



October 1, 2020

Pre-Development Plan Architecture Narrative

This master planned townhome community intends to offer multiple floor plan configurations ranging from 2,144- 2,543 sq.ft. over the course of thirty-two buildings. The traditional Townhouse architecture with contemporary design elements intermixed, draws influence from nearby neighboring buildings, while providing its own unique character of color and design features. Ground level entry and various other elements, including roof top terraces, decks and Juliette balconies will offer opportunity to celebrate the Bridge Street District's vision of outdoor living and entertainment in a pedestrian friendly community that is walkable and inviting.

The massing of buildings will have various unit offsets, box bays and material transitions to ensure the scale is approachable and mindful of its context. Further articulating the exterior design, a blend of contemporary and traditional design elements, such as pitched roofs, elongated eave overhangs and unique entry canopies lend themselves to a balance of residential community feel in an urban infill setting.

A multitude of site-specific elevations including high visual impact applications, strategically placed around the community, ensure highest quality and diversity to the streetscape. A mixed color arrangement, unique when compared to adjacent projects outside this proposed new community, will also encourage building variety using soft and earthy/inviting tones. Front facing roof top terraces have also been introduced as a matter of site- specific design (and previous Planning Commission feedback), appealing to the connectivity between outdoor living entertainment and maximizing the opportunity for pedestrian friendly atmosphere.

As progression toward final designs continue to evolve, below are waiver requests for your consideration.

- 1) BSD 153.062 code requires that no horizontal distance greater than 15 foot per story shall be blank or windowless. Whereas the proposed design includes side elevations with fenestration separation of up to 23'-10".
- 2) BSD 153.062 code requires 80% primary material for each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials. Whereas, certain of the proposed designs include side elevations with 31%, and rear elevations with 15.22%.
- 3) BSD 153.062 code requires minimum story heights of 10ft. Whereas, the proposed design includes First floor 9'-6", Third floor 9'-6" and Habitable attic of 8'-0".
- 4) BSD 153.062 code requires that windows on street facing facades shall have vertical proportions. Whereas, the proposed design includes street facing facade windows with horizontal proportion.