

# Introduction to Downtown Mansfield

This **Commercial Street** includes a mix of businesses and residential uses. Buildings generally meet the sidewalk and feature commercial uses on the ground floor with residential above. Generally, building materials and signage are consistent along the street. Sidewalks are present on both sides of the road; are of medium width; and, are protected from the roadway by street lighting, street trees, and on-street parking.



*North Main Street, looking south toward Town Hall with a mix of commercial and residential uses.*



*A bird's-eye view of North Main Street - High Street to Court Street.*





## Street Design

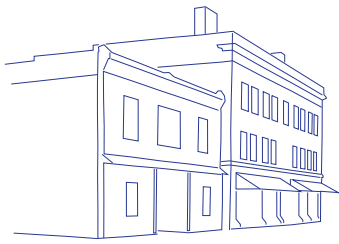
The vehicular ROW is 38' wide. On-street parking is found on both sides of the road and the spaces are generally 8-feet wide. The 7-foot sidewalk is directly adjacent to the roadway and the on-street parking. These characteristics promote slow traffic speeds and a feeling of safety for pedestrians. Tall buildings set close to ROW with large windows create a pleasant sense of enclosure for people walking in the neighborhood.



*North Main Street, looking north.*



*The pedestrian's view of North Main Street: street parking, lighting, and buildings create a pleasant sense of enclosure.*

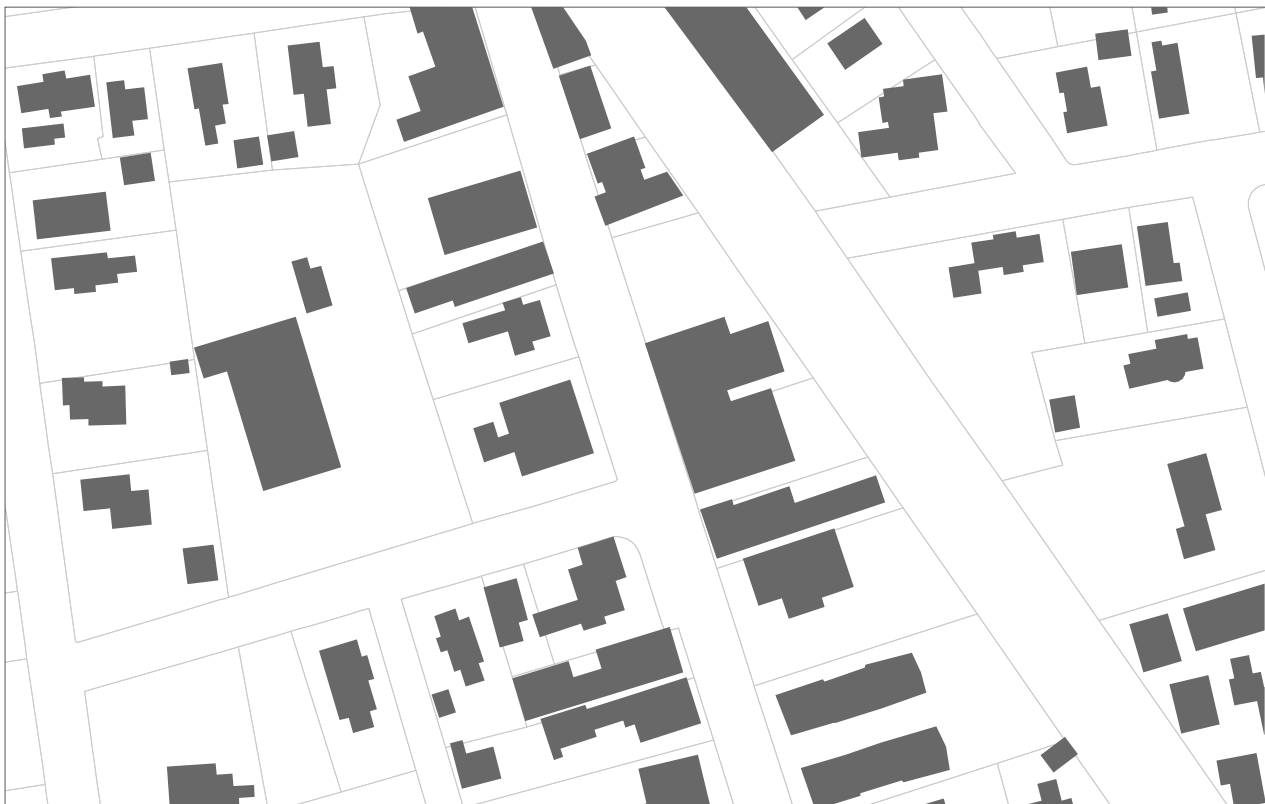


# Development Pattern

Downtown Mansfield has a linear block pattern. The mixed used buildings that line the main thoroughfare are grouped closely together; are located close to their side lot lines and to the sidewalk (the exception being the Amici Funeral Home); and, face the street. Parking is generally located at the side or rear of the structures.

