



RESIDENTIAL DESIGN GUIDELINES

NEW CONSTRUCTION

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NORTHWEST LANDING RESIDENTIAL DESIGN GUIDELINES FOR NEW CONSTRUCTION

Prepared for Weyerhaeuser Real Estate Company

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This volume includes a poster-format Supplement that illustrates Northwest Landing Design principles.
For remodeling and maintenance, see the *Northwest Landing Residential Design Guidelines for Modifications*.

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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 will guide the development of Northwest Landing in accordance with the City of DuPont Comprehensive Plan.

Northwest Landing

lets people live,

work and play in

a comfortable

new community.

Build part of a

hometown based

on community pride

and stewardship.

PROJECT STATEMENT

The 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 Landings 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

Access Street

Provides access to individual lots within a neighborhood.

Alley

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

Architect

A person licensed to practice architecture in the State of Washington.

Area of Common Responsibility

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



Arterial Street

A major street in the road hierarchy established in the circulation element of the City of DuPont Comprehensive Plan and Land Use Zoning Code, 1985. An arterial connects with major state and interstate roadways.

Berm

A raised linear earthform. As used in these guidelines, a physical berm is intended to serve as a buffer or visual attenuation.

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.

Buffer

An area of land which visually separates two adjoining land uses. A buffer may be composed of a berm and/or vegetation.

Builder

A person who purchases one or more lots on which to construct improvements for resale to consumers.

Building

A structure to support, shelter or enclose people or property.

Caliper

The thickness (*diameter*) of a tree's trunk, measured 4 feet above ground.

City Zoning Code

City of DuPont Zoning Code.

Covenants, Conditions and Restrictions (CC&Rs)

Mutually beneficial restrictions under a general plan of improvement for all owners of residential properties.

Collector Street, Boulevard or Drive

Conducts traffic between local trip destinations such as neighborhoods, arterial roads or activity centers.

Commercial Property

Refer to *Design Guidelines for Northwest Landing Commercial Property*. However, design of apartments is governed by the guidelines in this book.

Community-Wide Standards

Standards of conduct, maintenance or other activity generally prevailing throughout the residential properties. Such standards may

be more specifically determined by the Board or the Residential New Construction or Modification Committees.

Condominium

A building or group of buildings in which dwelling units are owned individually, and the structure, any common areas and facilities are owned by all the condominium owners on a proportional, undivided basis.

Corner Lot

- Facing public street rather than alley, or
- Facing public street and abutting alley on two sides.

Dedicated

Property which has been transferred from private to public ownership for a public purpose (e.g., dedicated roadways, dedicated open space).

Development

The construction or reconstruction of a structure or infrastructure on a particular site.

Easement

An owner's authorization for another to use property for a specified purpose.

Fee Simple

A complete set of private property ownership rights, including ownership of the land and all structures on the land.

Infill

The development of new housing or other buildings on scattered vacant sites in a built up area.

Landscape Architect

A person licensed to practice landscape architecture in the State of Washington.

Lot

A parcel of land unoccupied, occupied or to be occupied by a use or building and accessory buildings. Lots shall have direct legal access to a street or access to a street over an easement approved by the City of DuPont.

Lot Coverage

That portion of a lot occupied by the principal and accessory buildings, including all structures greater than 3 feet in height (City Zoning Code definition).

Masonry

Stonework or brickwork.

Multifamily

A building containing two or more dwelling units for sale, lease or rent.

Neighborhood Streets

Streets providing circulation within and between neighborhoods and connecting with collector streets.

Northwest Landing

The master-planned development which comprises all property subjected (now or later) to the CC&Rs.

Off-Street Parking

Parking outside of improved road rights of way in designated parking areas, residential driveways or parking lots.

On-Street Parking

Parking within improved road rights of way—usually parallel or angle parking adjacent to the curb.

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.

Parcel

One of the several divisions of Northwest Landing. A parcel is typically composed of several separate lots.

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.

Structure

Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but not including fences and walls less than 6 feet in height (City Zoning Code definition).

Subdivision

The division of land into two or more lots, parcels or sites for the purpose of sale or lease.

Temporary Structure

Any structure which reasonably can be expected to be removed in less than a three-year period, usually associated with construction-related structures.

Temporary Sign

Signs intended for a limited duration associated with construction phase or sales period.

Townhouse

A one family dwelling in a row of at least two such units in which no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.

Unit

Individual dwelling either single family or multifamily.

Wainscot

The lower part of a wall when finished in a material different from that of the upper part.

Architecture is the most public of the arts. While many Americans go for years without stepping into an art gallery or walking into a concert hall, the life of each and every person is influenced daily by architecture. Design excellence is essential in improving the quality of life.

W. Cecil Steward, FAIA
1992-93 President
The American Institute of Architects

Section Two
**NORTHWEST
LANDING AS
A COMMUNITY**

Section Two,
Northwest Landing
As a Community,
applies to all resi-
dential construction
within Northwest
Landing.

Provisions specific
to individual neigh-
borhoods are in
Section Three.



NORTHWEST LANDING AS A COMMUNITY

All residential new construction within Northwest Landing is subject to these Residential Design Guidelines and the CC&Rs. Some neighborhoods may be subject to additional design provisions.

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.

SITE PLANNING

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 (Figure 2.1).

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—as explained below and shown in Figures 2.2 through 2.6. All streets are subject to the City of DuPont street standards.

ARTERIAL STREETS

The City of DuPont constructed Center Drive to meet long-range traffic needs within Northwest Landing and to and from Interstate 5. Center Drive includes a bicycle lane and sidewalks on both sides.

COLLECTOR STREETS

A collector street links neighborhoods to one another and to Center Drive, with design emphasis on pedestrian convenience and safety.

For example, Palisade Boulevard links residential areas with the Village Green, future neighborhood commercial areas and Center Drive (Figure 2.3).

Design Features (Residential Areas)

- ◆ 2 travel lanes.
- ◆ 2 parking lanes.
- ◆ Planter areas.
- ◆ Sidewalks on both sides.

Landscaping of planter areas is described later in Section Two, under Landscape Provisions.

NEIGHBORHOOD STREETS

For example: Huggins, Richmond, Haskell, Montgomery, Kittson, Kincaid, Rookledge, Anderson, Hammond, Harrington, Aldrich, McDonald.

DEVELOPMENT PLAN
Figure 2.1



Legend

- Neighborhoods
- Civic/Schools
- Office
- Commercial
- Industrial and Manufacturing/Research Park
- Open Space or Parks
- Trails

NOTE: This map is a visual representation of possible future development and is conceptual in nature only. Please refer to the City of DuPont Comprehensive Land Use Plan and Zoning Code for specific information. 1/97

0 1000' 2000'
500' 1/4 MILE

7
LONE STAR
NORTHWEST
Opened July 1995

8
WESTBLOCK
PACIFIC
Opened July 1995

9
INTEL CORPORATION
—July 1996—
First Assembly Plant

—Winter 1996—
First Office Building

—1997-2003—
Second Assembly
Plant, Two Additional
Office Buildings

Total Employment:
6,000-8,000

1
KARL
ZETTERBERG,
Quality Home
Builder

2
CENTEX HOMES

3
CARINO HOMES
Condominiums

4
RUSH
CONSTRUCTION
COMPANY

5
BARKSDALE STATION
—1996-97—
Motel, Gas Station,
Bank, Restaurant, Retail
Shops, Office Buildings

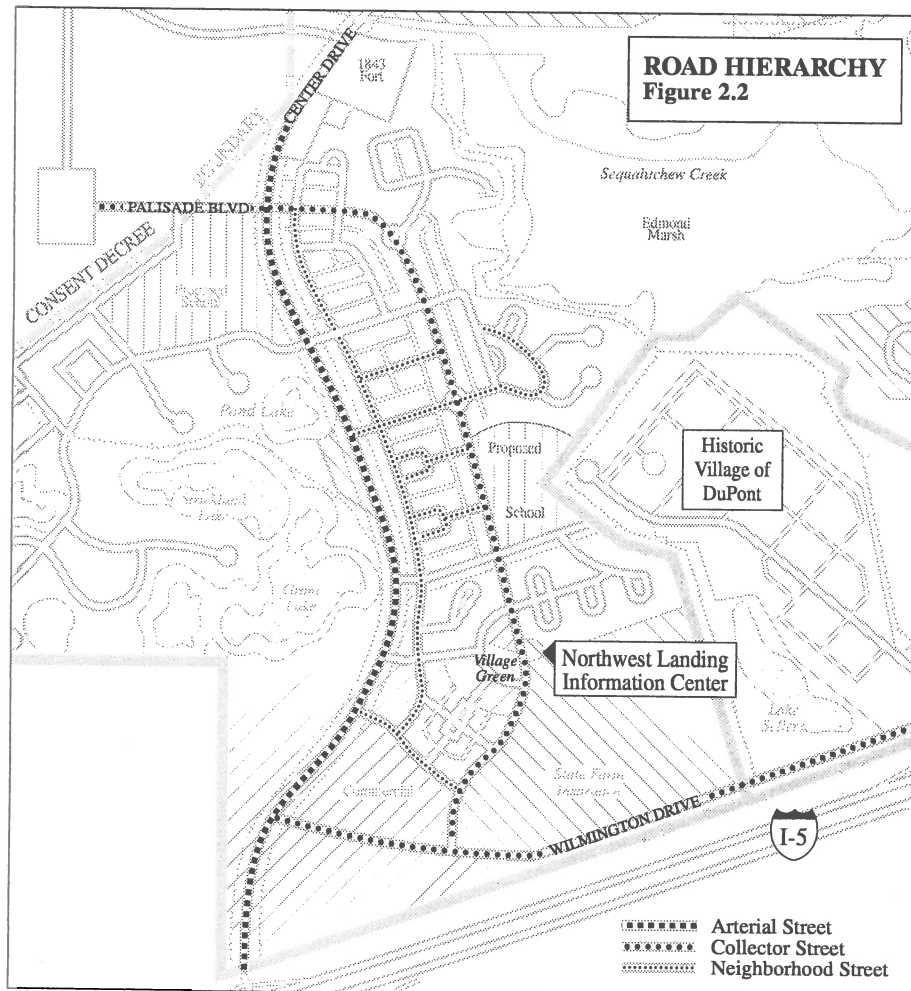
NEW INTERCHANGE
Exit 118
(4th Quarter 1997)

6
STATE FARM
INSURANCE
Opened July 1995

Neighborhood street design fosters pedestrian convenience, safety and pleasure. The design slows vehicles by providing on-street parking, speed-restrictive lane widths, curves and pedestrian-scale block lengths (Figure 2.2).

Design Features

- ◆ 1 or 2 travel lanes.
- ◆ 2 parking lanes.
- ◆ Planter areas (unless otherwise specified).
- ◆ Sidewalks on both sides.



ACCESS STREETS

For example: Richmond, Latham, Bittner, Heron, Montgomery, Kittson, O'Neil, Aldrich, Kincaid.

