Exhibit I

High Density Residential Supplemental Design Standards and Guidelines

HIGH DENSITY RESIDENTIAL (18-30 DU/AC) SUPPLEMENTAL DESIGN STANDARDS AND GUIDELINES

DECEMBER 31, 2009

Well articulated buildings.

Roof line broken with bays.

ARCHITECTURAL DESIGN STANDARDS

This section of the Supplemental Design Guidelines addresses aesthetic issues associated with high density multi-family residential developments between 18-30 du/ac. The Supplemental High Density multi-family residential Design Standards are in addition to the overall Design Standards that are covered in the overall Design Guidelines document. Successful execution of these standards 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.

ARCHITECTURE

Four-Sided Design

- All building facades visible from streets, parks or other greenways shall display a similar level of quality of materials and workmanship, detail 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-111 siding are not permitted.

Encroachments

In addition to the encroachments allowed in the MPD document, 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 up to 2 feet 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 an attached 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.

Mechanical Equipment and Vents

On-site mechanical equipment visible from buildings or a public street, park or greenway shall be screened in accordance with the following requirements:

- The screening standards of this section shall apply to all of the following:
  - Electrical and gas-powered mechanical equipment and meters.
  - Duct work and major plumbing lines used to heat, cool or ventilate.
  - Power systems for the building or site upon which the equipment is located.

Material changes at inside corners.

Well articulated side elevations.

Lighting that is decorative and provides cut-offs to maximize the dark sky.

- Roof and/or wall-mounted satellite antennas shall not be considered mechanical equipment for purposes of these mechanical equipment screening standards. In addition, the standards in this section are not intended to impede systems which use solar or wind energy to reduce the costs of energy, if such systems are otherwise in compliance with applicable building codes and zoning ordinances.
- Roof-mounted mechanical equipment shall be screened from view by a parapet wall or similar structural feature that is an integral part of the building's architectural design. The parapet wall or similar structure feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.
- For multi-unit buildings, ground-mounted mechanical equipment shall be screened from view by a decorative architectural structure or landscape screening that is compatible with the architecture and landscaping of the development site. Such screening devices shall be of a height equal to or greater than the height of the mechanical equipment being screened.
- Mechanical equipment that is not screened in full compliance with these screening standards shall be reviewed by the DRC, which may approve alternatives to if it determines that any adverse visual impacts associated with the mechanical equipment have been mitigated to the maximum practical extent. Alternate screening methods may include but shall not be limited to: increased setbacks, increased landscaping, grouping the equipment on specific portions of a site, and painting or otherwise camouflaging the equipment.
- Roof flashing and vents exposed to public view shall be painted or otherwise given a finish to match adjacent surfaces or concealed in a manner consistent with the building's appearance.

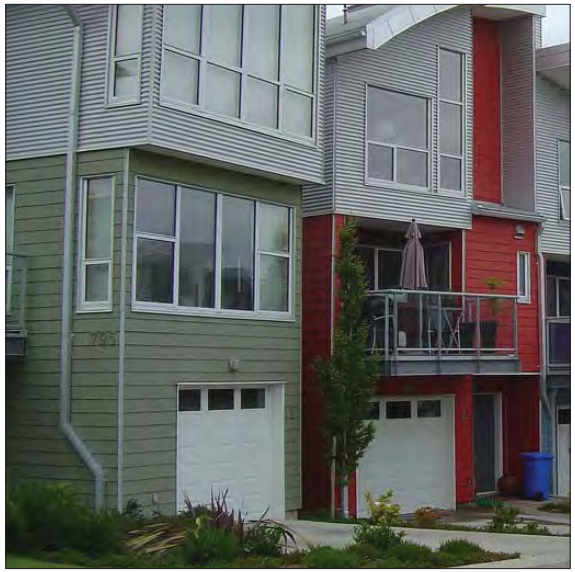
Exterior Building Lighting

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.

All exterior lighting fixtures attached to the structures shall be consistent with the architectural style of the building that it serves. Manufacturer's specifications and/or cut sheets for all proposed exterior light fixtures shall be provided.

Each residence and/or building shall incorporate the following minimum exterior lighting requirements:

- Provide a porch light at each ground level exterior door.
- Each unit with an alley loaded garage shall be provided with at least one light on the elevation facing the alley or side street that serves the garage. Such lights shall be controlled independently by photo sensors.



Balconies may overhang driveway.

Enclosures shall screen trash from view.

Cantilever type car port.

