

Adams Creek Cohousing

Planning Commission Hearing

Site Plan Review

August 17, 2020



Adams Creek Cohousing

UD+P

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Adams Creek Cohousing — Our Story

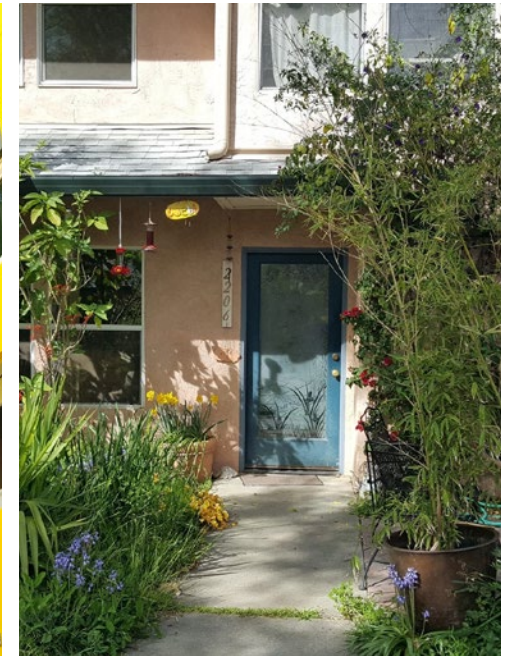


What is Cohousing?

The first modern cohousing community was built in Denmark in 1972. In the US, it's now a movement that includes more than 165 occupied communities and over 140 in formation.

Cohousing is community designed to **foster connection**. Physical spaces allow neighbors to easily interact with others just outside **private homes**. **Common areas** including a kitchen, dining space and gardens bring people together.

Living in community, sharing resources and designing for lower energy use and greener living all help us **reduce our impact on the environment**.

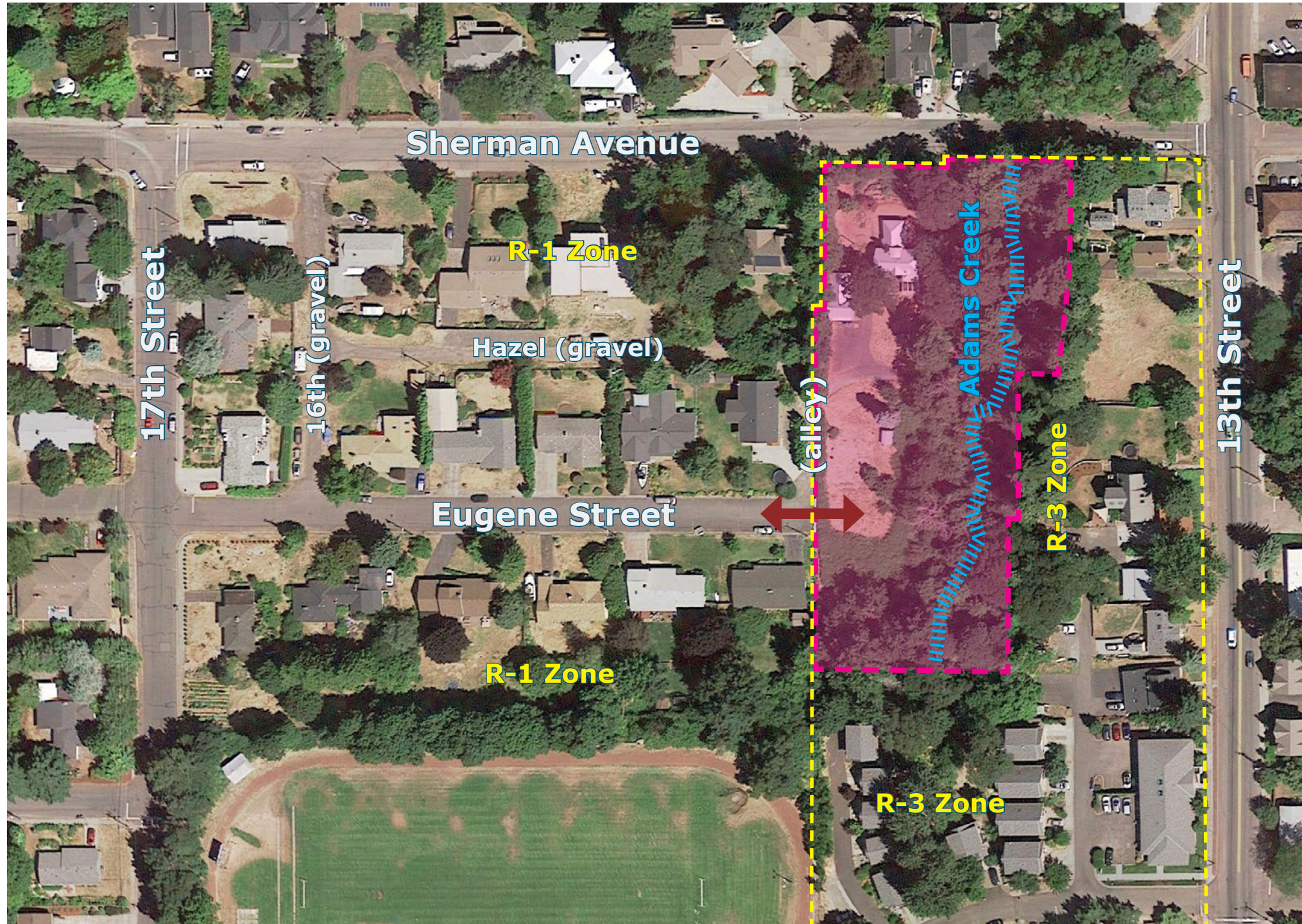


Who is Adams Creek Cohousing?



