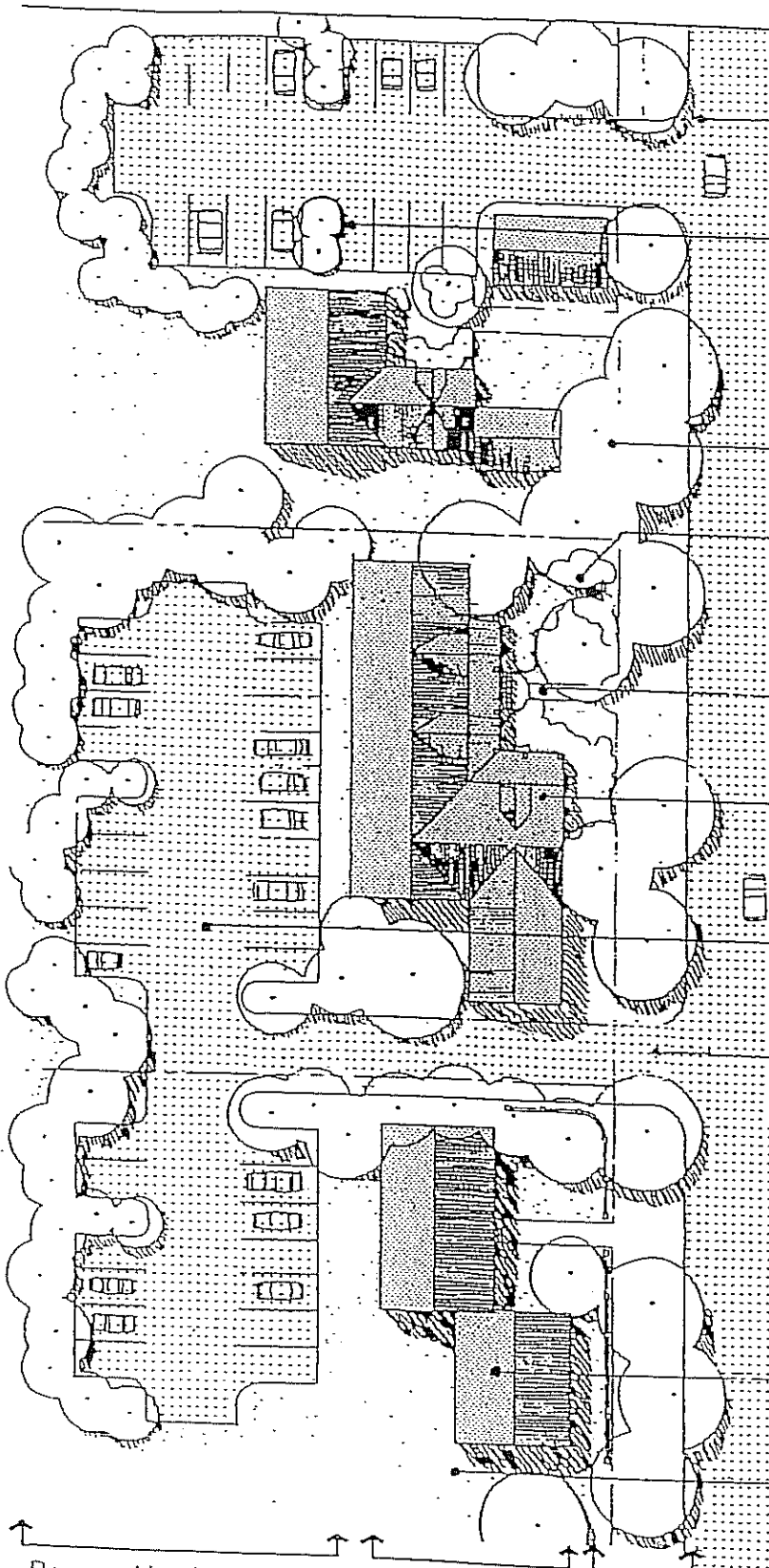


Borculo Village Concept



- Parking consolidated with fewer curb-cuts.
- Parking moved to sides of buildings, when it cannot fit behind them.
- Buildings arranged in varied, clustered masses, more related to the main street.
- Large deciduous shade trees planted at 25' to 40' intervals reinforce the "street edge".
- Masses of native shrubs reflect the natural landscape.
- Pedestrian-friendly sidewalks.
- Building additions located in front to strengthen town-like qualities, with vernacular architectural styles.
- Parking relocated behind buildings, and planted heavily around the edges.
- Shared driveway access is provided wherever practicable to reduce curb-cuts and improve safety.
- Fences, hedges and other traditional devices define a formal but friendly street relationship.
- Building-street relationship strengthened by extending shops toward the front.
- Reduced side setbacks allow varied massing of buildings.

Rear parking buffered with landscape plantings. Building masses cohesive and relate to street. Street-trees & sidewalks

Buildings with upper stories create better streetscape and allow for housing above, to keep area well-populated after hours, improving security while increasing rental income.

Arendt, Randall. *Rural By Design: Maintaining Small Town Character*. Planners Press American Planning Association, 1994.