

Marlow Commons Project Narrative:

This Design Review Application is to request approval for six floor plans. Each of the plans has a unique exterior elevation. This project consists of 44 Lots, with a total of 64 units.

Plans are described as follows:

- Plan 1: 1,545 s.f., 2 story, 3 bedrooms, 2.5 baths, 2 car tandem garage
- Plan 2: 1,937 s.f., 2 story, 3 bedrooms, 2.5 baths, Den, 2 car tandem garage
- Plan 3: 1,748 s.f., 2 story, 4 bedrooms, 3.5 baths, 2 car tandem garage plus a 477 s.f. second unit
- Plan 4: 1,928 s.f., 2 story, 4 bedrooms, 3.5 baths, 2 car tandem garage plus a 477 s.f. second unit
- Plan 5: 2,074 s.f., 2 story, 4 bedrooms, 3 baths, 2 car tandem garage
- Plan 6: 1,637 s.f., 2 story, 4 bedrooms, 3.5 baths, 2 car tandem garage plus a 801 s.f. second unit

Marlow Commons is designed to be clean and appealing, aimed for families looking for contemporary living with the added flexibility of one bedroom second units for 20 of the homes. The homes feature the open concept at the living/dining area and kitchen. Each provides a laundry room, 2 car tandem garage, at least 2.5 baths, and at least 3 bedrooms. The architecture is maintained within a clean, rectilinear geometry which enables efficiency during the construction process.

The floor plans have been updated to reflect market conditions and connect with regional buyer's preferences. In response to these changes, the elevations have been modified as well. Most noticeably, the application and variety of cladding material has increased, creating more texture and variety. The color scheme also offers more color options, and a greater variety of application. The colors themselves show a greater range of value and contrast to create more interest in the elevations.

This project is designed in a modern elevation style that consists of flat roofs, open floor plans, and asymmetrical, yet clean massing. The emphasis on the rectangular form and vertical line remains consistent from the previous elevations. Throughout Marlow Commons, design features and elements remain consistent to unite the elevations. These features also demonstrate

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a strong relationship to the approved elevations and are in substantial conformance with what was previously approved.

The previous elevations segmented the mass into modular proportions using vertical and horizontal metal, and horizontal lap siding and stucco. The current elevations achieve this using stucco, board and batten, as well as vertical corrugated metal to offer a greater variety of texture and color blocking. Board and batten, as well as corrugated metal are used in well-defined planes, to create contrast. Dark bronze window frames highlight the clean window forms and enhance the contrast of the elevations.

In addition to maintaining the massing and proportion, the current elevations capture the same modern window patterns (single-hung adjacent to fixed windows in an asymmetrical composition). The window frames utilize the same rich coloring for a contemporary feel. The garage door style also remains the same, with a bold color update to achieve a contemporary feel. Metal awnings are also carried over to accent the elevations and create pop features. In addition, the modern horizontal fence is a shared feature between the previous and current elevations.

This project proposes a variety of color of application options using a “universal” color scheme. A cool neutral base of color lays the groundwork for the contemporary style, with bright pops of color to accent the material transitions in elevation. Like the approved elevations, each elevation offers different material and color accents, awning configurations, and porch layouts.

The balconies at the second level bedrooms have been replaced with (2) single hung windows and a metal awning. This is due to privacy needs, safety concerns, and long-term maintenance of that feature. The garage door and front door location are also updated on the new elevations. Compared to the previous elevations, the garage and front door are now highlighted as design features (with pop colors) and seen on the front elevation of each plan.

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