

Exhibit H

MPD PROJECT SPECIFIC DESIGN STANDARDS AND GUIDELINES

THE VILLAGES AND LAWSON HILLS
BLACK DIAMOND, WASHINGTON

DESIGN STANDARDS & GUIDELINES

May 24, 2011

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CHAPTER ONE:
INTRODUCTION

INTRODUCTION

The Villages and Lawson Hills are designed to reinforce the small-town character and recreation-oriented lifestyle of Black Diamond, yet bring a fresh, vibrant architecture and energy to the community.

They are both comprised of multiple neighborhoods woven into the landscape. The architecture within each of the neighborhoods will evoke an identifiably distinct character which is influenced by regional style, contemporary interpretations, and traditional housing types, planning patterns, topography, as well as the unique parks around which each neighborhood is located.

To ensure that the architecture within The Villages and Lawson Hills contributes to the individual identity of each neighborhood, as well as high quality development for the whole community, this document provides Design Standards and Guidelines.

These Design Standards complement and expand upon the standards in the Development Agreements for The Villages and Lawson Hills which govern many of the aspects of design and site planning. This document intends to supplement the Development Agreement and comply with the City's MPD Framework Design Standards and Guidelines. Design Standards are specific requirements and are expressed as such.

Design Guidelines are statements that describe the desired visual character of the neighborhood or structure and address issues that are primarily aesthetic in nature. While they are expressed as "encouraged" or "discouraged" they are important in the overall success of the community. These guidelines are not intended to be utilized simply as a checklist. They are intended to encourage creativity and a level of quality within the desired community character.

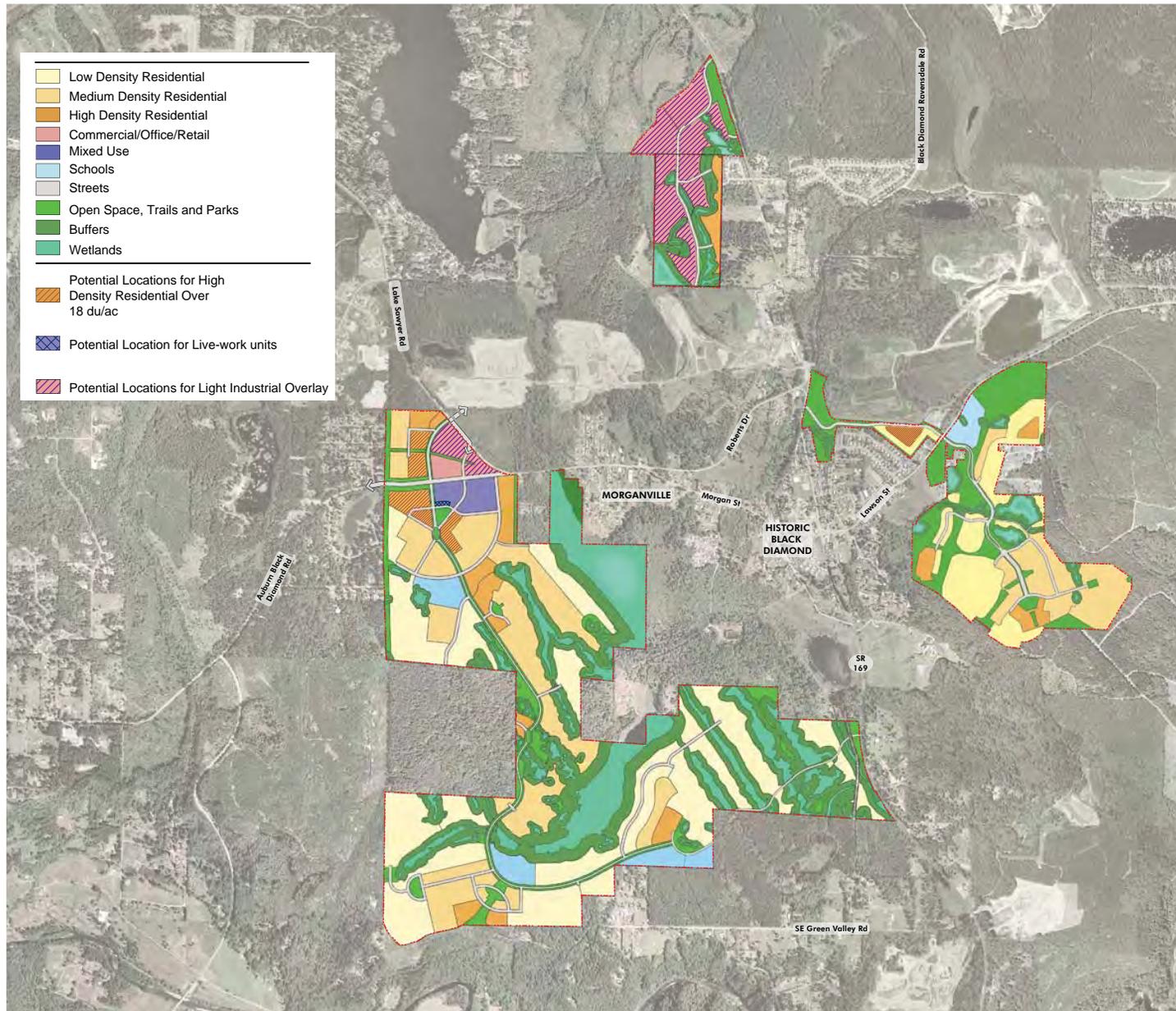


Exhibit A:
MPD Site Plans
Black Diamond, WA



CHAPTER TWO:
NEIGHBORHOOD OVERVIEWS

NEIGHBORHOOD OVERVIEWS



Communities built around outdoor experiences.



A modern interpretation of historic mining forms is appropriate for the Village Center.

These neighborhood overviews for The Villages and Lawson Hills MPD's describe separate features in each MPD's main property and the commercial area on Parcels A and B.

THE VILLAGES

The Villages neighborhood is intended to reinforce the small-town character and outdoor enthusiast lifestyle available in Black Diamond. The plan, as well as the architecture, supports and encourages interaction with the outdoors. Development areas are woven into the site between areas of open space, and utilize existing topography, sensitive areas, and their buffers, to a design advantage to create distinct districts.

The architecture of The Villages draws from historic rural and mining town images. These references draw from simple form-based architecture with minimal added detail. A modern interpretation of this historic vocabulary, along with inclusion of a number of appropriate Northwest architectural styles, create a strong character rooted in history, yet adding a contemporary twist. The strength of influence of these styles will vary from district to district.

Utilizing this concept, each of these districts is envisioned to have its own unique character; design elements are provided both in plan and architecture to create a strong, individual sense of place without being heavily themed.

The districts, shown on page 8, are as follows:

- Village Center
- Diamond Park
- The Woodlands
- Forest Green
- Diamond Lake
- The Narrows

These districts loosely correspond to potential phasing of the community and allow the community character to change and evolve over time within the guidance and design direction provided in this document.



Village Center homes should combine simple forms with bold colors



Modern detailing using industrial materials is encouraged in the Village Center.



Homes in Diamond Park include a twist on the old farmhouse.

