

Project Name: Hearthstone Place Apartments

Project Number #: 21-2674

☒ Detail Design Review

Date: June 24, 2021

CITY OF OLYMPIA
MULTI-FAMILY RESIDENTIAL
Chapter 18.170

18.170.010 Grading and tree retention

A. REQUIREMENT:

Complies

☐

Conflicts

☐

N/A

☒

Incorporate existing topography and mature trees in the project design to the extent feasible.

B. GUIDELINES:

- ☐ Minimize encroachment into areas of site containing steep slopes.
- ☐ When grading is necessary, minimize impacts to natural topography through use of contour grading.
- ☐ Locate buildings so that rooftops do not extend above the natural bluff.
- ☐ Minimize encroachment into areas of site containing mature tree stands.
- ☐ To facilitate stormwater infiltration, minimize disturbance of natural open space areas.
- ☐ Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.

Staff Response: This requirement is generally intended to apply to projects on or near slopes in forested areas. The site is essentially flat from east to west, is currently developed with a single family residence and accessory structures and there are no mature tree stands on-site.

18.170.020 – Pedestrian and vehicular circulation

A. REQUIREMENT:

Complies

☒

Conflicts

☐

N/A

☐

Integrate the project with the existing neighborhood through pedestrian and vehicular connections. Provide attractively designed pedestrian and vehicular connections to adjacent public rights-of-way, including any existing or planned bus stops. Provide adequate pedestrian and vehicular access to site features such as mailboxes and other shared facilities.

B. GUIDELINES:

- ☐ Mark pedestrian pathways with vertical plantings.
- ☒ Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers.
- ☐ Provide internal pedestrian connections (apart from public rights-of-way) between project and adjacent properties.
- ☒ Provide barrier-free pedestrian access to all shared facilities such as mailboxes, recreation centers, and open space areas.
- ☒ Provide parking and bicycle parking at shared facilities.

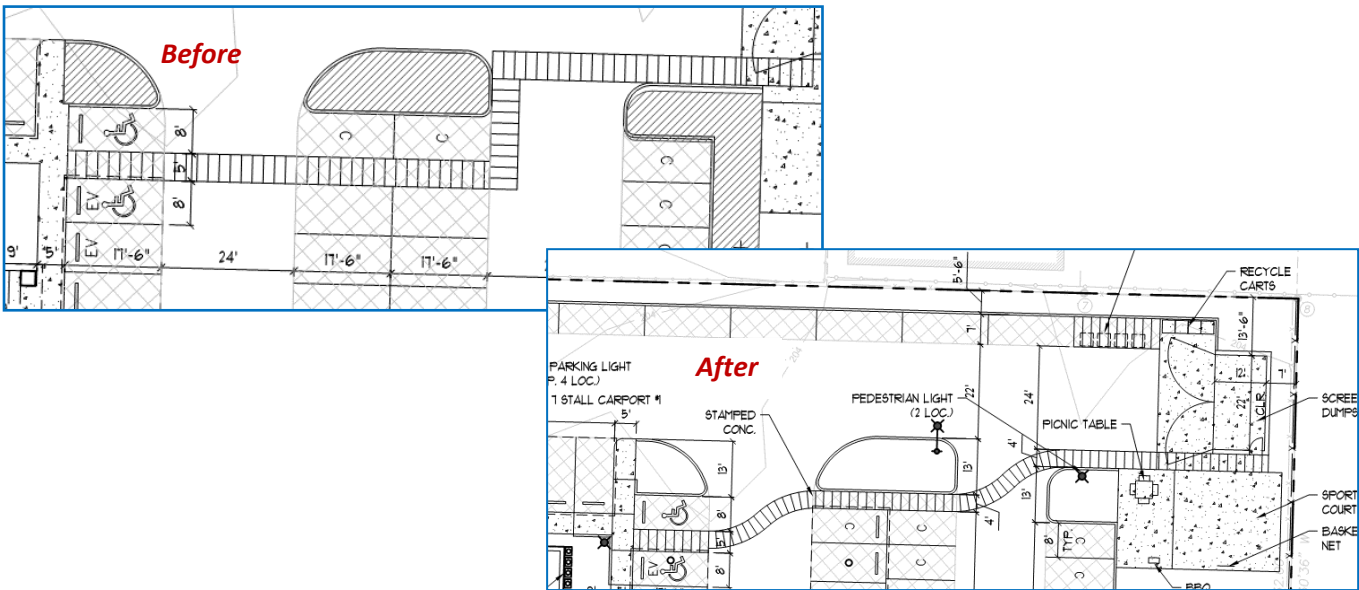
Staff Response: New sidewalks will be constructed along Franz Anderson Rd (FA Rd) across the front property line, and a sidewalk extends from FA Rd onto the project site, in front of the building. Residents of the project and guests will have clear pathways around the west, north, and east of the building, with direct access to FA Rd.

