

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: STORRS CENTER VILLAGE STREET

Location: STORRS CENTER DEVELOPMENT

Area: PHASES 1, 2, AND 4

Architect/Engineer: BL COMPANIES

Contact/Phone: GEOFFREY P. FITZGERALD, P.E.

Initial Review Date: SEPT. 15, 2011

All questions should be answered Yes/No/NA unless specific information is requested. For 'No' answers, please include explanatory Comments/Notes. In these regulations "reasonable consistency" means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes:

THE PLAN FOR THE VILLAGE STREET IS CONSISTENT WITH THE PRELIMINARY MASTER PLAN WITH MINOR MODIFICATIONS. THE MOST SIGNIFICANT MODIFICATION IS THE CHANGE IN ON-STREET PARKING FROM PARALLEL TO DIAGONAL SPACES IN THE PHASE 2 AREA AND THE ASSOCIATED SHIFTING NORTH OF THE ROAD TO THE REAR OF THE PARKING GARAGE (GR-1). THESE CHANGES HAVE BEEN REVIEWED AND APPROVED BY THE MANSFIELD TRAFFIC AUTHORITY.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)? N/A

	Y	N	NA
Allowable Uses			X
Building Setback			X
Building Height			X
Façade Setback			X
Eave Projection			X
Roof Profile			X

Recessed Entries			X
Awnings			X
Balconies			X
Covered Arcades/Galleries			X

Comments/Notes: NO BUILDINGS ARE PROPOSED AS PART OF THIS APPLICATION.

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	X		
Parking Lane Widths	X		
Turning/Curb Radius	X		
Curb Heights	X		

Comments/Notes: STREET DIMENSIONS PRESENTED ARE CONSISTENT WITH THE ROADWAY DESIGN STANDARDS IN ALL ASPECTS.

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking	X		
Street Trees	X		
Street Lighting	X		
Street Furniture	X		

Comments/Notes: SIDEWALK WIDTHS AND TERRACE AREAS THAT MEET THE DESIGN STANDARDS WILL BE ACCOMMODATED IN FUTURE DESIGN OF BUILDINGS ALONG THE VILLAGE STREET.

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams? N/A

	Y	N	NA
Massing and Scale			X
Horizontal/Vertical Divisions			X

Comments/Notes:

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams? N/A

	Y	N	NA
Location of entrances			X
Location of special elements and architectural gestures			X

Comments/Notes:

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	X		
Visual patterns	X		
Building entrances			X
Major parking areas	X		

Comments/Notes:

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
		X

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
		X

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PROPOSED AS PART OF THIS APPLICATION.

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
		X

Are the windows generally vertically proportioned?

Y	N	NA
		X

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
		X

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
		X

Are the windows generally recessed in their openings?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
		X

Does the main entrance face a major street?

Y	N	NA
		X

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
		X

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
		X

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
		X

Are storefront entrances clearly marked?

Y	N	NA
		X

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.5.4 Materials

What materials are used for the storefronts? N/A

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
		X

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
		X

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
		X

Comments/Notes: N/A

3.6.3 Materials and Colors

What are the roof materials and colors? N/A

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
		X

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
		X

Comments/Notes:

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: N/A

Windows: N/A

Doors: N/A

Trim: N/A

Visible Roofing: N/A

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
		X

Are the fixtures compatible with the design guidelines?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
		X

Comments/Notes: NO BUILDINGS ARE PART OF THIS APPLICATION.

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used? A VARIETY OF SPECIES, CONSISTENT WITH THE LIST IN THE GUIDELINES, IS PROPOSED.

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

THE AVERAGE SPACING OF TREES IS CONSISTENT WITH THE GUIDELINES. THE DENSITY OF STREET TREES WAS DOUBLED ALONG THE U.S. POST OFFICE DISTRIBUTION LOT, TO SCREEN THIS AREA AS MUCH AS POSSIBLE FROM THE EXPERIENCE OF TRAVELING ALONG THE VILLATE STREET.
Storrs Center Special Design District Design Guidelines

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces?

CONCRETE, STAMPED CONCRETE, AND COLORED CONCRETE IS PROPOSED FOR THE PUBLIC SIDEWALKS AND PLAZA SPACES UNDER THIS APPLICATION.

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
X		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
X		

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable	X		
Bike racks	X		
Directional signage	X		
Benches	X		

Comments/Notes: ALL MATERIALS PROPOSED ARE CONSISTENT WITH THE SC-SDD DESIGN GUIDELINES. STREET TREES INCLUDE STORMWATER FILLER BOXES AND ORNAMENTAL TREE GRATES CONSISTENT WITH THE DESIGN GUIDELINES.

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
		X

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
X		

Comments/Notes: SIGNIFICANT LANDSCAPING HAS BEEN ADDED TO THE NORTHEAST CORNER OF THE SITE ALONG THE PROPERTY BOUNDARY WITH THE HELLENIC SOCIETY PROPERTY, TO HELP SCREEN THE PREVIOUSLY APPROVED PARKING GARAGE, GR-1.

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
		X

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
		X

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
		X

Comments/Notes: N/A - NO OFF STREET PARKING IS PROPOSED AS PART OF THIS APPLICATION.

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
		X

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
X		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
		X

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
		X

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
		X

Comments/Notes: LANDSCAPE SCREENING IS PROVIDED UNDER THIS APPLICATION TO SCREEN THE EXISTING POST OFFICE LOADING AREA.

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes: FULL CUT OFF LED FIXTURES ARE PROPOSED.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
X		

Comments/Notes: PARTICULAR SIGNAGE IS PROVIDED TO DIRECT VISITORS TO AND FROM THE PARKING STRUCTURE, BUT AN EFFORT HAS BEEN MADE TO NOT "OVER SIGN" THE DEVELOPMENT WHICH COULD CAUSE CONFUSION.

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
X		

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
X		

Comments/Notes: FURNISHINGS PROPOSED HAVE BEEN REVIEWED PREVIOUSLY BY THE MANSFIELD DOWNTOWN PARTNERSHIP.

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes: FIRE LANE STANDARDS ESTABLISHED DURING THE MASTER PLAN APPROVAL PROCESS HAVE BEEN MAINTAINED.

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

VILLAGE STREET (NO BUILDINGS UNDER THIS APPLICATION)

Name and Location of Building

N/A

Architect of Record

SEPT. 15, 2011

Date