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THOMAS
architecture studios

DESIGN CRITERIA AMENDMENTS

The Village at Mill Pond

HEARING EXAMINER REVIEW

APRIL 8, 2019





DEVELOPER & OWNER

2400 Lilly Road, LLC
Sukh Samra

ARCHITECT

Thomas Architecture Studios
Ron Thomas, AIA
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PROJECT DESIGN & DEVELOPMENT TEAM

The Village at Mill Pond





PHASING PLAN

The Village at Mill Pond



- The Village at Mill Pond Master Plan, prepared by Thomas Architecture Studios (TAS), **was approved by the City of Olympia in 2011**. This Master Plan included the design criteria, also prepared by TAS.
- Construction on Phase I began in 2013. The pace of construction over the past 5+ years has been slow due to lower than anticipated demand (sales). Market analysis over these past 5 years has shown that the high level of quality called for in the design criteria is beyond a level that the local buying market can afford.
- The developer is looking for ways to deliver the same quality product but find areas where construction costs can be reduced to a level that is more palatable to the local buying market.
- The design criteria amendments being requested at this time would allow the developer more flexibility and ability to continue building a product that would more closely match the current market demand. Moving forward with these changes would help expedite the development of Phase II and III which include the commercial, retail, townhomes and multi-family aspects that are part of the mixed-use fabric of Neighborhood Villages.
- If we raised the bar too high from the very beginning, adjustments need to be made. The overall success of the Neighborhood Village is more important than maintaining a damaging high commitment beyond what the market can afford.
- TAS has worked with the City to develop these amendments. The City made its recommendations to the Design Review Board. The DRB, for the most part, accepted the amendments as recommended by the City; however, for the developer to succeed it is critical that ALL of these amendments be considered for approval. Approval of only some of the more 'simpler' amendments will not provide for the significant changes needed to sustain this development.

**AMENDMENTS TO MILL POND
DESIGN CRITERIA**

**NO LONGER PURSUING THE REQUESTED CHANGES TO
THIS DESIGN CRITERIA**

APPROVED BY DRB

The Village at Mill Pond





LOCATION | Associated Front and Side-Street Landscaping

Requirements

- Develop landscape in layers. ~~Low-street level and then~~ **Provide low landscaping near sidewalks**, foundation plantings at foundation, with and specimen trees as intermediate layer.

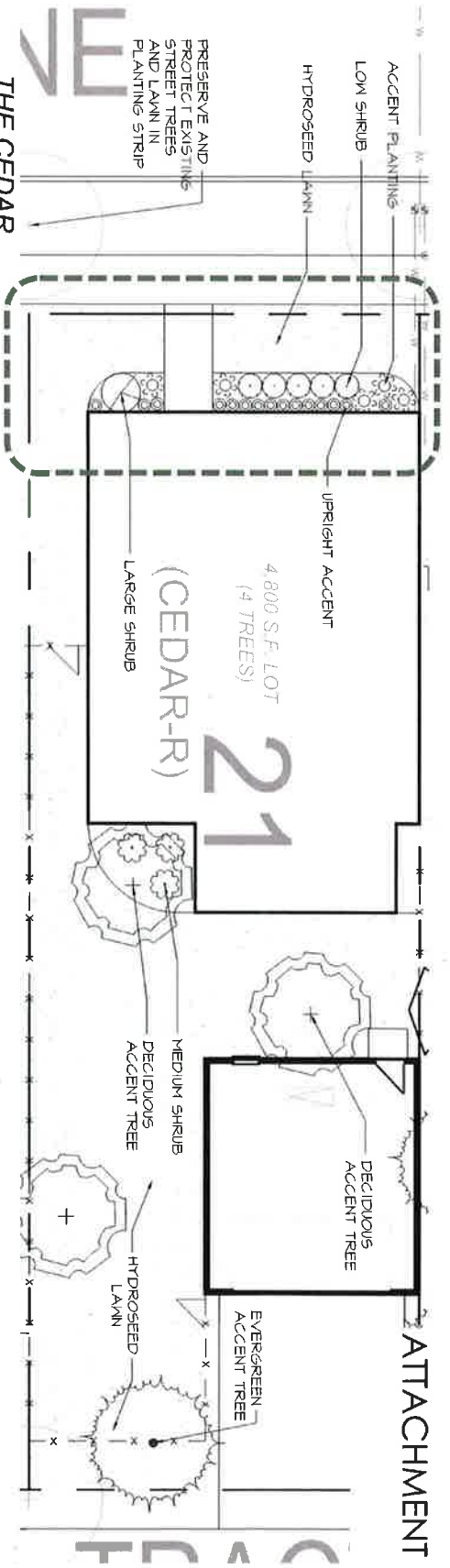
Detailed Description:

This amendment clarifies the location for plantings. The intent is not to require plantings to line the entire length of the street; it is simply a criteria for size of plantings at each specific zone around the lot.