Village Center

The goal of the Village Center District is to capture the spirit of historic Black Diamond in a vibrant, mixed-use environment. The spaces between buildings become as important as the buildings themselves. More than any other district, the architecture of the Village Center District draws from the simple forms of historic mining towns of the western United States, with sophisticated and modern detailing and materials.

Diversity of forms and materials will add to the richness of the experience. While there will be a consistent level of quality and some signature detailing, it is important that the buildings do not become themed or stylized. There must be some variety in the design in order to achieve the vision of a Village Center built over time. Groupings of square and rectilinear forms with flat or gable roofs should be the predominant building blocks. The Main Street within the Village Center will blend

these forms with classic main street design. Housing should draw from the simple form-based historic mining architecture and lean towards a modern expression of detailing and use of glass, without a lot of extra ornamentation.

Diamond Park

This district derives its name from the public park at the southeastern tip of its area and is woven into the natural topography and sensitive areas of the site; both elements that begin to establish its unique character. It includes an extensive trail system connecting parks and district, as well as a site identified for an elementary school.

The Community Connector road passes briefly through the district offering only a glimpse into the residential areas, enhancing its hidden, enchanted nature. Each home should have an individual and unique feeling to it, and utilize forms and materials to enhance the whimsical, curious character of the neighborhood.

The Woodlands

The physical layout of the Woodlands is heavily influenced by its site context. The development pattern is broken up into many sub-districts tucked between open spaces and fills the space between differing open space environments, while creating a character of its own.

The Woodlands district creates edges along sensitive areas and a regional wildlife corridor, enhancing its importance and purpose within the community. Therefore, the architecture should have a strong sense of presence while being sensitive to its context by creating the edge between the tame and the wild.

The distinct character of mountain architecture is appropriate in this district: pitched roofs that reflect the forms of the nearby mountains, timber framing and wood detailing that utilize historic building practices, and rusticated stone to create



The Woodlands district encourages architecture that has its forms and materials drawn from mountain architecture.



Character of the Forest Green district is reminiscent of early America; homes are more square shouldered.



The Diamond Lake neighborhood steps with the hillsides.

a strong foundation can all be used to capture this character. Architectural connection details can be used to symbolize the nature of this neighborhood as a connecting point between places. Simple forms and creative detailing are encouraged to capture this character.

A strong connection to the outdoors is vitally important in this neighborhood. Front porches and outdoor rooms and the use of textures and materials are encouraged to enhance the transition from indoors to outdoors and back.

Forest Green

The goal of the Forest Green district is to capture the character of a country village. As a counterpoint to the Woodlands, this neighborhood has a more formal character in both the site planning and architecture. Located in a relatively flat area, the site is more open and lends itself to a gridded street pattern, formal spacing of trees, more manicured

landscape elements of the development, symmetry in plan, and an urban influence on the architecture, landscape, and parks.

The boulevard leading into the heart of this district will have expanded parkways, detached sidewalks, and will create a strong sense of entry into this district as it focuses on the neighborhood park and an elementary school site.

The architecture within Forest Green should compliment the country village character by allowing more square-shouldered homes, uniform setbacks, and forms and materials found in a more urban environment. Traditional architecture, such as that which can be found in small western towns across the United States, but with an East Coast influence, is appropriate for this district. Materials should be of a slightly more refined nature: horizontal and vertical siding with cut stone and brick accents.

Diamond Lake

The goal of the Diamond Lake district is to compliment the hillside landscape of this area with a neighborhood that blends with its natural environment. The hillside nature of this site influences street and lot layouts. A focal point park at the top of the hill becomes the organizing element of the district as home sites wrap around the contours of the site.

Architecture should compliment and blend with natural forms and colors within the site. The horizontal and foundational nature of the earth should provide inspiration for each home site. Naturally occurring materials within the earth should be utilized near the ground plane to integrate the building with the site. Colors should follow patterns found in nature: darker earth toned colors at the base, lighter and fading as the house rises out of the earth, dashed with bold, complimentary accents.

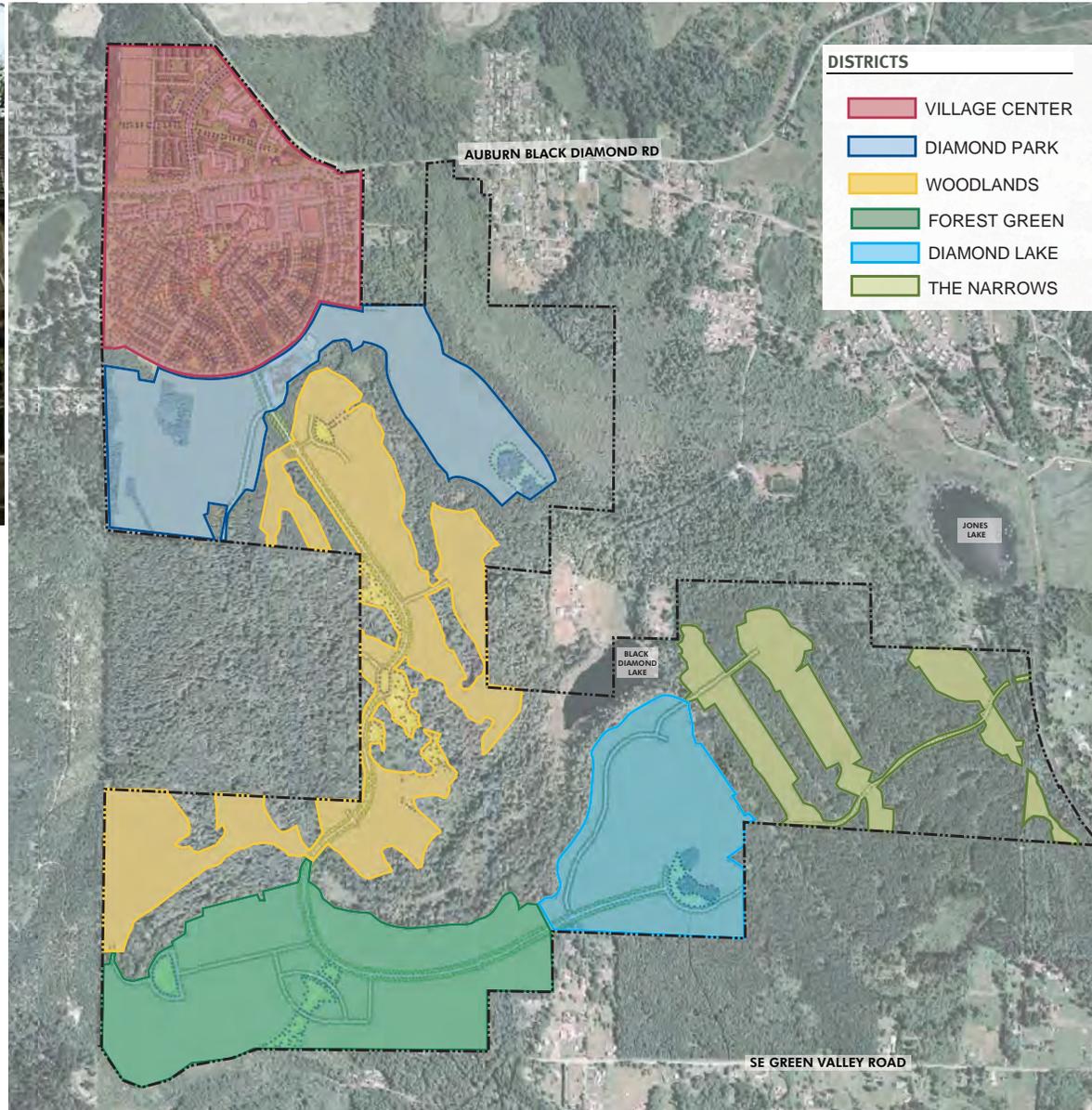


In The Narrows, homes are worked into clusters of trees.

