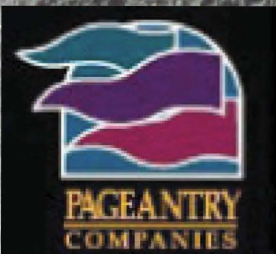


SEPTEMBER 15, 2009



# WOODBURY CROSSING NEIGHBORHOOD VILLAGE MASTER PLAN & ARCHITECTURAL DESIGN GUIDELINES



## DESIGN TEAM

### Pageantry Communities

Owner/Developer

Tim Easter, Bryan White

25400 74th Avenue South, Building A, Kent, WA 98032

(253) 854-0415

### Barghausen Consulting Engineers

Civil Engineering, Urban Design, Landscape Architecture, Environmental Planning

Robert Armstrong, Chris Ferko, Art Seidel, Theresa Dusek

18215 72nd Avenue South, Kent, WA 98032

(425) 251-6222

### Danielian Associates

Architecture, Graphic Design

Brian Miller, Tom Wong, Udaya Pattamatta

60 Corporate Park, Irvine, CA 92606

(979) 474-3060

### The Transpo Group

Transportation Planning

Dan McKinney Jr.

11730 118th Avenue NE, Suite 600, Kirkland, WA 98034-7120

(425) 821-3665

### Terra Associates

Geotechnical Engineering, Hydrology

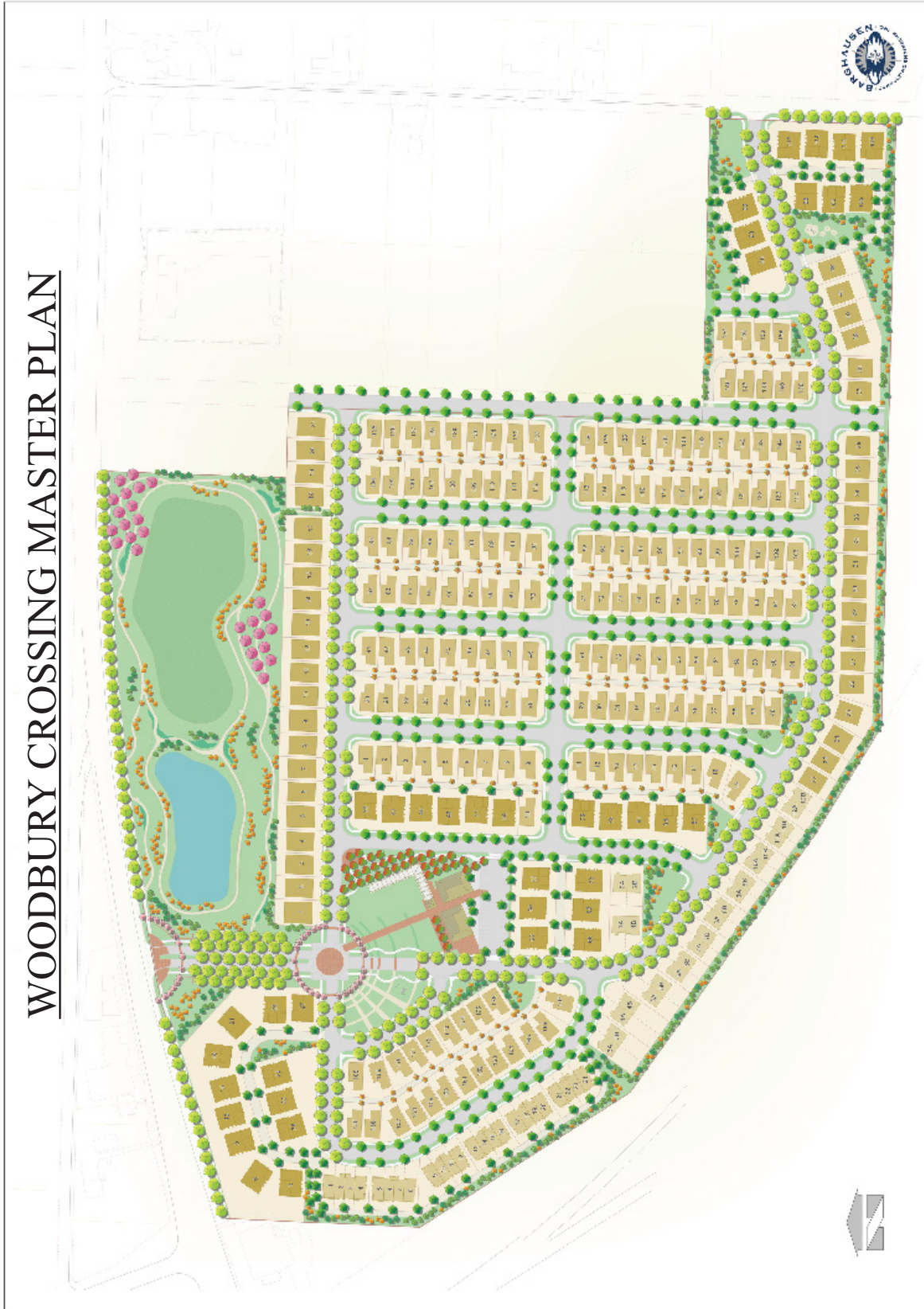
Kevin Roberts

12525 Willows Road, Suite 101, Kirkland, WA 98034

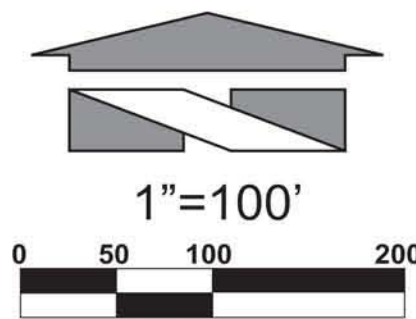
(425) 821-7777



# WOODBURY CROSSING MASTER PLAN







# CONTEXT MAP

CPD RECEIVED 3/16/16



P:\110008\11027\civil\graphics\11027 land-use lch.cdr  
(c) 11/16/2014



# INTRODUCTION

## **A. Foreword**

Greater Olympia has many desirable aesthetic qualities and areas with unique character. Downtown Olympia, for example, is home to the State Capitol and an active waterfront surrounded by revitalized commercial and residential core. The hills overlooking downtown are populated with traditional homes, offices, and small businesses. Residents enjoy scenic views in all directions, including Puget Sound, Mt. Rainier, the Black Hills, and the Olympic Mountains.