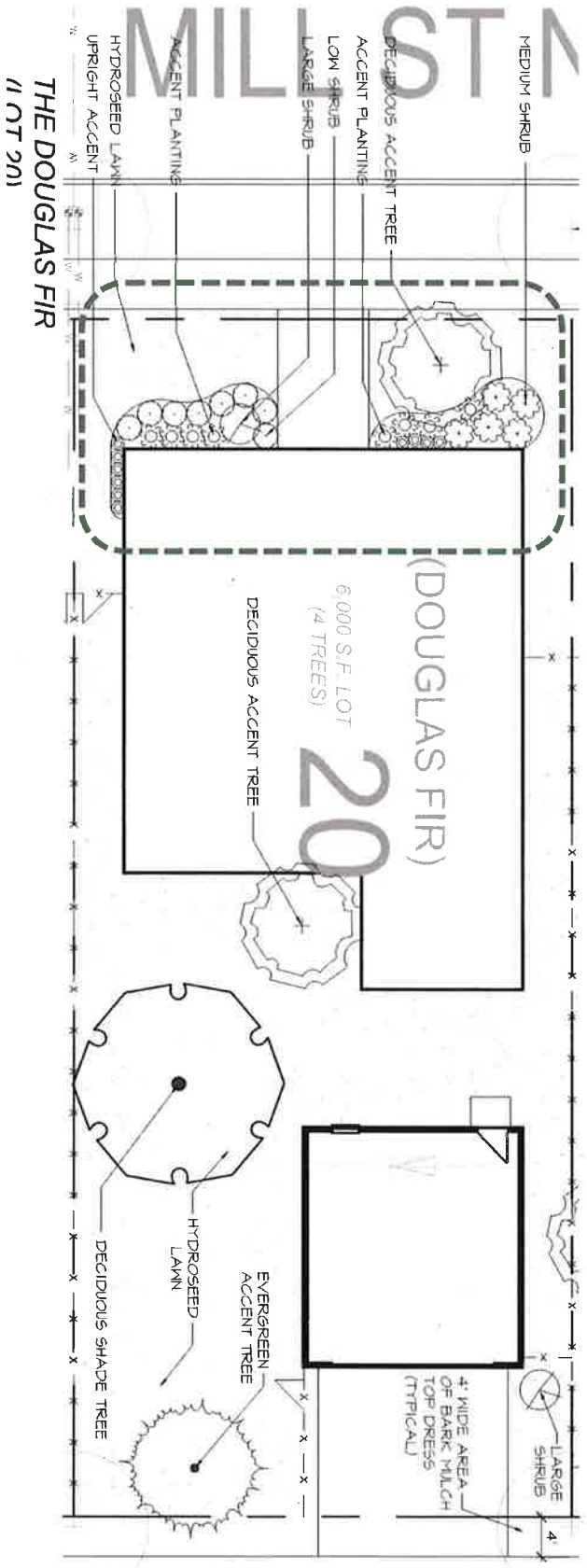
Amendment removed for lack of clarity.

The current landscape plans approved by the City are already in compliance and there is no anticipated change to these designs.

NO LONGER PURSUING THIS AMENDMENT



**THE CEDAR
(LOT 21)**



**THE DOUGLAS FIR
(LOT 20)**

AMENDMENT # 14 (Single Family) & #22 (Apartments) The Village at Mill Pond



**AMENDMENTS TO MILL POND
DESIGN CRITERIA
RECOMMENDED FOR APPROVAL BY DESIGN REVIEW
BOARD**

APPROVED BY DRB

The Village at Mill Pond



LOCATION | Elevations and Models

Intent

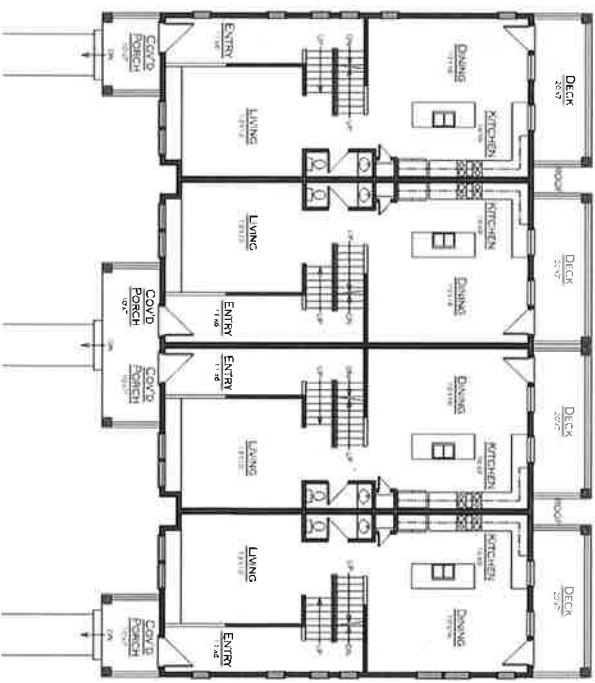
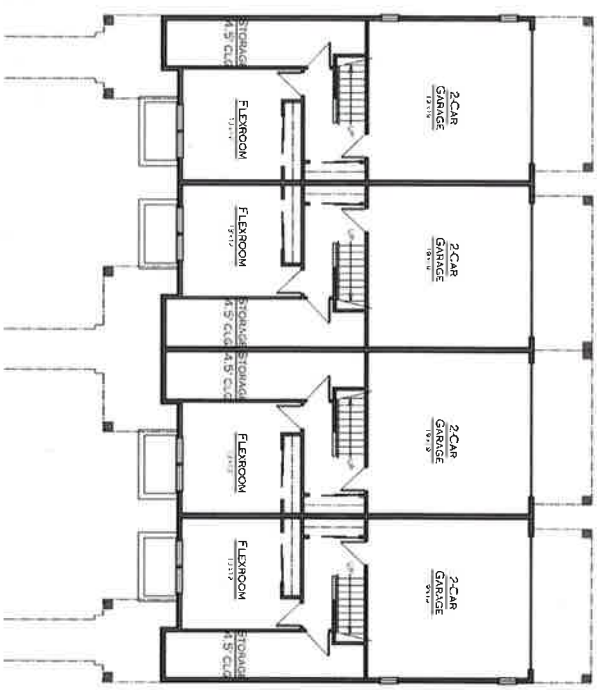
- Homes should have significant variations in the floor plans, which allows for variety in the massing of the home, with the exception that townhomes may have the same floor plan within each building.

Detailed Description:

This is a clarifying addition to the design criteria. Currently duplex, triplex & quadruplex style townhomes are part of the master plan development. Each unit within the townhome buildings will be repeated which allows for consistency in exterior appearance, economy in construction, and clarity in design. The goal of providing variety in buildings & units is maintained through compliance with other design guidelines for this development.