The pedestrian connection from the sidewalk through the east parking lot to the sports court is not entirely defined at this time other than with striping on the site plan. The pathway appears precarious as it extends from the sidewalk between two accessible vehicle spaces, between two additional vehicle spaces (compact and standard size spaces) and behind a vehicle parking space to the solid waste area.

The Board should consider whether the pathway is safe the way it is laid out, or if it needs to be realigned in a way that provides more comfort and safety for residents. One option would be to show a surface material for the walkway that physically and visually defines the walkway as pedestrian space – not just paint on asphalt – rather a change in material such as concrete or raised walkway. Staff looks to the Board to discuss options for improving pedestrian access from the east end of the building across the parking lot to the sports court.

Recommendation:

- Provide an alternative path and/or surface material associated with the pedestrian walkway to the sports court, not just paint.



Detail Design Review: The pedestrian pathway from the sidewalk through the rows of parking has been re-routed through the parking lot and revised to include raised and stamped concrete treatment. See the Site Plan, Sheet SP1.0 (above), the Landscape Plan, Sheet L1.0, and sheet 7 for more details (materials and colors).

18.170.030 – Parking location and design			
A. REQUIREMENT:			Reduce the visual impacts of driveways and parking lots on pedestrians and neighboring properties by constructing parking facilities with materials that match or complement the building materials.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Break-up large parking lots by designing significant landscape areas with walkways for pedestrian access.
- ☐ Share driveways with adjacent property owners.
- ☐ Minimize width of driveways linking the project to the public right-of-way.
- ☐ Landscape areas along all driveways and drive aisles that are visible from the street.
- ☐ Limit parking lots on street frontage to thirty (30) percent of the street frontage.
- ☐ Screen parking lots or structures adjacent to residential properties with a landscape area at least ten (10) feet wide.

Staff Response: Pedestrians walking along the sidewalk and motorists driving by the development will be able to look directly down the drive aisle and see parked cars; and the driveway entrance is narrow (the minimum required width for fire access) and landscaping will be provided on both sides of the driveway providing a visual buffer. Perimeter landscaping and fencing is proposed along the north and south property lines reducing the impacts of the parking lot (lights, noise) on neighboring properties.

Detail Design Review: There are three short-term bicycle parking locations that will provide parking for six bikes – two racks under the west entry and four racks under the east building entry. It is unclear how the bikes will fit under the entry areas as currently shown in the site plan, Sheet SP1.0. – the bike parking is not shown in the elevations or colored perspectives.

The zoning code has specific bicycle parking design standards for overhead coverage and spacing dimensions that are required to be met prior to building permit approval. Design review requires bike parking to be integrated with the site and building design, which appears to the case as located, but staff looks to the Board to discuss the extent to which bike parking under the west and east entries will work given the space provided.

