

Multi-Family "Clustered" Apartments: View from Briggs Boulevard



BUILDING DESIGN GUIDELINES: MULTI-FAMILY HOUSING

Overall Design Intent

The multi-family housing buildings will be significantly involved in “setting the theme” or character of the village given its prominent location on Yelm Highway, Henderson Boulevard, and Briggs Boulevard. Serving roughly half of the village’s residents, the buildings must function as well on the inside as they appear on the outside. The guidelines are illustrative of the architectural requirements that shall be met using the tools described below. The following goals apply to this important housing type:

- Create a continuous or rhythmic street wall in an effort to enclose and visually narrow the street.
- “People the street”, by providing outdoor living spaces such as porches and balconies along the street facade. Reflect the scale and identity of individual living units in the facade of the building through the use of projecting bays, columned pediments or covered entrance porches.
- Incorporate key elements of the neo-classical and colonial revival design styles chosen as the defining character of the village. (See definitions of design styles on page 56.)
- Create desirable living units through:
 - Minimal common internal walls
 - Maximum exterior wall area for lighting, air and privacy
 - Few common entries and little “pass-by” traffic along building walkways.

Types of Units

Four multi-family housing types are planned for Briggs Village that will both meet key goals for creating the desired streetscape and building design character.

“Clustered” apartments are multi-family units having an interior surface parking court, surrounded by three-story, 12-unit apartment buildings. This is probably the most like apartments currently found in Thurston County.

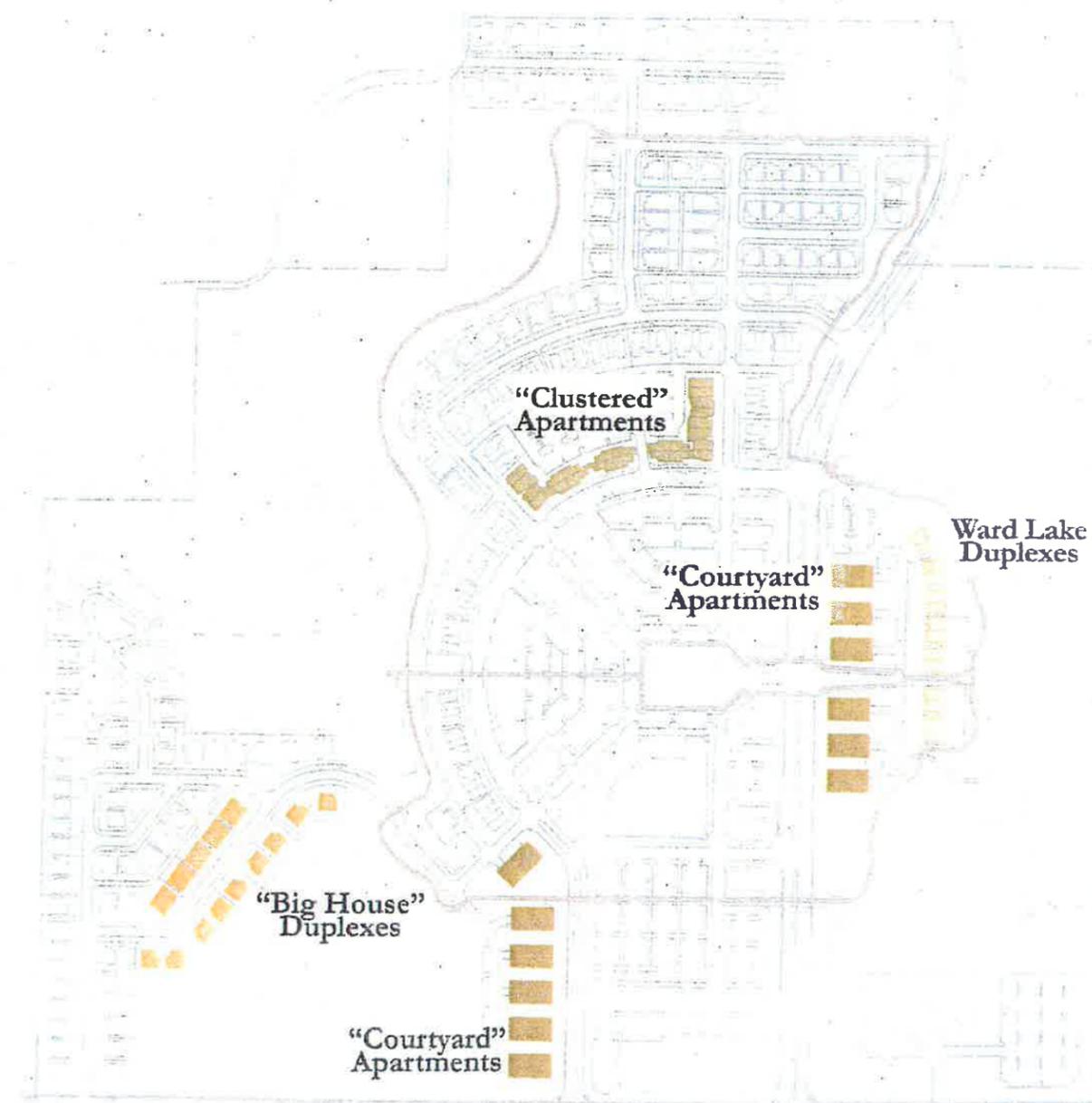
“Courtyard” apartments are multi-family units having a significant amount of parking beneath the buildings, and suggest a relatively high level of amenity. These projects are prominently located within the village and may enjoy views of open space and Ward Lake.

