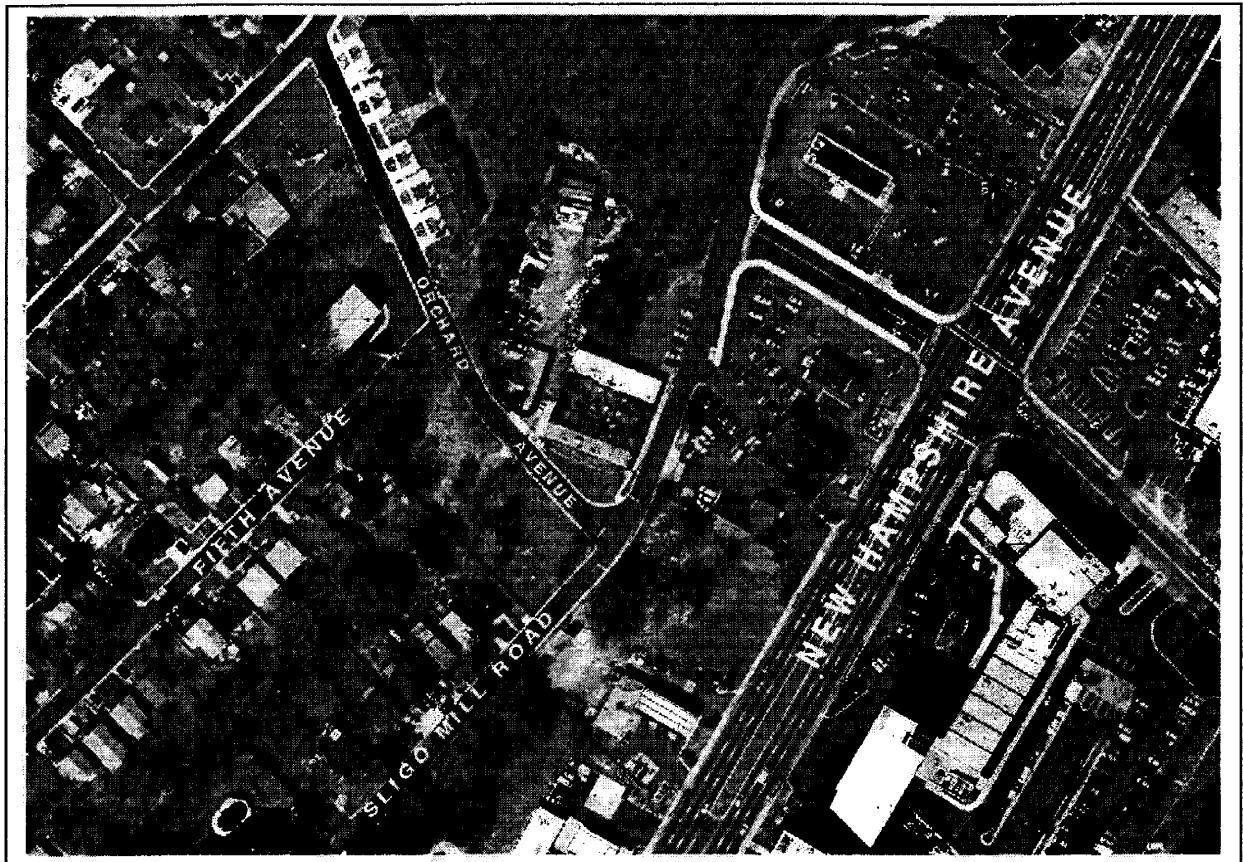


PROJECT DESCRIPTION: Site Description

The subject site, trapezoidal in shape, covers 0.12 acres of land area or 5,251 square feet with approximately a 75-foot width at the street frontage on Orchard Avenue and 85 feet of lot depth. The site is currently unimproved with a gravel surface, and is used for parking and the storage of construction materials by the surrounding commercial businesses. The eastern half of the site is relatively flat while the terrain drops downward at a 2.0% grade toward the southwest and the street frontage. There are no significant trees on the site; the vegetation consists of secondary growth trees of varied species, such as poplar, cherry, maple and cottonwood.



Aerial photograph of the site and adjacent areas

The commercial corridor of New Hampshire can be seen at the right. The land parcel directly south of the site, between Fifth Avenue and Sligo Mill Road is being acquired by M-NCPPC for a neighborhood park. The Master Plan recommends a basketball court, playground and neighborhood gathering space as program elements for the park design.

PROJECT DESCRIPTION: Proposal

The project provides 5,595 square feet of office space on three floors, of which 3,730 square feet is above ground. The compact building design responds compatibly to its surrounding residential context and maximizes the efficiency of its functional requirements while accommodating the natural topography and site features. Vehicular access and is provided via a 20-foot wide public alley adjoining the east boundary of the site that provides direct connection to the line of head-in parking.

The design features a building with two business entrances: one entrance at the lower floor level facing Orchard Avenue; the second entrance, which serves the upper two floors, is located along the side of the building facing the parking and the public alley. This internal building circulation parallels the architectural program and offers private, secure leasing areas to potential tenants. The distinct circulation patterns assist the design, creating smaller building forms whose massing imparts a logical division of space while achieving greater compatibility in scale with the surrounding residential housing.

The proposal features a lead sidewalk that splits into steps that rise to the upper level and descend to the lower level. The steps and entry have been thoughtfully designed to work efficiently with the parking, which, aligned along the side building façade, sits 3-4 feet above street grade. The parking will be screened from the street by a low wall and landscaping. The streetscaping will consist of a 5-foot sidewalk at the curb and White Oak street trees aligned along the north side of the sidewalk.

Plan showing proposed building with sidewalk and street trees

