

Ordinance No. **6773**

AN ORDINANCE related to zoning, specifically to village master plans and in particular the proposed Village at Mill Pond Master Plan, File No. 10-0126; adopting Council Findings of Fact and Conclusions of Law approving and adopting the proposed Village at Mill Pond Master Plan and Design Criteria; authorizing and directing amendment of the City's zoning map by changing a designated area from NV, Neighborhood Village, to The Village at Mill Pond; and adding a new Section 18.05.170 to the Olympia Municipal Code.

WHEREAS, on September 6, 2011, the Olympia City Council held a hearing to review the Design Review Board and the Hearing Examiner's recommendations concerning the Village at Mill Pond Master Plan Development; and

WHEREAS, having reviewed the written materials and relevant portions of the Record, and heard oral presentations from staff and interested parties; and

WHEREAS, for the reasons set forth in the Findings of Fact and Conclusions of Law and Decision below, the Council has determined that the Village at Mill Pond Master Plan should be approved.

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

SECTION 1. Adoption of Council Findings of Fact and Conclusions of Law. The following Council Findings of Fact and Conclusions of Law in the Village at Mill Pond Master Plan file No. 10-0126 are hereby adopted:

FINDINGS

1. The Olympia Comprehensive Plan allows Neighborhood Villages.
2. The Olympia Municipal Code Chapter 18.57 sets out the process for review of master planned developments in Neighborhood Villages.
3. On August 18, 2004, GJR Investments, Inc. submitted a Master Planned Development Application (the MPD) to the Olympia Community Planning & Development Department (CP&D) for a Neighborhood Village located within the city limits of Olympia, to be known as Briarton Village.
4. CP&D staff proceeded with review of the proposed master plan and preliminary plat concurrently.
5. A concept design review of the Briarton MPD was held by the Olympia Design Review Board (DRB) on March 23, 2006, and the DRB issued its recommendation on March 24, 2006.

6. A SEPA Mitigated Determination of Nonsignificance (MDNS) on the proposed Briarton Village was issued on July 17, 2007 as to the impact of the development on the surrounding area.
7. An amended MDNS was issued on December 24, 2007.
8. On February 5, 2008, a public hearing was conducted by the Olympia Hearing Examiner who subsequently issued a decision on February 15, 2008, recommending that the City Council approve the MPD with conditions.
9. The Olympia City Council on March 11, 2008, in regular session, considered a staff report and recommendations of the Olympia Hearing Examiner and Design Review Board and voted unanimously to approve the Briarton Village Master Plan and directed staff to draft an ordinance amending the zoning map and adopting the conditions of approval.
10. On November 10, 2010, a General Land Use Application and supporting documents for both the Master Plan and the Preliminary Plat were submitted seeking a modification of the approved MPD under the name of The Village at Mill Pond.
11. A concept design review of the modified MPD has held by the DRB on December 9, 2010, and the DRB issued its recommendation on December 12, 2010.
12. A SEPA Addendum on the modified MPD was issued on May 19, 2011.
13. On May 31, 2011, a public hearing was conducted by the Olympia Hearing Examiner who subsequently issued a decision on June 16, 2011 recommending that the City Council approve the MPD subject to conditions.
14. The Olympia City Council on September 6, 2011, in regular session, having reviewed the written materials and relevant portions of the Record, heard oral presentations from staff and interested parties.
15. This Ordinance is adopted pursuant to Chapter 18.57 of the Olympia Municipal Code and Article 11, Section 11, of the Washington Constitution and any other legal authority.
16. This Ordinance is supported by the staff report, attachments, and documents on file with the Office of the Examiner and Department of Community Planning and Development.
17. The Council adopts the findings in the Hearing Examiner Recommendation Decision of February 15, 2008, and the Master Plan modification decision of the Hearing Examiner of June 16, 2011, referenced above. Findings in the June 16, 2011, decision supersede any inconsistent provisions of the February 15, 2008 decision.
18. Any finding of fact more properly deemed a conclusion of law shall be considered as such.

Based on its consideration of the foregoing, the Olympia City Council enters the following:

CONCLUSIONS OF LAW

1. Pursuant to Olympia Municipal Code 18.75.080(D)(4), the Olympia City Council determines there are no conflicts with the City's adopted plans, policies and ordinances.
2. Sufficient evidence was presented as to the impact on the surrounding area.
3. The Council adopts the Hearing Examiner Recommendation Decision of February 15, 2008, and the Master Plan modification decision of the Hearing Examiner of June 16, 2011, referenced above as its own, including the conclusions in those decisions. The June 16, 2011, decision supersedes any inconsistent provisions of the February 15, 2008.
4. All conditions recommended by the Hearing Examiner are adopted as conditions of approval of this Master Plan. Conditions one through five recommended by the Design Review Board on December 9, 2010, are adopted as conditions of approval of this Master Plan.

BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, THE OLYMPIA CITY COUNCIL HEREBY ENTERS THE FOLLOWING:

DECISION

Section 2. Pursuant to Olympia Municipal Code 18.57.080(D), the Olympia City Council hereby approves and adopts the Village at Mill Pond Master Plan subject to the conditions identified by the Hearing Examiner and the Design Review Board. The Master Plan shall be comprised of the following elements, true copies of which are attached hereto and incorporated by reference as though fully set forth herein:

Exhibit A. The Village at Mill Pond Master Plan, dated July 15, 2011. The specific lot numbers, locations and dimensions shall be governed by the subdivision.

Exhibit B. The Village at Mill Pond Design Criteria, dated July 15, 2011, comprised of the following:

1. Design Guidelines (Pages 1-6)
2. Design Vocabulary (Pages 7-21)
3. Design Criteria (Pages 22-35)

Section 3. To provide additional clarification based on comments received during Council's review of this matter, the required connections to the Chehalis Western Trail listed in condition #23 for Tracts E and F, the required connection to Lilly Road specified in condition #24, the required connection to the Chehalis Western Trail at 22nd Avenue, and the interim build out of the required street stub to Surrey Drive NE set forth in condition #23G will be developed to the

Class 2 standards set forth in the 2009 EDDS for Trails/Shared Use Path as illustrated in drawing 4-2L.

Section 4. The Director of the Olympia Community Planning and Development Department is hereby authorized and directed to modify the Official City of Olympia Zoning Map to change the area of The Village at Mill Pond as set forth in Section 2 of this Ordinance from "NV" (Neighborhood Village) designation to "Village at Mill Pond." See Ordinance No. 6113 [this Ordinance]. The City Clerk is hereby authorized and directed to fill in the ordinance number of this Ordinance in this section and in Section 5.

Section 5. Section 18.05.170 of the Olympia Municipal Code is hereby enacted as a NEW SECTION, to read as follows:

CHAPTER 18.05
VILLAGES AND CENTERS

Sections:

18.05.020 Purposes.
18.05.040 Permitted, conditional, required, and prohibited uses.
18.05.050 General standards.
18.05.060 Use standards.
18.05.080 Development standards.
18.05.100 Additional regulations.
18.05.120 Briggs Village.
18.05.140 Woodbury Crossing Village.
18.05.160 Bentrige Village.
18.05.170 Village at Mill Pond

18.05.170 Village at Mill Pond

On July 26, 2011, the Olympia City Council approved and adopted The Village at Mill Pond Master Plan, the details and regulations of which are found in Ordinance No. 6113 on file with the City Clerk.

Section 6. Codification. Only Section 5 of this Ordinance shall be codified.

Section 7. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstances is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances, shall be unaffected.

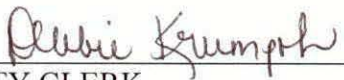
Section 8. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 9. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED: September 24, 2011

APPROVED: September 24, 2011

PUBLISHED: October 2, 2011

EXHIBIT A

THE VILLAGE AT MILL POND

OLYMPIA, WASHINGTON

JULY 15, 2011

MASTER PLAN



EXHIBIT B-1

THE VILLAGE AT MILL POND

OLYMPIA, WASHINGTON

JULY 15, 2011

DESIGN CRITERIA



2400 LILLY ROAD, LLC



Table of Contents

Design Criteria

Introduction	Pages 1-3
Design Character	Pages 4-5
Use & Intent of Design Vocabulary and Criteria	Page 6

Design Vocabulary

Housing Style Criteria	Page 7
Residential Prototypes	Page 8
Single Family Detached Criteria	Pages 9-11
Townhome Criteria	Pages 12-13
Apartment Criteria	Pages 14-15
Community Building Criteria	Pages 16-17
Commercial Building Criteria	Pages 18-19
Open Space, Village Green & Landscaping	Pages 20-21

Design Criteria

Single Family	Pages 22-26
Apartments & Community Building	Pages 27-30
Commercial Building	Pages 31-35

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Introduction

Project Description

The Village at Mill Pond is a new Neighborhood Village one mile north of St. Peter's Hospital in NE Olympia, WA. This new mixed-use community has been carefully designed to meet the spirit, intent and requirements of the City of Olympia Municipal Codes (specifically Chapter 18.05 as it applies to Neighborhood Village (NV) Districts) and Chapter 18.05A (Neighborhood Village Design Criteria).

The 45.6 acre site is bordered by Lilly Road and single family homes on its west, 26th Avenue NE and single family on its north, and the Carriage Square residential neighborhood to the south. Bordering the east side of the property is the Chehalis Western Trail. This trail, an emerging jewel of the Thurston County Park System, runs through the heart of the County and links up with the County-owned Yelm to Tenino Trail. It passes through a variety of ecosystems and environments in both the urban and rural areas of the County. It provides access to over 170-acres of park land, and features access to the Puget Sound, Chambers Lake and other natural habitats.

