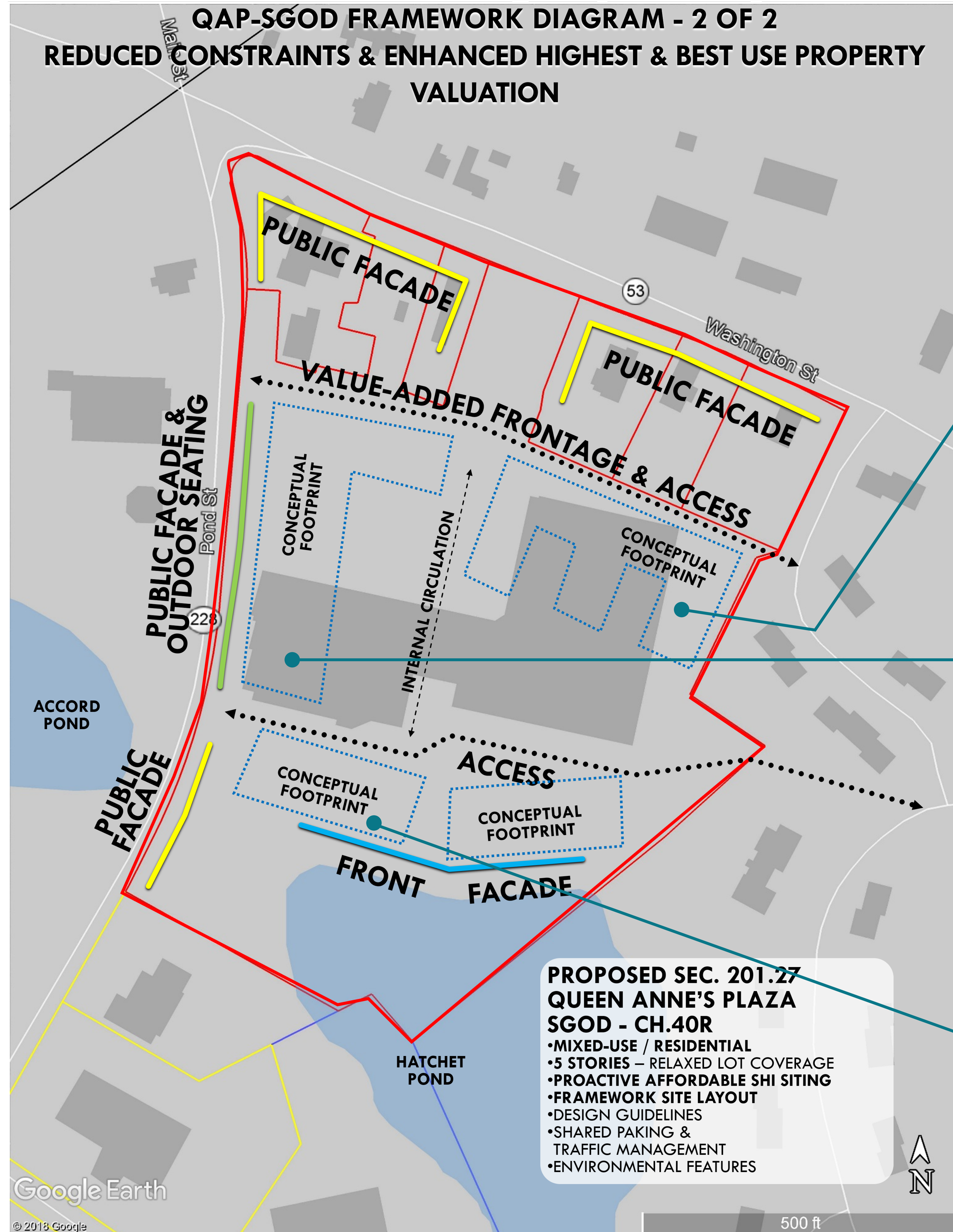


Proposed Queen Anne's Plaza Smart Growth Overlay District Site Organization Framework

