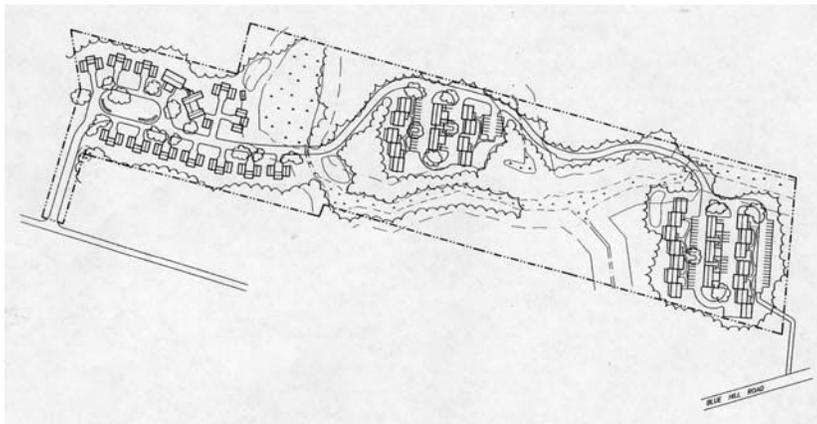
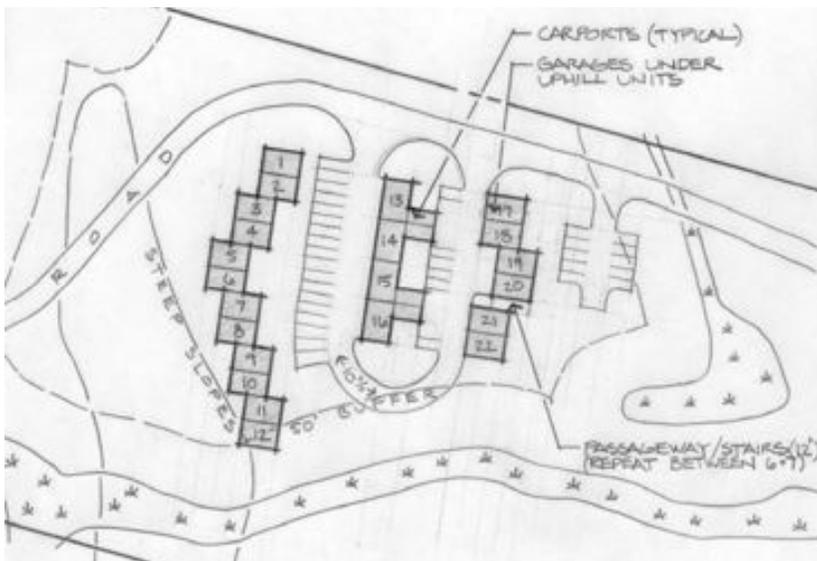




Prime Location. *The disturbed 20.6-acre site presents an opportunity to enhance abutting shopping and residential neighborhoods through positive development.*



Smart Growth. *Careful site planning for three proposed mini-neighborhoods fosters community while preserving natural features and open space.*



Urbane Living. *Jogged townhouse units and central carriage barns form varied outdoor spaces with the intimacy of an urban neighborhood.*

Blue Hill Commons

Great Barrington, MA

Master Plan completed January 2002

*Walter Cudnohufsky Associates, Inc.
Ashfield, MA*

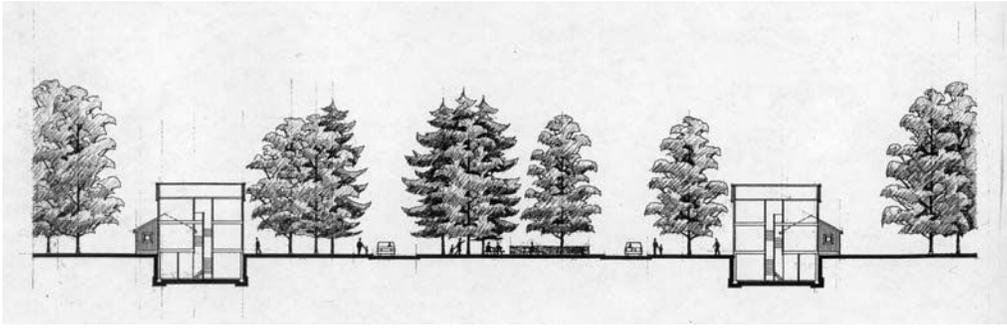
WCA created a unique Master Plan for this 84-unit affordable housing development on a neglected 20.6-acre site. Embodying principles of "smart growth," its clustered design protects woods and wetlands, provides a wooded buffer for neighboring homes, and fosters community through the careful arrangement of buildings and amenities. Located adjacent to an existing shopping district, the design builds upon the opportunity to create an affordable pedestrian community.

Three groups of clustered units form distinct neighborhoods within the site, separated by woods, steep slopes, and wetlands. A curving roadway and a footpath connect the neighborhoods.

The first neighborhood, on level ground near the site entrance, arranges new semi-attached units and 2 renovated existing buildings around a central common. The common serves as a community park, as well as the entry "gateway" for the entire site.

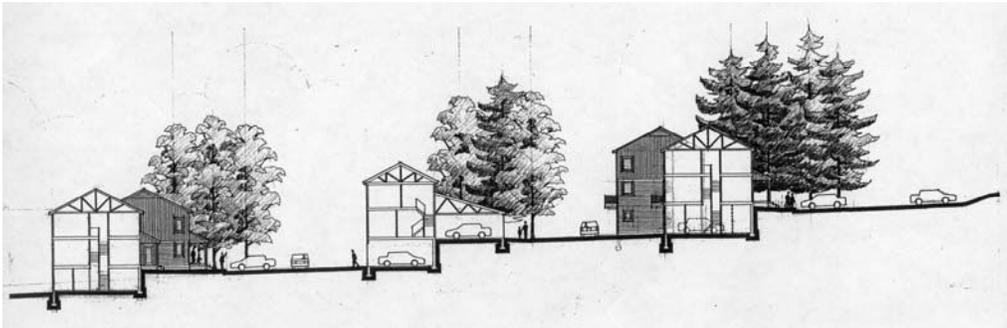
The second and third neighborhoods both feature townhouses ringing central "carriage barns." Buildings and parking are terraced discreetly into the sloped site so as to provide at-grade access for all building levels, while minimizing site grading and drainage impacts. Jogs in the townhouses respond to existing topography and create private outdoor spaces. The carriage barns provide unique upper-floor dwelling units, as well as discreet garages.

WCA provided full master planning services for this project, including concept development, site design, illustrative drawings, public presentations, and permitting under the Massachusetts Affordable Housing Law. WCA led and fully collaborated with the project design team, which included the client/developer, architect (Clark & Green, Great Barrington, MA) and civil engineer (S-K Design Group, Pittsfield, MA). Phase 1 construction completed in 2004.



Gateway Common.

A central green in the first neighborhood forms an entry gateway and inviting park for the entire development.



Terraced Hillside. *The second and third neighborhoods terrace into the sloping site to provide at-grade level access for all building floors while minimizing site grading and drainage impacts.*

Fitting the land. *Sited in the least environmentally sensitive areas, and designed to minimize disturbances, the proposed development nestles comfortably into the reclaimed site.*



Saving trees. *Though densely built, large trees give scale to the project and buffer the neighborhoods. (summer 2004)*