Olympia's West Side is home to a newer commercial and residential core that is beginning to take on a more traditional appearance. Buildings and storefronts are being placed along the streets and parking is being placed in the rear. Architectural variation is beginning to appear in new buildings instead of suburban strip construction. Much of this is due to the City and County's cooperative efforts to adopt and apply neo-traditional zoning regulations to new development.

Combined with the existence of two local colleges, The Evergreen State College and South Puget Sound Community College, Olympia's West Side is gradually taking on the appearance of a college town. Outside Magazine, for example, ranked Olympia as one of the nation's top 40 college towns in September 2003. To this end, Woodbury Crossing is envisioned as a complement to the college town community. Through the application of the Master Plan and Architectural Design Guidelines, Woodbury Crossing will be planned and maintained in a manner respecting Olympia's traditional core, while providing modern housing opportunities for new residents.

## **B. Design Intent**

The overall plan for Woodbury Crossing is intended to harmonize with the emerging small town college character of West Olympia. Woodbury Crossing incorporates many characteristics of this character in its land use arrangement and design standards. Elements that create a sense of harmony – such as people-oriented neighborhoods, homes with front porches, alleys, and a village green with a small corner store – are featured characteristics of this planned neighborhood village.

## **C. Sustainable Community**

Woodbury Crossing aims to create an enjoyable place to live that supports environmental stewardship and social interaction. Land uses are integrated to balance housing, services, recreation and employment. Woodbury Crossing provides or encourages the opportunity to implement principles of sustainable development.

"Sustainability" is a global movement toward balancing our environmental, economic and social interests to create a healthy and vital world over the long term. The United Nations defines a sustainable development as "meeting the needs of the present without endangering the ability of future generations to meet their own needs."

## INTRODUCTION

Woodbury Crossing has adopted key principles that guide this implementation. Briefly they are:

- Create community- Design neighborhoods to reduce dependence on automobiles and foster a sense of community.
- Save energy- Design and build energy-efficient buildings.
- Save water- Design building and landscapes that are efficient.
- Protect and enhance the land- Preserve or restore local eco-systems. Encourage gardening, composting and other forms of land stewardship.
- Minimize waste- Return, reuse, and recycle household and job-site waste.
- Reduced material use- Optimize design to make use of smaller spaces.
- Select low-impact materials- Use low environmental-impact, resource-efficient materials.
- Maximize longevity- Design for durability and acceptability.
- Make buildings healthy- Provide a safe and comfortable indoor environment.

Conservation of energy and resources is encouraged at Woodbury Crossing. Installation of conservation equipment should reflect the importance and permanence of environmental concerns – and uphold the community's aesthetic standards. Energy and resource conservation equipment that is visible to neighbors should be selected for form as well as function.

### D. Use of the Master Plan and Design Guidelines

The Woodbury Crossing Master Plan and Architectural Design Guidelines is a guide to new development, renovation, and maintenance. This document is intended to supplement the Thurston County Development Code and Comprehensive Plan.

There is a clear distinction between “standards” and “guidelines”, described as follows: Standards are mandatory requirements that are enforced by terms such as “shall” or “will”. The County standards for a particular area will supersede any of the design guidelines. The Design Guidelines also include a variety of examples to illustrate that the architectural intent may be achieved through a variety of final designs. The purpose of the Design Guidelines is to encourage creativity and variety within the desired design objective here described. The guidelines are intended to require the architectural design to meet the requirement either as shown in the illustrations or through a substantive equivalent.

The Design Guidelines are organized into two primary sections: Master Plan and Architectural Design Guidelines. The Master Plan section describes overall land use objectives and site design principles. The Architectural Design Guidelines section describes the architectural principles for residential and commercial/office construction.

# WOODBURY CROSSING MASTER PLAN

## A. Overview

Woodbury Crossing is a 382 unit Neighborhood Village composed of four housing types spread among 58.3 acres of undeveloped land. The adjacent Thurston County property to the west is also within the village and is designated for “public use”. The Village includes a centrally located village green (The Commons) with a supporting Tower Court business and service center. Density is clustered around The Commons with triplex, duplex, and townhouse homes cascading outward to larger lot single-family homes. Recreational facilities are provided throughout the development, most notably at The Commons and The Preserve stormwater pond. Streets with landscaping and sidewalks are provided along a modified grid system for efficient circulation.

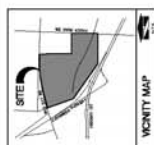
All buildings will be constructed using the North Western Traditional architectural style. The design intent is to create a traditional neighborhood consisting of homes with porches fronting the street and garage access from the alleys. Overall, the neighborhood is intended to be quiet and peaceful with primary activities occurring at The Commons.

### UNIT SUMMARY

DESCRIPTION	UNITS	CATEGORY	% of TOTAL
DUPLEX CONDOMINIUM	24	MULTI FAMILY	6.27%
3 UNIT CONDOMINIUM	36 X 3 = 108	MULTI FAMILY	28.20%
TOWNHOME (ATTACHED)	24	SINGLE FAMILY	6.27%
ZERO LOT LINE - ALLEY	179	SINGLE FAMILY	46.86%
STANDARD LOT - FRONT	47	SINGLE FAMILY	12.27%
TOTALS	382		100%
TOTAL SINGLE FAMILY	250		65.44%
TOTAL MULTI FAMILY	132		34.56%
NUMBER OF UNITS OVER 1320' FROM VILLAGE GREEN	36		9.42%

### MIXED USE SUMMARY

DESCRIPTION	MAXIMUM AREA
RETAIL	25 x 383 = 9,575 SF
OFFICE/SERVICE	25 x 383 = 9,575 SF
TOTALS	19,150 SF
PROVIDED	7,000 SF





# WOODBURY CROSSING MASTER PLAN

## B. Modifications

The Master Planned Development and Preliminary Plat approvals for Woodbury Crossing have been modified four times since this Master Plan document was originally approved by the Thurston County Hearing Examiner on March 30, 2006. Following is a summary of the modifications. The Preliminary Site Plan on Page 7 is consistent with the modifications.