“Big House” duplexes are located in the West Residential neighborhood and intended to look more like a large, single family home than the traditional, two-unit duplex.

“Ward Lake” duplexes are planned for the lots near Ward Lake and the Arboretum. These two-unit homes are planned to include a larger setback with a landscaped buffer along the neighborhood lane.

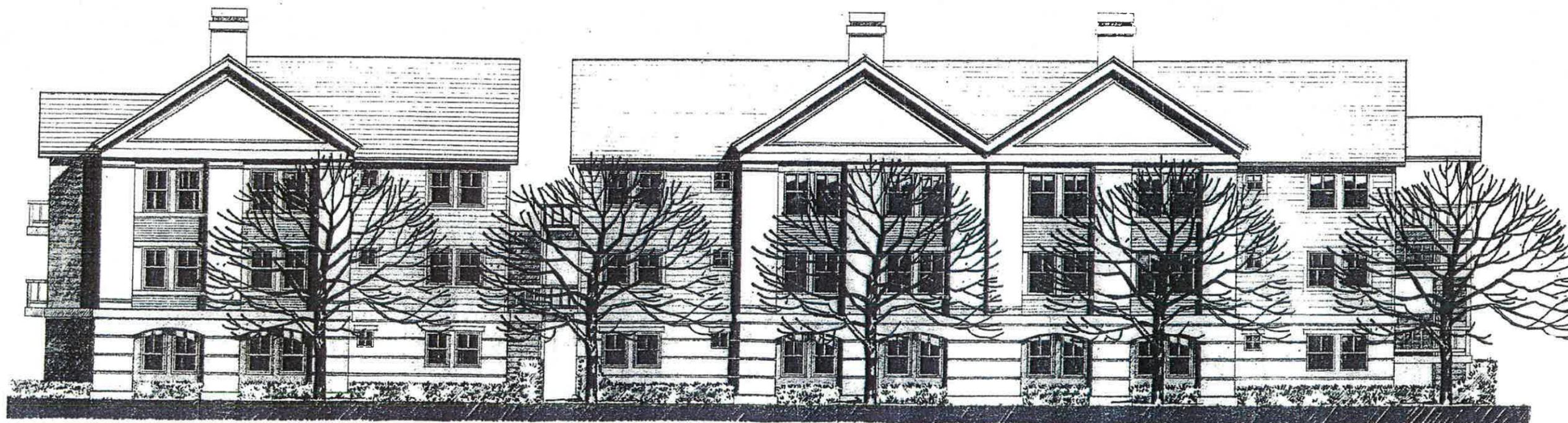
Remark re: multi-family/single-family in Town Square? Senior Living?

