INTRODUCTION
SOUTH SIDE WORKS PUBLIC SPACE PROGRAMMING

This presentation for Planning Commission will describe the intended renovation of the Town Center at SouthSide Works. As a central space within the South Side Works development, the goal is to activate the space and provide program that will allow the tenants, residents, and community to gather and engage. Intended program includes three food kiosks offering year round service, a hardscape plaza and trellis structure for seating, and a green artificial turf flanked by terraced steps and a stage for public space, activities, games, and events.

The Town Center renovation takes into consideration the surrounding context of existing structures and considers the Preliminary Land Development Plan (PLDP) in its design resolution. It also considers the urban strategy for public space programming holistically for the SouthSide Works development.
SOUTHSIDE WORKS
PUBLIC SPACE PROGRAM

- ADVENTURE TRAIL
- PLAYGROUND
- NEW APARTMENTS
- THREE RIVERS HERITAGE TRAIL
- SOUTH WATER STREET
- SOUTH 27TH STREET
- SOUTH 28TH STREET
- HOT METAL STREET
- CINEMA DRIVE
- RIVER GREEN (NOT SUBMITTING)
- BEACH VOLLEYBALL
- HOTEL
- AMERICAN EAGLE CORPORATE OFFICE
- PARKING GARAGE
- HAMMOCKS
- DOG PARK & CAFE PLAZA
- MUTTS
- ENTRY SCULPTURE
- TUNNEL BOULEVARD
- SOUTH WATER STREET
- 12-H-260
- 29-E-3
- 29-J-105
- 29-J-197
- 29-J-70
- BOCCE & OTHER LAWN GAMES
- F&B KIOSKS & TOWN CENTER PLAZA
- BOSQUE SEATING
- THE CHICKEN FACTORY
- THE CHEESECAKE FACTORY
- THE PLAYGROUND
- LAWN EAST
- LAWN WEST
- AMERICA CORPORATION
- THE BEACH
- VOLLEYBALL HAMMOCKS
- DOG PARK & BULLY PARK
- ENTRY
- PLAYGROUND
- ADVENTURE TRAIL
- PUBLIC SPACE PROGRAM
- SOUTHSIDE WORKS TOWN CENTER PC PRESENTATION | APRIL 06, 2021 | 3
TOWN CENTER
SITE PLAN  
TOWN CENTER

EXISTING CHEESECAKE FACTORY TERRACE SEATING
STAGE
STAGE OVERLOOKING THE LAWN
OPEN PEDESTRIAN ENTRANCE FACING CINEMA DRIVE AND THE BOX OFFICE
LAWN
PUBLIC SPACE FOR GAMES, ACTIVITIES AND EVENTS
KIOSK TWO
F&B

TERRACE STEPS
CONCRETE WITH ARTIFICIAL TURF
BOSQUE SEATING

KIOSK ONE
F&B WITH INTERIOR SEATING

PLAZA TRELICS
SHADE STRUCTURE DEFINING A FLEXIBLE EVENT AND PLAZA SPACE

PUBLIC ART (OVERALL)
OPPORTUNITIES FOR SCULPTURE AND MURAL ART TO BE FURTHER EXPLORED AT LOCATIONS AROUND THE TOWN CENTER; STAND-IN EXAMPLES ARE SHOWN IN THESE VISUALIZATIONS.
AERIAL SITE PLAN
TOWN CENTER

PUBLIC ART (OVERALL)
OPPORTUNITIES FOR SCULPTURE AND MURAL ART TO BE FURTHER EXPLORED AT LOCATIONS AROUND THE TOWN CENTER; STAND-IN EXAMPLES ARE SHOWN IN THESE VISUALIZATIONS.

STAGE
STAGE OVERLOOKING THE LAWN

LAWN
PUBLIC SPACE FOR GAMES, ACTIVITIES AND EVENTS

PLAZA
PUBLIC SPACE FOR COMMUNITY EVENTS AND DINING WITH SHADE STRUCTURE AND SEATING.

KIOSKS
SLEEK INDUSTRIAL KIOSKS DEFINE AND ACTIVATE THE TOWN CENTER SPACE WHILE PRESERVING THE TOWN CENTER’S EXISTING RELATIONSHIPS TO SURROUNDING BUILDINGS.