The site is gently sloping to flat with an approximately 40' wide border of mature second growth evergreen trees on its western edge (80% or more of the second growth forest on the site was clear cut nearly 20 years ago). In the northeast corner of the site are some wetlands and associated buffers that also contain an attractive variety of emerging and mature trees. A significant number of the aforementioned trees will be retained and featured in the new master planned village. The popular Chehalis Western Trail will also be featured with three planned "trail gateway" connections along the entire eastern length of the new neighborhood.

Modification of an Approved Application

The Land Use permits being sought by the Village at Mill Pond are a modification of a previously approved application. By November of 2008, Briarton Village (previous project name) had received Conceptual Design Review approval, Preliminary Plat approval, and a recommendation for Master Plan approval from the Hearing Examiner. In late 2009, a new developer, Lilly Road Development, LLC purchased the property along with the Land Use approvals obtained to-date.

After a careful examination of the Briarton Village design, its compatibility (or lack thereof) with above referenced Neighborhood Village Design Criteria, the current residential and commercial market, and the development goals of Lilly Road Development, LLC, a decision was made to modify some of the fundamental design features of the Master Plan while maintaining the Briarton Village plan's relationship to surrounding neighbors, mix of uses and housing density, environmental, traffic, and other SEPA commitments previously stated as a part of the approved land use applications.

Our design team felt strongly that many of the inherent assets of the site were not being fully maximized and that a more literal interpretation of the City of Olympia's Neighborhood Village Design Criteria would be more directly in line with the neo-traditional planning principals for neighborhoods we sought to achieve.

EXHIBIT B-1

The Master Plan

The master plan for The Village at Mill Pond is purposefully designed so that blocks, roads, sidewalks, village green and the mix of uses is consistent with the principals of "new urbanism". These principals are clearly reflected in the City of Olympia's Design Criteria for Neighborhood Villages. Great effort has been taken to make this new neighborhood village a literal reflection of what the design team feel are well intended criteria that will ultimately result in a vibrant new neighborhood addition to the City of Olympia.

The epicenter of neighborhood activity will be the mixed use Village Center, stretching over 260' wide and 960' long (over 5.7 acres). The uses and activities throughout the Village Center will vary in intensity of use from the passive multiuse green lawn at the south to featured/themed playground and activity court, Upper Mill Pond, "The Bridge" and waterfalls into Lower Mill Pond, The Lodge (community building) including waterfront community promenade, complete with over water fishing dock, and finally the Village Marketplace (commercial center) on the northern end of the village green. The intensity of uses purposefully mirrors the increasing density of housing from the low density single family homes at the southern end of the site to the higher density townhomes and multifamily apartments at the north end of the site.

In addition to the village center, there are also numerous small parks, tree tracks, trail gateways and a community garden spread throughout the neighborhood in such a way that no home or living unit is more than one block away from a park. The new entry roads & sidewalks, trail gateways, tree buffers on the west and north, and commercial center on the northern edge are all intentionally designed features to link and integrate this new neighborhood with its more established surrounding neighbors (inclusive vs. exclusive).

Sustainable design features will be interwoven throughout all site development and every home that's built in the neighborhood.

Mix of Uses

The mix of residential uses includes 122 single family homes, 88 townhomes and 90 multifamily apartments for a total of 300 units (includes one existing home to remain). In addition, there's a 12,400 SF commercial building and a 9,000 SF community building.

Architectural Considerations

The architectural design theme will be that of a neo-traditional craftsman style on all buildings throughout the development; with the single family homes featuring the Craftsman Bungalow, among the most popular house styles of the Arts & Crafts movement. The craftsman style is well suited to The Village at Mill Pond in that it's a style that's consistent with neo-traditional village planning and suitable to the local housing market.

EXHIBIT B-1

Land Use Plan

The proposed land uses are strategically distributed throughout the site with the lower density single family homes at the southern end of the site (respecting our adjacent lower density neighbors). As the site continues northward, a transition in density and building mass begins to occur in the middle third of the site; some lower density townhomes, 2 and 3 unit buildings on larger lots are introduced. In the northern third of the site is where the higher density townhomes, 3 – 4 units/building on slightly smaller lots, apartments, community building and commercial building are located. These higher density uses are purposefully designed to be directly adjacent to the Village Center and all of its neighborhood amenities.

Open spaces are located throughout the village community providing residents with easy access to community pocket parks, Village Green, wetland vistas, tree buffers and the Chehalis Western Trail.

The Community Building is located in a prominent location at the northern end of the Village Green. The intent is to provide a visual and physical connection to all in and adjacent to the community. The mix of amenities within the new community building is intended to promote interaction and enhance the neighborhood fabric of not only those within the new community but our new neighbors as well.

The commercial building is located at the far northern end of the Village Center, adjacent to the Community Building on its south, allowing for shared parking opportunities, and 26th Ave N.E. directly to the north. This placement of the commercial building within the Village Center makes it inherently convenient for the homeowners and residents of The Village at Mill Pond, but also makes it readily accessible to the larger market of potential users that are within walking and/or local commuting distance from the new community.

Design Character

Design Character

The primary goal for the design character of The Village at Mill Pond is a desire to reflect a strong sense of traditional values and sense of community. The architectural style chosen is intended to convey a sense of tradition and permanence within the community. Our vision will adapt well to the City of Olympia's goals with an emphasis on strong entry features and porches. These design elements will thread their way throughout The Village at Mill Pond.

In the past, neo traditional communities have incorporated some or all of the following principles: pedestrian friendly land plans, short front setbacks (homes oriented close to the street), increased densities, rear loaded or detached garages, and elevations that incorporate vernacular styles. Front porches became an icon of sorts for neighborhood design because many of the first successful communities appearing in the northwest had front elevations dominated by porches that epitomized regional historical architecture. As a result, The Village at Mill Pond incorporates design concepts borrowed from the principles of "New Urbanism" and applies them in ways that reflect the needs and desires of the current market place. The Village at Mill Pond homeowners will appreciate designs that incorporate garages into the architecture, whether accessed from the street front or alley to the rear or side of the home. Many of the garages will be design to accommodate Accessory Dwelling Units (ADU's) or bonus rooms above the garage.

The framework of roads and sidewalks that provide the backbone to The Village at Mill Pond is very conventional in layout with an orthogonal grid pattern that has alleys on many blocks and sidewalks in front of all homes. The hierarchy of public space, semi-public, semi-private and private space is clearly perceived by each homeowner and their neighbors. This provides the framework for shared spaces that promote neighborhood interaction and at the same time, defines private areas within each residential lot and/or unit. The Village at Mill Pond's neo traditional planning concepts bring back and enhance the importance of open space elements such as pocket parks, community gardens, village green spaces (ranging from passive to active), and multiple pedestrian and bicycle trails; all of which lend to creating a strong sense of community.

Design Uniqueness

The uniqueness of the master plan of The Village at Mill Pond springs from one of the sites greatest challenges; that of a high water table underlying the northern half of the site. Our solution; to view the primary storm water ponds required as an opportunity, one that will be a significant feature within the Village Center. There will be gently sloping sides to the soft edged upper pond, with emergent plants planted in pockets around its perimeter and a fountain in its center. This upper pond extends under a bridge feature to a waterfall that allows water to cascade down into the lower mill pond, a pond that has more urban features of stone like pond walls and railings at its edge and is complemented with an over-water dock for viewing and occasional neighborhood fishing derbies. The ponds will rise and fall with the seasons (they are an active and integral part of our storm water system); however, there will be water circulating pumps that will help maintain the quality and quantity of water throughout the year.

EXHIBIT B-1

Our intent is that the residents of The Village at Mill Pond will simply view these ponds as major water features to be enjoyed year round. The ponds culminate in a broad community promenade overlooking the ponds. This promenade will serve as an all seasons gathering place for barbeques, neighborhood yard sales, holiday celebrations, arts & crafts shows, and many other community enhancement events.

The ponds are but one element within the greater Village Center. The Village Center is itself another unique and major feature of the master plan. The sheer scale of the Village Center at 260' x 960' (5.7 acres) makes it directly adjacent to or within one block of the entire neighborhood. It was a strategic decision on the part of the developer and design team to make the Village Center function as the primary common gathering space for the new community. Rather than view the village green as an isolated outdoor green space, we've incorporated the village green as just one element of many that are located within the two block long Village Center. The sheer scale of the Village Center allows for a significant number of single family homes, townhomes, and multifamily apartments to directly border this beautiful outdoor space.

The open/green spaces within the Village Center do not confine themselves to the Village Green at the southern end of the Village Center; they weave in and out of all the various outdoor spaces and buildings within the Village Center, extending the soft and hardscape open spaces for the entire 960 ft length of the Village Center.

