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Green Mountain Apartments

Type II Site Plan Review and Type II Design Review Submittal – June 3, 2022

Project Narrative

The proposed development is located within the Green Mountain Urban Village master plan, specifically on Lot 1, Lot 2, and Lot 7. The existing site conditions will provide new roadways (87th and Huerta) to define the lots as illustrated in the Green Mountain urban Village Short Plat. The project comprises 350 residential apartments split between (7) identical multifamily apartment buildings, a single shared amenity building, surface parking and pedestrian pathways, and outdoor amenity and play areas throughout the site. Each multifamily building is 4 stories, and constructed as wood-framed Type VA construction. The amenity building is a single story, Type VB building. The project is applying for a building Permit and a Type II Site Plan Review and Type II Design Review.

The site will have a total impervious area of 273,513 sf. Each of the (7) apartment buildings is 53,201 gross sf for a total of 372,407 gross sf of residential area. The separate Amenity building is 5,438 gross sf.

The site plan is envisioned as a semi-urban design which transitions in scale and urban character from the future townhome development to the north, through the proposed site, to the future commercial developments to the south. This concept is anchored by aligning the building and internal street orientation to match the future townhome development to the north. This orientation reinforces the urban street edge and directly provides pedestrian connectivity through the site Dogwood to the corner of 87th and Huerta. An additional secondary pedestrian pathway is provided at the western portion of the site, connecting a pedestrian alley in the neighbor development through the site to 87th and on to the future commercial lots at the south.

In order to maintain an urban character, the site plan is designed as a series of 'parked streets', which maintain an urban proportion of street width to the buildings. These parked streets are treated as urban sidewalks and lined with a regular rhythm of street trees, 5-foot walkways, and residential stoops and landscaped buffers at the buildings. This conveniently locates residential parking next to the buildings and breaks up the overall expanse of surface parking.

Buildings are oriented along these streets to maximize access to southwest views, and daylight. Each building is staggered northwest to southeast, to provide further openness and daylight, and to create a variety of outdoor landscaped play and amenity spaces for residents. At the amenity building, an outdoor plaza is proposed which activates the primary public pedestrian walkway aligning with Dogwood. This is envisioned as an outdoor amphitheater and a private water feature for use in the summer months.

The overall design concept is a series of modern, urban buildings set within a wild landscape. The rigorous, urban layout of the site and parked streets gives structure to the site and reinforces pedestrian connectivity and the character of the neighboring commercial lots. The architecture is a

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modern interpretation of the Green Mountain character. Sophisticated and urban materials and details are imbued with the agrarian and natural past of the site and area. An asymmetrical, undulating roofline mimics residential gables, agricultural gambrel roofs, and the hilly horizon of Green Mountain and surrounding riparian pastures. A tightly-spaced board and batten pattern reflects a common contextual architectural detail in a fresh and modern way by using a wider board as the batten on the upper floors and varying the batten widths on the ground floor. Partially recessed and projecting stacks of balconies are asymmetrically composed on the façade, providing a varied rhythm of shadow. The top floor balconies break the roof line and the overall massing of the façade. This asymmetry, along with the undulating rooflines and the staggering of the buildings, creates a perceived variation between the identical buildings.

Design Principles and Guidelines Response

18.19.050 - Design principles.

Standard Principles.

A Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

RESPONSE: *Site circulation patterns and tree lined boulevards connect the surrounding neighborhoods and adjacent commercial district. Dense plantings along building faces scale the height of the structure down to establish a building type transition between the east commercial buildings and the west residences.*

B All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

RESPONSE: *Landscaped open areas pay homage to the pastoral history of the site by utilizing berming and open grass areas to emulate rolling hills. Areas play with natural slope of the site, repurposing the grade change to create separation in recreational uses.*

C Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

RESPONSE: *The primary exterior material for the apartment buildings is fiber-cement board and batten siding. A regular, tight batten spacing of 12" on center creates a modern interpretation of board and batten or wood siding seen in historic residences and barns of the area. The durable fiber cement battens protect the fasteners and seams of the fiber cement panels. Panels and battens are broken horizontally at each floor line with a prefinished sheet metal flashing to eliminate the need for intermediate or randomized field cuts of the materials. A durable wood-composite siding is proposed within the balcony and stoop recesses and at the apartment building entries as an accent material. The composite material*

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requires significantly less maintenance to retain its color and is has greater durability compared to natural wood siding.

D A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

***RESPONSE:** The primary exterior material for the apartment buildings is fiber-cement board and batten siding. A regular, tight batten spacing of 12" on center creates a modern interpretation of board and batten or wood siding seen in historic residences and barns. The Landscape design also reinforces the pastoral agrarian history of the area through undulating landforms and farm garden inclusion.*

Specific Principles.