Access streets are low-volume streets that serve only a few lots. An access street is sized for an intimate character, and traffic speed is restrained by design. Access streets are one-way with a parking lane (Figure 2.2).

Design Features

- ◆ 1 travel lane.
- ◆ 2 parking lanes.
- ◆ Planter areas.
- ◆ Sidewalk on both sides.

ALLEYS

To make garages and driveways less prominent, 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 (Alleys, Figure 2.6).

Design Features

- ◆ 2 travel lanes.
- ◆ Total right-of-way: 20 feet.
- ◆ Travel lane width: 8 feet.
- ◆ Planter strips: 2 feet wide.

ARRANGEMENT OF USES AND FEATURES

Land uses and features are arranged in keeping with the overall design philosophy of Northwest Landing.

VIEWS OF HOMES FROM THE STREET

A house front dominated by garage doors is more friendly to cars than people. People whose homes have garages at the front tend to spend outdoor time in a backyard isolated from neighbors. In contrast, homes in Northwest Landing address the street with porches, stoops and walkways, which create opportunities for neighborly interaction. Views of garage doors from the street are to be minimized (as described in Section Three).

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. Places for residents to enjoy the outdoors range from protected wetlands and open space to playgrounds and intimate neighborhood parks.

OPEN SPACE

Open space can:

- ◆ Protect natural features.
- ◆ Provide recreational areas and trails.
- ◆ Preserve natural character.

Trails in the open space areas offer respite with nature and an alternative to the car for getting around.

In addition, Northwest Landing's open space preserves the community's rich history. Future generations will be able to study and enjoy the sites of:

- ◆ The region's first non-native settlement, the Hudson's Bay Company trading post Fort Nisqually.
- ◆ A century-old orchard planted by fort employees that still blooms.
- ◆ An observatory established by American explorer Charles Wilkes (who went on to discover Antarctica).
- ◆ Other significant natural features.

WETLANDS

Wetlands within Northwest Landing are protected by the City of DuPont regulations. Buffers surround each wetland, creating a natural biofiltration system.

Before issuing a building permit for a home adjacent to a wetland buffer, the City requires submittal of a project-specific erosion/sedimentation control plan.

TRAILS

Northwest Landing is accessible to pedestrians and bicyclists by an interconnected trail system that links open space, schools, neighborhoods and businesses.

In the natural areas, trails are informal to blend with the environment. In neighborhoods, trails are in the form of sidewalks for pedestrians, and the street for cyclists. Bike lanes are provided on Center and Wilmington Drives.

EDGES: SCREENS AND BUFFERS

In areas where separation between different land uses is desired, builders are encouraged to install landscape and decorative walls.

The use of monotonous, non-articulated walls will not be permitted in public view areas. Screens separate areas, offer a visual backdrop and help define neighborhood areas. Buffers are wider and offer visual and acoustic separation between land uses (Figure 2.3).

COMMERCIAL AND INDUSTRIAL AREAS

Northwest Landing includes commercial and industrial areas (also subject to design guidelines) connected to the residential neighborhoods by streets, sidewalks and trails. Careful site planning, control of views from public streets, and landscaping provide appropriate transitions.

NATURAL FEATURES AND HISTORIC AREAS

Natural and historic features are preserved for cultural and historic enrichment. Buffers established by the City of DuPont protect wetland areas and steep slopes.

STRUCTURES

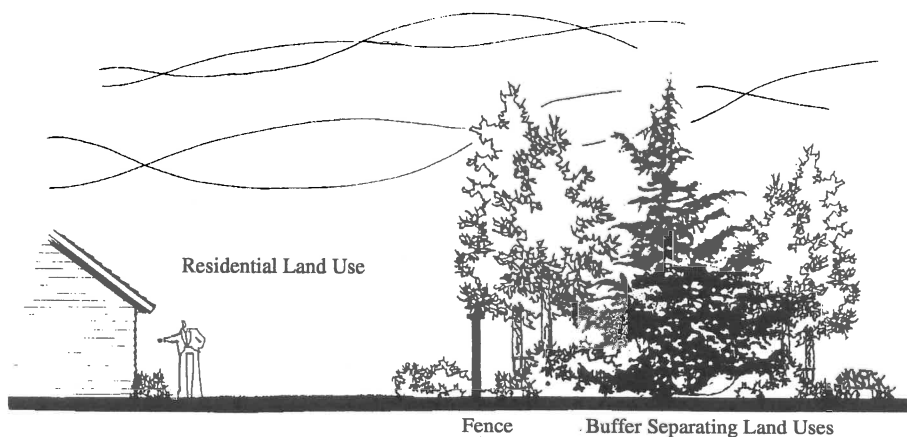
Good architecture combined with good site planning produces neighborhoods that have aesthetic and functional harmony, preserve residents' privacy and retain environmentally sensitive areas.

CREATING A LIVABLE ENVIRONMENT

Northwest Landing aims to create an enjoyable place to live that makes environmental stewardship and social interaction easy. Land uses are integrated to balance housing, services, recreation and employment. Northwest Landing provides or encourages:

- ◆ Energy and resource conservation.
- ◆ Non-automotive mobility.
- ◆ Neighborhood interaction.
- ◆ Gardening/landscaping.

EDGES
Figure 2.3



ARCHITECTURE

Northwest Landing's general architectural provisions are guidelines that ensure high quality construction without discouraging individual innovative or imaginative ideas.

In addition to the general rules outlined here, check the *Supplement* for specific information about each Northwest Landing village.

ALL NEIGHBORHOODS

Architectural Style

- ◆ A repetitive architectural style for a group of homes should be avoided.
- ◆ Differing window design, surface materials, porch treatments, roofing materials and bay treatments should be utilized to achieve variety.
- ◆ No two building units of identical elevation type may be located side by side.
- ◆ Within a neighborhood, roofing materials must vary in type and/or color. Roofing materials will be considered in conjunc-

tion with body color and trim color.

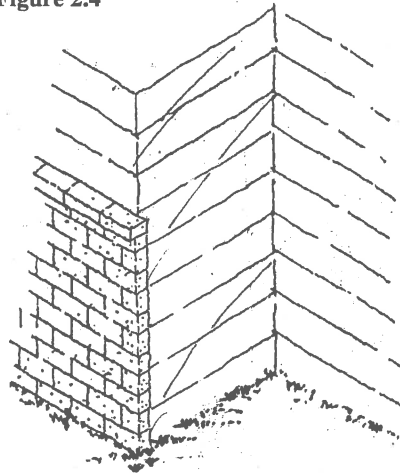
- ◆ Within a neighborhood, siding materials must vary in color. Variation of materials is also encouraged.
- ◆ Builders are encouraged to produce model homes that are diverse in size, design, color and materials.

Porches and Stoops

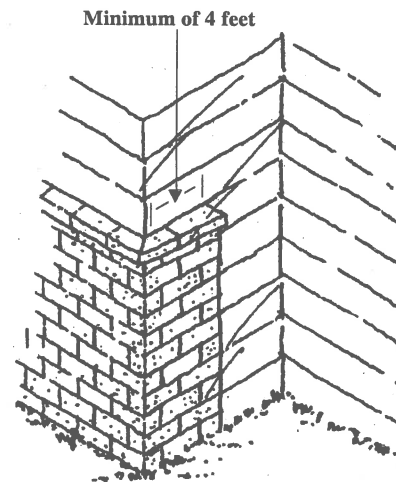
- ◆ Builders must provide architectural diversity within each subdivision by including homes with porches, stoops, pediments, porticos or colonnades at the home entry.

MATERIAL WRAP

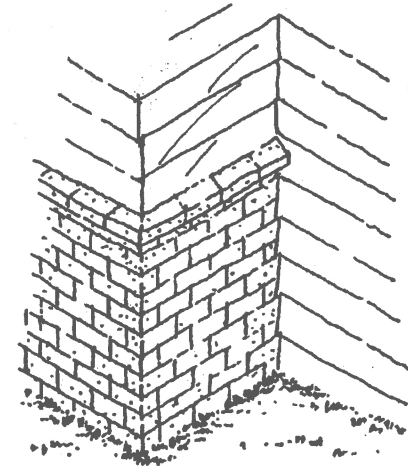
Figure 2.4



This style of application is unacceptable.



This style of application is acceptable if return is a minimum of 4 feet.



This style of application is acceptable.

Garage Locations

- ◆ Lots adjacent to an alley shall have alley-served garages.
- ◆ Neighborhood design shall emphasize side entry, side drive or alley entry garages over front entry garages.

MATERIALS AND COLORS

Exterior walls shall be surfaced with:

- ◆ Wood
- ◆ Stucco
- ◆ Masonry or
- ◆ Synthetic materials that look natural and are approved by the Residential New Construction Committee.

Accent and trim may be:

- ◆ Brick
- ◆ Stone
- ◆ Tile
- ◆ Wood or
- ◆ Synthetic materials that look natural and are approved by the Residential New Construction Committee.

Where more than one wall material is used, each must be architecturally “engaged.” If a material is wrapped around the corners of frontage elevations, that material must be continued to a reverse

corner, a side wall privacy fence or a change in wall plane; the return may not be less than 16 inches. Mid-height wainscot wrapping shall extend no less than 4 feet around frontage corners (Figure 2.4).

All exterior colors and materials shall be approved by the Residential New Construction Committee.

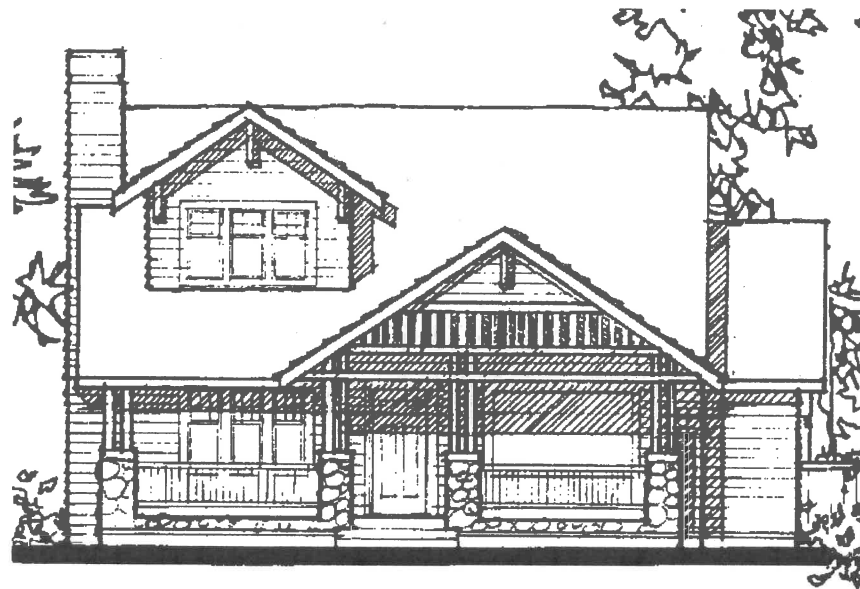
All structures shall match or be compatible with the neighborhood’s exterior color palette, approved by the Residential New

Construction Committee. Colors brighter than those shown in the palette generally are not appropriate and shall not be used. Builders are required to use a variety of colors and materials. Colors and materials should be selected while on site so that it is easier to visualize their impact.

