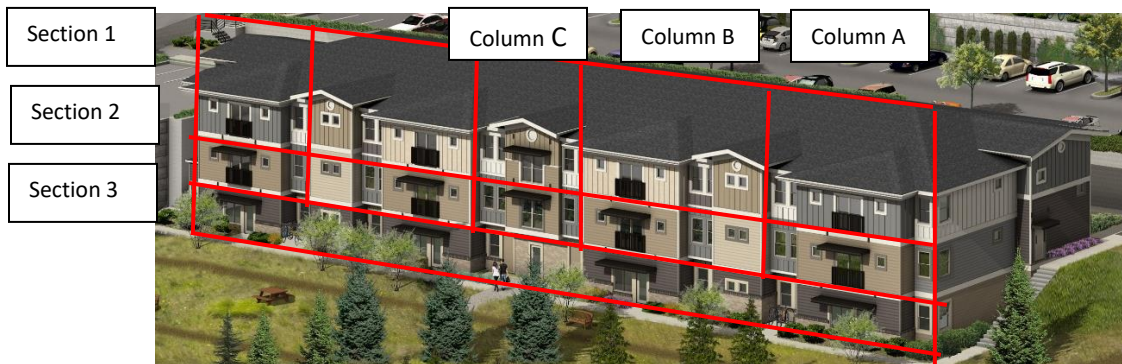


B. Neighborhood Compatibility

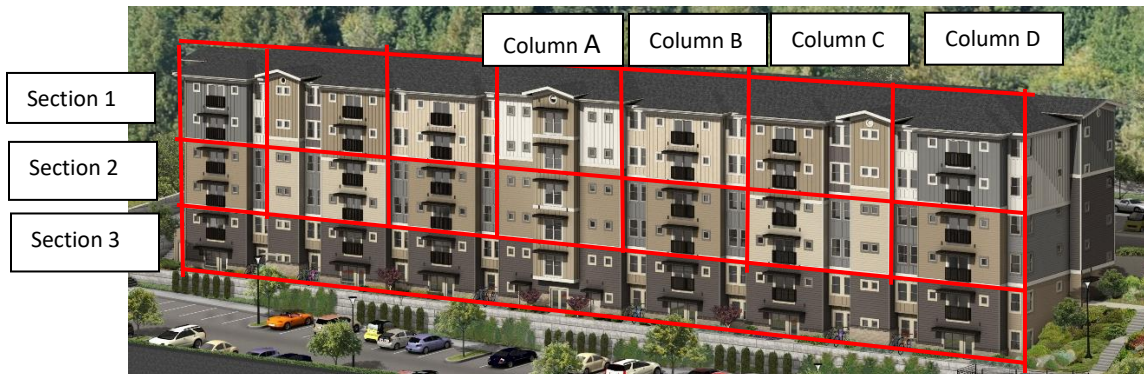
Requirement: New buildings should reflect some of the architectural character of surrounding buildings when locating in a neighborhood where the existing context is well defined.

Per RFI Action Item 9: Scale, vertical columns and horizontal sections were defined to create unique modules. This strategy has been applied to all 3 buildings. The resulting modules are similar in mass and scale to the surrounding single-family homes.