TRELLIS
LIGHT STRUCTURE TO DEFINE THE OPEN SPACE
**RESTROOM PLAN**

**TOWN CENTER**

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**NOTES**

1. REFER TO RCP, PLANS, OR FINISH PLAN SHEETS FOR GENERAL NOTES

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**LEGEND**

SYMBOLS

- KEYNOTE
- PARTITION TAG
- SPECIALTY EQUIP. TAG
- SPOT ELEVATION
- CORRIDOR
- CEILING CODE
- ROOM NAME
- ROOM NUMBER
- MATERIAL TAG
- CEILING TAG
- CEILING TYPE CODES
- ROOM TAG
- ROOM TAG W/ CEILING FINISH

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**PROJECT ISSUANCE**

# DESCRIPTION DATE

0 ISSUE FOR PERMIT 03/05/2021

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**SOUTHSIDE WORKS TOWN CENTER PC PRESENTATION | APRIL 06, 2021 | 16**
VIEW FROM CORNER OF SIDNEY STREET AND 27TH STREET - EXISTING

EXISTING CORNER KIOSK, REFERENCE FOR SCALE OF PROPOSED VENUES

REVISED ENTRY CIRCULATION TO RAMP FOR BETTER SITE ACCESSIBILITY
VIEW FROM SYDNEY STREET - PROPOSED TOWN CENTER
VIEW FROM CORNER OF SIDNEY STREET AND 27TH STREET - PROPOSED TOWN CENTER
VIEW FROM SIDNEY STREET AND CINEMA DRIVE - EXISTING

TOWN CENTER

BRICK PAVERS TO REMAIN ALONG SURROUNDING SIDEWALKS
VIEW FROM CINEMA DRIVE - PROPOSED

TOWN CENTER
EXISTING AND PROPOSED VIEW COMPARISON
TOWN CENTER

EXISTING - 27TH STREET
BRICK SIDEWALKS TO REMAIN

EXISTING - CINEMA DRIVE
BRICK SIDEWALKS TO REMAIN

PROPOSED - 27TH STREET
BOSQUE EATING AREA

PROPOSED - CINEMA DRIVE
OPEN TO PARK

NO CHANGE AT CHEESECAKE FACTORY TERRACE OR ACADE
TOWN CENTER BENCHMARKING
CONTEXT REFERENCES

PALETTES AND DETAILS

COLOR - SOUTH ADJACENCY
BUILDING SCALE - EXISTING TOWN CENTER KIOSK
INDUSTRIAL DETAILS - REI
INDUSTRIAL SCULPTURE - AE HEADQUARTERS
PITTSBURGH HISTORY - TUNNEL PARK

COLOR - WEST ADJACENCY
THE BOX OFFICE - EAST ADJACENCY (FUTURE - BY OTHERS)
TRELLIS AND LIVING WALLS - CHEESECAKE FACTORY
LANDSCAPE MATERIAL PALETTE

EXISTING BRICK
EXISTING CONCRETE
EXISTING PAVERS

EXPOSED AGGREGATE & COLORED CONCRETE
BORDER & SEATING ACCENTS
WOOD ACCENT BENCHES
NEW PAVERS & SURFACES

EXISTING CONCRETE

WOOD LOOK TRELLIS
ANGLING AND TERRACING CONCRETE STAIR
PERIODIC ARTIFICIAL TURF RISERS

TUBE STEEL FRAME
WOOD LOOK TRELLIS
TRELLIS

WIND STORMS FRAME
WOOD LOOK TRELLIS
TRELLIS

TRELLIS
STAIRS

SOUTHSIDE WORKS TOWN CENTER PC PRESENTATION | APRIL 06, 2021 | 29
TOWN CENTER
A PLACE FOR GATHERING

CLYBOURNE PARK - DALLAS, TX

CLYBOURNE PARK - DALLAS, TX

CLYBOURNE PARK - DALLAS, TX

YEEHAW BREWING - NASHVILLE, TN

PERK PARK - CLEVELAND, OH

BRYANT PARK - NYC, NY

A PLACE FOR GATHERING
KIOSK REFERENCES
Industrial crafted look; kiosks will be prefabricated structures rather than converted shipping containers to allow for cleaner details, wider kitchens, interior seating at one location, and integral parapets for concealing mechanical equipment.
Industrial crafted look; kiosks will be prefabricated structures rather than converted shipping containers to allow for cleaner details, wider kitchens, interior seating at one location, and integral parapets for concealing mechanical equipment.
OVERVIEW
TOWN CENTER PLDP ANALYSIS

STATEMENT OF INTENT
The Town Center at SouthSide Works is a proposal to activate the existing public square with new F&B amenities, plaza & terraced seating, and recreational space.