ROOF PITCHES AND MATERIALS

In keeping with Northwest architecture, primary roof pitches generally shall range from 5:12 to 12:12. Overhang, porch, stoop,

ROOFS
Figure 2.5



gable detail and the interplay of horizontal lines with gables will complement the primary roof pitch (Figure 2.5).

Builders are encouraged to use a variety of complementary roof materials and/or colors in each neighborhood. 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 New Construction 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.

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.

Within Northwest Landing, the predominant light source shall be a white spectrum high pressure sodium lamp, which is energy efficient and has the quality of incandescent light. Builders shall install high pressure sodium street and security lights or newer technology as approved by the Residential New Construction Committee or the Residential Modifications Committee.

EXTERIOR LIGHTING

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

SPILL-OVER LIGHTING

Spill-over lighting is light broadcast beyond the intended areas, for example, street lights that illuminate residential windows, sport court lights that glare in adjacent residential areas or streets, and residential lights that illuminate beyond the lot boundary. Northwest Landing will minimize spill-over lighting through lighting plans and careful installation.

LIGHTING PLANS

Apply minimal lighting necessary to accomplish the desired purpose. 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.

INSTALLATION

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.

DARK SKY MAINTENANCE

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

AMBIANCE AND CHARACTER

Lighting within the neighborhoods shall be low-intensity and located along the streets. Lighting throughout the residential communities shall be from the same family of fixtures. The character of the lighting fixture shall be appropriate for the architecture.

STREET LIGHTS

Street lighting fixtures within the single-family residential areas may not exceed 16 feet in height.

Fixture spacing and illumination intensity shall be determined upon design of street development, including the landscape plans.

ALLEY LIGHTS

Alleys shall be illuminated with fixtures mounted on the garage no higher than 8 feet above ground and directed away from adjacent backyards and structures (Figure 2.6).

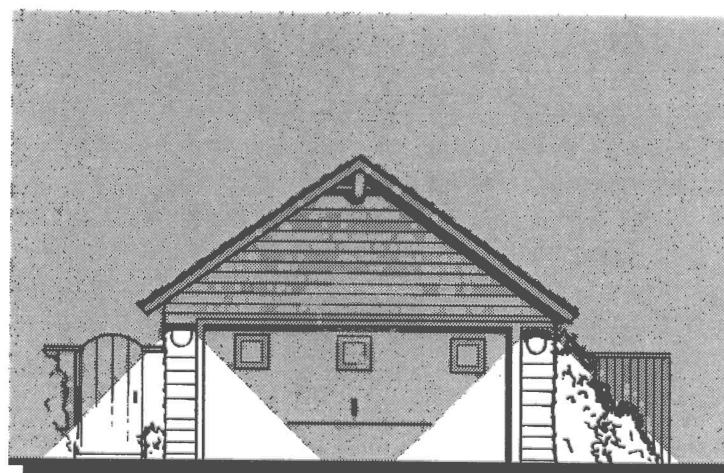
Movement-activated security lighting is the preferred alternative for energy efficiency and minimal lighting conflict. The source shall be a soft light, 75 watts maximum.

LIGHTING IN PEDESTRIAN AREAS

Light fixtures in a pedestrian area shall be located so as to minimize light and glare intrusion into adjacent homes.

ALLEY LIGHT DIRECTION

Figure 2.6



ENERGY AND RESOURCE CONSERVATION

The most significant energy conservation and pollution control mechanism available to a community is its arrangement of land uses. Residential uses need to be convenient to services, employment and recreation. By curtailing residents' need (and desire) to drive, Northwest Landing will preserve resources, reduce pollution and improve livability.

Conservation of energy and resources is encouraged as a permanent component of everyday living at Northwest Landing. Installation of conservation equipment should reflect the importance and permanence of environmental concerns—and uphold the community's aesthetic standards. Energy and resource conservation equipment that is visible to neighbors should be selected for form as well as function.

For instance, solar water heaters shall be flush to the roof and as unobtrusive as possible.

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 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.

ENERGY CONSERVATION

To minimize the impact of new development upon energy-producing facilities, these *Residential Design Guidelines*:

- ◆ Encourage use of natural lighting through skylights.
- ◆ Encourage use of energy- and resource-conserving appliances and fixtures.
- ◆ Permit use of appropriate solar energy and/or water heating fixtures.
- ◆ Encourage planting deciduous trees along the south and west sides of homes to enhance natural shading in the summer and sunlight in the winter.
- ◆ Meet or exceed Washington State Energy Code provisions relating to construction techniques and appliance standards.

SIGNAGE AND LANDMARKS

These sign guidelines have been developed to establish and maintain sign communications appropriate to a high quality environment. They allow for a reasonable level of consistency to create a sense of community, and flexibility to address specific needs. They will help foster accessibility and long-term environmental quality in Northwest Landing. These sign guidelines are intended to:

- ◆ Ensure that signs foster safe and efficient traffic circulation.
- ◆ Encourage the design of signs which are aesthetically pleasing and of high quality materials and craftsmanship.
- ◆ Allow sufficient, though not excessive, identification.
- ◆ Allow necessary temporary signage.
- ◆ Offer a systematic approach to sign review and approval.

SUBMITTAL REQUIREMENTS

Each builder is required to submit a comprehensive sign program as outlined herein to the Residential New Construction Committee. The objective of the program shall be to establish guidelines and standards for the size, placement, quantity, color, materials, illumination and type style of signs. Design compatible with the surrounding architecture is required.

THE APPROVAL PROCESS

All sign program applications are reviewed by the Residential New Construction Committee for conformance to sign standards. Approval is required before the installation of any permanent or temporary sign. The Residential New Construction Committee reserves the right to approve or deny the sign proposal on any basis. In any case, the applicant shall be notified in writing.

All signs must also meet the requirements of the City of DuPont prior to installation.

The Residential New Construction Committee shall have the right to remove non-conforming signs and to charge the non-conforming party for removal.

PROHIBITED SIGNS

These types of signs may not be installed at Northwest Landing:

- ◆ Pole signs
- ◆ Pylon signs
- ◆ Roof signs
- ◆ Gyrating, rotating or blinking signs
- ◆ Inflatable signs or objects
- ◆ Billboards
- ◆ Flags and streamers used for advertising. For example, plastic pennants commonly used at car lots.
- ◆ Interior-illuminated plastic panel signs
- ◆ Interior-illuminated individual letter signs
- ◆ Interior-illuminated awning signs
- ◆ Balloons
- ◆ Any sign not specifically permitted by the Residential New Construction Committee

All signs, flags and banners at a builder's sale center must be approved by the Residential New Construction Committee.

Banners to mark a newsworthy or special event may be installed only with permission of the Residential New Construction Committee.

PERMITTED SIGNS

The following sign types have been designed as part of the planned sign program and are permitted within Northwest Landing.

ADDRESS IDENTIFICATION

Function

To identify a residence by street address.

Placement

On the structure, preferably near the front entrance.

Materials

Material palette must complement the materials and colors of the structure on which it is placed.

Illumination

Low wattage (15 and under) internal or external illumination; ambient.

Typography

Not to exceed 6 inches letter height.

Size

1 square foot maximum.

Quantity

One per residence.

NATIONAL OR STATE FLAGS

Function

To display national and/or state flags. Flags other than national and state may be flown periodically to demonstrate support, such as university or military service colors.

Placement

Flags must be supported by a pole, either freestanding or mounted to structure.

Materials

Wood or painted metal. Colors to match the primary structure color.

Illumination

Ambient.

Typography

As contained on flag.

Size

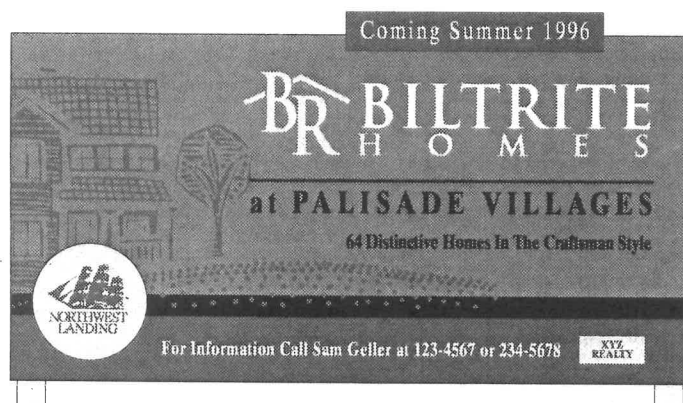
15 square feet (5' x 3') maximum.

Quantity

One pole per residence. Flags shall not be displayed for the purpose of advertising or attention.

TEMPORARY RESIDENTIAL SIGNAGE

CORRECT

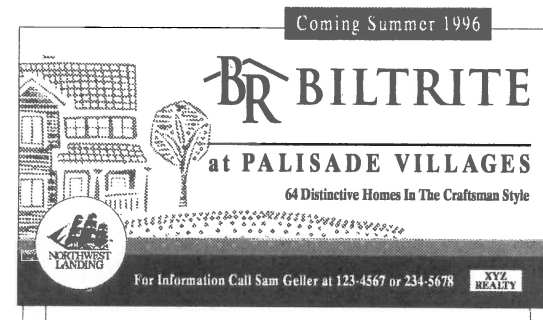


Consistent design of all temporary signage in residential areas—regardless of differing builder names, product names, parcel names, logo colors, etc.—promotes readability and viewer understanding. In most cases the viewer is driving by, so signs should contain only the most pertinent, concise information.

LOGO USAGE

Too many logos make a sign busy and unreadable, so logos are to be limited on Northwest Landing signs. A builder is generally better known by company logo than by a home collection logo. Therefore, the company logo may be used but home collection logos should not be. Instead, spell out as text or eliminate altogether. Likewise, neighborhood or subdivision names and Realtor identification should be spelled out rather than identified by logo.

INCORRECT



Colors other than those established for the residential signage should only be applied to builder and realtor logos.

