

## Anya Grahn

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**From:** Brian Peterson  
**Sent:** Thursday, February 4, 2021 11:46 AM  
**To:** Anya Grahn  
**Cc:** Colleen Willger; Judy Johnson  
**Subject:** 2200 Homestead Housing-Design Review  
**Attachments:** 2200 Homestead\_BP design comments 02-02-21.pdf

Hi Anya,

Attached are sketches I discussed while meeting with the design team this week for the 2200 Homestead project.

Their latest site plan had several positive changes:

1. More and improved access points between the greenway trail running along the west side of the site, and other sidewalks and pedestrian areas within the development
2. Inclusion of a small entry plaza with seating area near the entrance drive adjacent to mail center
3. More bumpouts for trees in the parking areas
4. Larger play area
5. Inclusion of a shelter (accommodates 4 picnic tables) plus fire pit and seating area
6. Greenways modified to integrate with future Bridgepoint greenway tie-ins

I had several suggestions and did some sketches, I've attached them, 1-3 below correspond with the pages in the attachment:

1. Pedestrian connections: suggested adding a few sidewalk and crosswalk connections (shown red on sketch) I thought having a sidewalk on the east side of the entrance drive provided a better pedestrian character and could link up to the future greenway trail on the Bridgepoint property and offer another way to walk through the sites. I also thought it worth exploring another east/west sidewalk connection to Bridgepoint near the entrance drive. We'll have to check with Eric and Cameron to see if this is something they would desire as well.
2. Townhouses along Homestead: they have a similar issue as Bridgepoint did-having the rear of townhouses along Homestead. Suggested they rotate the two units near the ends to face the mews in between (the footprint of those two units is a square so rotating does not change the spacing or yield along the entire row). This allows the units to present a long "front" elevation to either the parking side or along Homestead. It offers the potential for a better quality building façade given proper architectural articulation and allows more daylight inside for 4 additional units than before
3. Reorganize the central park space: suggested swapping the duplex and play area to create a larger integrated area combining the playground and the shelter/family gathering plaza. Also suggested providing a second smaller entry plaza to the east, near the front of the apartment building and linking the two plaza spaces with a tree-lined walkway with benches.

These suggestions were well-received and the team will look into implementing them. The rotating of the units would need some study by the architect and input from the housing partners. Some of these changes likely would not be picked up on the latest submittal but could be included in the next one.

Let me know if you have any thoughts or questions.

Brian

**Brian Peterson, AIA**

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# Design Review Comments 2200 Homestead

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Future greenway & connections

Provide crosswalks and connect to Bridgepoint sidewalks

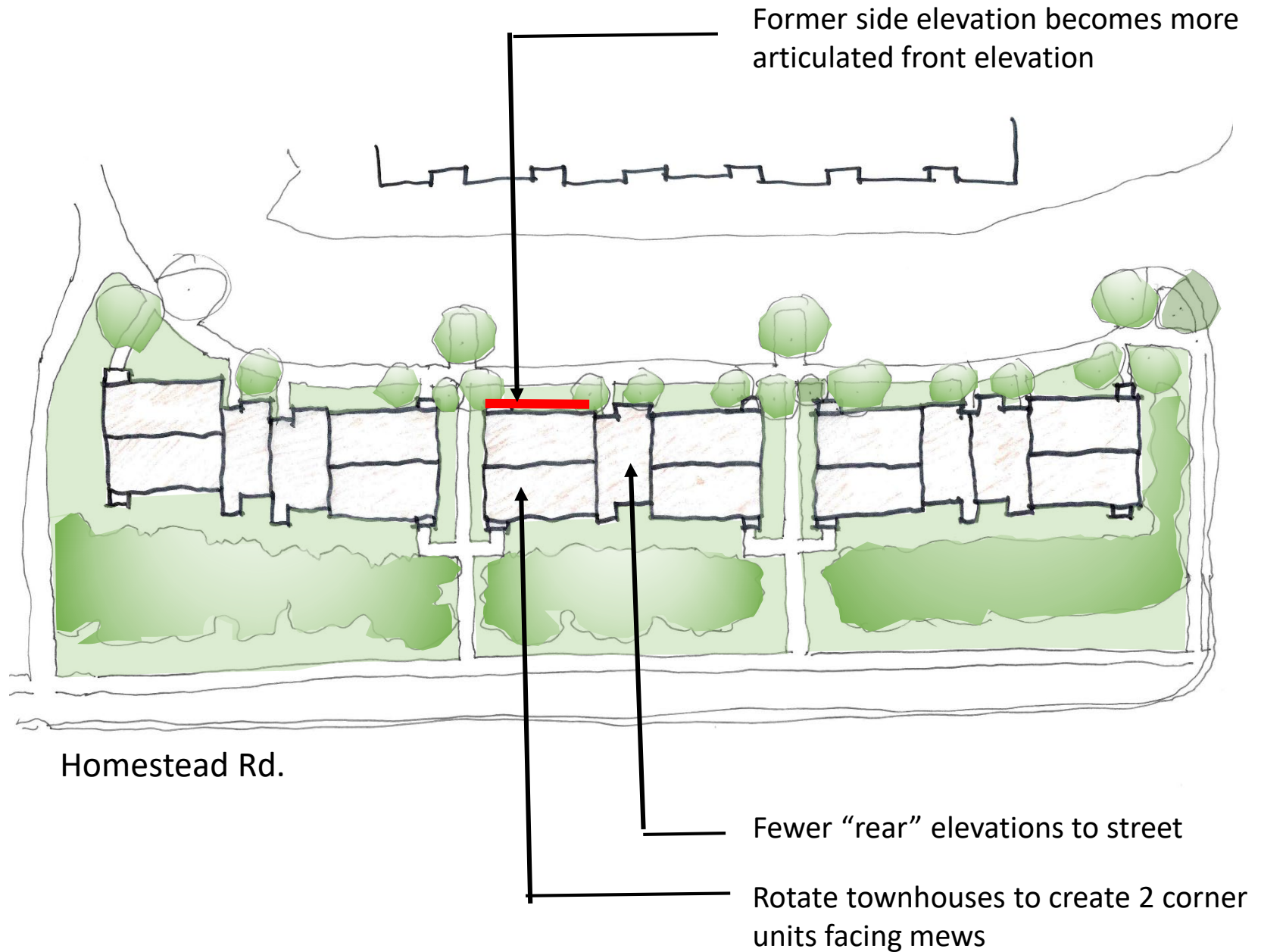
Provide sidewalk along entry street

Provide crosswalk and sidewalk tie-in to Bridgepoint



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**Design Review Comments**  
**2200 Homestead**

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