### 1. First Modification (August 28, 2006)

- Conversion of two multifamily lots to single-family lots
- Elimination of one open space tract
- Consolidation of thirteen single-family lots into a multi-family lot
- Consolidation of two multifamily, two duplex lots, and one multifamily lot into multifamily lots

### 2. Second Modification (August 24, 2008)

- Conversion of plat phasing from four phases to two phases
- Conversion of certain alleys from private to public use
- Conversion of certain triplexes to townhouses
- Conversion of certain triplexes to six-plexes
- Conversion of certain townhouses to triplexes and duplexes
- Conversion of certain single-family housing to duplexes
- Conversion of certain duplex housing to triplexes
- Relocation of the transit stop from Mud Bay Road to the Village Green
- Elimination and merger of one open space tract into a separate tract and lot
- Elimination of a certain road
- Reorganization and relocation of open space and tree tracts

### 3. Third Modification (January 17, 2008)

- Conversion of certain single family lots from conventional single-family to zero lot line single-family lots
- Mandatory 10 foot building separation on certain single family lots

### 4. Fourth Modification (August 14, 2008)

- Conversion of certain six-plexes to triplexes
- Conversion of certain duplexes to triplexes

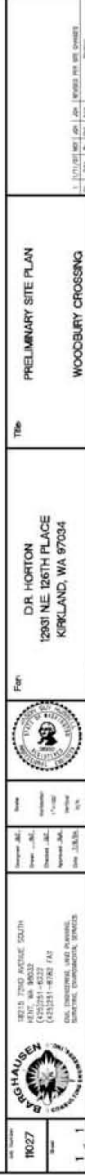
## C. Phasing

Woodbury Crossing will be constructed in five yearly phases starting in 2005 and ending in 2009. Approximately one hundred units will be constructed per year. Initially, one of the two Tower Court buildings within The Commons will be constructed to serve the development. The second building would be constructed toward the end or after all the homes are constructed. Phasing of the utilities will occur as needed to serve the new construction.

PHASING SUMMARY					
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
ROAD AREA (TBC-TBC)	4.67 AC.	0.94 AC.	1.58 AC.	0.88 AC.	0.07 AC.
ROAD LENGTH	7,629 LF	1,545 LF	2,624 LF	1,386 LF	113 LF
WATERLINE	6,835 LF	1,862 LF	2,802 LF	1,422 LF	-----
SEWERLINE	8,960 LF	1,417 LF	1,715 LF	-----	-----



**VICINITY MAP**





# WOODBURY CROSSING MASTER PLAN

## D. The Commons

The primary activity center of Woodbury Crossing is The Commons at the Village Green. The Commons is envisioned to provide open space for outdoor play and relaxation, with mixed-use facilities, such as a corner store and daycare center, in close proximity at Tower Court.

The Tower Court area is designed to be an active part of The Commons. Here two buildings are envisioned to provide an attractive and comfortable shopping and social environment, with wider sidewalks, trees, awnings, and storefronts with display windows. The buildings are envisioned to have a central corridor between them offering a primary gateway into the village green from the rear parking lot. The buildings would be designed in scale and style with the surrounding neighborhood and within the prevailing height limit. The buildings would include a defining feature, such as a tall building element or central monument, to provide a focal point to The Commons and Woodbury Crossing in general. A plaza would be located on the village green side of the buildings to provide a hard surface for tables and chairs.

The use of the Tower Court buildings is envisioned as blend of service and retail. One building would contain a commercial/retail use, such as a corner store or coffee shop, and the other would provide an office/service use, such as an office, library branch, or daycare center. The mixed nature of the buildings will offer variety and synergy to The Commons experience.

Preferred Uses at Tower Court (see CC&R's for a complete list)	
•	Food Uses: Deli, Coffee Shop
•	Retail Uses: Small retail store, grocery store
•	Service/Office Uses: Daycare, medical, dental & business offices
•	Public Uses: Neighborhood meeting & activity center





