

IV - APPENDIX

1 - ILLUSTRATIVE DIAGRAM EXAMPLES

ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan at right was developed by The Design Collective, Inc. during the Alston design charrette in March 2005 and refined in August 2005. This plan depicts one way in which the specifications of the Alston ACCP could be realized in an actual development plan and thus reflects one possible application of the Alston Plan's design standards, TAZ-based usage limits, and neighborhood character descriptions. This plan was designed following the principles of Traditional Neighborhood Design (TND). This site provides an opportunity to create a new center with its own identity and with a sense of place. A network of tree-lined streets serves the neighborhoods and links them together lessening the traffic loads on the I-540 Freeway and on NC 55. A true mix of uses will provide services, jobs, housing and, most importantly, a destination for area residents. A variety of housing options are depicted, including multi-family units, townhouses, single family detached residences as well as loft apartments above shops and live-work units allowing a small business owner storefront space with living space above. In addition, a variety of open spaces enriches the plan with outdoor spaces allowing for activities in plazas, squares, greens and on greenway trails.

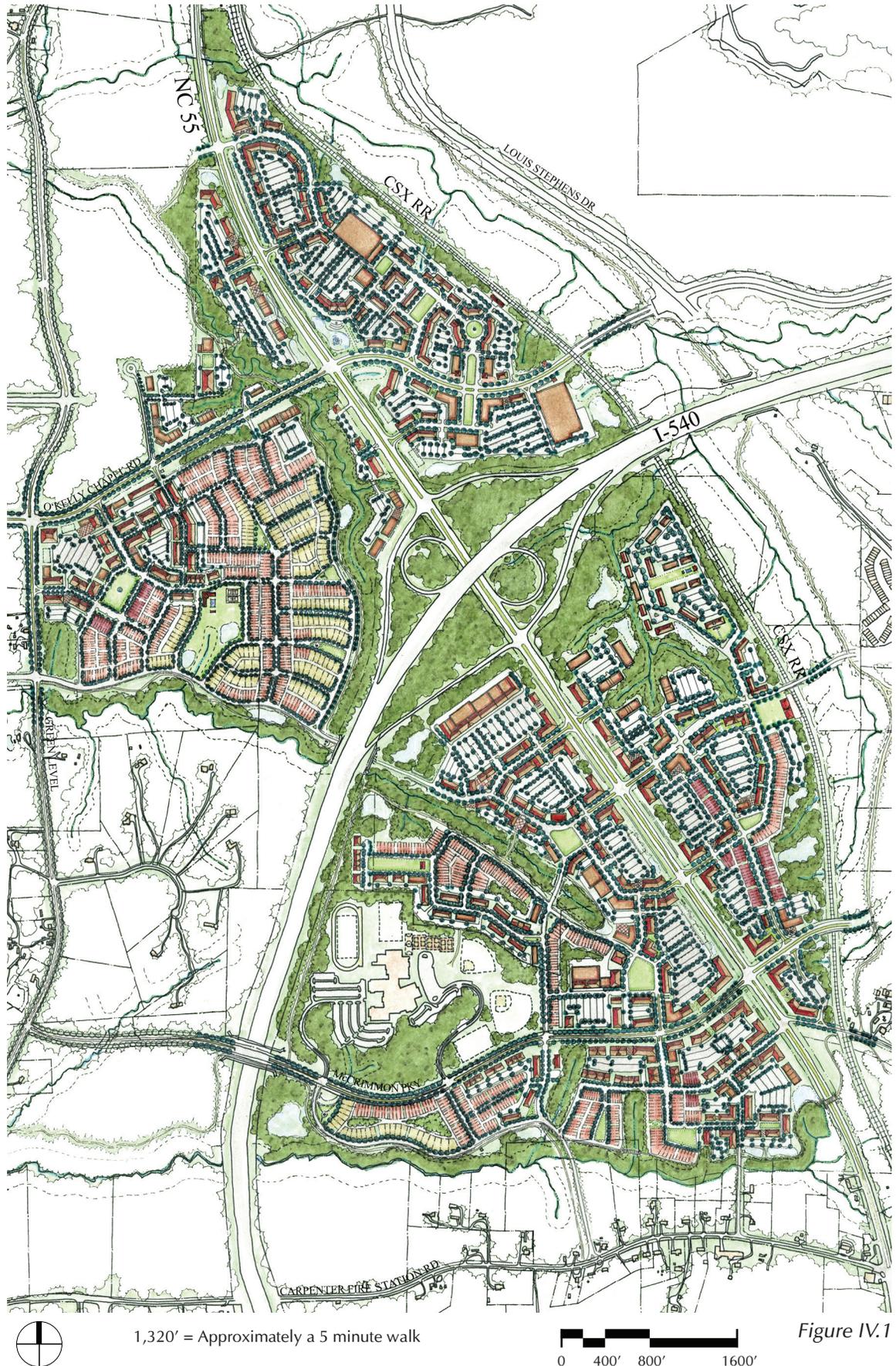
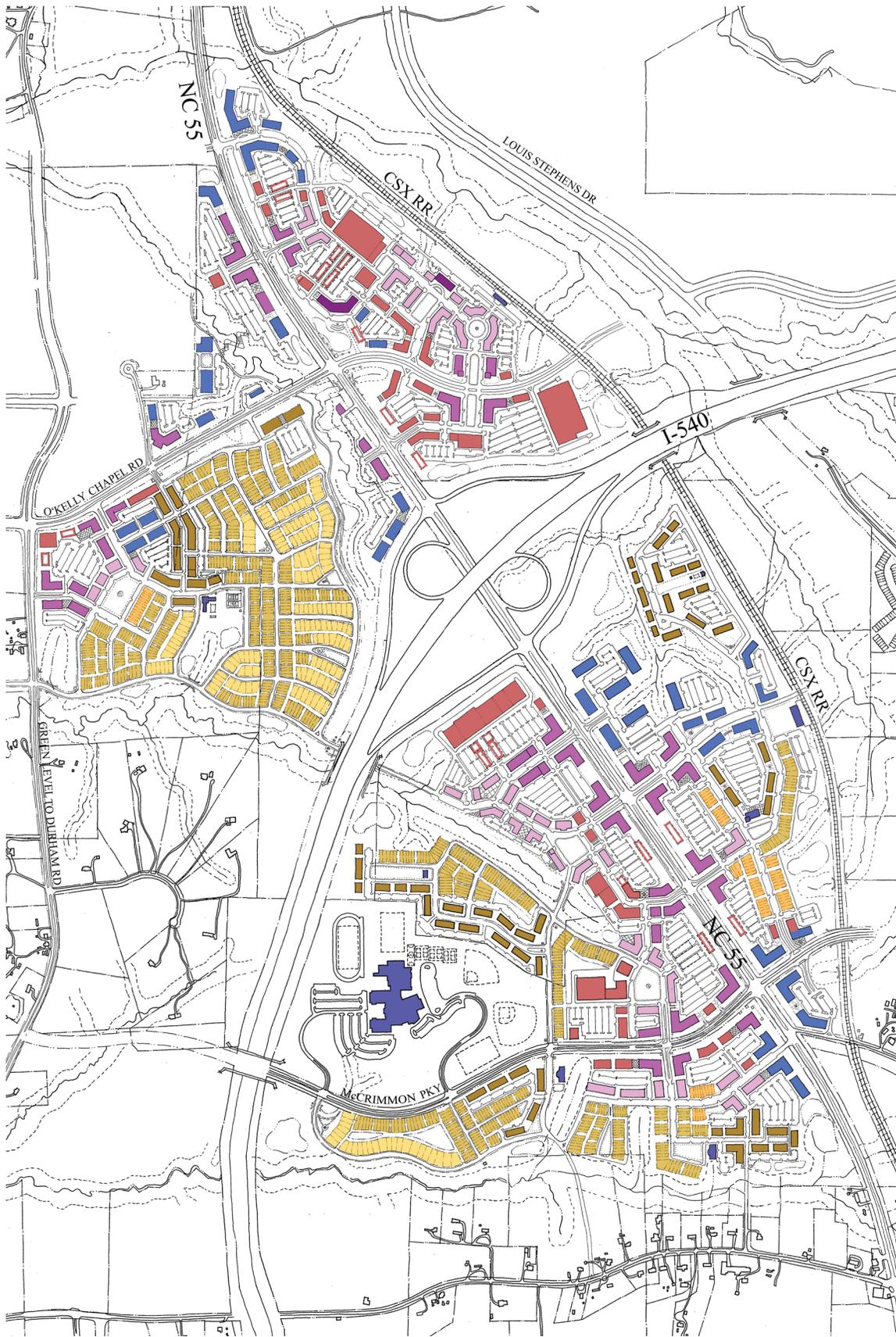