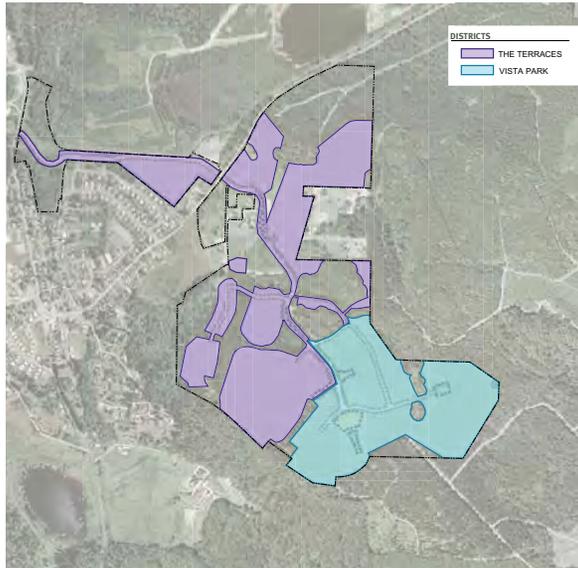
The Narrows

The goal of The Narrows is to compliment the nature of the land plan as it weaves through the landscape, carefully following the natural watersheds of the site. The experience of The Narrows should resemble that of a rural county road. The architecture should rise delicately from the forest floor. Buildings should be slender and finely detailed. Large horizontal forms and roofs should be replaced with vertical elements that grow out of the forest like trees reaching to the sky above.

Where larger lots that will have larger homes occur, they should have a more organic floor plan where their mass is broken down into “wings” and has the appearance of working in and around clusters of trees.



*The Villages Neighborhood Plan
Black Diamond, WA*



Lawson Hills Neighborhood Plan
Black Diamond, WA



Cottages in the Vista Park neighborhood face onto common green.



Parcels A and B - The North Gateway
Black Diamond, WA

LAWSON HILLS

Lawson Hills, as the name implies, is generally made up of hillside neighborhoods. Many homes will have striking views, even to downtown Seattle. As a hillside community, four-sided architecture will be critical as many rear elevations will be visible from below. There are two neighborhood areas within Lawson Hills:

The Terraces

The Terraces district encompasses both larger lots and attached housing opportunities. The common thread is sloping lots and orientation towards views. Decks become an important feature for these homes and their integration into the architecture will be a major form determinant.

Vista Park

The Vista Park District is a medium and high-density neighborhood located at the top of the hill, at the terminus of the garden parkway. This influences the

lotting pattern and architectural character. Homes will generally be smaller in square footage and lend themselves to various styles of cottage and bungalow architecture. Usable porches and simple yet appropriate level of detailing will play an important role here.

PARCELS A AND B - THE NORTH GATEWAY

This area forms a retail gateway into Black Diamond. Its land uses include Commercial/Office/Retail and High Density Residential categories along with the possibility for some light industrial. The intention of this district is to provide larger scale retail and business park uses along with high density housing.

While this area is the most appropriate area for locating large, national chain retailers, their "standard" or "franchise" architecture will be required to reflect the character of this community by meeting the design standards and guidelines for their land use and district.



Franchise, larger-scaled, or auto oriented structures in Parcel A/B, the North Gateway, still reflect the unique community character.



CHAPTER THREE:
NON-RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

ARCHITECTURAL DESIGN STANDARDS

The Design Standards shall apply to all buildings within the Mixed-Use areas of The Villages, and the non-residential areas of The Villages and Lawson Hills. All non-residential buildings shall also be subject to other applicable City design guidelines and standards.

SITE DESIGN

Street Level Interest

In order to support successful businesses within commercial buildings, animation and diversity of retail and commercial options are important at the street level to make them attractive as a destination for shoppers and visitors. In order to facilitate a vibrant, pedestrian oriented streetscape, the following treatments shall be applied:

- Buildings with street frontage shall provide street level pedestrian oriented uses on all street-facing frontages. Those at street corners should have display windows and the same level of design, detail, and transparency for both frontages to maintain continuity and pedestrian interest.
- Uses that cannot include pedestrian oriented uses adjacent to the street or buildings that do not use regular commercial glazing patterns at the street level shall not occupy street frontage.
- Centers shall be anchored by green spaces or public buildings.

Drive-Through access in the Mixed-Use Areas:

- Drive-through access windows are prohibited along the Main Street.
- Drive-through stacking space shall not interrupt or impede traffic flow on streets or in parking lots where the aisle connects to a street.



Seating areas activate the streetscape.



Awnings provide shelter and articulation to storefronts.

- Stacking space shall not block pedestrian ways.
- Drive-through access lanes, menu boards, and windows shall not be visible from the plaza or Main Street.
- Drive-through access lanes shall be accessed through parking areas behind the Main Street buildings and not connect directly to streets.
- Drive through access windows shall be integrated architecturally into the building design.
- Stacking lane shall be screened with appropriate landscaping.
- Dedicated staking space shall not exceed six car lengths.

ARCHITECTURE

Four-Sided Design

- All building façades visible from streets shall display a similar level of quality of materials and workmanship, detail, and architectural interest as the front elevation.

- Buildings with façades that face public spaces other than streets such as mid-block courts between buildings, parking areas, and public plazas shall use the same materials and incorporate the same level of detail and articulation as the street-facing façades.

Building Materials

- Color and material changes shall occur at inside corners.
- Mirror and reflective glass is prohibited.
- Vinyl and aluminum siding is prohibited.

Massing and Form

- Roofs shall match the building in terms of style, detailing, and materials and should contribute expressive and interesting forms that add to the overall character of its environment.
- Any mechanical penthouses and stair towers shall appear as integrated building forms and shall be structures that complement the design of the



Front elevation materials wrap onto side elevations.



Trellises and planters define seating areas.



Roof form contributes to the overall building design.

building through the use of similar materials, colors, finishes, and architectural details.

- Rooftop equipment shall be located away from the street edge and/or screened so that it is not visible from streets or other public spaces.

Ground Level Service Facilities

- Trash storage, loading, and truck parking shall be located to minimize visibility from streets, pedestrian ways, and building entrances and minimize interference with commercial or retail activities. Service and loading areas shall not be located along important pedestrian or view corridors.
- Service entrances shall not face primary or secondary retail and commercial streets. All service entrances and associated loading docks and storage areas shall be located to the side or rear of the building.
- Loading docks and truck parking shall be screened from public view using building mass,

freestanding walls, and/or landscaping and shall be integral with the building architecture.

