



RESIDENTIAL DESIGN GUIDELINES

MODIFICATIONS

\$100
RETAIL

NORTHWEST LANDING RESIDENTIAL DESIGN GUIDELINES FOR MODIFICATIONS

Prepared for Weyerhaeuser Real Estate Company

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*A building or town is given its character, essentially,
by those events which keep on happening there most often.*

A field of grass is given its character, essentially, by those events which happen over and over again — millions upon millions of times. The germination of the grass, the movement of the worms, the hatching of the insects...

A car is given its character by the events which keep on happening there — the rolling of the wheels, the movement of the pistons in the cylinders, the limited to and fro of the steering wheel and axle as the car changes direction...

A family is given its character by the particular events which keep on happening there — the small affections, kisses, breakfast, the particular kinds of arguments which keep on happening, the way these arguments resolve themselves, the idiosyncrasies of people, both together and alone, which make us love them...

*And the mere list of elements which are typical in a
given town tells us the way of life of people there.*

When you think of Los Angeles, you think of freeways, drive-ins, suburbs, airports, gas stations, shopping centers, swimming pools, hamburger joints, parking lots, beaches, billboards, supermarkets, free-standing one-family houses, front yards, traffic lights...

When you think of a medieval European town, you think of the church, the marketplace, the town square, the walk around the town, the town gates, narrow winding streets and lanes, rows of attached houses, each one containing an extended family, rooftops, alleys, blacksmiths, alehouses...

In each case the simple list of elements is intensely evocative. The elements are not just dead pieces of architecture and building — each one has an entire life associated with it...

Christopher Alexander,
The Timeless Way of Building

◆

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The purpose of the Northwest Landing Residential Design Guidelines is to provide standards within which owners can express individuality, promote aesthetic harmony and protect the value of their investments in Northwest Landing.



Section One
INTRODUCTION

INTRODUCTION

This document is a guide to home remodeling and maintenance at Northwest Landing in accordance with the City of DuPont Comprehensive Plan.

Northwest Landing

lets people live,
work and play in a
comfortable new
community.
Become part of a
hometown based
on community pride
and stewardship.

PROJECT STATEMENT

The overall plan for Northwest Landing is intended to harmonize with the historic character and small town appeal of the original company town of DuPont (now known as “the Historic Village”), listed on the National Register of Historic Places. Northwest Landing incorporates many characteristics of the village in its land use arrangement and design standards. Elements which create a sense of community in the village—such as people-oriented neighborhoods, homes with front porches, alleys and neighborhood greens—will be featured in Northwest Landing too. Areas of natural or historic sensitivity have been set aside for the enrichment of all.

ASSOCIATED CITY AND DEVELOPER PLANNING

These *Residential Design Guidelines* are among several documents regulating Northwest Landing’s development. Here are some others:

CITY OF DUPONT DOCUMENTS

Foremost in the hierarchy is the City of DuPont Comprehensive Plan, which discusses in broad terms the goals and objectives of the citizens of DuPont.

The City Zoning Code implements the Comprehensive Plan. Both of these documents were prepared and are enforced by the City of DuPont.

NORTHWEST LANDING DOCUMENTS

Covenants, Conditions and Restrictions (CC&Rs) have been established by the developer for issues specific to Northwest Landing.

These *Residential Design Guidelines* augment the City Zoning Code and the CC&Rs with special standards that apply to Northwest Landing.

DEFINITIONS

Alley

A thoroughfare through the middle of the block giving access to the rear of buildings.

Area of Common Responsibility

The residential common area and other areas, if any, which become the responsibility of the Residential Owners Association.

Board (Board of Directors)

The body responsible for administering the Residential Owners Association, selected as provided in the By-Laws of the CC&Rs and serving as the board of directors under Washington corporate law.



Open Space

A portion of a site, other than yards, required by the City Zoning Code to be maintained free of impervious surfaces, although it may include features for public use such as community buildings, swimming pools, trails, tennis courts, and parking (when specifically provided for public users of the open space).

Open Space, Common

Open space permanently owned in common or held for use by more than one individual property owner or resident for lot access (alleys or private driveways), recreational use, landscaping, preservation of sensitive areas or other use allowed by the Residential Owners Association.

Open Space, Dedicated

Open space permanently dedicated and held for public use or interest as part of the City of DuPont's Comprehensive Open Space System (City Zoning Code definition).

Owner

One or more persons who hold the record title to any lot or parcel, except persons who hold an interest merely as security for the

performance of an obligation in which case the equitable owner will be considered the owner. Unless a recorded contract of sale specifically provides otherwise, the purchaser (rather than the fee owner) will be considered the owner.

Permanent Structure

Any structure which reasonably may be expected to stay in one place for more than three years.

Plat

The map or representation of a subdivision (City Zoning Code definition).

Private Street or Alley

A street or alley that has not been accepted by the municipality or other government entity.

Public Street

Any vehicular way that is shown on a plat filed and recorded by the county.

Rear Yard

A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

Residential Modifications Committee

A committee with jurisdiction over all exterior modifications, additions or alterations to existing structures and any related open space.

Residential New Construction Committee

A committee with jurisdiction over all original exterior construction of any home.

Residential Owners Association

Northwest Landing Residential Owners Association, its successors or assigns, as defined in the By-Laws of the CC&Rs.

Residential Properties

The real property described in Exhibit A of the CC&Rs. This acreage will change over time.

Setbacks

The distance that buildings or uses must be removed from their lot lines or from other buildings or uses (City Zoning Code definition).

Stacked Flats

Homes attached ceiling to floor. They may be rented or purchased.

Home is more than a shelter that is high, dry, warm and secure. It is also a physical link to the larger community and the natural environment.

William R. Morrish and Catherine R. Brown,
Planning to Stay, 1994



Section Two
**NORTHWEST
LANDING AS
A COMMUNITY**

NORTHWEST LANDING AS A COMMUNITY

All home modifications within Northwest Landing are subject to these Residential Design Guidelines and the CC&Rs. Some neighborhoods may be subject to additional design provisions.