18.170.040 – Usable open space				
A. REQUIREMENT:				Provide usable open space for use by residents of the development that is not occupied by buildings, streets, driveways, or parking areas. Usable open space shall include a minimum dimension of ten (10) feet with an overall grade of less than ten percent (refer to each zoning district for specific open space requirement).
Complies	Conflicts	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

B. GUIDELINES:

- ☐ Situate playground areas in locations visible from residential buildings.
- ☐ Provide a mix of passive and active recreation areas. Active recreation areas may include facilities such as sport courts or swimming pools.

Staff Response: The project includes a 500 sq.ft. sports court along the east property line. Staff is not exactly sure how the sports court will be designed such that it will be an amenity for all residents of the development that encourages activity and social interaction. A soil and vegetation area is proposed to be located south of the sports court – this area will be protected and not available to the residents for passive enjoyment. It will be important to distinguish and define the two zones in the site plan.

Recommendation:

- Provide details of the “sports court”, such as design and materials of any features, hardscape, structural components, etc.

Detail Design Review: The plans now show an active amenity area with a basketball hoop, picnic table and covered grill. The area occupies approximately 900 sq.ft. The area also happens to abut the soil and vegetation protection area (SVPA) which will provide the added bonus of a vegetated natural setting (although the treed area will be fenced and off-limits to use by people and pets). Details of the amenities are depicted on Sheets SP1.1 and SP1.2.

18.170.050 – Fences and walls			
A. REQUIREMENT:			Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood. Front yards shall be visually open to the street. Where fencing is used, provide gates or openings at frequent intervals. Provide variation in fencing to avoid blank walls.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

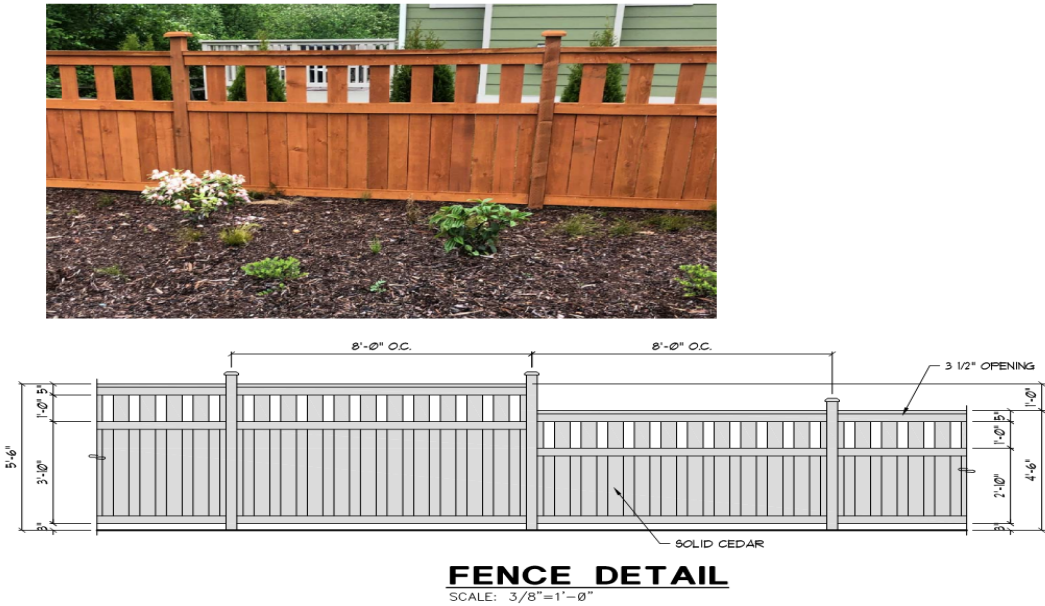
B. GUIDELINES:

- ☒ Provide variation in fencing though use of setbacks, or stepped fence heights.
- ☐ Provide variation in texture, color or materials to add visual interest.
- ☒ Provide landscape screening to break up expanses of fencing.
- ☒ Repeat use of building facade material on fence columns and/or stringers.
- ☐ Provide lighting, canopies, trellises, or other features to add visual interest.

