

EVERGREEN PARK TOWNHOUSES

WRITTEN DESCRIPTION

The project site is zoned Evergreen Park PUD. This zoning district “is intended to permit flexibility in design, placement of buildings and use of open spaces, including modification in requirements for lot frontage, facilities to best use potentials of sites characterized by special features of geography, topography, size or shape, and to encourage a more creative approach in the development aesthetic and desirable environment in harmony with that of the surrounding area.”

The project does in fact have several challenging aspects that need to be addressed; steep slopes, wetland buffers and height limitations. For these reasons, the best option for development is townhouses. Townhouses are low-rise and can be designed to have a very minimal impact to the steep slope and the wetland buffers and are an approved use within this zone.

There are (22), two-story townhouses proposed, each with 1,600 SF including a single-car garage. A SVPA will be provided on the south side of the property, encompassing the largest stand of existing trees on site.

The design intent of the project is to drive steel piling between 10 and 15 feet from the slope side of the building edge and cantilever steel joist over the slope. (See enclosed building section). This will minimize the impact to the slope and the wetland buffer. The building design will be engineered to meet 18.32.640.C.3: “Development practices are proposed that would render the development as safe as if it were not located in a landslide hazard area”.

The two-story townhouses will be designed to blend in with the neighboring structures and will be landscaped to help modulate and soften the impact to the curb appeal.