

An aerial architectural rendering of a village center. The drawing shows a cluster of buildings with terracotta-colored roofs and light-colored facades, interspersed with lush green trees. The buildings are arranged in a somewhat irregular, organic pattern, suggesting a walkable neighborhood. The style is a combination of architectural line work and watercolor-style coloring. A semi-transparent white banner is overlaid across the top portion of the image, containing the title and location text.

Patchwork Farms Village Center

Vestavia Hills, AL

Charrette Drawings

December 10-13, 2013

City of Vestavia Hills

Goodwyn, Mills & Cawood

planning, development & architecture

Dover, Kohl & Partners

town planning

Skipper Consultants

traffic engineering & transportation

Gary Justiss

architecture

Process



The vision for the Patchwork Farms Village Center was produced during a short design charrette that was held from December 10th-13th, 2013.

The design charrette began with a tour of the site and its surroundings with City staff (top left image).

Next, public input was gathered in a community hands-on drawing workshop (middle and bottom left images).

During this public hands-on workshop, a Community Image Survey was also conducted where attendees were asked to express, with digital keypads, their opinion of various images. (The tallied results of this survey are to the right).

The community's ideas were then combined, adjusted and illustrated by professional consultants in a public, on-location design studio.

The result is the draft Patchwork Farms Village Center design contained within this document.

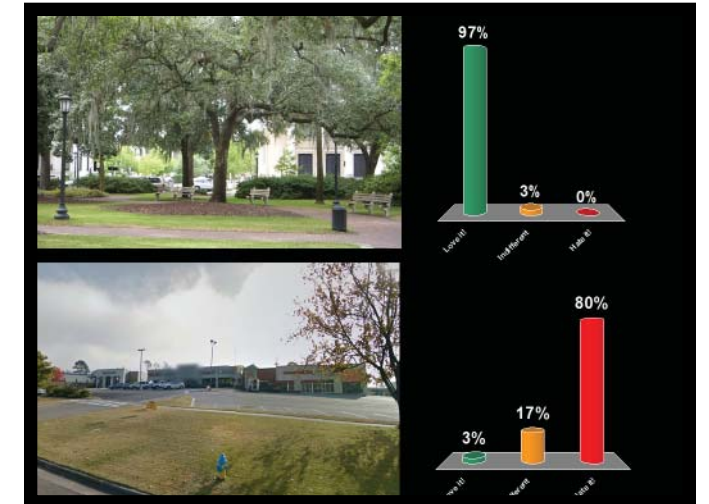


Community Image Survey

Streets:



Open spaces:



Commercial streets:



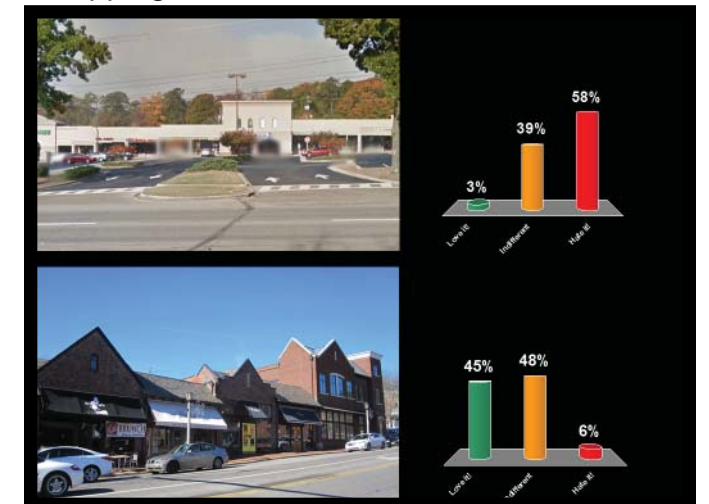
Civic buildings:



Hotels:



Shopping destinations:



Patchwork Farms Village Center Master Plan

A new landmark focal building sits at the intersection of Cahaba River Road and Healthy Way.

The presentation facades of buildings face the street. Parking lots and other service functions are screened from view in mid-block locations

