

CITY OF OLYMPIA HEARING EXAMINER

STAFF REPORT

April 8, 2019

Project Name/Number: Village at Mill Pond, Project No. 18-2776

Applicant: Amos Callender, Thomas Architecture studio
109 Capitol Way N., Olympia, WA 98501

Owner : 2400 Lilly Road, LLC
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Tumwater, WA 98501

Location: 2400 Lilly Road NE

Project Description: Amendments to the Design Criteria for the Village at Mill Pond

Zoning District: Neighborhood Village (NV)

Comprehensive Plan Designations: Planned Development

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Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification for the March 14, 2019 Design Review Board meeting and the April 8, 2019 Hearing Examiner public hearing was posted onsite, and mailed on March 5, 2019 to property owners within 300 feet of the site, parties of record, and recognized neighborhood associations.

I. BACKGROUND INFORMATION**A. Master Plan Background:**

The Village at Mill Pond Master Plan was approved by the City Council in 2011 (Ordinance 6773, Attachment 3). The master plan consists of a mix of housing types totaling 299 residential units, commercial and community buildings and open space. Design standards for the development were also approved under Ordinance 6773.

The Hearing Examiner approved the Preliminary Plat for the Village at Mill Pond in 2011. Phase 1 of the preliminary plat received final plat approval by the City Council in 2015 for forty-five single

family detached lots and two townhome lots. Building permits have been issued for these lots over the past several years.

The City issued engineering permits for Phase 2 in 2018 for the construction of road and other site improvements. Once these improvements are completed, the Final Plat for Phase 2 will be submitted to the City for approval. Phase 2 will include 45 single family dwellings. Phase 2 is located directly east of Phase 1. The remainder of the master plan will be completed as Phase 3. The timeline for completing this final phase is not known at this time.

B. Application Proposal

The applicant proposes text amendments to the Design Criteria for Village at Mill Pond Master Plan Development specific to single family homes, townhomes, apartments and community buildings (Attachment 2). Generally, the amendments are requested to either provide clarifications of certain requirements, or to add flexibility to the building or site design requirements to meet market demand and/or customer preferences.

Twenty-three text amendments to the master plan are proposed. Amendments 1 through 15A pertain to single family dwellings and townhomes. Amendments 16 through 22 address apartment and community building design criteria and are the same as several of the amendments to the single family design criteria. This staff report will consolidate and address the amendments as follows:

- Amendments 1, 2, 3: Elevations and Models (Single Family)
- Amendment 4: Building Placement (Single Family)
- Amendments 5, 6, 16, 17: Materials (Single Family and Apartments)
- Amendments 7, 8, 9: Entrances to Homes (Single Family)
- Amendments 10, 11, 12, 18, 19, 20: Primary Windows (Single Family and Apartments)
- Amendments 13, 21: Architectural Details and Features (Single Family and Apartments)
- Amendments 14 and 22: Associated Front and Street-side Landscaping (Single Family and Apartments)
- Amendment 15: Fencing (Single Family)
- Amendment 15A: Roofs (Single Family)

C. City Review Process

Application Submittal: A Master Plan Development application for the proposed text amendments was submitted on July 2, 2018. Additional application materials were subsequently submitted on September 24, 2018, December 12, 2018, January 31, 2019 and February 22, 2019. A Notice of Public Meeting and Public Hearing was issued on March 4, 2019. A revised Notice was then issued on March 5, 2019 to correct the date for the Design Review Board meeting (Attachment 6). A public notice sign was posted at the project site. A Notice of Public Hearing before the Hearing Examiner was published in The Olympian on March 8, 2019.

Review Authority

Master Planned Developments are regulated in Chapter 18.57 of the Unified Development Code. OMC 18.57.080.F states that amendments which change the character, basic design, density, open

space or any other requirements and conditions contained in the master plan shall not be permitted without prior review and recommendation by the Hearing Examiner and approval by the City Council. The Design Review Board is responsible for making a recommendation to the Hearing Examiner and City Council. The Board must determine that the master plan amendments comply with the applicable design guidelines contained in OMC Chapter 18.05A, Village and Centers Design Guidelines (Attachment 4).