Adams Creek Cohousing

Existing — Site



Zone is R-3

Establishes the Approval Criteria

Vehicular access at Eugene St.

Not allowed at Sherman Ave.



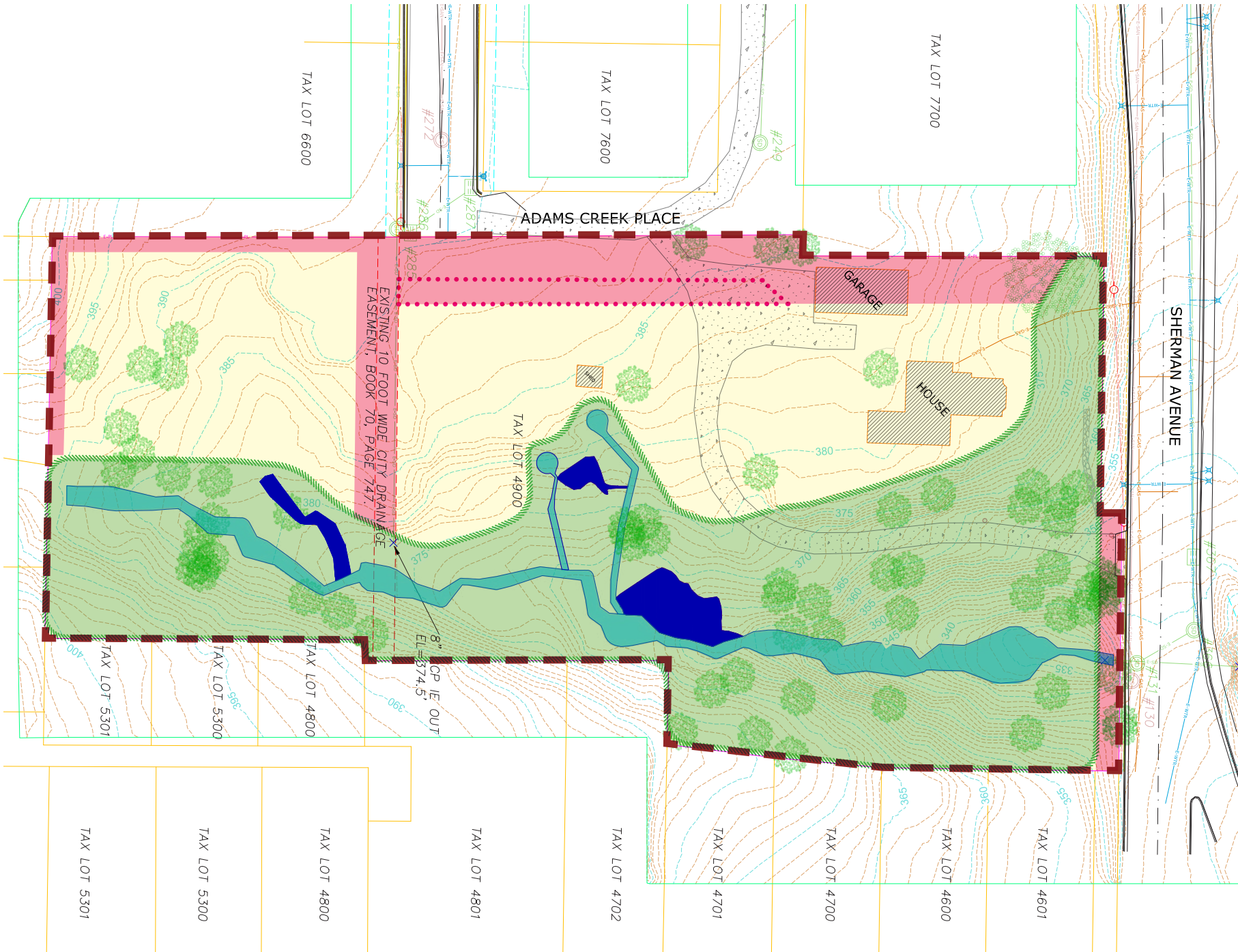
Existing — Street view from Sherman Ave.



Existing — Street view from Eugene St.



Existing — Development Area



Property Line, minus ...