Section Two,
Northwest Landing
As a Community,
applies to all
modifications
within Northwest
Landing.

When these *Residential Design Guidelines* are more restrictive than the City of DuPont Municipal Code, the *Residential Design Guidelines* take precedence.

These *Residential Design Guidelines* are not intended to replace the Uniform Codes (plumbing, building, etc.), the Americans With Disabilities Act or similar applicable development codes.

COMMUNITY PHILOSOPHY

Several key elements influence a community's character. One is its layout or "site plan." This section considers components of Northwest Landing's site plan: circulation and mobility, the arrangement of land uses and features, and special provisions to make a more livable environment.

Good architecture combined with good site planning produces neighborhoods that have aesthetic and functional harmony, preserve residents' privacy and retain environmentally sensitive areas.

CIRCULATION AND MOBILITY

Good design for pedestrians is often bad for traffic, and vice versa. Northwest Landing aims to provide an enjoyable and safe pedestrian environment, while accommodating vehicles.

VIEWS OF HOMES FROM THE STREET

A house front dominated by garage doors is more friendly to cars than people. Views of garage doors from the street are to be minimized.

Homes in Northwest Landing address the street with porches, stoops and walkways, which create opportunities for neighborly interaction.

ALLEYS

To make garages and driveways less prominent, side-loaded garages and alleys have been incorporated in many areas of Northwest Landing. Alley garages preserve a friendly front yard with lawns, porches and houses, and keep household services such as trash collection out of public view.

COMMUNITY AREAS, SCHOOLS AND PARKS

Public areas such as schools and parks are connected with the residential areas by a system of sidewalks and trails. Natural and historic features are preserved for cultural and historic enrichment.



receptacles can add charm to a home if their materials blend with the home's. Trash cans or buckets serving as water receptacles are inappropriate in areas visible to the public.

SUSTAINABLE COMMUNITY

Northwest Landing 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. Northwest Landing 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.”

Northwest Landing has adopted key principles which guide this implementation. Briefly they are:

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

WATER CONSERVATION

All residential development within Northwest Landing will conform to the Washington State Building Code Water Conservation Performance Standards (Title 19), which require:

- ◆ Low flow shower heads.
- ◆ Low flush volume toilets.
- ◆ Low volume faucets.

Additionally, Northwest Landing builders and homeowners are encouraged to:

- ◆ Locate water heaters near fixtures to minimize heat-up time.
- ◆ Minimize impermeable surfaces to mitigate water run-off into storm drains.
- ◆ Use latest technology and methods to conserve water.
- ◆ Use classic, proven water conservation technology—such as rain barrels in inconspicuous areas to collect runoff for watering plants and lawns.

ROOF MATERIALS AND ROOF ADDITIONS

Roof materials shall display three-dimensional visual texture. Acceptable materials include, but are not limited to:

- ◆ Wood/fire retardant treated
- ◆ Tile
- ◆ Slate or
- ◆ High quality asphalt shingles.

All roofing material shall be submitted for approval by the Residential Modifications Committee prior to installation. Samples for approval should be mounted on a sample board obtained from the manufacturer and should show the proposed installed arrangement.

See *Northwest Landing Residential Design Guidelines for New Construction* for roof, overhang, porch, stoop or gable additions or modifications.

Changes or additions must be approved by the Residential Modifications Committee.

GUTTERS AND DOWNSPOUTS

Gutter and downspout colors must blend with adjacent surfaces. Exposed gutters used as an architectural feature are to match the color of the surface to which they are attached. Drainage must not adversely affect adjacent property.

Changes or additions must be approved by the Residential Modifications Committee.

PORCHES, STOOPS, BALCONIES AND DECKS

When used, balconies should break up large wall masses, offset floor setbacks and add human scale to a building. In the backyard, decks add interest to a home while providing private space.

Deck and balcony configurations and colors must relate to the house plan. Decks and balconies shall be located with respect to the privacy of adjacent homes.

Artificial turf may not be used to cover a porch, stoop, balcony or deck.

Changes or additions must be approved by the Residential Modifications Committee.

FENCES, GATES, WALLS AND TRELLISES

Though not required at Northwest Landing, fences are important character elements within a community. Each fence or wall shall complement nearby architecture. Ornamental fencing, where permitted, shall be architecturally relevant and subservient to the structure. Fences' form and function should vary with location. If your builder installed a fence, its height, location, material and color were approved by the Residential New Construction Committee. If you want to modify it, approval by the Residential Modifications Committee is required (Figures 2.4 and 2.5). Please check with the City of DuPont for city standards and restrictions.

TRASH CONTAINERS

Containers shall be kept within garages or a screened enclosure. They may not be stored within a home's street frontage area. Trash enclosures shall be:

- ◆ Located in such a way to ensure odor control.
- ◆ In low visibility areas away from corners or public view.

These guidelines are not intended to replace the Uniform Codes (plumbing, building, etc.), the Americans With Disabilities Act or similar applicable development codes.

- A. Height:** the height from the adjoining finished grade to the topmost part of the dish antenna shall not exceed 6 feet nor shall the topmost part of the dish exceed 12 inches above the nearest fence.
- B. Location:** dish antennas may not be roof-mounted. All dish antennas shall be screened by a wall or a solid fence. Where possible, side and rear setbacks of 5 feet from the property line will be maintained (Figure 2.2).

- C. Screening:** the dish antenna shall be screened from view from adjacent streets, public sidewalks, trails, walkways, greenbelts, parks, and surrounding properties by fences, hedges or other appropriate plant materials. Such visual mitigation shall be designed so the antenna is screened from view upon installation.

All plans for dishes and antennas, together with a location map, proposed screening, and colors must

be submitted to and approved in writing by the Residential Modifications Committee prior to installation.