Design Review Board

The City of Olympia Design Review Board (DRB) consider the proposed amendments at a public meeting on March 14, 2019. Recommendations of the DRB are included in the Analysis section of this staff report (Section IIC).

II. APPLICABLE REGULATIONS AND ANALYSIS

A. COMPREHENSIVE PLAN

Villages and other Planned Developments:

Sites for 'neighborhood villages,' one 'urban village,' and the older Evergreen Park planned unit development, each with a compatible mixture of single and multi-family housing and businesses, are designated within the urban area. These mixed-use projects are to provide for a coordinated, compatible mixture of single and multi-family housing arranged around a readily-accessible neighborhood center. The locations and mix of land uses and the design of the street and trail system in these areas are to create an environment that encourages walking, biking and use of transit, while providing direct, pleasant routes for motorists. These 'villages' will foster efficient land use through compact, higher-density development with residential uses near bus stops and basic retail and support services.

Goal 24: Mixed use development, known as “villages” are planned with a pedestrian orientation and a coordinated and balanced mix of land uses.

PL24.1: Require planned development sites shown on the future land use map to develop as coordinated, mixed-use projects.

PL24.2: Provide for any redevelopment or redesign of planned developments including the Evergreen Park Planned Unit Development to be consistent with the 'village vision' of this Plan.

PL24.3 Require 'master plans' for villages that encompass the entire site and specify the project phasing, street layout and design, lot arrangement, land uses, parks and open space, building orientation, environmental protection and neighborhood compatibility measures.

PL24.4 Provide for a compatible mix of housing in each village with pleasant living, shopping and working environment, pedestrian-oriented character, well-located and sized open spaces, attractive well-connected streets and a balance of retail stores, offices, housing, and public uses.

PL24.8 Require village integrity but provide flexibility for developers to respond to market conditions.

Finding/Conclusion:

Staff finds that the recommendations of the DRB are consistent with the goals and policies of the Comprehensive Plan.

B. PUBLIC COMMENTS

One written comment letter was received through the review process on this project (Attachment 7). The letter addresses concerns about the project layout, alley widths, window placement on homes and crime in the area.

C. ANALYSIS OF PROPOSED AMENDMENTS

Proposed amendments and descriptions provided by the applicant in the application are included below. Staff responses for each amendment are also provided.

#1, 2, 3 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, **with the exception that townhomes may have the same floorplan within each building.**

Requirements

- No more than 2 of the same model and elevation will be built **within six continuous lots.** ~~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.

Detailed Descriptions:

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

See attachment 1-A, 1-B and 1-C of Attachment 2 for floorplan examples of townhomes with similar floorplans.

Staff Response: The DRB supports the proposed change to allow townhomes to have the same floorplan within each building. While different floor plans support a variety of massing and modulation required by OMC 18.05A.260, the applicant intends to achieve this requirement by varying each block or group of townhomes to provide a mix of townhome styles in the development.

OMC 18.05A.260 requires residences to be designed to reinforce the architectural character of the village. The guidelines state that achieving variety on a residential street when units are built at the same time requires the use of some variety in setback, articulated facades and the use of varied roof design and other architectural details. Achieving diversity of character should not rely solely on subtle changes in color, material or detailing.

#2. There are currently 12 different single-family model options to choose from at the Village at Mill Pond. The current 2 per 8 contiguous lot requirements does not provide for flexibility in market demand. Inevitably, there are certain models that are more popular among prospective homebuyers. Revising the contiguous requirement from 8 to 6 would create more options for development and accommodate pre-selling lots with a desired model type that is contrary to the original layout.

See attachment 2-A of Attachment 2 site plan example of one model configured in a 2 per 8 contiguous lot layout and another model in 2 per 6 contiguous configurations.

Staff Response: *The DRB does not recommend changing this requirement. The residential prototype described in Exhibit B-2 of Attachment 2 of the master plan states that there will be a wide range of variety, complexity and richness inherit in the varying housing types and styles.*

#3. The variety of massing solutions is achieved by the 12 different single family home model types throughout the development.