- All exterior trash receptacles shall be screened from public view on three sides and on the fourth shall be screened by a gate that also obscures views. The enclosure shall be made of materials and colors compatible with that of the principal structure(s).

SITE LIGHTING

The goal for the site lighting design is to provide a comfortable level of illumination that meets the community's needs for orientation and safety in a way that compliments the aesthetic qualities of the architecture and surrounding environment.

To preserve the quality of a dark sky at night, high intensity light fixtures shall include a shielded light source that reduces the view to the light source, and directs light away from areas such as wetlands and their associated buffers.



Ground level services are screened from view.

ARCHITECTURAL DESIGN GUIDELINES

This section of the Design Guidelines addresses aesthetic issues associated with site and architectural design that will occur in both the mixed-use and commercial areas of the community.

SITE DESIGN

Development Density

Mixed-use areas are envisioned to have the character and pedestrian focus of a small town downtown, and as such, require a concentration and variety of uses that will make these areas thriving pedestrian environments.

Commercial only areas are envisioned to provide for larger scale retail and business park uses, with greater detail to architecture and site planning that focuses on small town character.

Street Level Interest

In order to facilitate a vibrant, pedestrian oriented streetscape, the following treatments should be applied:

- Provide for a mix of sizes of businesses.
- Create strong pedestrian links to other land uses.
- The site design and building placement should create an environment where people are comfortable walking and spending time.
- Pedestrian scaled lighting that is shielded from the sky should be provided.
- Significant intersections and pedestrian routes should be highlighted with bollards, special paving, accent trees, landscape, or community art.
- Plazas and other outdoor seating areas should



Places for merchandise display, banners, and unique signage contribute to street level interest.



Lighting standards should allow for seasonal flower baskets and banners.

be provided and incorporate both sunny and sheltered areas.

- Direct entries from sidewalks to individual businesses should be provided as frequently as possible.
- Shops and cafés are encouraged to provide dining areas and small merchandise displays that spill out onto walkways and plazas, but maintain a minimum clear pathway between 5-8 feet wide.
- The design of mixed-use buildings should anticipate ground floor restaurant requirements.
- To the extent feasible, ground floor corners should be designed for retail or café uses. Second floor building entries and vertical circulation elements – i.e. stairs and elevators – should not be located in a prominent corner.
- Encourage housing to be located above ground floor retail or commercial uses.

Drive-Through access in the Commercial/Office/Retail Areas:

- Drive-through service windows and the necessary stacking lanes should be located at the rear or side of buildings provided they do not substantially disrupt access to parking stalls, pedestrian activities, or surrounding uses.
- No additional curb-cuts should be provided for drive-through service windows.
- Drive-through lanes, windows, menu boards, and stacking lanes should be as far from street frontage as is feasible, have a clearly indicated travel path, be screened from public view, and the view of adjacent parking areas and properties.
- Where possible, the structure being served by the drive-through service window should be sited to maximize the distance for vehicle queuing while screening the drive-through operations from streets or public rights-of-way.



Ground floor corners used for gathering places.



Simple massing with appropriate roof form.



Corners are accented by interesting building forms.

- Drive-through windows and lanes should incorporate an architectural covering that is consistent with the style and character of the building.
- Drive-through lanes should not exit directly to the site's main entrance/exit.
- Stacking lanes should be screened with appropriate landscaping.

ARCHITECTURE

Massing and Form

- Buildings should be simple in form and massing with a primary building mass accentuated by important features.
- While adjacent buildings should relate in similarity of scale, height, and configuration, variation is encouraged.
- Vertical volumes and changes in height are encouraged to break up long façades.

- Corner buildings can enhance the quality of the pedestrian and visual experience and should be given special architectural and massing treatments that are oriented towards and emphasize their corner positions.
- Standard franchise building designs, prototypes, or design features associated with a single retailer that would deter subsequent use by other retailers should be avoided.

Building Façade Design and Articulation

In general, overall composition of façades should incorporate the following treatments:

- Façades should incorporate a regular and frequent pattern of architectural variety through the use of such features as modulation of the wall plane, detailing, color, texture, and materials.
- Large unarticulated walls should be avoided.
- Incorporation of art and ornament is

encouraged.

- Ground floor façades should be designed to give individual identity and unique character to each retail establishment.
- Trellis', permanent awnings, wide overhangs, deep reveals, and other weather protection elements are encouraged.

Rooftops

Visible rooftops should be interesting and elegant in form and be compatible with the building's design.

- Roofs should match the building in terms of style, detailing, and materials and should contribute expressive and interesting forms that add to the overall character of its environment.
- "Commercial mansard" roofs where faux wraparound mansard panels are applied to a parapet and do not enclose a habitable floor area should not be used.



Awnings sufficiently sized to provide shelter are encouraged.



High quality materials with appropriate detailing is encouraged.



Materials should be appropriate for the architectural style.

- Steeply sloping roof forms and curved roofs should be limited to prominent or special buildings.

Building Materials

Exterior materials should be of high quality and add to each building's character through creative use and in order to give a perception of permanence. Materials should be appropriate to the building's style and suited to commercial construction.

- Predominant building or cladding materials should be of a high quality, be durable, retain their appearance over time, and be economical to maintain.
- The form, scale, detail, texture, and quality of any material used in close proximity to the pedestrian environment should be considered in relation to human interaction.
- Reused or recycled materials are encouraged to add character to the building and reduce the

need for virgin materials.

- Accent materials are encouraged to add interest and variety at a more intimate scale at individual storefronts, along architectural elements such as cornices, or on other portions of buildings or walls.
- Standing-seam or corrugated metal roofing is encouraged. Bright color such as blue, green, or red on standing seam roofs is discouraged.



Building lighting is important for pedestrian ambiance and safety.

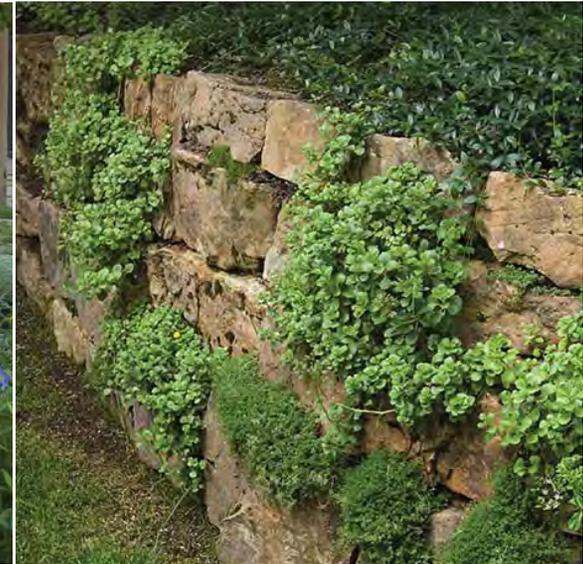
LANDSCAPE OBJECTIVES AND DESIGN INTENT

GENERAL PLANTING STANDARDS

- Approved plants include native and ornamental plant material.
- Prohibited plants represent species with characteristics that are potentially destructive to the native landscape, have weed-like tendencies, or are in direct conflict with these guidelines.
- Areas that have been previously landscaped shall be protected and/or replaced should damage occur during construction.
- All plant material shall meet the requirements of the “American Standards to Nursery Stock-ANSI 260.1.”
- All planting beds shall be top-dressed with a specified mulch or other approved groundcover.
- Minimum street tree size shall be 2” caliper.
- Minimum deciduous and conifer parking lot tree size shall be 2” caliper and 8’ height respectively.
- Accent trees in all other areas to be a minimum 1.5” caliper.
- All tree planting shall be organized so that they respect the following conditions:
 - Setback at intersections per traffic engineer
 - Appropriate setbacks from site infrastructure such as streetlights, wayfinding, and traffic control signage, water, gas, and other utilities above and below ground per traffic engineer.
- Turf or lawn should not be the predominant landscape material, unless the area is intended for active use.
- Planting adjacent to rights-of-way should incorporate vertical elements, except where on-street parking is provided.



