

SITE PLANNING and CIRCULATION

- **Site Relationships**
 - Relationship to Main Street
 - Continuation of “downtown” when you are alone and life is getting you down
 - Unique opportunity for curved structure following street
 - Relationship to Whetstone
 - Upstream source of petroleum contamination?
 - Visual connection for café
 - Flood plane
 - Public access/pathway along Whetstone
 - Relationship to bicycle pathway
 - Plans for continuation have withered
 - Relationship to improve dysfunction junction
 - AOT plans do not consider new entrance to site

- **Site Opportunities**
 - Topography related to Canal Street elevation
 - Riparian – opportunities to restore what the brook wants to be when really it wants to direct
 - A riparian zone is the interface between land and a flowing surface water body. Plant communities along the river margins are called riparian vegetation, characterized by hydrophilic plants. Riparian zones are significant in ecology, environmental management, and civil engineering due to their role in soil conservation, their biodiversity, and the influence they have on aquatic ecosystems. Riparian zones occur in many forms including grassland, woodland, wetland or even non-vegetative. In some regions the terms riparian woodland, riparian forest, riparian buffer zone or riparian strip are used to characterize a riparian zone.
 - On site compost facility
 - Farmers Market or other public use opportunities
 - Anticipate building expansion or contraction

- **Site Circulation**
 - Customer access
 - Delivery/Storage access
 - Opportunity for offsite terminal
 - Bridge access to Flat Street for vehicle and pedestrian

- **Site Orientation**
 - Solar
 - Hydro proximity
 - Historical site orientation
 - Green roof

SITE PLANNING and CIRCULATION

- **Parking**
 - Under the building, utilize available grade change
 - Second level utilizing available grade change
 - Behind street front
 - Drive through/under building
 - Landscaped parking, tree shading
 - Identifiable parking entrance from motor vehicles
 - Pervious pavement
 - Flat street opportunities for parking/access bridge

- **Site Entrance**
 - Upper level from Canal Street
 - Intersection of dysfunction junction
 - Destination from NH
 - Bridge from Canal Street for vehicle or pedestrian
 - Relationship of checkout to parking/customer access

- **Building Footprint**
 - “L” shaped creates courtyard for public or parking opportunities
 - “T” shape creates multiple courtyard opportunities
 - Street front along Main continues downtown
 - Setback from Main creates pedestrian green buffer
 - Multiple story creates Ct. river view
 - Terracing creates opportunities for visual interest
 - Upper level green space
 - Compatible with natural grade changes, horizontal and vertical
 - Multi use, commercial/residential

- **Canal Street Site**
 - Good solar orientation
 - Return space to River, riparian
 - Vehicle access may be improved
 - Continues streetscape east/west as opposed to north/south
 - Connects better to other businesses
 - Better proximity to public parking
 - Coop currently has parking in lots there

- **Existing Structure**
 - Cost effective potential
 - Disruption to ongoing business