Figure IV.1

IV - APPENDIX

1 - ILLUSTRATIVE DIAGRAM EXAMPLES



ILLUSTRATIVE USE TYPE DIAGRAM

- Commercial
- Commercial - future (if structured parking occurs)
- Office
- Commercial with Office Above
- Commercial with Multifamily Above
- Live-Work Units
- Hotel
- Multifamily
- Townhouse Lots
- Single Family Lots
- Civic

The Illustrative Use Type Diagram at left was developed by The Design Collective, Inc. during the charrette in March 2005 and refined in August 2005. This diagram depicts one way in which uses might be arranged in an actual development plan according to the specifications of the Alston ACCP. The integration of uses within the study area is critical to the success of Alston. By placing commercial and residential uses within proximity to each other, the vitality of the community is enhanced. The diagram at left includes residential above retail within "main street" areas in order to create a true 24-hour location where lights at night from the units above let visitors know the streets are monitored and safe. By mixing retail, commercial and civic uses, vehicle trips can be reduced--an Alston resident can pick up a child from daycare, a gallon of milk and the dry cleaning with only one vehicle trip. By allowing a mix of uses, Alston can be a place to live, work, and play.

Figure IV.2



1,320' = Approximately a 5 minute walk



IV - APPENDIX

1 - ILLUSTRATIVE DIAGRAM EXAMPLES

ALTERNATIVE ILLUSTRATIVE MASTERPLAN

This diagram shows one additional possible layout for the Parkside, Alston Center, and part of the McCrimmon Neighborhood. This Alternative Illustrative Plan was developed in August 2005 by The Design Collective, Inc., in order to illustrate how a development plan might accommodate additional stream buffers beyond those shown in the Illustrative Masterplan originally developed at the March 2005 design charrette (see page 57). By extension, this Alternative Illustrative Plan reveals that many different development plans are possible under the Alston ACCP design guidelines.



Figure IV.3

IV - APPENDIX

1 - ILLUSTRATIVE DIAGRAM EXAMPLES

ALTERNATIVE ILLUSTRATIVE USE TYPE DIAGRAM

This plan accompanies the Alternative Illustrative Masterplan shown on the previous page and was similarly developed by The Design Collective, Inc. in August 2005. This Alternative Use Type Diagram reveals that many different arrangements of land uses and building types are possible under the Alston ACCP design guidelines.