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

See Attachment 3-A of Attachment 2 for List Column Type and Railing Type Varieties

See Attachment 3-B of Attachment 2 for Exterior Paint Scheme and sub-scheme options

Staff Response: *The DRB does not recommend changing this requirement. As discussed above, the guidelines state that achieving variety on a residential street when units are built at the same time requires the use of some variety in setback, articulated facades and the use of varied roof design and other architectural details. Achieving diversity of character should not rely solely on subtle changes in color, material or detailing.*

#4. Building Placement

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 net home must vary its setback at least 3'-0".
- Any visible side of building located on the corner or o 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 in the intersection of a road and a 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.

Detailed Description:

#4. The combination of the following design criteria is severely limiting. By removing this specific requirement greater flexibility would be granted for the development while maintaining the other more visually impactful requirements.

- Windows not in line with neighbor's side window
- Minimum and maximum front yard setbacks
- Minimum Rear yard setback
- 3' offset (push forward or step back) from face of adjacent home.

Each of the 12 models of homes has their own unique window layout, which does not match the other model options. When these homes are placed on adjacent lots there is typically 3-6 feet of 'front to back' adjustment to allow for placing the building on the lot. When you couple that with the two sets of windows (1st floor and 2nd floor) the limitation to not allow windows to align severely restricts the ability to comply with all 4 design criteria.

With a typical 5' side yard setback (10' between homes) a 24" offset would still allow a person in one home to look through and see into the window of the other home.

See Attachment 4-A of Attachment 2 for window placement example.

Staff Response: The DRB does not recommend changing this requirement. Community Planning & Development staff had previously made an interpretation (Attachment 5) that up to a 12 inch overlap of the side windows is allowed and will not be considered to be directly aligned with one another to provide some flexibility.

The purpose of the requirement is to provide for privacy between adjacent dwelling units. OMC 18.05A.290 requires that to the extent practical, maintain privacy of adjoining residences, and the primary residence.

#5, 6, 16, 17 Materials Requirements

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

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

- Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as trim band board. **Brick or cultured stone are considered a material separation. Trim band boards are not required at horizontal brick or stone transition.**
- 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 inches minimum depth). Vinyl siding is not allowed within the development.

Detailed Descriptions:

#5 and 16. The term “Logical transition” is subjective and should be removed. The intent of providing nicer materials along the front façade while eliminating awkward outside corner transitions in materials would be achieved as long as materials return at least 24” along each side of the house.

See Attachment 5-A of Attachment 2 for an example of vertical changes in materials
See Attachment 5-B of Attachment 2 for an example of corner transition in existing site

Staff Response: The DRB supports this change and believes a minimum 24” wrap around the corner for a vertical change of materials is sufficient.

#6 and 17. Brick & stone are materials that further enhance the appearance of the home, their nature and thickness allow them to act as a transition piece without the need for trim board. The 2-3 inches in material thickness provide a variety in depth and provide a break in the surface plane of the exterior elevation eliminating the need for a material change trim board.

See Attachment 6-A of Attachment 2 for an example of horizontal transition in materials without the trim band board in existing site

Staff Response: The DRB supports this change with additional language that requires a ledge or cap to be incorporated as a transition to other siding.

“Brick or cultured stone with a ledge or cap are considered a material separation. Trim band boards are not required at horizontal brick or stone transition.”

#7, 8, 9. Entrances to Homes

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) **or insulated fiberglass with a wood texture and painted finish;** all other doors shall be made of wood, insulated fiberglass, or insulated metal.

- Front doors shall be paneled and may also have inset windows.
- **Townhome entry doors may be located next to each other.**
- *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.
- **Overhead** Garage doors shall be paneled, must have inset windows and shall be in style that's consistent with Craftsman Bungalow theme.
- **Overhead** Garage doors may be wood, insulated fiberglass, or insulated metal.

Detailed Descriptions:

#7. Garage doors already include the use of fiberglass in required criteria so this addition would be consistent with the current design criteria for the Village at Mill Pond.

- *Garage doors may be wood, insulated fiberglass, or insulated metal.*
- Painted fiberglass doors add to variety and color within the development.
 -Fiberglass doors are more durable and have a longer-lasting finish.
 -Fiberglass doors provide a similar look and appearance to wood doors.

See Attachment 7-A of Attachment 2 for an example of solid wood vs painted fiberglass

Staff Response: *The DRB supports this change.*

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

See Attachment 8-A and 8-B of Attachment 2 for Example Townhome front elevation with entry doors located adjacent to each other.

