AVON VILLAGE CENTER
PROPOSED ALTERNATIVE SCHEME
OCTOBER 19, 2015
SCALE: 1"=400'-0"

SKETCH 2
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
CURRENT SCHEME TREATS ALL OF BICKFORD DRIVE AS A CONTINUOUS PARKWAY THROUGH THE SITE

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.
CURRENT SCHEME INCLUDES LARGE CENTRAL PARKING FIELD THAT SEPARATES THE KNOLL AREA FROM MAIN STREET AREA

WHILE LINER BUILDINGS SUGGEST FRONTAGE ON BICKFORD DRIVE, CURRENT LAYOUT INCLUDES DEEP SETBACKS AND LIKELY FRONTS ON PARKING AREAS INSTEAD

LARGE FORMAT RETAIL ADJACENCY TO EXISTING RESIDENTIAL NEIGHBORHOOD CREATES LIKELY CHALLENGES DUE TO NOISE, ODOR AND VISUAL IMPACTS

LARGE FORMAT RETAIL RELOCATED TO OPPOSITE SIDE OF SITE ADJACENT TO MORE SYMPATHETIC USES AND WITH DIRECT FISHER DRIVE ACCESS

LAST BUILDING 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
Building typologies don’t relate to local context and result in monolithic structures.

Weak connection to rest of Avon Village Center.

Access drive and drop-off areas feel like part of parking lot area instead of like a residential street.

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.
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.
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
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 BERM AND LANDSCAPE WHEN FACING NATURAL AREAS OR OTHER PARKING LOTS
2) A MORE FORMAL MIX OF FENCING AND LANDSCAPE WHEN FACING BUILDINGS