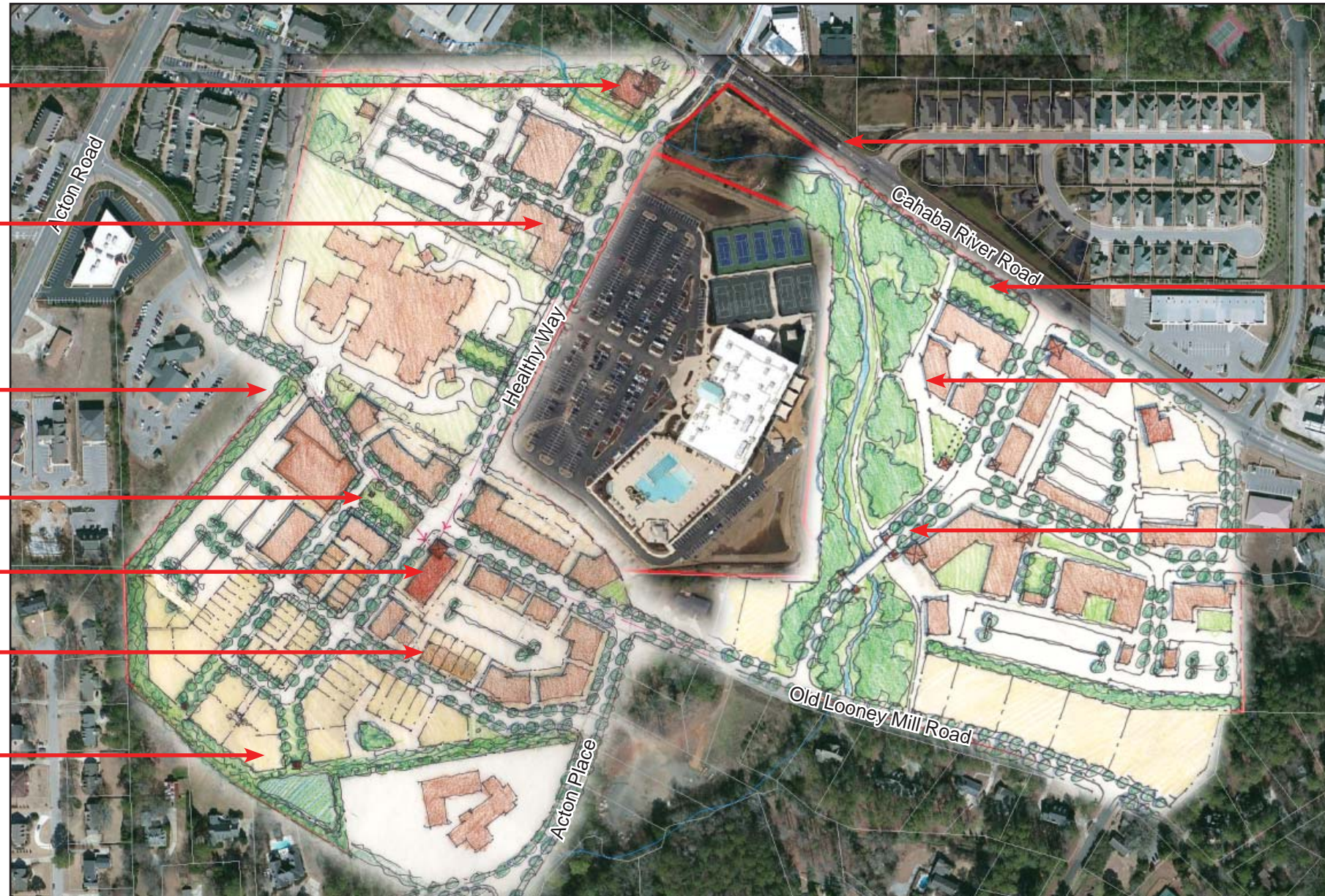
A trail system winds around the perimeter of the village center

The heart of the new village center is a shady green square framed by the fronts of buildings

A new focal building is placed at the end of the view down Healthy Way

Rowhouses and live-work townhouses form a transition between the village center's core and edge

New single family detached lots are located adjacent to existing single family detached lots



Cahaba River Road is envisioned transformed into a pedestrian-friendly complete street with wide sidewalks and bike lanes

Well-shaped greens are sprinkled conveniently throughout the development areas

Building fronts face the creek, turning it into a signature public park space

A new street connects Old Looney Mill Road with Cahaba River Road

The Heart of the Village Center

Parking lots are conveniently and discreetly located in mid-block areas

Streets interconnect to form a variety of pleasant routes for walking, biking and driving

A new landmark focal building sits atop high ground at the end of the view down Healthy Way

Wide sidewalks, on-street parking, regularly-planted shade trees and street-oriented architecture make the Village Center's streets inviting places for pedestrians

A leafy public square sits at the heart of the new Village Center



Streets lead to a public space overlooking a rookery designed to help manage the site's storm water

New single family detached houses are located around the perimeter of the village center adjacent to existing single family detached lots

Rowhouses and live-work townhouses form a transition between the neighborhood's core and edge

Buildings vary in size, but all are designed within a comfortable village scale

A street-oriented grocery store is shown here anchoring the retail in the village center

Entrance - Healthy Way and Cahaba River Road



Street-oriented architecture with a comfortable village scale is visible from Cahaba River Road, welcoming visitors

Sidewalks along Cahaba River Road encourage visitors to travel to the Village Center by foot and bicycle

A civic landmark pavilion marks the entrance to the Village Center (without gating the street)

Healthy Way Toward the Heart of the Village Center



Healthy Way is configured for walkability with generous sidewalks, regularly planted street trees, on-street parking and compact curb-to-curb pavement dimensions

