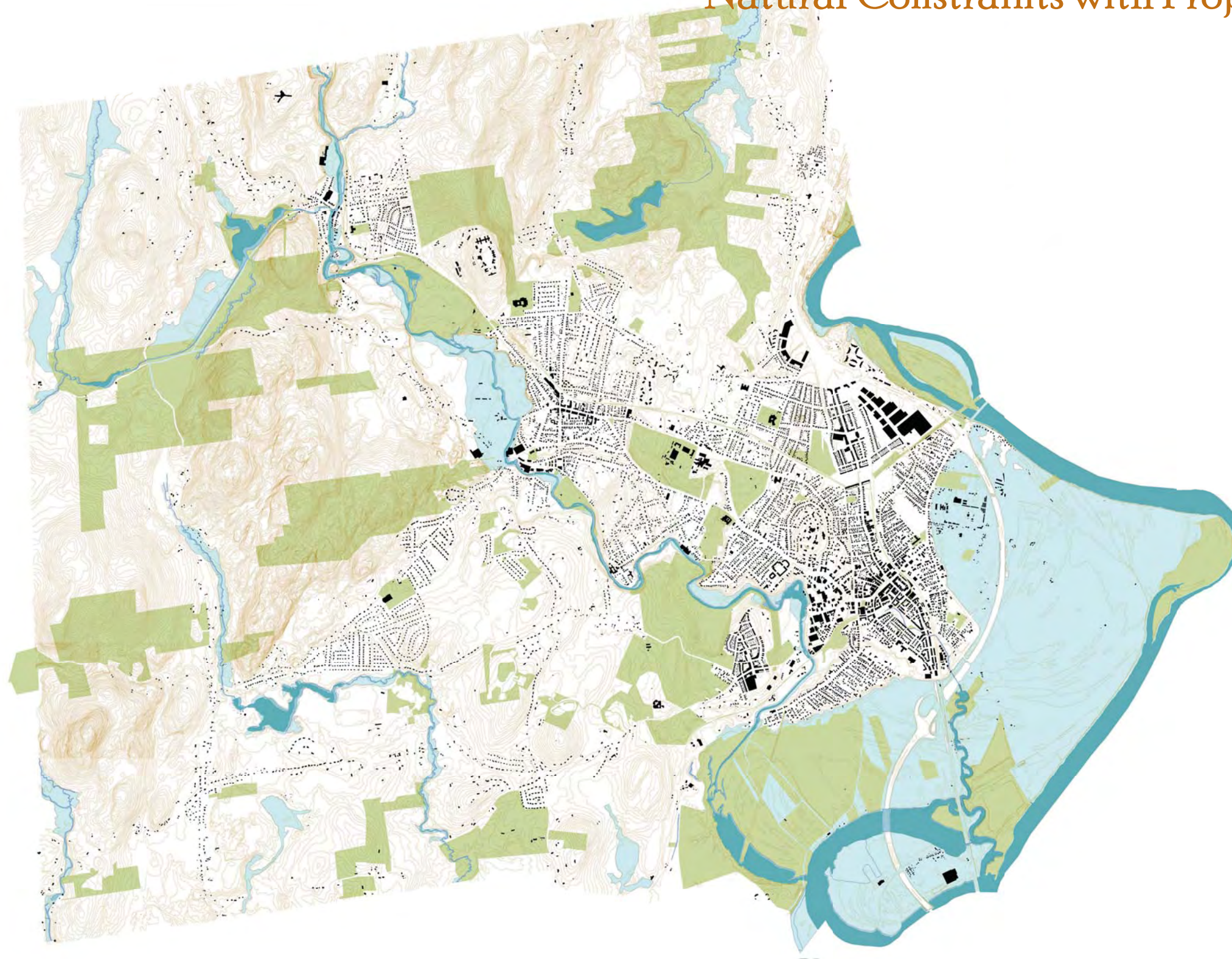
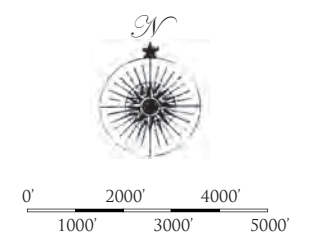


Natural Constraints with Proposed Figure Ground



KEY:	
	TOPOGRAPHY CONTOURS (5'0")
	PUBLIC OPEN SPACE
	FLOOD PLAIN
	RIVER

Envisioning *Sustainable Northampton* (ESN) respects natural constraints of the land as design boundaries. The relationship between these boundaries and the proposed figure ground is depicted here.