Staff Response: *The DRB supports this change if the doors can be either offset or a divider between the two doors, such as a railing, is provided to enhance a sense of privacy. OMC 18.05A.300 requires that to the extent practical, privacy is maintained between residences.*

"Townhome entry doors may be located next to each other if the doors are off-set or a divider between the two doors, such as a railing, is provided to enhance a sense of privacy."

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

See Attachment 9-A of Attachment 2 paneled overhead garage door and entry/passage door

Staff Response: *The DRB supports the addition of the term "overhead." The Board also recommends that an additional provision be added to address the design for garage doors that are*

not overhead doors. These “man” doors would need to be paneled and in character with the home if the door is visible from the street.

“Garage doors that are not overhead doors shall be paneled and in character with the home if the door is visible from the street.”

#10, 11, 12, 18, 19, 20 Primary 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 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 that are wider than tall are allowed when the following mullion divides and proportions are used which make the windows look taller than wide:**
 - **A wide center vertical meeting stile in conjunction with:**
 - **A wide (2” minimum) horizontal muntin at the mid-point of the window to create an upper and lower portion, and;**
 - **Narrow grid divides in the upper portion.**
- Windows shall have trim on all four sides. Trim must be appropriate to the architectural character. ~~Windows shall be either recessed or protruding (such as a bay window).~~
Windows not facing the front or street may be ‘picture framed’ with same size trim piece around all four sides.
- 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).*

Detailed Descriptions:

#10 and 18. The term ‘well proportioned’ is subjective in nature and needs to be removed for clarity.

- Shade and shadow detail is achieved by the requirement to utilize different materials on the elevation that provide relief in the plane depth and create shadow lines.
-See attachment 12-A of Attachment 2 Window Trim for example of how this criteria is addressed.
- The terms: relief, detail, and variation address what the second part of the design criteria is indicating and should be removed to eliminate confusion and redundancy.
- Overall window proportions are address in a separate criteria (see amendment #11).

See Attachment 10-A of Attachment 2 for an example of shade and shadow achieved in existing site

Staff Response: The DRB recommends retaining this language. The term “well proportioned” is used in OMC 18.05A.225 and the term is defined in a guideline that calls for the use of vertically proportioned windows. This is consistent with the requirement for the master plan that requires vertically proportioned windows.

#11 and 19. See support graphic Attachment 11-A & 11-B of Attachment 2. This provides greater flexibility and still maintains design intent of the above criteria.

Staff Response: The DRB recommends amending the proposed language in bullet three so that the new provision applies only to windows that do not face a street or open space area. This will provide the requested flexibility for those windows that are not visible from public areas, and still have vertically proportioned windows that face a street and meet the design requirements of OMC 18.05A.225.

OMC 18.05A.225 has a requirement to provide relief, detail and variation on the façade by employing well-proportioned openings that are designed to create shade and shadow detail. Well-proportioned buildings are defined in this code section as vertically proportioned windows that generally have a height of one and one-half times their width.

- “ For windows not facing a street or open space area: windows that are wider than tall are allowed when the following mullion divides and proportions are used which make the windows look taller than wide:
 - A wide center vertical meeting stile in conjunction with:
 - A wide (2” minimum) horizontal muntin at the mid-point of the window to create an upper and lower portion, and;
 - Narrow grid divides in the upper portion.”

#12 and 20. Removal of unclear sentence: ~~Windows shall be either recessed or protruding (such as a bay window).~~ This implies all models to get bay window. Windows will be trimmed out on all four sides and installed in plane with wall.

See attachment 12-A of Attachment 2 Window Trim for example of how this criteria is addressed in existing site.

Staff Response: The DRB does not recommend the removal of the entire sentence since it is also a guideline in OMC 18.05A.225: “Build windows either recessed or protruding.” The DRB does recommend the removal of “such as bay window” since there are other methods for meeting this requirement. The Design Review Board supports the proposed language for picture frame trim for windows not facing the front or street.

#13, 21. Architecture Details and Features

Requirements

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

Detailed Description:

#13 and 21.

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

See Attachment 13-A of Attachment 2 for feature locations along the front of the house and on corner lots.

Staff Response: The DRB supports this change. It provides flexibility while ensuring the design elements are implemented for portions of the house that are visible from public areas.

