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PLN2022-00242
Narrative of Compliance to Midcoast Standards

The proposed project PLN2022-00242 consists of a single family home with an attached ADU, JADU, and garage, built on a lot with a moderately steep slope. The design was developed to meet the Midcoast design standards; following are some highlights of the compliance features:

- Neighborhood Character:

The size, placement, and character of the home, are consistent with the neighborhood, which is itself pretty eclectic. The style is modern, but the design uses traditional materials (stucco and horizontal siding) and roof forms (low hips combined with flat roof terraces) seen throughout the neighborhood.

The ADUs and main house are designed to relate as interlocking volumes of complementary colors and textures. The house, situated between Victorian style and Contemporary style homes, and across from the flat roofed post office, presents an open, modern, façade towards Etheldore Street. The rear façade is small, and more private, with rooflines similar to those on Stetson and Admiral Streets, and clerestory windows at the stair that admit light without allowing views out.

- Structure placement:

The building steps up the slope gradually, in close relationship to natural grade, using terracing and landscaping to integrate the house with the natural setting. The earthwork is designed to minimize fill and crawlspace. The trees proposed for removal are in poor condition, and although protection measures were explored, our arborist recommended removal. All neighbors on whose properties portions of the trunks occur have signed off on removal. These removals will actually enhance the views of several neighbors.

- Relationship to neighbors, open space, and view corridors:

The proposed home is below the 28' height limit, and downslope from any homes whose Ocean views it could obstruct. The ridge is a modest 14' above the grade at the rear of the property, and hipped, to minimize any impact on neighbor's views. Tall evergreen landscape screening is located along the side property lines between balconies and neighboring homes. Clerestory windows and obscured glazing are used on the sides where adjacent homes are close by.

- Elements of Design

The structure is similar in size and height to the adjacent homes. Each façade is articulated with wall jogs, projecting architectural details, and changes in material. The structure is also within the daylight plane (with minor encroachment of eaves). The upper floors step in from those below, to reduce the appearance of bulk.

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This project includes three units, each with a dedicated entry. The design includes clear pathways, signage, and entry roof forms to identify the side-facing entries. Front porches are not a feature of the neighborhood pattern, but ocean facing decks are, and those are included in this design.

The garage is set back from the street. The garage volume is articulated, and the doors have been selected to be decorative, and coordinated with the entry doors. (Product images, and lighting specs, are shown on sheet A0.3)

The primary roof form is a low sloped hipped roof. The secondary forms are flat roof terraces and partial hips over lower projecting volumes. All roof materials are non-reflective.

The proposed exterior palette is composed of warm, muted, natural colors, and high quality, non-reflective materials. The primary materials are Hardie siding and stucco, with board formed concrete site walls picking up the horizontality of the siding

The Landscape plan uses only drought tolerant and native plants, with landscaping along retaining walls, and onsite water detention. Replacement trees are included for all trees proposed to be removed. Hardscaping is limited to the front driveway, access paths to entries, and a modest, pervious, rear patio.

All proposed lighting is dark sky compliant. Limited sconces are paired with soffit lighting.

Second (and third) units have been integrated into the structure, to maintain a single family character, and neighbor privacy carefully considered in their layout, fenestration, and material expression.

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