

September 13, 2016

## Belz Place Amenity Building & Swimming Pool Narrative

Pahlisch Homes, Inc. proposes the construction of an amenity building and swimming pool to service the residents of the Belz Place community. The exterior of this single story, 1,211 SF building was designed to give it a rustic, welcoming elevation, as a nod to the old barn that previously stood on the property. Efforts have been made to ensure that the amenity building size does not overwhelm the surrounding residential homes, and that the visual design compliments the high quality and feel that Pahlisch Homes strives to provide in its developments.

The building elevation has a solid to void ratio of 79/21 - while this may not meet the 60/40% ratio requested in the city's design principles, we believe the reduced amount and higher set windows protect the privacy of the bathers and resident guests in the building from street view. To mitigate this and meet the requested 'greater variety of scale through material variation, detail, and surface relief', we have ensured that window size and shape varies across the elevation, and have added two non-operational decorative barn doors and a wide covered front porch to give the elevation dimension and visual interest. Additionally the building has a clerestory roof, which continues the barn-style design and provides added ceiling height and natural light to the interior of the building and the covered pool deck.

Due to limited lot size and development design, it was necessary to situate the 10 parking spaces directly off the street, instead of in the interior of the lot as requested in the design principles. These parking spaces are separated by two landscape strips, and the pedestrian pathway design mitigates foot traffic away from parking access, allowing residents to walk to the amenity building from up and down the street without having to cross the parking lot access point. Furthermore, locating the pool towards the rear of the property was necessary to control access, allow for better security, and to provide the pool bathers with more privacy from street traffic.

Efforts have been made in our landscape design to reduce the view of the amenity parking spaces from the homes located immediately next door. Development standards also ensure that the two residences located to the immediate north and south of the building will be one-story homes – both to ensure maximum privacy of those residents and the guests enjoying the amenity building. Landscape and exterior lighting has been added to highlight the natural environment surrounding the property, and to provide additional security to the front of the building. All exterior and landscape lighting is low voltage, non-glare, hooded, and ensured to only highlight the amenity building without light pollution encroaching on neighboring lots.