A new landmark focal building sits atop high ground at the end of the view down Healthy Way

Broad awnings above shopfronts provide shade and protection from the elements for pedestrians

The Heart of the Village Center

Cross Section A



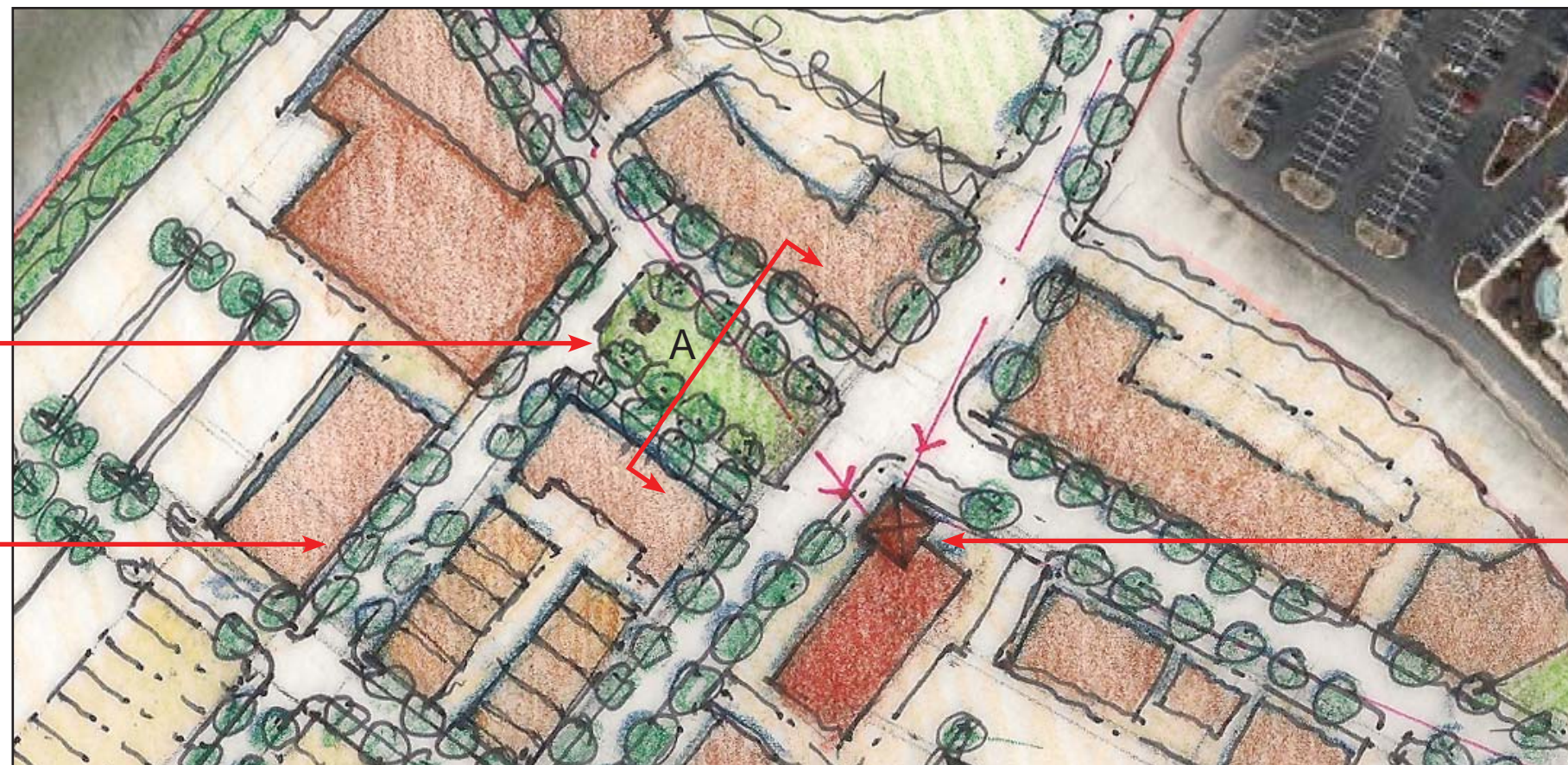
The heart of the new village center is a shady green square framed by the fronts of buildings

The green square is anchored by a prominent new focal building (placed where also visible at the end of the view down Healthy Way)

The square is bounded by narrow tree-lined streets providing convenient on-street parking in front of stores

A shady green square framed by the fronts of buildings forms the Village Center's main gathering place

The fronts of mixed-use buildings shape an interconnected network of walkable, blocks and tree-lined streets



