



HENDERSON ARCHITECT, INC.

January 27, 2025

Project Summary for 2000 Piner Apartments Conceptual Design Review

Please see the attached documents submitted for Conceptual Design Review.

This project is comprised of 3 four-story apartment buildings located above two semi-recessed parking garages, buildings A, B, and C. There is a common building adjacent to a pool and other amenities, see building D on the site plan. The project provides a total of 103 sleeping units with one floor of retail.

To the East of the site is, The Lodge At Piner Road, an existing two-story senior living facility. To the West across Bay Meadow Drive is a residential neighborhood that is a mix of two story and one-story homes. South of the property are two story homes.

The apartment buildings are located away from the Bay Meadow neighborhood homes to minimize the impact on those residents. The apartments are arranged as close to the Northeast corner of the property as site circulation and fire access would allow. The commons area and outdoor activity areas are to the South of the apartment buildings providing a buffer between the apartment buildings and the neighborhood homes.

The apartment buildings are arranged around a central Plaza with a walk-through opening in building A that creates a North-South axis through the complex from Piner Road to the commons area and parking to the South. The Piner Road frontage has a raised forecourt area between the building and the sidewalk with access via a ramp and stairs. It provides an outdoor sitting area with an overlook to Piner Road and stepped planters to provide a buffer from Piner Road to the building.

Apartment building A is located along Piner Road. It will have retail space on the first floor accessible from the raised forecourt with 3 stories of apartments above the first-floor retail. The top two floors are reserved for rental to occupants aged 55 and over. These floors have common laundry facilities and a trash chute to the garage level.

Apartment buildings B and C are located just to the South of building A. They are both 4 stories of sleeping units above semi-recessed parking. They each have their own common lobby space and are accessible directly from the parking garage below as well as the plaza area.

Building D is the common building available to the residents. It has a business office, maintenance office, tool crib for maintenance tools and supplies, a conference room, and a large activity room with access to a semi-covered patio adjacent to the pool. There is also an enclosed pool equipment room, pool showers and restrooms. Other activity areas within the outdoor common area include the pool, a small dog run, a barbeque area, and a community garden. The outdoor common area is at a lower level than the Plaza and is accessed via ramps and stairs at several locations. Similar to the Building A forecourt it is surrounded by stepped planters to allow planting and small trees to surround the outdoor common area and to provide some separation from buildings B and C. The pool will be fenced and/or covered to meet code requirements.

The primary exterior building material is a stacked stone with some areas of horizontally oriented metal wall panels. The sloped roofs are a standing seam metal. The balcony railings will be a medium-dark grey solid panel between vertical balusters. The metal roof, balcony railings and window frames will all be the same medium-dark grey color. See the first sheet of building elevations for exterior material images and information.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Henderson', with a stylized flourish at the end.

James Henderson, AIA
C-28948