

Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The project home's entry, garage, and new front porch are oriented toward Norththumberland Drive and compatible with the homes within the neighborhood. <i>Finding Met</i>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed homes has been designed to minimize the perception of bulk and mass through modest plate heights, providing adequate setbacks for the second story, and the use of architectural styles, materials and finishes that complement the neighborhood. <i>Finding Met</i>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The design of the new two-story home respects the adjacent neighbors by providing setbacks for the second floor, reduce massing, and utilizing window sizes and placements that minimize privacy impacts. <i>Finding Met</i>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project provides the minimum parking requirements of two covered and two uncovered parking spaces. The location of the garage maintains the same pattern common in the neighborhood. <i>Finding Met</i>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The exterior materials are similar to those found in the neighborhood and applied in a manner that is consistent with the architecture. <i>Finding Met</i>
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project design includes the use of high quality materials, finishes and styles that provide good articulation, visual interest and reinforces the architectural style of the home. <i>Finding Met</i>
<i>2.2.7 Preserve mature landscaping</i>	The project intends to maintain all on-site trees. As conditioned, any trees to be removed will require a tree removal permit and subject to the city's tree replacement standards. Trees that are preserved will need to be protected in place. <i>Finding Met</i>