

goalsOBJECTIVES

UTILIZE THE AVENUE AS DESTINATION by identifying nodes and promoting diverse development within them in addition to treating these nodes as public points of gathering.

CREATE A UNIQUE IDENTITY for Pittsfield by reinforcing and celebrating the landscape.

ENCOURAGE PEDESTRIAN AND BICYCLE use by installing sidewalks on the entire stretch of Washtenaw Avenue and incorporating public connection points across the avenue and into adjacent neighborhoods.

PROMOTE SUSTAINABLE SYSTEMS through the introduction of bioswales, preserving existing wetlands and setting aside agricultural land for the production of fuel crops.

INTRODUCE AN EFFICIENT TRANSPORTATION SYSTEM linking a dedicated bus lane with secondary uses of pedestrian & bicycle paths, car shares and points of interest.

identifiedASSETS

NATURAL RESOURCES; lakes, streams, woodlands offer unique landscape to Pittsfield.

DIVERSE foundation of commercial/retail development.

ESTABLISHED infrastructure allows for the improvement of existing systems.

Proximity to major universities and their resources; faculty & students.

proposedPROGRAM

Concentrate new density in pockets along Washtenaw Avenue.

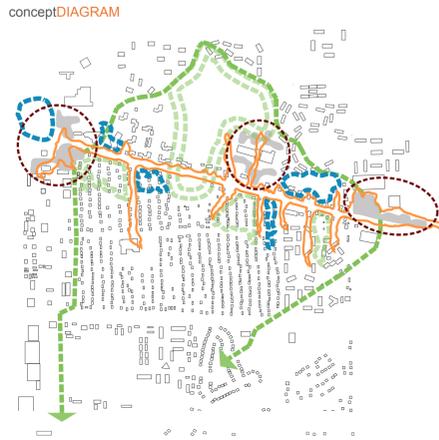
Retail: 75,940 SF

Commercial/Office: 93,500 SF

Affordable Housing: 84,400 SF

High-End Housing: 105,900 SF

Multi-Family Housing: 216,000 SF



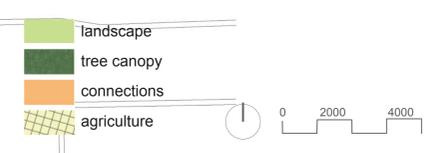
perspectiveHOUSING BEHIND THE BIG BOX



siteplanCONNECTIVE COAST



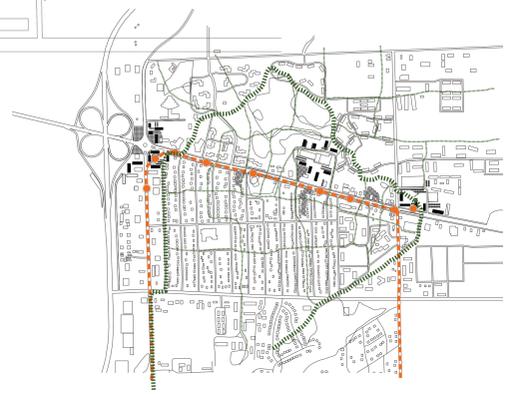
landscapeGREEN SYSTEMS



perspectiveGREENWAY AT GOLFSIDE



transportationPRIMARY CIRCULATION



perspectiveBUS STOP AT CARPENTER & WASHTENAW



perspectiveBIG BOX PARKING LOT INFILL ALONG WASHTENAW