Snipes should not make existing graphics unrecognizable

Project logo should not be more dominant than builder logo

Information that may become outdated should be applied as an add-on



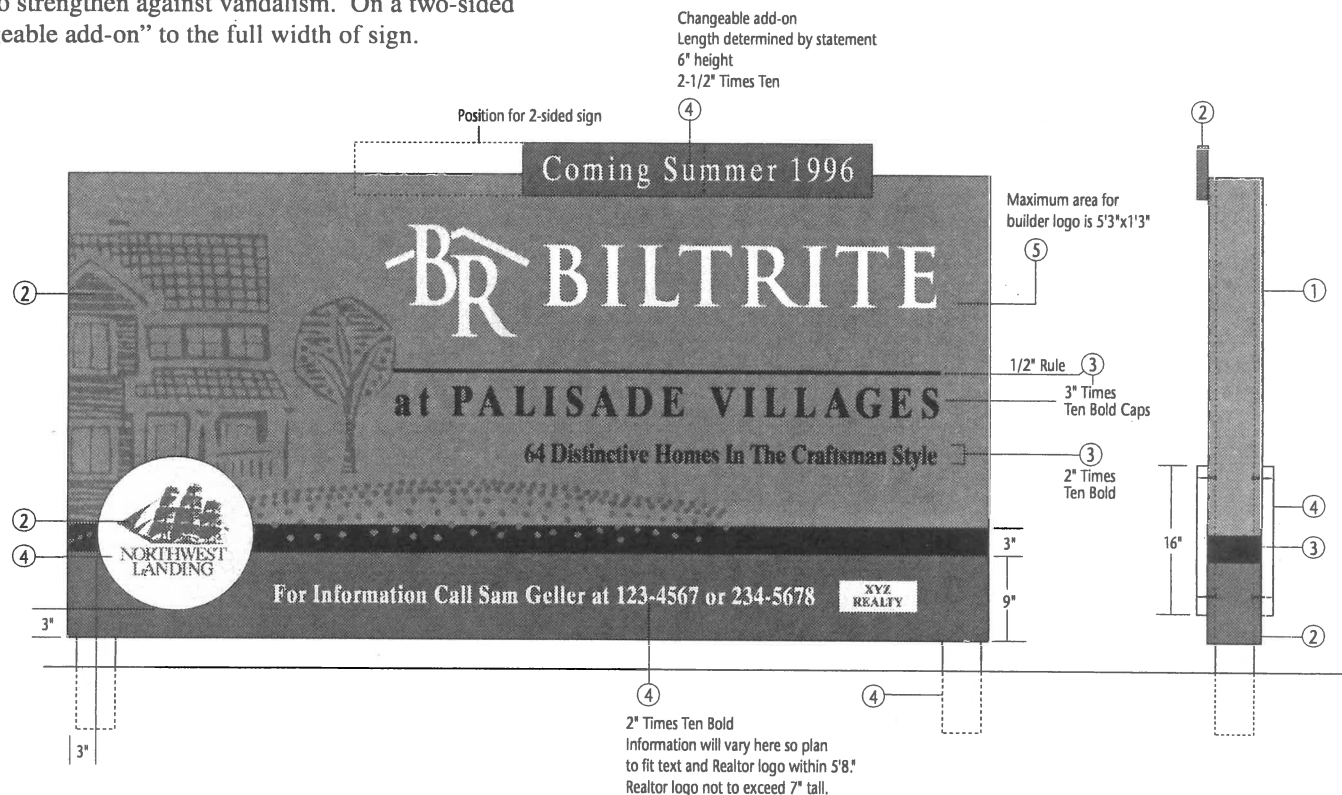
If 2-sided, add-ons should be centered along the top so the backsides are not visible

Do not clutter sign with multiple logos



BUILDER SIGNS

Signs may be one- or two-sided. If two-sided, the face will wrap around the posts. All joining edges of panels will be mitered at 45-degree angles. The Northwest Landing logo circle is to be a separate piece attached from behind with no visible fasteners. Position fasteners as close to the circle's perimeter as possible to strengthen against vandalism. On a two-sided sign, center the "changeable add-on" to the full width of sign.



Size | 96" x 48"
positioned 3" up from
ground level

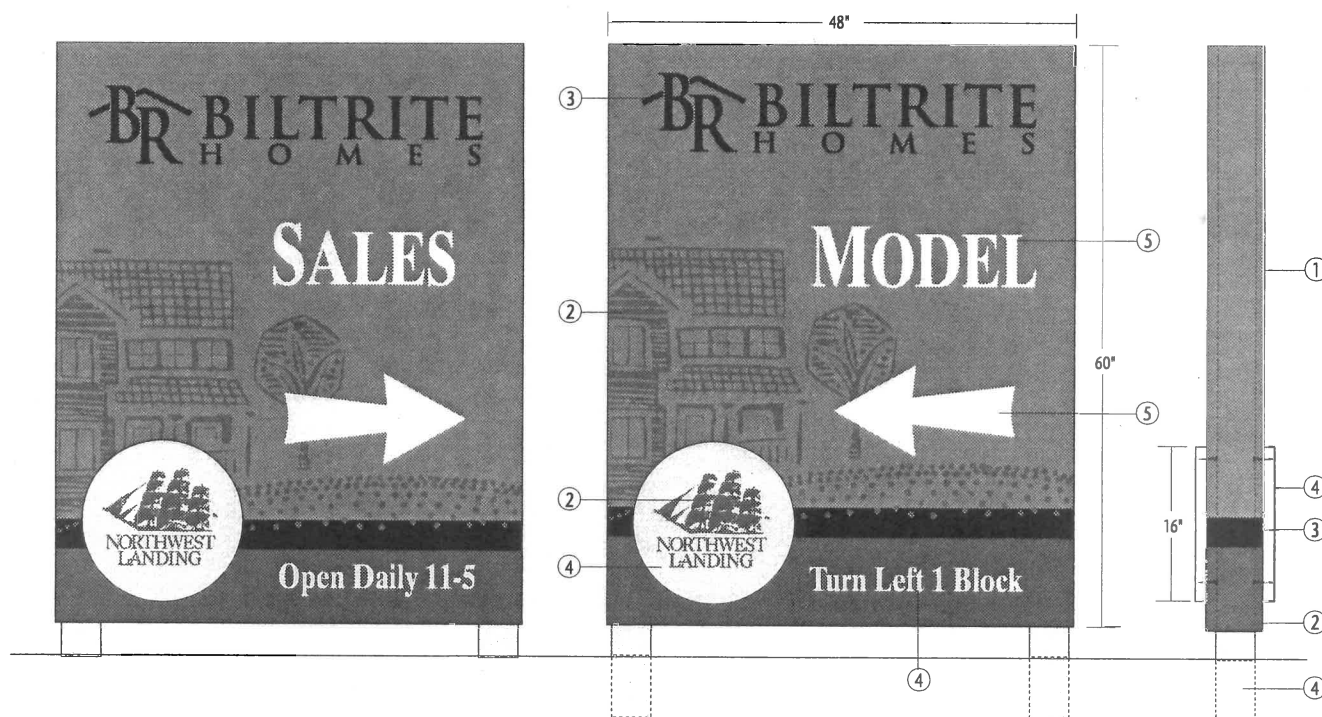
Materials | 3/4" MDO plywood
4"x4" posts

Colors | ① PMS 173 (Umber)
② PMS 329 (Turquoise)
③ PMS 469 (Brown)
④ PMS Warm Gray 1
⑤ White

Type | Times Ten Bold
Condensed to 80%
U&lc
Sized as shown

SALES OFFICE OR MODEL HOME SIGNS

Because these signs are primarily directional, they are simple. The Northwest Landing logo, builder logo, arrow and hours (if necessary) are the only information listed. These signs can be one- or two-sided. If two-sided, the face will wrap around the posts. All joining edges of panels will be mitered at 45-degree angles. The Northwest Landing logo circle will be a separate piece attached from behind with no visible fasteners.



Size | 48" x 60"
positioned 3" up from
ground

Materials | 3/4" MDO plywood
4x4 posts

Colors | ① PMS 173 (Umber)
② PMS 329 (Turquoise)
③ PMS 469 (Brown)
④ PMS Warm Gray 1
⑤ White

Type | Times Ten Bold
Condensed to 80%
U&lc
Sized as shown

A-BOARDS

Perhaps more than any other temporary sign, A-boards must be attention-getting and easy to read.



Size | 24" x 36"
with 3" arch on bottom

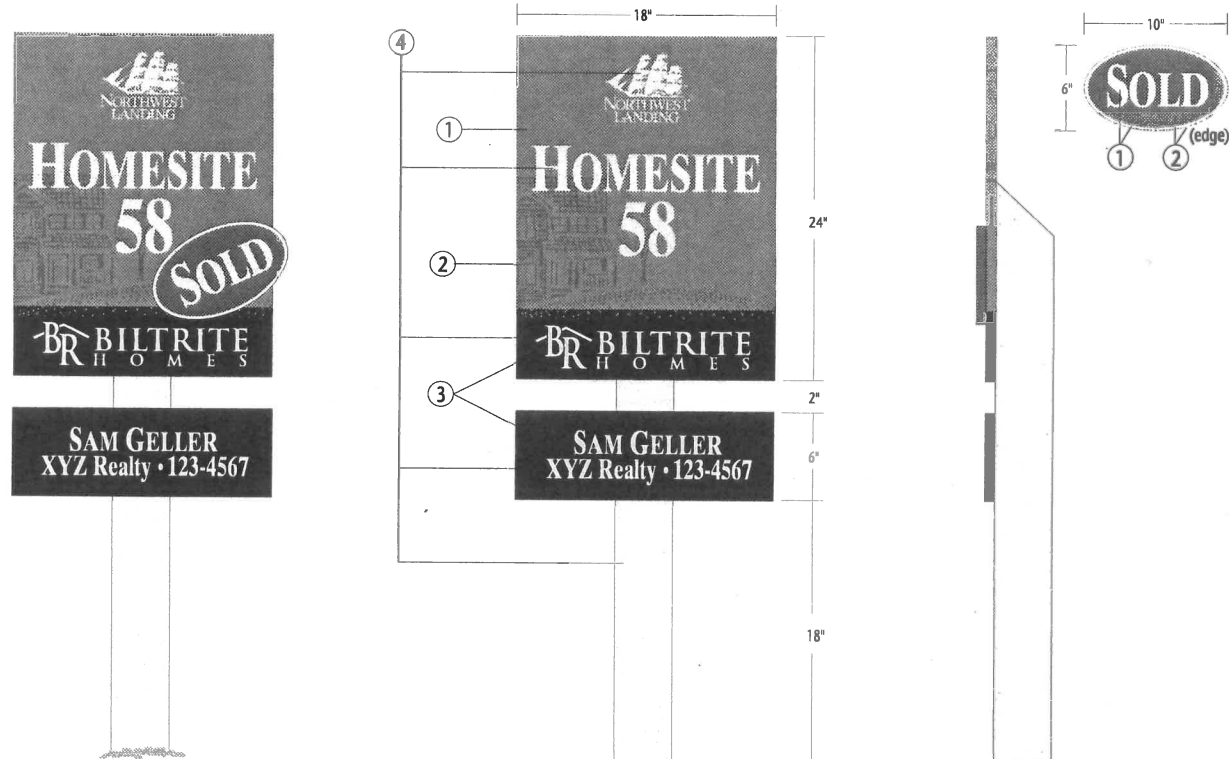
Materials | 1/2" MDO plywood
hinged at the top

Colors | ① PMS 173 (Umber)
② PMS 329 (Turquoise)
③ PMS 469 (Brown)
④ PMS Warm Gray 1

Type | Times Ten Bold
Condensed to 80%
Caps & Sm Caps
Sized as shown

LOT SIGNS

Lot signs must be updated to convey the changing status of a lot. This layout allows for "SOLD" add-ons, as well as an area for Realtor information that can be updated.