Sector Map (Design Strategy)

KEY:

SENDING - NO GROWTH
(SECTORS O1, O2 & G1)

RECEIVING - CONCENTRATED
GROWTH (SECTORS G2 & G3)

INFILL GROWTH
(SECTOR G4)

Illustrated here is the over-arching design strategy of ESN.

Each sector is defined by and includes the following:

SENDING (NO GROWTH)

- Medium Slopes
- Woodlands
- Flood Plain
- Open Space to be Acquired
- Corridors to be Acquired
- Buffers to be Acquired
- Legacy Woodland
- Legacy Farmland
- Legacy Viewshed
- Surface Waterbodies
- Protected Wetlands
- Protected Habitat
- Riparian Corridors
- Conservation Easements
- Land Trust
- Transport Corridors
- Open Space
- Selected Residential Subdivisions

RECEIVING (CONCENTRATED GROWTH)

- Proximity to Major Thoroughfares
- Proximity to Major Transit
- Already Developed Areas

INFILL GROWTH

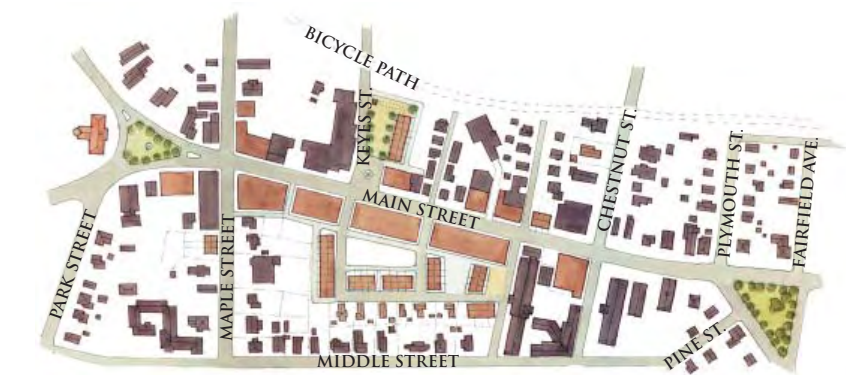
- Already Developed Areas

31 ENVISIONING *SUSTAINABLE NORTHAMPTON*

Florence, Bay State, & Leeds

DESIGN INTENTION (FLORENCE):

Enhance the distinct character of Florence’s historic center through mixed-use infill development; to create a new neighborhood center serving the southern portion of Florence; and to integrate affordable housing into the neighborhood centers.



CENTRAL FLORENCE

DESIGN INTENTION (BAY STATE):

Densify two blocks of Bay State’s historic center through infill on selected sites.



SOUTH FLORENCE

DESIGN INTENTION (LEEDS):

Expand the number of residences, commercial activities, and public parks in and adjacent to the existing village to make Leeds a more viable mixed-use neighborhood.

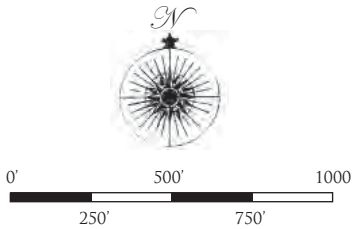
These proposals include design strategies described on the opposite page.



CENTRAL BAY STATE



LEEDS NEIGHBORHOOD





MAIN STREET FLORENCE: EXISTING



MAIN STREET FLORENCE: PROPOSED

LEEDS

CREATE COMPACT WALKABLE NEIGHBORHOOD

- Create connective street network between Route 9 and Florence Street to accommodate expanded residential neighborhood.
- Promote modest mixed-use infill near intersection of Audubon Rd., Reservoir Rd., River Rd. and Mulberry St. to create a more identifiable village center.

FLORENCE

ENHANCE THE EXISTING SENSE OF PLACE

- Provide two- to three-story mixed-use infill development, especially along the south side of Main Street.
- Provide affordable housing, such as ‘tuck-under’ rowhouses, along a new street network within the large block on the south side of Main Street.
- Incorporate a prominent civic building at the western end of Main street, on the former site of the historic Cosmian Hall.

NEW NEIGHBORHOOD CENTER

- Repair the street network to the north of the Mill River, creating a new neighborhood centered on a public square.
- Incorporate affordable housing types as an alternative to Florence Heights.

BAY STATE

ENHANCE THE CENTER

- Provide small-scale residential infill (including affordable units) around existing mill buildings to increase spatial definition and create a distinct sense of place.
- Allow modestly expanded space for grocery/general store to serve neighborhood.

