

October 16, 2015

Riva Townhomes

Project & Design Criteria Narrative

1) Development objectives, proposal, and relationship to existing site and its uses:

The primary objective of the project is to create a dynamic 36 townhome development that implements the vision of the Central Issaquah Plan for the Newport Way corridor and creates a highly sought-after and marketable place to live. The project will feature quality architecturally designed townhomes which will create a complimentary relationship between Newport Way, the proposed townhomes and the sensitive areas that exist onsite.

The Riva Townhome project is one of several residential projects proposed along Newport Way and fits within the criteria and vision set forth by the Central Issaquah Plan and Central Issaquah Design and Development Standards.

The 8.39 acre project is located northeasterly of Cougar Mountain, bounded by SE Newport Way to the East and the Sammamish Pointe Development to the north. The current zoning classification of the site is Village Residential and is located within the Central Issaquah Plan. The properties to the North, East, West and South zoning designations and existing uses include:

	Zone	Existing Use
North:	Village Residential	Undeveloped/Residential Neighborhood
East:	Village Residential	Industrial Drainage
West:	Cougar Mountain Park (K.C)	Public Park
South:	Village Residential	Industrial Drainage

To date, several meetings, including a pre-application, have been conducted with the City to guide the project including proposed ROW improvements to Newport Way, culvert crossings, FAR calculations, Preliminary Critical Area designations/observations, and conceptual site plans.

As discussed, much of the site includes sensitive areas. For this reason, a conceptual critical areas study has been developed as outlined in the Wetland and Stream Determination for Issaquah Farms Property – 10/14/14 Letter Report, Schulz. The preliminary critical areas analysis includes critical area sensitive areas which have been delineated, rated, and mapped on the site.

Through the City's peer review process the critical areas and study were reviewed with written findings (Wetland and Stream Review for Issaquah Farms Property – 1/26/15 Letter to Peter Rosen, ESA). The on-site streams and majority of delineated wetland have been verified with minor revisions necessary for the permit application. A Category II wetland (75' buffer), a Class 2S stream (100' buffer), and a Class 3 stream (50' buffer) are present on the Property.

The significant areas of wetland, streams, and related buffers limit the development potential of the site. As allowed by the City code, wetland buffer reduction with enhancements (IMC 18.10.650.D.3) and stream buffer reduction with enhancements (IMC 18.10.790.D.) are being proposed to enable sensible development of the site. Past use of the subject property has degraded critical areas through clearing and grading. As a result, non-native blackberries dominate the majority of the wetland and stream buffer vegetation. As part of this project, a wetland and stream buffer mitigation plan will be provided to improve critical areas. Such mitigation enhancements may include invasive plant removal and planting of native species.

2) Briefly discuss those City standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with them:

The Central Issaquah Development and Design Standards (CIDDS) establish guidelines for a number of planning and design aspects. Proposed efforts for compliance with Site Design, Circulation Design, Community Space and Buildings are briefly discussed here.

We've worked closely with city planners on both road and building placement, working through much iteration, to create an overall site organization that orients living units toward natural site amenities including Newport Way's bike/pedestrian corridor, surrounding undeveloped open space, and internally developed shared open space. Key to accomplishing this was designing every unit to have an alley-loaded private garage.

To achieve a pedestrian friendly community (one that encourages walking) we have, where possible, separated pedestrian circulation from vehicle circulation. We are providing a system of hardscape and natural surface walking paths connecting all unit entries to the bike/pedestrian corridor at Newport Way, guest parking areas, shared open space, and surrounding nature trails. All primary unit entries open directly onto a pedestrian circulation facility and each will be designed as a raised porch with a roof structure overhead ensuring all are clearly identifiable and visually prominent.



The three buildings at the rear of the site were intentionally oriented perpendicular to the longitudinal driveway to ensure all units here faced directly onto shared green space.

There are three private open spaces proposed as a component of this project. The open spaces will allow for passive and active recreational uses including informal social gatherings, landscaping, view corridors, seating, and a nature-based play opportunity. The open-spaces will be viewable from the bike/pedestrian corridor along Newport Way NW and include pedestrian circulation facilities connecting the open spaces to Newport Way.