CC&Rs allow Weyerhaeuser Real Estate Company or the Owners Associations to install an aerial, satellite dish, master antenna, cable system, or other apparatus to receive electronic signals for the benefit of all or portions of the residential properties.

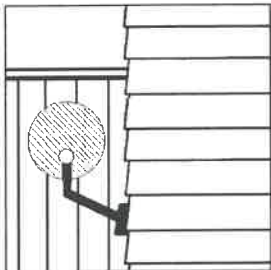
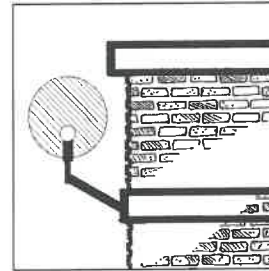
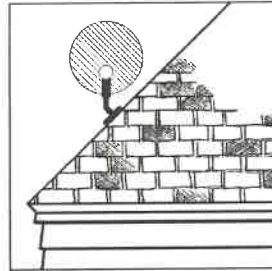
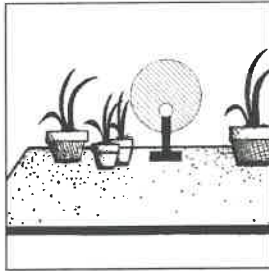
To preserve an orderly look in neighborhoods, Northwest Landing residents are encouraged to keep garage doors closed except when entering and exiting.

SATELLITE DISH PLACEMENT

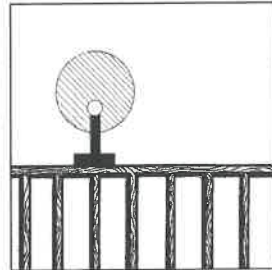
Figure 2.2

YES: Acceptable in a garden, on the side of the house or on a patio as shown below.

NO: Not acceptable on the roof, on a chimney or on a deck railing.



This solution is acceptable only when mounting on the ground is not feasible.



ADDITIONAL MODIFICATIONS

Contact the Residential Owners Association for a copy of the *Northwest Landing Residential Design Guidelines for New Construction* for all other modifications including doors, windows and vents.

CC&Rs

The *Covenants, Conditions and Restrictions* contain additional information regarding general architectural provisions.

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.

EXTERIOR LIGHTING

Except for special holiday decorative lights, all exterior lights must be approved by the Residential Modifications Committee.

Holiday lights may remain in place for one month prior to and one month after any commonly recognized holiday for which such lights are customarily displayed.

Overlighting is undesirable. Select fixtures of appropriate height, location and light direction to minimize conflict. Minimize the impact of lights upon homes, especially bedroom areas.

For example, be careful about residential lights that illuminate beyond the lot boundary, sport court lights that glare in adjacent residential areas or streets and street lights that illuminate residential windows.

Select fixtures which can be adjusted with light shields and/or post-installation paint. Carefully select wattage. Observe and adjust the effect on neighbors.

ADJUSTMENTS

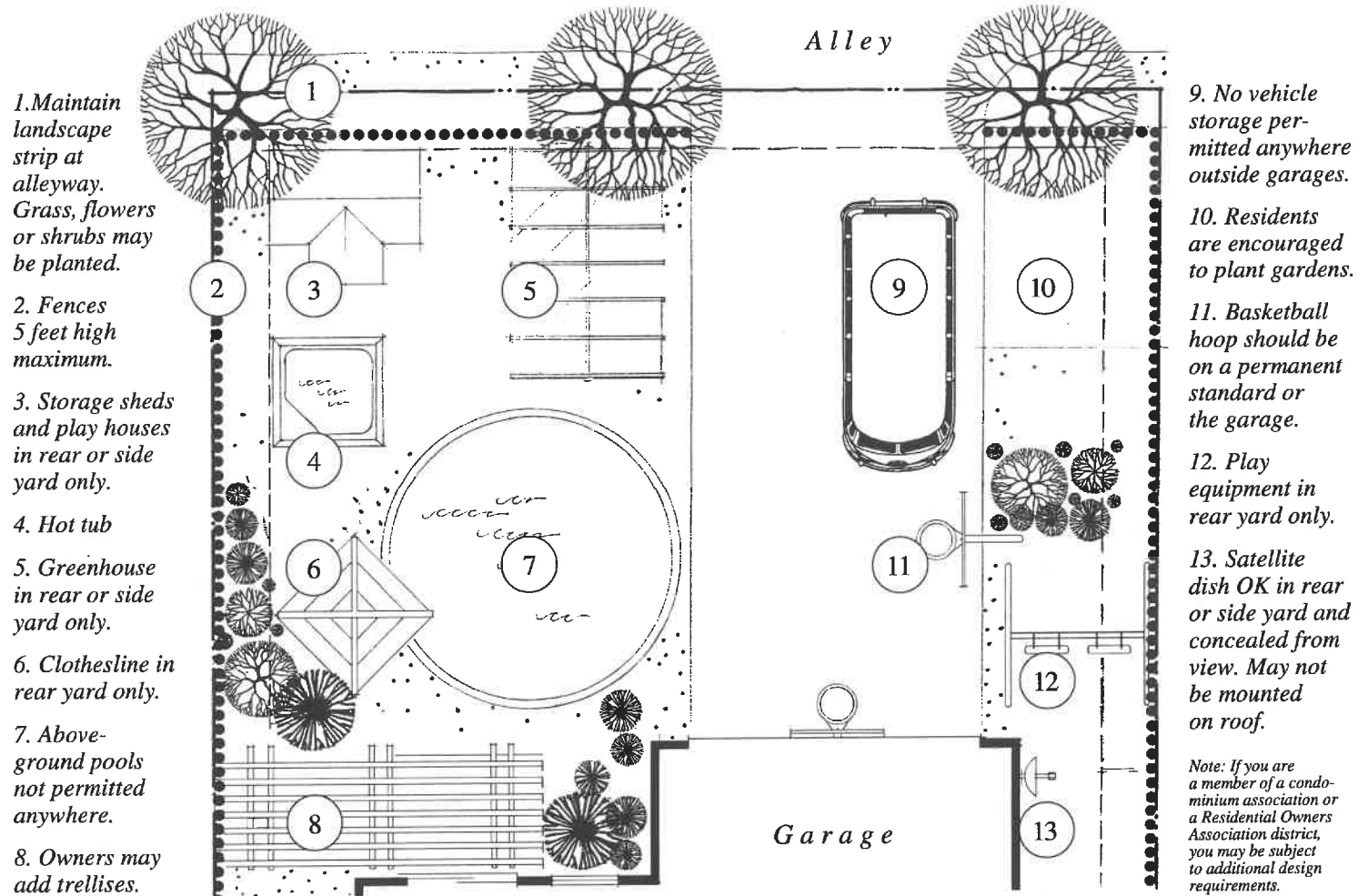
If conflicts arise after lights are installed, some of the following measures may help:

- ◆ Installing direction-oriented lamps.
- ◆ Installing interior and exterior light shields as provided by the manufacturer.
- ◆ Reducing wattage in accordance with manufacturer's specifications.

EVERYDAY LIVING

WHAT GOES WHERE?

Figure 2.4



LANDSCAPE

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 Northwest Landing, which preserve key areas as permanent open space for the enjoyment of present and future generations.

A Guide to Residential Landscaping (insert at the end of this section; individual copies available from the Residential Owners Association) assists Northwest Landing homeowners with landscaping ideas for private lots. Recommended plant materials have been selected to match, blend with and highlight the surrounding environment. They have also been selected for their drought-tolerant characteristics.

Street furniture, fixtures and signage also will be in keeping with Northwest Landing's design philosophy.

VILLAGE AND NEIGHBORHOOD GREENS

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

Neighborhood greens can have different character. Some may simply be planted with grass and trees to provide a gathering space. Others may include some type of active recreation facility, such as a pickleball or basketball court.

Approvals of the Residential Modifications Committee and the City of DuPont are required.

PRIVATE LOT LANDSCAPING

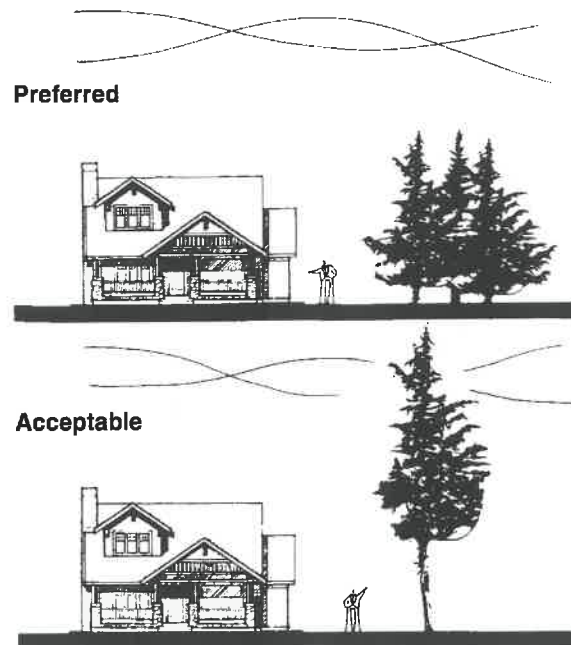
Private lots are to be landscaped in harmony with community areas of Northwest Landing. *A Guide to Residential Landscaping* can assist homeowners in planning their landscape.

MAINTENANCE

Homeowners are responsible for landscape maintenance on their lots as well as planter strips in front of their homes and adjacent alley areas.

TREE PRESERVATION

Figure 2.6





A Guide to Residential Landscaping

Welcome to Northwest Landing. This Guide has been prepared to assist homeowners in planning and growing their new gardens and landscaping. It contains useful information on plants, soils, watering, and site conditions.

The Northwest Landing area has been inhabited for over a thousand years. Nisqually Indians made summer camp next to Sequelitchew-Creek long before recorded history. The Hudson Bay Company established early trading outposts in the 1800's. And early in this century, employees of the DuPont Powder Works forged an explosives manufacturing plant and built a town that is recognized as a national historic landmark. With its burnt prairie, old orchards, winding creek, and tangled marshland, the site still echoes its rich and colorful past.

While far from fertile, this land nurtured and was respected by these early people. A magnificent setting on Puget Sound, mostly flat terrain, and a ready water supply, created a home like no other on this northwest tip of America.

Northwest Landing is part of a much larger area that was literally scratched from the earth by ice age glaciers. Unlike a river valley, with its rich alluvial soil, most of Northwest Landing is covered by the sandy, gravelly soils left by the glacier's last retreat. Since then, eight thousand years, has proven too short a time for plants and organic material to accumulate, die and regenerate a truly deep fertile soil.

Plants do grow here however - and flourish. A few steps can help them do even better. This Guide provides a number of tips and hints, and identifies other resources and references to help the new gardener and experienced green thumb. The Guide also underscores the special concern for the whole garden and community of Northwest Landing - and how each homeowner can continue to contribute to the site's rich tradition as a special place to live.



