

Design Review Comments

2217 Homestead Road Tri Pointe Housing

Plan set dated 10-07-22

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Site Design

1. In previous conversations with the applicant team, I suggested adding more green space and enhancing the pedestrian experience for the neighborhood. The site concept now features a central greenway space, with a pathway allowing access across the middle of the site, a significant improvement from earlier concepts. The back of the homes will feature a small patio space next to the houses, but the yards and the common space will visually tie together.
2. Suggest preserving some existing trees, if possible, in the neighborhood park space near the entry at Homestead Road.
3. Provide benches or other pedestrian amenities in shaded areas along the central greenway path and in the green spaces where trees have been preserved.
4. Consider landscape strategies and edge treatments that allow the stormwater ponds to seem more like neighborhood amenities such as designing the ponds as constructed wetlands or with soft transitional riparian edges.
5. Provide more street trees, (like what is shown in front of the townhouses in the rendered elevation view) to create canopy on both sides of the streets, creating more of a repetitive rhythm.

Building Design

6. A positive feature of the building elevations is that the pitched roofs and gables help break down the massing of the building groupings.
7. The applicant has verified that there is a stepping back and forth between individual units to allow for a staggered façade, which does not show up on the site plan but is indicated in the Rendered Elevation drawing.
8. The entrances for some of the middle units could use more emphasis. The entrance doors for these units are recessed back into an alcove which lies behind the garage doors. Suggest utilizing an architectural feature such as a pergola which projects out from the alcoves beyond the building edge and the plane of the garage doors.
9. The rear elevations of the townhouses along the central greenway will be visibly prominent due to the public access through the center of the site. Consequently, these elevations should have a level of composition and articulation that is commensurate with this visibility. Consider adding minor gables and/or other architectural features to ensure architectural interest. Compose facades so that windows align vertically when possible.