Size | 18" x 24"
and 18" x 6"
with 10" x 6"
elliptical snipe

Materials | 1/2" MDO plywood
4x4 post

Colors | ① PMS 173 (Umber)
② PMS 329 (Turquoise)
③ PMS 469 (Brown)
④ PMS Warm Gray 1

Type | Times Ten Bold
Condensed to 80%
U&lc
Sized as shown

YARD SIGNS

Yard signs should be installed close to the street and near a sidewalk or driveway if possible.



Size | 9" x 12"
positioned 6" up from
ground level

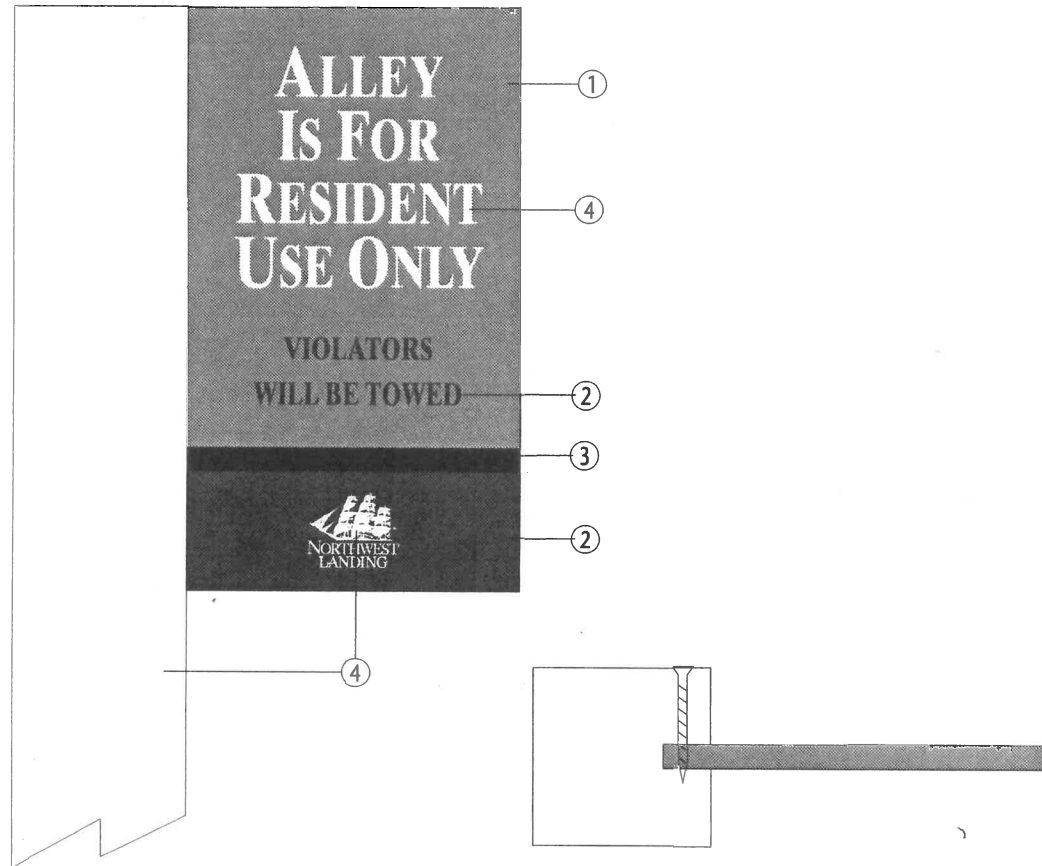
Materials | 1/2" MDO plywood
2"x2" post

Colors | ① PMS 717 (Umber)
② PMS 5753 (Olive)
③ PMS 690 (Burgundy)
④ White

Type | Times Ten Bold
Condensed to 80%
U&lc
Sized as shown

ALLEY SIGNS

Alley signs should be installed on the left (driver's side) of each alley entrance. Position them to be seen clearly, but out of the way of traffic.



Size | 8" x 12" with 1" slot.
Positioned 6' up from
ground level

Materials | 1/2" MDO plywood
4"x4" post

Colors | **①** PMS 717 (Umber)
② PMS 5753 (Olive)
③ PMS 690 (Burgundy)
④ White

Type | Times Ten Bold
Condensed to 80%
Caps & Sm Caps
Sized as shown

... A community needs to decide for itself what it wants to be and ought to be, regardless of national or regional textbook standards, and regardless of fashionable images. Then it has to write its own unique code, the one that will nurture its vision of itself, no matter how nutty that vision may seem to someone else.

Robert Campbell
Architectural Record, October 1992



Section Three
**PALISADE
VILLAGE**

Check Supplement
inserted in this

book for

illustrations of

appropriate and

inappropriate

design for Palisade

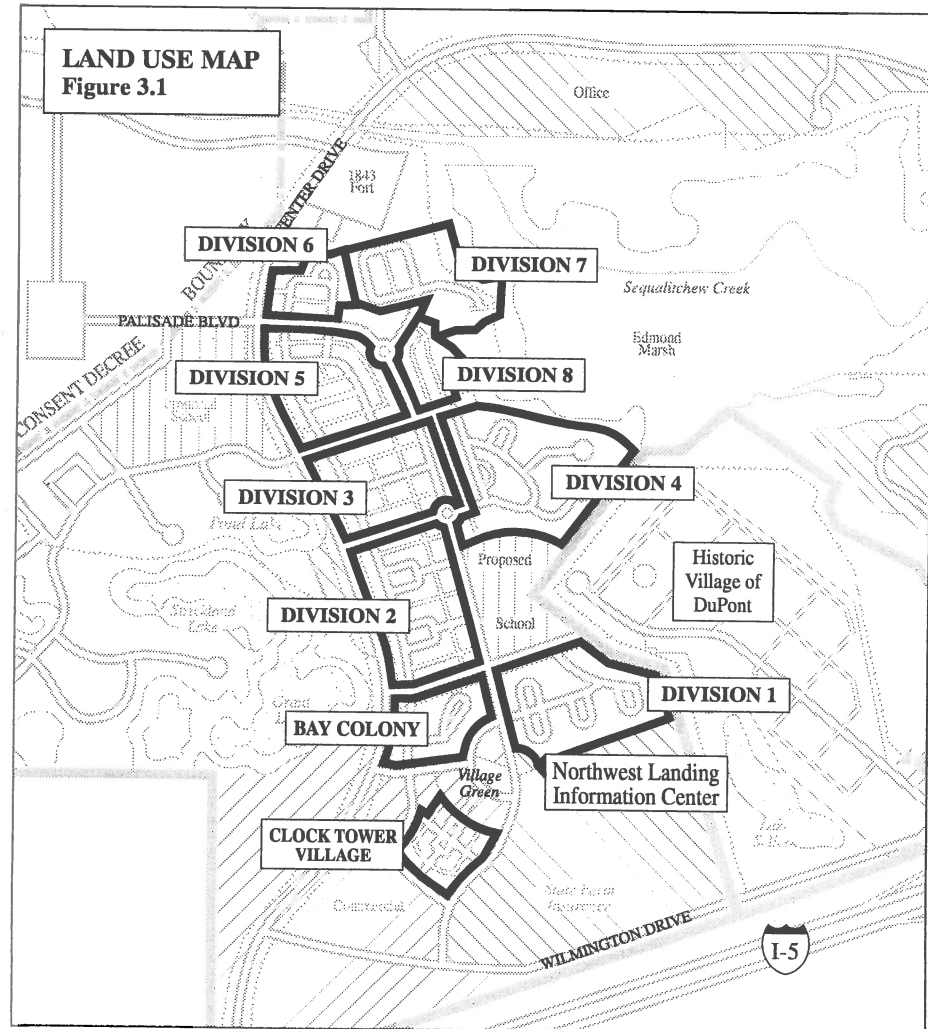
Village.

PALISADE VILLAGE

Northwest Landing's Palisade Village contains single-family and multifamily homes, as shown on the Land Use Map (Figure 3.1) and Land Use Summary (Figure 3.2). This chapter discusses development standards and guidelines specific to each.

Palisade Village neighborhoods are arranged for people rather than cars. Street design favors pedestrian safety over vehicular speed, and the visual impact of garages will be minimized.

Houses in the Palisade Village will reflect original Northwest architectural character, which draws upon the historic craftsman, cottage, bungalow and farmhouse styles. The houses will include welcoming front porches, high quality natural or approved synthetic materials, the interplay of gable and ridges, and a variety of Northwest design styles. Painted and stained surfaces will feature a variety of color tones rather than only the usual light tones typical of suburbia. Every Palisade Village neighborhood must include homes with porches or stoops.



A major goal is to enable residents to take a neighborhood walk greeting neighbors and enjoying pleasant views of front porches, lawns and parkway trees.

A walkway must connect each home's front entry with the sidewalk. It may be made of concrete, exposed aggregate, masonry or flat or cut stone. Dirt, gravel, crushed stone and asphalt walkways are not permitted. Driveway area may not be substituted for a walkway to fulfill this requirement.

To optimize appearance and minimize water run-off, builders are encouraged to surface driveways with turf block, concrete or decorative hard surface strips. Other materials must be approved by the Residential New Construction Committee. Dirt, gravel driveways or aprons are not permitted. A single-lane approach from the right of way to the apron may be used. The maximum width of a driveway shall be 16 feet at the property line on frontage streets. After initial construction, driveways may not be expanded for additional parking,

circular drives or hammerheads except as approved to provide access for the disabled.

The placement of garages greatly influences the character of homes and the neighborhood. Homes with side or alley entry garages look more comfortable from the street and are more pedestrian-friendly; therefore, builders are

encouraged to use them in Palisade Village. See Streetscape Character sketches (Figures 3.16, 3.19, 3.22 3.25 and 3.28). Any garage doors that face a street or public area shall feature windows, recesses or moldings to help blend the doors with the character of the house. (See *Supplement.*)

LAND USE SUMMARY

Figure 3.2

DIVISION 1

Total Area	20.5 Acres
Residential Lots	11.1 Acres
Number of Lots	64
Dwelling Units/Acre	5.7 Net/ 3.1 Gross

DIVISION 2

Total Area	17.8 Acres
Residential Lots	9.9 Acres
Number of Lots	80
Dwelling Units/Acre	8.0 Net/ 4.5 Gross

DIVISION 3

Total Area	12.5 Acres
Residential Lots	7.8 Acres
Number of Lots	84
Dwelling Units/Acre	10.8 Net/ 6.7 Gross

DIVISION 4

Total Area	32.3 Acres
Residential Lots	18.7 Acres
Number of Lots	78
Dwelling Units/Acre	4.2 Net/ 2.4 Gross

DIVISIONS 5-8

Total Area	83.0 Acres
Number of Lots	240-250
Number of Apartments	80-85

BAY COLONY CONDOMINIUMS

Total Area	11.3 Acres
Number of Units	79

CLOCK TOWER VILLAGE

Total Area	7.46 Acres
Number of Units	117

Maximum building height in Palisade Village is 35 feet. To provide architectural diversity, at least 10 percent of the homes in Palisade Village must be one-story, preferably located on corner lots.

