



## Freshwater Plaza Design Guidelines Lot 4 - 200 East Greenfield Avenue



### **LOT 4, FRESHWATER PLAZA DESIGN SPECIFICATIONS:**

High-quality design and commercial uses that activate the Greenfield Avenue, Barclay Street/Access Drive and Freshwater Plaza. In addition to consulting the Planned Development Guidelines (see attached) the following criteria must be followed when developing your plans.

#### **BUILDING PLACEMENT**

- Building to be built to fill out street wall at Barclay Street/Access Drive and East Greenfield Avenue.

#### **WATER FEATURE/STORMWATER MANAGEMENT**

- Stormwater to be managed on Lot 4 and integrated into the Water Feature in the South 40 foot easement on Lot 4.
- Water feature to complement existing water feature on Greenfield Avenue.
- Water feature must include a Watermark - <https://www.cityaslivinglab.org/watermarks>

#### **BUILDING HEIGHT**

- Substantial, multi-story building is desired. Planned development guidelines call for a minimum of 66 feet height. Lower height may be acceptable for portions of building at northern end of Lot 4 if building has major height and mass at Greenfield Avenue. Lower height buildings may be considered.
- Minimum ground floor height of 16 feet.
- Minimum upper level heights of 10 feet per floor.

#### **BUILDING MATERIALS**

- Building base (ground floor façade) materials must be of high-quality grade, such as brick, granite, stone, architectural metal panel systems, and other durable materials.
- Upper floors should be finished masonry, architectural metal panel or glass curtain wall.
- Materials such as EIFS, utility split face block, cement board panel or lap siding, wood and other composite board siding materials are not allowed.

#### **BUILDING ARTICULATION**

- Blank, unarticulated walls, including the east elevation at bike path and north elevation at access path, are not permitted.
- Modulate all facades with articulated bays, windows and openings, varying color and texture and/or other architectural details that relate to the human scale.
- Create sufficient depth of windows set in façade walls to avoid flat appearance. This is a minimum of 3" from window frame to façade material.
- Any balconies must be set in or integral to the design and not externally hung from the facades. Structural member and decking should be finished quality materials and not construction grade lumber or pressure treated materials. Concrete or metal balconies are most appropriate.

- First floor should have windows/glazing with activated spaces along 70% of the façade along Barclay Street/Access Drive and Greenfield Avenue. A minimum of 50% first floor windows/glazing along the access path to the north and bicycle path to the east is required.

#### **PEDESTRIAN AND BICYCLE ACCESS AND CIRCULATION**

- The existing pedestrian access along Barclay Street/Access Drive and Greenfield Avenue is to be maintained. Direct pedestrian access from Greenfield Avenue to an entrance at south building elevation if required.
- Direct pedestrian and bicycle access from the northern access path to the building is required. Bicycle parking to be placed in locations convenient to building entrances.

#### **PARKING AND VEHICULAR ACCESS**

- Parking access to building and/or parking deck to be accessed at northern end of Lot 4.
- Tenant parking to be managed on Lot 4. Additional parking may be available in Freshwater Plaza subject to separate agreements.
- Surface parking lot may be allowed if screened by wall/elevation that is integral to building design.

#### **LANDSCAPING**

- A landscape plan appropriate for the full site is required including areas adjacent to the north access path/drive and the east bicycle path.