

PRELIMINARY TOWNHOUSE SCHEMES



Our first design scheme for the multi-family townhouses attempted to minimize paved areas and infrastructure, while still giving every unit a private back yard and an easily visible and accessible front door.

We arranged three buildings of six units each around a loop road with on-street parallel parking. The average length of a parking space (20'-0") happens to align closely with the average length of the units. Overflow parking is compact head-in parking easily accessible within walking

distance. The two interior buildings back up to each other, with private back yards protected by the buildings.

The negatives of this scheme include excess infrastructure costs due to road length and lack of access to the natural beauty of the site, since the majority of units back onto roads instead of the woods.

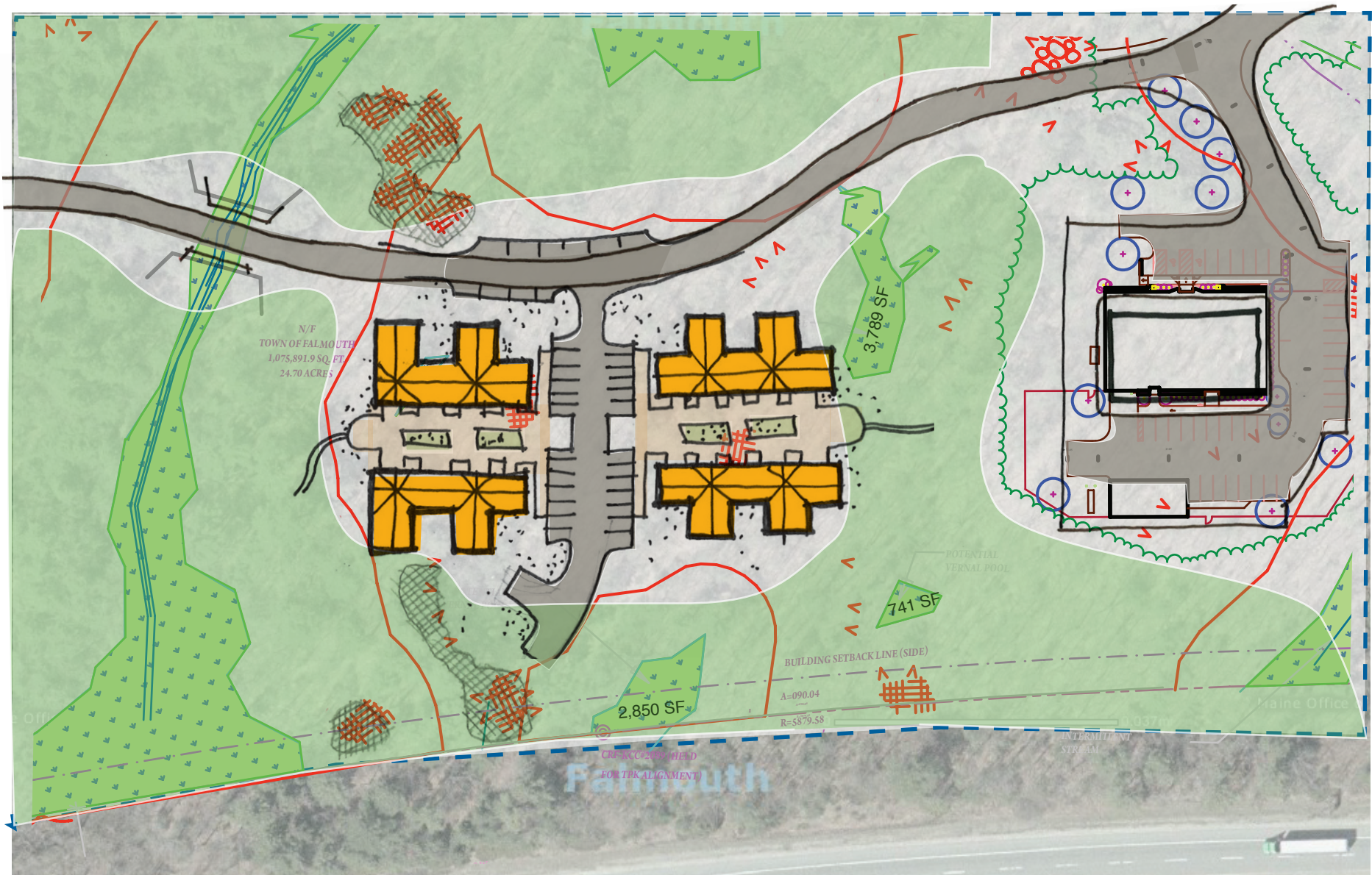


Our second townhouse scheme went in an entirely different direction. If all paved space is consolidated in one central area, the impervious area on the site can be minimized, and the area used for parking can also serve as children's play space, as long as cars are kept from moving faster than walking speed through clever landscape and hardscape design. Carports can provide cover for vehicles while still giving clear views toward front doors and entries.

Each unit still has a private back yard, looking out onto the open space. Overflow parking is built as parallel parking along the main road, using the presence of parked cars to slow traffic down and create a safe and welcoming environment.

Negatives include the necessity of a large cleared area in the existing forest canopy, a large amount of impervious area and the unfamiliarity of such a dramatic amount of "shared space" for prospective buyers.

CROSS COURT TOWNHOUSE SCHEME



Our final and preferred townhouse scheme is called the Cross Court. A single entry road lined with head-in parking creates a compact and accessible roadway which is easy to maintain and plow in the winter. Every unit is located a short walk from parking through a landscaped courtyard that provides views to the woods, with nature trails heading out into the open space.

Carports provide extra cover for automobiles in the winter without the expense or visual impact of a line of garages. Each unit has a private back yard, and a clearly designated public front door.

We feel that this scheme creates an efficient, affordable infrastructure and buildings while still creating a shared social space in front of each unit, and giving each owner privacy in the back yard. The buildings align with the south sun, giving free heat to each unit. This scheme shows a strong balance between innovation, affordability and sustainable site development.

SINGLE FAMILY & DUPLEX (AREA 2)



All development schemes share a similar design theme for Area Two (duplex and single family units). The site is arranged so that the greatest traffic and housing density is located closest to Woods Road, with the single family houses located deepest in the woods to the west on the highest and flattest ground. Duplexes provide a transition from townhouses to the single family homes at the end of the loop road.

By moving the less dense development deeper into the site, the level of traffic and human activity would appropriately decrease.

The units themselves will be oriented to have roofs facing within 30 degrees of south to utilize both passive and active solar technologies whenever possible.

There are many precedents for cluster housing of this lot size and building type, including most of the housing developments built in the 1950s characterized by 75'-0" x 100'-0" lots and modest dwelling size. The Falmouth Flats neighborhood is a nearby example.

FINAL SITE DESIGN



Our final site design is the culmination of an integrated team design effort. The team consisted of developers, architects, landscape architects and civil engineers working closely together. This is the same process our team would take if selected, with the addition of extensive public involvement.

A successful development on this site will be affordable, sustainable and beautiful. The concepts shown in this presentation show the process and skills we can provide the Town of Falmouth to get to this goal.