Guide to Residential Landscaping Recommended Plant List

Common Name	Botanical Name	Flower	Fall color	Fruit	Bark	Sun / Shade	Growth Rate	Native to NWL	Moisture Tolerant	J	F	M	A	M	J	J	A	S	O	N	D	
DECIDUOUS TREES																						
Vine Maple	<i>Acer circinatum</i>	○	○	○	○	○	○	○	○													
Amur Maple	<i>Acer ginnala</i>	○	○	○	○	●	+	●	○													
Paperbark Maple	<i>Acer griseum</i>	○	○	○	○	●	+	○	○													
Box Elder Maple	<i>Acer negundo</i>	○	○	○	○	●	+	○	○													
Japanese Maple	<i>Acer palmatum</i>	○	○	○	○	●	+	○	○													
Norway Maple	<i>Acer platanoides</i>	○	○	○	○	●	+	○	○													
Red Maple	<i>Acer rubrum</i>	○	○	○	○	●	+	○	○													
Bowhall Maple	<i>Acer rubrum 'Bowhall'</i>	○	○	○	○	●	+	○	○													
Horse-Chestnut	<i>Aesculus hippocastanum</i>	○	○	○	○	○	+	○	○													
Tree of Heaven	<i>Ailanthus altissima</i>	○	○	○	○	○	+	○	○													
Silk Tree	<i>Albizia julibrissin</i>	○	○	○	○	○	+	○	○													
Italian Alder	<i>Alnus cordata</i>	○	○	○	○	○	+	○	○													
Serviceberry	<i>Amelanchier canadensis</i>	○	○	○	○	○	+	○	○													
Amelanchier	<i>Amelanchier x grandiflora</i>	○	○	○	○	○	+	○	○													
Himalayan Birch	<i>Betula jacquemontii</i>	○	○	○	○	○	+	○	○													
Monarch Birch	<i>Betula maximowicziana</i>	○	○	○	○	○	+	○	○													
River Birch	<i>Betula nigra</i>	○	○	○	○	○	+	○	○													
Paper Birch	<i>Betula papyrifera</i>	○	○	○	○	○	+	○	○													
American Hornbeam	<i>Carpinus caroliniana</i>	○	○	○	○	○	+	○	○													
European Hornbeam	<i>Carpinus betulus</i>	○	○	○	○	○	+	○	○													
Katsura Tree	<i>Cercidiphyllum japonicum</i>	○	○	○	○	○	+	○	○													
Eastern Redbud	<i>Cercis canadensis</i>	○	○	○	○	○	+	○	○													
Pacific Dogwood	<i>Cornus 'Eddie's White Wonder'</i>	○	○	○	○	○	+	○	○													
Flowering Dogwood	<i>Cornus florida</i>	○	○	○	○	○	+	○	○													
Korean Dogwood	<i>Cornus kousa</i>	○	○	○	○	○	+	○	○													
Pacific Dogwood	<i>Cornus nuttallii</i>	○	○	○	○	○	+	○	○													
Hazelnut	<i>Corylus spp.</i>	○	○	○	○	○	+	○	○													
Black Hawthorn	<i>Crataegus douglasii</i>	○	○	○	○	○	+	○	○													
Hawthorn	<i>Crataegus laevigata</i>	○	○	○	○	○	+	○	○													
Carrier Hawthorn	<i>Crataegus lavallei</i>	○	○	○	○	○	+	○	○													
Washington Thorn	<i>Crataegus phaenopyrum</i>	○	○	○	○	○	+	○	○													
Dove Tree	<i>Davidia involuocrata</i>	○	○	○	○	○	+	○	○													
European Beech	<i>Fagus sylvatica</i>	○	○	○	○	○	+	○	○													
White Ash	<i>Fraxinus americana</i>	○	○	○	○	○	+	○	○													
Oregon Ash	<i>Fraxinus latifolia</i>	○	○	○	○	○	+	○	○													
Flowering Ash	<i>Fraxinus ornus</i>	○	○	○	○	○	+	○	○													
Marshall Seedless Ash	<i>Fraxinus pennsylvanica 'Marshall'</i>	○	○	○	○	○	+	○	○													
Thornless Honeylocust	<i>Gleditsia triacanthos 'Inermis'</i>	○	○	○	○	○	+	○	○													
Silverbell	<i>Halesia carolina</i>	○	○	○	○	○	+	○	○													
Black Walnut	<i>Juglans nigra</i>	○	○	○	○	○	+	○	○													
English Walnut	<i>Juglans regia 'Franquette'</i>	○	○	○	○	○	+	○	○													
American Sweetgum	<i>Liquidambar styraciflua</i>	○	○	○	○	○	+	○	○													
Tulip Tree	<i>Liriodendron tulipifera</i>	○	○	○	○	○	+	○	○													
Crabapples	<i>Malus, disease resistant</i>	○	○	○	○	○	+	○	○													
Tupelo	<i>Nyssa sylvatica</i>	○	○	○	○	○	+	○	○													
Empress Tree	<i>Paulownia tomentosa</i>	○	○	○	○	○	+	○	○													
Amur Cork Tree	<i>Phellodendron amurense</i>	○	○	○	○	○	+	○	○													
London Plane Tree	<i>Platanus acerifolia 'Bloodgood'</i>	○	○	○	○	○	+	○	○													
Lombardy Poplar	<i>Populus nigra 'Italica'</i>	○	○	○	○	○	+	○	○													
Quaking Aspen	<i>Populus tremulocoides</i>	○	○	○	○	○	+	○	○													
Black Cottonwood	<i>Populus trichocarpa</i>	○	○	○	○	○	+	○	○													
Japanese Cherry	<i>Prunus serrulata var.</i>	○	○	○	○	○	+	○	○													
Autumn Higan Cherry	<i>Prunus subhirtella 'Autumnalis'</i>	○	○	○	○	○	+	○	○													
Yoshino Cherry	<i>Prunus yedoensis</i>	○	○	○	○	○	+	○	○													
Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	○	○	○	○	○	+	○	○													
Flowering Pear 'Cleveland Select'	<i>Pyrus calleryana 'Cleveland Select'</i>	○	○	○	○	○	+	○	○													
Scarlet Oak	<i>Quercus coccinea</i>	○	○	○	○	○	+	○	○													
Pin Oak	<i>Quercus palustris 'Crownright'</i>	○	○	○	○	○	+	○	○													
Willow Oak	<i>Quercus phellos</i>	○	○	○	○	○	+	○	○													
Upright English Oak	<i>Quercus robur 'Fastigiata'</i>	○	○	○	○	○	+	○	○													

BOLD=LESS THIRSTY
 ● EXCEPTIONAL
 ○ NOTABLE

● SUN TOLERANT
 ○ SHADE TOLERANT
 ◎ SUN AND SHADE



Botanical Name

Common Name
EVERGREEN TREES AND SHRUBS cont.