Staff Response: Fencing is proposed around three sides of the development: north, east and south. The site plan and landscape plan indicate an *existing* 6’ solid fence, and a *new* fence with a slightly different design with solid railing atop and caps on the top of posts – the second being a more attractive design than the solid cedar fence (Sheet SP1.1). If fencing around the perimeter is the choice for site design, a single type of fencing should be installed consistently around the site. Landscaping will be provided immediately adjacent to the fencing around the property, which will provide an attractive distraction from the solid line of fencing.

Recommendation:

- Install a single style of fencing around the development site.



Detail Design Review: The type of fencing chosen to surround three sides of the development is proposed to be semi-solid cedar privacy fencing shown on Sheet Sp1.1. The fencing will vary in height along the perimeter.

18.170.060 – Landscape plant selection			
A. REQUIREMENT:			Select plants that are compatible with available planting conditions. In particular, ensure that trees will be suited to the planting location at their natural mature size. Avoid use of species that have a high potential to invade or disrupt natural areas.
Complies <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

B. GUIDELINES:

- ☐ Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- ☒ When choosing a tree species, consider the size of the tree at maturity in relation to the dimensions of the planting area, the soil type and water holding capacity of the soil, and the depth of the planting bed.
- ☐ Create a natural appearance by using a limited number of plant species.
- ☐ Follow recommendations from the Thurston County Noxious Weed Control Program in regard to problem and noxious weeds.
- ☒ Choose native plant species for landscaping. When established in the appropriate location, native plants are drought tolerant and provide food and/or habitat for native birds and other wildlife.

Staff Response: The landscape plan depicts plantings bordering the site in areas ranging in width from 3 feet immediately in front of the north façade, to 14 feet in front of the west façade along FA Rd. Two narrow planting beds are along the north property line and in front of the north façade. The Plant List in the Landscape Plan, Sheet L1.0, lists native (N), nonnative (NN), and drought tolerant (DT) plants, and deciduous (D), evergreen (EG), perennial. Helpful information.

It will be important that the plants are located appropriately – for example, away from building entrance/exit points (note on the east side of the building, several doors have plants directly in front of them) and not obstructing vehicles entering and existing the development (clear vision triangle). Staff looks to the Board to provide guidance on the appropriateness of plants along fence lines, along building walls, screening around the solid waste area, and along the FA Rd street frontage.

To assist the Board in making a final recommendation, the detail design packet should show more site features in the landscape plan, such as below-grade utility lines (to ensure plantings do not create unforeseen conflicts) and pedestrian amenities.

Staff Note: Landscape plans are reviewed by the Board at design review, conceptually and in final form, by staff as part of the land use review (Municipal Code), and again at a later stage of engineering permit review (Urban Forestry).

Recommendation:

- Provide a complete landscape plan that depicts all features included in the site plan (including the location of all utility lines and mechanical equipment – use lighter line weights if necessary); clearly delineated and labeled landscape, hardscape and building areas; and photos of each plant at maturity.

Detail Design Review: Photos of plants are now included in the Landscape Plan. Plant choices against the north, east, and south fence lines are shown in the Landscape Plan, Sheet L1.0. All of the trees, shrubs, and ground cover are drought tolerant and adapted to this climate.

The PSE vault in the front (west area of the site, west building area) is screened with kinnikinnick and rush – neither of which, as groundcover, will effectively screen the vault. Taller plants such as the Heavenly Bamboo would be more effective at screening the vault. Landscaping should be chosen with intent and consideration for the conditions and size of the planting areas.

Recommendation: See also 18.170.070 and 18.170.090.

- Replace plants around the PSE vault and along the north and south fence lines with species more suitable for the type of screening warranted and the conditions of the planting area.