DRB APPROVES OF THIS AMENDMENT

AMENDMENT # 1 (Single Family)



The Village at Mill Pond



LOCATION | Materials

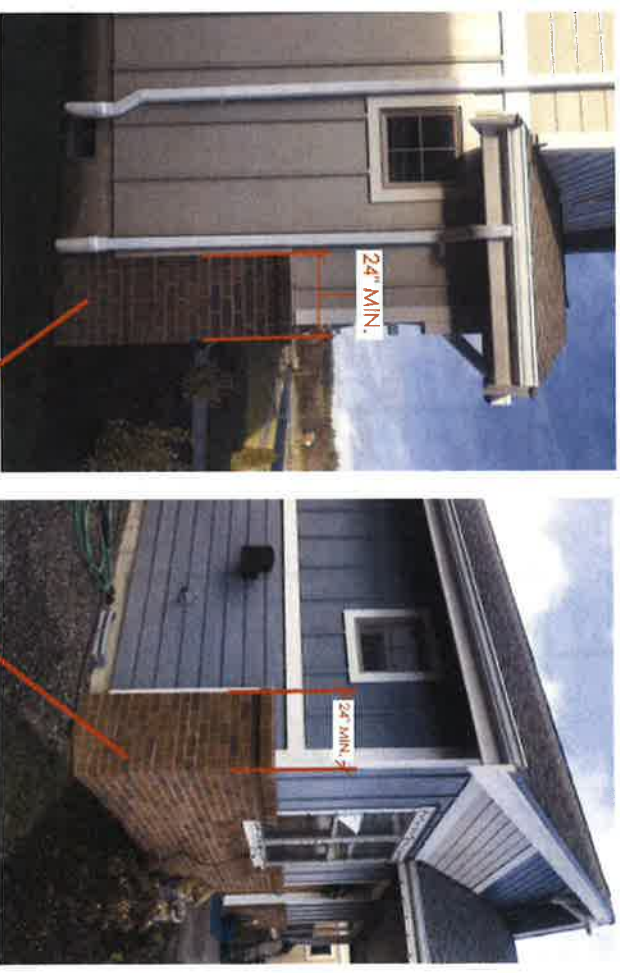
Requirements

To ensure a variety of appropriate materials, the following techniques shall be used:

- Any vertical changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney.

Detailed Description:

The term 'logical transition' is subjective and should be removed. The intent of providing nicer materials along the front façade while eliminating awkward outside corner transitions in materials would be achieved as long as materials return at least 24" along each side of the house.



24" Side Return on building material

EXISTING CONDITIONS WHERE MATERIALS RETURN AT LEAST 24" ALONG EACH SIDE OF THE HOUSE

DRB APPROVES OF THIS AMENDMENT

AMENDMENT #5 (Single Family) & #16 (Apartments) The Village at Mill Pond



LOCATION | Entrances to Homes

Requirements

- Front doors shall be made of vertical grain fir (finished to allow natural wood to show) or insulated fiberglass with a wood texture and painted finish; all other doors shall be made of wood, insulated fiberglass, or insulated metal.

Detailed Description:

Garage doors already include the use of fiberglass in required criteria so this addition would be consistent with the current design criteria for the Village at Mill Pond. **Garage doors may be wood, insulated fiberglass, or insulated metal.**

- Painted fiberglass doors add to variety and color within the development.
- Fiberglass doors are more durable and have a longer-lasting finish.
- Fiberglass doors provide a similar look and appearance to wood doors.

DRB APPROVES OF THIS AMENDMENT



SOLID WOOD DOOR



PAINTED FIBERGLASS DOOR



EXISTING WOOD DOOR



PAINTED FIBERGLASS DOOR

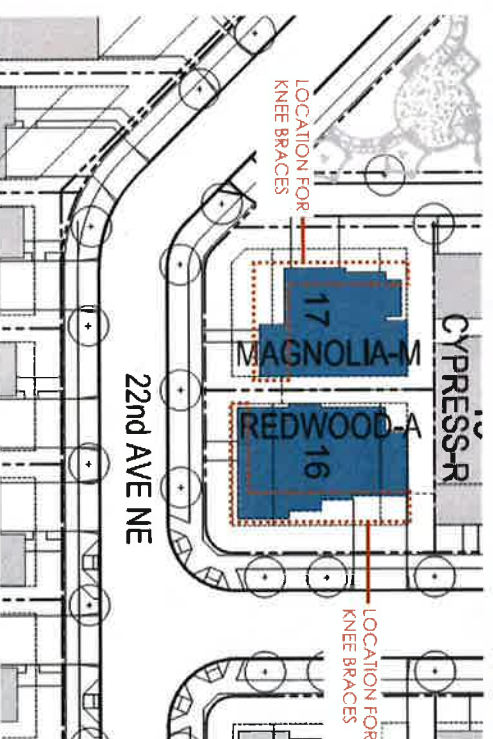
LOCATION | Architecture Details & Features

Requirements

- At least two of the following features will be used at the front of the house and at each street facing or public open space facade: (a) Shutters, (b) Flower Boxes, (c) Knee Braces, (d) Columns

Detailed Description:

Clarifying extent of architectural detail does not extend to sides or back of house, which have little to no visibility from the street. This addition to the criteria still achieves the cohesive 'feel' of the development and meets the intent. Houses on corner lots or adjacent to public open spaces would still need to meet this requirement.



DRB APPROVES OF THIS AMENDMENT

AMENDMENT #13 (Single Family) & # 21 (Apartments) The Village at Mill Pond



LOCATION | Roofs

Requirements

- Secondary roof pitch perpendicular to primary roof pitch that does not face street or public open space can be 5:12 slope.

Detailed Description

By adding this criteria, secondary roof slopes at rear or side of the single-family homes could be of a lower slope to accommodate variety in massing allow for flexibility to adjust to various floorplan layouts. These slopes would be perpendicular (90 degrees) to the primary slope and would not be allowed to face the street or open public areas.



