



Respecting the Environment.

Houses, roads, and paths will be tucked in among existing trees, with houses sited for good solar access. Areas of asphalt pavement will be kept to a minimum, and have integral storm-water infiltration.

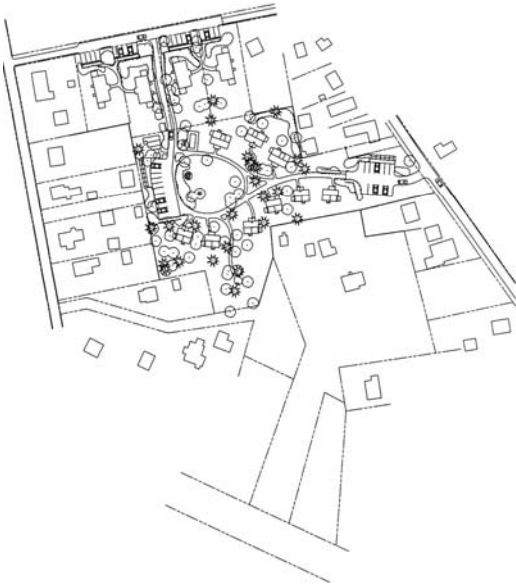
Jenney Lane Housing
Edgartown, MA

Master Plan completed May, 2003

Walter Cudnohufsky Associates, Inc.
Ashfield, MA

WCA collaborated fully with developer/designer South Mountain Company and Coldham Architects to create a unique site plan for a community of ten affordable houses on an under-used Martha's Vineyard site. The five-acre parcel will be subdivided into a 2.5-acre site for the new community, and three private lots for the owner's family use.

Located within easy walking distance of Edgartown Center, stores, a school, and public bus service, this infill project is designed to enhance the existing community and encourage reduced use of cars. Carefully controlled access to the site will minimize and equalize traffic impacts to neighboring Pine St. and Curtis Lane. To build a sense of community within the site, the plan clusters houses along a central pedestrian street and Common, encouraging casual contacts among residents. Numerous existing trees are retained in a park-like setting. Shared amenities enhance the "sense of



Filling in a Neighborhood.

The five-acre site will provide the community with ten units of quality affordable housing and three larger home sites, all within easy walking distance of downtown.



Building a Sense of Community. Ten new houses are clustered around a pedestrian street and Common, with parking kept at the site's periphery. Eight existing affordable apartments are integrated into the plan and will have use of new public outdoor spaces and amenities.

Jenney Lane Housing, *continued*

community,” including a playground, fire pit, and woods garden. Parking is grouped at the site’s periphery, and carts are provided for shuttling to houses. The central path will accommodate emergency vehicles when needed.

The plan reaches beyond property lines to incorporate eight adjacent affordable apartment units owned by the County Housing Authority on Fisher Road. Apartment residents will have full access to the new Common, playground and other site amenities, and will be provided with new parking pavement, walkways, fencing, plantings, and a half basketball court.

The plan embodies a high level of environmental responsibility. Houses are sited and oriented for excellent solar access, including the possibility of roof-mounted photovoltaic and domestic hot water systems. Paths, parking, and houses are located to preserve significant numbers of mature oaks, pines, and other vegetation. Areas of asphalt pavement are minimal, and parking areas incorporate infiltration beds to recharge storm-water run-off into the groundwater table.

WCA provided master planning services, including the generation of conceptual design alternatives, detailed site design, and illustrative presentation plans.



Assessing Alternative Designs. Exploration and evaluation of alternative concepts throughout the design process were essential in developing and refining the final site plan.