ENTRANCES: PORCHES AND STOOPS

An important element of Northwest Landing is the relationship of the private home to the public street and sidewalk. Therefore, all front entrance areas shall be easily recognizable from the street, and include a welcoming architectural feature such as a porch or stoop. Other elements, such as colonnades and porticos (see *Supplement*), may be used if they exceed the minimum requirements established within this section for porches or stoops.

To increase the sense of individuality, the application of porches and stoops should be mixed. A maximum of 40 percent of homes in a streetscape may contain stoops. 100 percent of these homes may have porches only when a variety of porch configurations are provided.

PORCHES

Porches shall be covered and shall extend at least 12 feet along the frontage wall or a minimum of 50 percent of the width of the frontage wall, not including the garage surface. The minimum depth of the porch shall be 6 feet. Porches may be raised or at ground floor level. Porch floors shall be a hard surface material such as concrete, wood, tile, brick, or cut or flat stone, and may not be covered with artificial turf. Porches shall be an integral architectural feature with the main structure. (See *Supplement*.)

STOOPS

Stoops shall be accompanied by a projecting overhead element such as a dormer, arch or gable which provides roof coverage and weather protection. Stoops shall be a minimum of 6 feet wide and 6 feet deep, with floors of a hard surface material such as concrete, wood, tile, brick, or flat or cut stone, and may not be covered with artificial turf. Stoops shall be an integral architectural feature with the main structure. (See *Supplement*.)

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. They shall be located with respect to the privacy of adjacent homes.

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, yet not be so similar to neighboring fences and walls that the neighborhood becomes monotonous. Fences' form and function should vary with location.

Privacy fencing, typically 5 feet high and located at or near the property line, is commonly constructed of finished cedar and left to weather to an attractive silver-gray finish.

Design

Fences may be:

- ◆ No higher than 5 feet.
- ◆ Constructed of wood, wrought iron, masonry or vinyl. For fences immediately adjacent to a wetland preserve, allowable materials include black, brown or dark green vinyl-coated chain link with painted-to-match metal posts. However, builders and owners are encouraged to use 4" x 4" wood posts with fence cap board in lieu of metal posts for chain link fencing (Figure 3.7).
- ◆ For additional information, contact the City of DuPont for current fencing ordinances.

Side Yard

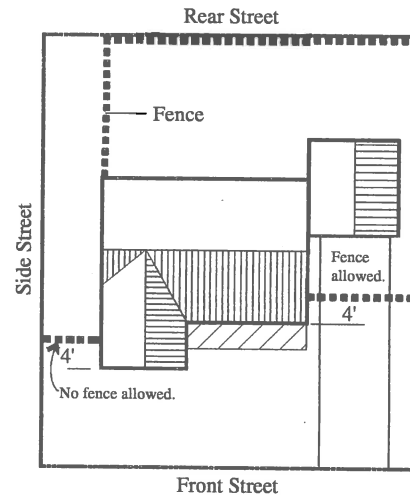
On property or use-easement line 4 feet behind adjacent front wall plane of the house, extending to rear property line. Not to be used for corner side yards (Figure 3.4).

Backyard

On rear property line adjacent to another lot.

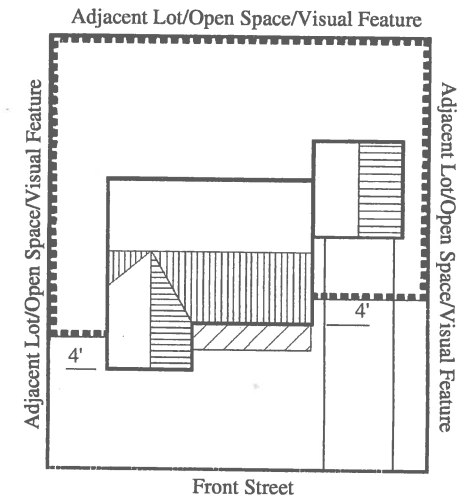
MAXIMUM FENCING ALLOWED- FRONT LOADED CORNER LOT

Figure 3.3



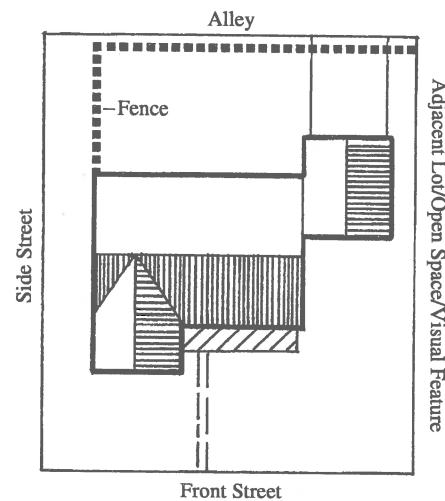
MAXIMUM FENCING ALLOWED- FRONT LOADED INSIDE LOT

Figure 3.4



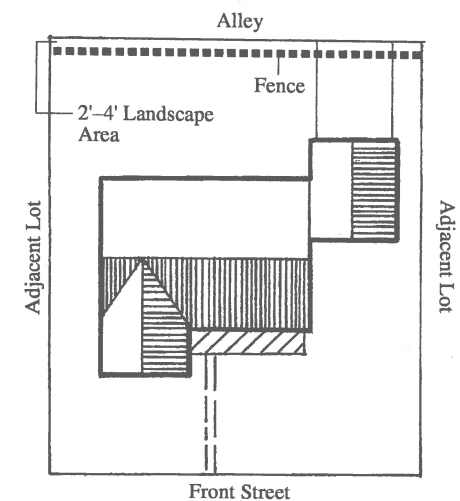
MAXIMUM FENCING ALLOWED- ALLEY ACCESS CORNER LOT

Figure 3.5



MAXIMUM FENCING ALLOWED - ALLEY ACCESS INSIDE LOT

Figure 3.6



Corner Yard

Parallel with the side street, located between the rear wall plane and the rear property line. The fence shall be no closer to the side street than the side wall plane (Figure 3.3).

Backyard

On rear property line adjacent to a street.

ALLEY ADJACENT

Both Inside Lots and Corner Lots

2 to 4 feet back from edge of pavement at alleyway (Figures 3.5 and 3.6).

Alley fences shall be designed and installed by the builder, with final design and location approval by the Residential New Construction Committee. The 2- to 4-foot planter area shall be landscaped by the builder and maintained by the property owner.

FENCES FOR PALISADE PLAT DIVISIONS 1-4 OPEN SPACE ADJACENT LOTS

Figure 3.7

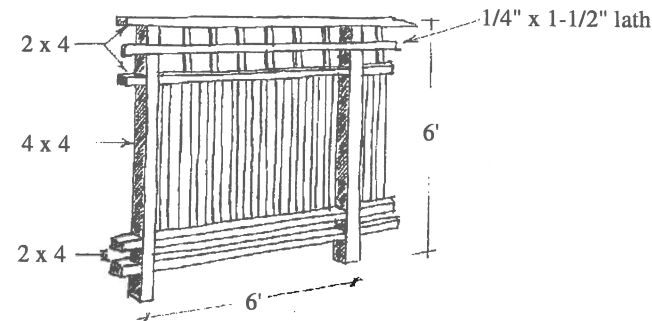
The fence designs shown here have been approved by the City of DuPont as a condition of the Palisade Plat Divisions 1-4 and apply to the following lots only:

Division 1: Lots 1-11

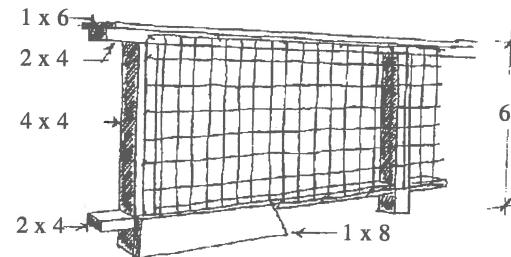
Division 4: Lots 37-41, 62-69, 72-76 and 78

Fences are limited to 3 to 4 feet in height in Division 4

Solid Wood and Square Lattice

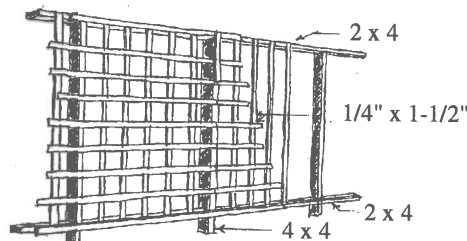


Wood and Square Link



Square Wood Lattice

Division 4: Lots 37-41, 61-68; 73-75 only.
Fences limited to 3'-4' in height.



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

EXTERIOR STAIRS

Exterior stairs shall blend with the structure. If pre-manufactured concrete and steel stairs are used, the design of railings and guard-rails must be consistent with the building's architecture (e.g., the use of open welded metal railings is discouraged while solid walls with a compatible finish are encouraged).

DOORS

Front doors are very important in setting a home's tone. Care shall be taken to select front doors that reflect the architectural style of the home and that are sturdy and decorative.

Screen or storm doors are permitted if they display superior aesthetic integrity and are in keeping with the home's architectural character. Doors shall *not* be:

- ◆ Unpainted aluminum.
- ◆ Unpainted or unstained wood.
- ◆ Comprised non-articulated wood or aluminum panels.
- ◆ Temporary in appearance.

WINDOWS

Window and door glazing shall be clear, grey or "special E." Reflective glass and silver or gold window frames are prohibited. Aluminum frame windows shall be color-treated to match or complement building trim. No non-treated metal frames are allowed. Windows visible from the street or public open space, including those on sides and backs of houses, shall have wood trim boards.

Each neighborhood should use a variety of window treatments.

SHEET METAL/FLASHING/VENTS

All flashing, sheet metal, vent stacks and pipes shall be painted to match the adjacent building surface. Vent stacks shall be clustered to minimize rooftop clutter, and where feasible shall be located on the roof slope facing away from public areas.

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.

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.

MAIL AND NEWSPAPER BOXES

Where mail and newspaper boxes serve individual homes, the boxes shall be installed by the builder and replaced as needed by homeowners. Mailbox design must be approved by the Residential New Construction Committee.

Mailbox locations must be approved by the U.S. Postal Service.