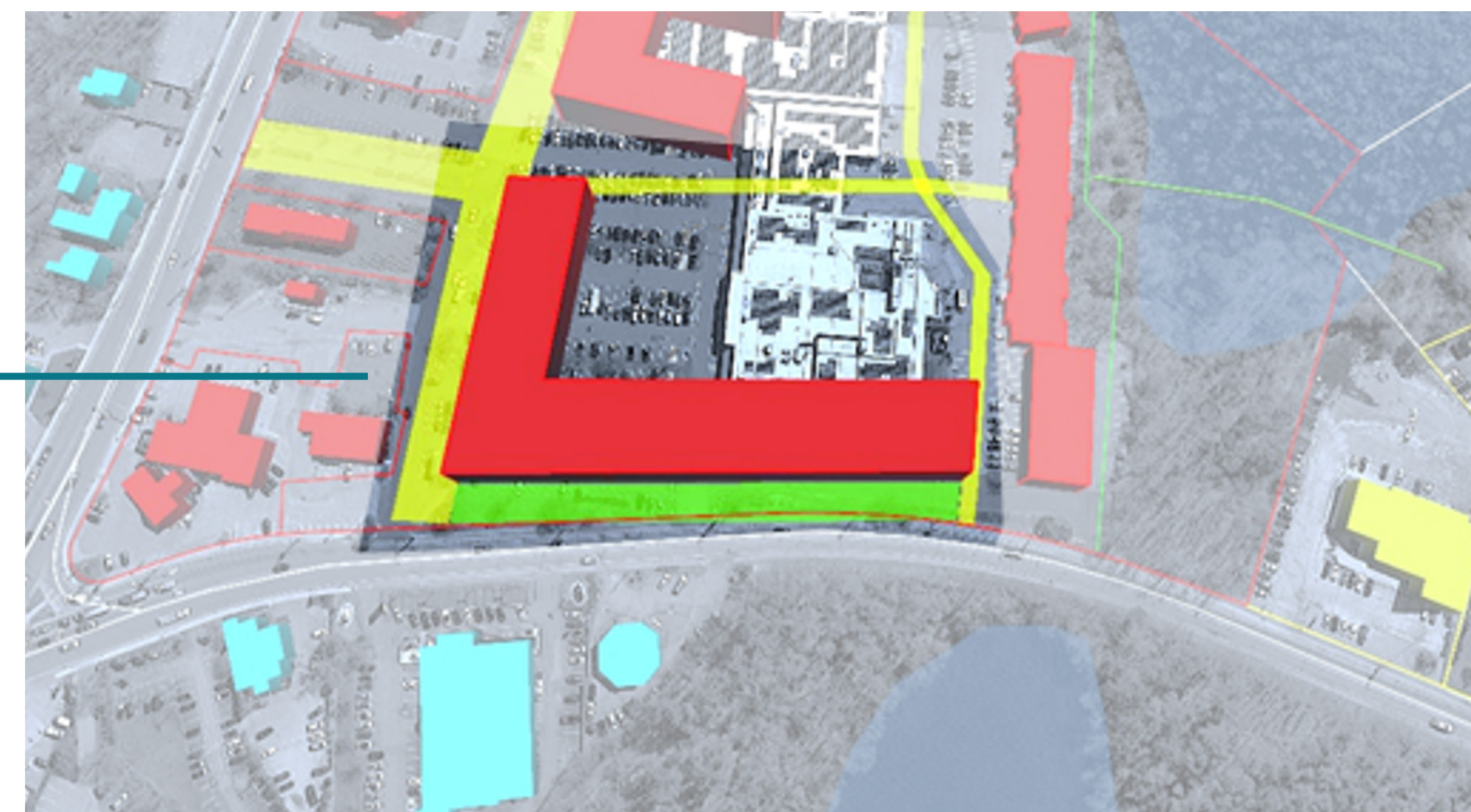


Proposed Sec. 201.27 Zoning Map Overlay District

QAP-SGOD FRAMEWORK DIAGRAM - 2 OF 2
REDUCED CONSTRAINTS & ENHANCED HIGHEST & BEST USE PROPERTY VALUATION



Test-Fit Case Study: The Tremont, Burlington



A hypothetical 70-foot deep building:
Mixed-use/Residential



Test-Fit Case Study: 57 Main Street,
Marlborough-Mixed-use/Residential

DESIGN FRAMEWORK DIAGRAMS

In tandem with the Queen Anne's Plaza Smart Growth Overlay District use/dimensional regulations, the Design Guidelines are intended to guide the ideal placement of buildings, their facades/entrances, non-prominent parking areas, and internal vehicular and pedestrian circulation to create a pleasant and safe environment with minimal distances between buildings and between different buildings' main entrances.