In summary, The Village at Mill Pond incorporates a site plan totally unique in providing a safer, softer, gentler design that fits into the context of the surrounding area and neighborhoods; a site plan that provides low impact development benefits; and *all of this while still achieving the City of Olympia's higher density requirements for Neighborhood Villages.*

Design Challenges

Following are some of the design challenges the Mill Pond design team addressed while creating this master plan for this new Neighborhood Village:

- Turning site/soil constraints into opportunities.
- Maximize the site's natural attributes.
- Meet City of Olympia design requirements for architectural character and pedestrian friendly streets.
- Translate guidelines to design criteria that are clear and understandable while allowing for desirable measures of variety both now and into the future.
- Appeal to a variety of prospective homebuyers.
- Create a master plan that is appropriate to the Northwest region, combining open space and parks with a neighborhood-village lifestyle of convenience.
- Creating a modest density residential community amongst relatively low density residential neighborhoods all located on the extreme edge of the City of Olympia's Urban Growth Boundary
- Translate architecture and streetscapes into something interesting to view.
- Encouraging social interaction through the application of proven planning principles.
- Be feasible and responsive within the Olympia marketplace.
- To allow for diversity in housing types and create order in the variety.

Use & Intent of Design Vocabulary and Criteria

Intent of the Building Design Vocabulary

The intent of the building design vocabulary and criteria is several-fold and includes:

- To create an ambiance within the community, drawing on craftsman architectural styles.
- To require builders to work within this traditional style and to incorporate key elements of this style (i.e., roof type/pitch, window proportion/placement, etc.) in their housing plans.
- To focus on key elements that are achievable, given current development practices.
- To promote an understanding of the key elements of the craftsman architectural style.
- To provide builders with predictable, enforceable design criteria.

The building design character will augment the City of Olympia Unified Development Code, as well as, the City's design standards. The vocabulary are formatted to first state the intent of the criteria, should conflict over details or requirements occur and secondly, to *illustrate the proposed building styles*.

The proposed building designs will meet the City of Olympia's Development Code sections that are associated to Neighborhood Villages; 18.05 (Villages & Centers), 18.05A (Neighborhood Villages) and 18.04.060 (Garage Placement and Widths).

Use of Design Criteria

These design criteria supplement the City of Olympia's design criteria for neighborhood villages. The Village at Mill Pond design criteria expound upon and further illustrate the city's criteria and are adapted to the specific building prototypes, open space and streetscapes of the Mill Pond master plan.

The criteria were developed from a design process that:

- Organized and prepared prototype unit plans and site layout for each of the housing types.
- Carried out initial studies relevant to test the means of the housing types and lot size.
- Prepared design-housing prototypes to review the implications of the scheme.
- Formulated preliminary requirements of variety in building forms and facade treatments and features appropriate for each housing type within the community.

The resulting criteria define the elements of planning and building scheme design.

EXHIBIT B-2

THE VILLAGE AT MILL POND

OLYMPIA, WASHINGTON

JULY 15, 2011

DESIGN VOCABULARY



2400 LILLY ROAD, LLC

Housing Styles

Housing Style Guidelines

The neighborhoods within The Village at Mill Pond are a pleasing combination of a well ordered streetscape, with a strong street of trees and lighting, and a variety designs within the architectural design theme of Craftsman Bungalow homes.

Streetscape

On-street parking, vertical curbs, 8-foot wide planting strips throughout, with regularly placed street trees and streetlight standards, and sidewalks are combined to create an intimate and layered streetscape.

The 40-60 foot wide lots will aid in allowing a variety in the allowable massing for each home; most homes will maximize their lot frontage, however, *flexibility is built in to the varying lot widths*. Within the range of allowable front yard setbacks (10' – 25'), there will be variation; no more than two homes on directly adjacent lots can share the same setback. The next home must vary its setback at least 3'-0". The intent is to create modulation and variety while maintaining a desirable street wall of home facades that frame the outdoor streetscape.

Single Family Homes

The architectural theme for all single family homes will be that of Craftsman Bungalow. The Craftsman Bungalow was a part of the "Arts & Crafts" architectural movement. This indigenous American architectural style, popularized over a century ago, is currently enjoying a revival in residential architecture, especially throughout the Pacific Northwest. The bungalow lends itself to more than just a single style of home; it serves as philosophy: free of wasted space, cozy, attractive, and functional buildings. The bungalow lifestyle offers friendly streetscapes and sensible, ecologically oriented homes that nurture a family.

The Craftsman Bungalow can range from one to one and one-half and two stories, with pitched front, side or cross gabled roofs and wide eaves. The narrow side of the home is typically oriented at the street. Porches, identifying the main entry to the home, extend one-half to the full width of the front facade, with splayed columns and massive piers. The porch roof can be gable or hip and is often a lower slope than the primary roof form. *Roof rafters are often exposed at overhangs, with supporting brackets added as structurally expressive detail.*

The Bungalow designs trade raw square footage (an excess found in many of today's homes) for efficient use of space, gaining in the process architectural details, charm, and comfort. With quality materials and construction, appropriate to current sustainable practices, this Arts & Crafts design is intended to last for generations, never going out of style here in the Pacific Northwest.

Residential Prototypes

The Village at Mill Pond is gentle blending of residential neighborhoods. The density/type of housing has been strategically located to respect the adjacent neighborhoods, integrate with the natural surroundings and maximize the impact of the Village Center and other open spaces on the entire spectrum of housing types. Within the Craftsman architectural theme for the entire Village, there will be a wide range of variety, complexity and richness inherent in the varying housing types and sizes. Below, you will find brief descriptions of the residential "prototypes":

Single Family Detached

Description: Auto access to single family homes will vary throughout the village, including: front access, side access, and rear access from an alley. The location and orientation of the garages are intended to always be subordinate to the front façade and principal massing of the home. All single family residential buildings are detached. Home widths will vary within a wide range of lot widths between 40' wide zero lots, interspersed within standard 50' lots (further ranging between 44' – 56'), and 60' wide corner lots. All single family homes are designed with wide front porches, typically of one story height to enhance the pedestrian streetscape. Porches and other architectural details are well proportioned to achieve good human scale. Roof ridges run both perpendicular to the street, so that gable ends face the street or, if parallel, prominent gable dormers face the street. A variety of gable roofs of varying orientation and hip roofs will add a rich variety to the building massing. The setback from the front lot line will be per code and will vary between 10' – 25', always reinforcing a varied but strong edge the residential streets. The height of homes will vary from one and one-half story to two stories. The rear yards of single family homes will be fenced.

Townhomes

Description: Townhomes will vary in size and include; 2 unit, 3 unit and 4 unit buildings. The smaller 2 and 3 unit buildings will be located in the middle third of the site and will serve as a transition from the single family homes to the higher density townhomes, apartments and commercial at the north end of the site. The 3 and 4 unit buildings are located in the higher density north end of the site. Auto access to the townhomes is always from the rear. The buildings with parking below the townhomes will be three stories in height. The buildings with attached or detached garages accessed from a rear alley will be two stories in height, serving as a massing transition from the adjacent single family homes bordering the village green. Many townhomes will border the Village Center. The townhomes massing and detailing will be intentionally similar to the above referenced single family homes. The width of the townhome lots, varying between 20' – 35' allow for a rich variety of unit widths with the exposed end unit facades being modestly articulated and detailed. In all cases, they will be designed as "buildings in the round", not just simply an articulated front façade. All townhomes will have covered front porches. The rear yards of all townhomes will be fenced.

Apartments

Description: The apartment prototype is designed to accommodate residential multiple-family flat style apartments. Ground floor units will be accessible from both the auto court and the façade facing the public street (to activate the adjacent streetscape). Covered front porches, similar to those referenced above, will be utilized on these public street side entries. Upper level units will have access from the auto court side of the building via exterior, recessed stairways. All upper level units will be designed with exterior decks facing the public street, further activating this façade. The apartment buildings will vary in width; from 4 units wide to 7 units wide. The height of all apartment buildings will be three stories (all are set back 100' from adjacent R4-8 zones). The craftsman architectural style will help integrate these larger apartment buildings with the smaller adjacent townhomes and single family throughout the village. Primary roofs will be pitched with dormers as secondary elements. All parking for the apartment buildings is located in such a way as to be screened from the surrounding public streets.

Design Vocabulary: Single Family Detached Housing

Overall Design Intent

The single family detached neighborhoods are envisioned to be a pleasing combination of a well ordered streetscape, with a strong streetwall and rhythm of trees and lighting, and a variety of housing within the architectural design theme of Craftsman Bungalow.

The typical streetscape encompassing these homes is intimate and layered. This streetscape is generated by combining sidewalks, on-street parking, vertical curbs, 8-foot wide planting strips with regularly placed street trees and streetlight standards.



Intent of Lot Design/Site Planning

- To promote efficient use of the property while providing flexibility in lot sizes to enable creative pedestrian oriented neighborhoods.
- To promote neighborhood activity along the street fronts.

Overall Design Standards

Lot standards

Lot designs amplify the mutual relationship between housing units, roads, open space and pedestrian amenities creating a community that protects the privacy of individuals while creating a pedestrian oriented environment.

Garage Standards

Garages will always be secondary to the main house regardless of orientation of access; from front, rear or side. For the front loaded garage; it will not take up more than 60% of the front façade.

House Design

Designs reinforce the architectural character of the street through the use of articulation and modulation.

All single family detached homes will have a raised front porch (except where ADA compliance does not allow). This will help create a sense of outdoor active use and promote social interaction.

Roof Forms & Ornamentation

Gable or hip roofs, in varying orientations may be used along with secondary elements such as gable and shed dormers. Brackets and outriggers will be used to support barge rafters.

EXHIBIT B-2

Landscaping

To add a feeling of depth to each front yard, landscaping will be arranged in layers. This will include developing lawns adjacent to the back of the sidewalk, then groundcovers & seasonal planting, then foundation planting at building with specimen trees as the intermediate layer. A cedar fence (standard design for village), varying in height from 4 – 6 ft will be utilized in back & side yards.



