

Design Review and Comments
East Lakeview Residential
Applicant drawings dated 05-28-25

Prepared by: Brian Peterson, AIA, Urban Designer, T.O.C.H.
09-04-25

Summary of Applicant Meetings and the Review Process

Several meetings with the applicant team have occurred as the plan has been developed. Comments on the district specific plan are not suggestions for new commitments from the developer. They are provided to help Town Council better understand the proposed project and some of its potential design features.

Design Review and Comments

1. The buildings are located to positively front and address neighboring streets and other site open spaces, making for a clear front/back relationship of buildings to public ways.
2. In earlier comments it was suggested that the applicant consider utilizing stacked townhouse units, which have been incorporated into this plan. The stacked townhouse building units efficiently add density, without utilizing large building footprints, for a site located next to a transit stop. The units blend well with the townhouses proposed for the neighboring White Oak development.
3. The applicant has taken care to work with the developer of the White Oak property to coordinate pedestrian connections and driveway access points. An east/west drive connection has been added on the north side of the property, which mimics a through-site connection that was indicated on the Parkline East Village Framework Plan.
4. The playground area is well located to be adjacent to the park spaces proposed to the north as part of the White Oak development, which should encourage shared use of these spaces.
5. The stormwater pond is located at the center of the development. As details of the site plan are determined in the next design phases, consider providing trees and landscaping to make this area seem more park like, if possible, while still accommodating pond design requirements.
6. There is good pedestrian connectivity throughout the East Lakeview site and to adjoining development sites.