



ADVANTAGES VS. ONE BUILDING PLAN

BREAKS TOTAL VOLUME INTO TWO SMALLER BUILDINGS

IMPROVES VEHICLE SIGHT DISTANCES COMPARED TO SINGLE BUILDING PARKING LOT

BLAISDELL PARKING SPOTS PARTIALLY OBSCURED BY BUILDINGS

FIVE HC PARKING SPOTS

BEDROOM COUNT REDUCED FROM 14 TO 13

DISADVANTAGES VS. ONE BUILDING PLAN

SUBSTANTIALLY REDUCED GREEN SPACE AND RECREATIONAL SPACE

INVADES REQUIRED SETBACK BUT GREATER THAN ADJACENT PROPERTIES

SIMILAR HEAD-IN PARKING FROM BLAISDELL

SNOW STORAGE AREA REDUCED

LOSS OF 1 ACCESSIBLE UNIT (4 UNITS IN LIEU OF 5)

INDEPENDENCE VILLAGE
25 PLEASANT STREET
IPSWICH, MA 01938

TWO BUILDING CONCEPT STUDY

SITE PLAN
OVERVIEW

November 21, 2019