It is developed as part of a larger effort to improve the connectivity and activation of public spaces throughout SouthSide Works while preserving their basic character and intent as expressed by the PLDP.

This parcel is a major centerpoint for the SouthSide Works development, at the locus of surrounding retail, restaurant, residential, and office spaces. It is also part of a larger system of public spaces leading along 27th Street to the Three Rivers Heritage Trail (TRHT).

As part of this project, we propose to activate the plaza with two F&B kiosk amenities of small scale and impermanent design. The kiosk design coordinates with similarly scaled F&B kiosks separately proposed for the Dog Park parcel (29-J-105).

The overall Town Center meets the requirements of the PLDP, however the kiosks themselves are a departure from the multistory commercial and residential buildings addressed in the architectural design standards. As small scale temporary buildings, the proposed kiosk is intended to preserve the visually open and pedestrian-friendly character of the Town Center, while providing new public amenities. The Pittsburgh Tour Company kiosk, an existing site kiosk located at the intersection of Sidney and 27th, is a precedent for this building type within the SouthSide Works development.

PLDP sections marked in RED will need to be updated to support this use and form.
SECTION VI A - COMPREHENSIVE PLANNING CONCEPTS
TOWN CENTER PLDP ANALYSIS

1. PLANNING ZONES
Parcel 29-J-70 is located between 27th and 28th streets, placing it within the bounds of Subdistrict I.

2. LOT DIMENSIONS
Parcel 29-J-105 measures roughly 132’ x 126’.

3. INTENSITY OF USE
This section addresses allowable lot coverages for residential uses; no residential use is proposed or required for the Town Center site.

4. BUILDING HEIGHTS
As discussed in the prior Statement of Intent, this project proposes a lightweight kiosk within the ‘open space system.’ An existing kiosk on the Town Center site reflects this approach to open space scale; see section VI E Architectural Standards.

“The plan encourages a strong spatial relationship between building form and the public street and open space system.” (paragraph 2).

This project intends to preserve the existing spatial relationships and open space system by the small dimensions of this kiosks (13’-0” high including parapets), and orientation to maintain the visual openness between surrounding buildings and into the park and plaza interior. See diagram at left.

Refer to page 11 of this document for site section showing building heights of new kiosk structures and existing surrounding buildings, illustrating the building height intent of the low structures within the town center renovation.

5. VARIABLE BUILD TO LINE
A minimum 5’ and maximum 10’ setback for buildings is specified for all streets adjacent to parcel 29-J-70.

To facilitate the open corner moment at entry, kiosk “T01” and “T02” are positioned with one corner aligned to the sidewalk. This aligns to the Cheesecake Factory facade to the north. “T03” is positioned tight against the existing sidewalk to approach as close as possible to the 10’ boundary. Refer to dimensioned plan on previous page.

The stated intent for setbacks is for “Each district (to be) complemented by varying types of open spaces located between the property line and building which can be used for sidewalk cafes and other promotional areas in more commercial areas...” (paragraph 2).

The Town Center plaza is proposed to serve the urban function of the setback, with the T01 kiosk’s location preserving and improving the gateway entrance over the existing Pittsburgh Tour Company Kiosk location.

6. PARKING
No new parking is proposed for this site. The proposed new amenities are intended as community recreational areas serving local residents, patrons of surrounding retail, and pedestrians from the Three Rivers Heritage Trail.
SECTION VI B - STREET FRAMEWORK STANDARDS
TOWN CENTER PLDP ANALYSIS

KEY DESIGN OBJECTIVES

1. Continuity of sidewalks along each street. Existing sidewalks are proposed to remain unchanged along Sidney and 27th streets. The reduction of Cinema Drive will shift, but not change the width of, the existing sidewalk on that side.

2. Crosswalk demarcation at street intersections. Existing demarcations at each intersection are to be maintained.

3. Wide sidewalks with shade trees on all street categories. Existing sidewalk widths are proposed to remain. Existing street trees are proposed to remain surrounding the site.

