

The following is an outline format narrative addressing the requirement for compliance with each section of the Davidson Planning Ordinance:

- Planning Ordinance:
 - The proposed building(s) will preserve Davidson's character and sense of community with the development of a contextually sensitive design through the use of appropriate materials and scale, appropriate street facing facades, entrances at the street and from on-site parking respecting the vernacular of existing buildings on the campus of the Pines at Davidson. The project will encourage alternative means of active transportation via adjacency to Pines transportation, the installation of pedestrian crosswalks to adjacent existing development. The development is located within existing walkable, campus retirement community. The project ensures that development builds up and not out, supporting economic growth without jeopardizing sense of community and will enhance Davidson's quality of life through design including incremental improvements to the internal vehicular/pedestrian circulation to a more urban village like streetscape and common areas.
- Section 2 – Planning Areas:
 - The project is consistent with every aspect of the Planning Area requirements associated with the Special Use designation of the campus and consistent with the previously approved Master Plan. All proposed buildings and additions/renovations are as included in the most recent approved Master Plan.
- Section 4 – Design Standards
 - General Site requirements: The project is in compliance with all site requirements as follows:
 - Pedestrian and vehicular Access
 - The primary entrance to each building element is as shown on the approved master plan from internal site circulation and from existing and improved on-site parking.
 - In addition, the Apartment Villa buildings front a section of the existing internal loop drive which is proposed to be converted to a median street section with trees and sidewalks consistent with Davidson Street design standards and provides an improved pedestrian/aesthetic condition.
 - Building Location and Orientation
 - The proposed buildings are consistent with the location / orientation of the approved master plan.
 - Building Height(s) are consistent with the approved master plan and existing buildings and as follows:
 - The height of the Villa Buildings are four stories (with a

basement).

- The height of the skilled nursing wing is two stories
- Fencing, as a screening mechanism, is not proposed for this project except as an option for screening mechanical equipment as required by the ordinance.
- Loading/service is not proposed for this project and mechanical equipment will be screened appropriately.
- Public Spaces
 - The location and configuration of the (2) Villa's and the Skilled Nursing wing will provide for aesthetically pleasing and useful outdoor amenity areas for residents and their guests.
- Existing Buildings as In-fill Development
 - Existing Streetscapes and frontage of infill buildings compliment the existing campus and are in accordance with the approved master plan
 - Building form and massing take cues from existing building typology and respect/repeat the scale massing and building vernacular of existing campus development.
 - Building density is as specifically laid out in the approved master plan
- General Building Design Requirements
 - The project includes building elements as follows:
 - (2) four story Villa buildings
 - (1) two story Skilled Nursing wing
 - (1) one story addition for a fitness room with a roof top patio at the second level accessed from the adjacent main building.
 - (1) one story (two story volume) multipurpose addition at the rear of the main building
 - The massing and facade articulation is broken down with varying materials and colors consistent with the existing design aesthetic of the campus. The designs follow the urban design philosophy of "Base, Middle & Cap" referring to an accentuated base with an articulated cap, freeze or parapet.
 - Materials will be brick and lap siding to match existing campus vernacular.
- Specific Building Design Requirements
 - Multi-family building:
 - The proposed designs depart from the specific building design requirements for the floor to floor height of the main level. As with previous multifamily buildings on campus, all levels of apartment units are the same for consistency in the sale/conveyance of units.
 - Outdoor entrances are limited to the front entrance (from the street) and a rear entrance at the basement from parking. For security reasons, entrances to the ground floor units are to be available from the street. However, porches or sunrooms provide

a transient for more private living spaces as outlined in the ordinance.

- Main entrances for both buildings are oriented to the improved street scape and provide an appropriately scaled entry feature including a covered porch and lounge space which engages the front porch
- Institutional Building:
 - The skilled nursing facility (wing addition) complies with scale and sophistication as the existing campus buildings.
 - Designed as a multiple building campus, the new wing fits within an appropriate orientation to other campus buildings for similar function and in compliance with the master plan.
- Section 8 Parking and Driveways
 - The proposed design is in compliance with established parking strategies as identified in the approved master plan.
- Section 9 Tree Preservation, Landscaping & Screening
 - The approved masterplan outlines areas for tree canopy preservation and the proposed designs work to respect the intent of the approved masterplan.
 - Additional tree plantings are included.
- Section 22 Local Historic District
 - Not Applicable