Accessory Structure

Multi-Unit – Community accessory structures associated with multi-unit developments shall integrate into the overall site and building design in order to be compatible with the primary buildings they serve.

- Community accessory structures include detached garages, carports, and other accessory buildings, including but not limited to storage and maintenance facilities, recreational facilities, picnic shelters, and outdoor shade/shelter structures. Such accessory structures, except for mailboxes, are subject to the same setback requirements as the building(s) that they serve.
- Community accessory structures shall incorporate compatible and comparable materials, scale, colors and architectural details as the primary building or buildings they serve. Such structures are subject to DRC review and approval and the removal of non-conforming structures is subject to DRC enforcement.
- Rear or end walls of detached garages and carports that face a perimeter street shall be screened with landscaping and articulated through the use of one or more of the following elements:
  - Windows
  - Trellises or attached arbors
  - A variety of roof planes
- Free-standing metal carports shall be cantilever type and roof must be wrapped on all sides by a fascia of a minimum of 6 inches in height.
- Trash enclosure and recycling storage areas shall be located in convenient but not prominent areas, such as inside parking courts, or at the end of parking bays.
- Trash enclosures and recycling storage areas shall be screened form public view on three sides by a solid wall at least 6 feet in height and a gate. The wall and gate shall be architecturally compatible with other buildings and structures on the site.
- Three sides of a trash enclosure and/or recycling storage area shall be screened from view by tall landscaping for a depth of 3 feet as measured from face of wall. The fourth (access) side shall include durable opaque metal gates of compatible design with latches and bolts.
- Each trash enclosure shall incorporate a lighted access that meets applicable accessibility standards.
- Trash enclosures shall be subject to the same setback requirements as the building(s) they serve.

PARKING

Multi-Unit Residential

Multi-unit residential parking standards are intended to reduce the prevalence and visibility of curb cuts, driveways,

Individual garage doors break up facade.

Provide landscaping between driveways and accent paving to entries.

Recess garage doors where possible.

garages, parking lots and covered parking from both local residential and perimeter streets; improve the appearance of parking lots and minimize their dominance of the site; and ensure that dwelling units have convenient access to adequate parking.

- Where practical, garage entries, carports and parking areas shall be internalized in building groupings or oriented away from street frontage.
- Parking areas and freestanding parking structures (detached garages or carports) shall not dominate any frontage along a primary street.
- Where practical, freestanding parking structures (detached garages or carports) visible form perimeter public streets shall be sited perpendicular to the perimeter streets in order to reduce visual impacts on the streetscape.
- Parking provided in surface parking lots shall be broken up into smaller blocks of parking with no more than 10 continuous perpendicular parking spaces, and these parking "blocks' shall be separated from each other by a landscaped area of no less than 10 feet in width.
- Carports shall accommodate not more than 10 continuous parking spaces.
- No more than 4 detached two doors or eight single garage doors shall be located adjacent to each other in a structure
- The minimum separation between adjacent parking structures (detached garages or carports) shall be 10 feet, and such separation areas shall be landscaped according to the guidelines in this document. A pedestrian access way may be included within the separation area.
- Setbacks for carports and detached garages shall meet all appropriate setback requirements.

Front Loaded Townhouses Greater than 18 du/ac or other "Tuck-Under" Type Garages

Residential parking for front loaded Townhomes greater than 18 du/ac and other "tuck-under" enclosed street-facing garages shall meet the following requirements:

- Any unit less than 18 feet wide shall have only one single car garage door.
- For single car or tandem garages, driveway width shall be no more than 12 feet at the curb.
- For two car side-by-side garages, driveway width shall be no more than 18 feet at the curb.
- Driveway widths shall be no wider than the width of the garage door plus 1' on both sides for both single and double doors.
- Tandem garages are acceptable.

Include children's play areas.

High density homes clustered around common space.

ARCHITECTURAL DESIGN GUIDELINES

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SITE DESIGN

Appropriate building siting can reduce perceived density, maximize open space areas 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, public open space – e.g. a linear park or green court – courtyard, or community amenities such as swimming pools or other recreational facilities.
- Consideration should be given to locating smaller scaled structures at the site perimeter in order to transition to other residential densities.

SITE LIGHTING

High efficiency fixtures and sophisticated optics are encouraged to direct light where it is needed without creating excessive glare. Long lasting high pressure sodium lamps are suggested to minimize energy use and lamp replacement. Lights are placed where they are needed for specific uses, rather than a continuous foot-candle requirement across the site, allowing for the appreciation of the dark sky in the residential neighborhoods. The result is that the quantity of fixtures and the total energy required is reduced over conventional communities. This has the benefit of creating a better quality of life, an improved aesthetic, while preserving precious energy and maintenance resources, without compromising safety and security.