Architectural variety is being achieved in a number of ways. Proposed buildings will consist of eight (8) unit types as attached single-family dwelling units (townhouses) in 2, 3, 4, 5 and 6-unit configurations. All units will be 3-story and will include habitable attic space (4th level). Alley-load private garages will allow each unit's primary entrance to open directly onto pedestrian circulation along Newport Way NW or onto a shared open space.

In response to site topography, units facing Newport Way NW will be designed as tuck-under units. Depending on the unit, some units will have a bonus living space behind the garage while some units will have a tandem garage. Primary entry to these units occurs directly from the public way on the main level immediately above. In contrast, units located at the rear of the project will be constructed on level-grade so their primary entrance occurs at street grade.

3) Discuss how the proposed design will address the City's Vision on Sustainable Development; and, indicate if you propose to certify the development as a green building:

Since its inception, Conner Homes has been dedicated to sensible environmental stewardship. Our goal is to have every new home reflect the values of our company: it should last for generations, be a good neighbor and minimize the impact on the environment.

True conservation begins with design, considers the material and energy savings in the construction process and how they affect our homebuyer, the community and society. We design homes imagining we are going to live in them. We build homes that are easy to maintain, durable and long lasting. Like our company, we believe that your home should last for generations, supporting the community and its environment.

In 1991 we created Earth Sense to differentiate our homes and communities and to illustrate progressive techniques for the sensible use of resources. Earth Sense homes are healthier places to live, they incorporate materials that assure year 'round comfort and indoor air quality. They cost less to operate and maintain. They are a wise investment due to their design, materials, building techniques and components used.



Conner Earth Sense Homes:

- Are designed with efficient spaces that provide flexibility for the way you live.
- Are constructed to help you reduce energy consumption, reuse and recycle.
- Are carefully placed to minimize environmental impact.
- Incorporate recycled or renewable resources wherever it makes sense, choosing local sources of supply to minimize shipping.
- Are landscaped with low impact, drought-tolerant materials wherever practical.

Construction is managed to minimize community impact by centralizing activity within our new neighborhoods and reprocessing materials efficiently at the site, thus reducing job-site waste. Construction materials are chosen that will not harm worker or environment.

Construction techniques, materials and component choices will deliver savings month-after-month, year-after-year.

“Green” is a word you hear associated with a lot of products these days. We practice efficiency and delivering value to the customer and society. Earth Sense is our commitment to innovation, training and testing. We made this commitment to environmental leadership over two decades ago, when we built our first Earth Sense Home.

Conner Earth Sense communities are better for you and the world as well.

ENERGY EFFICIENT FEATURES

- * **High efficiency furnaces:** Code minimum furnace is 80% AFUE (annual fuel utilization efficiency) but we provide 95% AFUE furnaces on a number of our projects.
- * **On demand water heaters:** More efficient means of heating water because gas is used only while hot water is being used. Don't have to continuously heat water all day and night.
- * **Low E windows and sliding doors:** Reduces energy costs by reflecting light and heat from outdoors. 'E' stands for emissivity.
- * **Insulation at or above current WA State Energy Code:** Reduces energy costs through more efficient temperature management. More insulation (higher R-Value) means your house stays warmer in the winter and cooler in the summer.
- * **Roof and crawl space venting in excess of code:** Prolongs the life of the house by reducing moisture and mold in areas that are prone to having moisture and mold issues. Also reduces or dissipates condensation created by heating and cooling.
- * **High efficiency appliances:** Are available at many of our projects

REDUCE, REUSE AND RECYCLE

- * Engineered lumber and truss packages for reduced waste during framing: Specific sizes and pieces are calculated for each home. Trusses are pre-made and require no onsite cutting which reduces construction waste. OSB flooring and sheathing is made from farmed and recycled wood products.
- * Kitchens with designated recycling spaces: Pantry or cabinet space is large enough to accommodate a recycling bin.