Boulder feature in garden setting.



Stacked stone retaining wall with landscape.

- Rocks, pebbles, sand, and similar non-living materials shall not be used as groundcover substitutes, but may be used as accent features provided such features do not exceed a maximum of 5% of the total landscape area.
- A minimum 25’ wide dense vegetative buffer should be provided where there is no intervening development between non-residential development and the MPD boundary.

WALLS, FENCES, AND GATES OBJECTIVES AND DESIGN INTENT

- To construct walls, fences, and gates that borrow from the architectural styles designated for the community by District. (pages 8-11)
- To design walls, fences, and gates that are related and are natural extensions of the surrounding buildings.
- To enclose services areas and infrastructure related facilities from public view.

HARDSCAPE OBJECTIVES AND DESIGN INTENT

- To encourage the use of materials that compliment the architectural style of the buildings and blend with adjacent paving.
- To create a continuity of materials and methods of construction from public spaces to private spaces.
- To reinforce the overall community image through the use of quality materials.
- To ensure and demarcate connection between buildings, plazas, and other outdoor spaces.



CHAPTER FOUR:
RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

ARCHITECTURAL DESIGN STANDARDS



Homes front onto common greens.



Front elevation materials wrap sides.

These Design Standards shall apply to all residential buildings within The Villages and Lawson Hills.

SITE DESIGN

General

- Maintain general circulation pattern concepts, both street and pedestrian, as shown on Figure 6-3 of the Development Agreement.
- Establish circulation patterns that allow residents to easily walk or bike through a neighborhood and provide links to recreational amenities such as parks and trails.
- Dead-end streets and alleys should be oriented to take advantage of views into open space.
- To maintain a small town character, use open space to organize clusters of development.
- To provide a range of housing options, each neighborhood shall provide a mix of housing sizes and types.
- Where individual lot residential development

is located along the boundary of an MPD, lot sizes shall be no less than 75% the size of the abutting residential zone or 7,200 sq. feet, whichever is less.

- Multi-family land uses should include a minimum 25 foot wide dense vegetative buffer when located along the boundary of an MPD.

Lot Sizes and Front Yard Setbacks (Single Family Detached)

In order to avoid the monotony of streets lined with single family detached homes of similar width, height and setback, the following criteria shall be applied. However, on a limited basis, specific locations within neighborhoods may vary from this requirement.

- Corner lots side yard setback on the street side shall be at least 5 feet wider than interior lots.
- Excluding oversized corner lots within a block, any row of lots over 400 feet long shall have at least one lot of different width per every six houses. The differing lot may be wider or narrower, but shall vary in width by at least 5 feet.

- Varied front yard setbacks shall be applied to 20% of homes on each side of the street on each block. Offsets shall be an increase of no less than 33% of the standard front yard setback.

Adjacency of Same Plans or Elevations with Similar Attributes

The same combination of elevation style and floor plan for dwelling units or buildings shall not be placed beside each other. Dwelling units or buildings that make use of the same floor plan and are sited directly across the street from one another shall incorporate a different elevation whenever possible and shall use a different exterior color/material palette. On a limited basis, specific locations within neighborhoods may vary from this requirement.

ARCHITECTURE

Four-Sided Design

- All building facades visible from streets, parks or other public areas shall display a similar level of quality of materials and workmanship, detail



Material and color changes occur at inside corners.



Outdoor rooms are encouraged.



Porches and architecture wrap corners with the same level of detail as the front elevation.

and architectural interest as the front elevation.

- Color and material changes shall occur at inside corners or at a trim element that is appropriate to the elevation design, and not at outside corners.
- Unarticulated roof forms shall not be set on a constant wall plate height.
- Aluminum, vinyl, and T-III siding are not permitted.
- Structures shall include features to break up the mass, with elements such as distinctive roof forms, changes in colors and materials, porches, and offsets.

Features Allowed in Setbacks

The following criteria shall also be observed:

- Encroachments shall not exceed thirty percent (30%) of the length of a side yard elevation, excluding eaves.
- Upper story living area over front loaded garages may encroach into the driveway length. The

bottom of the overhang must be no lower than 8 feet above finished floor of garage.

- Upper levels or portions of upper levels over a garage may encroach into rear yard setbacks a maximum of 2 feet when the garage faces an alley. The bottom of the overhang must be no lower than 8 feet above finished floor of garage at the door.
- Balconies that protrude into the sideyard setback are prohibited on minimum depth interior side yards.

Porches and Outdoor Rooms

Porches and outdoor rooms are an important feature for certain architectural styles that adds character to a streetscape while also creating an extension of the living space into the public space. In general, these requirements shall apply to all housing types where these spaces are appropriate.

- Porches, stairs, and decks shall be designed to reflect the appropriate scale and detail for the architectural style.

- Porches shall be sized to be furnishable as appropriate to the architectural style.

Alley-Loaded and Side-Street Loaded Garages

- Alley loaded garages may accommodate three cars side-by-side, but doors on such garages shall accommodate a maximum of two cars – i.e. such garages shall not have a single 3-car garage door.
- Driveways for two-car alley-loaded garages may not exceed 18 feet in width.
- Driveways for one-car alley loaded garages may not exceed 12 feet in width.
- Driveways for three-car alley loaded garages must be separated by at least a 2 feet wide landscaped area.
- Side street loaded garages may be used on corner lots if the garage is located in the rear half of the lot.
- Side street loaded garages shall accommodate a maximum of two cars side-by-side.



Living area and porches forward of garage softens streetscape.



Varied garage massing along an alley is encouraged.



Accessory structures shall compliment the architecture of the main structure.

Street-Loaded Garages (Single Family Detached)

In order to avoid the repetitious presence of garage and driveway dominated streetscapes, the following criteria shall be applied:

- The face of garage must be set back a minimum of 6 feet from the face of living area or porch elevation (at columns) and at least 20' from street.
- Where lots are less than 70' wide, for street facing garages, the maximum garage door width shall be that which accommodates two conventional cars. A third enclosed space may be included as a tandem space appended to the same garage (3-car garages oriented 90° to the street and the third door as a turn-in in combination with a 2-car street facing garage are also acceptable solutions.)
- Garage doors may not occupy 60% or more of a lot's maximum allowable building frontage - i.e. the lot width minus minimum side-yard setbacks.