Image of Standard Fence

Setbacks

All setbacks will meet OMC 18.05.080. The front yard setback for the home with auto access from the front will vary between 20-25 ft. With auto access from the rear or side the front yard setback will vary between 10 to 25 ft. Side yard setbacks will typically be 5 feet on both sides of the building (6 feet on one side of a zero lot) and 10 ft at the end of a block.



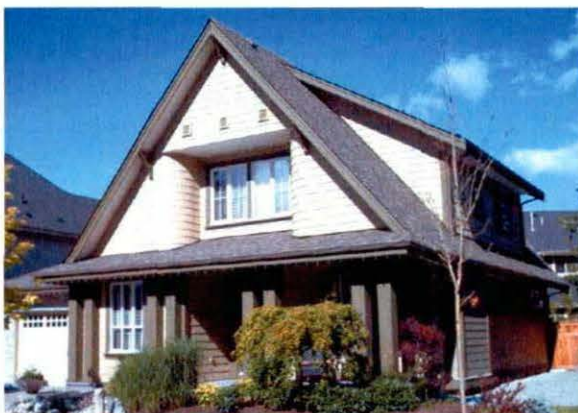
Variety of secondary roof elements



Wrap around porch at corner lot



Secondary roof elements



Primary gable perpendicular to street



Front access garage recessed behind home

EXHIBIT B-2



Wrap around porch at corner lot



Homes with front access garages



Full width front porch



Full width front porch & VG fir front door



ADU/Bonus room over garage



Paneled garage doors with glazing



Color variation with darker trim

For a breakdown of the complete building design Criteria/standards, please refer to the Single Family Design Criteria.

Design Vocabulary: Townhomes

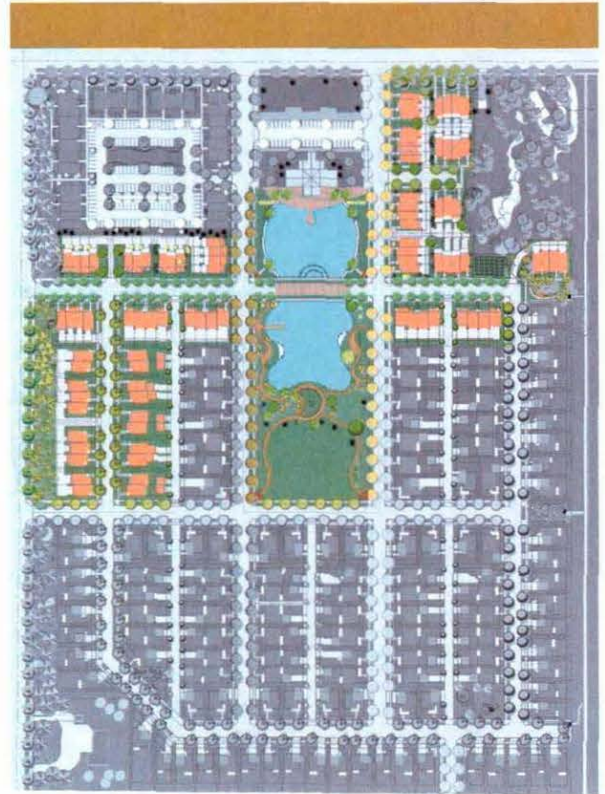
Overall Design Intent

Designed within the craftsman architectural theme, the smaller multi-unit townhomes are similar to single family detached homes in scale and massing. All townhome units will have auto access from the rear which will further enhance the pedestrian streetscape, similar in nature to the single family homes.

These townhomes are intended to provide a strong street wall while creating a transition into the single family detached neighborhood, especially the 2 – 3 unit buildings in the middle third of the site. Having these units closely resemble single family detached homes, allows them to complement the adjacent neighborhood by lowering rooflines, softening roof forms and modulating the front faced with the use of porches.

Intent of Lot Design/Site Planning

To promote efficient use of the property while providing flexibility in lot sizes to enable creative pedestrian oriented neighborhoods.



Articulated massing and roof forms w/ front porch



Articulated massing and roofs at building end wall

Overall Design Standards

Garage Design

All townhome garages will access from the rear of the unit. Most garages will be within the first floor of the unit. Some will have attached or detached garages accessed from an alley. The garage locations will have a minimal effect on the surrounding neighborhood.

House Design

Designs reinforce the architectural character of the street though the use of articulation and modulation. As with single family detached homes, all townhomes will have a front porch or stoop. This will help create a sense of outdoor active use and promote social interaction.

EXHIBIT B-2



2 unit townhome building



2 unit townhome building



4 unit townhome bldg (sim) w/ parking at rear



4 unit townhome w/ articulated front facade

Roof Forms

A variety of roof forms and profiles will be provided that add character and relief to the streetscape. This might include dormers which can be used to help break up and add interest to the roof form and emphasize architectural features.

Setbacks

All setbacks will meet OMC 18.05.080. Front yard setbacks can range from 10 to 25 ft. The typical front yard setback will be 15 - 20 ft to create a strong street wall edge. Side yard setback is 5 ft for two unit buildings and 10 ft for 3 - 4 unit buildings. Side yd set back at the end of block is always 10 ft.

Landscaping

The front yard will typically be landscaped with a lawn adjacent to the sidewalk and then groundcover plants, low shrubs adjacent to the foundation and specimen trees as the intermediate layer. A cedar fence (standard design for village) will be utilized in back and side yards. Backyards may be designed to suit residents' tastes.

Modulation & Articulation

Modulation and articulation will be incorporated in order to diminish the apparent size and scale of the multi-unit building.

For a complete breakdown of the guidelines/standards, please see the Design Criteria for Single Family Buildings (includes townhomes).

EXHIBIT B-2

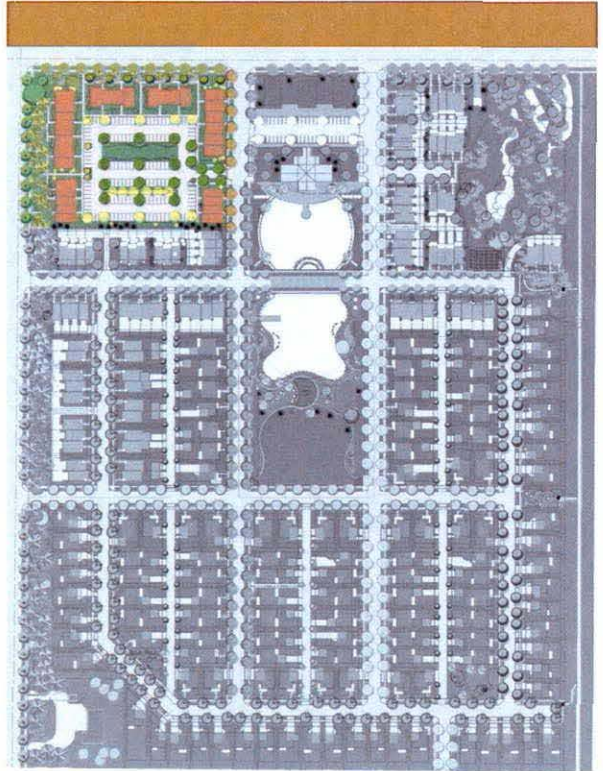
Design Vocabulary: Village Apartments

Overall Design Intent

Designed within the craftsman architectural theme, the street facing facades will be highly articulated with projecting bays, recessed decks, and gabled roof forms with dormers. Buildings will have direct pedestrian access from all public streets fronting the buildings, as well as, access from the auto court at the center of the block. This auto court is effectively screened by the buildings and landscaping from the surrounding public streets and neighborhood.

The multifamily apartments reflect the following:

- To create multi-family housing while incorporating key elements of the architectural style of the Briarton Village Community.
- To promote safety, security and privacy within the building and parking areas of the Village Apartment complexes.
- To meet all of the City of Olympia's Municipal Codes relating to multifamily units within a Neighborhood Village (ex. 18.05A).



Overall Design Standards

Building Design

Designs will reinforce the craftsman architectural theme of the community through the use of massing articulation, modulation and detailing.

Building Location

These larger multifamily apartment buildings have been strategically located between the busiest corner of the property, Lilly Rd and 26th Ave NE, and the higher density, activity focused, northern end of the Village Center. The buildings are set back from these streets, 100 ft from adjacent R4-8 land uses, and behind a 30 – 40 ft buffer of existing and new trees. This tree buffer will aid in softening the three story facades of the apartment buildings.

Roof Forms

Provide a variety of roof forms and profiles that add character and relief to the streetscape. This will include gable roof forms and might include hip roofs as well. Dormers may be used as well to help break up and add interest to the roof form and emphasize architectural features.

Landscape

Landscape and screen parking areas to help reduce the visual impact they have on surrounding areas. Landscape the perimeter of the apartment complexes to help reduce the visual impact of the buildings and aiding the apartments in visually blending in with the surrounding village.

EXHIBIT B-2

Lighting

To aid in safety and security, Lighting is required on all building entries including entry stairways, doorways, and carport canopies.

Refuse and Recycling Enclosures

Refuse and recycling will located in the auto court area and will be within a landscaped and screened enclosure consistent with City of Olympia Municipal Code requirements.

To get a complete breakdown of the guidelines & standards, please see the Design Criteria for Apartments.