4. Parallel, on-street parking to provide street activity and to protect pedestrians from traffic movement. Existing street parking and access lanes are proposed to remain along 27th and Sidney Streets and Cinema Drive.

5. High levels of street lighting. Existing street lighting to be preserved, with supplemental lighting in the expanded plaza.

6. Narrow street cross sections and curb "neck-downs" at crosswalk locations. Existing street edge conditions are proposed to remain along 27th and Sidney streets and Cinema Drive.

7. Buildings designed to overlook and address each street to create a self-policing environment. Added kiosks and associated lighting are intended to densify Town Center usage and visibility; their positioning is intended to preserve visibility.

8. Short block lengths in core residential commercial retail and office areas to minimize superblock or internalized development patterns. Existing block lengths to remain.

9. Public spaces, plazas, fountains, pocket parks, etc. to create people places and landmarks within the overall plan. Existing plaza to be revised and activated with new public F&B amenities, seating, and recreation space.
SECTION VI C - STREET DESIGN STANDARDS
TOWN CENTER PLDP ANALYSIS

MARINA BOULEVARD (NOW 27TH ST) TARGETS
1. This street will be wide, formal promenades with wide sidewalks, sidewalk amenities, sidewalk cafes, visually interesting buildings and formal vegetation plantings.

The proposed town center renovation is proposed to reinforce the 27th street promenade by providing new amenities, recreational space, and event space. Pedestrian features include new seating space at the northwest site corner, a new accessible ramped site entrance at the southwest corner. Opportunities for sculpture and mural work at the new kiosk are also proposed.

Marina Boulevard / 27th Street is presented in the PLDP as a boulevard with a median and interior angled. In its existing state, the 27th Street is a two-way street with parallel parking on either side.

It is the intent of this proposal to preserve the existing street condition, including the sidewalk width along 27th street, parallel parking, and location of crosswalk demarcations and access points.

The proposed Town Center Kiosks are lightweight structures intended to preserve the public open space scale as a similar approach to the existing Pittsburgh Tour Company Kiosk.
1. STREET TREES

All Street trees are proposed to remain. New shade trees inside the site are proposed to accommodate new "bosque" public seating areas and new lawn entry.

As required, all new street trees are to be installed at a minimum size of 3-1/2" to 4" caliper at a minimum spacing of 25'.

As required per the Conceptual Tree Planting Plan and subsection (b), new trees will be of the London Planetree (Platanus x acerifolia "Bloodgood") species.
SECTION VI E - 1. ARCHITECTURAL STANDARDS
TOWN CENTER PLDP ANALYSIS

1. EXTERIOR APPEARANCE OF BUILDINGS

As discussed in the Statement of Intent, the Architectural Standards of the PLDP define requirements for multiistory residential and commercial buildings. The proposed Town Center kiosks cannot be directly reconciled with all of these requirements because of their place within the "open space system," which requires a different scale and materiality.

There is precedent in SouthSide Works at the existing Town Center, at the corner of 27th and Sidney streets. A small octagonal kiosk for the Pittsburgh Tour Company, it is built in metal and glass and painted an accent color in dark green. This kiosk preserves the visual lightness and pedestrian connectivity of the Town Center entrance, and its materiality picks up on the use of metal accents by surrounding buildings. We would like to approach the requirements of this section in a similar way.

Relevant requirements from each subsection are paraphrased in italics below.

A. Dominant Materials  The number and type of exterior materials should be kept to a minimum (3 max), with Masonry as the dominant material along all public areas.

B. Dominant Colors  Dominant building colors should be shades of brick reds, red-orange, and red-orange tan, carefully selected to provide variety similar to the existing South Side neighborhood context.

C. Accent Colors  Accent colors should be of traditional colors as utilized within the South Side Area and complementary to the dominant building color.

D. Accent Materials  Elements such as pilasters, cornices, window sills, lintels, etc. should be included where appropriate. Ornamental metal is listed as an allowable accent material.

E. Building Extensions  Railing, walls, and other building extensions should be designed and constructed in the same materials as the main structure.

F. Prohibited Materials  Vinyl and aluminum siding, imitation stone, unfinished aluminum and wood shingles must be avoided. Flex distribution buildings in Subdistrict III may use higher quality, durable metal siding materials.

Response

The proposed Town Center kiosks are intended to draw on the accent materials and colors allowed by subsections (C) and (D). Similar to the existing Pittsburgh Tour Company kiosk, a lightweight metal finish lends itself to the small scale assembly of the kiosk.

