

# Garden District

## Architectural Design Concepts

The Garden District PUD application documents contain substantial information on the architectural design of the project. It is included in the Vision Statement, PUD Narrative document, the site plan (both 2D and 3D versions), the open space plan and the 3D images and visual scenes. These are all separate documents in the application. The summary below documents the architectural components of the project and pulls them into a single summary document for ease of review.

It is important to note that “architecture” is more than the “style” of the buildings or the colors used. Architecture encompasses the siting and clustering of the buildings; solar orientation; building massing and scale; the size range of the units; the orientation of the buildings to the street; provisions for pedestrian access and safety; treatment of the public realm spaces; and the planting of street trees and their relationship to the buildings.

The summary below breaks out the architecture issues by zone classification and building use type.

### **A. CC1 Zone**

In the CC1 zone there will be a mix of single/two story commercial/retail buildings; 3 story mixed-use buildings; and 3 story solely residential buildings. There are two existing commercial buildings on the site and within the PUD. A third building (on the corner of Martin and 29<sup>th</sup> Avenue) is not within the PUD. While there will be no changes to the existing buildings the new buildings constructed on the site will have an urban context and are designed to face and have access from the street in a walkable pedestrian environment. Parking and vehicle access is provided from the rear. All street frontages will be lined with street trees as shown on the site plan and images. These street trees are an essential component of the architectural character on the planned community creating a leafy and safe environment for pedestrians.

1. **Low Rise Commercial Retail Buildings:** These will be located in the “town center” component of the site plan. These will be single or two story buildings and will vary in architectural design and character to create the impression of the town center having developed organically over time. This concept has been used successfully in Kendall Yards. The project architecture will not have a common overall design but will be tied together through a common urban context and character. Landscaping and angle parking will be used to buffer the existing Rockwood Primary Care Clinic. Construction materials will vary from masonry to cement board panel and roof will be primarily (but not exclusively) flat to convey urban character as we have shown on the site plan images. On the ground floors windows will be prominent, as shown in the images,

consistent with the requirements of the energy code. These buildings will be consistent with the Centers and Corridors Design Standards and will be reviewed for consistency as part of the building permit process. These buildings will use “shared and reciprocal” surface parking. Concept drawing and site model views are attached to the PUD application.

2. **Mixed Use Buildings:** These will be located in the “town center “ component of the site plan. They will vary in architectural design and character to create the impression of the town center having developed organically over time. This concept has been used successfully in Kendall Yards. The mixed-use buildings will be three story with some commercial/retail on the ground floor and residential on the upper floors. The project architecture will not have an overall design but will be tied together through a common urban context and character. Both retail and residential access will be provided from the street as shown on the site plan and images. The building materials will vary from masonry to cement board panels. On the ground floors windows will be prominent consistent with the requirements of the energy code. These buildings will be consistent with the Centers and Corridors Design Standards, except for deviations approved by the Design Review Board, and will be reviewed for consistency as part of the building permit process. Ground floor garage parking and shared surface parking will be provided at the rear of each building. Building residential access will also be provided from the rear of the buildings as shown on the site plan. This is the exact approach used in Kendall Yards. Concept drawings and model view elevations are part of our submittal.
3. **Residential Buildings:** These will be located in the “town center “ and on the fringe of the town center as shown on the site plan. They will provide a transition from the commercial elements of the site to the lower density elements located to the south. They will vary in architectural design and character to create the impression of the community having developed organically over time. The residential buildings in the CC1 zone will be three story with the ground floor units facing and having direct access from the street. The project architecture will not have an overall design but will be tied together through a common urban context and character. Residential access will be provided from the street as shown on the site plan. On residential building the sidewalk will be 6 feet with a six foot planting strip. The Design Review Board has approved this deviation. The building materials and will vary from masonry to cement boards panel. On the ground floors windows will be prominent and consistent with the requirements of the energy code. These buildings will be consistent with the Centers and Corridors Design Standards and will be reviewed for consistency as part of the building permit process. Ground floor garage parking and shared surface parking will be provided at the rear of each building. Building residential access will also be provided from the rear of the buildings as shown

on the site plan. This is the exact approach used in Kendall Yards. Concept drawings and model view elevations included in the PUD application.

**B. RSF Zone**

In the RSF zone there will be a mix of single family estate homes; smaller detached homes; and small multifamily buildings. This portion of the site is lower density, consistent with the RSF zone density and height standards, and is intended to integrate with the existing residential neighborhood to the south. All street frontages will be lined with street trees as shown on the site plan. These street trees are an essential component of the architectural character on the planned community creating a leafy and safe environment for pedestrians. The circulation plan has been designed to minimize the impact from automobile traffic and create a community focused on pedestrian access and circulation. For this reason we are electing not to extend Crestline north through the site and this is a very critical design element of the community and was recommended for approval by the Design Review Board. Where possible vehicle access is provided from the rear of the units.

1. **Single Family Estate Homes:** These home are located along the north frontage of 32<sup>nd</sup> Avenue with larger lots consistent with the larger homes and lots on the south side of the street. These homes will be one or two story construction and will not have a dominant architectural style. Consistent with the existing residential development we anticipate a variety of architectural styles creating the sense of organic development over time.

2. **Cottage Homes:** The cottage homes will face Crestline with vehicle access from the alley at the rear, as shown on the site plan and images. These homes will be built closer to the street (minimum 10 foot setback from the back of sidewalk) with large front porches and patios. Each home will have direct access from the street and are intended to create street life and vitality. These smaller home will be one or two story with attached garages at the rear. Again, there will not be a common or consistent architectural style. Crestline will have a 6 foot sidewalk and a 6 foot planting strip with street trees. The intent of the architectural treatment, as shown on the site plan and explained in the project narrative, it to create a walkable and safe pedestrian environment that integrates with the adjacent neighborhood.

3. **Multifamily Homes:** These homes are located on the western edge of the project site and are located behind the cottage homes that front on Crestline. The Crestline cottages will effectively screen the multifamily homes from view. The multifamily buildings are small two story buildings with 6 units per building. Each 6 unit building have 6 ground floor garages that are accessed from an alley at the rear of the building. These buildings face a common open space courtyard. These buildings have two ground floor units and four second floor units accessed by a common stairway. The massing and scale of the buildings are very small and low density in

character. By clustering these small MF buildings at this location on the site we are able to protect several acres of natural urban forest that would be lost with a standard SF lot subdivision approach. These buildings are sited about 70-85 feet from the south property line of the project (which abuts the rear yard of SF homes located on 34<sup>th</sup> Avenue. As noted in our submittal, we will retain and enhance the landscape buffer along the south property line. Concept elevations of the buildings were submitted as part of application submittal. These building will be consistent with the Multifamily Design Guidelines in the SMC and will be reviewed at the time of building permit.