

Evolution of Project Design

1. DRB – July 16, 2020 Concept Design Review Comments:

Project Design:

Project is an upgrade for the area—Thank you; we appreciate the positive comments we received.

Pursue variance of design as the project is almost identical to the Aviara project—The two projects are now very different particularly as Aviara is now an affordable project with different architecture.

Explore facades to fit in with surrounding area; design to be more distinctive to location—We believe that the project fits well into this vibrant sector of the City.

Consider permeable paving in lieu of asphalt—We will provide permeable paving as needed to meet stormwater code requirements.

Building Design:

Addition of color with shadow boxes and stairwells appreciated—Thank you.

Outside private areas created by pilaster walls that blend with building and accent areas on inside are appreciated—Thank you.

Consider color at the large bands around buildings; show stone and material options—We considered these suggestions; we put added accents and placed materials where our architect determined best for the building style to evoke a classic look.

Bring lightness of color and materials to the stayed facets of the building—Our architectural look is both playful and classic; we do not think that additional colors and materials would fit.

Landscape Design:

Tree relief in large areas of asphalt are appreciated—Thank You.

Explore opportunities for trees along western edge—This area is used for bio retention; allowing for that our landscape architect provided as many trees as possible.

Pool, Recreation Building, Play Area

Consider adding more play area space—We were inspired by DRB's comments and ended up moving the play area from its previous northerly location to a larger and safer spot on the south. We lost 6 parking spaces as a result, but the design enhancement is well worth it.

Show connectivity in the parking lot aisles to connect the buildings—We added colored pavement in the parking area to designate pedestrian crossings.

Explore fencing placement and materials at children's play for safety due to proximity to parking/drive zone. As noted above, we moved and enlarged the play area and will provide traffic calming as noted below.

Show recreation building more developed with color and 3D articulation—We are working on a rendering and will submit it next week.

Sun studies to show shade impact. Pool may not get used if it's in shadow of recreation building—Given its southwesterly orientation, the pool will have very good exposure to the sun. Further, the adjacent rec building is only one story.

Consider adding stone to pool and recreation building area—See elevations... we have stone elements on both the front and rear of the rec building.

Staggered openings in the masonry walls at pool, recreation building, and play area—We considered this but concluded that we preferred the privacy a wall provides; a wall will also block headlights from parkers.

Parking:

Circulation and traffic concerns—Our traffic study supports the project and our internal circulation is appropriate.

Add speed tables to major circulation aisles along west side--Though our plans do not show it, we plan to add traffic calming measures on the west side drive aisle and in front of the southerly play area.

Add material contrast and speed tables in the parking area for pedestrian relief---As noted above, we added color pavement at pedestrian crossings and will add traffic calming measures at the westerly drive aisle and in front of the southerly play area.

Consider solar panel parking canopies to break up large sections of asphalt---Canopies would reduce parking given the posts required. We feel that the project has the right amount of parking as is. On solar, each building roof will have panels and we will have designated EV charging spaces.

Parking Reduction:

Alternate 1: 1.5 spaces per unit for a parking reduction with landscaping and outdoor amenities added to the 9 spaces west of building F (could open play area), 3 spaces at building E to increase landscaping for a softer turn. Lose two spaces at south end of building C to avoid parking space intersecting curve.

Alternate 2: 1 space for each 1-bedroom unit, 2 spaces for each 2-bedroom unit. Would be a 25% of required spaces. --- We considered these comments and implemented some of them in connection with moving and enlarging the play area.

Location makes the project a good candidate for parking reduction – We agree, thank you.

Designated parking stalls could manage number of vehicles --We will provide designated spaces for EV charging spaces; in operations we will monitor overall parking efficiency and will adjust as circumstances dictate and change.

Other:

Adding affordable housing if feasible--We will pay the required city fee.

2. Additional architectural changes since July 2020 DRB:

Changed Black to White Vinyl Windows

Changed Masonry at Rear Elevations to Colored Stucco

Changed Ground Floor Patio Walls from Masonry to Horizontal Tongue and Groove

Adjusted 2 of the pop-outs from 12" to 6"

Changed Recreation Building from Metal to Shingle Roof