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

Well articulated massing.

Colors and materials wrap onto side elevations.

Changes in color, massing and materials enhances the streetscape.

ARCHITECTURE

Massing and Articulation

The building character is important, as it effectively becomes a shared amenity for all residents and visitors. To avoid bland homogenous design and to ensure that the structures maintain a level of interest and variety, the following guidelines shall be applied:

- Unvarying repetitive facades 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.
- Porches, entries or balconies are encouraged.
- 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 help meet the Design Standard for enhanced elevations (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.
- Incorporate relief, texture and color in façades that enhance the pedestrian experience.
- Varied building heights for multi-unit buildings are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures.
- Expression of individual units within row town homes is encouraged for densities up to 20 du per ac.
- Functional and useable outdoor porches, patios, balconies, courtyards, or other areas for the use of building residents are encouraged for multi-unit buildings.
- Decks should compliment the elevation composition and not appear “tacked on”, or as an afterthought.

Windows and Doors

Windows and doors will naturally vary with the incorporation of a variety of architectural elevation styles.

- Entries should be given special attention as a whole system including door, side windows and porches.
- Entries should be inviting from the street with adequate weather protection.
- Windows should be appropriate to the building’s architectural style and combined and arranged to establish clear and rhythmic patterns as appropriate for both the building’s architectural style and scale.
- Window grids, if appropriate to the architectural style and used on the front elevation, should be used on all elevations that are visible from streets, open space, or other common areas.
- Though consistency of window use is generally

Multi-family homes with individual entries.

Multi-unit entries highlighted with quality materials and detailing.

Roof form and materials are appropriate to architectural style.

desirable, windows may be provided in various shapes and sizes provided they are appropriate to the building's architectural style or as accents.

Entries to Multi-Unit Buildings

All entries for main buildings and for individual units should be pedestrian-scaled.

- Utilize courtyard doors, gates, steps and stoops, or other portals at building entries.
- Main building entries should be differentiated from individual street-level unit entries with special detailing, awnings, canopies, or multi-story forms.
- Individual ground level unit entries should have a strong relationship to a fronting street, internal walkway, or courtyard as appropriate to the overall siting concept and housing type. To the extent appropriate to the architectural style, all ground level private dwelling unit entries particularly those fronting a public street should incorporate a porch element or recessed entryway.
- Each dwelling unit's entry should be emphasized and may be differentiated through architectural detailing and elements such as porches, stoops, or roof canopies.
- Where topography allows, street entries to row town homes should be elevated with raised porches or stoops to a height of at least 3 steps above the public sidewalk. Porches or stoops may be paired and share a single set of stairs.

Detailing, Materials and Colors

- Signature or custom detailing should re-enforce and support the neighborhood character.
- Details and materials should be appropriate to the style the building is expressing.
- Gutters, downspouts and rainwater leader heads should be integrated into the roof/wall detailing and designed as part of the trim.
- Materials should be incorporated such that they do not appear to be merely surface applications but as an integral component of the architectural style.
- Natural and natural appearing materials should be used as details to complement the selected architectural style such as wood, stone, brick and iron.
- Materials should be attractive, durable, sustainable, low maintenance, and appropriate to the character of the neighborhood. To the extent possible, materials should also be of local origin.
- When not used uniformly about a building, 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. Garish and incompatible colors should be avoided. Appropriate use of more than one predominant paint color is encouraged. Compatible

Detail at windows as design element.

Utilize accent materials appropriate to architectural style.

Provide variation in color, roofline and massing to break down scale of buildings.

accent colors are encouraged to enhance important building elements.

- On an individual building, color variety should relate to changes of building forms and materials, such as body, accent and trim.
- Roof colors must relate to overall building colors.
- Use of accent colors to emphasize the building's details such as window sash, mullions, and trims is strongly encouraged when appropriate to an architectural style.
- Wall mounted mechanical equipment should be screened as much as is practical considering the function of the equipment.

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.
- Variation in ridgeline heights and alignments should be incorporated in order to create visual interest.
- Flat or very shallow sloped roofs should be appropriate to their architectural style. Built-up or roofing materials that are predominantly used on flat roofs are only permitted if they are not visible from the street or other public area.
- Roof penetrations for vents should be consolidated and located on the rear side of roof ridges or a portion of the roof not visible from a public street, park or common green, whenever possible.