

Hillmont

Applicant drawings dated 09-05-23

Design Comments

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09-21-23

Summary of Applicant Meetings and the Review Process

- Several meetings have occurred with the applicant team over the course of this project. The most recent was on 09-01-23.
- Attached Diagram 1 indicates a previous site plan (**Image 1**, dated 08-04-23) and the current plan (**Image 2**, dated 09-05-23). The first set of comments outline urban designer suggestions regarding the earlier plan (comments 1-3) and how the comments were incorporated into the current plan (comments 1A-3A).
- Attached Diagram 2 includes a sketch proposing further suggestions to address in the next iteration of design as details are further developed.

Incorporation of Changes into Current Plan

1. Two important locations for street and sidewalk connections into the Barbee Chapel Road (BCR) multi-family project are not indicated. Street connection is vital to the integration of the two projects.
 - 1A. The intention to connect the streets and sidewalks has been verified, at both locations. Both property owners have worked to coordinate this.
2. The street/parking frontages along this segment need improvements to enhance the landscape and streetscape character as well as to provide some continuity with BCR.
 - 2A. The garages which had previously been located along the northern edge of the parking have been relocated to an off-street location in the parking lot near the RCD/stormwater area. Five trellis/pergola features (green lines on Image 2) have been added, per suggestion, to provide vertical and space defining elements along the northern edge of the frontage, and to add some scale to the parking area. Landscape bump outs in the parking areas have, in some cases, been realigned, to match locations across the street to give better rhythm to the landscape character. Bump outs at the southern end of the garages have been enlarged to provide more room for landscape between the street and the garage edges. The sidewalk location will be on the south side of the street, which is where the sidewalk connection to BCR is proposed.
3. Consider ways in which to make the main pedestrian entrance to the proposed central park into a more visible and welcoming place.
 - 3A. Per suggestion, the bump outs where the multi-use pathway crosses into the park have been widened on both sides of the street, providing more area for plants and other landscape features which could help create a sense of entrance.

Additional Comments/Suggestions Regarding the 09-05-23 Site Plan (to be addressed in the next iteration of the plan)

4. Pull back the buffer landscape to align with the building edges, to provide for visual connectivity along the street between the two developments.
5. Provide architectural details on the side elevations of the garages along the street to add to the streetscape character.

6. Provide colored/stamped asphalt, or other paving enhancements, at the intersection in the form of crosswalks and a decorative medallion. In addition, consider a similar treatment at the entrance area to the neighborhood park. Another location which was discussed included the main entrance point for the project, just south of Stancil Drive.
7. All trellis/pergola structures should have hanging/climbing vegetation to create a “green wall” effect.
8. Provide tall shrubs or small trees between the fence and the edge of the parking, to enhance the streetscape/landscape character.
9. Create an integrated landscape approach to tie together the front lawn area in front of Building 3 and the neighborhood park into one coherent entrance experience into the park.
10. In this portion of the park entrance, consider placing a vertical landscape element, architectural feature, or sign to act as a view terminus from the main north/south street, and to help establish a “gateway” into the park.

Summary Comments

The current plan includes several revisions, as noted above, to help enhance connectivity and landscape character of important frontages, connection points, and nodes. Incorporating additional changes, as suggested in comments 4-10 above, will further enhance these places. In addition, conversations with the applicant indicate that the two developers have been working to coordinate details to enable integration between the two projects, a process that should continue as project details are further developed in subsequent design phases.

