

ARCHITECTURE

Chapter Three

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Introduction:

The design of the Crossroads 312 project is intended to creatively integrate good architectural design with the realities of today's competitive retail market, while complying fully with the architectural regulations outlined for the "Large Retail Establishment" as defined in the Town of Southeast Zoning Regulations. The design intent is narrated herein and further described in the Architectural Elevations (Illustrations 1 to 9), where specific heights, dimensions and building materials are also depicted.

Each Retail building block differs with respect to elevation, massing and design composition, and each situated on the site to balance retailer brand visibility with sensible, contextual design ideals. Building A for example, the largest building designed to accommodate a medium and a large retailer, is located furthest from the main drive Route 312 and recessed on the parcel so as not to be visible from Interstate 84. Similarly, the Hotel Building E is the tallest structure at 4 stories and approximately 48 feet tall is located remote from the main entrance to the development on a recessed pad. The closest building to Route 312, Building B is partially recessed into the hill and not visible by passers-by, but very prominent upon entry to the site. Lastly, Buildings C & D will be more visible structures from the road and neighboring properties to the north, and hence are designed smaller in scale and height with far more human scale architectural features.

Building A:

As the largest building with the longest single façade, the placement of architectural materials and dimensional features is key to successfully breaking down this mass. The use of physical façade and roofline features give depth and a sense of multiple shop entrances, while potentially branding the individual departments expected with large retailers. Brick, stucco, columns and pilasters, and articulated glass, even faux windows further dissolve the larger exterior walls.

Building B:

A medium sized retail establishment adjacent to the larger Building A, Building B also calls for special attention to the façade elements. Large wall surfaces are bifurcated into structured architectural bays with undulating surfaces and more human-scale components of traditional, tactile materials. This allows for visual focal points at primary and secondary business entries, and gives the appearance of several rather than one building. Again, the building is not visible

from Route 312, recessed into the hill which tends to anchor the structure into a natural backdrop and diminishing its mass.

Buildings C & D:

Again, the larger retail is set back and the smaller establishments (C & D) are closer to the parking area. These buildings are detailed with a nod to an Arts & Craft feel incorporating a rustic brick or stone panel base with a stucco finish at the upper mass. These buildings are lower in height than the others, and are further articulated with crown molding at the eaves of the roof line, and a hipped roofs and cap details.

Building D steps downward with the grade, clearly signifying independent shops and entrances facing 312, and Building C is appointed with a corner tower, branding the retail center with a focal point from the 84 off ramp.

Hotel Building E

The hotel is four (4) stories tall at a roof height of approximately 50'+/-. It is balanced with a combination of a brick base that is broken by different cornice bands along different floor heights. A lightly colored band of painted plaster at the upper levels helps further break the facade vertically. The Hotel design incorporates a taller main floor with stacked windows at the more public spaces, and sits atop a portion of the parking lot to condense the development and offer sheltered spaces for patrons.

Comment Arch-1

*At Crossroads 312, as per DEIS illustrations, the applicant does not depart from the large scale, linear sprawl architecture that so characterized his previous development.
(Ann Fanizzi (11/12/2013))*

Response:

The current architectural elevations for each building exhibit the applicant's full and on-going intention to meet the requirements of the Zoning Regulations regarding the architectural requirements of the HC-1 zone and "Large Retail Establishments". The building elevations have been revised to address the appropriate scale, create a sense of place using a consistent architectural style and materials, provide for roof line variations and address the pedestrian environment.

Comment Arch-2

Architectural Re-design - We urge the Town implement architectural design and standards that would result in compact, non-linear design, sensitive to scale and materials and implement landscaping and parking lot design that would alleviate the monotony of asphalt so prevalent in commercial developments. (Ann Fanizzi (11/12/2013) (Public Hearing 11/07/2013)

Response:

The retail buildings have been revised to reduce the overall massing. The town of Southeast Zoning requirements (Section 138-63.4) are quite specific regarding the architectural materials and elements to be used for a project of this kind.

Comment Arch-3

By way of example, the DEIS applicant states that many ‘green building features’ will be woven into this project (10A-8). While the FEIS should specify what these ‘green building features’ might be, there will be absolutely no assurances that the applicant will ever have to make good on the promised specifications. (Concerned Residents of Southeast (11/09/2013)

Response:

The green features described in the DEIS refer to two aspects of the project. First, the project will be required to provide green infrastructure as required by NYCDEP (DEP) and NYSDEC (DEC) stormwater quality and management requirements. These elements will become more clear as the project continues its review. All elements reviewed and approved by the regulatory agencies must be installed as part of the approval.

Second, the other aspect of green building design is those elements which relate to energy conservation and green building techniques. Many of these elements - such as low flow toilets, use of local materials, use of highly efficient HVAC systems whenever possible are already part of the normal design practices. Depending on the coordination with DEP and DEC, a green roof may be required to be incorporated but that has not yet been determined.

Comment Arch-4

13 - Pertaining to architecture-isn't the final decision of the look of the big box discounter determined by the big box? (Samantha Jacobs (11/08/2013), (Public Hearing (11/07/2013)

Response:

All architectural elements are subject to Site Plan approval by the Town of Southeast. Any changes requested by tenants to the Architectural Plans that may be approved for this site will be subject to review and approval in accordance to the Findings Statement, Special Permit issued for the project and Town of Southeast Regulations.

National retailers have design prototypes or a corporate “brand” as a starting point for each store, but local zoning and design guidelines as well as market factors drive enhancements and potentially substantial changes to the prototype. The development which is subject to the code already in existence will require options that are unique to Southeast .

Signage is generally where the “brand’ is most noticeable and the proposed elevations integrate attractive and compliant signage as part of the building elevations.