Street Level Character ①

- site access? where is "back"
- service access / related to traffic → which streets appropr. (2 N/S streets?)
- use will drive discussion (TH or other)
- note RM zoning history - context, complexity w/ RM
- diversity (char/urban/etc) use or single use - residential - [variety]
- lively mix of uses - strategically placed
- proximity to River - sightlines / access
- context/connection is impt to North + to Old Town - sense of place

Street-Level Character

- address reality of economics/land value/city revenue
- balanced w/existing community
- RM by right scenario -OR- otherwise
- Underground utilities
- Street trees
- Green
- garage access from internal alleys or if not possible, which streets are appropriate
- variety w/in block -not monolithic appropriate to rest of area.
- scale - transitn from Alex house
- (variety of uses)/ predom. residential

not consensus

STREET LEVEL CHARACTER

- ACCESS TO SITE - WHERE "BACK"
- TRAFFIC TO ADJACENT COMMUNITY
  - WHERE SERVICE + LOADING OCCURS?
  - CURBCUTS
- USE / HOUSING TYPE
  - DONT REDEVELOP IN ISOLATION
  - COMPREHENSIVE PLANNING TO ADJACENT REDEVELOPMENT + SITES
- MIX OF USES / DIVERSITY OF USES
- PROXIMITY TO RIVER
- BUILDING SIZE / ECONOMICS
- DESIGN + USES IMPORTANT TO COMMUNITY

- UNDERGROUND UTILITIES
- TREES / STREETTREES
- GARAGE ACCESS
  - SENSITIVITY ON SPECIFIC BLOCKS
- VARIETY IN THE BLOCK (SCALE)
- OPEN SPACE

- PREDOMINANTLY RESIDENTIAL
- VARIED STREETSCAPE
- NO CONSENSUS ON USE

OPEN SPACE/CONNECTIONS ①

- sustainability
- maintenance is key. who?
- internal open space less successful in terms of true public space
- better to contribute to existing open sp.
- tie in streetscape to existing
- accentuate connection to River
- concern about creating open space on site that will result in taller bldgs canyon effect
- security issues? with internal connect
- goal = an 'urban' look → setbacks may or may not contribute to OS/urban

- Use affects type of open space provided. ②
- Could have setbacks onsite + $ contrib. to existing O.S. resources
- What is the <u>purpose</u> of open space? public, private, access, visual.
- impt. to provide certainty to developer where are tradeoffs appropriate? What are priorities?
- priority on external ~~op~~ Edges OS/streetscape with some private internal OS +
- understanding re. contribution to existing OS.
- balance btw. public / private
- connectivity to water private OS can be roof tops
- OS as a buffer - relief from feel of urban canyon. (rooftop doesn't achieve)

OPEN SPACE / CONNECTIONS

- Q re design competition.
- rooftop OS can serve as private OS amenity to residents. Discussion re princ.
- of public/private
- Principle of balance btw public + private.
-

OPEN SPACE CONNECTIONS

- ENSURE SUSTAINABILITY + MAINTENANCE
- ON-SITE SPACE AND/OR CONTRIBUTION TO EXISITING OPEN SPACE
- TRANSITION OF STREETSCAPES
- PLACEMENT OF OPEN SPACE ON THE SITE NORTH / SOUTH / BOTH ?
- INTERNAL OPEN SPACE / SECURITY
- SETBACKS IN URBAN ENVIRONMENT and IMPACTS TO OPEN SPACES
- OPEN SPACE / DENSITY TRADE OFFS
- PURPOSE + FUNCTION OF THE OPEN SPACES: FOR RESIDENTS? · FOR PUBLIC?

- PRIORITY OF BENEFITS
- PUBLIC + PRIVATE SPACES ON SITE
  - SCALE + CONFIGURATION TRADE OFFS
- PUBLIC SPACES ON EXTERIOR OF THE BLOCKS.
- OPEN SPACE FOR AESTHETIC + FUNCTIONS
- BALANCE BETWEEN PUBLIC/PRIVATE
- CONTRIBUTIONS TO EXISTING
- HANDLING EDGES TO EXISTING
- OPEN SPACE CONNECTIONS TO WATER.
- OPEN SPACE TRADES ARE ONE WAY TRADES. BE MINDFUL OF THE TRADEOFFS + FUNCTIONS OF THE SPACES.

SCALE - TRANSITION

①

- low scale on borders of block adjoining townhouses & existing
- some height/variety on N/E block faces.
- concern about precedent of ht. on E. side of block in terms of nearby future dev't. (Hopkins - Tancil)
- concern re light/+/shade w/tall bldgs (bldgs on either side of st.)
- construction type - fl to ceiling height
- parking will impact ht/scale
- impt to consider context of block
- how does comm vs residential impact scale/transition?

SCALE / TRANSITION

②

- mixed building elements within the block. Not monolithic.
- by right zoning will discourage
- Abing. Row project - interest in elevations/ setbacks, etc.
- building retention
- shadows - study impacts
- form basecode → standards for scale/design etc. but not prescriptive re use.
- shoulders, focus height in center

SCALE + TRANSITIONS

- HOLD HEIGHT ALONG ADJACENT TOWNHOUSE BLOCKS
- VARIED HEIGHTS ALONG ROYAL + WYTHE ST.
- HEIGHT AFFECTS ON STREETSCAPE + LIGHT

- CONTRUSTION HEIGHT
- FLOOR/CEILING HEIGHTS
- TRASITIONS
- LOCATION OF PARKING IMPACTS ON HEIGHT
- IMPACTS ON USE ON SCALE + TRANSITION
- LOCATION OF HEIGHT THROUGHOUT AND AROUND THE BLOCK