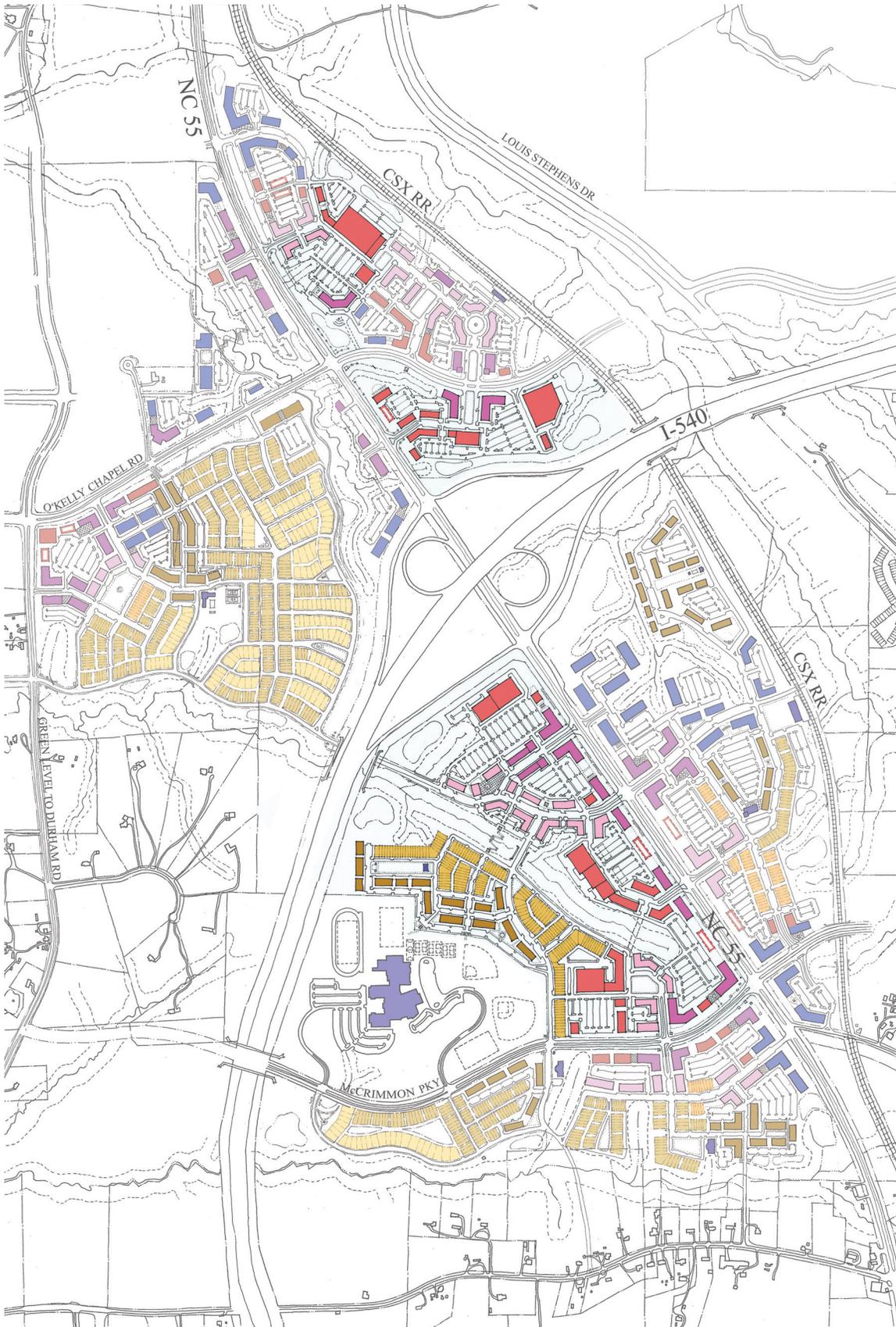


Figure IV.4

IV - APPENDIX

1 - ILLUSTRATIVE DIAGRAM EXAMPLES

ALTERNATIVE ILLUSTRATIVE PLAN: EVANS FARM NEIGHBORHOOD WITH ALSTON AVENUE

The Illustrative Masterplan originally developed at the March 2005 charrette (see page 57) depicts a scenario for Evans Farm in which today's existing Alston Avenue is replaced with an alternative road network. However, other development scenarios are possible under the Alston ACCP design guidelines where Alston Avenue is retained much as it is today. The conceptual sketch overlay shown at right depicts the Evans Farm Neighborhood with Alston Avenue retained; this is one of many possible layouts for this neighborhood.