- Driveways for garages in the front half of a lot shall not exceed the width of the garage door by more than 12 inches on each side or exceed 18 feet in width at the curb.
- Driveways for one-car garages or street-loaded rear yard garages shall not exceed 12 feet in width at the curb.

Exterior Building Lighting

Accent lighting may be used to highlight architectural features and enhance security. Low-intensity indirect light sources shall be used in order to minimize light pollution and maximize dark sky.

Accessory Structures

Single family detached – Accessory and garden structures, such as a gazebo, may be located in any portion of a required rear yard if permitted by the City's building code and setback requirements. If visible from any street, park or other greenway, it shall exhibit the same quality of architectural detail

as the home or building it serves.

Larger accessory structures, such as a detached studio or shop, shall be consistent in design, quality, and level of architectural detail as the house that it serves.

Hillside Lots

Development on hillsides present site planning and design challenges that are not typical of flatter areas.

- On down slope lots, enclosed crawl spaces shall not exceed 9 feet in height without some architectural treatment to distinguish their appearance. All crawl spaces shall be enclosed.
- Decks shall be integrated into the house and should not appear as an attachment or add-on to the primary building mass. Massive decks that stand out in the hillside are prohibited. Tall piers and skirting are prohibited.

ARCHITECTURAL DESIGN GUIDELINES



Simple massing with exposed structural detailing is encouraged.



Front porches break up elevation mass and provide outdoor rooms.

This section of the Design Guidelines addresses aesthetic issues associated with residential developments. Successful execution of these guidelines will ensure quality planning and design that will incorporate outward, street-facing orientations and greater variety and creativity in the development of building types and sizes.

SITE DESIGN

Appropriate building siting can reduce perceived density, maximize open space areas, provide “eyes on the street” surveillance, and enhance neighborliness and a sense of community by providing attractive and desirable spaces where people may gather and interact.

- Buildings should be sited in response to, and to take advantage of, opportunities presented by natural or created topographic landforms.
- Site planning should provide clear pedestrian connections to the parks and trail system.
- When possible, non-street facing multi-unit buildings should be organized around a common

open space such as a linear park or green court or courtyard, or community amenities such as swimming pools or other recreational facilities.

- Development should be clustered and defined by open space and contain homes of varying sizes, styles, and form.

ARCHITECTURE

Massing and Articulation

The collective streetscape is important, as it effectively becomes a shared amenity for all residents and visitors. To avoid bland homogenous neighborhoods and to ensure that the streetscape maintains a level of interest and variety, the following guidelines shall be applied:

- Incorporate a variety of compatible architectural styles within a neighborhood while avoiding overly themed or stylized statements.
- Unvarying repetitive façades that present a monolithic development should be avoided.

- Building forms should be appropriate to their style.
- Articulate the building massing appropriately to minimize boxiness of elevations facing streets, parks, or other greenways.
- Provide a variety of both single and multi-story elements within multi-story home designs.
- Porches, entries, balconies, or outdoor rooms are encouraged to be primary elements for homes that face public streets.
- Massing should be varied by articulation of elements such as bays, dormers, etc.
- Provide additional articulation and variety to elements by changing materials, details, and/or color.
- To meet the Design Standard for four-sided architecture (front, sides, and rear) where they are visible from the street or public and/or private open space, consider utilizing elements such as changes in building massing, roofline variation, and window treatments.



Expression of individual units within row town homes is encouraged.



Variety in windows can provide interest.



Color is an important design element.

- Multi-unit buildings should incorporate smaller-scale architectural forms that are associated with its architectural style to visually reduce the height and scale of the building and emphasize the definition of individual units.

Detailing, Materials and Colors

A complimentary variety of materials used on façades from home to home and within a single home creates a more diverse and interesting neighborhood. Creative and thoughtful use of color can be a very simple yet effective tool for creating visual diversity. Together, variety in color and materials can have a significant and positive impact on the overall appearance of a neighborhood.

- Signature or custom detailing should reinforce and support the neighborhood character.
- Details and materials should be appropriate to the style the building is expressing. “Appliqué” of details or materials on inappropriate building forms should be avoided (i.e. English half-timbering on a ranch style home with a

4:12 roof pitch).

- Natural and natural appearing materials should be used as details to complement the selected architectural style such as wood, stone, brick, iron, and copper.
- When not used uniformly about a house, accent materials such as brick and stone used on street facing elevations should be returned to a logical point of termination such as an inside corner, on the adjacent side elevation.
- Color should be used as an important design element in a building’s appearance.
- On an individual building, color variety should relate to changes of building forms and materials, such as body, accent, and trim.

Roofs

A variety of roof plans and pitches is desired, as roof forms and their materials have a significant impact on the impression of variety within a neighborhood.

- Roofing materials should be appropriate to their related style and pitch.

- Roofs over one-story elements, such as those over porches or bays, provide additional articulation of the massing of larger two-story residences and are strongly encouraged.
- Variation in ridgeline heights and alignments should be incorporated in order to create visual interest.
- Roof pitch may range from 4:12 to 12:12

HILLSIDE LOTS

Development on hillsides present site planning and design challenges that are not typical of flatter areas and are therefore subject to these additional guidelines.

- A vertical offset or split-level street along a hillside slope is desirable if it minimizes grading, preserves an important site feature, or enhances the hillside setting.
- Grading should blend with adjacent natural terrain so that over time the visibility of the grading is diminished.
- Daylight and walk-out basements are encouraged.



Massing of single family attached units emphasizes identity of individual units.

SINGLE FAMILY ATTACHED

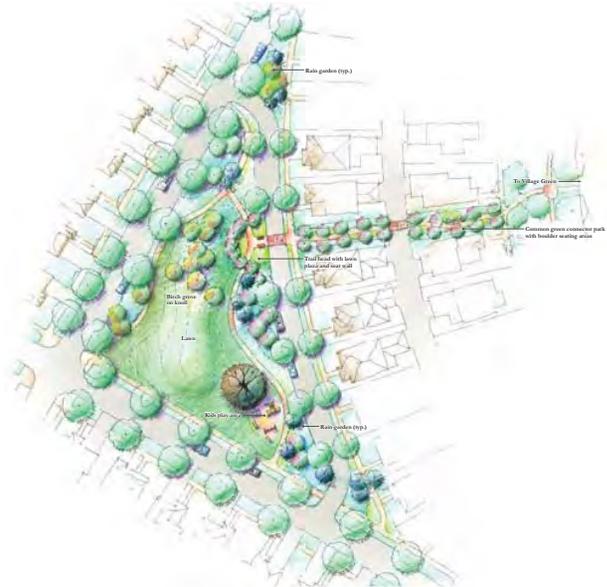
Single family attached homes provide a higher density option within single family detached neighborhoods, while maintaining a sense of individuality for each unit. They include 4 units or less in each building.

- Single Family Attached homes should be planned in a row town home configuration.
- Massing should create a sense of individual unit through changes in front elevation roof forms such as gables, hips, and other elements such as bays.
- Vertical elements on the front elevation should be emphasized.
- Each home should have an individual front entry and stoop or porch.
- Where located on side-sloping sites, buildings should step between units to emphasis individual homes.
- Garages will be provided for each unit.