ADD DUPLEXES TO MAP



Location of Multi-Family Housing Types

"Clustered" Apartments: Boulevard/Street Elevation



Multi-Family Housing: "Clustered" Apartments

Intent of Guidelines: Building Massing Modulation & Roofs

Create a continuous or rhythmic street facade in an effort to enclose and visually narrow the street.

Incorporate key elements of neo-classical and colonial revival styles (e.g., pediments, pilasters and columns and symmetrical massing).

Building Height

Clustered apartment buildings shall be three (3) stories in height, counting from the fronting street.

Building Articulation & Modulation

The buildings will be comprised of a base, middle and top.

Modulation will reflect individual living units, and be expressed through a rhythm of gable roof forms, pediments and classical pilasters and columns, which create porches, balconies and entries. The modulation shall be in residentially appropriate 16 to 32 foot intervals and should be reinforced by the careful, symmetrical placement of windows and doors. A minimum 4 foot depth is suggested for building modulation. All building elements, including color, should reinforce the rhythm of bays along the building facade.

Roof Forms & Pitch

Gable and hip roof forms, typical to the classical style, are encouraged, with no minimum or maximum roof pitch (8:12 typical). Boxed or enclosed soffits are required.

Chimneys

Chimneys are intended to emphasize roof profile. Chimney size, height and placement should reinforce the rhythm of bays and balconies. Integrate chimney materials with building materials. No exposed pre-fab metal flues or flue caps allowed.

Intent of Guidelines: Facade Treatment

Provide or suggest outdoor living spaces (e.g., porches and balconies) along the street facade reflect individual living units in the facade of the building through the use of bays, pediments or entries to form the porches, balconies and bays.

Entryways, Doors & Windows

Placement of doors and windows will reinforce the rhythm of the bays and balconies, and likely be strongly symmetrical.

Doors and windows should be of a type and proportion consistent with the building style; vertically proportioned window openings shall be designed to provide shade and shadow detail, paneled doors with relites are typical of the neo-classical and colonial revival styles.

Porches, Balconies & Arcades

Open balustrades, railings only; no enclosed porches or half walls. Use newel posts to break-up long expanses of railings.

Exterior Stairs

Stairs are intended to provide safe, private access to upper story units. Stairs will be integrated into the building, that is, no "fire-escape-like" stairwells. Stairs are shown located between buildings and have defined, landscaped landings.

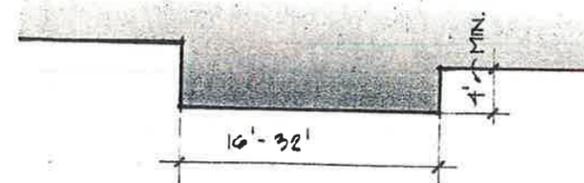
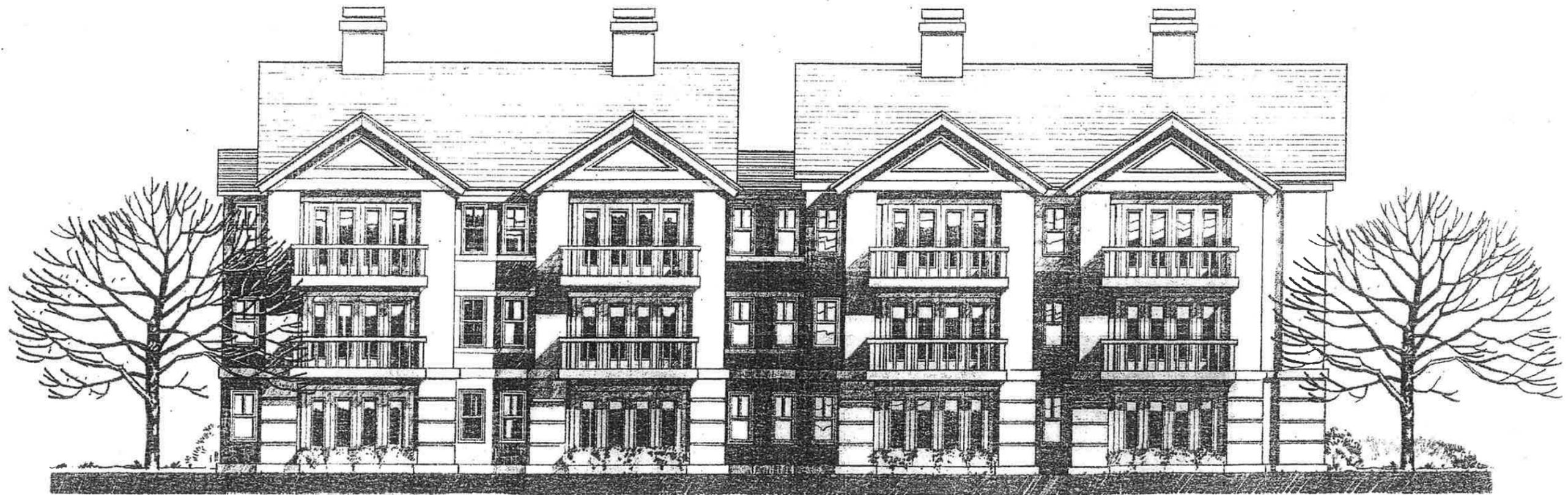


