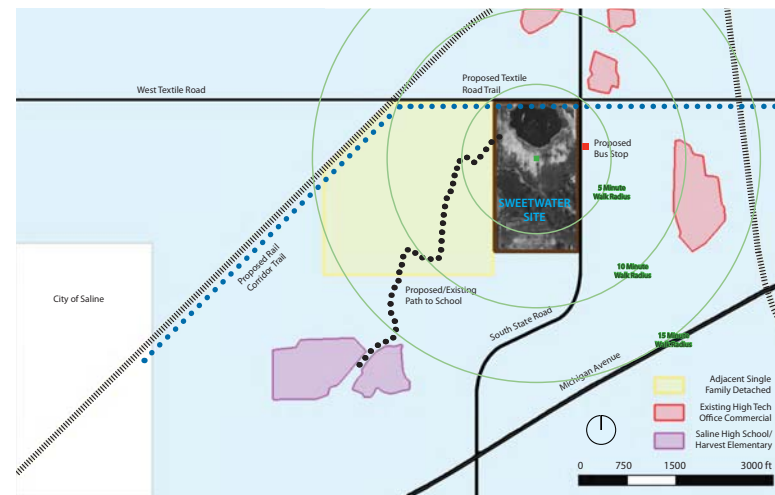


# Initial Approach & Context

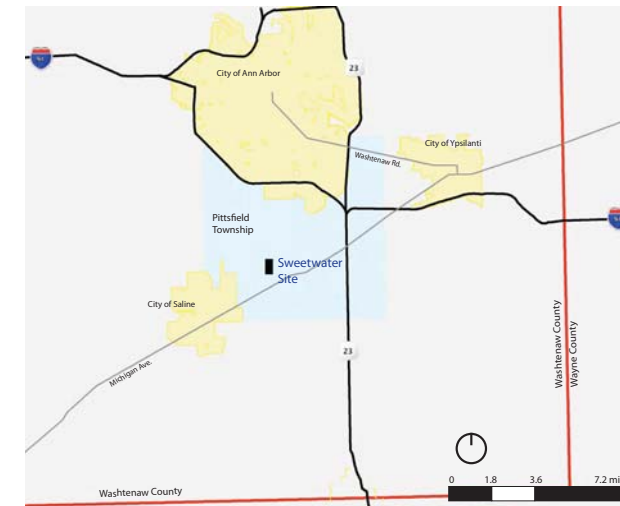
## Goals

- 1) Design a mixed-use node that provides amenities for the entire Township, while fostering a neighborhood identity for Sweetwater residents and shop owners.
- 2) Increase connectivity to surrounding residential, commercial, educational, and recreational uses.
- 3) Preserve the unique ecological systems found on site, and use the natural features as springboards for design-based experience zones.

## Local Context



## Regional Context



## Site Inventory & Analysis

A giant Bur Oak tree is the focal point of the Northern Portion of the site, welcoming a grand boulevard entry point.

The site contains a natural wooded wetland to the South and a man-made wetland to the North. A rare Blandings Turtle was discovered in the southern wetland during a site visit. The complexity of the water ecosystems necessitates the incorporation of stormwater infrastructure that increases infiltration and retention while decreasing runoff.

The site's sloping topography presents an opportunity for a unique design solution at the Northeast Corner. It also requires that street contours follow the perpendicular to the graded slope.

The proximity to schools and of to the high-tech corridor creates the opportunity for a mixed-use node that can become an amenity for all of Central Pittsfield township.