Creek and wetlands

Steep terrain

Easements, dedications, setbacks

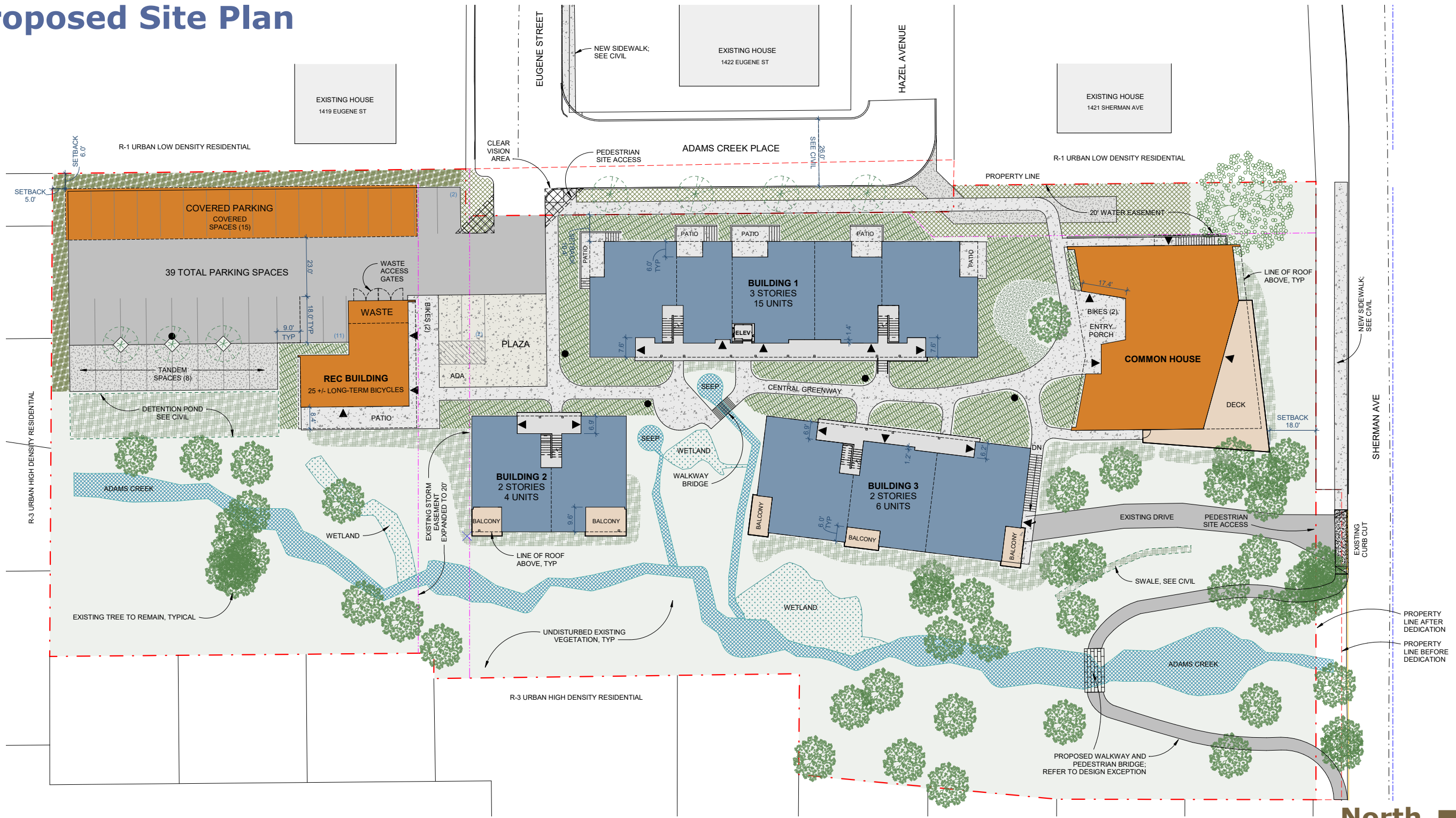
= Low impact development area

Allowed density 65 units

Proposed 25 units

North →

Proposed Site Plan



North →



Rendering of “birds eye” view from North edge of site

Site Plan Review — Multifamily Decision Criteria

Public facilities

Natural features and landscaping

Access and circulation

Parking and building orientation

Building design

Public Facilities – Utilities, Fire Department, Streets, and Sidewalks



Provide adequate capacity for water, sewers, storm drainage, fire protection, streets, and sidewalks.

Off-site facilities required by City

- Eliminate vehicular access from Sherman St.
- Upgrade gravel alley to a street (Adams Creek Place)
- Add a sidewalk along north side of Eugene St. (to 17th St.)
- Add a sidewalk along the south side of Sherman Ave.