Diagram 1

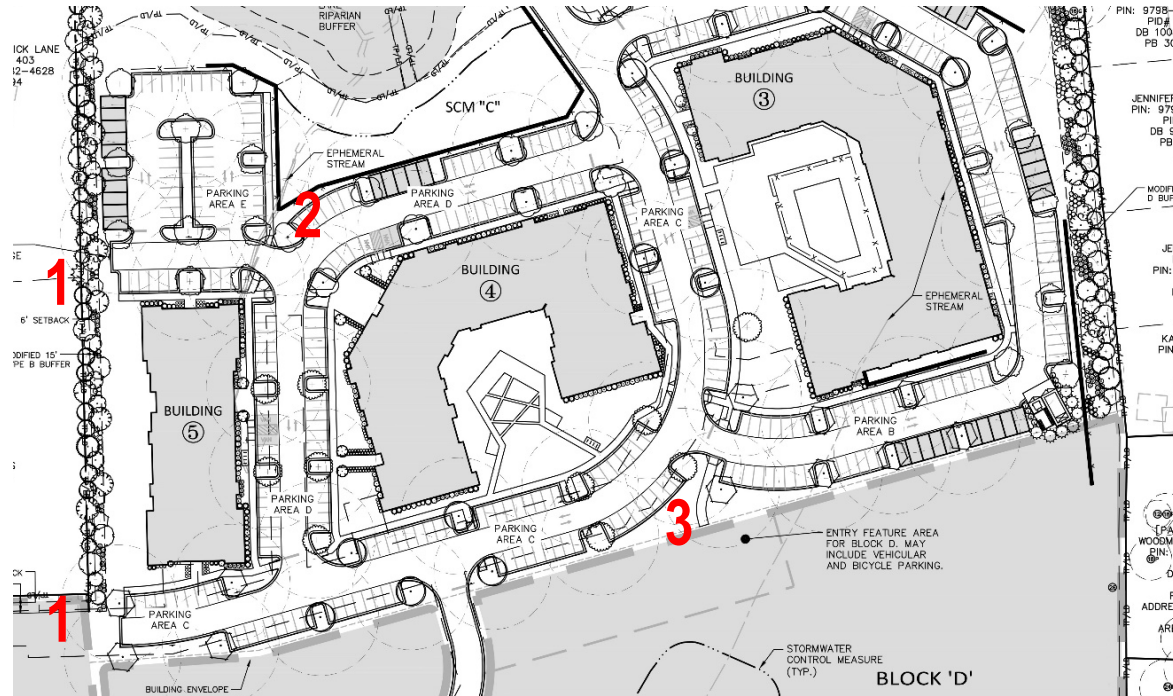


Image 1: Previous Applicant Plan 08-04-23

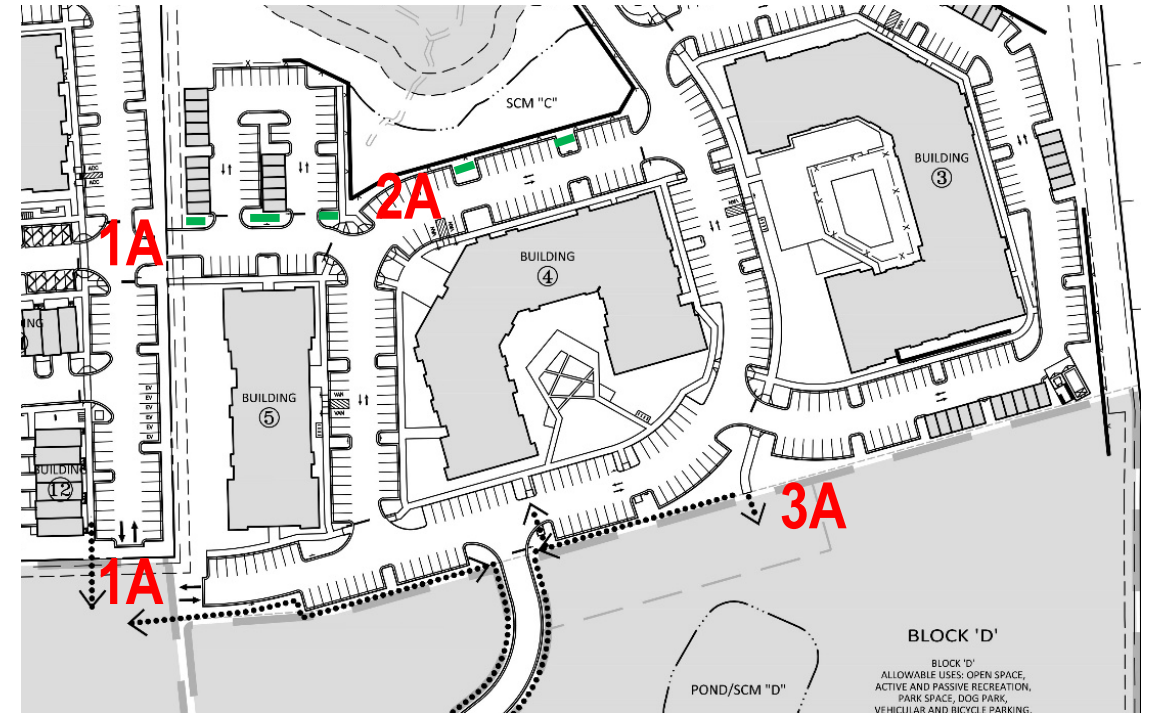


Image 2: Current Applicant Plan 09-05-23

Diagram 2