Example of 5:12 slope roof below with a 6:12 slope roof above

(NON-STREET FACING)

DRB APPROVES OF THIS AMENDMENT

AMENDMENT #15-A (Single Family)

The Village at Mill Pond



AMENDMENTS TO MILL POND DESIGN CRITERIA

APPROVED BY DESIGN REVIEW BOARD
WITH AMENDMENTS & CONCURRENCE OF APPLICANT

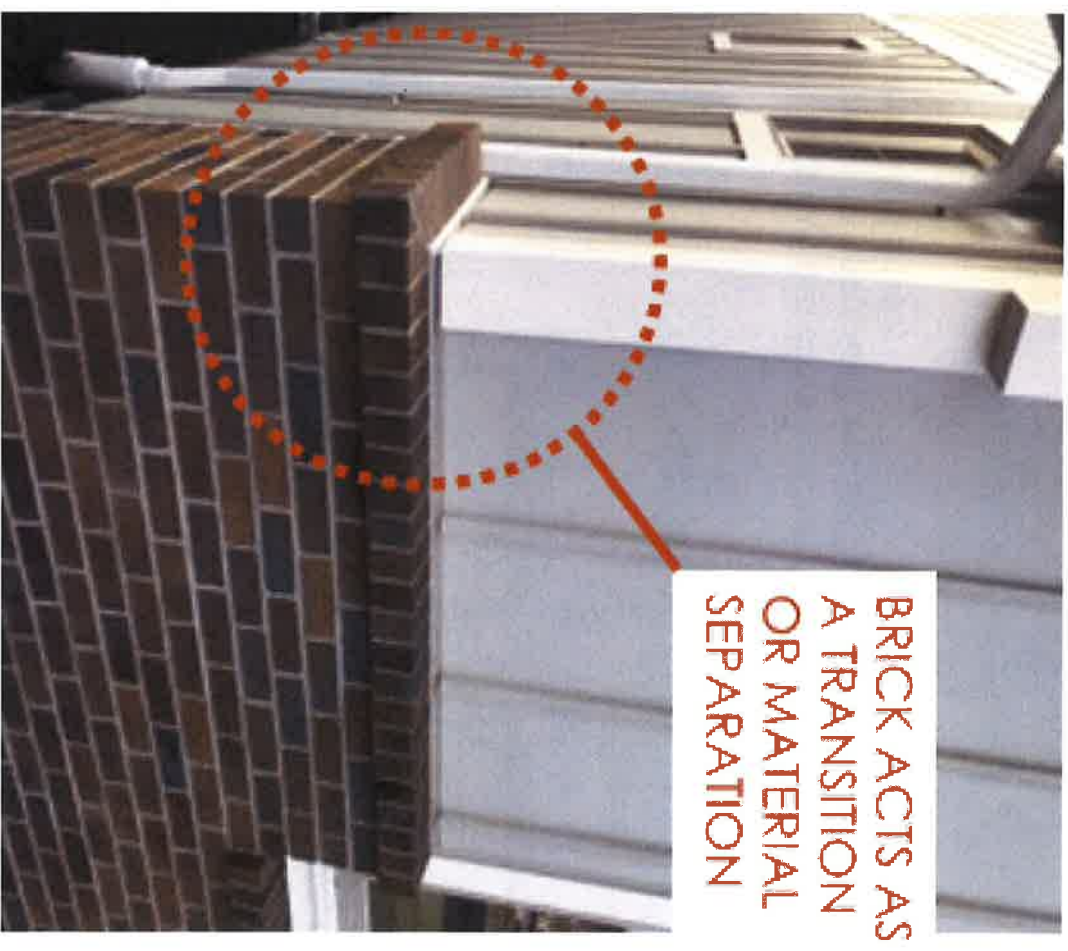
LOCATION | Materials

Requirements

- Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as trim band board. **Brick or cultured stone are considered a material separation. Trim band boards are not required at horizontal brick or stone transition.**

Detailed Description:

Brick and stone are materials that further enhance the appearance of the home; their nature and thickness allow them to act as a transition piece without the need for trim board. The 2-3 inches in material thickness provide a variety in depth and provide a break in the surface plane of the exterior elevation eliminating the need for a material change trim board.



DRB APPROVES OF THIS AMENDMENT

With added language requiring a ledge or cap on the brick or cultured stone to provide a transition