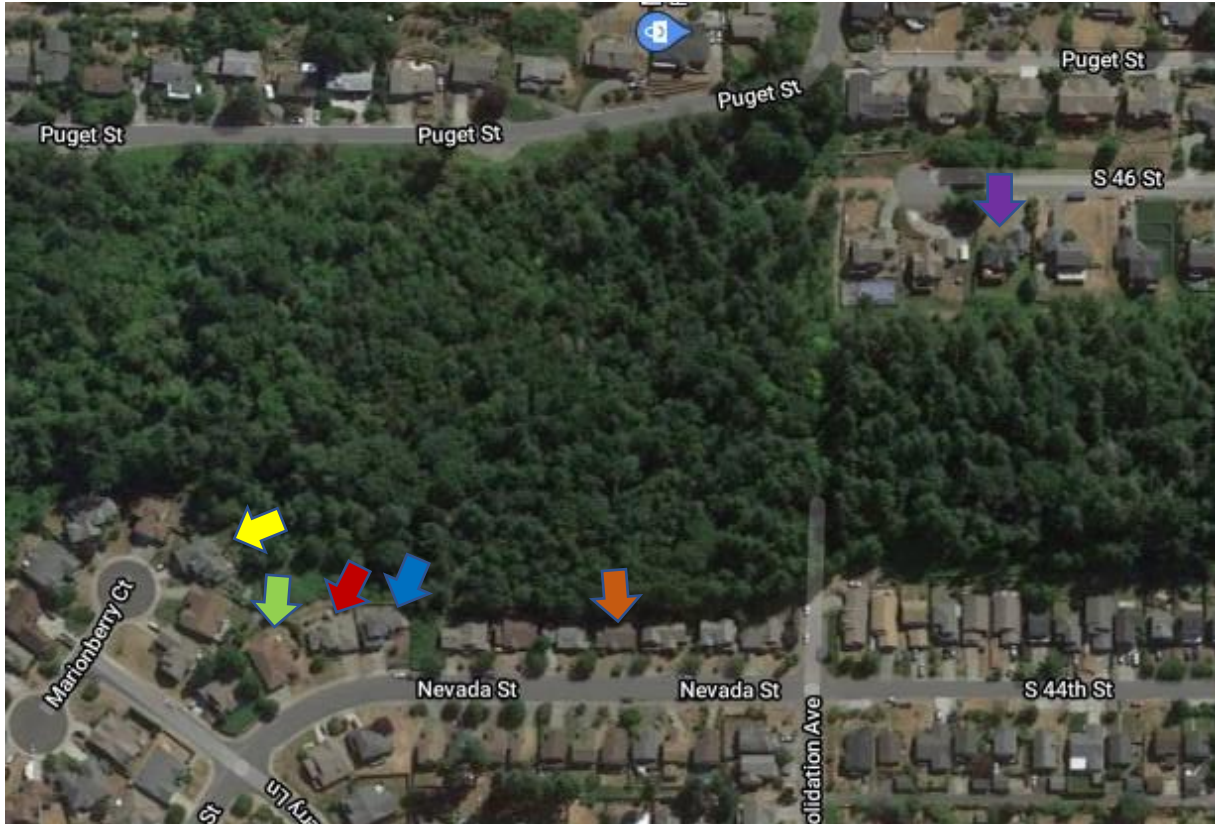
Buildings A & B



Building



The subject site is shown below as well as six highlighted examples of neighboring homes. These homes contain design elements that are replicated within the projects' façade.



This is a 2 story home located on Marionberry Ct. This home features a stone base, two siding colors, vertical and horizontal siding, and a gable style roof.



This single story home is located on Nevada St. A distinct base is established via color and siding style. This home also features a covered entry, a hipped roof and stone accents.



This two story home, on Nevada St, features a hipped roof, stone architectural details, covered entry and two siding styles. The window pattern also features a large entry window, as well as both a single hung and a picture window on the second story.



This home is also located on Nevada St. Details of this two story home include two siding colors and styles, covered entry and both a hipped and gable roof. The window pattern in this home features two picture windows, a single hung window, larger upstairs window and entry door.



This is another example of a single story home located on Nevada St. This home displays a gable roof, covered entry, large entry window and use of two siding styles.



This two story home is located on 46th St. Characteristics include a gable roof, a single hung window above the garage and a covered entry.

Per the Guidelines outlined below, the following elements have been used within each module to accomplish Neighborhood Compatibility.

Guidelines:

1. Use some of the following elements:

a. Similar proportions and roof forms

Each vertical column has a distinct roof form, comprised of assorted hipped and gable roof lines. There are a total of 3 distinct roof lines in all buildings.

b. Similar architectural style and materials

Through the use of stone base, vertical siding and horizontal siding, each module features clear distinction.

c. Similar patterns and proportions of windows

Each module is comprised of its own individual window pattern to align with the neighboring single-family homes. Modules contain a combination of single hung windows, picture windows and sliding glass doors. Ground floor modules feature large entry windows.

d. Similar entry configuration

The ground floor units, facing West, are designed similarly to single family 'walk-up' units, featuring an entry door and window in lieu of a slider.

e. Similar architectural details or features

The use of strategically placed Pacific Northwest style colors/patterns (both horizontally and vertically), results in:

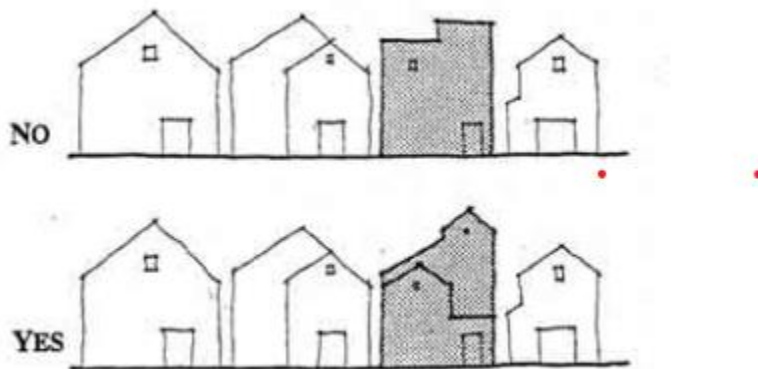
- Lowering perceived scale of all buildings
- Breaking up the building facades
- Making the buildings proportionate to each other
- Creating variations in color patterns to make the buildings more visually appealing

The specific measures used to accomplish these goals are:

- Horizontally, all buildings have been broken down into three sections. There is a clear color break between sections 1 and 2 and also between sections 2 and 3.
- The bottom section (Section 1) features a special dark siding that has been used to establish a proportionate base in each building.
- The modules each have a distinct color scheme.
- Sections 2 and 3 have color changes along each column divider, with no two vertically or horizontally adjacent modules featuring the same colors.

2. Employ design guidelines contained in the Neighborhood Plan.

There are no design guidelines contained in the Puget Neighborhood: Area 17 plan.



Using similar rooflines is one way to achieve better compatibility

Details of the individual modules contained within each building are shown below. These modules are mirrored on the opposite ends of each building.



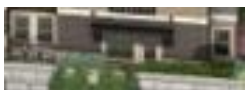
Module C1: Buildings A & B (west elevation). This module is approximately 48 feet wide and 18 feet high, comparable to a single-story home. C1 contains 2 colors, both vertical and horizontal siding, and features a hipped roof line. With a total of 3 single hung windows, 2 picture windows and a sliding glass door, the window scheme is proportionate to a single-family home.



Module B1: Buildings A & B (west elevation). This module is approximately 44 feet wide and 18 feet high and contains both hipped and gable roof lines. The façade of this module is established through the use of two colors along with both vertical and horizontal siding. There are two single hung windows, four picture windows and one sliding glass door.



Module A1: Buildings A & B (west elevation). This center module is approximately 26 feet wide and 18 feet high, comparable in size to a small 1 story single family residence. The gabled peak over the center column is similar to the covered entries in the neighboring homes. A1 features 4 single hung windows and 1 sliding glass door. Two siding colors and styles are used in this module.



Module C3: Buildings A & B (west elevation). This ground floor module features a 3 foot stone base along with a dark colored siding specific to the entire first floor. C3 features a covered entry door, large entry window and 3 single hung windows. The size and style of this module is similar to adjacent single family 'walk-up' models.



Module D1: Building C (west elevation). This module is approximately 42 feet wide and 28 feet high, comparable to several two story homes within the existing neighborhood. D1 contains vertical and horizontal siding and 2 complimentary colors. D1 also features a hipped roof, and a total of 6 single hung windows, 4 picture windows and 2 sliding glass doors.



Module C1: Building C (west elevation). This module is approximately 44 feet wide and 28 feet high. This module contains both hipped and gable roof lines, similar to many of the homes within the established neighborhood. The façade of this module is established through two siding colors and both vertical and horizontal siding. The window pattern is comprised of four single hung windows, eight picture windows and two sliding glass doors.



Module B1: Building C (west elevation). This module shares a roof form, siding style and window pattern with Module D1 of Building C. The distinction for B1 comes via color scheme.



Module A1: Building C (west elevation). This center module is approximately 26 feet wide and 28 feet high. A1 features a gabled peak over the upper floor slider. The center column features two siding colors and styles. The window pattern is comprised of 8 picture windows and two sliding glass doors.



Module D3: Building C (west elevation). This section features two stories of dark colored siding to distinguish the buildings base along with 3 feet of stone for architectural detail. Covered entry doors and picture windows are featured on the first floor, along with three single hung windows. The second floor window pattern includes three additional single hung windows, two picture windows and a sliding glass door. The entry door and window pattern is congruent with adjacent homes.