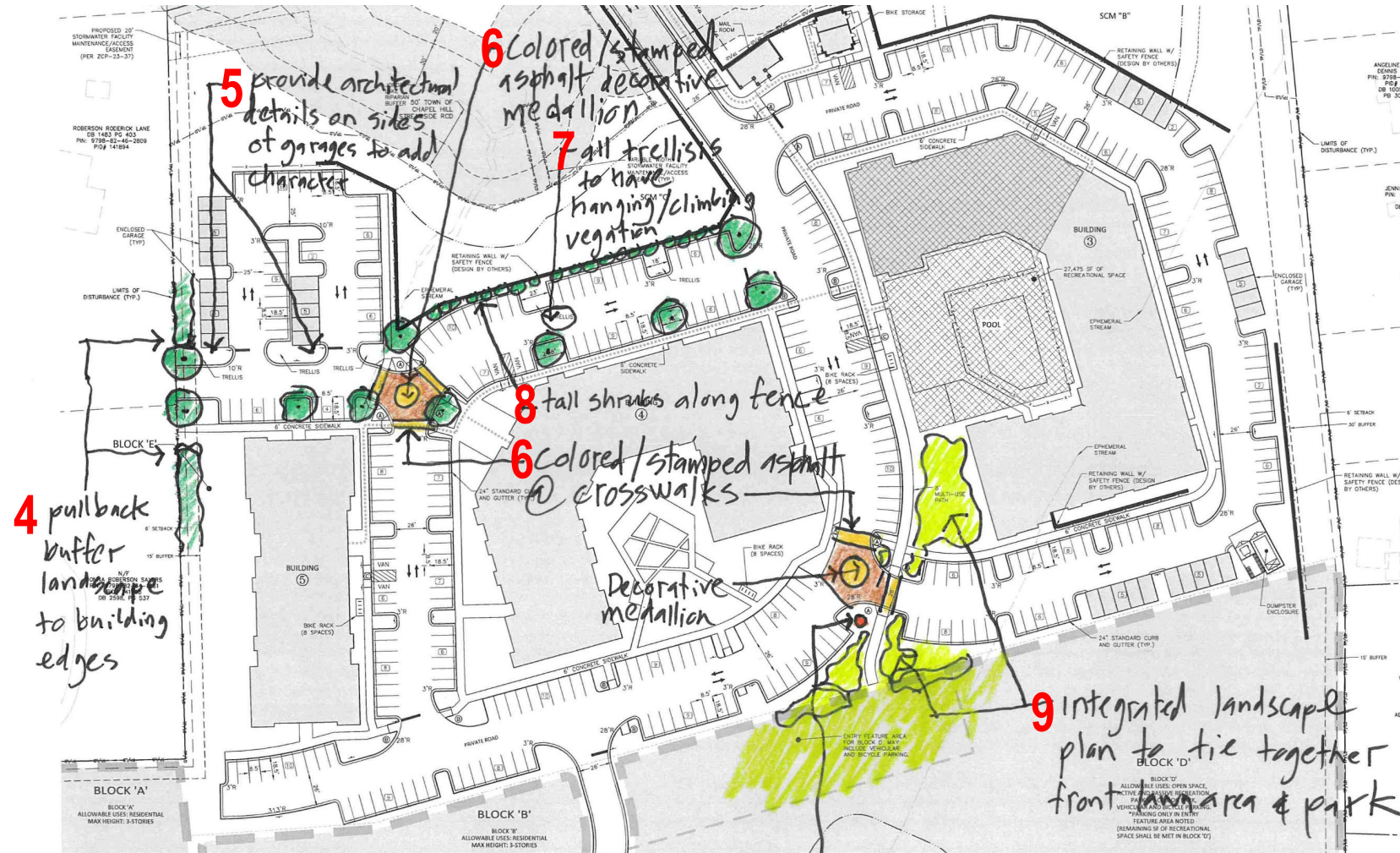


Image 3: Urban Designer
Additional Comments on 09-05-23
Plan

10 Vertical park element to create focal point at street view terminus and "gateway" into park