MECHANICAL EQUIPMENT AND UTILITY METERS

All mechanical equipment and meters shall be inconspicuously located and noted on the house plan submitted for Residential New Construction Committee review. Window-mounted air conditioning and mechanical units are prohibited.

Contractors are encouraged to locate public utility distribution meters, vaults and similar installations away from high visibility areas such as street corners and view areas.

SKYLIGHTS

The use of skylights is encouraged to provide natural lighting within a home. Skylights shall be designed as an integral part of the roof providing minimal allowable curb as directed by the manufacturer. True solar tube skylight lenses less than 24 inches in diameter flush-mounted to roof are permitted. No bubble-style skylights shall be permitted.

SOLAR PANELS

Solar panels and their accessories shall be integrated into the roof design, and be flush against the roof slope. Frames and accessories must be black or the roof color. Locations must be approved by the Residential New Construction Committee.

SATELLITE DISHES

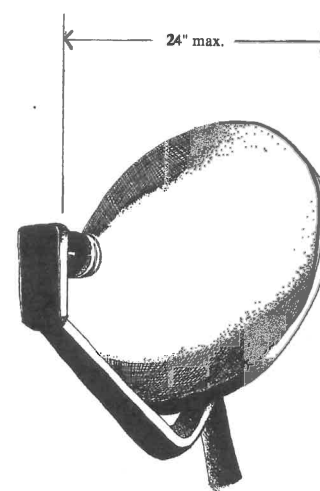
One satellite or communication dish or antenna not exceeding 24 inches in diameter may be placed on a unit with the prior written approval of the Residential New Construction Committee (Figure 3.8).

Specifically, a satellite antenna dish placement must meet the following minimum requirements:

- A. Height:** the height from the adjoining finished grade to the topmost part of the dish antenna shall not exceed 5 feet

SATELLITE DISHES

Figure 3.8



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.
- 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 antennae, together with a location map, proposed screening and colors must be submitted to and approved in writing by the Residential New Construction Committee prior to installation (Figure 3.9).

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.

POOLS AND HOT TUBS

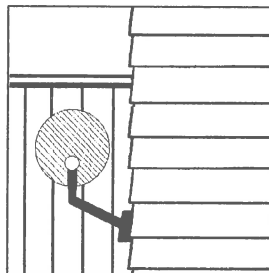
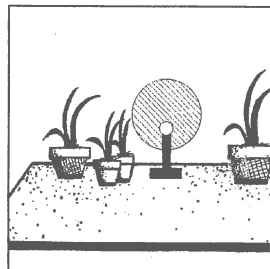
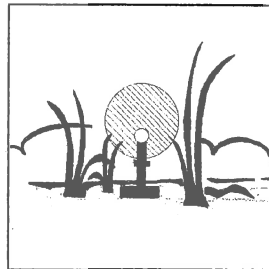
Pools and hot tubs usually should be at the rear of a house, but the Residential New Construction Committee may consider alternate locations. Pools and spas shall be designed to minimize sight and sound impact upon adjoining properties. Pool heaters and pumps must be screened from view and sound-insulated. Pool and mechanical equipment must comply with applicable codes regarding fencing. Above-ground swimming pools are not allowed.

FIREPLACES AND STOVES

Solid-fuel-burning devices (wood-burning fireplaces or free-standing heat stoves) and gas fireplace inserts (in-wall or free-standing) may be installed per applicable codes.

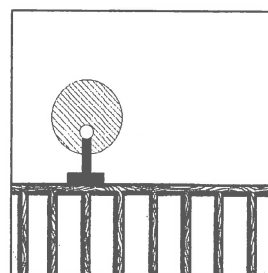
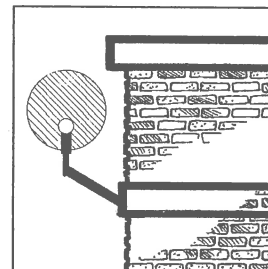
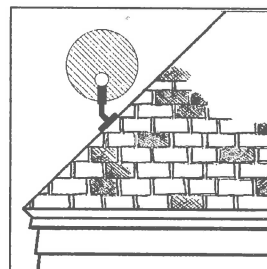
SATELLITE DISH PLACEMENT—Figure 3.9

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



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

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



Solid-fuel burning devices must meet or exceed the 1997 version of the Washington State Clean Air Act. The builder must provide certification of compliance to the Residential New Construction Committee before any stove, fire-place or insert is installed.

For gas-fired units, the builder shall install natural gas fittings at the time of construction, and fixtures such as gas logs shall be installed prior to occupancy. The builder may offer the purchaser a variety of fixtures.

Roof vents shall be black or match the roof surface.

FIRE SPRINKLERS

Fire sprinklers are required in every Northwest Landing home. Sprinklers are effective in reducing loss of life from fire, smoke and toxic gases. They also minimize property damage from fire, smoke and water.

Home sprinklers are similar to ceiling-mounted sprinklers used in many offices, schools, apartments, churches, restaurants and hotels except that they are generally less visible and more sensitive to heat.

Each sprinkler head is activated separately, so for most fires only one sprinkler is used. The speed of detection is generally within a couple of minutes—compared to typical fire department response around 10 minutes. Individual activation and quick response mean that sprinklers take much less water than fire hoses connected to hydrants. Quicker response time saves lives and property that could be lost to fire and smoke.

New technology makes sprinklers more heat sensitive without triggering false alarms. Failure rates are about one in 16 million. Sprinklers are effective for grease, chemical or wood fires.

Sprinklers also have automatic water shut-off so unnecessary water damage is reduced. Many insurance companies reduce homeowners' insurance rates if a sprinkler system is installed. Since sprinklers reduce the need for water, fire fighters and fire stations, taxes customarily collected for these services may be lowered.

The City of DuPont regulates sprinkler requirements and sprinkler installations during new construction and remodeling.

ASSOCIATED STRUCTURES

Greenhouses, sheds, playhouses and other associated structures shall be located to the interior side or rear of the property and must comply with setback requirements. Greenhouses and sheds must not interrupt building lines and materials must be compatible with the existing house. Enclosed sheds shall be 150 square feet or less, and shall be 8 feet tall or less.

CC&Rs

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

PALISADE VILLAGE LANDSCAPE

This section covers landscape elements particular to Palisade Village and individual lots.

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

A Guide to Residential Landscaping (following page 48, individual copies available from the Residential Owners Association) assists Northwest Landing builders with landscaping ideas for private lots. Recommended plant materials have been selected to match, blend with and highlight the surrounding environment.

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

WATER CONSERVATION

Artificial watering of landscape areas and plants should be carefully limited to conserve important water resources.

- ◆ No more than 40 percent of the total landscape area within lots should be lawn. Grass lawn may be used for neighborhood greens and park uses such as ballfields and lawn sports, but should be limited and should use an irrigation system controlled by an automatic controller or timer.
- ◆ Select new plantings that generally adapt to natural rainfall and require little or no artificial supplementation after initial plant establishment. *A Guide to Residential Landscaping* contains many possible plant species and a recommended seed mix for new lawn or sod.
- ◆ New plantings that require or tolerate higher moisture should be grouped and located in low areas of the lot that naturally receive greater runoff.

Vegetable and flower gardens and greenhouses with irrigation are allowed, but should be carefully monitored to avoid excess watering.

- ◆ Large irrigation systems should be controlled by an automatic controller and monitored frequently to avoid overwatering. Sprinkler heads should be located and adjusted to minimize overspray on non-landscaped surfaces. Water-conserving devices, such as moisture sensors and automatic shut-off devices, are highly recommended.

Check with Residential Owners Association office regarding current irrigation specifications.

ENTRANCES

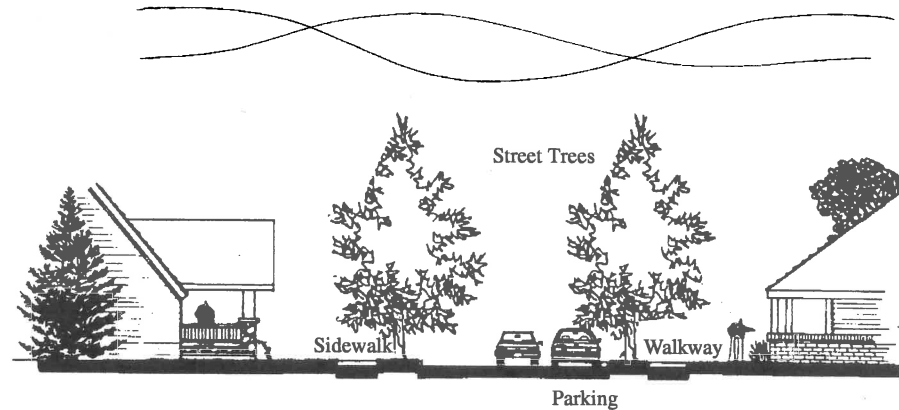
To unify Northwest Landing neighborhoods, land use distribution and relationships are more interactive and have fewer “compartments” than neighborhoods in many contemporary developments.

To maintain unity in the Palisade Village, individual community monumentation such as a wall with signage is not permitted. Builders are encouraged instead to establish neighborhood identity with special landscaping or landmarks. Focal areas like neighborhood greens are to be landscaped with community imagery and ideals in mind.

Builders are encouraged to install special landscapes in common areas to highlight seasonal color, flowers, vegetables and fruits—for example, rose beds and other perennial plantings, a daffodil display or plantings of orchard trees. Design of these areas should allow for a reasonably economical maintenance program, which will be the responsibility of the Residential Owners Association.

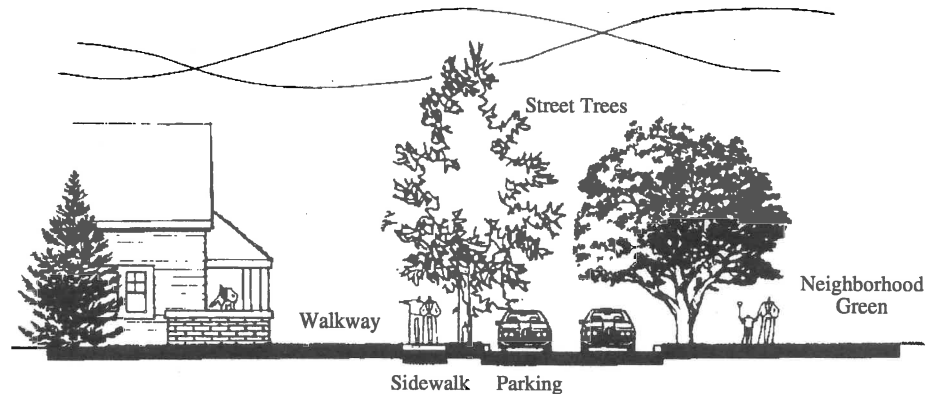
NEIGHBORHOOD STREETS

Figure 3.10



ACCESS STREETS

Figure 3.11



STREETSCAPES

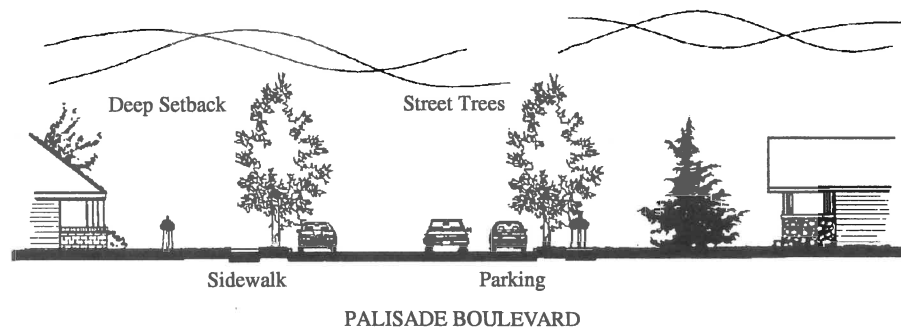
Streets within Northwest Landing have been arranged and sized to establish a pedestrian-friendly community character. The curb-to-curb dimensions are reasonable for vehicles, but not so large as to overpower other elements of the community. Many streets will have canopy trees.

