

Project Name: Woodbury CrossingMaster File: 18-4509

- ☒ Concept Design Review  
☐ Detail Design Review  
☐ Combined Design Review

Date: January 10, 2019

## WOODBURY CROSSING MASTER PLAN AND ARCHITECTURAL DESIGN GUIDELINES

**Note:** In some instances, multiple boxes are checked under the requirement section because some aspects of the project meet the design requirement, while others do not. Under the guidelines, boxes are checked where the project is compliant with that particular guideline.

Section 1.02 – General Architectural Design Guidelines			
<b>A. REQUIREMENT:</b>			Architecture in Woodbury Crossing shall promoted a diverse pedestrian oriented community with an integrating traditional architectural theme. Emphasis is placed on building orientation, porches, strong entry features, walkways, and where applicable, alley loaded garages.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. No more than two identical buildings may occur consecutively. 2. Each floor plan that is repeated in the development shall have more than one style of architectural elevation.

### STAFF RESPONSE:

*All buildings share similar floor plans, with similar proportions, building modulation, and wall plane articulation. Even though there are differences through the use of roof forms, materials, and color, the buildings are nearly identical to each other. In order to meet this requirement, additional floor plans and greater variation of building exteriors will be required. Variation must be achieved with building form in addition to architectural elements.*

Section 1.03.a – Residential Architecture: Types			
<b>REQUIREMENT:</b>			Residential development in Woodbury Crossing shall be limited to the following types: Multi-family: Triplexes and Duplexes
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### STAFF RESPONSE:

*The applicant is seeking an amendment to the approved Master Plan to allow eight-plexes on Lot 105 instead of triplexes. Staff is generally supportive of this request, pending resolution of design issues noted herein in as well as issues regarding the design and location of open space. The approved open space plan shows a single open space areas, whereas the proposed site plan provides multiple areas, some of which are smaller in size or not convenient to residents.*

Section 1.03.b – Residential Architecture: Design Continuity/Compatibility			
<b>REQUIREMENT:</b>			To ensure design continuity and compatibility with the surrounding area:
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>Each residential project shall be sited to front on neighborhood streets. Porches and entry elements shall be provided to emphasize the entrances.</li> <li>Buildings that side or back onto any street or community open space shall be architecturally treated to enhance views from the public right-of-way, with additional buffer area landscaping.</li> <li>For visual diversity, architectural elements such as chimneys, balconies, porches, pot shelves and window surrounds shall be provided. Porches, gables, eaves and other projections shall be used to break up simple architectural forms.</li> <li>Living space, entry, windows, doors and architectural details shall dominate the presence of the house on the street.</li> </ol>
#1, 3, 4	#2		

**STAFF RESPONSE:**

*The proposal complies with items 1, 3, and 4 as follows:*

- Building are oriented toward the street. As noted above, buildings are oriented toward the street and will have covered entries or patios.*
- Architectural elements such as window boxes, window trim, brackets, balconies, and projecting roofs create visual diversity. These elements are incorporated into elevations that face adjacent streets.*

*Regarding item 2, Buildings A, B, E, and F are either adjacent to open space areas or are visible from nearby streets. These buildings contain blank walls that under this provision, would require architectural treatment and vegetative screening. Also see discussion under OMC 18.05A.225 in Attachment 3 regarding the use of windows for relief and variation of building facades.*

Section 1.05 – Traditional Architectural Style			
<b>REQUIREMENT:</b>			Buildings constructed in the Traditional architectural style must meet the following requirements:
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"><li>1. Massing shall be more horizontal than vertical;</li><li>2. Building shall have gable or hip roofs or a mix of both;</li><li>3. Pitch for primary roof elements shall be 4:12 to 7:12;</li><li>4. Roof overhangs shall be 12 inches to 24 inches;</li><li>5. Porch columns shall be square or round;</li><li>6. Building shall provide trim details on all windows and entry doors that face any street or public right-of-way.</li></ol>
<b><i>Buildings are designed in the American Farmhouse style.</i></b>			