New focal landmark building

The Heart of the Village Center

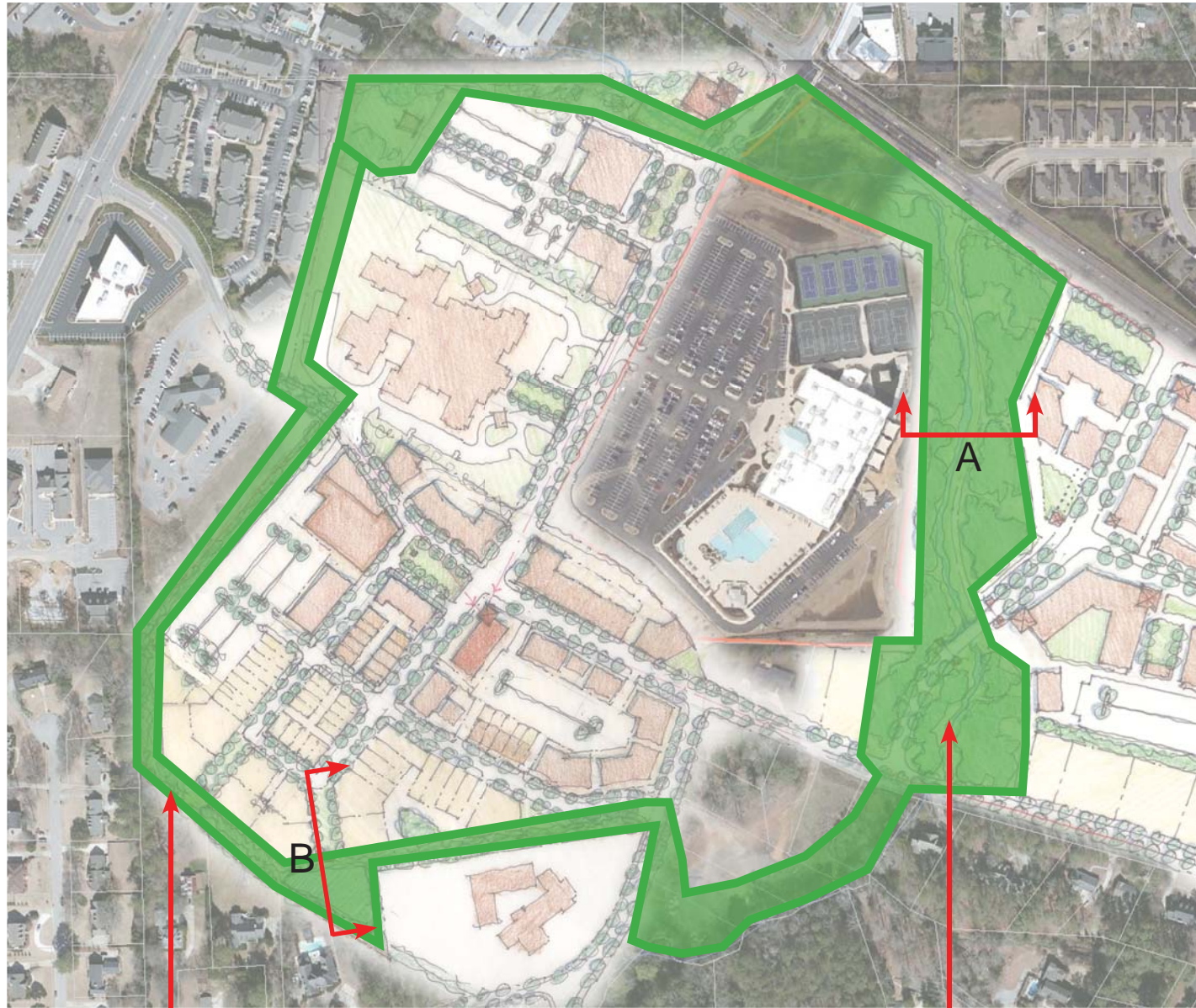


A leafy mixed-use public square, shaped by the fronts of buildings, sits at the heart of the new Village Center

