

# CONCEPT PLAN FEEDBACK

## COMMUNITY DESIGN COMMISSION

### 1. Proposed LUMO Update-Text describing Concept Plan Process (Proposed)

Text to focus on larger context, including an understanding of how the project supports Town's Development Goals and Strategies

### 2. New Applicant Requirements (Proposed)

Visuals of how applicants plan to incorporate Small Area Plans and Town Goals in their project.

Answer to items listed in Recommendations Section (see below, #3)

Presentation outline about what to cover during a CDC meeting

Training from Staff to Development Teams prior to submittal to better understand future Concept Plan expectations

### 3. Recommendations

## CONTEXT & INFRASTRUCTURE

What is the site context today?

Points of Interest include-Zoning, Existing Infrastructure, Surrounding Uses/Density and Environmental Conditions

Discuss current traffic and transit available today?

Is there a Small Area Plan and does it have specific requirements that need to be addressed?

What long range plans exist?

Points of Interest include-Transit, Infrastructure, Greenways, Parks, Sidewalk Improvements and Neighborhood Impacts

What projects have been recently approved for this area?

How does the proposed architecture relate to surrounding structures?

## CHARACTER & DESIGN

What is the orientation of the buildings to the street/Site?

Where do you plan to put?

Building placement, Parking, Transit connection, Green space, Building mass Heights

How will this site relate and/or connect to adjacent sites?

How does the project relate to Town Vision and Design Guidelines?

## ELEVATIONS

For Special Use Permits elevations are requested earlier rather than later

## DEVELOPERS/APPLICANTS

### 1. Proposed LUMO Update-Text describing Concept Plan Process (Proposed)

Text to focus on drawing requirements including emphasis on bubble diagrams, spatial relationships of site uses and visuals such as precedent images to convey architecture and site design intent

### 2. Recommendations

## GRAPHICS/PRESENTATIONS

Using precedent images to relate design intent

Presentation outline about what to cover during a CDC meeting

Freehand Sketch-reducing time, effort and money to create the finished drawings that have come to be expected.

## STRUCTURE

Can we create a path towards getting unfiltered Council feedback earlier in meetings?

Can we create a new structure for advisory concept plan review?

Proposed creating a separate PIM to get public comments that would function separate from the Council review of concept plans.

Is CDC the correct advisory board to review concept plans?

Requested direction of how to focus comments to big picture items. Creating a formula where detail orientated questions/comments are exception not the norm.

Applicants would like to have the chance to respond to comments in order to clarify what they have heard and the direction they should take.

Increased staff review in order to respond to potential CDC recommendations

## STAFF

Additional Staff Time-Each group recognized a shared understanding that Staff time will be required to meet some of the recommendations above. With additional staff time requirements, updated fees would be required to meet project demand.

Project Narratives-Staff recognizes the need to project narratives. Staff recommends careful review of additional narratives/checklists to better understand their usefulness.

Standardized Presentation/Coordination-Staff does agree that a standardized presentation and coordinating presentation materials would concentrate discussion points. Significant time requirement on Staff in order to prep each applicant, make note of fee adjustment mentioned above.