Agenda:

1. Introduction

Kim began the meeting by noting that there have only been minor refinements to the site plan since last month's meeting. The focus of this meeting will be the building Elevations (drawings of the exterior designs) and Renderings (3-D models of what the buildings will look like in real life). Please see attached files.

2. Review green dot exercise and share existing neighborhood photos

Kim noted that the building Elevations were designed within the context of the pictures from the first Neighborhood Advisory Committee meeting that had received the most green dots as well as the architectural styles of existing homes throughout the neighborhood.

3. Elevations

Tom walked the Committee through the Elevations for each portion of the site:

A. Single Family Homes #1 through #7

- The floor plans and footprints of these homes are extremely similar, but each is unique in architectural styles to provide individual character similar to what is found elsewhere in the neighborhood.
- When designing these homes, Tom considered several important architectural features of the historic homes in the neighborhood, including covered front porches with columns, roof pitches, roof styles with gable and shed dormers, and clapboard-style horizontal siding. The overarching architectural theme of the site is Craftsman Style. The roofs will be composition roofing, which is fire resistant and comes in a variety of textures and styles. The exterior siding and trim will be painted contrasting colors (specific colors have not yet been determined).
- All four sides of the buildings will have the same quality of materials and finishes carried around. They won't have nice fronts and basic rear and sides. Features of the building sides include pergolas and trellises.
- Homes will be slightly staggered from the street; they won't be exactly all in a line for a more natural feel and visual interest.

There was a comment that the dormer on #6 appears very small compared to the massing of the roof. Designs Northwest explained that the size would make more sense in the Renderings because the Elevations cannot capture the fact that the roofline is sloping away from the dormer.

B. Multifamily Buildings A, B, and C

- In designing all the multifamily buildings, Tom's goal was to maintain the same overarching architectural styles as the single family homes (such as roof brackets, trellises, columns, and front porches) and break up the massing of the buildings with different roof and dormer styles. Steeper roof pitches and gables make it appear to be 2.5 stories instead of 3 and also give each building an individual character.
- The single family homes will screen Building A from view and Building A will substantially screen Buildings B and C. The goal is for a person standing on Norton facing the site to see as little of the multifamily buildings as possible.
- All the staircases on Buildings A, B, and C face inward, so those won't be visible from either Norton or Grand. This also means that you won't see as much activity of people coming and going from their homes.
- Building A has meeting/community space and offices on the ground floor.
- Buildings A, B, and C are approximately 35-38 feet tall at the highest point. Because the site is sloped, they will appear slightly shorter.
- Buildings B and C have similar architectural features, but all 3 stories are living space. There is no community space on the ground floor.
- Building C has parking on the bottom floor built into the hillside. The back of Building C would be closest to the vehicle entrance to the site from Grand.

There was discussion about the dormers on the top floors of Buildings A, B, and C. Committee members expressed concerns that the dormers would limit the useable living space inside the top floor units. Designs Northwest acknowledged that would be the case that the top floor apartments would have different ceiling heights that would affect the useable space. An alternative would be to connect the dormers by integrating the eaves into the roofline, but that would lose some of the visual interest and not break up the massing of the buildings as much. Several Committee members noted that they like having the dormers separated to add visual interest and tie into the historic character of the neighborhood.

C. Townhome Building D

- Building D is comprised of two story townhomes that are designed to look like single family homes. There is parking and driveway access on the bottom floor on the south side and stair access from the parking level to the front of the buildings. Each townhome is three bedrooms.
- Building D fronts the water easement, which cannot be built on. Designs Northwest has created a pedestrian entrance/pathway/green space to make use of this area and also allow public access to the site.
- Building D is tucked behind single family homes #6 and #7, so it would be screened from view.

4. <u>Renderings</u>

Designs Northwest showed four 3-D Renderings of what the development will look like to a person standing on Norton Ave.

- Features to note: Renderings illustrate how the multifamily buildings will be screened from Norton by the single family homes. There will be solid wood fences between the single family homes that will screen the view of the parking lot/general activity on site. Color will be added to further differentiate the single family homes and add visual interest. The single family homes are set back roughly 24 feet from Norton.
- The existing street trees on Norton will be retained and we are proposing adding four on-street parking stalls as a traffic calming measure.
- Currently, there is a four foot drop from street level almost immediately upon entering the site. This design proposes to fill that in so that the single family homes will be at street level. The multifamily buildings will be at roughly the same level as the current flat areas of the site, so there will be a drop from the rear of the single family lots to the parking lot. There will be a small retaining wall and either steps or a ramp from each single family home to the parking lot. This decision was made for two reasons: to keep the single family homes consistent with neighboring homes and to further sink the multifamily buildings into the site so that they will be screened from view.

There was substantial discussion about several features highlighted in the Renderings:

The orientation of single family homes #6 and #7:

- Single family homes #6 and #7 face the north rather than facing Norton. Some Committee members felt that this would look strange because all other homes on Norton face the street.
- Designs Northwest noted that because of the lot size and required setbacks, they cannot rotate #6 completely so that the home faces Norton. They shared that they faced #6 and #7 to the north to further emphasize the pedestrian pathway and visually tie those homes in with the townhomes in Building D.
- Several Committee members agreed with that thinking and liked the way that facing #6 and #7 toward the north makes them feel like a part of the larger site. One committee member noted that keeping the front door facing north also makes it easier for that resident to access the parking lot.
- A compromise was developed in which #6 and #7 retain their front doors facing north, but additional architectural elements are added to #6 to make it more visually appealing from Norton. Suggestions include a wraparound porch, an additional side door facing Norton, or a large window facing Norton that would have similar massing as a door. The Designs Northwest team will revise #6's design.

The Four On-Street Parking Stalls on Norton:

- There was a question about whether the proposed four on-street parking stalls on the east side of Norton were created by narrowing the street?
- Designs Northwest responded that they will be created by cutting into the existing site. The street will not be narrowed.
- Fred expanded on that by saying that the traffic calming effect of these parking spaces will be mostly psychological. Drivers are naturally more cautious when driving down a

street with parked cars on both sides as opposed to a sidewalk. The hope is that this will make drivers less comfortable speeding on Norton and also add some additional parking for the neighborhood or guests of the development.

Trash and Recycling Enclosures

- There are currently two trash and recycling enclosures on the site plan: one by single family home #1/the pocket park and the second by single family home #7.
- Committee members noted that it would be best to have additional enclosures by the sport court or Building C, since those areas are so far away from existing enclosures.
- Designs Northwest explained that enclosure placement is based on garbage trucks and their ability to access the dumpsters. Todd noted that we could have some additional flexibility by creating an enclosure not with a large dumpster, but with wheeled bins that could be rolled out.
- There was discussion about addition an additional enclosure of some type around Building C, either on the parking level or on the ground level by the sport court, as well as additional stairs if necessary. Designs Northwest will look into that and report back.

5. <u>Request endorsement of building design from Neighborhood Advisory Committee</u>

Designs Northwest requested the Committee's approval for this design. There was unanimous approval. Committee members reiterated their desires for more variations and visual variety between Buildings A, B, and C through either gables or siding. There was also a request for Designs Northwest to prepare an additional Rendering of the southwest corner of the site viewed from Clinton.

6. <u>Next Steps:</u>
    - Brent Planning Solutions and Designs Northwest will draft elements of the Developer Agreement with the City and Docket Updates
    - Presentation to the Historical Commission on Tuesday July 28
    - Presentation to the Planning Commission on Tuesday August 18 (tentative)
    - Once Historical and Planning Commissions have approved the rezone and Planned Residential Development (PRD) concept, then Designs Northwest will develop PRD specifics