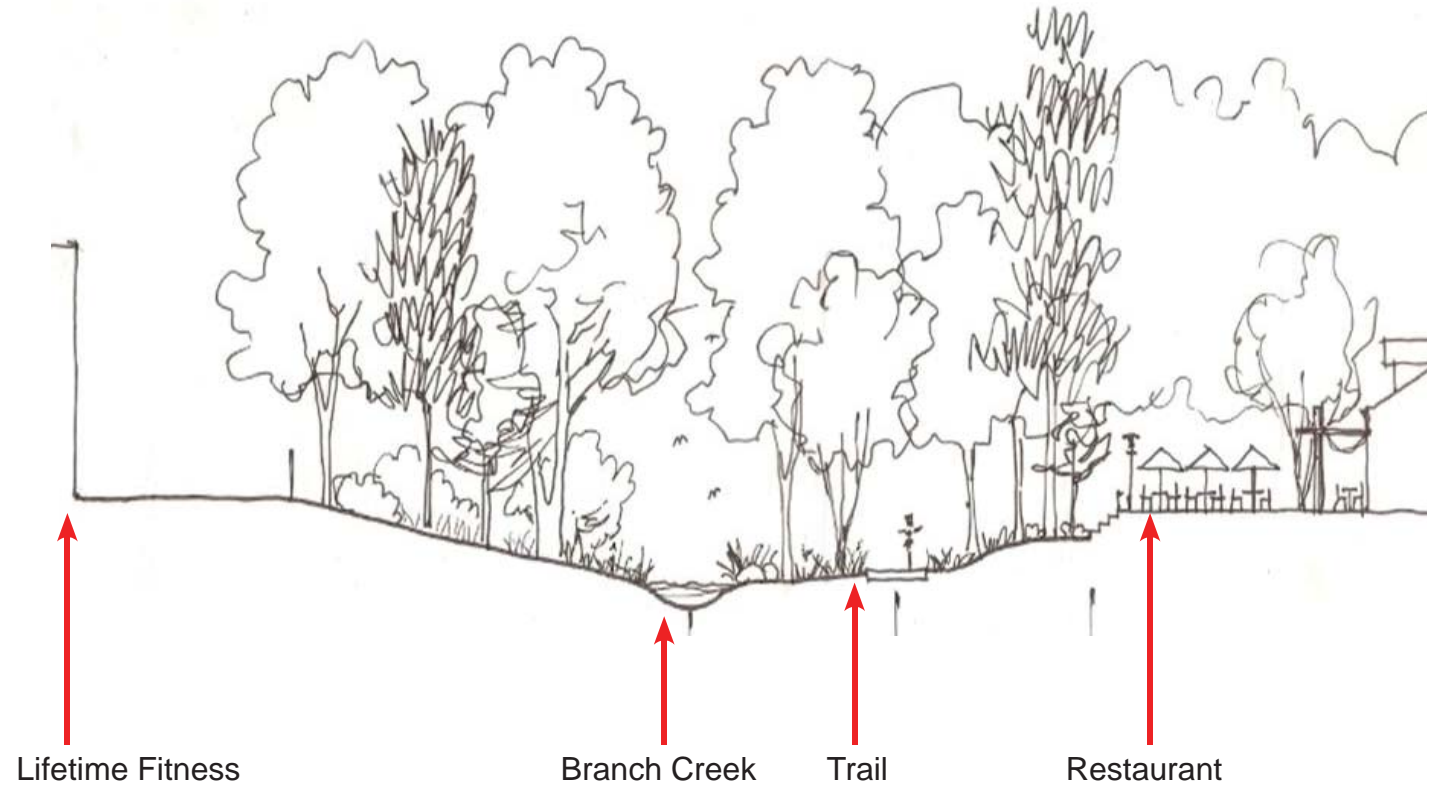
A street-oriented grocery store is shown here anchoring the retail in the village center

Glass in shopfronts is transparent, without heavy tinting, to preserve clear views to merchandise

