

BUILDING SCALE & MASS

The scale of the new buildings proposed for Milltown Commons is compatible with historic buildings in the region and more importantly respects the human scale. The mass of multi-unit residential buildings is de-emphasized by changes in roof forms, stepped facades, and changes in materials (figure 1). The use of front porches, varied window grille patterns, shutters and color variations, further reduce the visual mass and also help individualize units. The larger mixed use buildings employ similar methods to de-emphasized mass and in many cases are intended to read as smaller connected buildings each with a distinct facade. (figure 2) These distinct facades with multiple storefront designs (figure 3) help differentiate tenants and also allows them to customize their exterior through the use of awnings, door designs and signage. In addition, all of the proposed three story buildings step down to two stories at both ends to help reduce mass.

The conceptual renderings and building elevations on the following pages illustrate the architectural character proposed for the numerous different building types at Milltown Commons. They illustrate appropriate building scale, mass, proportions, roof lines, cornice lines, architectural details and materials. In addition to following the provisions set forth in the North Stonington New England Village Special Design District zoning regulations, the conceptual designs are meant to serve as a design intent guide for all proposed buildings at Milltown Commons. While final building designs may ultimately vary from the concepts presented here, this guideline establishes the appropriate architectural character for this project by example, not by setting setting strict limits or restrictions on the architecture.



Figure 1: Four Family Residential



Figure 2: Mixed Use Commercial Residential



Figure 3: Individual Tenant Storefronts

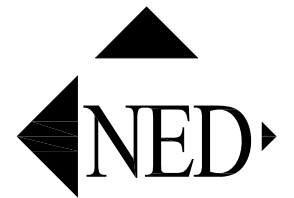
PROJECT:

Milltown Commons

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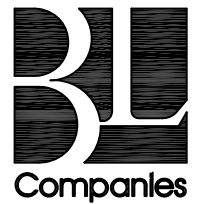
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