Common Name	Botanical Name	Flower	Fall color	Fruit	Bark	Sun / Shade	Growth Rate	Native to NWL	Moisture Tolerant	J	F	M	A	M	J	J	A	S	O	N	D
Skimmia	<i>Skimmia reevesiana</i>	●	●	●	○	○	-	●	○												
Evergreen Huckleberry	<i>Vaccinium ovatum</i>	●	●	●	○	○	+	●	○												
Laurustinus	<i>Viburnum tinus 'Spring Bouquet'</i>	●	●	●	○	○	+	●	○												

DECIDUOUS SHRUBS

Western Serviceberry	<i>Amelanchier alnifolia</i>	●	●	●	○	○	+	●	○												
Redtwig Dogwood	<i>Cornus stolonifera</i>	●	●	●	○	○	+	●	○												
Winged Euonymus	<i>Euonymus alata 'compacta'</i>	●	●	●	○	○	+	●	○												
Chinese Witch Hazel	<i>Hamamelis mollis</i>	●	●	●	○	○	+	●	○												
Ocean Spray	<i>Holodiscus discolor</i>	●	●	●	○	○	+	●	○												
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	●	●	●	○	○	+	●	○												
Star Magnolia	<i>Magnolia stellata</i>	●	●	●	○	○	+	●	○												
Mock Orange	<i>Philadelphus Lewisii</i>	●	●	●	○	○	+	●	○												
Potentilla	<i>Potentilla fruticosa</i>	●	●	●	○	○	+	●	○												
Western Azalea	<i>Rhododendron occidentale</i>	●	●	●	○	○	○	●	○												
Korean Rhododendron	<i>Rhododendron mucronulatum</i>	●	●	●	○	○	○	●	○												
Royal Azalea	<i>Rhododendron schlippenbachii</i>	●	●	●	○	○	○	●	○												
Red-flowering Currant	<i>Ribes sanguineum</i>	●	●	●	○	○	+	●	○												
Sweetbrier	<i>Rosa eglanteria</i>	●	●	●	○	○	+	●	○												
Little Wild Rose	<i>Rosa gymnocarpa</i>	●	●	●	○	○	+	●	○												
Nootka Rose	<i>Rosa nutkana</i>	●	●	●	○	○	+	●	○												
Rugosa Rose	<i>Rosa rugosa</i>	●	●	●	○	○	+	●	○												
Black Raspberry	<i>Rubus leucodermis</i>	●	●	●	○	○	+	●	○												
Thimbleberry	<i>Rubus parviflorus</i>	●	●	●	○	○	+	●	○												
Salmonberry	<i>Rubus spectabilis</i>	●	●	●	○	○	+	●	○												
Hooker Willow	<i>Salix hookeriana</i>	●	●	●	○	○	+	●	○												
Pacific Willow	<i>Salix lasianдра</i>	●	●	●	○	○	+	●	○												
Blue Elderberry	<i>Sambucus caerulea</i>	●	●	●	○	○	+	●	○												
Red Elderberry	<i>Sambucus racemosa</i>	●	●	●	○	○	+	●	○												
Western Spiraea	<i>Spiraea douglasii</i>	●	●	●	○	○	+	●	○												
Thunberg Spiraea	<i>Spiraea thunbergii</i>	●	●	●	○	○	+	●	○												
Common Snowberry	<i>Symphoricarpos albus</i>	●	●	●	○	○	+	●	○												
Common Lilac	<i>Syringa vulgaris</i>	●	●	●	○	○	+	●	○												
Highbush Blueberry	<i>Vaccinium corymbosum</i>	●	●	●	○	○	+	●	○												
Red Huckleberry	<i>Vaccinium parvifolium</i>	●	●	●	○	○	+	●	○												
Doublefile Viburnum	<i>Viburnum plicatum 'Mariesii'</i>	●	●	●	○	○	+	●	○												
Burkwood Viburnum	<i>Viburnum x burkwoodii</i>	●	●	●	○	○	+	●	○												

GROUND COVER

Rockspray Cotoneaster	<i>Cotoneaster microphyllus</i>	●	●	●	○	○	+	●	○												
Irish Bell Heather	<i>Daboecia cantabrica</i>	●	●	●	○	○	+	●	○												
Winter Heather	<i>Erica carnea</i>	●	●	●	○	○	+	●	○												
Mediterranean Heath	<i>Erica x darleyensis</i>	●	●	●	○	○	+	●	○												
Winter Creeper Euonymus	<i>Euonymus fortunei</i>	●	●	●	○	○	+	●	○												
Wild Strawberry	<i>Fragaria chiloensis</i>	●	●	●	○	○	+	●	○												
Salal	<i>Gaultheria shallon</i>	●	●	●	○	○	+	●	○												
English Ivy	<i>Hedera helix</i>	●	●	●	○	○	+	●	○												
Drooping Leucothoe	<i>Leucothoe fontanesiana</i>	●	●	●	○	○	+	●	○												
Rose	<i>Rosa 'Max Graff'</i>	●	●	●	○	○	+	●	○												
Memorial Rose	<i>Rosa wichuriana</i>	●	●	●	○	○	+	●	○												
Periwinkle	<i>Vinca minor</i>	●	●	●	○	○	+	●	○												
Barren Strawberry	<i>Waldsteinia fragaroides</i>	●	●	●	○	○	+	●	○												

