

**Urban Design Assessment (Lite)**

*The following comments were noted during the design assessment meeting held on Wednesday afternoon, Dec. 8 with the applicant and the town's urban designer.*

1. Supportive of the project edges, building well defines the pedestrian and street edges. A big change (and welcome one) is that the Ephesus building has been reconfigured so that the parking structure is now completely wrapped on 3 sides
2. Suggest emphasizing slight architectural distinctions b/w the Ephesus and Fordham Bldgs.
3. Supportive of the metal and glass tower on the building that is near the corner of Fordham and Legion Road Extended. Helps create a landmark and anchor for this significant corner.
4. Supportive of the arcade running the entire length of the Legion Road façade up to the plaza. Suggested utilizing uplights on the columns and trellis ceiling within the arcade
5. Arcade connects the muse w/ courtyard very effectively. Consider using colored paving in arcade, similar to what is being proposed in the plaza and art muse terrace.
6. Larger plaza is really successful and transforms the space and the building (kudos to Megan for suggesting the removal of the former triangular piece of the building). Like how the pedestrian bridge is relocated to plaza entrance, acts like a gateway
7. Utilize the metal struts/supports of the pedestrian bridge to create an architectural vocabulary for other canopies at pedestrian areas or garage entrance areas
8. Like the idea of the artist live/work lofts along Fordham/Legion Road Extended frontage. Consider making many of the two story loft units with exposed stair viewable from frontage. Consider using glass garage doors or pivot doors on street frontage of the live/work units to allow flow of space between the workspaces and the exterior plaza and pedestrian areas.
9. Bypass Lane and parking garage driveway entrance cut across the multiuse trail (at an angle), can the parking garage driveway come straight out and connect to Fordham? If so, can a majority of the paved drive apron where the current bypass lane meets Fordham be removed, except to the extent needed to provide access to the few homes to the south? This would improve the character of the green courtyard space by removing all that asphalt in front of it.
10. The green space at the NW corner of the Ephesus building should be designed to include some hardscape as well as green. Could be an attractive gathering space or dining area if a restaurant becomes a tenant in the corner retail space. Work with the Millennium developer, who is providing the landscape of this space, to tweak their design to integrate with Aura.
11. Elevations related notes-
  - i. Improved, but still a ways to go.
  - ii. Suggested considering a unified articulation strategy for both buildings w/ a slight material difference. Upon further discussion, the currently proposed strategy of using material differences to distinguish the public areas, the multifamily areas, and the retail/non-residential areas makes sense and with some further refinement (see other comments) can be effective.

- iii. Think the elevations are too overly complicated, they could stand some simplification and some of the components could be better integrated, see comment “ix” below.
- iv. Ephesus, white and gray building.
- v. Fordham, brown/earth tones w/ wood grain. Consider utilizing “wood” material, similar to what is being proposed for the ceiling of the arcade, on some portions of the Fordham building, as an accent material.
- vi. Provide a secondary portal at the breezeway, below the current larger expression. Consider using brick from base level on upper parts of the portal articulated in the middle of the Ephesus façade. The metal and glass shown inside the big portal is meant to recall the tower feature at the corner of Legion Road Extended and Fordham, which is a good idea. However, as currently show the proportions of the pieces seem a bit out of proportion with other components of the Ephesus elevation (too horizontal?)
- vii. Consider providing glass walls on the sides of the breezeway and access doors to any non-residential use. The ceiling inside the breezeway should have some kind of articulation and lighting to make it interesting.
- viii. Like the ground floor articulation along street frontages where retail/non-residential uses are located (horizontal banding & proportion, character of signage band)
- ix. The dark articulation at the top of the building which occurs in several places and articulates the vertical modules, seem visually a bit uncomfortable. They feel like they want to extend down below. Consider a more “basket weave” approach to how these vertical elements relate to the overlying “white/tan frame” elements. These distinct frames are an improvement over the continuous white colored “ribbon” of the previous concepts. These frames, with their 4 story height, can help suggest a lower scale to the street character.
- x. Fordham elevation: Garage door articulation is tricky: Needs some framing or articulation (without becoming too prominent) to avoid the appearance of just being a hole in the wall.
- xi. Concern about the south elevation (facing the homes/future development parcel) – needs more work.
- xii. Exposed garage façade is working well and generally looks like a building. Suggesting creating a “base expression” to match elsewhere on building