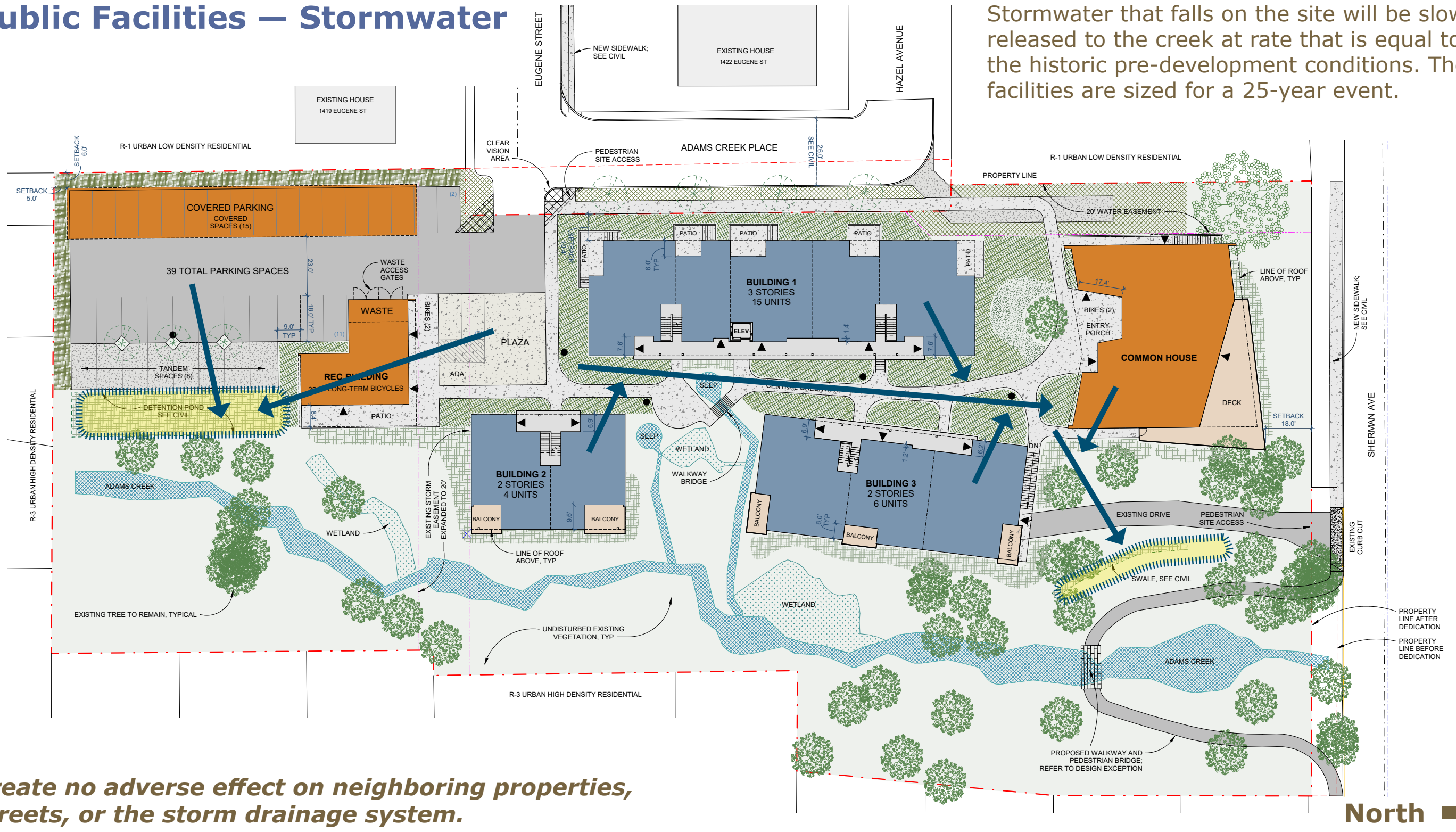
On-site impacts to property

- Build a pedestrian bridge over Adams Creek
- Dedicate property (~20') to create Adams Creek Place
- Dedicate property along Sherman Avenue
- Widen existing storm easement
- Create a new water easement



Public Facilities — Stormwater

Stormwater that falls on the site will be slowly released to the creek at rate that is equal to the historic pre-development conditions. The facilities are sized for a 25-year event.

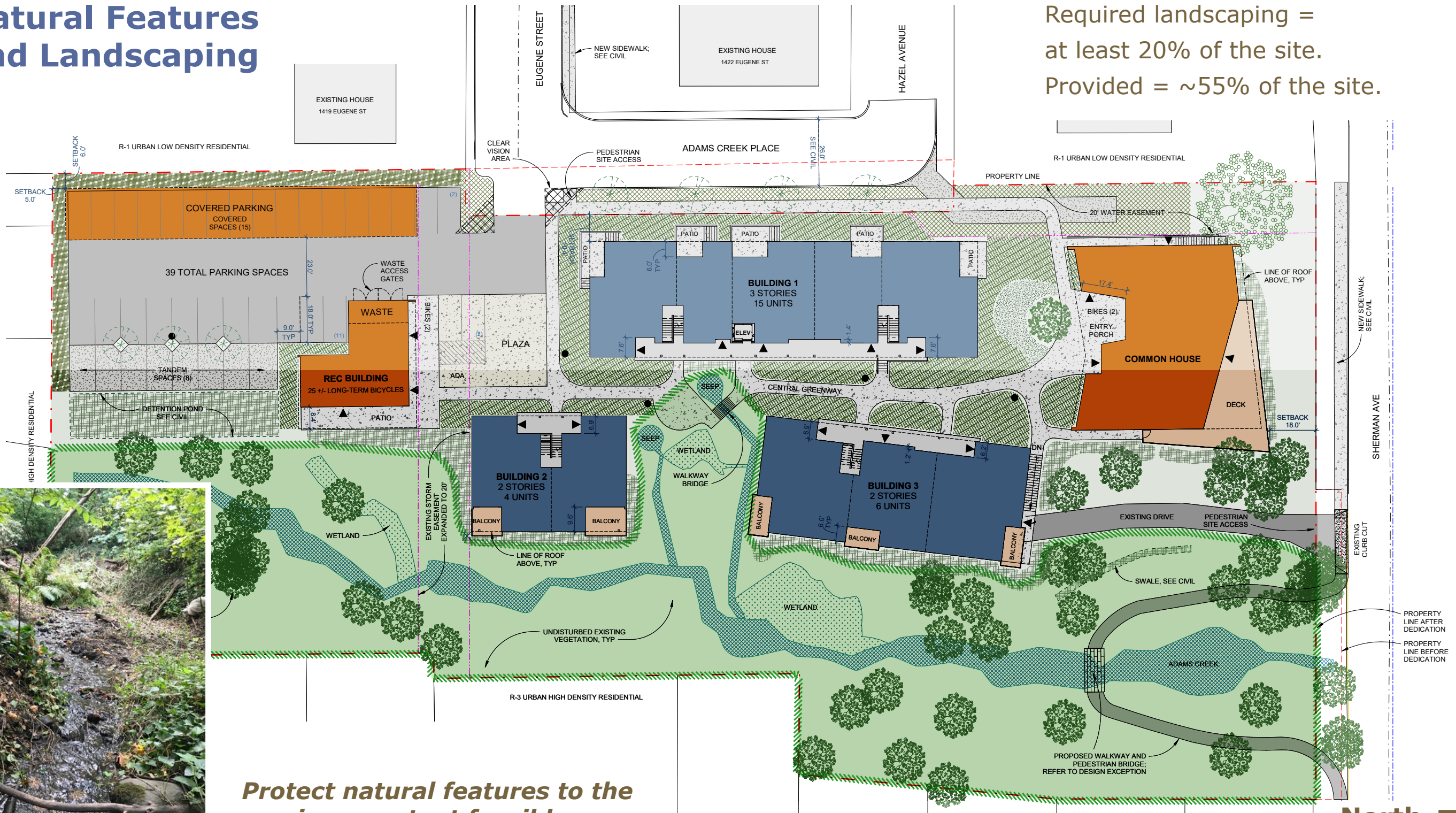


Create no adverse effect on neighboring properties, streets, or the storm drainage system.



