

## **Sustainable Design Principles Assessment**

The proposal supports the following paraphrased principles of the 2010 Comprehensive Plan, and does not violate other elements:

Design buildings to be usable by as many people as possible, regardless of age, ability or circumstance. *Affordable/workforce housing is fundamentally intended to meet the Comprehensive Plan's "Build for Everyone" principle.*

Integrate natural features and amenities into the development. *The applicants' offer to collaborate with the Town on the improvement and management of the 318 3rd Avenue Disaster Recovery Buyout Property is a classic case of integrating adjacent residential and recreational use properties, as well as an example of engaging residents in the collective management of their neighborhood's natural amenities.*

All developments and buildings shall enhance Lyons' character through deliberate consideration of building materials, architectural details, colors, building massing and relationship to the street and sidewalk. *The proposed plans for the duplex on Evans Street use primary colors and resonant details and materials to reflect and enhance the character of the neighborhood. The massing of the buildings on Evans Street and the deliberate understatement of the buildings in the interior respect the scale, style and apparent density of the neighborhood.*

Standardized architecture should be modified as necessary to complement Lyons' character. *Careful selection from among standardized designs, the design of the site-built garage, the placement of structures and walkways on the property, and reconciliation of the project elements with surroundings mitigate any impression of standardization or repetition, while still leveraging the economic and environmental advantages of modular production.*

Reduce water use by using native plants and Xeriscape design techniques. *The landscaping plan will reconcile the use of native and low-water-use plants with the need to minimize maintenance. Permeable surfacing will be employed where practical, consistent with accessibility objectives, and permitted by code. Where non-permeable surfaces are required, the drainage plan will address irrigation, retention and run-off.*