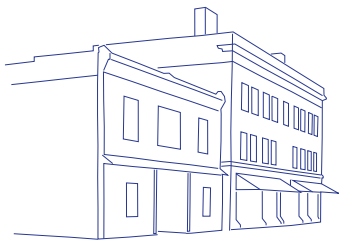


*Aerial images of the built environment in Downtown Mansfield.*



*A "Figure-Ground" graphic of Downtown Mansfield depicts how the area's buildings relate to lot lines and RsOW.*





## Building Characteristics

Several different building styles are present in Downtown Mansfield. There is also a variety of traditional materials - wood, stone, and brick - some buildings displaying a mixture of materials. Building heights range between one- and four-stories. This mix of traditional materials and forms gives the neighborhood a diverse feel that often characterizes mixed-use places.



*A new mixed-use building on North Main Street features commercial entities on the ground floor with residential above.*



*A very unique commercial building.*

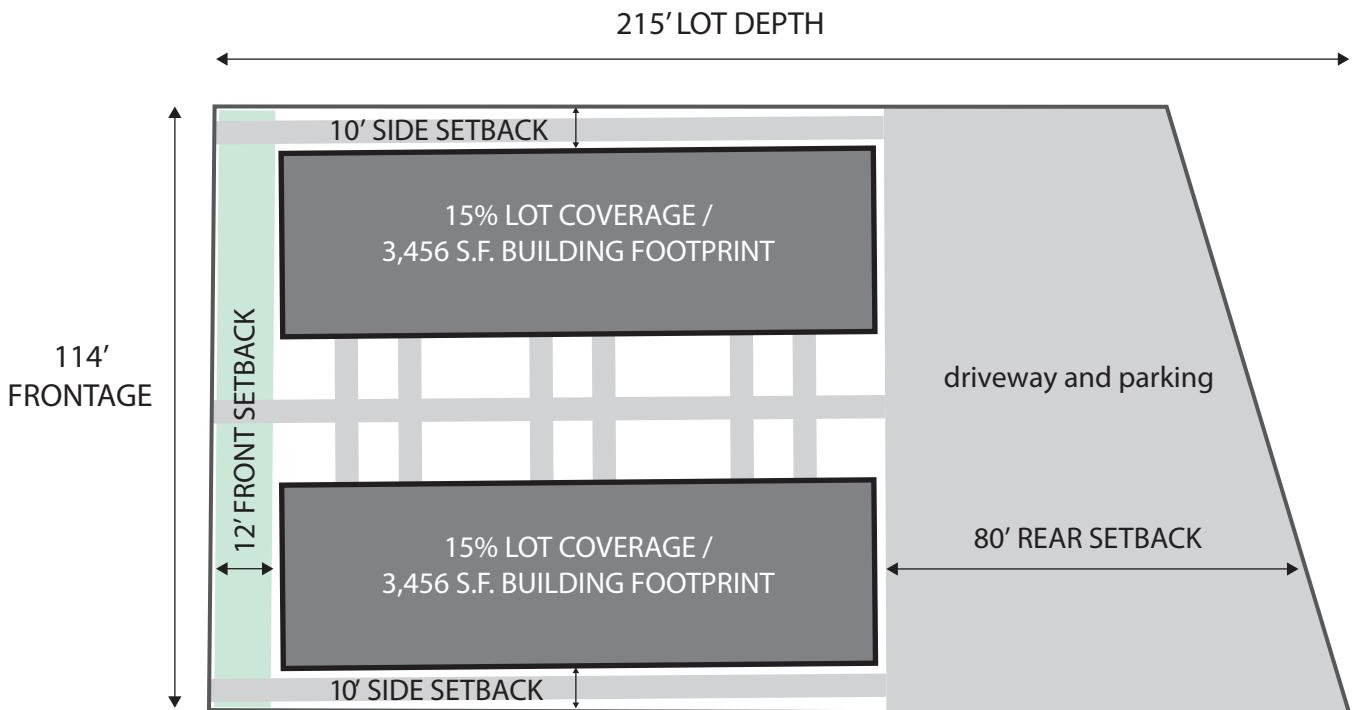


*A mix of styles and materials on the commercial strip.*



## Example Lot

This example lot contains two recently built 3-story residential condo buildings that face each other with a well connected sidewalk network. It provides 12 dwelling units on just over a half acre lot with resident parking in the rear. The lot has low front and side setbacks, very little building separation, and sufficient off-street parking. The lot is located in very close proximity to a number of commercial establishments; abuts an off-road rail-trail; and, is within walking distance to a commuter train station.



Lot size = 22,651 square feet  
 Building footprint = 6,912 square feet  
 Lot coverage = 30%  
 Dwelling units = 12  
 DU per acre (UPA) = 23  
 Building height = Three stories

Floor Area Ratio (FAR) = 1.22  
 Frontage = 114 feet  
 Front setback = 12 feet  
 Side setback = 10 feet  
 Façade width = 32 feet  
 Building separation = 24 feet

*Calculations are for both buildings*