Natural Features and Landscaping

Required landscaping = at least 20% of the site.
 Provided = ~55% of the site.

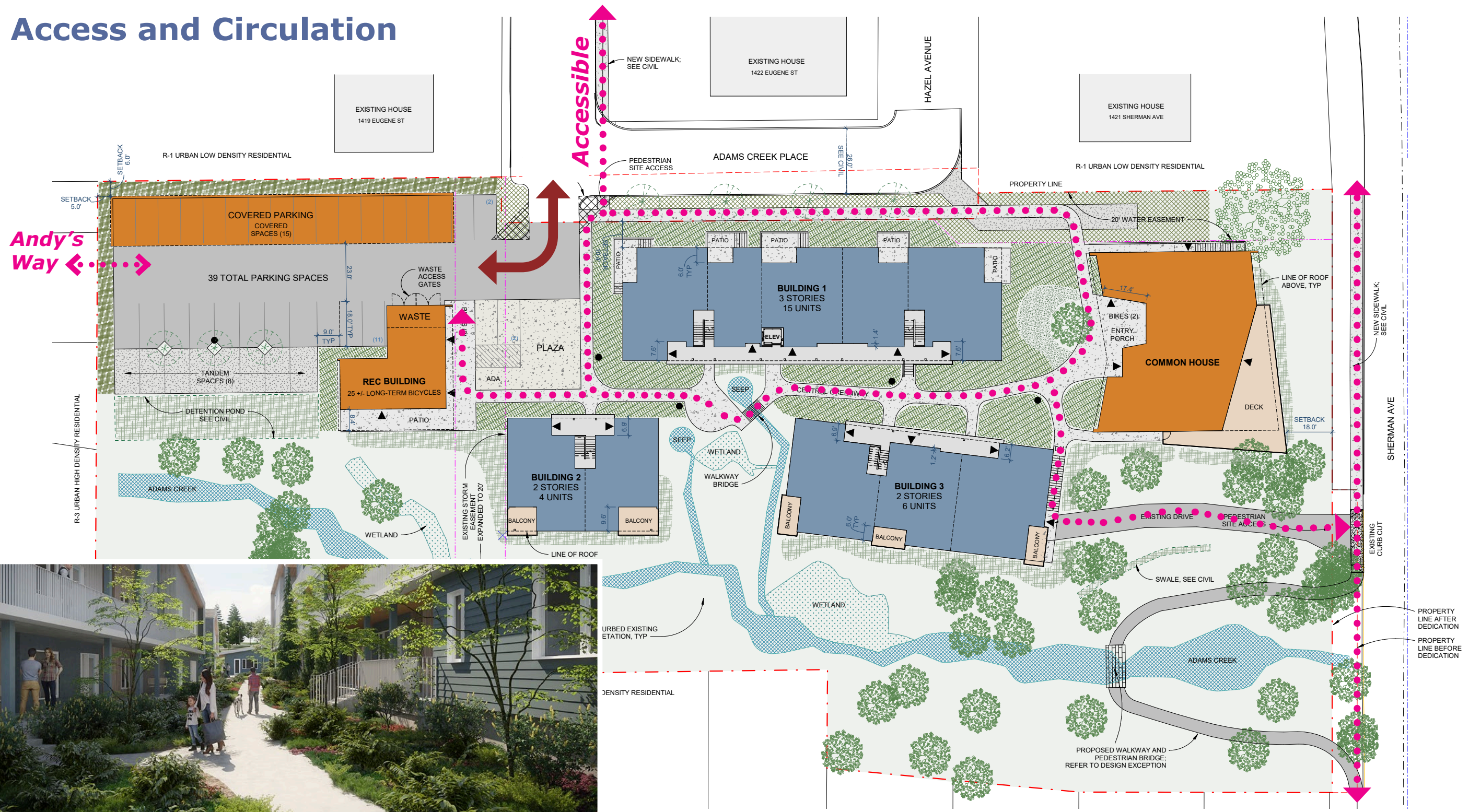


Protect natural features to the maximum extent feasible.



