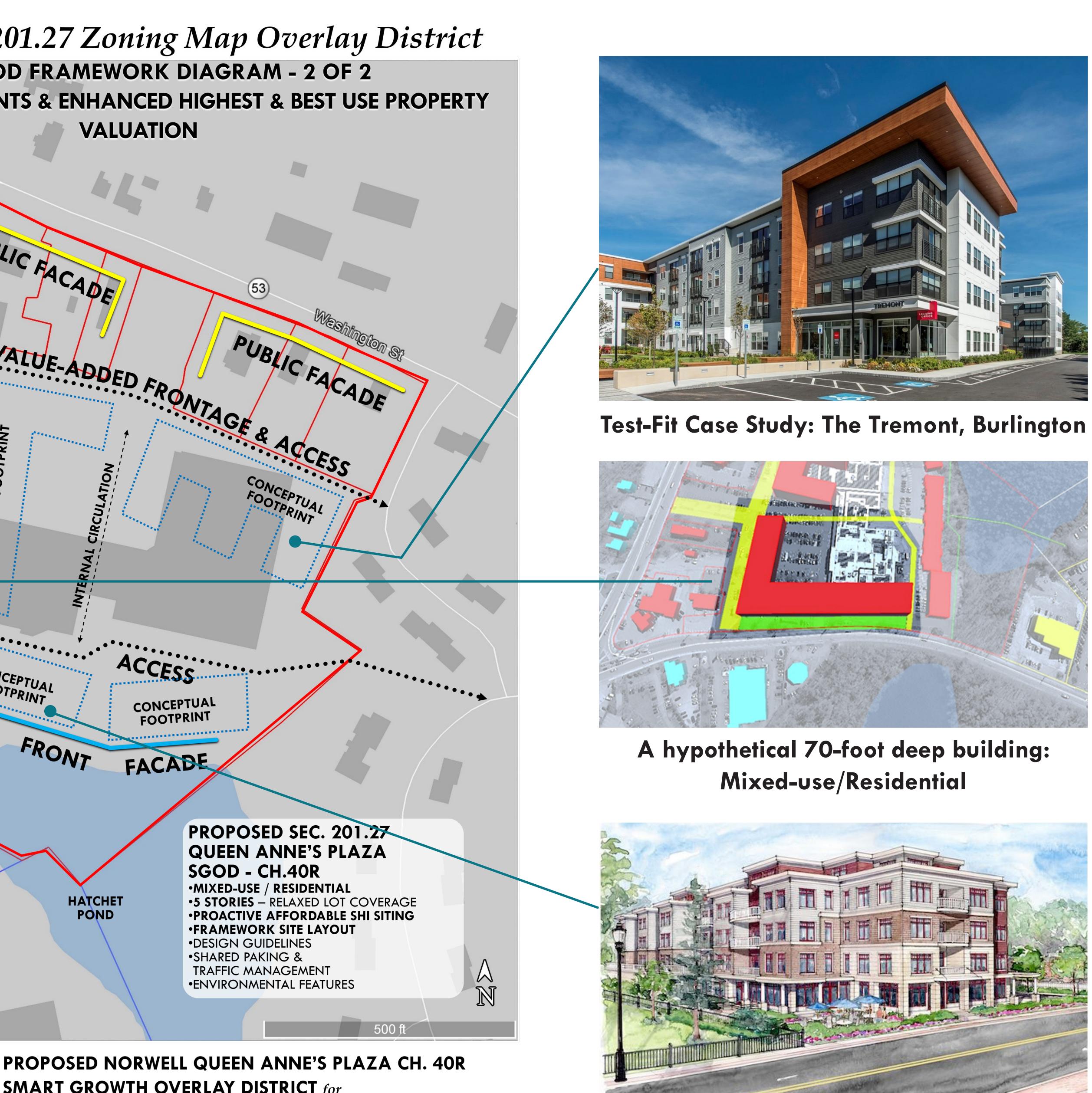
Proposed Queen Anne's Plaza Smart Growth Overlay District Site Organization Framework

Proposed Sec. 201.27 Zoning Map Overlay District **QAP-SGOD FRAMEWORK DIAGRAM - 2 OF 2 REDUCED CONSTRAINTS & ENHANCED HIGHEST & BEST USE PROPERTY** VALUATION ACADE VALUE-ADDED FRA OUTDOOR SEATING CONCEPTUAI FOOTPRINT ACCORD POND **A....** CONCEPTUAL FOOTPRINT CONCEPTUAL FOOTPRINT FRONT FACADE HATCHET POND © 2018 Google





SMART GROWTH OVERLAY DISTRICT for (1) MIXED-USE / RESIDENTIAL OPTIONS; (2) ENHANCED TOWN COMMERCIAL TAX BASE; & (3) PROACTIVE AFFORDABLE SHI SITING QAP-SGOD *building footprints*



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, nonprominent 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.