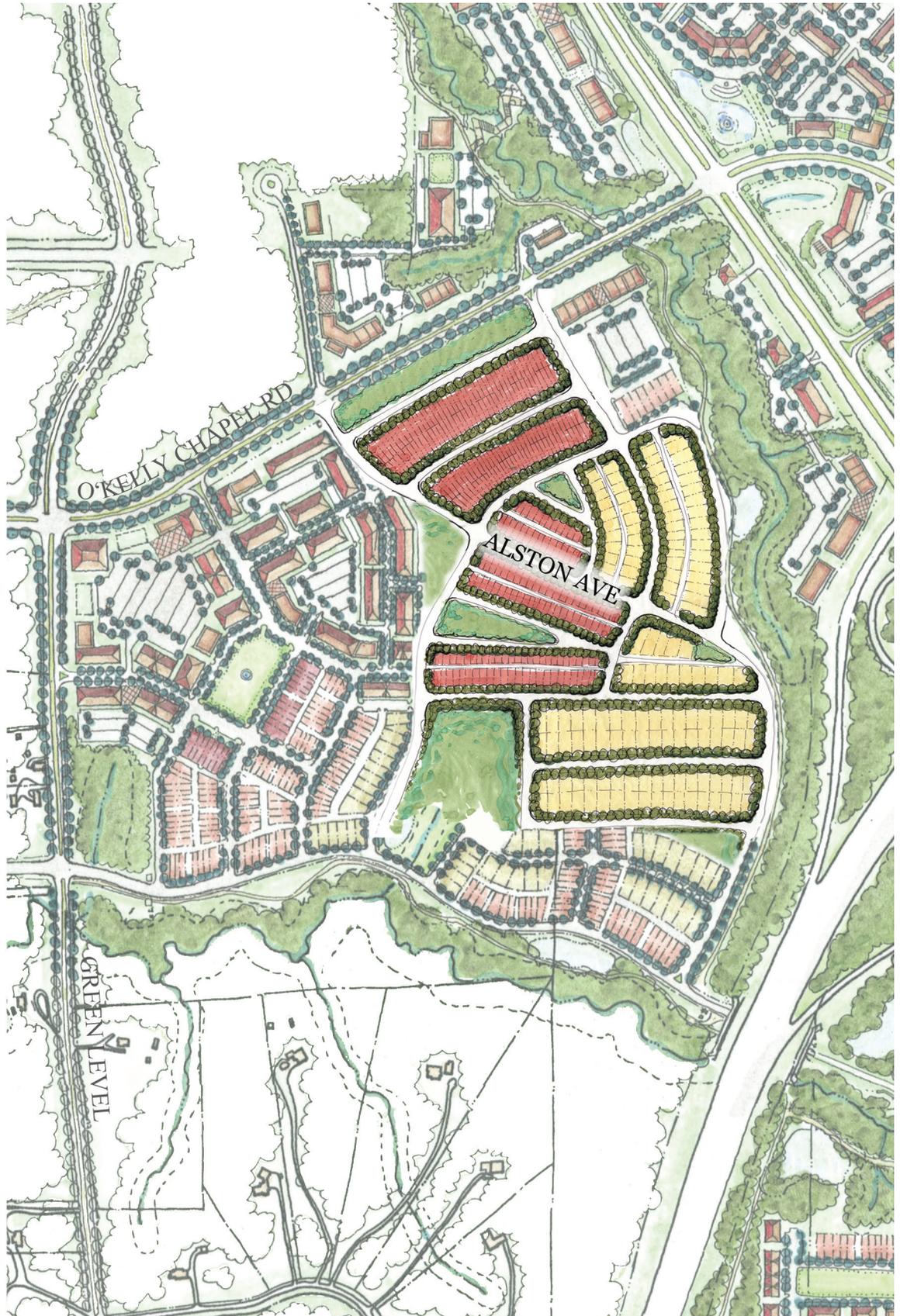


Figure IV.5