Adams Creek

Access and Circulation



Andy's Way

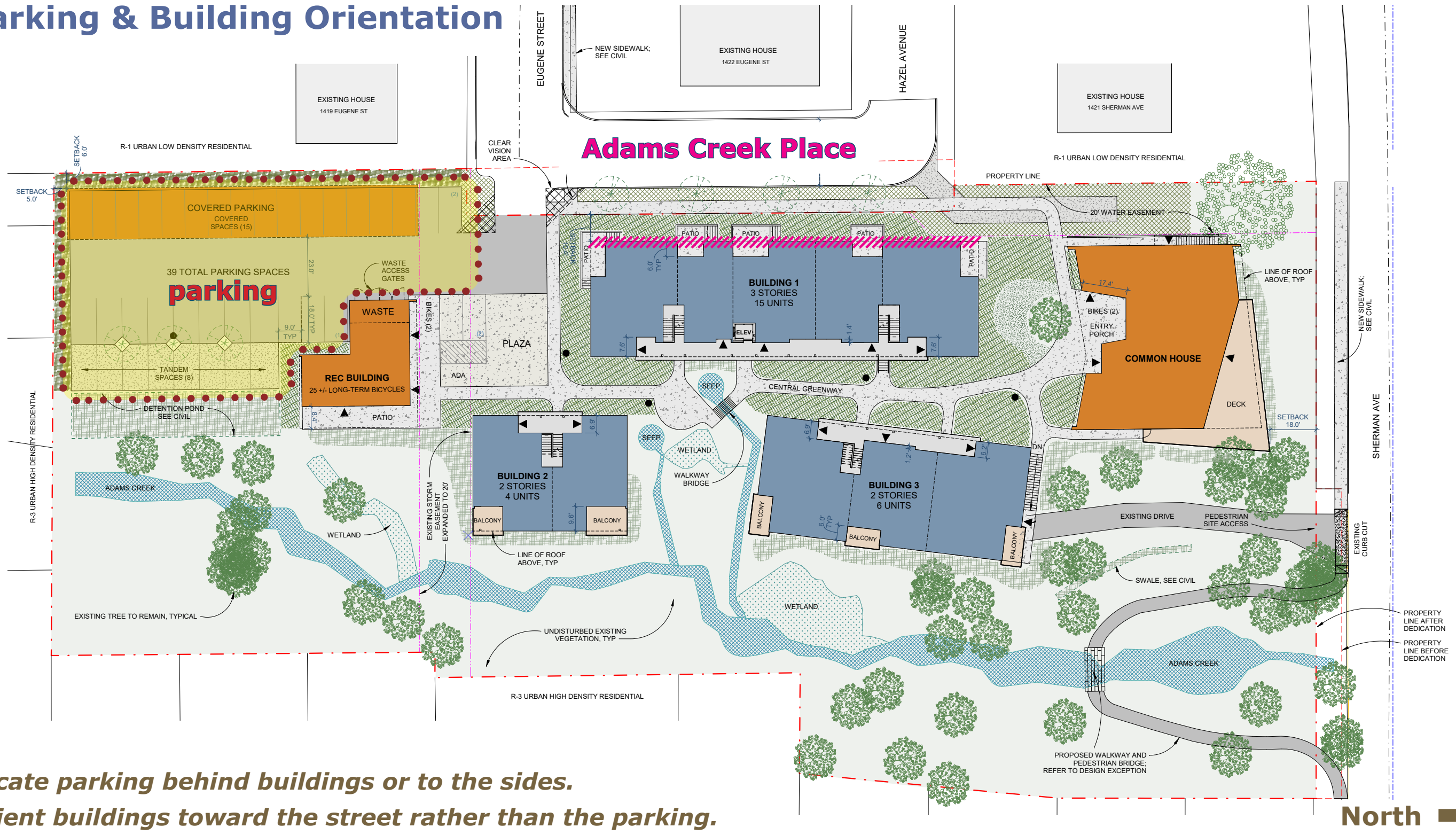
Accessible

Pedestrian Greenway



PROPERTY LINE AFTER DEDICATION
PROPERTY LINE BEFORE DEDICATION

Parking & Building Orientation

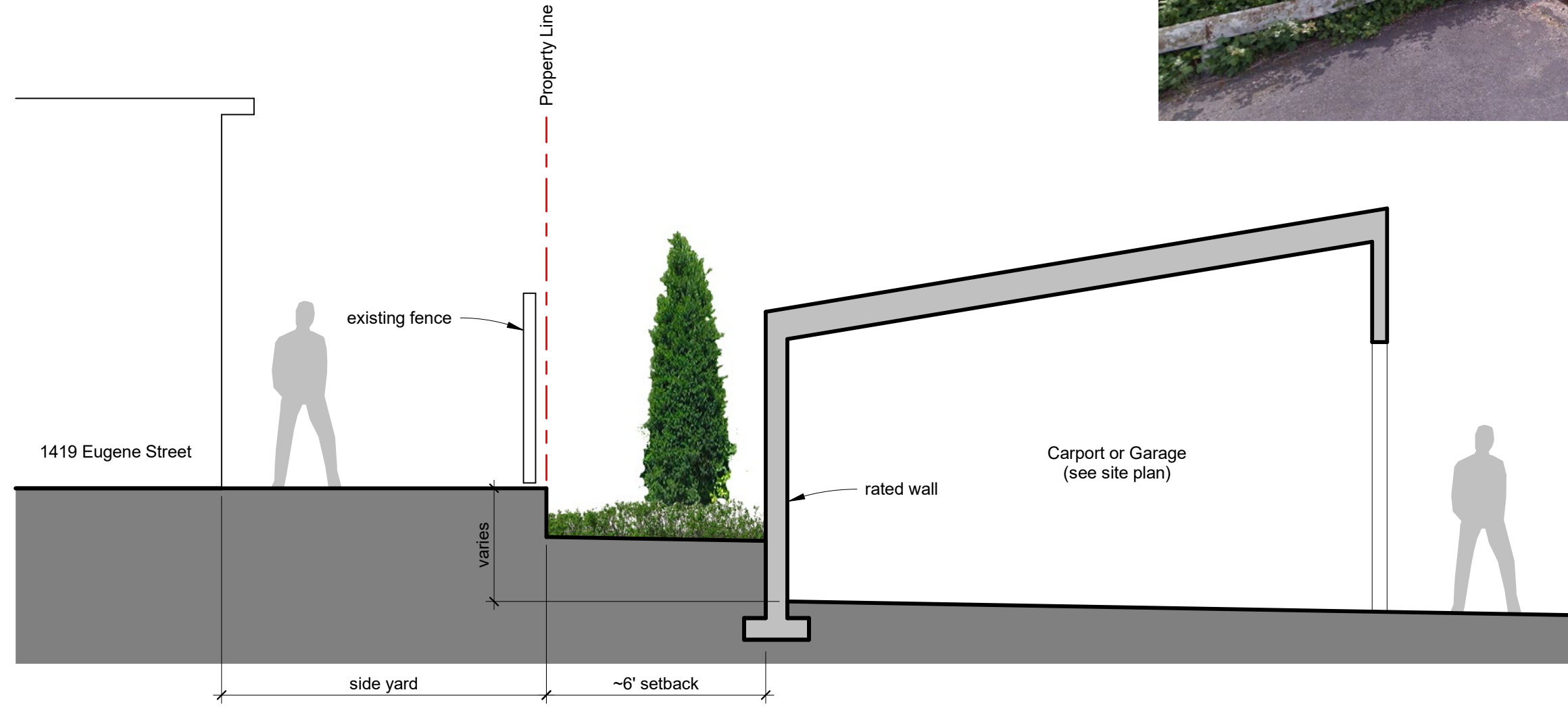


Locate parking behind buildings or to the sides.