Design Vocabulary: Community Building

Overall Design Intent

Designed within the craftsman architectural theme, the community building is intended to be a major focal point at the northern end of the village green. The building serves as the primary common indoor gathering space for the entire village. In addition; the community building, along with the adjacent commercial building, will serve as a higher density, slightly more urban, anchor to the northern end of the village green. The craftsman detailing will be more pronounced, of a larger scale than the neighboring residential buildings, befitting the grander scale of this community building.

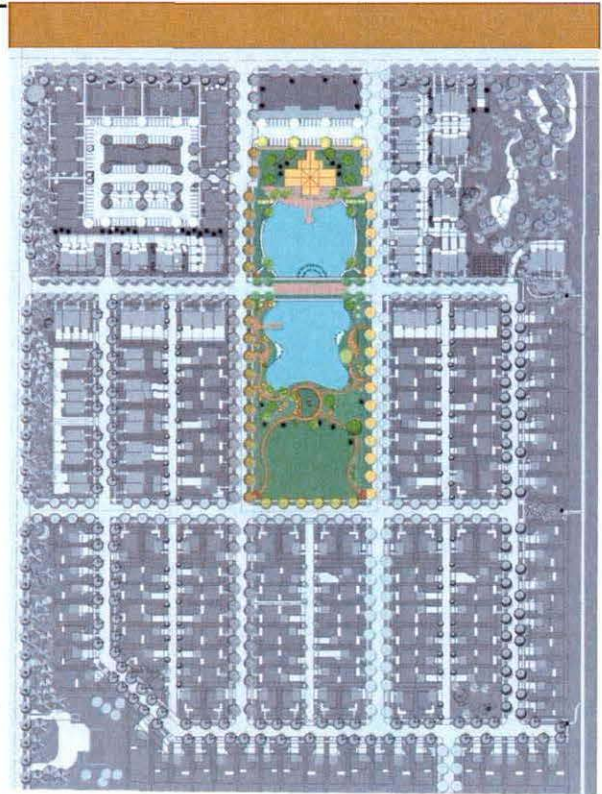
Overall Design Standards

Building Design

The design will reinforce the craftsman architectural theme of the community through the use of massing articulation, modulation and detailing.

Building Location

The placement of the building at the northern end of the village green is both visually and socially important. This location is readily visible for nearly all residents of the village as they circulate to and from their homes. This facility will belong to the home owners association and as such, it belongs to all and is readily accessible by foot, bike or auto (shared parking with the adjacent commercial building). The location; close to Lilly Road and 26th Ave NE, is important as there are also spaces within the building that can be utilized by residents and community groups beyond the borders of the village.



Roof Forms

A variety of roof forms and profiles will be provided that add character and relief to both the streetscape and adjacent village green. This will include prominent gable roof forms and may include dormers as well to help break up and add interest to the roof form and emphasize architectural features. Another roof feature will be a prominent lantern/tower that will project above the main roof. This lantern, meant to be visible from much of the surrounding village, may also serve as a community clock tower.

Landscape

The landscaping surrounding the community building is meant to both frame and enhance the prominent position of this building within the Village Center. Further more; the landscaping will help reduce the visual impact of this building on surrounding areas and aid this area in seamlessly blending with the surrounding residential homes.

EXHIBIT B-2

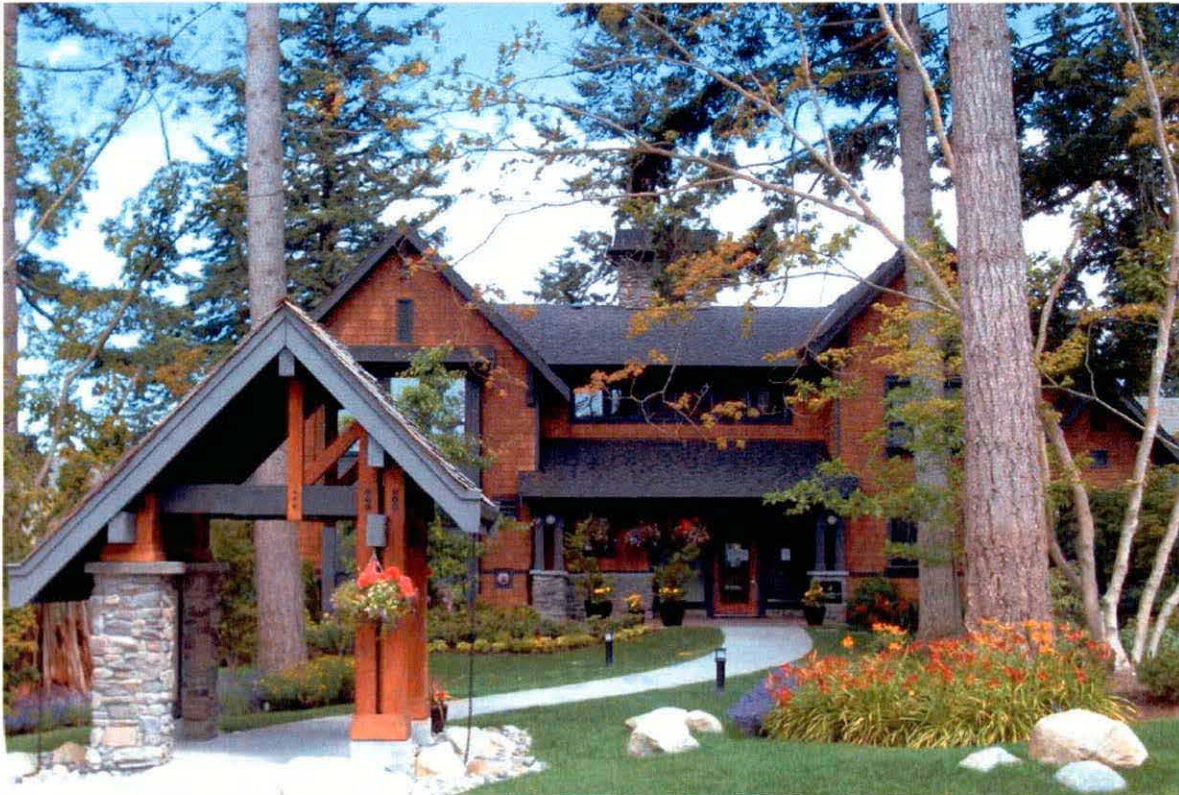
Lighting

To aid in safety and security, Lighting will be provided on all building entries, doorways, surrounding sidewalks and adjacent parking.

Refuse and Recycling Enclosures

Refuse and recycling will located within the building or, if exterior, within a landscaped and screened enclosure consistent with City of Olympia Municipal Code requirements.

For a complete breakdown of the guidelines & standards, please see the Design Criteria for Apartments and Community Building.

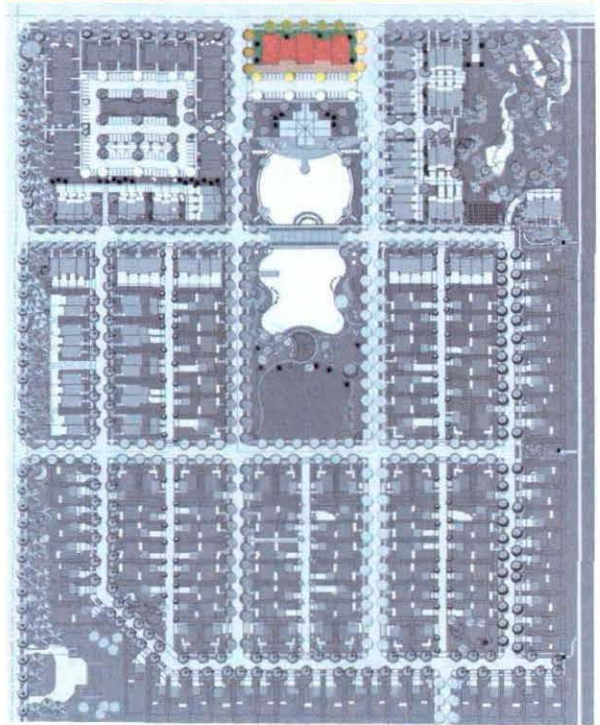


Example of building scale, bold craftsman detailing and landscaping anticipated for the community building

Design Vocabulary: Commercial Center

Overview

Designed within the framework of the craftsman architectural theme, the commercial center serves as a gateway building to the northern edge of the Village Center. The importance of the massing and detailing of this building is significant; this building serves as a public face to all neighbors to the north and those passing along 26th Ave NE. Serving as a compliment to the adjacent Community Building, the craftsman detailing of the Commercial Center will also be more pronounced, of a larger scale than the neighboring residential buildings. The surrounding landscaping will be fully integrated with the landscaping of the entire Village Center to the south.



The Commercial Center, at 12,400 SF, is sub-dividable into five spaces, or more, if market demand dictates. The massing, signage and detailing of the building will be such that it can accommodate a full spectrum of commercial tenants, from retail (convenience store, deli, etc.) to professional offices. If market demand allows, uses will be sought that directly support services needed by the neighborhood village, the adjacent neighbors and lastly, those within close commuting distance.

Design & Site Planning Intent

- To create a commercial center that complements the architectural style of the entire village.
- To meet the needs of both pedestrian and automobile customers.
- Mitigate any potential negative impact on adjacent residential neighborhoods.
- Avoid traffic conflicts with the neighboring residential community by capturing the commercial traffic at the edge of the village.
- Provide easy pedestrian and vehicle access to commercial center from surrounding village.
- Create a commercial center that encourages the use of all the amenities of the Village Center.
- To meet all of the City of Olympia's design criterias for commercial uses.

