

SMITHFIELD HEIGHTS

Proposed Modifications to the Transit Oriented Development District Standards

Overview

Smithfield Heights consolidates multiple properties located at Davis Boulevard and Main Street into a cohesive master plan. Located in the TOD Core, the site has arterial frontage along Davis Boulevard and establishes an extension of Snider Street. The pedestrian-oriented development is located within walking distance of the future commuter rail stop, Smithfield Station, reducing the reliance on automobiles. Smithfield Heights provides plazas, parks and pocket parks. Located off of Snider Street is a series of plazas defined by the buildings. Framed by Buildings B1 and D and prominently featured along Davis Boulevard is a .45 acre park space.

Mixed Use Criteria for Ground Floor

The mixed use development offers nearly 94,000 square feet of commercial space and approximately 450 residential units. The minimum commercial use permissible in the TOD Core is 35%. Smithfield Heights provides the ability for the ground floor to achieve 42% commercial. The maximum ground floor residential use permissible in the TOD Core is 40%, this development is 58%. Not included in this percentage is the possibility that, at the developer's discretion, Building J may be built to flex-commercial standards should the market show the ability to support this use during Phase 02. Should this change happen, the total residential ground floor use would occupy only 42% with 58% available for commercial use. The request is for the development to be approved as 58% ground floor residential to be responsive to the market.

Live/Work in the TOD Core

The development requests that Building L and M be Live/Work units as the TOD Core does not currently allow for this use. This location has visibility from Davis Boulevard to help support the commercial component. The townhome-like scale of the buildings transition into the adjacent neighborhood along Mickey Street. The intent would be for the ground floor to function as a studio/work space with living above.

Landscape Standards in Parking

The TOD Code currently states that, "All surface parking lots that accommodate more than 10 cars shall be required to plant one canopy tree and three shrubs per every 1,000 sq. ft. of paved area." This places a tree roughly and three shrubs roughly every 4 spaces. Although the development intends to provide trees and landscaping within the parking areas and meet the requirements set by Urban Forestry, we anticipate that this requirement will be difficult to achieve. The request is for the development to be exempt from this landscape requirement within the parking areas.

Water Detention

Smithfield Heights requests the ability to have water detention in the public open space framed by Buildings B1 and D as flood control. The low lying area would temporarily contain water during rain storms or flash flooding and is not intended to hold water.