Orient buildings toward the street rather than the parking.

North →

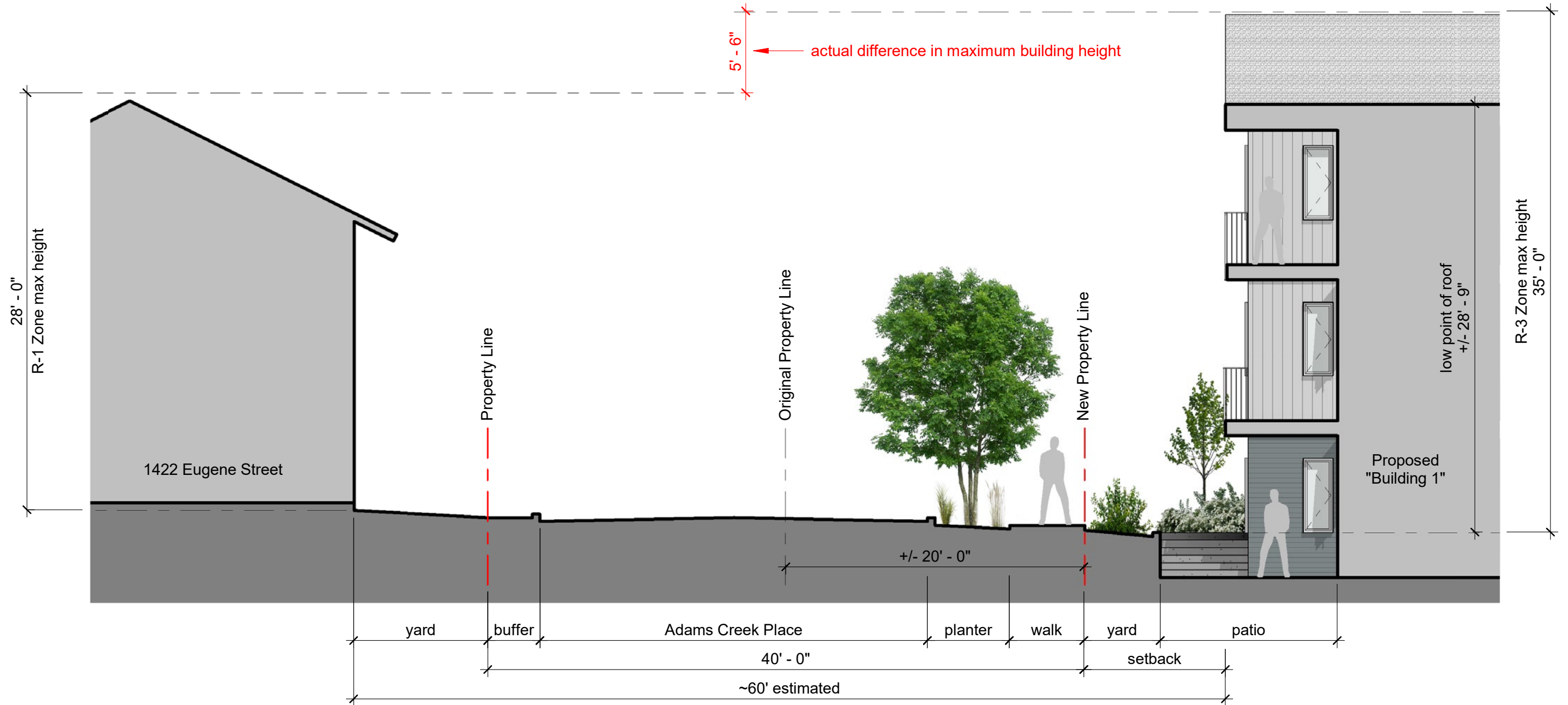
Parking Orientation

Section through covered parking



Building Orientation

Section through Adams Creek Place (Building 1)



Building Design — Approval Criteria

Provide visual interest through a variety of detail, form, and siting.

