

Gateway Proposed Development-NorthView Partners

Applicant drawings dated 01-20-22

Plan Comments/Notes

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From a 2-9-22 meeting with the applicant team, notes prepared 2-15-22

1. The intent of the site design is to create a “village” character: buildings will form defined street edges with an emphasis on enhancing the pedestrian scale. Proposed building heights are 4 stories.
2. A bike path/multiuse trail is proposed to extend from a point near Fordham Blvd. along the back of parking lots, and then south along the west side of N. White Oak Drive. Provision of trees along both sides of the path would help shade the path and enhance the character of the trail for users.
3. The club house will act as the social center of the neighborhood. Suggested that if a food service function is provided in the building, that it be located on the ground floor adjacent to the sidewalk or other public spaces, and be a café-like space with walk-up service available to residents and other community members.
4. In general, the buildings front the streets while the parking is to the rear. The quality of the streetscape will be vital in establishing the neighborhood character. Consider providing units along the ground floors with a direct entrance featuring a stoop or porch accessed from the sidewalk.
5. Where possible, consider breaking up large parking lot areas with small green spaces. Provide sidewalk connections from the buildings through the parking lots to connect to the multi-use trail or any other sidewalks or public spaces.
6. Consider flipping the “L” shaped senior apartment building so that the “short L” extends to the north, in order to create a better street wall definition between the senior apartments and the apartment building to its north. As an alternative, consider using architectural features (porch, pergola, etc.) to help define and enhance the street frontage between the buildings along the parking lot edge.
7. There is a small undeveloped space on the south side of the road near the entrance from E. Lakeview Drive. Consider utilizing a landscape feature, (pergola, plantings, gazebo) to help create an entrance experience for the neighborhood. Discussed the possibility of providing small market stalls or lightweight structures that could house pop up merchants on occasion.
8. Efforts should be made to ensure the development project next to the site to the east (across N. White Oak Dr.) is coordinated with the Gateway project in terms of driveways and/or street alignments. Both development groups should work to coordinate a unified streetscape character on both sides of N. White Oak Drive.