18.170.070 – Screening mechanical equipment			
A. REQUIREMENT:			Screen mechanical equipment and utility vaults so that they are not visible from adjacent public rights-of-way, parks, or adjacent dwelling units. Screen roof-top mechanical equipment on all sides.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☒ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- ☒ Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses.
- ☒ Screen or paint wall-mounted mechanical equipment to match the building.

Staff Response: The east elevation shows a small electric cabinet/closet, Sheet A1.0 and A 4.0, which will contain electric equipment, which could mean that mechanical meters would be in the cabinet, and other building mounted or site services – it is unknown at this time. The site plan and the landscape plan do not show service features other than this cabinet labeled “ELEC”.

In order for the Board to make a final recommendation specific to this requirement, the site plan and landscape plan need to depict both the equipment and screening of that equipment. Mechanical equipment or services should not be visible to pedestrians or motorists along the streetscape or to residents living in the development.

Recommendation:

- Show the location of all mechanical equipment in the site plan, architectural plan set and landscape plan.

Detail Design Review: A PSE vault is located in the west yard area. The project narrative mentions two 3’x3’x3’ HVAC units as being located in the rear near the parking lot; gas meters are mentioned as being in the rear of the building also. The equipment is not depicted in the site plan nor in the landscape plan, and methods of screening of the equipment have not been identified.

Recommendation: See also 18.170.060 and 18.170.090

- Mechanical equipment shall be clearly depicted in the landscape plan and screened so as to not be visible from the public-right-of-way or by residents and guests in the building.
- Wall-mounted equipment shall be screened or painted to match the building.

18.170.080 – Site lighting

A. REQUIREMENT:

Complies



Conflicts



N/A



Provide adequate lighting along all pedestrian walkways and building entrances. Site lighting shall not unduly illuminate surrounding properties. Direct lighting away from windows of residential units. Locate all light posts away from tree canopies (at least half the width of canopy at maturity).

B. GUIDELINES:



Use low-intensity landscape lighting along walkways.



Use fixtures with directive shields to prevent lighting spill-over.



Use light posts of medium height to avoid spill-over lighting.

Staff Response: Site lighting is generally reviewed by the Board at the time of detail design review. At detail design review a lighting plan shall be provided and building elevations should depict where on-site lighting is proposed. For security and safety, lighting should be of human scale, directed downward onto the point of illumination such as the parking lot, building entries and areas where people with gather or linger.

Recommendation:

- Provide a lighting plan that shows the proposed lighting locations, lighting on buildings and lighting above entries. Provide fixture detail (photos) and cut sheets – use a legend with key and symbols if necessary.

Detail Design Review: Site lighting includes pedestrian light poles, parking lot light poles and can lighting. Photos and specifications of the lighting are shown on Sheet SP1.2. The site plan identifies which lighting will be used in various locations. The cedar fencing, coupled with landscaping along the fencing, will limit light trespass onto surrounding properties. Parking lot standards will be directed downward onto the parking lot and will be of medium pedestrian-scale height.

18.170.90 – Screening blank walls and fences

A. REQUIREMENT:

Complies



Conflicts



N/A



Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.

B. GUIDELINES:



Screen walls or fences with a combination of trees, shrubs and vines.



Use trees or shrubs planted in raised planter boxes that are irrigated.



In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

Staff Response: The intent with this requirement is to provide a mix of plantings of varying heights and types in order to break the monotony of the fence line. At the next stage of design review, the landscape plan should show a selection of plantings along the fence line that will establish and thrive in a narrow planting bed (north, east and west), and that might include espaliered trees, shrubs or vines. Soil amendments may be needed in marginal locations. See also OMC 18.170.060.

Recommendation:

- Provide a variety of plant types that are guaranteed to establish and thrive in narrow planting beds, such as along the north and east property lines, for example.