## Residential Precedents



## Proposed Circulation



# Engaging the Site's Ecology

## Adjacency Matrix

	Detached Residential	Retail	Commercial	Wetland	Forest	Street	Neighborhood Sidewalk	Boardwalk	Solitary Black Oak	Porous Paths	Bus Stop	Adjacent Neighborhood	Detached Townhomes	Shared-Wall Townhomes
Detached Residential	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Retail	Red	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Commercial	Red	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Wetland	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Forest	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Street	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Neighborhood Sidewalk	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Boardwalk	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Solitary Black Oak	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Porous Paths	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Bus Stop	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Adjacent Neighborhood	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Detached Townhomes	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Shared-Wall Townhomes	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

■ Essential  
■ Avoid  
■ Non-Essential



### Rain Garden

- Ageratina altissima*
- Asarum canadense*
- Anemone virginiana*
- Bromus* species
- Caltha palustris*
- Carex* species
- Elymus* species
- Geranium maculatum*
- Helianthus* species
- Heracleum maximum*
- Impatiens capensis*
- Lilium michiganense*
- Lobelia cardinalis*
- Lobelia siphilitica*
- Onoclea sensibilis*
- Parthenocissus quinquefolia*
- Sanquinaria Canadensis*
- Symplocarpus foetidus*

### Pond

- Asarum canadense*
- Asclepias incarnata*
- Asclepias syriaca*
- Bromus* species
- Carex* species
- Cephalanthus occidentalis*
- Elymus* species
- Eupatorium maculatum*
- Eupatorium perfoliatum*
- Helianthus* species
- Lobelia cardinalis*
- Lupinus perennis*
- Silphium perfoliatum*
- Symplocarpus foetidus*
- Vernonia missurica*
- Zizia aurea*

### Woodland

- Acer rubrum*
- Amelanchier arborea*
- Carpinus caroliniana*
- Carya ovata*
- Cephalanthus occidentalis*
- Hamamelis virginiana*
- Podophyllum peltatum*
- Prunus serotina*
- Prunus virginiana*
- Quercus alba*
- Quercus bicolor*
- Quercus rubra*
- Vaccinium* species

### Prairie

- Aquilegia canadensis*
- Asclepias tuberosa*
- Aster azureus*
- Carex* species
- Echinacea* species
- Elymus* species
- Liatris spicata*
- Lupinus perennis*
- Monarda fistulosa*
- Oligoneuron rigidum*
- Ratibida pinnata*
- Rudbeckia hirta*
- Schizachyrium scoparium*
- Silphium terebinthinaceum*
- Solidago speciosa*
- Sorghastrum nutans*

## Land Uses

- Detached Residential
- Compact Residential
- Community Center
- Natural Areas
- Retail
- Commercial
- Boardwalk
- Mixed Retail / Residential
- Roads / Paths

## Buffers

Buffers will aide in slowing the flow of water through and across the site. While providing an attractive native landscape, buffers will also provide a travelway for wildlife.

## Street Verge

In addition to rain garden species:

- Asimina triloba*
- Carpinus caroliniana*
- Cercis canadensis*
- Cornus stolonifera*
- Gleditsia triacanthos*
- Gymnocladus dioicus*
- Ilex verticillata*
- Physocarpus opulifoliosus*
- Staphylea trifolia*

# A Vibrant Neighborhood Emerges

## SE Perspective of Site



## Summary Statistics

Total Residential:	159 units
Single Family Detached:	42 units, 198,450 sq ft
Townhome Style:	81 units, 148,330 sq ft
1 Stall Garage Townhome:	38 units
2 Stall Garage Townhome:	43 units
Condominium Style:	36 units, 43,270 sq ft
Retail/Restaurant:	84,570 sq ft
Commercial/Office:	32,580 sq ft
Community Rm/Fitness Cntr:	7,950 sq ft
Parking (Public/Private Spaces):	85/186
Compactness (excluding wetlands):	3.18 Dwelling units/acre

## Conclusions

Even with ample wetland buffers, the Sweetwater site can support a mixture of uses, with a traditional neighborhood system of connectivity. The cul-de-sac pattern of suburban development is not necessary on the Northern portion of the site, allowing for pedestrian friendly streets that can accommodate stormwater retention and filtration features in the verge. By providing nodal entry points at key intersections with the surrounding community, the site will become a successful retail and commercial anchor for Central Pittsfield.

## Site Plan, Street Sections, & Design Character