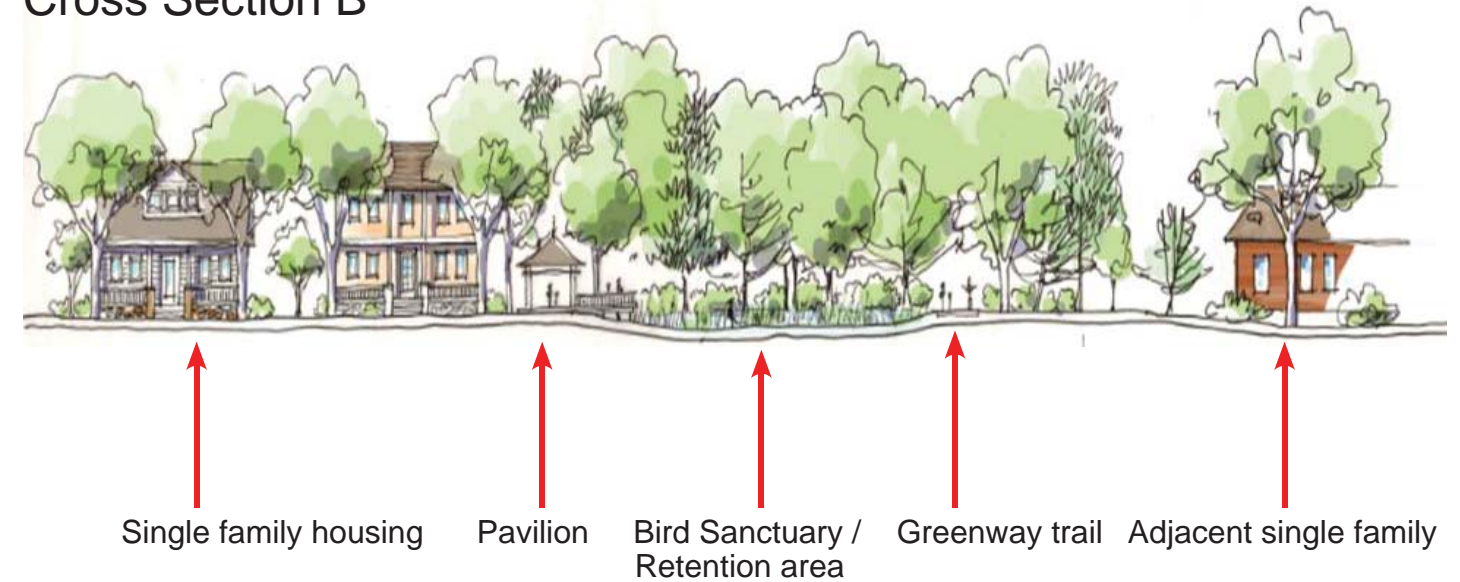
Greenway



Cross Section A



Cross Section B



A network of connected open spaces forms a continuous public Greenway trail system loop

The Greenway loop includes the park land along Branch Creek

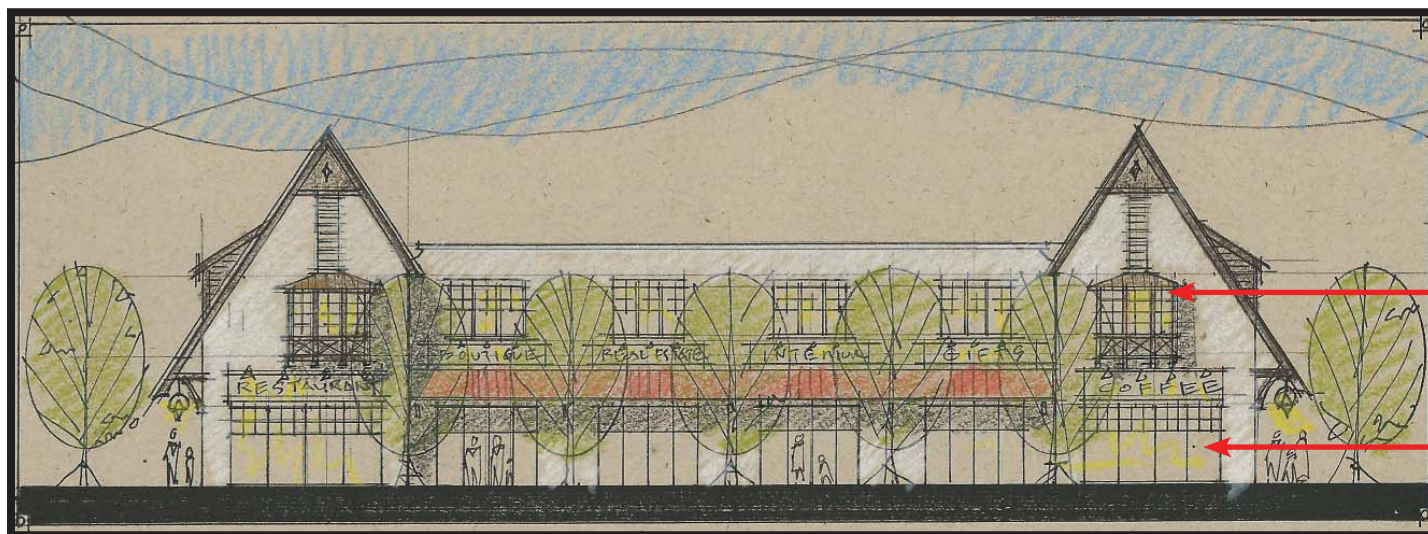
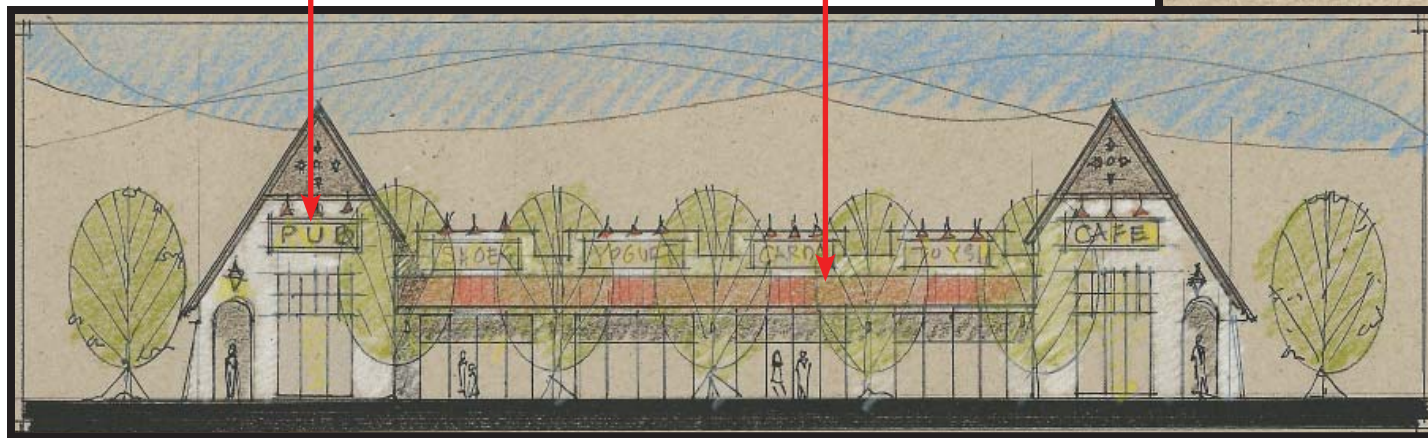
Architecture

