



Introduction to Acushnet Avenue

This **High-Density Mixed-Use Neighborhood** surrounds a busy roadway. Some modern infill development includes “non-traditional” features such as parking lots between retail buildings and the street. However, the visual and safety impacts of these designs have been improved by installing street trees, lamp posts, and new pavers and pavement markings.



Acushnet Avenue at Sawyer Street, looking north. Street trees buffer the sidewalk from the retail parking lot on the left.



A view (c. 2008) of the intersections of Acushnet Avenue with Sawyer Street (bottom), Holly Street, and Tallman Street.



Street Design

The vehicular ROW is 34' wide. Colored pavers, light posts, street trees, planters, and (in some cases) on-street parking separate the 12' sidewalk from the roadway. Signage, pavement markings (such as sharrows), and textured pavers clearly mark where pedestrians and cyclists travel. These "Complete Streets" characteristics add to the neighborhood's charm, promote slow traffic speeds, and create a sense that all modes of travel are safe.



Acushnet Avenue, looking north to the intersection of Holly Street.



The pedestrian's experience of Acushnet Avenue benefits from numerous Complete Streets designs.

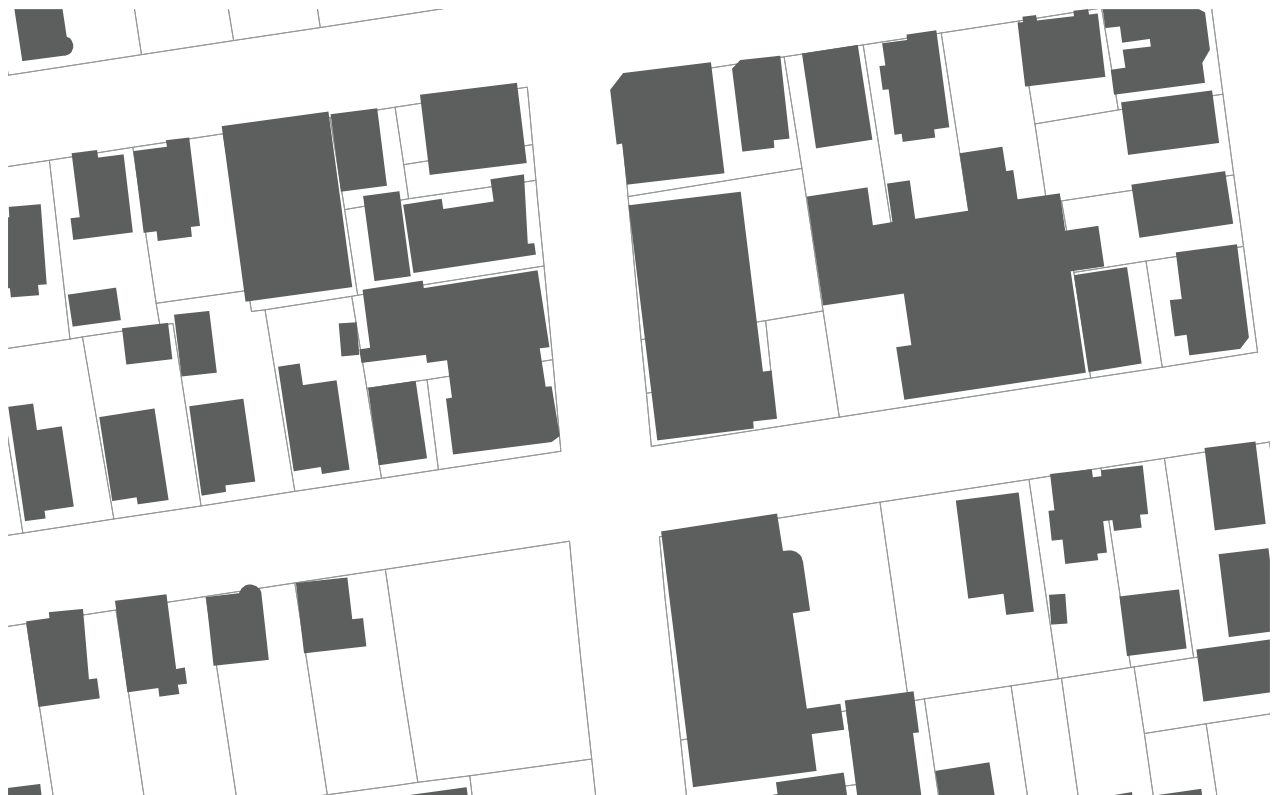


Development Pattern

Acushnet Avenue has a regular, gridded block pattern. Buildings are grouped very closely together and most are set extremely close to lot lines and to rights of way. Large footprint mixed-use buildings typically line the main avenue. Smaller footprint multi-family residential structures line the secondary streets. Some commercial parking lots are adjacent to the roadway - particularly where there is modern infill development.