The proposed kiosks, as shown below and on the following page, are intended to use high quality, durable corrugated steel cladding with a standing seam metal accent panel. These selections draw on contextual uses of ornamental metals in facade accent details and colors.

The design will not include any building extensions relevant to subsection (E), and no aluminum siding will be used as referenced in subsection (F).
SECTION VI E - 1. ARCHITECTURAL STANDARDS - SITE EXTERIOR ELEVATIONS

TOWN CENTER PLDP ANALYSIS

EAST ELEVATION - FROM CINEMA DRIVE
Corrugated metal facade

WEST ELEVATION - FROM 27TH STREET
Corrugated metal facade and metal accent panel with opportunity for mural art location.

SOUTH ELEVATION - FROM SIDNEY STREET
Corrugated metal facades with accent panels; opportunity for mural art on center kiosk and sculpture at corner of 27th and Sidney.

TYPICAL KIOSK HEIGHTS:
- ROOF PARAPET & MECHANICAL ENCLOSURE: 3'-6" CONTINUATION OF CORRUGATED METAL FACADE BELOW
- 9'-6" TO ROOF LINE OF BASE KIOSK MODULE

CONTEXT HEIGHTS:
SURROUNDING BUILDINGS VARY IN HEIGHT BUT TYPICALLY RISE 30-50 FEET. THESE KIOSK HEIGHTS ARE INTENDED TO REINFORCE THEIR PART OF THE PUBLIC SPACE SYSTEM. REFER TO PRIOR SITE SECTION ON PAGE 11 FOR A COMPARISON.

WOOD-LOOK ACCENT SIDING

SMOOTH METAL PANEL ACCENTS WITH POTENTIAL FOR MURAL ART

ORNAMENTAL METAL FRAME DETAILS

CORRUGATED METAL CLADDING
SECTION VI E - 1. ARCHITECTURAL STANDARDS - SITE INTERIOR VIEWS
TOWN CENTER PLDP ANALYSIS

COLOR PALETTE NOTE
This proposed kiosk color palette is intended to provide a blank canvas allowing tenants and potential mural art the flexibility to define the space. It is intended as a flexible, future-oriented backdrop for the community events which these public spaces are intended to facilitate.

As described on page 26, these finishes are intended to draw on nearby existing buildings which accent themselves with warm light, natural colors, as well as to work with and offset the landscape park environment. This is intended to act as a bright, attractive, and timeless public space accent within its context.

OVERALL WARM WHITE COLORS NEAR THE RIVER

WARm WHITE CORRUGATED METAL (OVERALL COLOR)

WOOD-LOOK COMPOSITE ACCENTS (WINDOW ACCENTS)

RIBBED METAL PANEL, WARM GREY ACCENT (ACCENT PANEL)
Relevant requirements from each subsection are paraphrased in italics below. Responses follow in regular text.

A. Pedestrian Spaces & Features Develop pedestrian spaces and features, such as plaza seating areas, etc., which are publicly accessible and self-policing, located in the front yard and connected to the greater South Side Community.

The Town Center proposes to activate an existing public space (plaza paths and divided lawn area) with a revised public plaza. The proposed plaza features seating, and a shade trellis activated by new F&B venues. A lawn space, which can also function as an audience space surrounded by raised terracing. A new ramped entry at the intersection of Sidney and South 27th Street will improve accessibility.

B. Dead-End Spaces Avoid creating "dead end" spaces lacking pedestrian connection to other activity areas.

The proposed design of the Town Center maintains visual connectivity for all interior spaces and is approachable from all sides by surrounding retail.

C. Trees & Plantings Utilize shade and ornamental trees, evergreen groundcovers, vines and seasonal color in paved surfaces for landscape development. Native plant materials common to this climate shall be specified.

The Town Center plaza will revise the existing planting and tree areas to create areas of shaded seating.

D. Paving Materials Paving materials shall be selected and designed to compliment adjacent public sidewalks. Warm-tone, neutral materials are preferred over poured-in-place concrete. Blockstone shall be introduced to carry the theme of the South Side, where it is prevalent.

Colored concrete pavers of neutral and warm tones are proposed for the Town Center plaza; new sidewalks to match existing standard sidewalk materials. Terraced seating will follow the same requirements.
E. Asphalt & Gravel  Asphalt shall not be used as a paving material in pedestrian areas for plazas or sidewalks. The use of gravel for some walking areas may be considered where there is a strong relationship to certain open space areas relating to the river trail.