AMENDMENT #6 (Single Family) & #17 (Apartments) The Village at Mill Pond



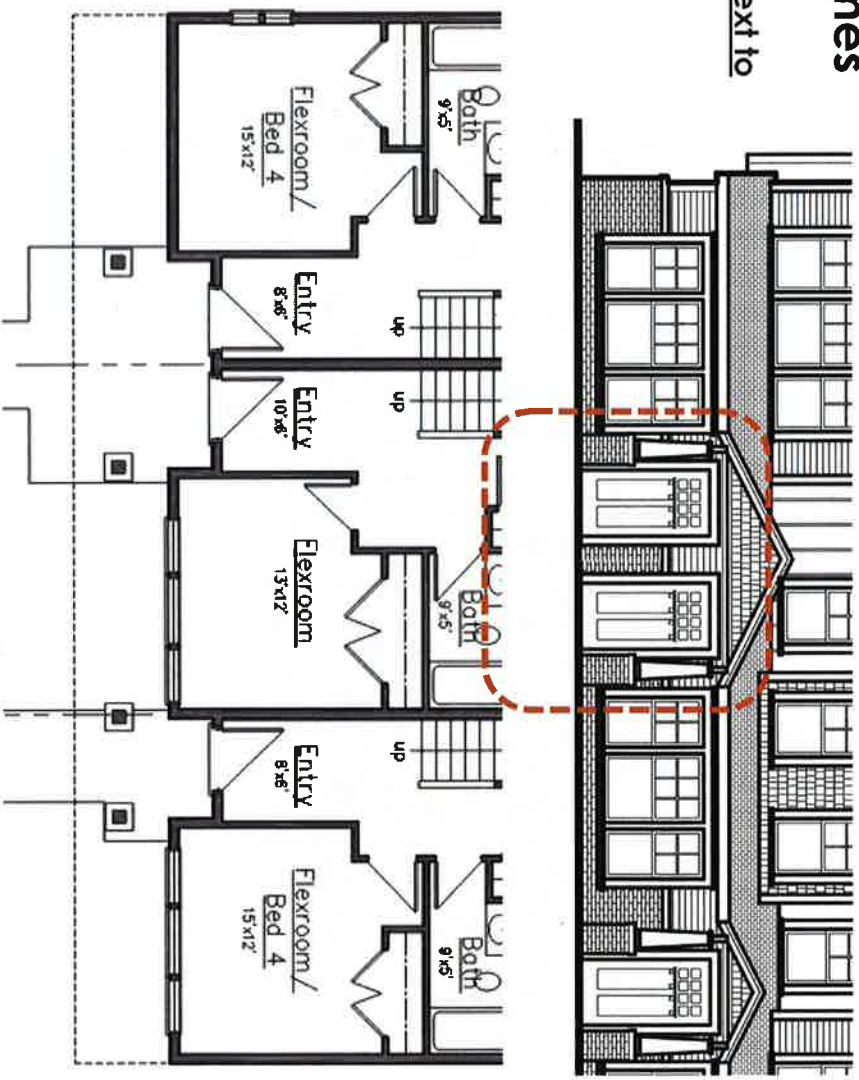
LOCATION | Entrances to Homes

Requirements

- Townhome entry doors may be located next to each other.

Detailed Description:

There is no minimum separation distance requirement between entry doors at townhomes. With 2-4 unit townhome style buildings, the need for entry doors to be located next to each other becomes imperative to maintain symmetry and balance in the elevations.



DRB APPROVES OF THIS AMENDMENT

With added language that doors must be offset or a divider between the doors such as a railing is provided to enhance a sense of privacy

LOCATION | Entrances to Homes

Requirements

- Overhead garage doors shall be paneled, must have inset windows and shall be in style that's consistent with Craftsman Bungalow theme.
- Overhead garage doors may be wood, insulated fiberglass, or insulated metal.

Detailed Description:

This is a clarifying addition to the design criteria. This requirement is for overhead garage doors.



DRB APPROVES OF THIS AMENDMENT

With added language that requires garage doors (that are not overhead doors) to be paneled and in character with the home if the door is visible from the street.

AMENDMENT #9 (Single Family)

The Village at Mill Pond



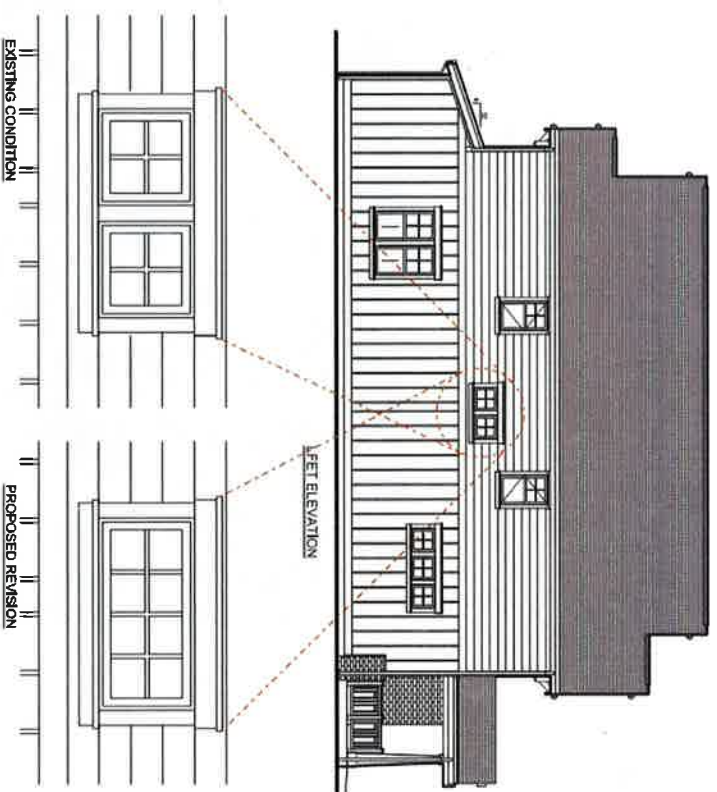
LOCATION | Primary Windows

Requirements

- Windows that are wider than tall are allowed when the following mullion divides and proportions are used which make the windows look taller than wide;
- A wide center vertical meeting stile in conjunction with:
 - A wide (2" minimum) horizontal muntin at the mid-point of the window to create an upper and lower portion, and;
 - Narrow grid divides in the upper portion.

Detailed Description:

This provides greater flexibility and still maintains the design intent of the above criteria.



EXAMPLE OF WINDOW THAT ARE WIDER THAN TALLER

DRB APPROVES OF THIS AMENDMENT

With added language that the proposed change applies to windows not facing a street or open space area

AMENDMENT #11 (Single Family) & #19 (Apartments) The Village at Mill Pond





AMENDMENT # 11 (Single Family) & #19 (Apartments) The Village at Mill Pond



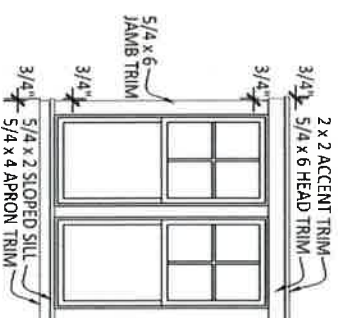
LOCATION | Primary Windows

Requirements

Windows shall have trim on all four sides. Trim must be appropriate to the architectural character. ~~Windows shall be either recessed or protruding (such as a bay window).~~ Windows not facing the front or street may be 'picture framed' with same size trim piece around all four sides.

Detailed Description:

Removal of unclear sentence. This implies all models to get bay window. Windows will be trimmed out on all four sides and installed in plane with wall.
See attachment 12-A Window Trim for example of how this criteria is addressed in existing site.



