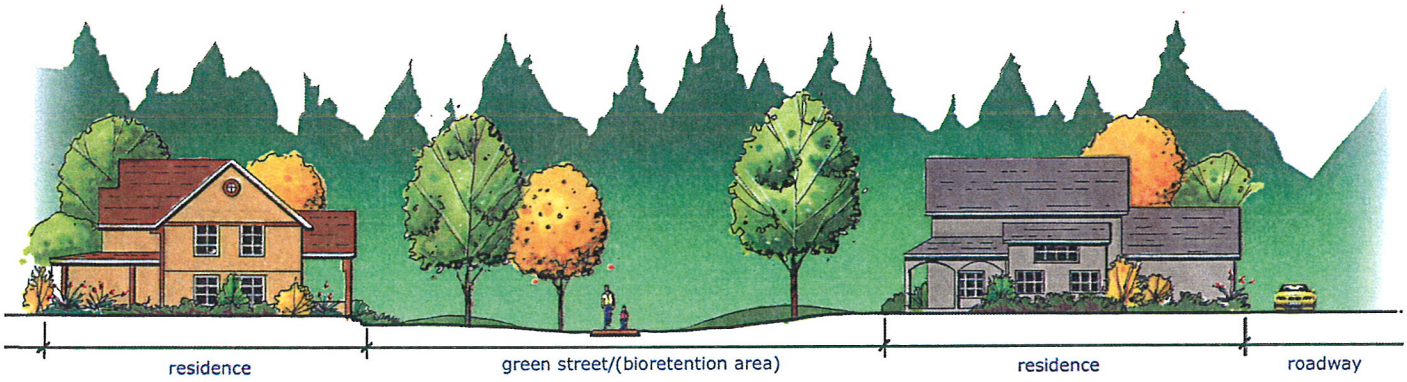
West Eatonville

Design Guidelines



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Helping Landowners Preserve the Environment

DRAFT - October 2008

BACKGROUND

Preparation of the West Eatonville Annexation Master Plan occurred during Spring 2008. This effort was a broad-reaching planning exercise with participation by all of the property owners within the annexation boundary. The plan endeavored to embody both the individual and collective goals and objectives of the participants.

In an effort to ensure that the spirit and intent of this planning effort served as a meaningful guide to future development within the annexation area, the following Design Guidelines were prepared. Preparation of these Design Guidelines was prepared by a broader group of participants that also included residents within the broader West Eatonville Urban Growth Area, members of the Town Council and Chamber of Commerce, and staff representing the Town of Eatonville and Nisqually River Watershed Council.

The principles that guided the preparation of these design guidelines include fostering:

- Sustainability;
- LID;
- Walkability;
- Traditional neighborhood design; and
- Motorized and non-motorized connectivity

A Master Plan accompanies these Design Guidelines but only applies to those properties within the area recently annexed into the Town's corporate limits. If adopted, these Design Guidelines would apply to all properties that annex to the Town within the West Eatonville Urban Growth Area except the construction of a single-family dwelling unit or duplex unit on an existing lot of record. The guidelines and standards are organized in the following categories:

1. Site design and road network
2. Surface water management
3. Open space and critical areas
4. Architectural design

West Eatonville Concept Master Plan

1. SITE DESIGN & ROAD NETWORK

1.1 Intent

A compact site design that respects the natural environment while providing for efficient circulation of pedestrians and motorists and high-quality neighborhoods, was the hallmark of the planning efforts by residents of the West Eatonville Urban Growth Area. The following guidelines apply to new development within the area newly annexed from the West Eatonville Urban Growth Area:

1.2 Design Guidelines

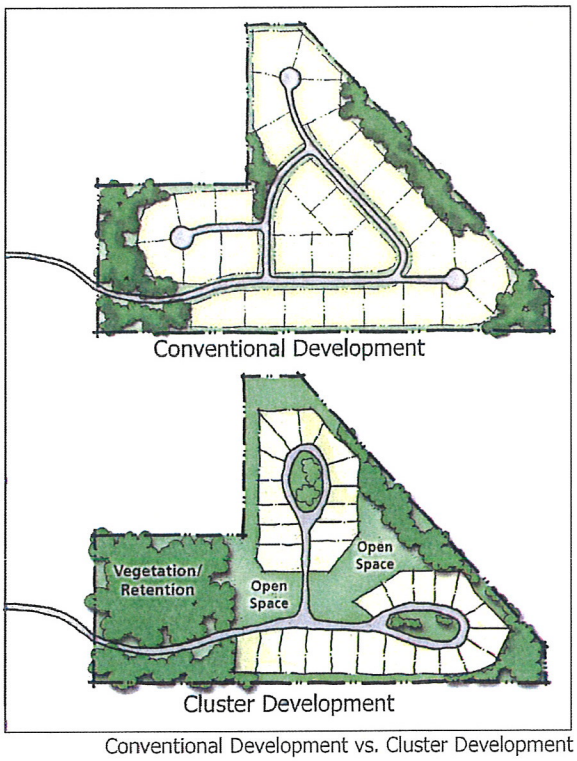
- Development within West Eatonville plan area should be in design character with the West Eatonville Annexation Master Plan. Consistency of design and character should mean adherence with open space, use, density/intensity, transportation network, and storm drainage approach depicted on the Master Plan.

- For areas within the West Eatonville Urban Growth Area, but not covered by the Master Plan prepared in Spring 2008, new planning and design solutions should be based on master plan drawings derived from a public process engaged in by the subject property owners.

- Commercial/retail buildings should be located in close proximity to Eatonville Highway

  - Service areas and parking should be located to the rear of the building and be well screened. At least 70 percent of all required parking should be located to the rear of the building.

  - Traditional 'street-line' of facades forming an attractive edge along the Eatonville Highway should be used instead of parking lots.



Conventional Development vs. Cluster Development

- Residential uses should be clustered to maximize the size of contiguous blocks of open space and to ensure that the site's open space serve useful means, rather than scattered and disjointed throughout the site.

- Sidewalks should connect sites with neighboring properties.

- Trail and sidewalk connections should be provided to open spaces and commercial uses

- Critical areas buffers can be reduced by 25 percent where the use of LID best management practices results in at least a 35 percent increase of native vegetation open space that is provided.

- Side yard setbacks can be reduced or eliminated where cluster site planning is proposed.

- Street trees should be provided every 25-30' along all roadways.

- Buildings should be located below the brow of the hill to help reduce the mass and scale of the structure when viewed in the landscape.

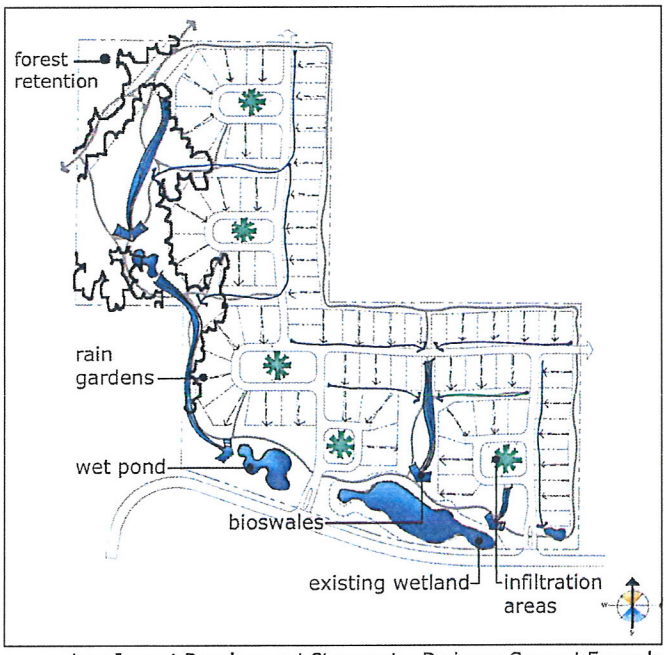
2. SURFACE WATER MANAGEMENT

2.1 Intent

Managing surface water through natural, low-impact means through the use of native vegetation rather than large storm ponds was a strong goal that molded the plan. The following guidelines apply to new development within the area newly annexed from the West Eatonville Urban Growth Area:

2.2 Design Guidelines

- Stormwater management should be integrated into site planning and design through analysis of topography, soils, drainage patterns, and sensitive areas.
- Buildings should be clustered to preserve native vegetation, natural drainage, and sensitive areas.
- Building footprints should be reduced to preserve native vegetation, natural drainage, and sensitive areas.
- Road widths and lengths to native vegetation, natural drainage, and sensitive areas should be reduced.
- Forest litter should be preserved during site construction
- Minimize impervious surface areas used in parking, driveways, sidewalks and trails by considering products such as:
  - ◊ Pervious concrete
  - ◊ Pervious asphalt cement
  - ◊ Paving stone
  - ◊ Grasscrete
  - ◊ Crushed rock surfaces
  - ◊ Pavers
- Gently grade lots to deposit stormwater into open space as low velocity sheet flow for dissipation rather than point discharge.
- Soils should be amended to regain pre-development stormwater capacity.
- Use bio-retention or rain gardens to treat and manage drainage from on-site impervious surfaces.
- Grading
  - ◊ Mass grading and artificial slopes steeper than 2:1 should be avoided
  - ◊ Buildings should be integrated into the natural topography of the site
  - ◊ Grading operations should avoid increasing runoff to neighboring sites

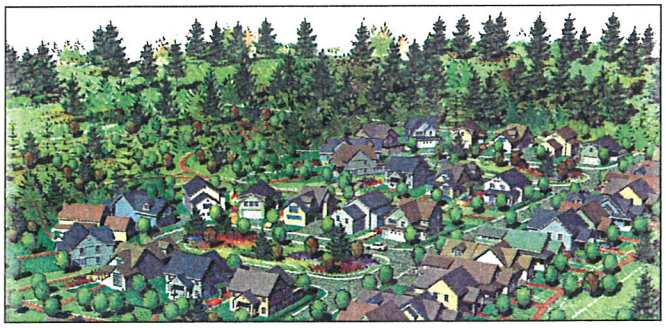


Low Impact Development Stormwater Drainage Concept Example

3. OPEN SPACE & CRITICAL AREAS PRESERVATION

3.1 Intent

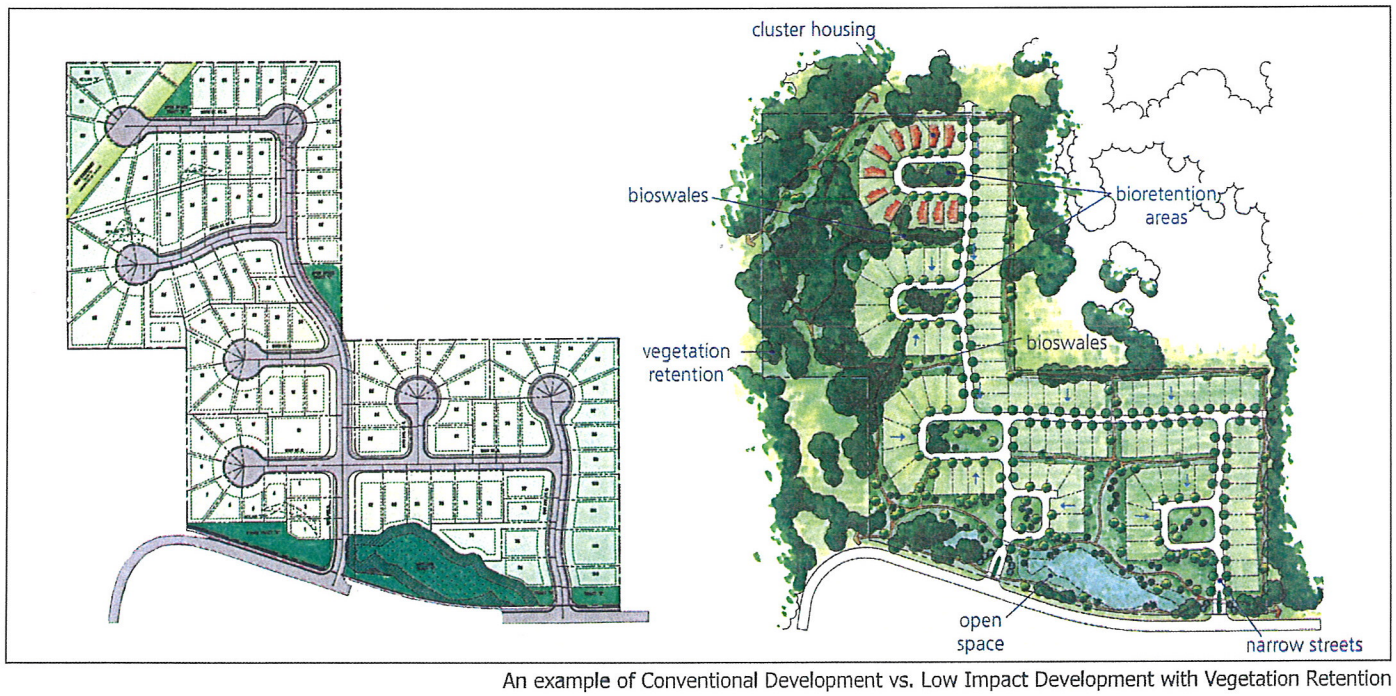
Open spaces and critical areas are resources of substantial importance to property owners within the Town of Eatonville. To that end, the following should guide new development within the area newly annexed from the West Eatonville Urban Growth Area:



