

HEARTHSTONE APARTMENTS

DESIGN REVIEW WRITTEN STATEMENT

516 FRANZ ANDERSON ROAD

MAY 25TH, 2021

Hearthstone Apartments is a three-story, 58-unit residential apartment unit building with 73 total parking stalls. The parking lot is along the north property line and in back of the building. There will be one carport section next to the north side of the building and two carport sections in the rear. There will be a sports court, BBQ area and picnic table adjacent to it in the very back of the site. A stamped concrete path and pedestrian lights will connect these amenities to the building. The property will be fenced on three sides (See SP1.0 and sheet SP1.1 for the fence detail). This fence will vary in height.

The landscaping of the site reflects a nice mix of native and ornamental planting materials to achieve a pleasing environment (See sheet L4.0 for photos of the proposed plants).

The exterior pedestrian amenities and parking stalls will be accessed by a raised stamped-concrete surface crossing the drive aisles (See detail on color board). The pedestrians will also have parking lot lighting (detail 3/sheet SP1.2) and pedestrian poles (detail 5/SP1.2). Once the pedestrian is under the building, there are a number of recessed can lights (detail 4/sheet SP1.2). There are also 4 down lights – two fixtures on each side of the main entrance and two LED can lights at the main entrance to help illuminate the building at night.

There are six short term bike stalls on site and (See detail 2/sheet SP1.2) and 38 long term bike stalls located in all of the residential units except the studio units (See the floor plans for locations and detail 1/sheet SP1.2).

In addition to the exterior tenant amenities, there will be a large fitness center in the building and a lounge/party room. The tenants also have access to a common recycling center located near the dumpster on the NE corner of the site. This will be screened per solid waste screen details on sheet SP1.1.

The building design is NW craftsman and will be very similar to Mulberry place across the street. The design has incorporated a generous supply of bump-outs, trellises, knee-braces, exposed fasteners on heavy timber trusses, along with a nice mix of shake, plank, board & batten siding and stone accents. This complex mix of textures and colors and shadow lines not only helps to modulate the façade and create a more human scale for pedestrians, but will also help to reduce the impact on the neighboring single story houses. Since all of the adjacent properties are zoned GC, we believe that this area will be redeveloped into a much higher density of residential and commercial uses over the next 20 years. It is our hope that this project will help set the standard in future growth.