A Multifamily - Stacked Housing.

1. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.

***RESPONSE:** Parking space runs do not exceed ten spaces in any location without being interrupted by a planted island. Parking areas to be screened from the property line and right-of-way by a planted buffer.*

2. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

***RESPONSE:** The development does not directly abut single-family residential zoned areas. The orientation of the apartment buildings is directly aligned with the streets of the and properties of the future townhome development to the north to unify the building lines and create a direct pedestrian connection to the future commercial areas. An undulating roofline and recessed balconies are playfully and asymmetrically composed on the buildings to break down the facades and create a residentially compatible character.*

3. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.

***RESPONSE:** The exterior walls of the apartment buildings are articulated asymmetrically by partially recessed and projecting residential balcony stacks. Additionally, a clear base, middle, and top is effectively created through the proportions and differentiated material color of the ground floor, and through an articulated roofline which conceptually combines residential gable roofs with an undulating natural landform. All facades are punctuated by a 30%/70% void to solid ratio, with varying window widths.*

4. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.

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RESPONSE: *Does not apply. There are no detached garages proposed.*

5. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

RESPONSE*: Does not apply. There are no attached garages proposed.*

STANDARD PRINCIPLES AND GUIDELINES

Standard Design Principles.

A. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environments, as well as each of the major project elements (e.g. parking, building(s) etc.).

RESPONSE: *Dense plantings along building faces scale the height of the structure down to establish a building type transition between the east commercial buildings and the west residences. By sandwiching site circulation between two planted buffers and between the building and parking, the landscaping creates clear division of space as well as effective screening.*

B. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

RESPONSE: *Does not apply.*

C. Buildings shall have a 'finished' look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

RESPONSE: *The primary exterior material for the apartment buildings is fiber-cement board and batten siding. A regular, tight batten spacing of 12" on center creates a modern interpretation of board and batten or wood siding seen in historic residences and barns of the area. The durable fiber cement battens protect the fasteners and seams of the fiber cement panels. Panels and battens are broken horizontally at each floor line with a prefinished sheet metal flashing to eliminate the need for intermediate or randomized field cuts of the materials. A durable wood-composite siding is proposed within the balcony and stoop recesses and at the apartment building entries as an accent material. The composite material requires significantly less maintenance to retain its color and is has greater durability compared to natural wood siding.*

D. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

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RESPONSE: *The undulating roofline of the apartment buildings, and primary board and batten siding playfully imbue the character of nearby Green Mountain, the native riparian landscape, and the agrarian character of historic residences and agricultural buildings of the area. The orientation of the buildings and parking streets reinforce the natural views to the southwest, provide access to light and openness on-site, and unify the pedestrian experience by aligning to the street grid of the neighboring future townhome development.*

Standard Design Guidelines.

A Landscaping and Screening

1. Landscaping and screening is an important factor in determining the overall character of the building site. Landscaping should be done with purpose, such as providing a buffer against less intense uses, screening parking or other components viewed as being intrusive, and defining the streetscape. Signage should be placed on buildings or incorporated into the landscaping. Fi signs are illuminated, then they shall be front lit. Signage in the landscaping should be built into the vegetation to keep it from being the main focus – similar to the light industrial zones. Efforts should be made to make signs vandal resistant. The intent is for the landscape not to be dominated by signage as well as to soften the visual impact.

   RESPONSE: *Any signs shall be vandal resistant and will be vegetated in order to keep it from being the main focus. Signage will be used effectively and efficiently to ensure limited use.*

2. Outdoor furnishings, when used, should be compatible with the immediate environment.

   RESPONSE: *Outdoor furnishings, materials utilized, and general uses will be compatible with the immediate environment.*

3. If the site is to be fenced, then the fencing should be incorporated into the landscaping so as to have little or no visual impact.

   RESPONSE: *The site will have no perimeter fencing and may have a low fence at the community garden plot. The fence will be designed in a manner to have low visual impact on the area.*

4. The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.

   RESPONSE: *Few trees existed on site prior to plans for development. Planned plant species will be native where possible and applicable.*

5. Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street,

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unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired.

RESPONSE: *The site will be provided with adequate site lighting for safe navigation at night in all circulation and parking areas. Any street lighting required will be compatible with nearby lighting.*

B Massing and Setbacks

1. Massing and setbacks are major elements of a site plan. These elements have the greatest impact as to how the proposed development relates to the surrounding area and how individuals living and visiting the area interact with the development. Major components that define the character and quality of the proposed development include the size, scale, and placement of buildings, lot coverage, and traffic/pedestrian circulation.

