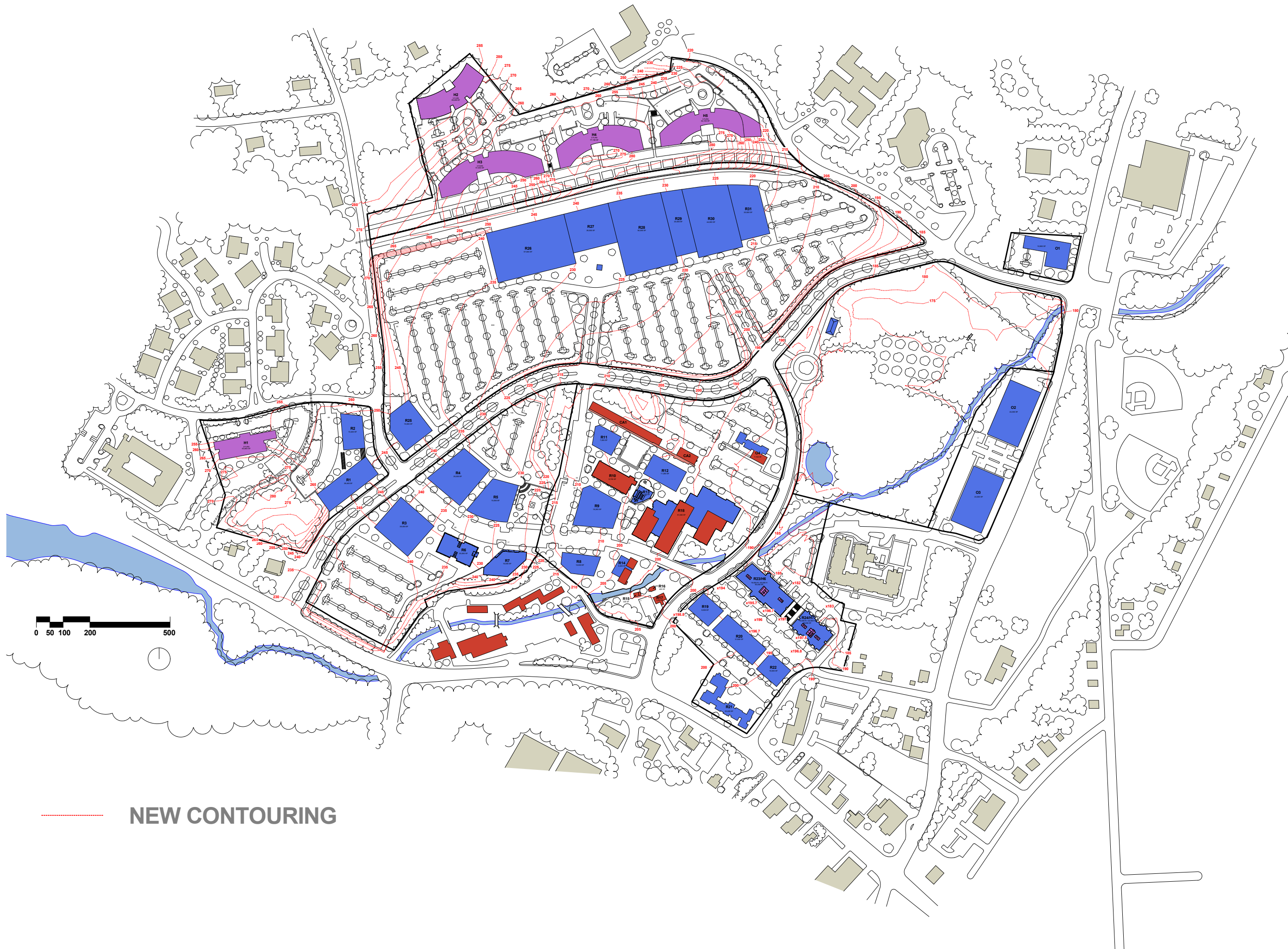


STEEP SLOPES



M.D.C. EASEMENT





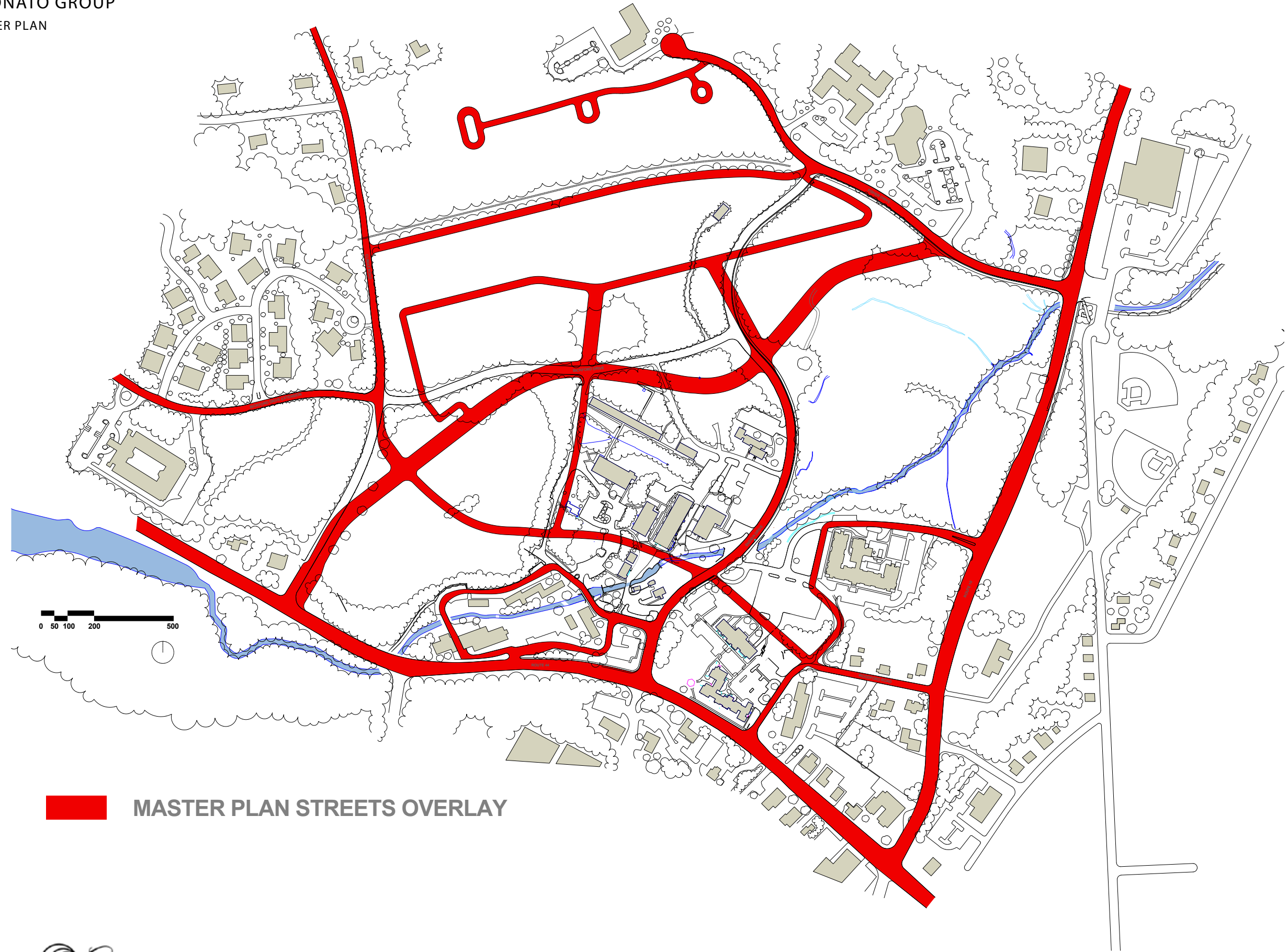
----- NEW CONTOURING







DISTRICT 3: the SQUARE PLAN+ELEVATION



 MASTER PLAN STREETS OVERLAY