Architectural features such as finials, steep gables, turrets, and chimneys create interesting roofscapes

Architecture could have an English Romantic flavor, with steep slate roofs, half timber detailing and brick accents

Locations on building facades should be provided for plentiful and creative signage

Broad awnings above shopfronts provide shade and protection from the elements for pedestrians



Upper floor windows tend to be substantially smaller than ground floor shopfront windows

Ground floor shopfronts have a large amount of window area, providing a very high degree of transparency and visibility of merchandise

Buildings' primary entrances are from the sidewalk

Buildings sit close to the sidewalk, parking lots are tucked discreetly behind

Design Principles

Based upon the Master Plan for Patchwork Farms, there are important design guidelines that should be considered with respect to implementing the plan. These guidelines should be derived from the master plan itself and drawn from the Transect Model for Development as a guide for village and urban center developments.

The following should serve as a starting point for design guidelines. These and other guidelines should be considered for inclusion in the Vestavia Patchwork Farm Planned Unit Development guidelines as provided for in the current PUD documents and subsequent amendments. These guidelines should be considered in preparing final design guidelines for approval of any proposed development. The following general guidelines are intended as a point of departure for the final design guidelines to be used by the Architecture Review Committee, along with the regulations already a part of the PUD. The final design guidelines should be grouped so as to facilitate understanding and review of proposed developments and be coordinated in final format with the PUD requirements and to facilitate understanding by property owners and developers as well as the Architectural Review Committee. There should also be a description of the submittal documents, so as to facilitate the review process by all parties.

Framework for Design Guidelines

General

- Development of Patchwork Farm should be consistent with the accompanying Master Plan and subsequent amendments as well as, generally, the Transect Model for Development of a Village and Urban Center.

Streets and roadways

- Streets designed as complete streets for autos, pedestrians and bikes.
- Roadway width should be in scale with village land use and design, compact curb to curb pavement widths.
- Streets designed to interconnect to form a variety of routes for walking, biking and driving.

Parking

- Parking lots conveniently located in mid-block areas and not detracting from primary streetscapes and building fronts.
- Convenient on street parking should be provided where consistent with the village master plan.

Pedestrian Circulation and Design

- Wide sidewalks should be a part of development along main streets.
- A variety of sidewalk widths and designs are encouraged but with common elements, materials and color.
- Crosswalks should be provided, connecting sidewalks and expressing color and materials complimentary to overall village design and for obvious pedestrian travel.
- Sidewalks and provisions for pedestrian traffic should provide for connections to existing neighborhoods.

Streetscape Design Elements, Lighting, Signage

- Sidewalks, street and pedestrian lighting, furniture, signage should be at scale, height, design compatible with village character.
- Regularly planted shade trees and street oriented architecture should make village center streets inviting for pedestrians.
- Broad awnings should be encouraged of materials and colors consistent with overall village street and building designs and to provide shade and cover for pedestrians.
- Landscape furnishings, such as benches, trash containers and other elements should be consistent with building, site and landscape designs.
- Street lighting standards, traffic control standards should be consistent with building, site and landscape designs and the Master Plan.
- Wayfinding signage along public ways should be consistent with building, site and landscape designs.

Site and utility Improvements and Sustainable Site Design

- Site improvements and infrastructure should be designed consistently with Vestavia low impact design standards, especially designed to help manage storm water runoff.
- Ground mounted service equipment, doors, dumpsters, etc. should be located in appropriate areas and screened where needed.

Public spaces and buildings, parks and plazas

- Park and greenway spaces should be part of a sustainable development pattern with a consistent connection throughout the village center and neighborhoods.
- Public parks and squares should be designed consistently with village character, especially at the heart of the Village Center.
- Public gathering spaces should be integrated into the building and site design.
- Major public entrances should be incorporated into building and

site design.

- Buffers between differing land uses should be designed at appropriate width, etc.
- Service areas should be screened with landscaping or architectural elements.

Building and Land Use

- In general, land use should integrate retail, residential, civic and office uses.
- Building uses should be consistent with master plan
- Most buildings should provide for mixed use of the ground and upper floors.

Building density, size and overall scale

- The density and intensity of buildings should be consistent with the master plan.
- Buildings should vary in size but all designed within a comfortable village scale.
- Buildings that are larger than typical scale, should be articulated in such a way as to break down the scale to comfortable widths and heights.
- Overall building design should be compact and incorporate traditional village center and neighborhood scale.
- Building heights and location should provide good transition from the new village center to existing residential neighborhoods.