Native Vegetation Retained in Housing Development

3.2 Design Guidelines

- Thirty-five percent (35%) of the gross site area should be retained in open spaces characterized with native vegetation. The intent of the native vegetation areas is to preserve critical areas, provide for natural surface water management techniques, and maintain habitat for birds and small mammals.
- Trails and other passive recreational uses can be located within the native vegetation open space areas if it can be established that the functions and values of the native vegetation will not be compromised through human intrusion.
- A system of ownership and means of developing, preserving, and maintaining open space should be provided (e.g., conservancy, homeowners association, etc.) prior to final project approval.
- Native vegetation open space tracts should not be remnant areas and should be held in consolidated tracts. Each tract should not total less than 25% of the minimum calculated requirement.



An example of Conventional Development vs. Low Impact Development with Vegetation Retention

4. ARCHITECTURAL DESIGN

4.1 Intent

Quality design was an important element that prompted the property owners within the West Eatonville Urban Growth Area to voluntarily engage in the planning effort to prepare these Design Guidelines. While the participants did not desire excessive control over building design, several design guidelines were desired which are described below:

4.2 Design Guidelines

- New buildings along Eatonville Highway should be of a pedestrian-scale and reflect the historic look of downtown Eatonville.

- New residential construction should have variety and include such nominal design features as:
  - ◊ Recessed garages to minimize the dominance of garage doors and accentuate the entrance of the home
  - ◊ Front porches to encourage community "neighborliness"
  - ◊ No more than two of the same model and elevation should be built along the same street
  - ◊ The same model and elevation should not be built next to each other
  - ◊ To differentiate the same models and elevations vary the colors and/or materials between models.
  - ◊ Each model should have at least two architecture styles and a variety of color schemes

- Building Placement:
  - ◊ Each home should have a covered porch and main entry oriented toward the public realm
  - ◊ Windows should not directly face a neighbor's window
  - ◊ Any visible elevation of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park should meet these design guidelines

- Materials:
  - ◊ Wood, shake, stone, brick, cedar shingles, clapboard, or timber materials should be used in residential building construction.
  - ◊ Building materials used in the primary residence should also be used for accessory structures such as barns, outbuildings, or storage facilities.

- Entrances to Homes
  - ◊ Porches or stoops are required on all homes
  - ◊ Stoops and porches should be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a front driveway
  - ◊ All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space
  - ◊ Porch and stoop sizes should be
    - Porches: (Min. 60 sq. ft)
      - Min. Width: 10 feet
      - Min Depth: 6 feet
      - Min. Height: 12" above grade
    - Stoops:
      - Min. Width: 4 feet
      - Min. Depth: 4 feet
      - Min. Height: 12" above grade

- Trash and Recycling Containers
  - ◊ Containers should not be stored within front yards
  - ◊ Trash and recycling enclosures should be located to minimize odor to habitable areas and adjacent properties