RESPONSE: *The overall site plan and building orientation creates a series of semi-urban, pedestrian-oriented streets of surface parking to divide the overall surface parking and provide direct pedestrian connection from the north to the south. These 'parked streets' unify the orientation of the buildings with that of the future townhome development to the north, and directly align with primary views to the southwest. This provides a transitioning urban character from the scale of the townhomes, through the proposed site, to the future commercial lots at the South. While the orientation of the roads rigorously aligns with the townhome development, the proposed apartment buildings stagger along this alignment to provide views of the pastures to the southwest, and create a variety of outdoor spaces scattered throughout the project in-between buildings.*

2. Higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences. In some cases, creating a natural buffer may be appropriate.

RESPONSE: *The entire perimeter of the proposed site will be landscaped with a varying depth buffer to mitigate views of parking and help with regrading of the site. The staggering and playful roofline of the apartment buildings ensures that open space and natural light and views are provided in between the buildings, and that the pedestrian experience will be varied along the pathways through the site.*

C Architecture

1. Buildings should have a 'finished', sound, durable, and permanent appearance. Use of panelized materials should be integrated into the development in a manner that achieves a seamless appearance. This would bring into question the use of corrugated materials, standing seam, T-11, or similar siding materials, unless it can be shown through the use of renderings or other visual applications that the use of these materials will produce a development with a high visual (or aesthetic) quality. The applicant and/or developer will be held accountable for ensuring that the finished development resembles and is in compliance with the submitted renderings as approved by the City.

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RESPONSE: *The primary exterior material for the apartment buildings is fiber-cement board and batten siding. A regular, tight batten spacing of 12" on center creates a modern interpretation of board and batten or wood siding seen in historic residences and barns of the area. The durable fiber cement battens protect the fasteners and seams of the fiber cement panels. Panels and battens are broken horizontally at each floor line with a prefinished sheet metal flashing to eliminate the need for intermediate or randomized field cuts of the materials. A durable wood-composite siding is proposed within the balcony and stoop recesses and at the apartment building entries as an accent material. The composite material requires significantly less maintenance to retain its color and is has greater durability compared to natural wood siding.*

2. Placement of buildings should preserve significant natural features such as rocks, trees, etc. In doing so, developers may make use of site variances such as adjusting setbacks.

RESPONSE: *Does not apply.*

3. Building walls or fences visible from roadways should be articulated in order to avoid a blank look. The wall can be broken up by including some combination of window/display space, plantings, offsetting walls with two-tone colors, or creating plazas, water features, art (civic, pop, etc.), awnings, or similar devices.

RESPONSE: *The exterior walls of the apartment buildings are articulated asymmetrically by partially recessed and projecting residential balcony stacks. Additionally, a clear base, middle, and top is effectively created through the proportions and differentiated material color of the ground floor, and through an articulated roofline which conceptually combines residential gable roofs with an undulating natural landform. All facades are punctuated by a 30%/70% void to solid ratio, with varying window widths.*

4. The use of bold colors should be avoided except when used as minor accents.

RESPONSE: *Exterior material colors of the apartment buildings are neutral and light. Fiber cement batten siding is a very light grey at the upper floors, and charcoal grey at the ground floors. Composite-wood siding at the balconies will be a mid to dark tone, with a rich wood color. The proposed amenity building will be a dark weathered red color in a fiber cement panel system. This color is intended to remain in a natural 'clay or terracotta' range, and is inspired by the classic weathered red barn.*

D Historic and Heritage Preservation

1. The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project should promote the historic heritage of the site or surrounding area.

RESPONSE: *Does not apply.*

MULTI-FAMILY PRINCIPLES AND GUIDELINES – STACKED HOUSING

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Stacked Housing (Apartments) Design Principles

A All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than 6-10 spaces.

RESPONSE: *Parking space runs do not exceed ten spaces in any location without being interrupted by a planted island. Parking areas to be screened from the property line and right-of-way by a planted buffer.*

B Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

RESPONSE: *The development does not directly abut single-family residential zoned areas. The orientation of the apartment buildings is directly aligned with the streets of the and properties of the future townhome development to the north to unify the building lines and create a direct pedestrian connection to the future commercial areas. An undulating roofline and recessed balconies are playfully and asymmetrically composed on the buildings to break down the facades and create a residentially compatible character.*

C Buildings shall have their principal pedestrian entrance along a street , open space or mid-block passage with the exception of visible entrances off a courtyard.

RESPONSE: *The principal pedestrian entrances of all apartment buildings are located along the internal 'parked streets'. Due to grading, these typically are located on the north-east facing facades, with the exception of buildings 5 and 7. The amenity building provides accessible pedestrian entries to the southwest and northeast as well. This allows the building to have two front entries for visitors and provide a public presence to the primary public pedestrian pathway through the site.*

D Walls shall be articulated in order to avoid a blank look and to provide a sense of scale and shall provide a minimum of solid to void ratio of 70%/30%.

