

Form F-2: Neighborhood Character Matrix

Neighborhood (Or Village)	Distinguishing Characteristics		
	Urban Design	Landscape	Architecture
Residential Neighborhood	<p>The Multi-family Residential Neighborhood is the portion of Pomeroy located to the west of Tollgate Creek and bounded on the west by E-470. The buildings are designed to face the private street with a public access easement, where possible, to encourage pedestrian interaction and to emphasize pedestrian connectivity with the Mixed-Use Commercial/Commercial Neighborhood.</p>	<p>The intent of the landscape is to soften and highlight features on the site while using a diverse palette of plants. Residential and mixed-use commercial landscapes will complement the architecture with the appropriate plant material. Open space and detention/retention pond areas will typically be given more native and informal treatment.</p> <p>A minimum 45% of private common open space shall be provided in accordance with the E-470 standards. The required open space shall be designated as courtyards or internal configuration, whenever possible.</p> <p>An 8-foot high masonry wall is required along the frontage with E-470. A 10-foot wide landscape buffer shall be provided on the west side of the wall.</p>	<p>Pomeroy architecture is characteristic of a “Transitional Suburban Infill” neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional activity center while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods ranging from turn of the century to present day architectural styles.</p> <p>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline. Please reference Form H for distinct architectural features and Exhibits A & C for example imagery and materials.</p>
Mixed-Use Commercial/Commercial Neighborhood	<p>The Mixed-Use Commercial/Commercial Neighborhood provides space for value retail options from small to larger format users as well as the opportunity for a hotel/extended stay operator and/or senior housing. These uses are located on the east side of Tollgate Creek bordered to the east by Aurora Parkway for easy vehicular access. Commercial buildings and primary building entries are encouraged to face S. Aurora Parkway. A portion of the parking is permitted to be oriented towards S. Aurora Parkway and shall be screened from view.</p> <p>A minimum 5,000 SF plaza space provides users a place to socialize, relax, be entertained, etc. This plaza space shall be visible and accessible from the street as well as integrated with the function of the building. The plaza space shall not include any parking between the building and the street.</p>	<p>The intent of the landscape is to soften and highlight features on the site while using a diverse palette of plants. Residential and mixed-use commercial landscapes will complement the architecture with the appropriate plant material. Open space and detention/retention pond areas will typically be given more native and informal treatment.</p> <p>Landscape materials will screen, highlight and improve the buildings around which they are placed. Trees planted in walk and plaza areas will be covered with tree grates or surrounded by large planting beds.</p>	<p>Pomeroy architecture is characteristic of a “Transitional Suburban Infill” neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional activity center while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods ranging from turn of the century to present day architectural styles.</p> <p>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline. Please reference Form H for distinct architectural features and Exhibits B & D for example imagery and materials.</p>