Diagram of Building Modulation for Apartments

"Clustered" Apartments: Radial Street Elevation



Multi-Family Housing: "Clustered" Apartments

Intent of Guidelines: Building Materials & Details

Provide a consistent standard/level of material quality and workmanship throughout the multi-family projects, while allowing project identity and variety.

Materials

Siding: Wood, cementitious composition, masonry or simulated masonry (e.g., stucco or synthetic). Rusticated ground floor treatments include: masonry or simulated masonry. Wall finishes shall remain consistent on all sides of buildings that can be seen by the public.

Trim: Consistent with building style.

Doors: Paneled doors with fanlights, divided lights and sidelights typical to style.

Garage Doors: Paneled to coordinate with entrance doors and provide a level of detail consistent with style.

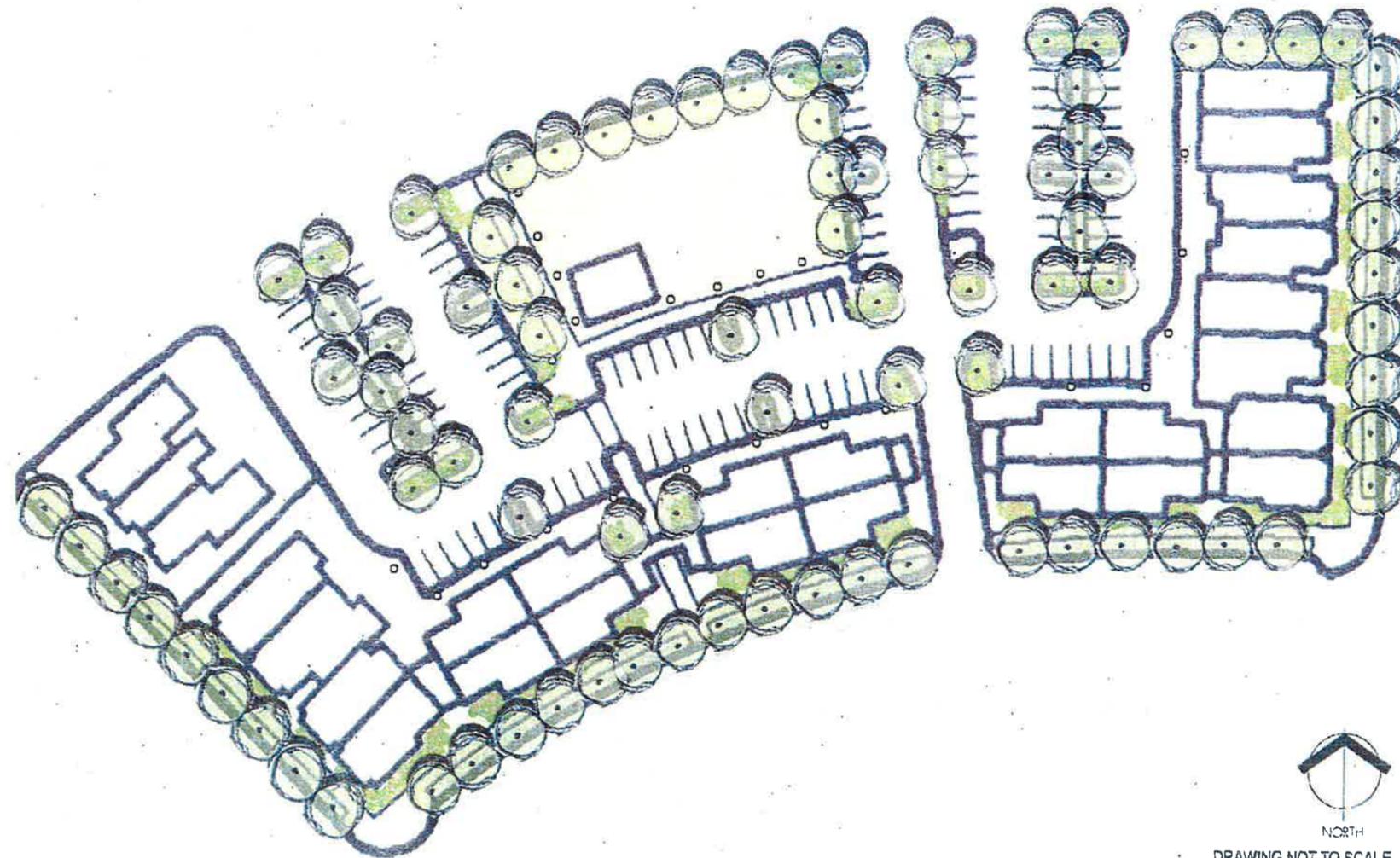
Roof: Metal, composition, treated wood and tile.