THE COMMONS



## WOODBURY CROSSING MASTER PLAN

### E. Traditional Homes

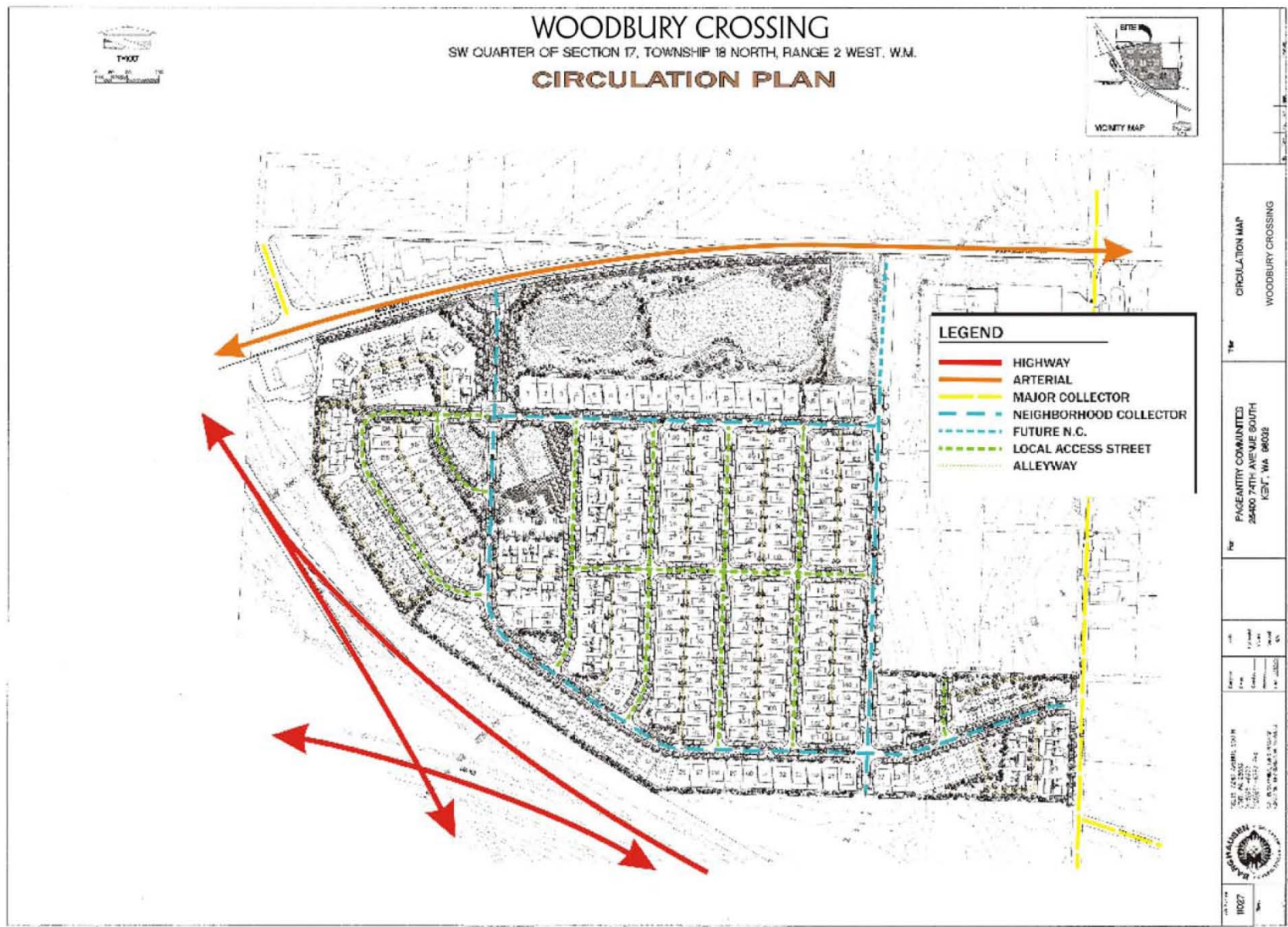
Woodbury Crossing is planned to provide a mix of housing types, including single-family detached homes, townhomes, duplexes, and triplexes. The densest housing surrounds The Commons, and transitions outward. The village provides nearly 382 housing units. Housing design is a variety of North Western architectural themes, as described in the Architectural Design Guidelines.

### F. Neighborhood Circulation

Woodbury Crossing's circulation plan is designed to provide predictable, efficient, and safe travel throughout the neighborhood. The layout is based on a traditional modified grid system of rectangular blocks and streets intersecting at right angles. Most homes within the development are accessed via alleys connecting to the "local access" streets. The grid of local access streets (e.g. Ithica Drive) feeds into a "neighborhood collector" (Woodbury Crossing Drive) and then outside to an "arterial" (Mud Bay Road) and a "major collector" (Kaiser Road). All the roads and sidewalks within the development are designed to Thurston County's Road Standards.

The Commons is located within one-quarter mile walking distance of over 90% of the village residents, and is integrated into the community with walking trails and sidewalks. The Commons is located in close proximity to Woodbury Crossing's grand entrance on Mud Bay Road, where a new transit shelter is planned to provide access to Evergreen State College and the West Olympia community in general. The Mud Bay Road and Kaiser Road frontages include sidewalks and street trees designed to Thurston County standards envisioned to provide pedestrian linkages to the surrounding community as new development occurs.





Woodbury Crossing Neighborhood Village

CIRCULATION MAP



## WOODBURY CROSSING MASTER PLAN

### G. Open Space

More than 13% of Woodbury Crossing is dedicated to community open space spread among The Commons, The Preserve, a series of small pocket parks, and a freeway buffer.

OPEN SPACE SUMMARY	
LABEL	AREA (SQ.FT.)
ACTIVE	332,535
PASSIVE	15,398
TOTAL	347,933
PERCENT OF TOTAL SITE AREA	13.70%

The open space at The Commons is envisioned to provide a variety of outdoor activities. Residents can gather at Tower Court to sit and enjoy food and beverages while overlooking the open grassy field to the south where other residents relax in the sun, throw a Frisbee, and fly a kite. To the east along Whitter Drive SW and behind the colonnade trellis, a grove of trees provides a quiet area of shade, bench seating, and picnic tables. To the west across Woodbury Crossing Drive SW, a playground and pea patch provide recreation areas for children and gardeners. All areas are all safely linked with special paving on the streets and within the green areas.

The Preserve is linked to The Commons via the grand entrance on Mud Bay Road. The Preserve is a one-mile walking/jogging course surrounding the stormwater pond facilities on Mud Bay Road. The course begins and ends at the grand entrance and includes exercise stations at regular intervals. The Preserve is broken into a series of sub areas for aesthetic variety, including an orchard, sensory gardens, and edible/herb gardens.

The pocket parks are envisioned to be convenient play areas for children and small quiet gardens with benches. The pocket parks are intimate spaces planned along Woodbury Crossing Drive for centrally located access and a visual break in the predominant development pattern.

The 20-foot freeway buffer is designed as an earth berm with fencing to buffer noise from the adjacent freeway. The berm will include dense landscaping for visual and acoustical buffering.







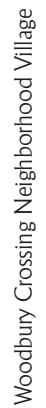




## WOODBURY CROSSING MASTER PLAN

### H. Infrastructure

Modern utilities will be provided within Woodbury Crossing, including water, sanitary sewer, power, gas, telephone, and cable TV. All utilities will be placed underground, with any aboveground equipment screened from view with landscaping. Fire hydrants will be spaced throughout Woodbury Crossing for fire protection, and all roads are designed for efficient emergency vehicle access. All building materials will be modern, energy efficient, and environmentally safe. Energy conservation features will be encouraged.