VINES

Fiveleaf Akebia	<i>Akebia quinata</i>	●	●	●	○	○	+	●	○												
Evergreen Clematis	<i>Clematis armandii</i>	●	●	●	○	○	+	●	○												
Clematis	<i>Clematis cultivars</i>	●	●	●	○	○	+	●	○												
Climbing Hydrangea	<i>Hydrangea anomala petiolaris</i>	●	●	●	○	○	+	●	○												
Hall's Honeysuckle	<i>Lonicera japonica 'Halliana'</i>	●	●	●	○	○	+	●	○												
Woodbine	<i>Lonicera periclymenum</i>	●	●	●	○	○	+	●	○												
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	●	●	●	○	○	+	●	○												
Chinese Wisteria	<i>Wisteria sinensis</i>	●	●	●	○	○	+	●	○												

BOLD=LESS THIRSTY

● EXCEPTIONAL

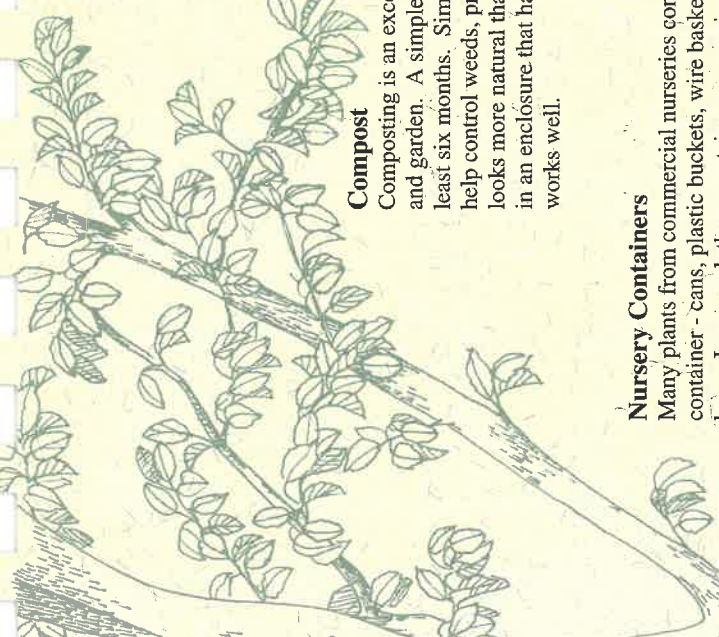
○ NOTABLE

● SUN TOLERANT

○ SHADE TOLERANT

● SUN AND SHADE





Tree Staking

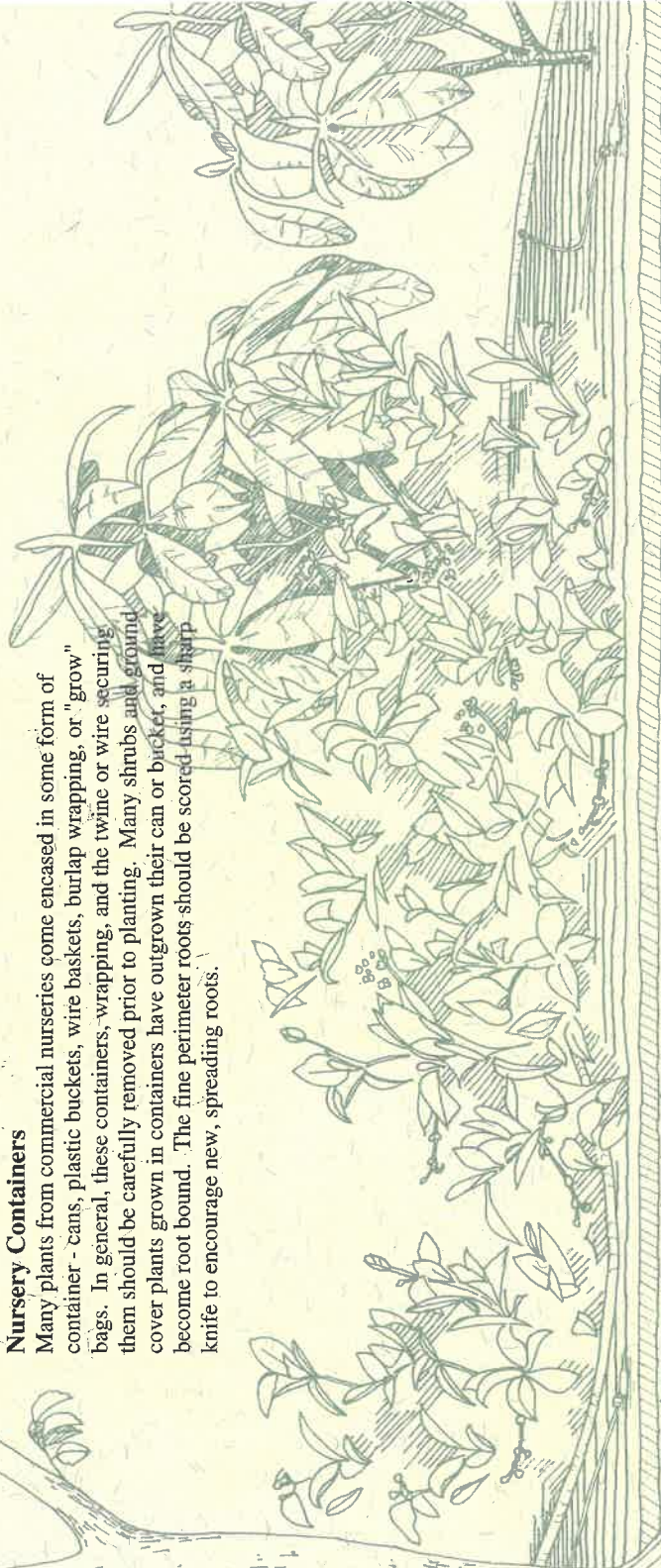
Do not stake a tree unless it is located in an unusually windy location. Once a common practice, staking has been found to be more of a problem than a solution. The stakes tend to serve as a "crutch", hampering a tree's natural ability to adapt to its new location, and the wire securing the tree to the stake is often forgotten, literally strangling the trunk. If you choose to stake a tree because of windy conditions, be sure to remove stake materials as soon as possible, no later than six months to a year from installation.