Aerial images of the built environment in Acushnet Avenue.



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



Building Characteristics

A wide variety of building materials and styles - ranging from modern commercial buildings to ornate Queen Anne architecture - give Acushnet Avenue the feel of a city street that has developed over time. Building heights range from one to four stories. Businesses and commercial signs give variety and life to the sidewalks.



Acushnet Avenue's wide variety of building styles and materials.



Queen Anne architecture (dating from c. 1880 - 1910).

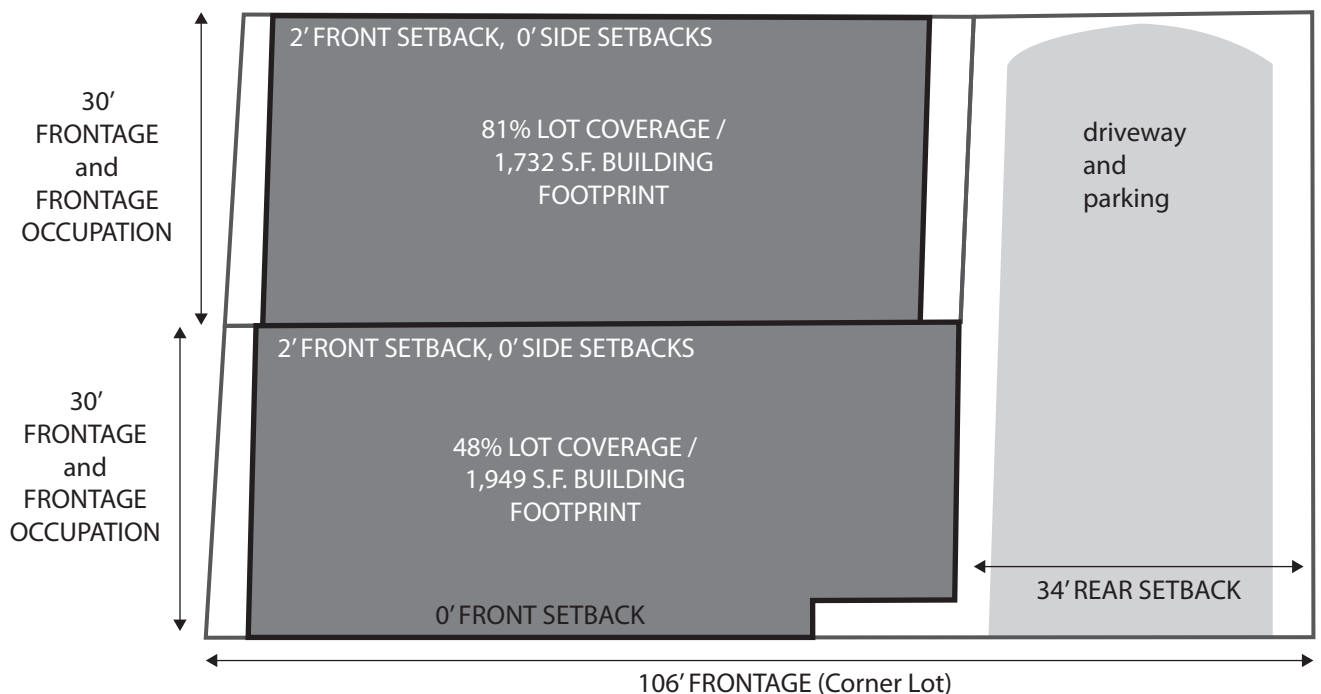


Mixed-use buildings, looking north.



Example Lot

This analysis measures two adjacent lots: the corner lot at the bottom of the diagram contains a 4-story mixed-use building (restaurant on the first floor, housing above); the second lot contains a one-story mixed-use building. Both lots meet Acushnet Avenue with extremely low building setbacks of 2'. Parking is available on the street and in the rear of both buildings. There is no separation between the exterior walls of the two buildings.



*Lot size = 6,235 square feet
 *Building footprint = 3,681 square feet
 *Lot coverage = 59%
 *Dwelling units = 4
 *DU per acre (UPA) = 30
 **Building height = Two and a half stories

*Floor Area Ratio (FAR) = 1.52
 **Frontage = 83 feet
 **Front setback = 2 feet
 **Side setback = 0 feet
 **Façade width = 30 feet
 **Building separation = 0 feet

*Calculations are for both example parcels (*totals and **averages)*