

Conifer West Hill TND Charrette 1 Design Brief

Goals

- Understand the Traditional Neighborhood Design rezoning and development project and the application of form-based code to this site.
- Comment/provide feedback on precedents images and design prompts.
- Collaborate on creating draft design concepts of arrangements of housing densities and roadway/pedestrian path networks on site.

Project Overview

- Mixed use village full traditional neighborhood development (TND) of approximately 50 acres
- Three neighborhood transect (NT) zones:
 - NT-3 Neighborhood Edge
 - NT-4 Neighborhood General
 - NT-5 Neighborhood Center
- Approximately 400 units composed of a mix of single-family homes, multi-family units, and senior housing, and limited commercial/community uses

Program Summary

- 25 single family homes (1-2 stories)
- 35 townhomes (2-3 stories)
- 15 small apartment buildings (180 units total) (3 stories)
- 2 large apartment buildings (160 units total) (5 stories (4 stories of residential over 1 story of community/commercial))

Design Prompt

- Design a new neighborhood arranging these elements:
 - Buildings
 - Roads
 - Pedestrian paths
 - Parking
 - Parks/Open space

Design Intention

- **Pedestrian-Friendly Environment** The development will prioritize pedestrian movement and safety, encouraging walking and cycling. A comprehensive network of streets, sidewalks, and pathways will connect homes to the community garden, parks, commercial areas, and public transportation.
- **Parks and Open Spaces** The neighborhood design will include ample green spaces and parks for recreation, aesthetic appeal, and environmental sustainability; including access to



22 acres of Town parkland. Green corridors will connect different parts of the neighborhood, providing continuous green spaces for walking, jogging, and biking on a network of sidewalks and trails. This enhances social cohesion of the neighborhood by providing a shared amenity where neighbors can meet and interact with each other. Passive recreation and gathering opportunities will be provided in open green spaces and neighborhood amenities such as seating.

- **Compliance with New Neighborhood Code Principles** The development will adhere to the New Neighborhood Code guidelines, ensuring cohesive and aesthetically pleasing design. Clear and consistent design standards within the New Neighborhood Code will guide the development process, optimizing land use by integrating mixed-use buildings and higher density housing options. Building housing within proximity to pre-existing neighborhoods and transportation options assists the Town in reaching its goals of reducing suburban sprawl.
- **Appropriate Allocation of New Neighborhood Code Transect Densities: The New Neighborhood Code defines neighborhood transect (NT) zones, three of which will be applied to this project:** NT-3 Neighborhood Edge, NT-4 Neighborhood General, and NT-5 Neighborhood Center. NT-3 Neighborhood Edge is the least dense and allows a high percentage of single-family homes. NT-4 Neighborhood General is a medium-density zone that allows for mixed percentages of townhomes and apartment buildings. NT-5 Neighborhood Center is a higher-density zone that allows for mixed-use apartment buildings. The project will apply these transect zones in an appropriate fashion to the site, ensuring that transitions between density respond to surrounding neighborhood conditions, which include an existing primarily single-family residential neighborhood to the east and a medium-density residential neighborhood to the south.
- **Inclusivity and Accessibility** The neighborhood will be inclusive and accessible to people of all ages, abilities, and socioeconomic backgrounds. The percentage of units that will be available as affordable housing, as well as the percentages of area median income (AMI) that these units will be committed to, is in the process of being determined, ensuring individuals and families with varying income levels can reside in the neighborhood. Public spaces and buildings will follow universal design principles to ensure accessibility for people with disabilities.
- **Enhanced Transportation Choices** Diverse transportation options will reduce reliance on private vehicles and promote sustainable mobility. Streets will accommodate all users, ensuring safe and efficient mobility.
- **Community and Place-Making** The development will foster a strong sense of community through thoughtful design and programming. Design elements like building facades, street furniture and landscaping will create a unique neighborhood identity. Communal spaces like parks, plazas, and community centers will encourage social interaction.