Balustrades & Railings: Open balustrades and railings of metal or wood.

Color

Color should be used to emphasize building modulation, individual units and architectural details. Values should generally comply with the following scheme: roof and base of building as darkest value, body of building as medium value and trim as lightest value.

"Clustered" Apartments: Site Planning



NORTH

DRAWING NOT TO SCALE.

Multi-Family Housing: "Clustered" Apartments

Intent of Guidelines: Community Facilities

Community facilities (e.g., sales or managers' offices, recreation & fitness, laundry) may be located either within living unit structures or in a separate structure. If separate, ensure building design is consistent with main building elements.

Create facilities that are safe and accessible to multi-family residents.

Site Planning

Locate central to residents, or at entry to project. Consider solar access when orienting building on site, especially for lighting of communal area (e.g., fitness, pool, lounge).

Massing, Modulation & Roof Forms

Design consistent with main living unit buildings; minimize building footprint in order to maximize outdoor open spaces.

Storage Facilities, Carports

Use same building materials as main living unit buildings or screen heavily.

Intent of Guidelines: Site Details

Ensure safety, security and privacy for residents in the multi-family projects.

Design site to minimize need for fences and walls that isolate residents from neighbors and streets.

Provide buffering of parking and nuisances (e.g., lighting and trash) for neighboring properties.

Provide location and material type criteria for site planning. Design of mailboxes and signage will be provided at land division and building permit approval phases.

Parking

Locate parking in interior surface lots or underneath the building, away from the streets and with access from alleys or lanes.

Provide 5-6 foot, lighted walkways (paved or crushed rock) from parking areas to buildings, including community facilities.

Landscaping

Parking Areas: Landscape parking areas consistent with Mixed Use District parking landscaping standards. Provide screening with hedges; no low walls required.

Front & Side Yards: Front and side yards that abut a street should be visually open to the street. Walls or fencing is not recommended.

Screening: Screen trash areas with fencing consistent with City codes. Plant materials to be evergreen, consistent with site-wide materials.

Walls, Fencing: Minimize site walls or fencing. Walls or fencing may be provided where safety, security warrants. Walls or fencing recommended for screening only in tight areas, where landscape/plant materials alone are inadequate to provide sufficient screening. Walls or fencing to be in character with buildings. Use walls in conjunction with plantings: vines on vertical surfaces, ground plane to be planted with shrubs and groundcovers.

Mailboxes, Trash: Locate mailboxes convenient to the residents and postmen. If grouping multiple mailboxes, provide covered, lighted access. Structure design to be consistent with materials, color, style of main buildings.