

DESIGN STANDARDS –TOPICS OF CONCERN

9/27/21

1) Block Sizes

- a) This is a recurring theme by all parties - Block sizes are key to walkability and permeability
- b) Each pod should have multiple blocks, with maximum block lengths and multiple buildings

2) Building Footprints

- a) Brian says a maximum building length and/or footprint “may be warranted.”
- b) John/Megan suggest a maximum size of 43,560 sf anywhere on the site, and note the more attractive scale of the buildings in Pod D. (The currently-proposed building for Pod A is more than two acres, taking up the entire pod.)
- c) Brian notes the good urbanism allowed by smaller-footprint buildings in the Pod D examples, the majority of which are in the 6,000 sf to 25,000 sf range. A 45,000 sf office building is noted, as is a 125-room hotel, the sf of which is not noted.
- d) John/Megan suggest that no building shall be longer than 300LF.
- e) John/Megan suggest a minimum 40 ft should separate each building and that this space provides an opportunity to create pedestrian connections

3) Building Heights, Step Backs & Pass-Thrus

- a) John/Megan suggest a maximum height of 75 feet but that only one building within a pod be allowed to reach this level; current design criteria allow buildings to be 90 feet tall
- b) Brian suggests a minimum height of two floors
- c) John/Megan suggest that a 6-story building must have a step back at the 4th level for floors 5 and 6 and that no step back is required for a 4-story or 5-story building.
- d) If a building is taller than four stories, the pass-thru shall be two stories and a minimum of 20' wide.

4) Building Facades & Primary Entrance

- a) Most pods will have both internal and external streets, therefore care should be taken to design four-sided buildings on all pods.
- b) Primary entrances should be street-facing and clearly identifiable.
- c) The amount of facade permitted as a blank wall should be 20' and not 50' as proposed.

5) Module Offset

- a) The 80/10/6 setback suggested in Design Criteria is too wide and too shallow to make a difference. A 20/20/10 module would give the opportunity to create usable balconies that are recessed and result in an articulated, yet uniform appearance. Further if the proposed one acre maximum is adhered to it may not be necessary in most facades.

6) Outdoor Amenity Space (OAS) - Open Space & Pedestrian Connectivity

- a) All parties noted the importance of including OAS in all pods and arranging them so that they provide connections between pods
- b) John/Megan note that the current proposal for Pod A would benefit from OAS
- 7) **Farmers Market** - All parties suggest locating the Farmer's Market close to other activities, rather than along the fringe. Brian suggests the northern edge of Pod E while John/Megan suggest Pod B, closer to Harris Teeter or William Travis.

8) Street Character

- a) All parties state that street character - both internal and external - are critical.
- b) John/Megan suggest street trees planted at 40-foot intervals for large trees such as Willow Oaks and 20-foot intervals for smaller specimens. Willow Oaks are recommended as the preferred street trees.
- c) Streets shown between pods should not be the only streets and/or connections within the project.

9) Sidewalks

- a) All parties state that the existing 5-foot sidewalk along Willow Rd is inadequate for the apartment building that is proposed for Pod A. John/Megan suggest a 10' Multi-Use path also should be included on Willow Drive.
- b) Sidewalks in Pod C should be 8' minimum, not 6'

10) Structured Parking

- a) Structured parking is to be screened with an architectural treatment if it is not wrapped by a building, no matter what street, alley or internal drive it is facing.

11) Drive-thrus

- a) No drive-thrus shall be permitted anywhere on the entire property