Front Elevation



BACK ELEVATION
SHOWING PICTURE
WINDOW WITH
TRIM ALL AROUND

PICTURE FRAMED WINDOW WITH SAME SIZE TRIM PIECE ALL AROUND FOUR SIDES, WHEN WINDOWS ARE NOT FACING FRONT OR STREET

DRB APPROVES OF THIS AMENDMENT

As modified by the board to retain the portion of the sentence: "Windows shall be either recessed or protruding." Remove "(such as bay windows)" from the sentence.

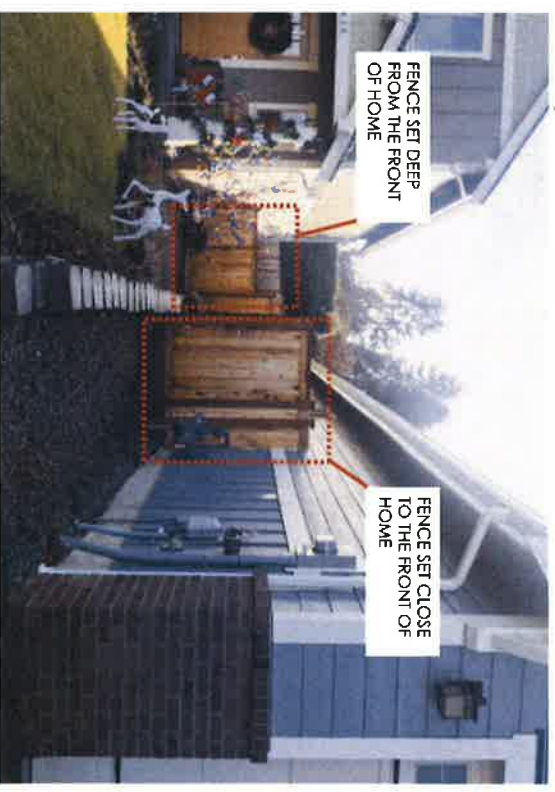
Requirements

Detailed Description:

- Public: street & sidewalk
- Semi-public: front yard
- Semi-private: porch & side lawn before fence
- Private: back yard and side yard behind fence

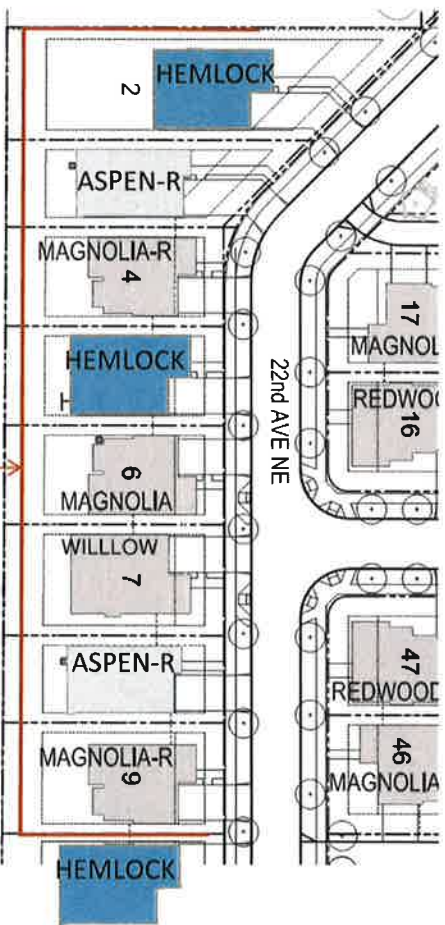
DRB APPROVES OF THIS AMENDMENT

neighboring side yard fence at a minimum distance of 2 feet.

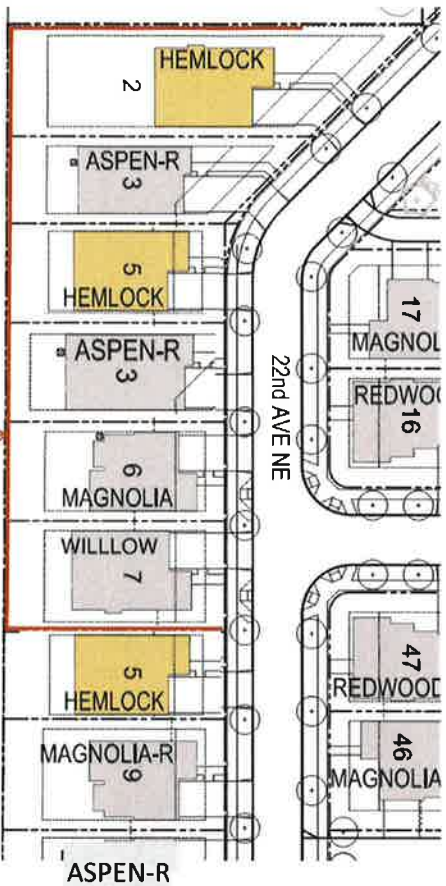


AMENDMENTS TO MILL POND DESIGN CRITERIA

**NOT RECOMMENDED FOR APPROVED BY DESIGN
REVIEW BOARD
AND REQUIRE FURTHER REVIEW
WITH HEARINGS EXAMINER**



EXISTING DESIGN CRITERIA
NO MORE THAN 2 MODEL PER 8 CONTINUOUS LOTS
MODEL: ASPEN



PROPOSED DESIGN CRITERIA
NO MORE THAN 2 MODEL PER 6 CONTINUOUS LOTS
MODEL: HEMLOCK

LOCATION | Elevations and Models

Requirements

No more than two of the same model and elevation will be built **within six continuous lots**, within eight contiguous lots.