#14, 15, 22. Associated Front and Street-side Landscaping

Requirements

- ~~Develop landscape in layers. Low at street level and then~~ **Provide low landscaping near sidewalks**, foundation plantings at foundation, ~~with~~ **and** 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 **4'** ~~20'~~ from front of home.

Detailed Descriptions:

#14 and 22. This amendment clarifies the location for plantings. The intent is not to require plantings to line the entire length of the street, it is simply a criteria for size of plantings at each specific zone around the lot.

See Attachment 14-A through 14-G of Attachment 2 for example landscape plans and planting types for typical model houses

See Attachment 14-H of Attachment 2 for photos of landscaping at the existing site

Staff Response: A landscaping plan has been approved for the project and the DRB recommends that the language not be modified and that landscaping continues to be installed in accordance with the plan so that continuity throughout the site is maintained.

#15. A fence setback of 4' provides a more reasonable side yard, engages the street better, and establishes a tiered level of security from:

Public: Street & sidewalk

Semipublic: Front yard

Semi private: Porch & side lawn before fence

Private: Back yard and side yard behind fence

The 20' setback is too deep for proper Crime Prevention Through Environmental Design (CPTED). By reducing the distance between the front of the house and the fence the safety of the property is increased.

See Attachment 15-A of Attachment 2 for side yard fencing at different setback. Photos of side yard fencing has been provided at the existing site

Staff Response: The DRB supports this change, with additional language that requires a variation in setback between neighboring side yard fences, such as a two-foot offset when a fence is constructed closer than 20 feet from the front of the home.

*"Side yard fencing shall be set back at least ~~4'~~ 20' from front of home, **provided that a fence constructed closer than 20 feet from the front of the home shall be off-set from a neighboring side yard fence a minimum distance of 2'.**"*

#15A. Roofs

Requirements

- Primary roof pitches shall be minimum of 6:12
- Porch roofs can be lower slope than 6:12
- **Secondary roof pitch perpendicular to primary roof pitch that does not face street or public open space can be 5:12 slope.**
- 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 materials is prohibited.

Detailed Description:

#15A. By adding this criterial a secondary roof slopes at rear or side of the single-family homes could be of a lower slope to accommodate variety in massing allow for flexibility to adjust to various floorplan layouts. These slopes would be perpendicular (90 degrees) to the primary slope and would not be allowed to face the street or open public areas.

See Attachment 15A-A of Attachment 2 for examples conditions.

Staff Response: The DRB supports this proposed change. This request is similar to #13 above regarding architectural details and features.

D. CONCLUSION AND RECOMMENDATION

The DRB determined that certain master plan amendments as summarized below comply with the applicable design guidelines contained in OMC Chapter 18.05A, Village and Centers Design Guidelines and the overall intent of the master plan and recommends approval.

- Amendments 1, 2, 3: Elevations and Models (Single Family)
Approve 1; do not approve 2 and 3
- Amendment 4: Building Placement (Single Family)
Do not approve 4
- Amendments 5, 6, 16, 17: Materials (Single Family and Apartments)
Approve 5 and 16; approve 6 and 17 with changes
- Amendments 7, 8, 9: Entrances to Homes (Single Family)
Approve 7; approve 8 with changes; approve 9 with changes
- Amendments 10, 11, 12, 18, 19, 20: Primary Windows (Single Family and Apartments)
Do not approve 10 and 18; approve 11 and 19 with changes; approve 12 and 20 with changes
- Amendments 13, 21: Architectural Details and Features (Single Family and Apartments)
Approve 13 and 21
- Amendments 14 and 22: Associated Front and Street-side Landscaping (Single Family and Apartments)
Do not approve 14 and 22
- Amendment 15: Fencing (Single Family)
Approve 15 with changes
- Amendment 15A: Roofs (Single Family)
Approve 15A

Submitted by: Tim Smith, Principal Planner
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Attachments:

1. Staff Report
2. Application
3. Ordinance 6773 and Master Plan
4. Chapter 18.05A – Urban Village, Neighborhood Village, Neighborhood Center
5. Staff Interpretations of Design Standards for Village at Mill Pond
6. Meeting and Hearing Notice
7. Public Comments