RESPONSE: *Each building meets the minimum solid to void ratio of 70%/30%.*

E Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.

F Attached garages shall account for less than 50% of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

G Stoops, porches, and direct individual entries should be encouraged for ground-floor units.

RESPONSE: *Each ground floor residence includes a private raised stoop or at grade patio providing direct individual entry into the unit.*

Stacked Housing (Apartments) Design Guidelines

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A Landscaping and Screening

1. The vegetation to be utilized should encourage native, low maintenance plantings. Trees planted along streetscapes with overhead power lines should include only those identified on the City's Street Tree List. When possible, existing significant trees or other natural features that do not pose a hazard or hinder development should be required to remain and be incorporated into the landscaping and site plans.

Response: *Few trees existed on site prior to plans for development. Planned plant species will be native where possible and applicable.*

2. Landscape lighting should be low voltage, non-glare, and indirect. Street lighting, such as light poles and lamps, should be compatible with other nearby lighting on the same street, unless other lighting is expected to be replaced in the foreseeable future or a nostalgic theme compatible with the proposed development is desired. Surrounding sites should be screened from parking and building lighting.

Response: *No street lighting is required since there will be no work along the right of way, however, the site will be provided with adequate site lighting for safe navigation at night in all circulation and parking areas.*

3. Parking spaces should be clustered in small groupings. Grouping should be separated by landscaping to create a pedestrian friendly, park-like environment. Parking lot landscaping should be credited toward the total landscaping requirement.

Response: *Parking space runs do not exceed ten spaces in any location without being interrupted by a planted island. Parking areas to be screened from the property line and right-of-way by a planted buffer.*

4. Green belts should be used to separate different uses whenever possible.

Response: *By sandwiching site circulation between two planted buffers and between the building and parking, the landscaping creates clear division of space as well as effective screening.*

5. The vertical intensity of landscaping should increase as the height of the structure increases. With the exception of properties located in or abutting the Downtown Commercial zone, greater setbacks can be used to create a greater buffer and lessen the need for more intense vertical landscape materials.

Response: *Dense plantings along building faces scale the height of the structure down to establish a building type transition between the east commercial buildings and the west residences.*

B Circulation and Connections

1. Pathways define traffic/pedestrian movement. Buildings brought up to the public right-of-way help define these movements. Trees and/or planting strips shall be used for separating

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vehicles and pedestrian movements as well as providing a secure and pedestrian friendly environment.

Response: *Site circulation is separated from the vehicle drives by a planting buffer and trees. Areas that cross the driveline are marked clearly with planting islands, trees, and a raised crossing.*

Site Plan Review

18.18.60 - Criteria for approval.

A Compatibility with the city's comprehensive plan.

Response: *The project meets the requirements of the Green Mountain Master Plan which is compatible with the City's Comprehensive Plan. The new development of the Green Mountain area provides a needed variety of single and multi-family housing types.*

B Compliance with all applicable design and development standards contained in this title and other applicable regulations.

Response: *The project is compliant with all applicable design and development standards. The project is subject to the requirements of the Green Mountain Mixed Use Master Plan Development Agreement and adheres to the density and dimension standards for the 'A Pods.' As previously confirmed by the City, the allowable density calculation per Exhibit F of the Master Plan allows for gross acreage. The project site is 15.31 gross acres which equates to 367.44 residential units (15.31 gross acres x 24). The project is below that maximum with a total of 350 residential units. There are no required setbacks and no maximum lot coverage requirements for the A PODs per Exhibit F. The maximum building height is 60'. All buildings on the site are below 60'.*

C Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations.

Response: *Public services for the project including roads, sanitary, storm and water are all proposed to be located within the ROW and each utility will be stubbed out into our site.*

D Adequate provisions are made for other public and private services and utilities, parks and trails.

Response: *The project provides adequate provisions for public and private services and utilities, parks and trails. The design includes two main pedestrian connections through the site, connecting the neighboring development to the north, through the site and to the future*

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commercial lots to the south. This pedestrian path connects to the trail system to be constructed as part of the Green Mountain PRD. Refer to sheets L-100 and A-090.

E Adequate provisions are made for maintenance of public utilities

Response: *All public utilities are to be locates within the ROW and therefore the City will have adequate access to maintain the utilities.*

F All relevant statutory codes, regulations, ordinances and compliance with the same.

Response: *The project site plan is compliant with the requirements of all relevant statutory codes, regulations, and ordinances.*