**Design Review and Comments**
**East Lakeview Residential**
Applicant drawings dated 04-02-24

Prepared by: Brian Peterson, AIA, Urban Designer, T.O.C.H.
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**Summary of Applicant Meetings and the Review Process**

- Several meetings with the applicant team have occurred as the concept plan has been developed.

**Design Review and Comments**

<u>**Building Placement and Orientation**</u> **(how well the buildings relate to the street and public realm)**

1. Buildings are placed on the site in a manner that clearly defines principle public space edges. The buildings along Old Chapel Hill Road are placed up along the street edge, consistently defining the frontage, with a small plaza/green space that provides a focal point and break in the continuous alignment, at the location where the greenway trail meets the sidewalk along Old Chapel Hill Road. The internal townhouse units are arranged to front either the proposed greenway trail, or an internal green courtyard space. This configuration allows for a clear front/back definition, with parking and vehicular access relegated to the "backs" of the units.

<u>**Connectivity**</u> **(internal and external, relationships to existing or planned networks and surrounding features)**

2. The proposed concept features sidewalk and greenway connections both within the site, and to neighboring areas. As part of the Gateway project to the north, a greenway within the public right of way is being provided, extending from the end of "Street B", southward to the property line of the East Lakeview site. This project provides continuation and completion of that greenway, terminating at the existing sidewalk along Old Chapel Hill Road. The townhouse units along Old Chapel Hill Road have sidewalks allowing access to each unit. These sidewalks extend northward at the building break and connect with internal sidewalks located along the edges of the interior green courtyard. These sidewalks are in an ideal location to be connected to sidewalks or trails that may be included in any redevelopment that may occur within the land parcel to the north of this site.

3. There is also a secondary sidewalk connection that runs east/west through the middle of the site, between the townhouses. Consider how this walkway could be extended into any future redevelopment to the west and east.

4. Vehicular access occurs via a driveway along Old Chapel Hill Road, with units having parking access from the rear. This allows a clear distinction between vehicular zones and pedestrian areas. Consider providing a means to allow for a vehicular link into any future development to the north and/or east. A potential location for this future connection could be at the NE corner of the site, near the end of the parking lot.

<u>**Outdoor/Public Spaces**</u> **(location, size, character)**

5. An internal green courtyard serves as the primary community outdoor space for the residential community. The greenway extension provides an additional community space; consider placing a few benches along it, in the lawn area under the proposed trees. A small pocket park space is provided at the end of the greenway tail, as it meets the Old Chapel Hill Road frontage. Consider including a small gazebo, seating area, or garden to enhance the viability of this space in becoming a small gathering area.

**Streetscape Activation (character and coordination/relationship to surrounding areas)**

6. There are two public frontages, that of Old Chapel Hill Road, and the new greenway extension. The project responds positively to both. Along Old Chapel Hill Road, sidewalks provide public access, and the units are oriented to front onto it, with the potential for stoops, porches, or other architectural elements to help create a pedestrian friendly character. Along the greenway, units are arranged to front on the space, and include a separate sidewalk with front yards, and offer the potential for the inclusion of porches, stoops, and other neighborly building design features.

7. Consider an active use at the SE corner of the multifamily building, adjacent to the pocket park space. This need not be an actual retail space but could feature some kind of use or activity that would encourage gathering in the adjacent green space, attracting both residents and walk-up engagement with neighborhood residents.

**Parking (location, screening, and architectural treatment)**

8. Unit parking for the townhomes is from the rear, which helps create a positive pedestrian experience throughout the development. For the multifamily building, there is some parking under the building, which helps limit the need for surface parking for these residents. A small lot on the east side of the property provides parking for guests. All in all, this project does a good job at keeping vehicular areas from overwhelming the site character.

**Massing (providing a sense of human scale)**

9. The small multifamily building is envisioned at 4-5 stories. Consider an architectural articulation which suggests a lower transitional expression along the Old Chapel Hill Road frontage, as was done for the recently approved 5500 Old Chapel Hill Road project.

10. The townhomes are expected to be 2-4 stories, as is typical for this building type. Consider utilizing stacked townhouse units, if possible, to increase unit type diversity and choice.

**Articulation and Materials (architectural expression and character)**

11. The architectural character and detailed massing are preliminary at this point and will be reviewed in subsequent submittals.

**Compatibility with Parkline East Development Framework**

12. The proposed project addresses connectivity and placemaking objectives outlined in the Parkline East Village Development Framework. The unimproved ROW is being utilized to continue a public greenway extension originating at the Gateway development site. Building edges are placed to positively define street frontages, and internal green courts. Numerous sidewalks allow pedestrian access both within the site and connect (or have the potential to connect) to current or future redevelopment that may occur in the area. The frontage along Old Chapel Hill Road includes sidewalks, the fronts of units, and a small green space which provides a focal point and potential gathering space along the public face of the project.