Detailed Description:

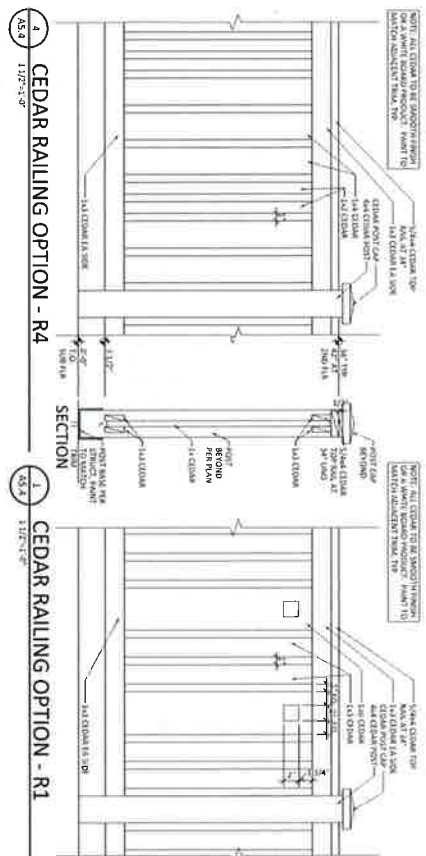
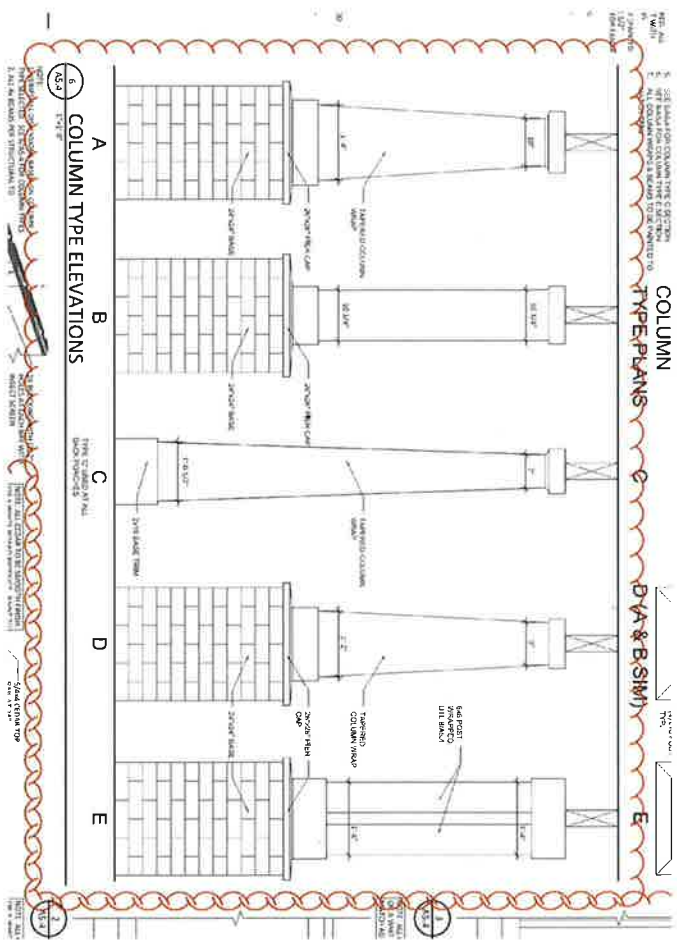
There are currently **18** different single-family model options to choose from at the Village at Mill Pond. The current 2 per 8 contiguous lot requirements does not provide for flexibility in market demand. Inevitably, there are certain models that are more popular among prospective home buyers. Revising the contiguous requirement from 8 to 6 would create more options for development and accommodate pre-selling lots with a desired model type that is contrary to the original layout.

DRB DOES NOT APPROVE OF THIS AMENDMENT

AMENDMENT #2 (Single Family)

The Village at Mill Pond





LOCATION | Elevations and Models Requirements
Each model will have ~~at least 2 different~~ massing solutions and a variety of color schemes.

Detailed Description:
The variety of massing solutions is achieved by the 18 different single family home model types throughout the development.

By utilizing a combination of 5 different column types, 4 different railing types, and 11 different exterior paint schemes (with 2-4 sub-schemes), the odds of two homes matching within the development are extremely low.

If this criteria were to remain, then there is a potential for now **36 different** single family unit types within the development which would far exceed what is currently built here in Olympia.

Hemlock, Elm, Holly, Cypress, Walnut, Cedar, Ash, Juniper, Cherry, Laurel, Douglas Fir, Sycamore, Oak, Magnolia, Chestnut, Linden, Willow, Redwood

DRB DOES NOT APPROVE OF THIS AMENDMENT

AMENDMENT #3 (Single Family)





The Village at Mill Pond



**MILL POND - EXTERIOR PAINT
RIVERBED SCHEME**

 ACENT SW 6284 50/10 TUE	 TAU SW 6282 50/10 CREAMY	 ACENT SW 6284 50/10 TUE	 TAU SW 6282 50/10 CREAMY	 ACENT SW 6284 50/10 TUE	 TAU SW 6282 50/10 CREAMY
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**MILL POND - EXTERIOR PAINT
STONECREEK SCHEME**

	ACCENT SW 7804 SMOKEY BLUE		TRIM SW 7514 FOOTHILLS
	ACCENT SW 7702 SPICED CIDER		TRIM SW 7514 FOOTHILLS

**MILL POND - EXTERIOR PAINT
CANYON GREEN SCHEME**

 ACCENT
3W 120
 RESTAINED GOLD
 ACCENT
3W 120
 RESTAINED GOLD
 TAUPE
3W 125
 TIED BRANCH
 TAUPE
3W 125
 TIED BRANCH
 TAUPE
3W 125
 TIED BRANCH
 TAUPE
3W 125
 TIED BRANCH

MILL POND - EXTERIOR PAINT
EVERGREEN SCHEME

OPTION 1	OPTION 2	OPTION 3	OPTION 4
 <p>TRIM SW 752 TREE BRANCH</p>  <p>ACCENT SW 770 FOREST WOOD</p>	 <p>TRIM SW 752 TREE BRANCH</p>  <p>ACCENT SW 770 FOREST WOOD</p>	 <p>TRIM SW 752 DRY OCCA</p>  <p>ACCENT SW 770 FOREST WOOD</p>	 <p>TRIM SW 752 TREE BRANCH</p>  <p>ACCENT SW 770 FOREST WOOD</p>