TECHNOLOGY

- * Category 5E Ethernet wiring: Provides hardwired internet and phone to various rooms in the house for the fastest internet speeds and best connectivity (good for gaming and movie streaming).
- * Dedicated tech panel: Provides one area with all of the low voltage wiring connections for the house along with a power outlet. This is good for installing an internet or phone modem and Wi-Fi router.
- * Wi-Fi enabled thermostat option: Nest learning thermostat is offered as an option on our homes.
- * Interlinked combination carbon monoxide and fire alarms.
- * Electric Vehicle charging outlet option (Level 2 EVSE): Level 2 Electric Vehicle Service Equipment is the highest powered charging standard for home use. This will charge an electric vehicle much faster than the standard 110v outlets that are typical in garages. To accommodate the lack of an industry standard charger and plug, we offer a pre-wired circuit to energize any charging system.

THE ENVIRONMENT

- * Low VOC paints and whole house ventilation systems for indoor air quality: These ensure that the air inside the home is fresh and circulating.
- * Water-saving showerheads, toilets and faucets.
- * Construction waste recycling program: Construction waste is sorted offsite and recycled.
- * Drought tolerant landscape planting wherever practical: Reduces the irrigation that's required in the summer.
- * Compact fluorescent and LED lighting: Reduces electricity usage and bulb replacement.

DURABILITY

- * Fiber cement exterior cladding: Minimum 25 year warranty to the first two owners.
- * Lifetime warrantied roofing materials. Transferable once in the first ten years.

QUALITY CONTROL

- * Third-party verification of outside air infiltration and ductwork integrity. Blower door test to confirm the rate of air exchange meets or exceeds performance standards.

- * 4 step, multi-point quality inspections by our staff. Superintendents perform inspections on each house and these are verified by the project manager. The four inspections are conducted at the following stages:
 - a) Approved to apply siding
 - b) Exterior complete
 - c) Framing and Mechanical complete
 - d) Final interior

Energy Code Evolution: The nationally recognized energy efficiency measurement for houses, called the HERS (Home Energy Rating Score) has improved on average from a poor score of 130 to a much higher score of around 65 for Washington state houses over the past 10- 15 years. There have been significant changes and improvements in energy code requirements in the same period. Washington State Energy Code is more restrictive than the national energy code (IECC). Recent code changes have required more insulation, higher efficiency for gas furnaces and water heaters, windows and doors. There has also been a decrease in allowed air infiltration.

HERS Scores (lower score is better and more efficient):

Existing older houses score around 130-140

Standard new construction homes nationally score around 100

Energy Star homes nationally score around 85

Washington state new construction homes score around 65 (strict Washington state energy codes)

Conner Homes' model home at Tehaleh scored less than 65 (our house performed better than the average for our state)

Riva Specific Measures:

Site Management: The development will incorporate LID strategies to mimic the pre-disturbance hydrologic process. These strategies will include: enhanced landscaping, amended soils in landscape areas, circulation facilities designed at an appropriate scale to minimize unnecessary hardscape, dispersion trenches to promote infiltration, and onsite stormwater facilities to detain and control stormwater conveyance. Additionally, removal of invasive plant species in favor of planting native plants in sensitive area mitigation buffers will increase the ecological diversity onsite.

Energy & Water Efficiency: The development will make considerations for energy and water efficient appliances and fixtures. The exterior landscaping design will focus efforts on reducing water consumption needs with adaptive and innovative plant palettes.

Waste Reduction: The proposed development will reduce waste by recycling roadway section, where possible, to use as fill material onsite.

Sustainable Materials: The proposed development will use locally produced materials (timber, rock, etc.) with low toxicity where possible.

Transportation: The proposed development will provide two bike lanes and a multimodal trail to promote pedestrian and bike friendly neighborhoods. Connectivity to Cougar Mountain will serve as local outdoor activity and for the residents to enjoy.

Innovation: The proposed development will dedicate 6+ acres (of the 8.39 acre site) to open space. This will preserve the existing wetlands and associated buffers for perpetuity thereby reducing the development impact.