## SITE PLAN-SPECIAL AREAS

### A. The Commons

The Commons is focused on the Woodbury Crossing Street / 4th Way SW intersection where paving and trees are arranged in a circular motif to provide a sense of arrival. The Tower Court buildings, trees, and paving pattern are angled to face the intersection with a broad path connecting the Court to the intersection.

The plaza surrounding the Tower Court buildings is envisioned as a gathering place for neighborhood residents. The limits of the plaza would be defined by special hardscape extending from the buildings to the grassy village green, as well as to and from the parking lot. Pedestrian furniture such as fixed benches, sitting ledges, bicycle parking, and planter boxes are envisioned to occupy the space. Small plantings beds would surround the plaza to provide a soft buffer between the hardscape and the village green.

The tower element within the plaza is envisioned to be the defining feature of Woodbury Crossing. The tower element would reflect the vision of the development as an expression of West Olympia's small college town character. To this end, the buildings and tower within Tower Court are envisioned to provide the sense of arrival as one might feel arriving at a college town train station.



**COMMON AREA**

## SITE PLAN-SPECIAL AREAS

A trellis is envisioned to extending from the Tower Court plaza into the village green as a soft architectural connection between the active grassy village green and the wooden grove. The trellis would be compatible with the design of the tower and the natural environment.

The grassy area of The Commons is a multi-purpose area for public activities. The grove to the west is a refuge area, providing shade and benches for onlookers. The open space west of Woodbury Crossing Street is a playground for children and a reserve area for a future pea patch or another use selected by the homeowners.



COMMON AREA



## SITE PLAN-SPECIAL AREAS

The main intersection of The Commons is designed to provide a sense of entry into Woodbury Crossing. To this end, a community message board is envisioned at the southwest corner of the intersection, providing posting space for community announcements and other information. The message board is envisioned to share the same general design as the trellis.



## SITE PLAN-SPECIAL AREAS

### B. The Preserve

The Preserve provides the neighborhood the opportunity to exercise and enjoy the passive natural character of the Woodbury Crossing stormwater ponds. The Preserve provides a natural look to travelers on Mud Bay Road, while buffering the neighborhood from the busy street.

A walking/jogging trail par course is planned around The Preserve with intermediate stops at edible gardens, fragrant gardens, bench seating, and exercise stations. The exercise course is designed to measure exactly one mile in length if completed in the sequence of two loops around the trails. The design of the trails, exercise stations, signs, and seating areas would be composed of wood or other natural appearing materials to complement the natural setting of The Preserve.



WALKING TRAIL



## SITE PLAN-SPECIAL AREAS

### C. Grand Entrance

The grand entrance to Woodbury Crossing on Mud Bay Road will include signage and landscaping characteristic of the Woodbury Crossing community. Signage will be reflective of the traditional architecture of Tower Court, while the landscaping will be a combination of evergreen and deciduous trees arranged in a formal pattern around the driveway. A boulevard of street trees will line the middle of the entrance drive to Tower Court.



ENTRY

## SITE PLAN-SPECIAL AREAS

### D. Transit Station

The new transit shelter at the grand entrance on Mud Bay Road is envisioned to reflect the small town character of Woodbury Crossing. The architecture would follow the traditional architectural style of the neighborhood homes and Tower Court buildings. Signs and details on the shelter would be reflective of an old town train station or similar.





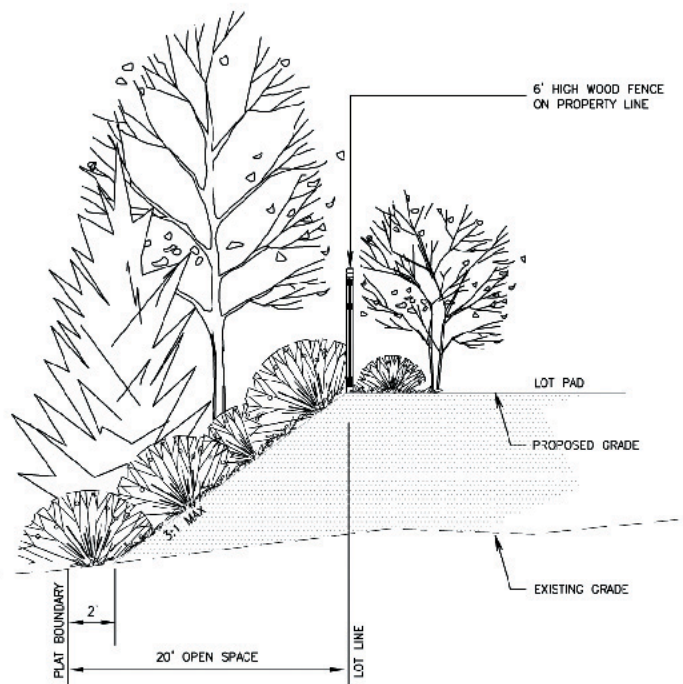
## SITE PLAN-SPECIAL AREAS

### E. Pocket Parks

The pocket parks within Woodbury Crossing are located primarily along Woodbury Crossing Street to provide relief in the rectilinear grid of the community. The parks are small by nature for quiet use by individuals and small groups. The parks would be landscaped with ornamental, fragrant trees, shrubs, and groundcover surrounding small plazas with seating areas.

### F. Freeway Buffer

The south edge of Woodbury Crossing includes a twenty-foot buffer designed to provide acoustic and visual separation from the highway corridor. A sound barrier fence will be provided along the east edge of the buffer where it abuts Evergreen Parkway to provide additional noise protection.



**TYPICAL OPEN SPACE SECTION  
ALONG SOUTHWEST BOUNDARY**

NOT TO SCALE

## LANDSCAPING

### A. Landscaping

Good places to live almost invariably provide residents access to nature, whether it be rugged wilderness, ornate rooftop courtyards or the trails and parks of Woodbury Crossing, which preserve key areas as permanent open space for the enjoyment of present and future generations.