Building blocks and lots

- Building blocks should be short and walkable.
- Lots in general should follow a small development pattern except where larger lots are currently designated.

Building Placement and Setbacks

- Buildings should generally be based on “build to” lines and on the front property line.
- Setbacks should also be consistent with overall street development pattern, relative to location.
- In general, buildings should sit close to the sidewalks with parking lots located behind the primary entrance or landscaped appropriately to provide shade, visual and pedestrian oriented designs.

Building Heights and Proportions

- Buildings should ideally be two stories.
- Taller buildings should be consistent with master plan and adjacent land uses.

Building Rhythm, Design, Facades, Fenestration

- Buildings should not consist of long unbroken continuous facades.
- Ground level facades should be consistent with street location.
- Shop front and building storefronts and glass should be transparent and effective in providing visibility for ground floor merchandising consistent with other design elements should generally be punched openings, smaller on upper floors and larger on ground level.
- Long unbroken lines of standard storefront facades should be avoided unless for special purposes.

Building Entrances and Doors

- Buildings should be designed with primary entrances from sidewalks.

Architectural Elements

- The general architectural style should be consistent from building to building.
- Specific styles may vary but conform to overall character.
- Extraneous architectural elements should be avoided.
- Appropriate landmarks and landmark buildings should be located at key sites per the master plan.

Roofs

- Roofs of most buildings should be pitched at a consistent slope from building to building.
- In general architectural features such as gables, turrets, etc. create interesting roofscapes in lieu of flat roofs.
- Roof top equipment should be screened or incorporated in a non-obtrusive manner into the roof design.
- Roof colors and materials should be consistent with the overall color scheme for the buildings, whether providing an accent to the building color or more of a natural color(slate color, etc.).

Building Materials and Colors

- Building colors and materials should be generally neutral in color except for small feature accent colors and materials.
- Most building facades should be brick, stone, stucco and hardy board with appropriate trim and structural elements.
- Roof materials should be consistent, when visible.

Building Signage and Graphics and lighting

- Building ID signage should be limited to wall mounted flat signs or monument signs (no pole, or lollipop or pylon signs).
- Building lighting should be consistent with the overall character of the building.
- Entrance lighted should be included in building design.
- Signage should be consistent with Vestavia Zoning and Sign regulations, including existing PUD requirements.
- Each development should include an overall signage and graphics design plan that is consistent with the building, site and landscape designs.

Landscaping, Walls and Fencing and Site Lighting

- Proposed development should preserve existing trees as a general rule, consistent with the Master Plan.
- Mass grading should be minimized if it will impact storm water substantially or disrupt grades relative to the Master Plan.
- Tree planting in the public way and setbacks should be considered as a whole to complement the street character envisioned in the Master Plan.
- Landscape design should enhance the overall project, buffer negative views, screen and/or provide a transition to adjacent properties, consistent with the Master Plan.
- Trees should be planted in areas where there are large expanses of paved surfaces.
- Landscape design plans should be consistent with landscape requirements of the City and necessary approvals.
- Walls and fencing should conform to zoning and PUD requirements.
- Fences and walls should be designed as an integral design element with the building, site and landscape design.
- Sidewalk lighting should be consistent with building, site and landscape designs as well as lighting in the public way.
- Parking lot lighting should be consistent with building, site and landscape designs and should not be designed in such a way as to be intrusive to adjacent properties.

Notes: With respect to final design guidelines, there was considerable input from those participating in the charrette that the architecture itself should reflect the history of the site as a farm, somewhat rustic, emphasizing stone, timber materials, etc.; examples cited for consideration were drawn from design standards utilized for the Hampstead development in Montgomery and the proposed Lane Parke development in Mountain Brook-not exactly the same as these examples, since Patchwork Farm is not quite as urban as Lane Parke nor as suburban/rural as Hampstead. These examples were mentioned as having elements that could be consistent with the master plan for Patchwork Farm.

Any design guidelines for Patchwork Farm should also take into account any previous design standards or requirements included in the PUD and ongoing discussions with the Architectural Review Committee. Certain existing development should be considered in implementing the design guidelines, however, such development should not compromise the design character of the development as a whole. An effort should be made in the final guidelines to minimize the impact of existing development on the overall development character of the village center and neighborhood and efforts made through implementation of the master plan to improve compatibility between existing development and the eventual development Patchwork Farm. One idea to consider in arriving at the final design guidelines adoption of certain guidelines for different land uses or sectors of the village and neighborhood master plan, for example, “the Village Center”, the “Neighborhood”, the “Special Living and Medical Center”, etc.



Patchwork Farms Village Center

Vestavia Hills, AL

Goodwyn, Mills & Cawood • Dover, Kohl & Partners • Skipper Consultants • Gary Justiss