CHAPTER FIVE:
PARKS, OPEN SPACE AND TRAILS

PARKS AND OPEN SPACE



Lawn bowling, horseshoes, and other structured play elements.



Neighborhood parks can accommodate small neighborhood events such as block parties or ice cream socials.

GENERAL STANDARDS

- Parks shall be integrated into the neighborhoods they serve and be linked via a network of walks and trails.
- Commercial areas shall include gathering spaces such as plazas or seating areas.
- Parks shall include a mix of features such as hardscape, seating gardens, play areas, community art or water features, and pedestrian scaled lighting.
- Low impact development features such as rain gardens shall be used wherever practical, and integrated into the community as amenities.
- Neighborhoods shall be organized by or focus on and include a range of open space such as greenbelts, green courts, and parks, linked together by a network of walks and trails.

NEIGHBORHOOD PARK INTENT

Neighborhood Parks serve a smaller geographical area and are the recreational and social focus of each neighborhood. They should be developed for both active and passive recreation activities geared specifically for those living within its service area. The parks should accommodate a wide variety of ages and user groups and facilitate building relationships. From playgrounds to barbecues, residents and guests of the community can gather and enjoy their neighborhood. Creating a sense of place by bringing together the unique character of the site with that of the neighborhood is vital to a successfully designed neighborhood park.

Design Standards

- The area requirements for Neighborhood Parks are typically between 1 and 5 acres.
- Design the roads adjacent to parks for slower speeds allowing people to cross safely.
- Provide various types of seating.

- Provide a variety of active and passive spaces for various age groups.
- Provide on-street parking in close proximity to the park.

Design Guidelines

- Park design should compliment the aesthetics of the neighborhood as defined in the Neighborhood Overview as well as accommodating the community needs in play areas.
- Link the park to community-wide trails for pedestrian and cyclist connectivity.
- Trellises, solid-roofed pavilions, or other shade structures may be located in the park to provide sun and rain protection.
- Unique structures and elements for children's play and discovery are encouraged. Off-the shelf manufactured play structures are discouraged.



Intimate seating areas incorporated into the park.



Small park gathering structures.

POCKET PARK

Intent

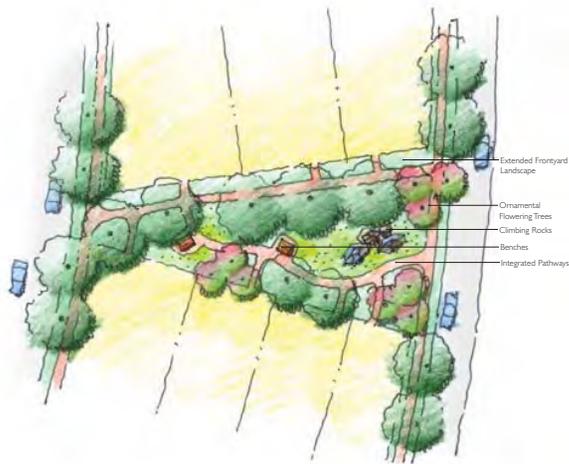
Pocket Parks serve the smallest geographical community area and the informal needs of the adjacent neighborhood residents and provide interest and gathering places that can be accessed within a quarter-mile walk from one's home. They can include tot-lots, seating areas, or simply a small gathering place for children to play. Pocket parks are to be located and sized to fit the unique characteristics of the neighborhood design. Creative play elements or the placement of unique art elements are strongly encouraged.

Design Standards

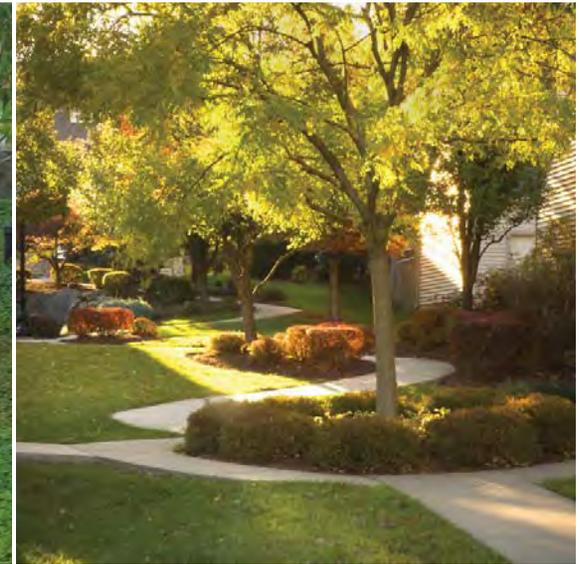
- Provide site amenities such as seating and play areas.
- Provide the greatest possible accessibility to pedestrians.
- Integrate the park into the design of street and residential lot patterns.
- Provide on-street parking in close proximity.

Design Guidelines

- The theme and program list of the pocket park for each location should be a site-specific design that responds to the needs of each neighborhood.
- Unique structures and elements for children's play and discovery are encouraged. Off-the-shelf manufactured play structures are discouraged.



Excellent visibility provided into common greens from neighborhood drives.



Pedestrian neighborhood trail network throughout common green.

COMMON GREEN

Intent

Common Greens serve as semi-public spaces for the homes that face onto them and provide pedestrian corridors through neighborhoods. They are intended to act as front lawns for the small lot homes that surround them. They can vary in size and geometry but are generally dedicated to walking and outdoor living

Design Standards

- Common greens shall be minimally programmed with passive uses such as sitting areas, gardens, and small lawns.
- Common greens shall open onto neighborhood streets. Areas of the green should be visible from the street to ensure safety.

Design Guidelines

- Common greens may incorporate perennial gardens, community vegetable gardens, or flower cutting gardens.
- Informal play areas for children should be located in common greens. These play areas should not incorporate commercial play structures, but rather use landscape materials such as sand, boulders, or timbers to encourage play and discovery.
- Public sidewalks should connect from street to street through each common green.
- Common greens may be utilized for rain gardens and infiltration.
- Ornamental flowering trees are encouraged in common greens.



Small neighborhood community gardens as active open space.



Raised planters for ease of gardening.

COMMUNITY GARDENS

Intent

Community Gardens are important elements in the development of social networks and interaction. They provide healthy environments, fresh food, and recreation. They help maintain unity and productiveness in the community. Residents can maintain these spaces as areas of beautification. Community gardens are best suited for larger park spaces, but can be accommodated in smaller open spaces with appropriate physical access, solar access, and dimensions.

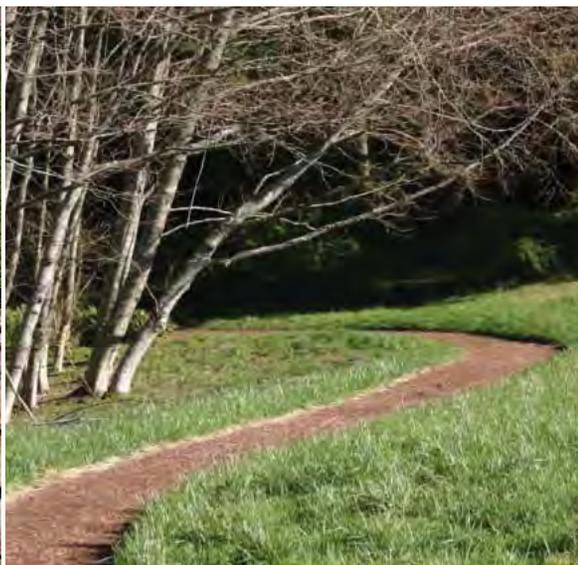
Community gardens provide valuable opportunities to create an educational experience about food production and gardening amongst the residents in the community and increase awareness of the health and societal benefits of local food production.