Village greens integrate residential and commercial/mixed uses. Village greens are intended for everyday activity as well as community festivals, markets and other special events. Greens include business places, picnic areas and the like.

Neighborhood pocket parks, located throughout the residential area, are small, common open spaces that form a natural green focus for the surrounding homes. They provide neighbors with an area for informal play, relaxation, and small get-togethers.

The Woodbury Crossing Homeowner's Association will maintain private streets, residential alleys, entry features, easements, signage, village and neighborhood greens, and other features as defined in the Covenants, Conditions, and Restrictions (CC&R's). Homeowners are responsible for landscape maintenance on their lots as well as planter strips in front of their homes and adjacent to alley areas.



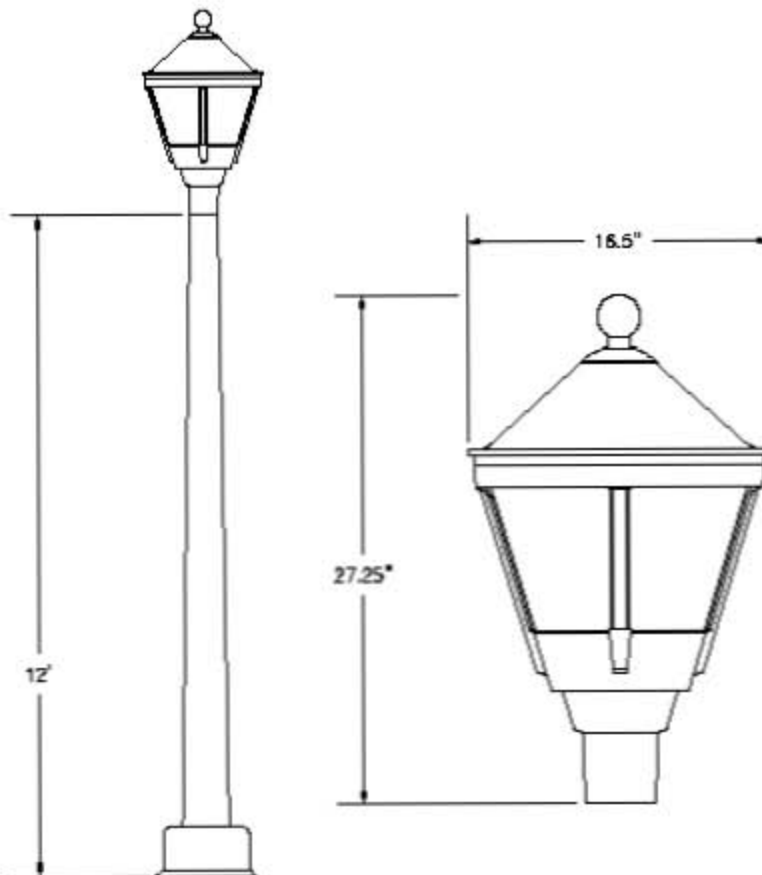
## B. Lighting

Lighting is important for safety and aesthetics. Because lighting defines an area's character at night, owners should take care in selecting and placing fixtures and in determining luminous intensity, which will be controlled by the CC & R's.

All exterior lighting fixtures in Woodbury Crossing shall be prevented from projecting light upward – either by placement beneath a building's eaves or by an integral shield of the fixtures' interior as recommended by the manufacturer.

Lighting within the neighborhoods shall be low-intensity. The character of the lighting fixture shall be appropriate for the architecture.

Alleys shall be illuminated with fixtures mounted on the garage no higher than 8 feet above ground and directed away from adjacent backyards and structures. Movement-activated security lighting is the preferred alternative for energy efficiency and minimal lighting conflict.



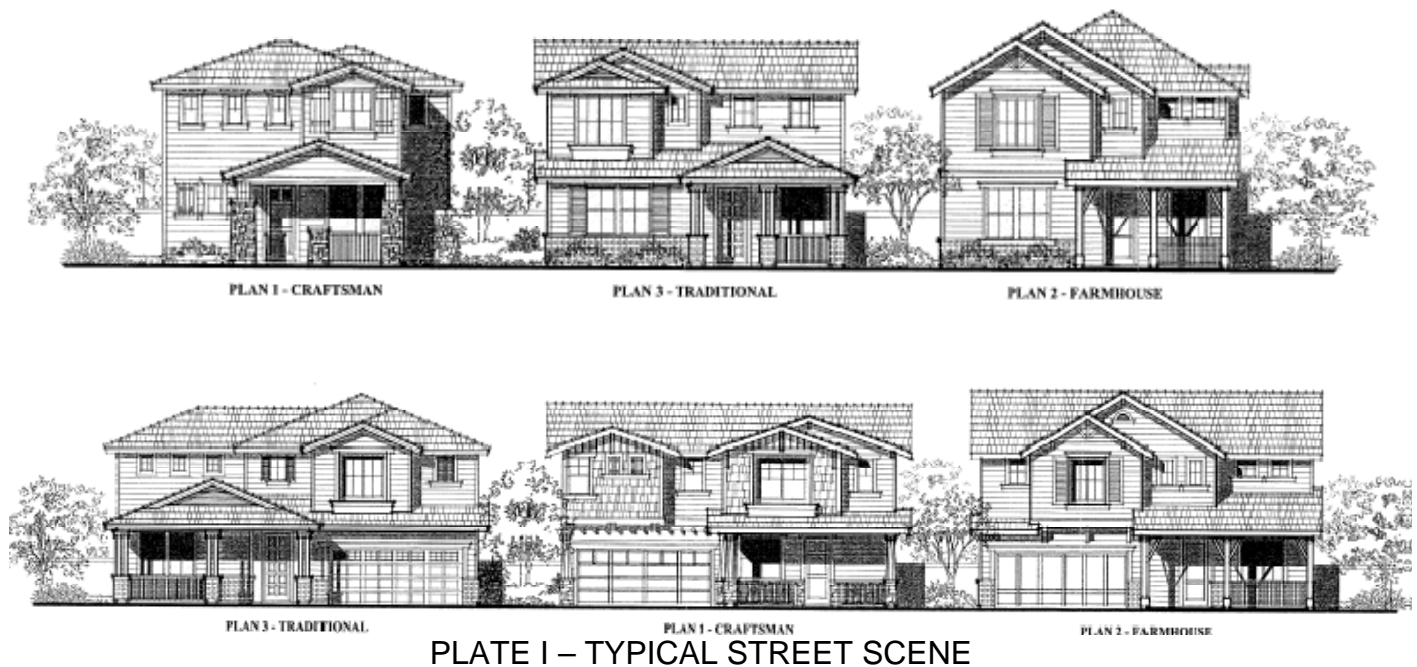
## Article I. Woodbury Crossing Design Criteria