No asphalt paving is proposed for the Town Center.

F. Street Trees & Lamps  Landscape designs should respect spacing and rhythm of street trees and lamps in public right-of-ways.

Existing street trees and lighting are proposed to remain. Most trees within the site are intended to be retained. Supplemental lighting is proposed for the plaza interior and lawn.

G. Surface Parking Lots  Not applicable, no parking lot is proposed.

H. Edging Material  The use of metal edging material to separate grass areas is encouraged.

Artificial turf is proposed for the lawn area, with border paver details surrounding. Raised planting areas at the plaza edges will use concrete curb edges.

I. Riverfront Trail Connections  All parcels north of Tunnel Boulevard must provide pedestrian connections to the proposed riverfront trail and walkway and improvement related to the upper pedestrian esplanade.

This site forms an important part along the procession from South Side to the river; the proposed design does not affect this procession.

J. Continuity of Street Elements  Associated street furniture, benches, trash receptacles, lighting, and signage provided in the development should be of a consistent design and constructed of a durable material.

Selected furniture for the Town Center will adhere to required durability requirements. Selections will be used across the other parcels in the SouthSide Works development.
SECTION 3 - RECOMMENDED PLANTS FOR PRIVATE DEVELOPMENT PARCELS

New plantings are proposed for the modified planting areas around the plaza. Plants will be selected from the list of ornamental shrubs on pages 2-3 of Exhibit O in the PLDP.

SECTION 4 - SCREENING OF SERVICE ELEMENTS

A. Trash Service Areas No trash service areas are permitted or proposed on the Town Center site.

B. Loading & Service Areas No loading or other service areas are permitted or proposed on the Town Center site.

C. Radio & Television Dishes No radio or television antennas or dishes are permitted or proposed.

D. Roof-Mounted Elements All roof-mounted mechanical elements must be screened from public right-of-ways and neighboring properties or shall be designed as an integral part of the building and to minimize noise. Roof-mounted elements shall be painted to match the roof color.

Roof-mounted elements are proposed to be screened by a roof parapet integral to the design of the Town Center kiosks, and painted to match the roof interior as required.

E. Utilities All utilities shall be underground to the connection point provided by the utility companies; no overhead wires are permitted.

Proposed utilities will be underground to the connection point as required with no overhead wires.
SECTION VI E - 5-6. LIGHTING AND SITE ELEMENTS

PLDP ANALYSIS

SECTION 5 - LIGHTING

Building Lighting “...the intent is to provide a lighting strategy which can provide the variety of lighting options to serve the site while ensuring illumination impacts can be minimized. Lighting should express the hierarchy of pedestrian and vehicular features to create a safe, attractive nighttime environment. The plan will encourage the use of architectural lighting to articulate the building design as well as to provide the required functional lighting for safety and clarity of movement. Building illumination shall be indirect... Indirect wall lighting, "wall washing", overhead down lighting or interior illumination which spills outside is encouraged.” (paragraph 1).

Pedestrian Lighting “Pedestrian areas may be illuminated with either pole or wall-mounted fixtures having a maximum pole height of 14 feet. Illumination levels will be a minimum of 0.5 to 1.0 footcandles. Lighting fixtures should follow lighting specifications.” (paragraph 2).

Street Lighting “Streets shall incorporate City light standards as they are approved.” (paragraph 3).

Existing street lighting is proposed to remain throughout the site. New tree-mounted elastic downlights are proposed to provide supplemental lighting. Downlights mounted to the Trellis, as well as surface-mounted lights on the Kiosks, will provide illumination for the plaza interior.

SECTION 6 - SITE ELEMENTS

"Benches, bike racks, trash containers, bollards, news racks, and public art are the only site elements which may be placed within the street right-of-way and installed in a high quality manner. Installation of such elements shall be level and plumb, on paved surfaces. All site furniture shall be made of long-lasting materials such as concrete, stone, metal, and some hardwoods. Specific site elements will be identified and adopted for all applications in the future.” (paragraph 1).

Refer to the response to Section VI E - 2 for a list of selected site elements proposed for the Town Center. Indicated elements are intended to be adopted for use in adjacent public space parcels to create continuity.