Detail Design Review: A mix of trees, shrubs and ground cover are proposed to be located along the fence line – examples include serviceberry, spruce, cedar, azaleas and sedge. The height and size of the trees, however (30’ height and 25’ diameter in some locations), might prove to be too large for the 5’ wide planting areas along the north and south property lines. The Landscaping and Screening Code, OMC 18.36, requires that vegetation be appropriate for establishment and long-term survival. The Board may defer to staff, including the Urban Forester, to work with the applicant to ensure that the species located along the fence line are good choices for the conditions prior to engineering permit issuance.

Recommendation: See OMC 18.170.060 and 18.170.070.

18.170.100 – Building orientation and entries

A. REQUIREMENT:			Provide a clearly defined building or courtyard entry to the building from the primary street.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☒ Use distinctive architectural elements and materials to indicate the entry.
- ☒ Define the transition space from the sidewalk to the entry with a terrace, plaza, or landscaped area.
- ☒ Avoid the use of exterior stairways to second stories that are visible from the street.

18.170.110 – Neighborhood scale and character

A. REQUIREMENT:			The building scale identified for the district may be larger than the building scale that exists in the neighborhood. Minimize any appearance of scale differences between project building(s) and existing neighborhood buildings by stepping the height of the building mass and dividing large building facades into smaller segments. Reflect the architectural character of the neighborhood (within 300’ on the same street) through use of related building elements.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Step the roof on the building perimeter segments to transition between a proposed taller building and an existing residential structure.
- ☐ Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.
- ☒ Use wall plane modulation to divide the building facade into house-size building segments.
- ☐ Use window patterns and proportions similar to those on existing residential structures in the neighborhood.
- ☐ Use building facade materials similar to those used on existing residential buildings in the neighborhood.
- ☐ Maintain a relationship to the street (i.e., building setbacks and entryways) similar to existing buildings.

Staff Response: The architectural style of the building is craftsman-type multifamily residential. The building ‘reads’ as residential based on roof pitch, materials, window type and placement, though the building is one long mass (approximately 240’ in length, 33’ in height). For a building this long and tall, in

contrast to the single-family single-story neighbors north and south of the site, secondary architectural elements, such as regular modulation and distinct elements and patterns of articulation, will assist in providing a better ‘fit’ between neighbors.

All building facades should exhibit one cohesive, consistent and well-proportioned design. The east and west facades are similarly designed and scaled with covered porch entries with gable roofs and columns, similar arrangement of vertical modulation and window placement. However, the north and south facades appear more random with regard to modulation; each altogether different from the other – from the base to roof. For example, the pattern of modulation on the south facade includes wall units that extend from grade to roof; however, the north façade exhibits bump-outs beginning at the second story extending to the roof – two different architectural treatments and forms. Staff recommends the Board consider the slight but not insignificant differences in the north and south building facades in an effort to bring the style and architectural features together – into a single consistent visual identity.

Recommendation:

- At the detail design review stage, the architectural plan set shall include the following:
 - Colored elevations showing all sides of the buildings labeled as north, south, east and west elevation
 - Colored rendering(s) of the building elevation visible from the public right-of-way – Franz Anderson Road – street level perspective
 - Exterior building details, including lighting (fixtures and location on building), materials and color
 - Window details, including materials and colors of framing and glazing
 - Door details, including materials and color

Detail Design Review: The final building design depicts a consistent singular architectural style that is distinctly multifamily residential and that blends in with the newer high density multifamily development in the area. The scale of the newer buildings reflect a neighborhood transitioning from smaller-scale single family residential homes to higher-density residential housing, corresponding with the underlying zoning district. Staff believes the project has adequately addressed this design requirement.

18.170.120 – Building modulation			
A. REQUIREMENT:			Use building modulation at least every 30 feet to reduce the appearance of large building masses.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☒ Modulate the building facade at regular intervals.
- ☐ Articulate roofline by stepping the roof and by using dormers and gables.
- ☐ Incorporate prominent cornice, fascia or soffit details that emphasize the top of the building.
- ☒ Use prominent roof overhangs.
- ☒ Provide porches, balconies, and covered entries.
- ☒ Provide deeply recessed or protruding windows.
- ☐ Provide light fixtures, trellises or architectural to accentuate modulation intervals.