Compost

Composting is an excellent way to recycle yard waste and provide a natural mulch for your shrub bed and garden. A simple compost pile can be made by piling yard waste and allowing it to mature for at least six months. Simply scattering leaves in your shrub beds also works. The resulting mulch can help control weeds, provide excellent insulation from the cold, and limit water evaporation loss. It looks more natural than beauty bark, too. An easy composting method is to stack the compost material in an enclosure that has openings in its sides for air to penetrate. A slatted bin or wire mesh cylinder works well.

Nursery Containers

Many plants from commercial nurseries come encased in some form of container - cans, plastic buckets, wire baskets, burlap wrapping, or "grow" bags. In general, these containers, wrapping, and the twine or wire securing them should be carefully removed prior to planting. Many shrubs and ground cover plants grown in containers have outgrown their can or bucket, and have become root bound. The fine perimeter roots should be scored using a sharp knife to encourage new, spreading roots.



Soil

Most soil on Northwest Landing tends to be highly permeable and sandy-loamy in nature. While excellent for drainage, this soil tends to require more water and is low in certain nutrients. Studies at Northwest Landing indicate the benefit of adding a water retaining material such as crushed limestone, organic material such as compost mulch, and commercial fertilizer. The following amendments have had beneficial effects to some of Northwest Landing's early plantings:

Material	Amount per Cubic Yard
Agricultural limestone	2 pounds
Dolomite limestone	2 pounds
Commercial fertilizer (10-20-20)	1 pound
Laundry borax	0.2 ounces
Compost Mulch*	1/4 cubic yard
Nitroform (38-0-0)	1/2 - 3/4 pound

*Compost Mulch shall be derived from recycled composted material made with waste water. Possible sources for this material are: Nutramulch, Cedar Grove Compost & Steerco.

RESIDENTIAL OWNERS ASSOCIATION

The Residential Owners Association shall maintain private streets, residential alleys, entry features, easements, signage, village and neighborhood greens and other features as defined in the CC&Rs. Specific responsibilities and standards of performance are discussed in the CC&Rs.

MAINTENANCE STANDARDS

Owners shall maintain their homes, yards and adjacent alley landscape in a manner consistent with laws and community-wide standards and rules that may be adopted by the Residential Owners Association. Owners should apply the following general guidelines:

- ◆ Mowing and edging lawns (including tree wells) weekly during the growing season and as necessary during the off-season.
- ◆ Watering to maintain optimum soil moisture while using methods that minimize the amount of water required.
- ◆ Monitoring and expedient repair of irrigation systems.

Flushing and draining the system every autumn.

- ◆ Raking up mulches twice a year.
- ◆ Fertilization of lawns and plants as necessary. Care should be taken to minimize impact upon natural areas, including wetlands.
- ◆ Weed and insect control as necessary.
- ◆ Pruning ornamental plants. Recycling or disposal of all clippings, weeds, fallen limbs and litter from planting beds, lawns and walks.
- ◆ Use of the most environmentally compatible fertilizers, insecticides and herbicides in the smallest amounts consistent with good results.

SIGNS

To maintain aesthetics at Northwest Landing, homeowners are to follow these guidelines about signs on their property:

- ◆ One "for sale" sign 18" x 30" or less may be installed on the front yard.
- ◆ Political campaign signs may be in the front yard a maximum of four weeks prior to and one week after an election.

- ◆ Home business signs are discouraged. However, if used they will be 9" x 15" or less. They may be posted on the home or in a window without illumination.

Contact the City of DuPont for ordinances regarding signs in public rights of way.

ADDRESS IDENTIFICATION

House numbers are to be placed on the structure, preferably near the front entrance. Colors and materials should complement the home. Letters or numbers may be up to 6 inches high and the entire sign may be up to 1 foot square. The address panel may be illuminated, at 15 watts maximum.

FLAGS

Flags flown at home must be supported by a wood or metal pole, either freestanding or mounted to the structure. Allowable flags include state, national, university or military colors. Advertising banners are not allowed. Maximum flag size is 15 square feet.

*...Our city is at a turning point...let our acts not diminish
this gift, but leave it greater, better and more beautiful
than it was given to us.*

William R. Morrish and Catherine R. Brown,
Planning to Stay, 1994



Section Three
PROCEDURES

Before the start of remodeling, projects must be approved in writing by the Residential Modifications Committee as provided in the CC&Rs and these Residential Design Guidelines.

PROCEDURES

All residential properties in Northwest Landing are subject to the Covenants, Conditions and Restrictions (CC&Rs). All owners of residential properties are members of the Residential Owners Association. The CC&Rs should be reviewed for legal clarification for all entitlement procedures.

RESIDENTIAL MODIFICATIONS COMMITTEE

The Residential Modifications Committee has exclusive jurisdiction over all exterior building modifications, additions or alterations.

All modifications to the exterior of existing residential property must be approved by the Residential Modifications Committee as provided in the CC&Rs and these *Residential Design Guidelines*.

MODIFICATIONS PROCEDURE

A Certificate of Approval from the Residential Modifications Committee is required prior to any exterior modification (e.g., painting) or addition to a structure or lot (Figure 3.1).

A homeowner planning changes to a home's exterior is advised to contact the Residential Owners Association before beginning work.

Previously approved colors and landscaping or fences specifically mentioned in these guidelines may be installed without submittal to the Residential Modifications Committee. Approved colors are available from the Residential Owners Association.

Plans and specifications shall be submitted to:

Residential Owners Association
Attn: Modifications Committee
1408 Palisade Boulevard
DuPont, WA 98327
(206) 912-0872

The Residential Modifications Committee shall meet as necessary. Pre-design meeting(s) and review are mandatory.

The Residential Modifications Committee shall meet and issue a decision within 21 days after it receives properly submitted plans.

When an application is approved, a Certificate of Approval shall be issued. If a City of DuPont permit is also needed, the Certificate of Approval may be applied for concurrent with the City approval process; however, both Residential

