

The Reserve at Blue Hill

Applicant drawings dated 06-10-23

Plan Comments/Notes

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Date of Comments: 06-07-23

The following comments were discussed with the applicant's architect at a meeting on May 15, 2023.

1. The building is well-sited to create a courtyard that terminates the view looking northward as one is approaching from the south along the new Elliott Road Extended.
2. Consider locating additional pedestrian amenities in peripheral site areas, especially where existing trees have been preserved.
3. Most of the building footprint has a level of parking below grade. This helps reduce the amount of surface parking needed.
4. The massing is calibrated to have the tallest portion of the building in the middle of the site, stepping down in height towards the front and rear, which is an appropriate strategy for this site.
5. Because of the building placement, some existing trees will be retained in the front and rear portions of the site. This will enhance the green courtyard character envisioned for the front of the site, when viewed from the roundabout.
6. The green courtyard and the angled building edges present a "soft edge" frontage along Ephesus Church Road, rather than a "hard" urban edge that is found elsewhere in the Blue Hill District. This is an appropriate approach, as this is a transitional site leading from lower density to the east and north, into the higher density Blue Hill District.
7. Consider treating the front courtyard as a neighborhood open space amenity, with some gathering spaces and perhaps an area for food trucks to park on occasion.
8. Discussed the possibility of having a ground floor use at the southwest corner of the building, near the on-site roundabout, which could have a food service or recreational component, that opens up to a plaza-like space outdoors.
9. The architecture of the buildings, as developed so far, exhibits well-composed facades that have some implied depth, with a layering approach of offsetting planes and recessed balconies. Some high-quality materials such as stone are being considered.