Overall Design Standards

Building Placement

To create opportunities for an active, street-oriented commercial district, the building has been placed directly adjacent to 26th Ave NE and at the northern gateway entry to the Village Center. Two access roads on each side of the commercial building make this a "building in the round", maximizing its exposure to both pedestrian and autos.

Building Height & Roof Forms

This one story commercial building will have floor to ceiling heights of approximately 14 – 18 ft; this will appeal to potential retail tenants. Primary roof forms will be gables perpendicular to 26th Ave NE and the adjacent parking lot.

EXHIBIT B-2

Building Design & Size

The size of the building, at 12,400 SF, will accommodate multiple tenants, laying the groundwork for a potentially complementary mix of uses to service the village residents and adjacent neighborhood. The one story craftsman design is meant to seamlessly blend in with the adjacent community building and residential buildings in both massing and detailing.

Parking

Parking will be located to the south of the commercial building. The building and surrounding landscape will effectively screen the parking lot from 26th Ave NE and the adjacent neighbors. The parking lot is sited and intended for the use of the commercial tenants; however, it can support the occasional auto visitor to the adjacent community building.

Landscaping

Create cohesive tree and shrub plantings and generous hardscape paving in and around the entire commercial center to emphasize pedestrian use. Provide ample and diverse seating opportunities. Provide landscape screening in and around parking lot to soften views from adjacent properties.

Signage

Commercial signage for each tenant will be of appropriate scale, material and color (per code) so as to be complimentary to the architectural style of the building and the surrounding village. Creative display of pedestrian scale signage will be encouraged on the south side of the building adjacent to the parking lot, business front doors and potential outdoor seating areas.



One story commercial with storefront seating



Tall one story commercial with outdoor seating



Craftsman details, masonry (stone) accent



Pedestrian scale building mounted signage

Design Vocabulary: Open Space, Village Green & Landscaping

Overview

With 9 ½ acres, over 20% of the village, dedicated to parks and open space within the village, there's an abundance of places to walk, jog, bike and play. The Village at Mill Pond master plan offers a seamless transition from private to public open spaces with an extensive network of sidewalks and trails that facilitate easy access through and beyond the village; including multiple gateways to the adjacent Chehalis Western Trail. Every residential home or apartment throughout the village is within one block of the Village Green or a pocket park. Architecture and streetscapes are scaled for walking and biking with something interesting to look at and experience each step of the way. Many village neighborhoods have front porches and homes close to the sidewalk to encourage social interaction.



Overall Design Intent

- Create a distinctive landscape throughout the community
- Create an urban forest by keeping and protecting significant numbers of existing trees wherever possible and plant new trees on streets and within open space areas.
- Highlight the walking and biking system through plantings, lighting and furniture; encouraging non-auto oriented circulation throughout the village.

Overall Guidelines for Criteria

- A mix of recreational areas for both active and passive types should be created.
- Provide trails and sidewalks to link all areas of the community together.
- Landscape the storm facilities in such a manner as to create passive recreational areas.
- Provide ample and diverse seating opportunities throughout the community.
- Provide for multiple active recreational areas, spread out throughout the village.

Village Center & Village Green

The Village Center as a whole and the expansive lawn areas of the Village Green is the epicenter of both passive and active recreation for the entire village. The sheer scale of the Village Green, at 260' x 960', ensures unencumbered access for all. The Village Center & Green will serve as:

- An abundance of open space for walking, jogging, biking, a place to rest, play, picnic and hold community events.
- A large scale park that provides relief to the density of the residential and commercial areas.
- A park that is easily accessible by village residents as well as the surrounding community.

EXHIBIT B-2

Parks / Open Space

The parks and open space, totaling approximately 9 1/2 acres (including open space around apartments), will provide active and passive recreational opportunities for the community's homeowners, maintain the wetlands and adjacent buffers, maintain large tree buffers on the west and north edges of the village, and provide protection and balance between Mill Pond and the surrounding neighborhoods.

Streets and Trails

The street sections in Mill Pond have been designed to meet both the intent and the requirements of the Olympia Municipal Code regarding Neighborhood Villages. The streets are designed to be safe for vehicles, bicyclists and pedestrians. The orthogonal grid pattern of streets and sidewalks inherently provides multiple routes to various destinations. The commercial center and community building within the Village Center and the apartment neighborhood are all well connected with a network of pedestrian sidewalks.

Landscaping

The landscaping throughout village will meet or exceed all of City of Olympia's standards for landscaping (ex. OMC 18.05A.100, 18.05A.110 and 18.05A.120). Please refer to the preliminary landscape plan for specific details on how we are proposing to landscape all areas of The Village at Mill Pond.



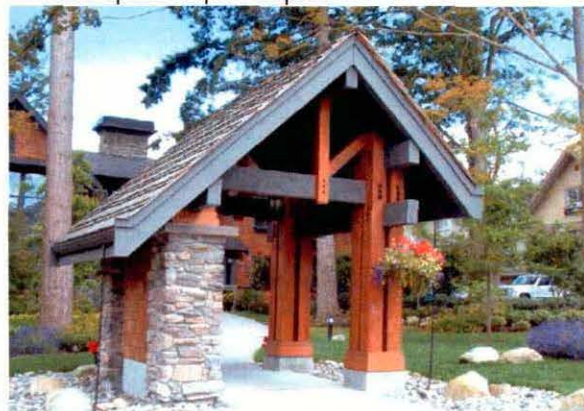
Active space at pocket park



Passive space at pocket park



Monument signage at Lilly Road & 26th entries



Gateways to Chehalis Western Trail

EXHIBIT B-3

THE VILLAGE AT MILL POND

OLYMPIA, WASHINGTON

JULY 15, 2011

DESIGN CRITERIA



2400 LILLY ROAD, LLC

Design Criteria

These criteria supplement the city-wide design criteria and apply only to properties within The Village at Mill Pond. These criteria are intended to allow for a diverse range of building massing, detailing and color while creating a unified community.

The criteria are divided into three sections pertaining respectively to (1) "Single Family" detached housing, including zero-lots, and townhomes; (2) Apartments and Community Buildings; and (3) Commercial Buildings. Each section consists of "intent" statements and "requirements." Compliance with the requirements is necessary; the intent statements provide guidance in interpreting the purpose of the various requirements.

Single Family Building Design Criteria

Elevations and Models

Intent

- To reflect the Craftsman Bungalow architectural theme of the neighborhood.
- To provide a diverse streetscape and a variety of housing stock.
- Homes should have significant variations in the floor plans, which allows for variety in the massing of the home.

Requirements

- No more than 2 of the same model and elevation will be built within eight contiguous lots.
- The same model and elevation will not be built next to each other.
- To differentiate the same models and elevations, different colors will be used.
- Each model will have at least 2 different massing solutions and a variety of color schemes.

Massing and Composition

Intent

- To reflect the Craftsman Bungalow architectural theme of the neighborhood.
- To reflect a clear hierarchy of forms and massing with expression of dominant and secondary forms.

Requirements

- Primary building forms shall be the dominating form; secondary formal elements shall include porches, principal dormers, or other significant features.
- Primary porch plate heights shall be one story; but stacked porches are allowed.

Building Articulation

Intent

- To avoid monotonous repetition of elevations along public areas and provide pedestrian scale elements to the streetscape. Articulation may be the connection of an open porch to the building, a dormer facing the street, well-defined entry elements and multiple front yard setbacks.

Requirements

EXHIBIT B-3

- The primary building elevation oriented toward the street or village green shall have at least one articulation or change in plane. Such primary articulations shall be a minimum of 24 inches.
- A minimum of at least one 12 inch side articulation shall occur for side elevations facing streets or public spaces.

Building Placement

Intent

- Orient homes toward the public realm.
- Buildings will be designed to integrate with activities along the street frontage, village greens, and open spaces.
- All buildings should be sited in a logical way to maximize usable space while providing architectural elements at key locations. Window placement is an essential component to achieving this relationship.
- The open side is the side that is either facing a public street or green, or facing the usable side yard. This elevation should typically have more windows and detailing.

Requirements

- Each home shall have a covered porch, main entry, or main entry walk oriented toward the public realm. Each porch at the main entry shall be a minimum of 5' deep and a minimum of 50 SF in area. A variety of column shapes, consistent with the craftsman style, are allowed. Railings are not required unless otherwise needed for building code compliance.
- Side windows shall be located so as not to be directly in line with a neighbor's side window.
- Within the range of allowable front yard setbacks (10' – 25'), there will be variation; no more than two homes on directly adjacent lots can share the same setback. The next home must vary its setback at least 3'-0".
- Any visible side of a building located on the corner or on the corner of a park, green, or pocket park shall meet the architectural standards of this section. Where a building is located on a corner lot, i.e. - the intersection of two roads or the intersection of a road and common open space, a wrapped porch is the preferred method of reducing the perceived scale of the house and engaging the street or open space on both sides.

Materials

Intent

- Provide a variety of materials appropriate to the architectural character of the building.

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.
- Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as a trim band board.
- Acceptable Exterior Wall Material: wood or cementitious lapped siding, board & batten, shingles, standard sized brick (3-1/2 x 7-1/2 inches or 3-5/8 x 7-5/8 inches), stone or simulated stone (2 inch minimum depth). Vinyl siding is not allowed within the development.

EXHIBIT B-3

- Trim is required around all doors and windows and must be consistent with the building style. The trim must be 3-1/2 inches in width minimum and be used on all elevations. Trim may be cement fiber board, wood, or stone material.