Utilize at least three of the following elements to provide variety:

pitched roofs

massing

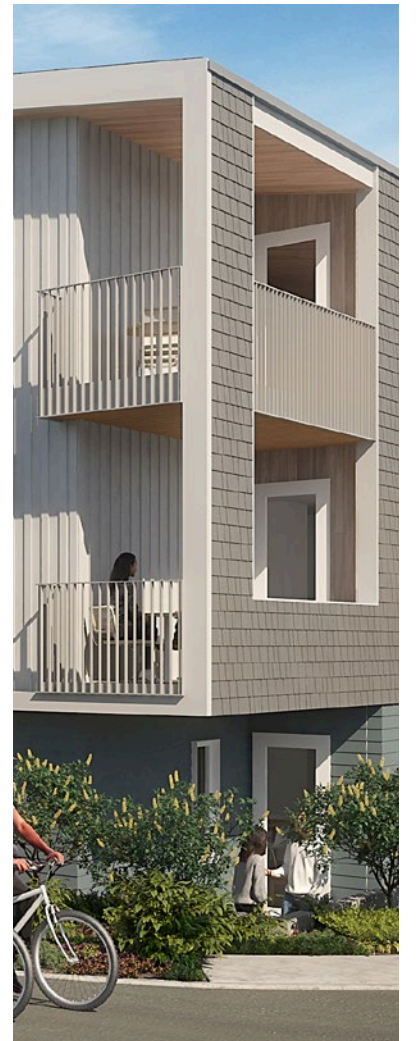
offsets

canopies

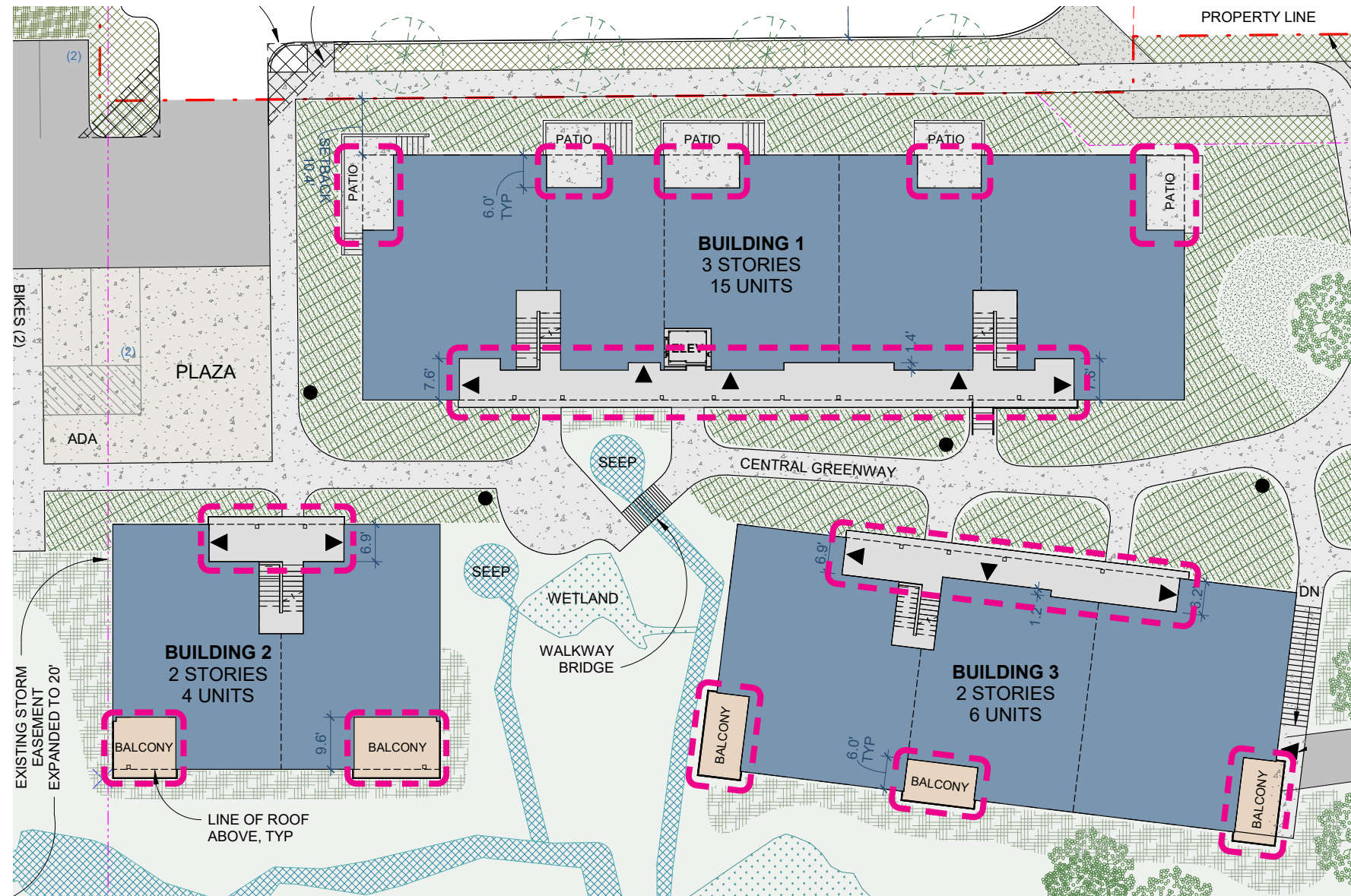
windows

materials

other elements



Building Design — massing, wall offsets, and canopies



***A single uninterrupted length of facade shall not exceed 100 feet.
Provide visual interest through a variety of detail, form, and siting.***



Rendering at Central Greenway - Looking South



Rendering at Central Greenway - Looking North



Rendering of “birds eye” view above the Common House deck

Questions and Discussion