Staff Response: The building footprint is approximately 60’W x 240’L. The ins and outs of the building modulation should ‘read’ similarly around the building envelope. The east and west facades exhibit similar style and features – covered gable entry, stone columns and similar wall articulation (except for the addition

of the electric storage closet at the east façade). The north and south facades differ, not insofar as materials, roof form or fenestration, but in modulation and articulation. Up and down and side to side, the facades should read the same.

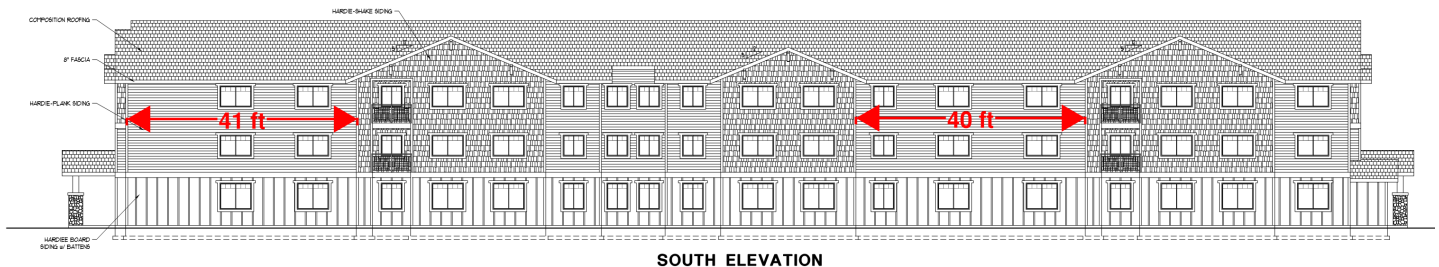
Staff looks to the Board to facilitate a discussion with the applicant about developing an architectural concept that results in a unified and functional design - one that fits well and supports the site and surrounding built environment. See also OMC 18.170.110.

Recommendation:

- Arrange the mass of the building such that secondary architectural elements like modulation and articulation, and features such as decks and overhangs, combine to produce a common ‘legibility’, or single form and architectural style.

Detail Design Review: Secondary building design features have been re-designed, and the building now reads as common legible rhythm and a pattern in the building design that did not exist at the concept stage of review.

Not mentioned at the concept design review Board meeting, although required, is that there are expanses of wall sections along the south building wall that are over 30’ in width. In these areas the wall plane is flat. Building modulation helps break up flat planes, gives buildings depth, dimension and separation, as in fenestration, and adds interest to the building. Options for breaking the expanse of these wall sections might include decks, balconies, window bays, sunshades, porches, building bump-outs, or other forms expressed in the front façade.



Recommendation:

- Building modulation shall be provided at intervals of no less than 30’ around the building envelope.

18.170.130 – Building windows

A. REQUIREMENT:

Complies

☐

Conflicts

☒

N/A

☐

Provide relief, detail, and visual rhythm on the facade with well-proportioned windows. Minimize window locations where residents from one unit may look directly into another unit.

B. GUIDELINES:

- ☒ Use vertically proportioned windows (i.e., windows that have a height of at least one and one-half times their width).
- ☐ Use multiple-pane windows.
- ☒ Provide windows that are designed to create shadows (either recessed or protruding).
- ☒ Use visually significant window elements (i.e., frame dimensions, lintels, sills, casings, and trim).