Colors

Intent

- Reduce the monotony of color and tone to create a more diverse palette within the Craftsman Bungalow Theme.
- Color should be used to emphasize building modulation and architectural details.
- A diversity of color should be used on homes (body and trim); consistent with the Craftsman Bungalow theme, as compared with monotonous shades of beige and gray throughout the community.
- Integrate the gutters and downspouts into the home's color scheme. Gutters and downspouts should reflect the architectural character of the home.

Requirements

- Provide at least three colors on buildings to reflect material changes and individuality of the residence.
- Gutters shall be painted of an integral color to closely match or complement either the body or trim color.

Roofs

Intent

- Provide variety of roof forms and profiles that add character and relief to the streetscape.
- Overhangs and eaves should be detailed and proportioned to compliment the architectural style of the home.

Requirements

- Primary roof pitches shall be a minimum of 6:12.
- Porch roofs can be lower slope than 6:12.
- Roof overhangs, except for porches, shall be a minimum of 12 inches (excluding gutter) and a maximum of 36 inches, not including gutters and any other ornamental features.
- Roof material shall be fire retardant and shall consist of one of the following materials: architectural grade composition shingles, standing seam metal (pre-finished or copper), slate, or simulated slate.
- Bright color reflective roofing material is prohibited.

Entrances to Homes

Intent

- Design entrances that become a focal point of the buildings and allow space for social interaction.
- The style of front doors should be integral to the character of the homes.

EXHIBIT B-3

Requirements

- Porches or stoops are required on all homes.
- Stoops and porches shall be raised above the grade except where access (ADA) is a priority. An accessible route may also be taken from a front driveway.
- Front doors shall face a street, park, common green, pocket park, or pedestrian easement.
- Front doors shall be made of vertical grain fir (finished to allow natural wood to show); all other doors shall be made of wood, insulated fiberglass, or insulated metal.
- Front doors shall be paneled and may also have inset windows.
- Sidelights, maximum of 12" wide, are allowed at front doors. Material must be the same as adjacent front door or adjacent windows.
- Sliding glass doors are not prohibited along frontage elevation.
- Paired (double) front doors are prohibited.
- Head and jamb trim is required around all doors.
- Garage doors shall be paneled, must have inset windows and shall be in style that's consistent with Craftsman Bungalow theme.
- Garage doors may be wood, insulated fiberglass, or insulated metal.

Primary Windows

Intent

- Use windows that are integral to the character of the homes.

Requirements

- Provide relief, detail, and variation on the façade by utilizing well proportioned openings that are designed to create shade and shadow detail.
- Primary windows shall be proportioned vertically rather than horizontality, i.e. – shall be taller than wide. Vertical windows may be combined together to create a larger window area.
- 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).
- Any divided light windows must either be true divided light or have properly proportioned mullions applied to the window. Individual panes must be vertically proportioned or square.
- Acceptable window materials: frame: wood, vinyl, fiberglass, aluminum; glass: clear, double glazed (min).

Chimneys

Intent

- Any chimneys should reflect the architectural style of the home.
- Chimney form and shape should reflect the proportions of masonry tradition.
- Overly stylistic chimneys are discouraged.

Requirements

- Chimneys above the roof shall be at least 20 inches x 24 inches as measured in plan view.
- Skinny long chimneys out of concert with the house proportions or not naturally anchored into the roof forms and walls are prohibited.
- For materials allowed and prohibited on chimneys, see "Materials Requirements" for "Acceptable Exterior Wall Material" (page 23).

EXHIBIT B-3

Columns, Trim and Corner Boards

Intent

- Design columns, trim work, and corner boards to add visual detail to the house.
- Columns, trim, and corner boards should reflect the architectural character of the home.

Requirements

- Character columns shall relate to the home's architectural style. Exposed 4x4 or 6x6 posts are prohibited.
- Metal corner clips or corner boards shall be used at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inch in width. Corner boards shall be painted to match the building style.

Architecture Detail and Features

Intent

- Establish a desirable human scale by the use of shutters, knee braces, flower boxes, and columns.

Requirements

- At least two of the following features will be used: (a) Shutters, (b) Flower boxes, (c) Knee Braces, (d) Columns.
- Any shutters, flower boxes, and ornamental knee braces shall follow the building's architectural style.

Associated Front and Street-side Landscaping

Intent

- To establish a pedestrian oriented "feel" while promoting safety, security and privacy for residents.
- Front and side yards that abut a street should be visually open to the street.
- A variety of trees are recommended to add depth and diversity to the neighborhood.
- Backyards may be designed to suit residents' tastes.

Requirements

- Develop landscape in layers. Low at street level and then foundation plantings at foundation, with specimen trees as intermediate layer.
- For Rear Loaded Townhomes, consider site as one house in development of landscape design. Compose walk(s) and plantings with idea to providing unified identity to building façade.
- Front yard fencing is prohibited.
- Rear and side yard fencing (4 to 6 ft in height) shall be of a consistent design throughout. Side yard fencing shall be set back at least 20' from front of home.

Apartment and Community Building Design Criteria

Massing and Composition

Intent

- To reflect the Craftsman architectural theme of the neighborhood.
- To reflect a clear hierarchy of forms and massing with expression of dominant and secondary forms.

Requirements

- Primary building forms such as roof pitch, architectural style, window fenestration, and building modulation shall be the dominating form while secondary *formal elements* shall include porches, principal dormers, balconies or other significant features.
- Primary porch plate heights shall be one story.

Building Articulation

Intent

- To avoid monotonous streetwalls and to provide pedestrian scale elements to the streetscape.
- To ensure that building elements, such as balconies, complement the building; and to encourage the inclusion of balconies as second and third story outdoor, covered or open living areas.
- Articulation may be the connection of an open porch to the building, a dormer facing the street, or a well-defined entry element.

Requirements

- The primary building elevation oriented toward the street or village center shall have at least one 48 inch or greater articulation or change in plane every 80' in building width.
- A minimum of at least one 12 inch side articulation shall occur for side elevations facing a street or public spaces.
- Entrances to the building(s) or internal courtyards shall be plainly visible from the surrounding public street or primary pedestrian walkways that access the building(s).
- If external stairways are utilized, to the greatest extent possible, they should be screened from direct view from surrounding public streets. The external stairs should be simple, clean, bold projections that incorporate architectural features of the adjacent structure through the use of common wall & roof forms, openings, columns, and materials. Freestanding stairways are prohibited.

Materials

Intent

- Provide a variety of materials appropriate to the architectural character of the building.

Requirements

- Any vertical changes in materials in a vertical wall, such as from brick to wood, will 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*.
- Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as a trim band board.
- Acceptable Exterior Wall Material: wood or cementitious lapped siding, board & batten, shingles, standard sized brick (3-1/2 x 7-1/2 inches or 3-5/8 x 7-5/8 inches), stone or simulated stone (2 inch minimum depth). Vinyl siding is not allowed within the development.

EXHIBIT B-3

- Trim is required around all doors and windows and must be consistent with the building style. The trim must be 3-1/2 inches in width minimum and be used on all elevations. Trim may be cement fiber board, wood, or stone material.
- Porches and balconies shall have open railings of painted wood consistent with the chosen architectural style.

Colors

Intent

- To create a consistent level of quality while allowing project identity and variety.
- Colors should be used to emphasize building modulation and architectural details.
- A diversity of color should be used on homes (body and trim); consistent with the Craftsman theme, as compared with monotonous shades of beige and gray.
- Integrate the gutters and downspouts into the building's color scheme. Gutters and downspouts should reflect the architectural character of the building.

Requirements

- Provide at least three colors on buildings to reflect material changes and enhance the architectural character of the building.
- Gutters shall be painted of an integral color to closely match or complement either the body or trim color.

Roofs

Intent

- Provide variety of roof forms and profiles that add character and relief to the streetscape.
- Overhangs and eaves should be detailed and proportioned to compliment the architectural style of the building.
- Dormers are encouraged and should complement the façade and align with windows, doors or façade modulation.

Requirements

- Primary roof pitches shall be a minimum of 6:12.
- Porch roofs can be lower slope than 6:12.
- Roof overhangs, except for porches, shall be a minimum of 12 inches (excluding gutter) and a maximum of 36 inches, not including gutters and any other ornamental features.
- Roof material shall be fire retardant and shall consist of one of the following materials: architectural grade composition shingles, standing seam metal (pre-finished or copper), slate, or simulated slate.
- Bright color reflective roofing material is prohibited.

Doors

Intent

- Use front doors that are integral to the character of the building.

EXHIBIT B-3

Requirements

- Front doors shall be made of wood, insulated fiberglass, or insulated metal.
- Front doors shall be paneled and may also have inset windows.
- Paired (double) front doors are prohibited.
- Head and jamb trim is required around all doors.
- Sidelights, maximum of 12" wide, are allowed at front doors. Material must be the same as adjacent front door or adjacent windows.

Primary Windows

Intent

- Use windows that are integral to the character of the buildings.

Requirements

- *Provide relief, detail, and variation on the façade by utilizing well proportioned openings that are designed to create shade and shadow detail.*
- Primary windows shall be proportioned vertically rather than horizontality, i.e. – shall be taller than wide. Vertical windows may be combined together to create a larger window area.
- 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).
- Any divided light windows must either be true divided light or have properly proportioned mullions applied to the window. Individual panes must be vertically proportioned or square.
- Acceptable window materials: frame: wood, vinyl, fiberglass, aluminum; glass: clear, double glazed (min).

