

ASHFORD PLACE

DESIGN REVIEW NARRATIVE

November 17, 2023

1. *Compatibility with surrounding neighborhoods:*

Ashford Place is a Contemporary Craftsman style design and proposes earth tone colors and natural materials, such as brick and wood-grain siding and trim. The primary entry is recessed three feet and covered to a minimum of 4 feet of depth.

The Ashford Place site includes two buildings. The building located on Smokey Point Blvd (Building One) is a mixed-use building with commercial space and structured parking on the first floor and residential units on the upper two floors. The back building (Building 2) is proposed to be an all-residential building.

2. *Compatibility within a multiple building development:*

Ashford Place consists of two buildings and the Craftsman design has been incorporated into both buildings, with similar colors and materials. The three-story design will fit into the existing area and the commercial aspect of the first floor of the building fronting Smokey Point Blvd. will be compatible with the surrounding businesses

3. *Four-sided design:*

The Ashford Contemporary Craftsman design will be consistent on all four sides of each building and is similar in color, design details and materials. The HVAC equipment will be adequately screened from public view.

4. *Signage and design elements:*

The signage for Ashford Place will be both tasteful, to scale with the buildings and will meet the City of Arlington's signage ordinance 20.68 of the AMC. There is not expected to be a corporate or Trademark sign within the project.

5. *Building height and transition:*

Ashford Place consists of two three-story buildings, which is compatible with the surrounding area, which consists of single-story commercial buildings. There are no abrupt or severe differences in building scale or massing within the complex.

6. *Building Materials:*

The Ashford Place Building One design is proposed to be one story of masonry and two stories of hardie-plank and hardi-shake exterior surfaces and a low sloped commercial roof with parapets and an attractive cornice.

Building Two is similar with brick accents mixed with board and batten on the first floor. The brick will terminate on the inside corner of the 24" modulations around the perimeter of the building. The same hardie sidings will be on the upper floors of Building Two, however the roof will have a 4/12 slope with architectural composition roofing. The combination of these colors and materials help define a distinctive bottom, middle and top of structure, which is critical in achieving a well-designed Craftsman style building.

7. *Building modulation and articulation:*

The Ashford Place design is modulated both vertically and horizontally, with building bump-outs, gable roofs, entry canopies and other modulation techniques. In addition, the use of trellises and knee-braces throughout the project, creates additional shadow lines and interest. All the wall planes are 30 feet or less in length with modulations that are 24" in depth. The building design has a distinct bottom, middle and top.

8. *Building scale:*

The Ashford Place Building One first floor incorporates canopies, trellises, storefront windows, and vertical and horizontal modulations. These features cover 90% of the street frontage of Building One. All of the other elevations utilize the same elements covering at least 60% of each elevation.

9. *Pitched roofs and eaves:*

The Ashford Place Building One has a low sloped roof with a parapet and an attractive cornice while Building Two has a 4/12 sloped roof. The gable roofs break up the eave length a minimum of every 30 feet. There are hip roof elements over each deck that are modulated from the main eave height.

10. *Gutters, downspouts, and scuppers:*

There are gutters across the face of the eaves. The downspout locations are shown on the elevations.

11. *Customer and public entrances:*

Ashford Place will have three entrances along the street frontage to building one and five total entrances. Building Two also has three entrances. Each of them will have a canopy cover with recessed entrances. The canopy design consists of gable roof forms with heavy timber accents similar in design to the numerous knee-braces throughout the project.

12. *Windows:*

The first-floor windows facing the street are storefront material in line with the upper windows, but much larger because of the 75% glazing requirement. They are vertically proportioned and are recessed into the brick veneer. The upper windows are aligned with the first floor. No light source will be visible from the exterior.

13. *Glazing:*

The first floor glazing along the street will meet 75% of the elevation, while the upper floors will meet 25% - 60% of the frontage. The transparent glass will possess a minimum 60% light transmittance factor. The project will meet a maximum reflectance factor of .20. No first floor reflective coating is permitted.