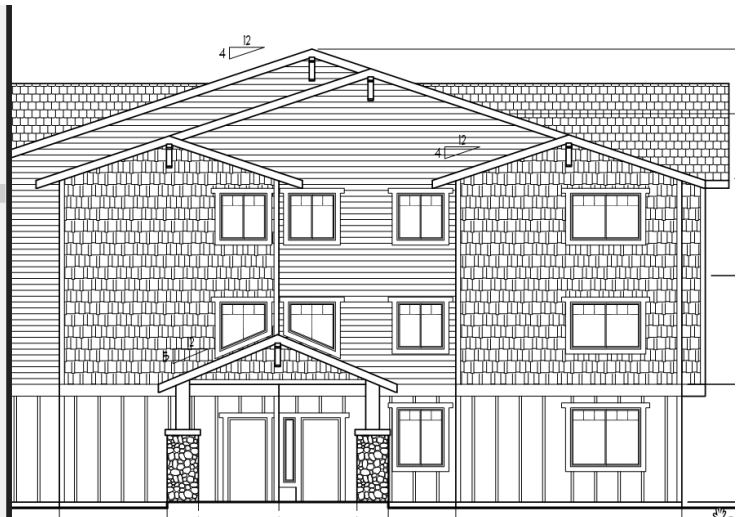
Staff Response: The design and proportioning of windows and exterior openings of a building combine to define the building's fenestration. Windows on the building are vertically and horizontally symmetrical and balanced. It appears that the windows are framed and have panes with muntins that hold the edges of the panes in the window sash, which would imply some extent of relief and detail.

The windows should not exist in the same plane as the building wall – they should not be flat but rather recessed or extending beyond the plane of the wall. Options that would provide dimension and distinguish the windows include framework around the openings in the form of sash, sills or trim that extend from the façade (or recessed). See also OMC 18.170.110.

Recommendation:

- The windows shall exhibit depth in the form of window elements that recede or protrude from the building wall.
- Provide details of the windows in the detail design architectural packet – type(s), design and photos.

Detail Design Review: Window details don't appear to be provided in the architectural plan set. However, Sheet 7 does note 'white vinyl jeld-wen windows', and the elevations and perspectives suggest that the window frames project from the wall plane somewhat. Windows that are flat with the plane of the wall detract from the quality of building design and overall impression of the development.



Recommendation:

- Windows shall be recessed or protruding to create shadows and depth to the wall plane.

18.170.140 – Materials and colors			
A. REQUIREMENT:			Use building materials with texture and pattern and a high level of visual and constructed quality and detailing. Reserve brightly saturated colors for trim features.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☒ Use natural appearing materials such as painted or natural finish horizontal lap siding, brick, stone, stucco, ceramic or terra cotta tile.
- ☒ Coordinate change in materials and color with building modulation.
- ☒ Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.
- ☐ When remodeling or adding to an existing building, use materials and colors that preserve or enhance the character of the original building.
- ☐ In multi-building projects, vary building colors and/or materials on different buildings.

Staff Response: Materials and colors are typically reserved for the detail stage of design review. Important in this project review, however, will be consistency in application of materials and colors; using materials and colors to bring out smaller building elements consistently around the envelope. See also OMC 18.170.110 and 18.170.120 above.

Recommendation:

- Provide colors and materials details (true colors, cut sheets of materials, etc.) in the detail design review packet, including but not limited to the following:
 - Exterior building colors and materials
 - Pedestrian amenities such as bike parking structure frame and cut sheets, trash receptacles, benches, sports court equipment
 - Hardscape materials – photos
 - Signage if applicable

Detail Design Review: The color palette chosen for the building is shown in Sheet 7 (and below). The colors shown on the ‘board’ (below left) don’t appear to completely correspond to the colored perspective on the right (building envelope). For example, the hardie shake color – Aurora Brown – looks reddish on the shake shingle siding and indicates that the color will also be used on the fiberglass exterior doors, though the doors appear to be white in the perspective. The materials are appropriate to this climate and are standard materials for this type and scale of residential development. The Board may wish to discuss the colors with the applicant to flesh out any inconsistencies in application of the materials and colors. If modification is warranted, a condition of approval would need to be drafted.