Chimneys

Intent

- Any chimneys should reflect the architectural style of the building. Overly stylistic chimneys are discouraged.

Requirements

- Chimneys above the roof shall be at least 20 inches x 24 inches as measured in plan view.
- Chimney form and shape shall reflect the proportions of masonry tradition. Skinny long chimneys out of concert with the building proportions or not naturally anchored into the roof forms and walls are prohibited.
- For materials allowed and prohibited on chimneys, see "Materials Requirements" for "Acceptable Exterior Wall Material" (page 27).

Columns and Trim and Corner Boards

Intent

- Design columns, trim work, and corner boards to add visual detail to the building.
- Columns, trim, and corner boards should reflect the architectural character of the building.

Requirements

- Character columns shall relate to the building's architectural style. Exposed 4x4 posts are prohibited.

EXHIBIT B-3

- Metal corner clips or corner boards shall be used at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inch in width. Corner boards shall be painted to match the building style.

Architecture Detail and Features

Intent

- Establish a desirable human scale next to pedestrian routes by the use of shutters, knee braces, flower boxes, and columns.

Requirements

- At least two of the following features will be used: (a) Shutters, (b) Flower boxes, (c) Knee Braces, (d) Columns.
- Any shutters, flower boxes, and ornamental knee braces shall follow the building's architectural style.

Associated Landscaping

Intent

- To establish a pedestrian oriented apartment building "feel" while promoting safety, security and privacy for residents. Minimize the use of fencing and site walls.
- Front and side yards that abut a street should be visually open to the street.
- A variety of plantings are recommended to add depth and diversity to the neighborhood.

Requirements

- Develop landscape in layers. Low at street level and then foundation plantings at foundation, with specimen trees as intermediate layer.
- Landscape parking islands with trees, shrubs and groundcover.
- Landscape front, rear and side yards to help reduce the mass appearance of the buildings and to help blend into the surrounding neighborhood.
- Screen solid waste and recycling areas with fencing consistent with City of Olympia codes.
- Install fencing and site walls only where safety or security are needed or landscape/plant materials alone are insufficient in screening.

Lighting

Intent

- To promote safety, security, and privacy within the building and parking areas.

Requirements

- Provide lighting on all building entries including entry stairways, doorways, patios and decks. The style of all building lighting shall be consistent with the architectural character of the building.
- Provide lighting in all parking areas as needed for safety.
- Provide pedestrian scale lighting at all sidewalks as needed for safety.

Commercial Building Design Criteria

Massing, Composition & Articulation

Intent

- To reflect the Craftsman architectural theme of the neighborhood.
- To reflect a clear hierarchy of forms and massing with expression of dominant and secondary forms; and to avoid monotonous repetition of elevations along public areas and provide pedestrian scale elements to the streetscape.

Requirements

- Primary building forms shall be the dominating form while secondary formal elements will include principal dormers, or other significant features.
- Storefront façade shall consist of multiple bays of windows and piers.
- The primary building elevation oriented toward the street or village green shall have at least one articulation or change in plane of at least 48 inches at least every 40 feet.
- A minimum of at least one side articulation of at least 12 inches every 30 feet shall occur for side elevations facing street or public spaces.
- There shall be a masonry veneer (brick, stone or simulated stone) base, a minimum of 3 feet in height, on 30 % minimum of the building's façade.

Building Placement

Intent

- To allow opportunities for an active, street-oriented commercial district and to minimize the distance to the community green.
- All buildings should be sited in a logical way to maximize usable space while providing architectural elements at key locations.

Requirements

- Sidewalk at front façade, facing village green and parking area, shall be a minimum of 15' to allow for outdoor display and/or dining.
- Primary architectural features shall face the village green/parking area and all other public streets.

Materials

Intent

- Use a variety of materials appropriate to the architectural character of the building.

Requirements

Where more than one material is used the following techniques shall be used:

EXHIBIT B-3

- Any vertical changes in materials in a vertical wall, such as from brick to wood, will 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.
- Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as a trim band board.
- Acceptable Exterior Wall Material: wood or cementitious lapped siding, board & batten, shingles, standard sized brick (3-1/2 x 7-1/2 inches or 3-5/8 x 7-5/8 inches), stone or simulated stone (2 inch minimum depth).
- Trim is required around all doors and windows and must be consistent with the building style. The trim must be 3-1/2 inches in width minimum and be used on all elevations. Trim may be cement fiber board, wood, or stone material. Vinyl siding is not allowed within the development.

Colors

Intent

- To create a consistent level of quality while allowing project identity and variety.
- Colors should be used to emphasize building modulation and architectural details.
- A diversity of color should be used on buildings (body and trim); consistent with the Craftsman theme, as compared with monotonous shades of beige and gray.
- Integrate the gutters and downspouts into the building's color scheme. Gutters and downspouts should reflect the architectural character of the building.

Requirements

- Provide at least three colors on buildings to reflect material changes and enhance the architectural character of the building.
- Gutters shall be painted of an integral color to closely match or complement either the body or trim color.

Roofs

Intent

- Provide variety of roof forms and profiles that add character and relief to the streetscape.
- Buildings should reflect a complementary architectural style in relationship with adjacent apartment buildings and single family homes in the neighborhood.
- Overhangs and eaves should be detailed and proportioned to compliment the architectural style of the building.
- Dormers are encouraged and should complement the façade and align with windows, doors or façade modulation.

Requirements

- Any gable forms on the public sides shall be a minimum of 6:12. Limited flat roofs are allowed as required for mechanical equipment. All mechanical equipment shall be visually screened from public view.
- Roof overhangs, except for porches, shall be a minimum of 12 inches (excluding gutter) and a maximum of 36 inches, not including gutters and any other ornamental features.

EXHIBIT B-3

- Roof material shall be fire retardant and shall consist of one of the following materials: architectural grade composition shingles, standing seam metal (pre-finished or copper), slate, or simulated slate.
- Bright color reflective roofing material is prohibited.
- Gravel and red tile roofs are prohibited.

Awnings, Balconies, Arcades & Marquees

Intent

- To identify entryways, to provide shelter along sidewalks and opportunities for signage.
- An awning, porch or roof cover may be used for building entryways.

Requirements

- All commercial entries shall have awnings.
- Awning materials acceptable: wood, metal, glass, and fabric awnings.
- Awing projections must be a minimum of 5 foot deep.
- Signage is allowed on the awnings.
- Translucent, backlit awnings are prohibited.

Associated Signage

Intent

- To create the ability to display business signs while not overpowering the architectural style of the building.
- Signage perpendicular to front façade, mounted from awnings or building façade is preferred under or adjacent to awnings.

Requirements

- Freestanding, backlit, plastic signs are not allowed.
- Wall mounted signage, sizes consistent with City of Olympia Code, is allowed on façade facing public street and on façade facing parking/village green.
- Blade sign mounted on roof cover is allowed (i.e. canopy, awning, etc).

Doors

Intent

- Use front doors that are integral to the character of the buildings.

Requirements

- Doors shall be made of wood, fiberglass, steel or aluminum.
- Sliding glass doors are prohibited along frontage elevations.
- Overhead doors are allowed if fully glazed.
- Head and jamb trim is required around all doors.

EXHIBIT B-3

Primary Windows

Intent

- Use windows that are integral to the character of the buildings. Maximize store display windows.

Requirements

- Provide relief, detail, and variation on the façade by utilizing well proportioned openings that are designed to create shade and shadow detail.
- *Primary/store front windows* shall be proportioned to be consistent with the architectural character of the building.
- All windows shall have a trim on all sides.
- Trim must be appropriate to the architectural character of the building.
- Acceptable window materials: frame: wood, vinyl, fiberglass, aluminum; glass: clear, double glazed (min).

Chimneys

Intent

- Any chimneys should reflect the architectural style of the building. Chimney form and shape shall reflect the proportions of masonry tradition. Overly stylistic chimneys are discouraged.

Requirements

- Chimneys above the roof shall be at least 20 inches x 24 inches as measured in plan view.
- Skinny long chimneys out of concert with the building proportions or not naturally anchored into the roof forms and walls are prohibited.
- Wood-framed chimney enclosures are permitted.

Columns, Trim and Corner Boards

Intent

- Columns, trim work, and corner boards that add visual detail to the building.
- *Columns, trim, and corner boards* should reflect the architectural character of the building.

Requirements

- Character columns shall relate to the building's architectural style. Exposed 4x4 or 6x6 inch posts are prohibited.
- Use metal corner clips or corner boards at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inch in width. Corner boards shall be painted to match the building style.

Associated Landscaping

Intent

- To establish a pedestrian oriented "feel" while promoting safety, security and privacy for residents.

EXHIBIT B-3

Requirements

- Develop landscape in layers. Low at street level and then foundation plantings at foundation, with specimen trees as intermediate layer.
- Landscape parking islands with trees, shrubs and groundcover.
- Landscape rear and side yards to help reduce the mass appearance of the buildings and to help blend into the surrounding neighborhood.
- Screen solid waste and recycling areas with fencing consistent with City of Olympia codes.
- Install fencing and site walls only where safety or security are needed or landscape/plant materials alone are insufficient in screening.

Lighting

Intent

- To promote safety, security, and privacy within the building and parking areas.

Requirements

- Provide lighting at all building entries. The style of all building lighting shall be consistent with the architectural character of the building.
- Provide lighting in all parking areas as needed for safety.
- Provide pedestrian scale lighting at all sidewalks as needed for safety.