### Section 1.01 Purpose

The purpose of this document is to ensure that the unique characteristics of the Woodbury Crossing Master Plan will continue throughout the life of the community. To this end, this document provides requirements and guidelines specific to the Woodbury Crossing Neighborhood Village. These requirements and guidelines are supplementary to and do not supersede the requirements of the City of Olympia Municipal Code (OMC) 18.05A.

### Section 1.02 General Architectural Design Guidelines

- (a) **REQUIREMENT:** Architecture in Woodbury Crossing shall promote a diverse pedestrian oriented community with an integrating traditional architectural theme. Emphasis is placed on building orientation, porches, strong entry features, walkways, and, where applicable, alley loaded garages (See Plate I).



- 1) No more than two identical building elevations may occur consecutively.
- 2) Each floor plan that is repeated in the development shall have more than one style of architectural elevation.



## ***Section 1.03 Residential Architecture***

---

- (a) **REQUIREMENT:** Residential development in Woodbury Crossing shall be limited the following types (see Plates II, III, and IV):
- (i) Multi-Family: Triplexes and duplexes.
  - (ii) Single-Family: Attached townhomes and detached single family (front and rear loaded)
  - (iii) Mixed Use: Apartment and/or condominium as a component of the commercial development at the village green
- (b) To ensure design continuity and compatibility with the surrounding area:
- (i) Each residential project shall be sited to front onto neighborhood streets. Porches and entry elements shall be provided to emphasize the entrances.
  - (ii) Buildings that side or back onto any street or community open space shall be architecturally treated to enhance view from the public right-of-way with additional buffer area landscaping.
  - (iii) For visual diversity, architectural elements such as chimneys, balconies, porches, pot shelves and window surrounds shall be provided. Porches, gables, eaves and other projections shall be used to break up simple architectural forms.
  - (iv) Living space, entry, windows, doors and architectural details shall dominate the presence of the house on the street.



PLATE II –ATTACHED TOWNHOMES (EXAMPLE)



FRONT ELEVATION



PLATE III – TRIPLEXES (EXAMPLE)



PLATE IV – SINGLE FAMILY DETACHED (EXAMPLE)

## ***Section 1.04 Architectural Styles***

- (a) **REQUIREMENT:** The architectural styles required in Woodbury Crossing are responsive to the climate and culture of Thurston County, as well as the visual compatibility with one another. The following architectural styles are required in Woodbury Crossing:
- (i) Traditional
  - (ii) American Farmhouse
  - (iii) Craftsman



## ***Section 1.05 Traditional Architectural Style***

---

- (a) **REQUIREMENT:** Buildings constructed in the Traditional Architectural Style must meet the requirements of this section (See Plate V).



PLATE V – EXAMPLE OF TRADITIONAL ARCHITECTURAL STYLE

- (i) Massing shall be more horizontal than vertical
  - (ii) Buildings shall have gable or hip roofs or a mix of both
  - (iii) Pitch for primary roof elements shall be 4:12 to 7:12
  - (iv) Roof overhangs shall be 12" to 24"
  - (v) Porch columns shall be square or round
  - (vi) Buildings shall provide trim details on all windows and entry doors that face any street or public right of way
- (b) **GUIDELINE:** The Traditional Architectural Style can be accomplished with:
- (i) Symmetrical composition of doors and windows
  - (ii) Simple volumes with one-story wings and porch
  - (iii) Simple entry forms and columns
  - (iv) Vertical fluting and capitals on columns
  - (v) Pointed, curved or broken pediments over windows and entry doors
  - (vi) Brick or stone veneer on elevations as an accent to lap siding
  - (vii) Siding colors ranging from white, light beige, light blue, brown, gray, or other earth tone color compatible with the style.
  - (viii) Contrasting color used on trim, fascia, posts and supporting exposed beams

## ***Section 1.06 American Farmhouse Style***

---

- (a) **REQUIREMENT:** Buildings constructed in the American Farmhouse Style must meet the requirements of this section (See Plate VI).