Design Standards

- Community gardens shall be physically and visually accessible from the surrounding community.
- Provide benches adequately for social function and rest.
- Provide trash recycling and yard waste receptacles.
- Provide fencing to help protect the garden from vandalism at night.
- Fencing materials shall include wood and steel.
- Provide hand watering as the minimum irrigation requirement for the community gardens.



Hard-surface trails for multi-purpose use.



Soft-surface trails through open spaces.



Boardwalks used for access in and around sensitive areas.

COMMUNITY TRAILS

Intent

The trails network at Black Diamond is designed to connect major destinations within the community and to link to the regional trail network outside of Black Diamond providing access to significant regional destinations such as Lake Sawyer, the Green River, and the potential off-site King County regional equestrian facility. The trails network provides safe and convenient access to parks, natural open spaces, adjoining neighborhoods, schools, the Village Center, and other regional destinations. The trails network is comprised of a series of loops that provide differing surfaces and accommodate differing modes of transportation.

Loops

Creating multiple looping routes within the community is an important objective of the trails network. Loops provide route choices to destinations, offer differing experiences along their

alignments and allow users to fit a route to the time they have available and their recreational needs. They can choose short loops if time is a premium or they can choose longer routes to extend exercise or exploration. Each loop offers an experience different from other locations in the community. Users can customize their experiences to their desires by choosing specific loops.

Typologies

Trail users have differing needs depending on their skill levels, their purposes for using the trail system, and their mode of travel. To accommodate a full range of trail users, the trails network combines on-road and off-road trails and provides a variety of paved and unpaved surfaces. The trail network includes sidewalks in most street rights-of-way, on-street bike lanes/routes, off-road multi-use trails (paved or unpaved), and equestrian and hiking trails that link to regional destinations. Access to

sensitive wetland buffer areas are controlled and protected with appropriate trail alignments and surface materials. If permitted, boardwalks and soft-surface trails could be used in these locations and can support wildlife observation and outdoor educational opportunities.

Each trail typology has an associated set of trail standards for widths, surfaces, and other design requirements. Paved multi-use trails shall be a minimum 8' wide and shall be constructed of asphalt. Equestrian trails shall be a minimum 2' wide when adjacent to multi-use trails and a minimum of 5' wide elsewhere. Equestrian trails shall be native soil or crushed stone material. Soft surface trails shall be a 4'-6' wide and shall be hog fuel, decomposed granite, or other natural materials. Boardwalks shall be 4'-6' wide and the walking surface shall consist of wood or a 100% recycled material such as Trex. Other details can be found in the Development Agreement.



CHAPTER SIX:
SIGNAGE AND WAYFINDING

SIGNAGE STANDARDS

Note: The photos shown here are not intended to be direct or literal examples appropriate for The Villages or Lawson Hills.



Example of a Major Tenant Building Identification Sign



Example of a Tenant Storefront Identification Sign

These standards are intended to result in functional, attractive signage incorporating a high level of design, graphics and materials throughout both The Villages and Lawson Hills. All signage shall also conform to the specific requirements of the City of Black Diamond code provisions regulating signage.

The following sign types are prohibited by these Design Standards in all areas of The Villages and Lawson Hills but may be approved by the DRC on a limited basis:

- Internally-illuminated awnings.
- Plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic signs.
- Luminous vacuum-formed plastic or acrylic letters and/or signs.
- Paper, plaster, cardboard, or foam signs or decals.
- Blinking, flashing, animated, or moving signs.
- Signs with exposed fasteners unless they are architecturally integral to the building character

and signage design.

- Signs with exposed conduit, tubing, raceways, conductors, transformers, or related equipment.
- Noise-emitting signs or those with speakers mounted on the face of the building.
- Advertising displayed on vehicles or trailers to attract attention to a specific business location or sale.
- Fabricator's stickers shall not be visible to the public.

GENERAL STANDARDS

- Signs shall be constructed of high quality, durable materials.
- All bolts, fasteners, and clips shall consist of materials appropriate for the design of the sign and not appear as afterthoughts in the overall look of the sign.
- Separate all ferrous and non-ferrous materials

with non-conductive gaskets to prevent electrolysis.

Commercial/Office/Retail

Standard franchise signage is allowed if it does not consist of one of the prohibited sign types.

Live/Work Town Homes

The live/work town homes create a unique environment where small shops, office space, or studios form a transition between retail and restaurant areas, and residential neighborhoods. This requires the additional signage restrictions listed below:

- No standard franchise signage is allowed.
- Signage shall be unique, original, and executed with a high degree of craftsmanship.
- Signage shall not occur at the upper levels of the live/work townhome structure.



Example of a Building Address.



Example of a Tenant Speciality Banner.



Example of a Projecting Blade Sign (with sculptural icon)

Home Occupations

In keeping with smart growth and sustainability principles, home occupations are encouraged. Where these occur, the home occupation shall not disrupt the neighborhood character, but is allowed to have a small sign displayed on the residence near the entry door or in a window.

- No standard franchise signage is allowed.
- Signage shall be unique, original, and executed with a high degree of craftsmanship.
- Signage shall not be “propped up” inside a window.
- Signage shall not exceed two (2) square feet in size.

SIGNAGE GUIDELINES

GENERAL GUIDELINES

The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design.

- Metal signs may be made of aluminum, brass, bronze, copper, stainless or welded steel.
- Logos or trademark displays may be used on signs.
- Individual raised letters on the building face, pedestrian oriented blade signs, sculptured cantilever signs, and non-internally lit signs with lighting from a secondary source are encouraged.
- Building addresses may be integrated as part of the architectural design or signage package for the building.
- Signage may be integrated with awnings and canopies.

Mixed-Use

In keeping with the vibrant character desired in a mixed-use area, the following additional guidelines apply in the Mixed-Use areas:

- Signs are encouraged to be unique, sculptural, one-of-a-kind accents to the building architecture.
- Sculptural elements, banners, or painted murals without text may be included as part of a business identity.
- Artistic use of neon in surface mounted, blade, or hanging and window signs is permitted.
- Franchise signage is strongly encouraged to be incorporated into a more unique design execution than an “off the shelf” standard sign.
- The signage program for a tenant may include banners mounted on the upper levels of the building.



Example of artistically executed neon.

Commercial/Office/Retail

Free-standing monument signs are allowed as identification for a building or complex of buildings.

- Color, materials, and fonts should be integrated with the design character of the architecture, walls (if present,) and landscaping.
- Sources of ground lighting should be screened from view and should not direct light upwards.
- Monument signs for individual tenants within a building are discouraged.