**B. GUIDELINES:**

The Traditional architectural style can be accomplished with:

- ☐ Symmetrical composition of doors and windows.
- ☐ Simple volumes with one story wings and porch.
- ☐ Simple entry forms and columns.
- ☐ Vertical fluting and capitals on columns.
- ☐ Pointed, curved or broken pediments over windows and entry doors.
- ☐ Brick or stone veneer on elevations as an accent to lap siding.
- ☐ Siding colors ranging from white, light beige, light blue, brown, gray, or other earth tone color compatible with the style.
- ☐ Contrasting color used on trim, fascia, posts and supporting exposed beams.

Section 1.06 – American Farmhouse Style			
REQUIREMENT:			Buildings constructed in the American Farmhouse style must meet the following requirements:
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1) Buildings shall have single story roof forms used in conjunction with two-story gable roof volumes; 2) Pitch for primary roof elements shall be 4:12 to 7:12 with minimum 12 inch overhangs; 3) Windows shall be vertical or horizontal and shall be accented with shutters or trim details; 4) Front elevations shall provide wood siding, shingles or materials of similar appearance.

**B. GUIDELINES:**

The American Farmhouse style can be accomplished with:

- ☐ Additive massing to give the appearance that the building was constructed over time.
- ☒ Covered porches extending the full width of the building element and covered with a shed, hip or gable roof.
- ☒ Simple gable roof forms both perpendicular and parallel to the front elevation along with minor hip, shed or dormer roof elements.
- ☒ A main gable roof running parallel to the front or side lot frontage.
- ☒ Square kicker bracket beams, outriggers, corbels and rafter tails.
- ☐ Porches with a variety of sizes and shapes of wood columns and railings.
- ☒ Wooden pot shelves at the windows.

**STAFF RESPONSE:**

*Buildings incorporate several elements of American Farmhouse style.*

Section 1.07 – Craftsman Style			
<b>REQUIREMENT:</b>			Buildings constructed in the Craftsman style must meet the following requirements:
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> <li>1) Buildings shall have simple one or two story massing with partially covered porches;</li> <li>2) Roofs shall be side to side or front to back with cross gables or hip roof sections; and</li> <li>3) Pitch for primary roof elements shall be 4:12 to 7:12 with 12 inch to 24 inch overhangs.</li> </ol>
<i>Buildings are designed in the American Farmhouse style.</i>			

**B. GUIDELINES:**

The Craftsman style can be accomplished with:

- ☐ Porch supports squared, slanting inward or double post, and providing stone or masonry bases.
- ☐ Low pitched gable roofs and an occasional hip or shed roof.
- ☐ Decorative beams, knee braces, corbels or other decorative elements.
- ☐ Roof rafters exposed and/or cut in decorative shapes.
- ☐ Porch supports squared, tapered or double post and providing stone or masonry bases.
- ☐ Porches or stoops covered at the entry door.
- ☐ Single, pair or triple configuration windows.
- ☐ Exposed wood beams, brackets, and rafter tails.
- ☐ Unique lighting fixtures.
- ☐ Siding colors composed of traditional northwest colors and/or earth tones.
- ☐ Lap siding, shingle siding, or board and batten siding with stone or brick accents.

**OTHER MASTER PLAN PROVISIONS****Pocket Parks**

Pocket parks are small in nature for use by individuals and small groups. They are intended to be areas for informal play, relaxation and small get-togethers. The parks would be landscaped with ornamental, fragrant trees, shrubs, and groundcover with small plazas and seating areas.

**Lighting**

All exterior lighting fixtures shall be prevented from projecting light upward – either by placement beneath a building's eaves or by an integral shield of the fixtures' interior as recommended by the manufacturer. Lighting within the neighborhoods shall be low-intensity. The character of lighting shall be appropriate for the architecture.

**Staff Response:**

*Plans do not provide required elements for open space areas. Staff recommends that landscaping be in keeping with the Master Plan and that small plazas and seating areas be provided. Lighting will be addressed at the time of detail design review.*