**MILL POND - EXTERIOR PAINT
TREEBARK SCHEME**

MILL POND - EXTERIOR PAINT
GOLDEN WHEAT SCHEME
OPTION 1 OPTION 2

	ACCENT	TRAVERTINE	TRAVERTINE
RAW	[Light beige swatch]	[Light beige swatch]	[Light beige swatch]
S1072	[Light beige swatch]	[Light beige swatch]	[Light beige swatch]
TRAVERTINE	[Light beige swatch]	[Light beige swatch]	[Light beige swatch]

MILL POND - EXTERIOR PAINT
GREENFIELD SCHEME

**MILL POND - EXTERIOR PAINT
FORESTWOOD SCHEME**

OPTION 1	OPTION 2	OPTION 3	OPTION 4
 T104 50% T262 0% T271 0% T281	 T104 50% T262 0% T271 0% T281	 T104 50% T262 0% T271 0% T281	 T104 50% T262 0% T271 0% T281
 ACENT 50% T262 0% T271 0% T281	 ACENT 50% T262 0% T271 0% T281	 ACENT 50% T262 0% T271 0% T281	 ACENT 50% T262 0% T271 0% T281

GOLDEN BAMBOO SCHEME

OPTION 1		OPTION 2		OPTION 3		OPTION 4	
	THIN		THIN		THIN		THIN
	WARM HAZE		WARM HAZE		WARM HAZE		WARM HAZE
	ACCENT		ACCENT		ACCENT		ACCENT
	VIVA D'OLD		VIVA D'OLD		VIVA D'OLD		VIVA D'OLD
	CUTIE GROOVE		CUTIE GROOVE		CUTIE GROOVE		CUTIE GROOVE
	SUNSET SHORES		SUNSET SHORES		SUNSET SHORES		SUNSET SHORES
	BAMBOO SHOOT		BAMBOO SHOOT		BAMBOO SHOOT		BAMBOO SHOOT

**MILL POND - EXTERIOR PAINT
HONEYCOMB SCHEME**

Color	Color Name	Color Code	Color Group
	TRIM	100% Black	Color Group 1
	TRIM	100% Black	Color Group 2
	TRIM	100% Black	Color Group 3
	TRIM	100% Black	Color Group 4
	ACCENT	100% Black	Color Group 1
	ACCENT	100% Black	Color Group 2
	ACCENT	100% Black	Color Group 3
	ACCENT	100% Black	Color Group 4
	STEEL GRAY	100% Black	Color Group 1
	STEEL GRAY	100% Black	Color Group 2
	STEEL GRAY	100% Black	Color Group 3
	STEEL GRAY	100% Black	Color Group 4
	WHITE	100% Black	Color Group 1
	WHITE	100% Black	Color Group 2
	WHITE	100% Black	Color Group 3
	WHITE	100% Black	Color Group 4

**MILL POND - EXTERIOR PAINT
OCEAN BEACH SCHEME**

AMENDMENT #3 (Single Family)

The Village at Mill Pond

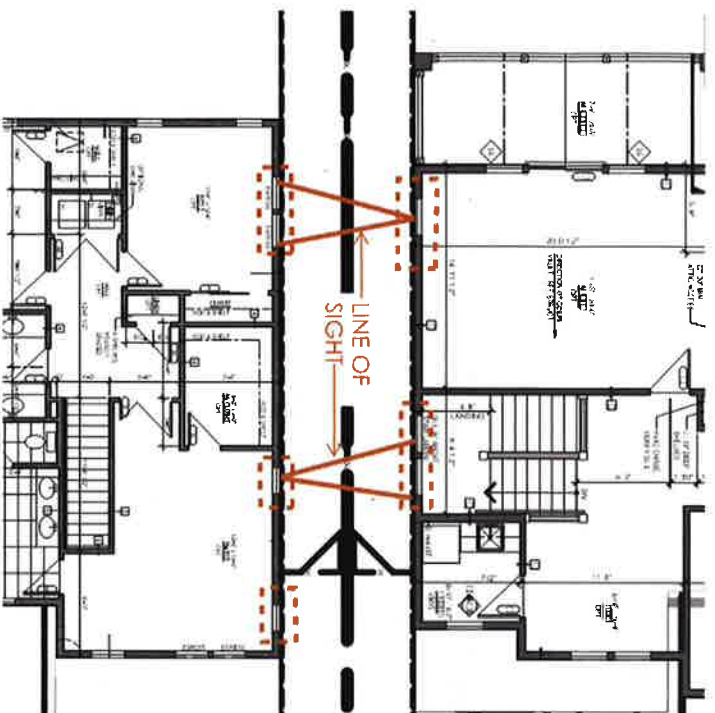




AMENDMENT #3 (Single Family)

The Village at Mill Pond





LOCATION | Building Placement

Requirements

- Side windows shall be located so as not to be directly in line with a neighbor's side window.

Detailed Description:

Restricted by:

- Windows not in line with neighbors' side windows
- Minimum and maximum front and rear yard setbacks
- 3' offset requirement from face of adjacent home
- Unique window locations within each model

Window coverings are installed at other Neighborhood Village (Woodbury Crossing) to address privacy concerns.

DRB DOES NOT APPROVE OF THIS AMENDMENT

AMENDMENT #4 (Single Family)

The Village at Mill Pond





LOCATION | Primary Windows

Requirements

- Provide relief, detail, and variation on the facade by utilizing well-proportioned openings that are designed to create shade and shadow detail.

Detailed Description:

The term 'well proportioned' is subjective in nature and needs to be removed for clarity.

Shade and shadow detail is achieved by the requirement to utilize different materials on the elevation that provide relief in the elevation plane, create depth, and generate shadow lines.

The terms, 'relief', 'detail', and 'variation' address what the second part of the design criteria is indicating and should be removed to eliminate confusion and redundancy.

Overall window proportions are addressed in a separate criteria (see Amendment #11).

DRB DOES NOT APPROVE OF THIS AMENDMENT



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QUESTIONS | **CONTACT INFO**

The Village at Mill Pond