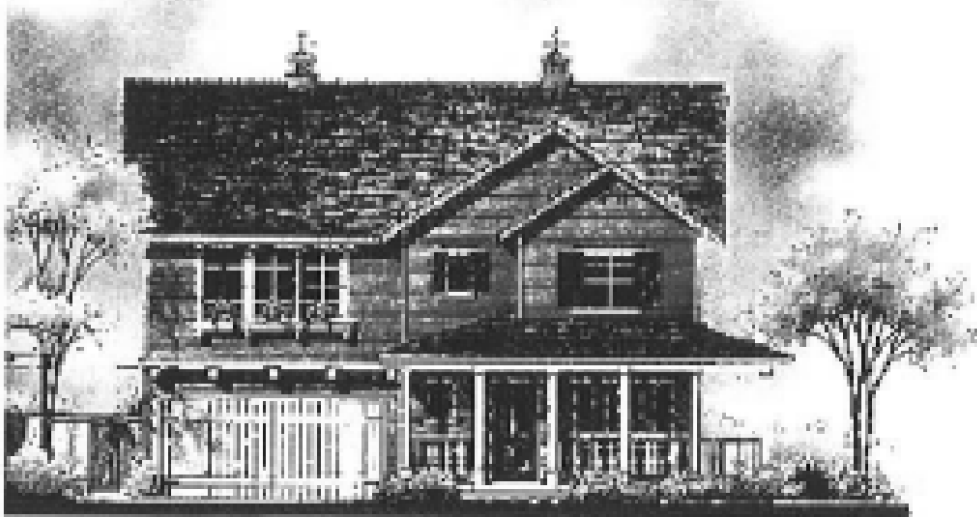


PLATE VI – EXAMPLE OF AMERICAN FARMHOUSE STYLE

- (i) Buildings shall have single story roof forms used in conjunction with two-story gable roof volumes.
  - (ii) Pitch for primary roof elements shall be 4:12 to 7:12 with minimum 12" overhang
  - (iii) Windows shall be vertical or horizontal and shall be accented with shutters or trim details
  - (iv) Front elevations shall provide wood siding, shingles, or materials of similar appearance
- (b) **GUIDELINE:** The American Farmhouse style can be accomplished with:
- (i) Additive massing to give the appearance that the building was constructed over time
  - (ii) Covered porches extending the full width of the building element and covered with a shed, hip or gable roof
  - (iii) Simple gable roof forms both perpendicular and parallel to the front elevation along with minor hip, shed or dormer roof elements
  - (iv) A main gable roof running parallel to the front or side lot frontage
  - (v) Square kicker bracket beams, outriggers, corbels and rafter tails
  - (vi) Porches with a variety of sizes and shapes of wood columns and railings
  - (vii) Wooden pot shelves at the windows



## **Section 1.07 Craftsman Style**

---

- (a) **REQUIREMENT:** Buildings constructed in the Craftsman style must meet the requirements of this section (See Plate VII).



PLATE VII – EXAMPLE OF CRAFTSMAN STYLE

- (i) Buildings shall have simple one or two story massing with partially covered porches
  - (ii) Roofs shall be side to side or front to back with cross gables or hip roof sections
  - (iii) Pitch for primary roof elements shall be 4:12 to 7:12 with 12" to 24" overhangs
- (b) **GUIDELINE:** The Craftsman style can be accomplished with:
- (i) Porch supports squared, slanting inward or double post, and providing stone or masonry bases.
  - (ii) Low pitched gable roofs and an occasional hip or shed roof
  - (iii) Decorative beams, knee braces, corbels or other decorative elements
  - (iv) Roof rafters exposed and/or cut in decorative shapes
  - (v) Porch supports squared, tapered or double post and providing stone or masonry bases
  - (vi) Porches or stoops covered at the entry door
  - (vii) Single, pair or triple configuration windows
  - (viii) Exposed wood beams, brackets, and rafter tails
  - (ix) Unique lighting fixtures
  - (x) Siding colors composed of traditional northwest colors and/or earth tones
  - (xi) Lap siding, shingle siding, or board and batten siding with stone or brick accents

## ***Section 1.08 Detached Single Family***

---

- (a) **REQUIREMENT:** Detached single family homes shall reinforce the architectural character of Woodbury Crossing.
- (b) **GUIDELINE:** The architectural character can be reinforced with:
  - (i) Two-story massing combined with one story porch elements
  - (ii) Front entry garages recessed to enhance the pedestrian character of the street
  - (iii) Garage doors matching the architectural style of the home
  - (iv) Combined shingle and horizontal siding
  - (v) Decorative columns and railings at the front porches
  - (vi) Architectural window trims and shutters
  - (vii) Entries covered and illuminated

## ***Section 1.09 Tower Court Architecture***

---

- (a) **REQUIREMENT:** Tower Court buildings shall be mixed use and pedestrian oriented in order to maintain the small town character of the village (see Plate VIII).

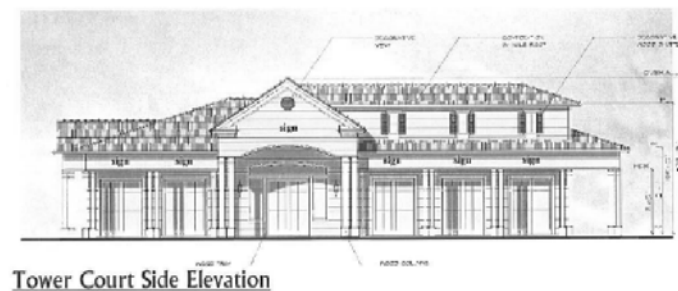
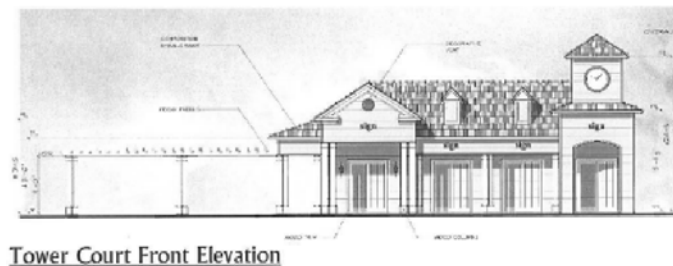


PLATE VIII – TOWER COURT ARCHITECTURE (EXAMPLE)



- (i) A tower element shall be integrated, and architecturally compatible with, the design of the Tower Court area.
- (ii) An outdoor trellis structure shall be integrated into, and architecturally compatible with, the design of the Tower Court area.
- (iii) Building massing variation shall be achieved by varying roof lines including clerestory elements, front gable roof elements, dormers, tower element and one-story wrap-around porches.
- (iv) The design shall include pedestrian-friendly storefronts with clear glass windows and doors and very few blank walls.
- (v) Defined public outdoor spaces including outdoor patios, plazas, and covered walkways in front of the stores shall be provided.
- (vi) Strong traditional architectural elements, such as dominant gable roofs, gable pediments, dormer windows, trims and window shutters, shall be included.
- (vii) The design shall include full-wrapped horizontal siding, composition shingle roof with 7:12 roof pitch, and pedestrian-friendly signage.