The spacing of trees is based on the size and type of tree to be planted. The following spacing is encouraged for street tree planting:

- ◆ Small or narrow trees—plant at 20 feet on center
- ◆ Medium trees—plant at 30 feet on center
- ◆ Large trees—plant at 40 feet on center

COLLECTOR STREETS

Figure 3.12



Each streetscape has been considered for its function, imagery and relationship to surrounding neighborhoods.

COLLECTOR STREETS

Palisade Boulevard will be characterized by a formal row of shade trees planted within the 5-foot planter strip at curbside, adjacent to a 5-foot sidewalk (Figure 3.12). Trees include the American sweetgum (*Liquidambar styraciflua*) and the scarlet oak (*Quercus coccinea*).

NEIGHBORHOOD STREETS AND ACCESS STREETS

To give identity to neighborhoods, each street and court within the Palisade Village will be planted

with the following leafy trees (Figures 3.10 and 3.11):

Kincaid Street

Red sunset maple.

Wilmington Drive

Himalayan birch, kousa dogwood, giant redwood, linden.

Hammond Avenue

European hornbeam.

Harrington Drive and O'Neil Court

Washington thorn.

Huggins Street and Latham Court

Summit ash.

Bob's Hollow Lane

Tulip tree.

Montgomery Street

Snowdrift flowering crabapple.

Haskell Street

Kwanzan flowering cherry.

Kittson Street

Tai Haku flowering cherry.

Rooklidge Street

Redspire flowering pear.

Aldrich Lane and Richmond Avenue

Garry oak.

McDonald Avenue

Homestead elm.

ALLEYS

Two-foot alley planter strips will be planted by the builder and maintained by the property owner (Figure 3.13).

Plantings should be relatively hardy, low maintenance and compact enough at maturity that they still fit the space without impeding alley traffic.

Recommended plants for the alley include:

Trees

- ◆ Bowhall maple.
- ◆ American Hornbeam.
- ◆ Flowering pear “Cleveland select.”
- ◆ Upright English oak.
- ◆ Japanese tree lilac.

Shrubs

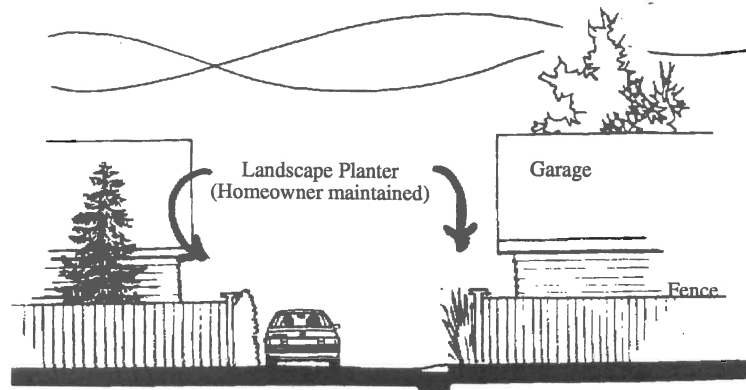
- ◆ Portuguese laurel.
- ◆ Japanese privet.
- ◆ Yew.
- ◆ Sasanqua camellia.

Vines

- ◆ Akebia.
- ◆ Wisteria.

See *A Guide to Residential Landscaping* for many other hedge plants and vines that will do well in alley areas.

ALLEY
Figure 3.13



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.

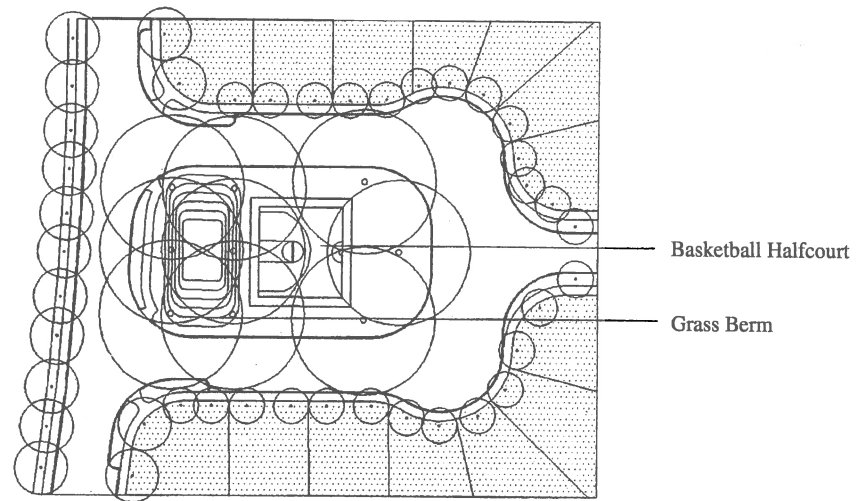
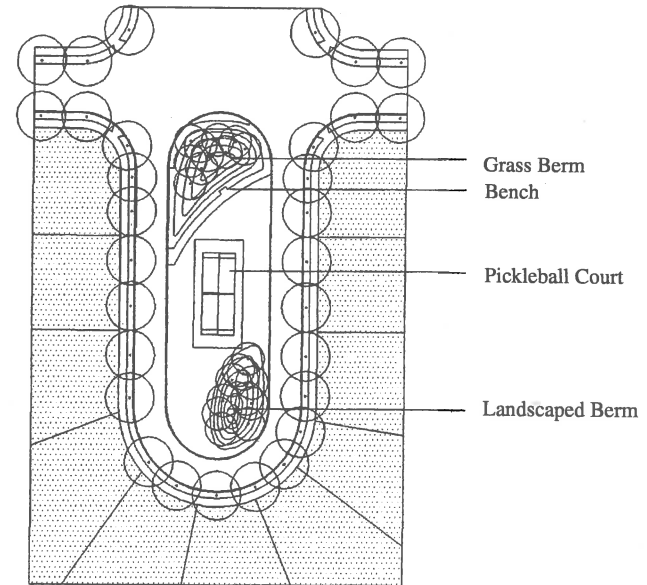
Neighborhood greens can have different character. Some may simply be planted with grass and trees to provide a gathering space. Others may include some type of active recreation facility, such as a pickleball or basketball court (Figure 3.14).

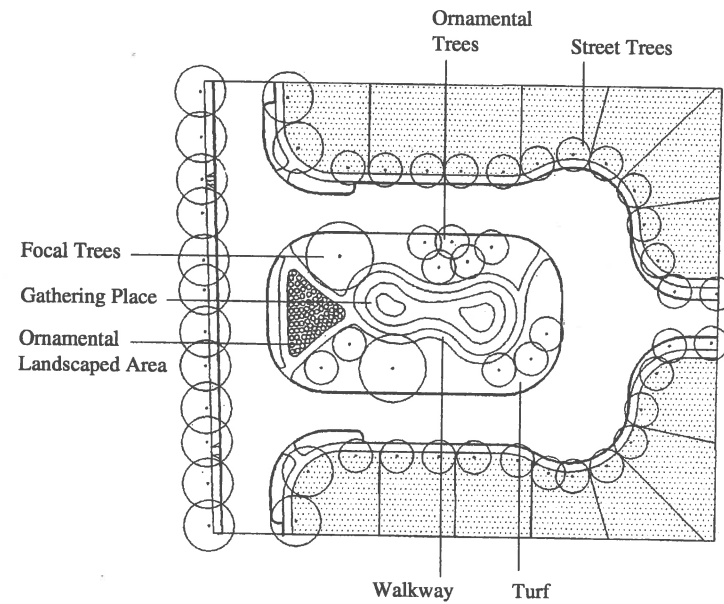
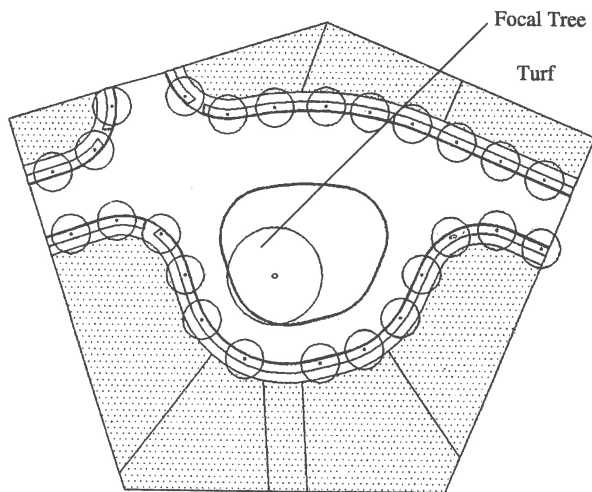
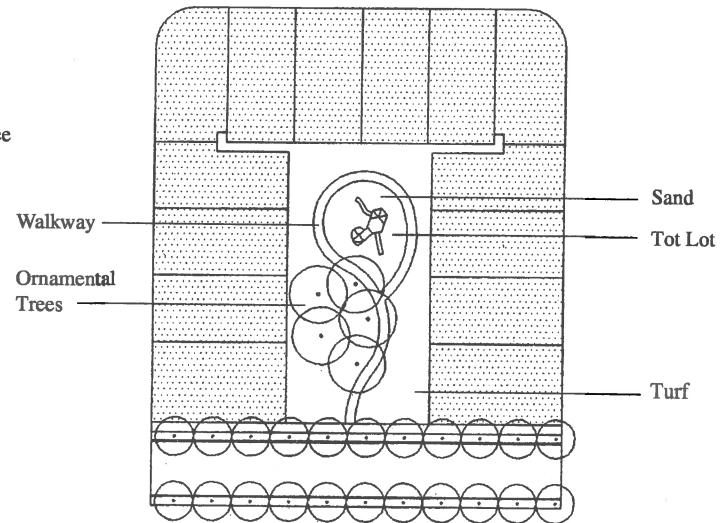
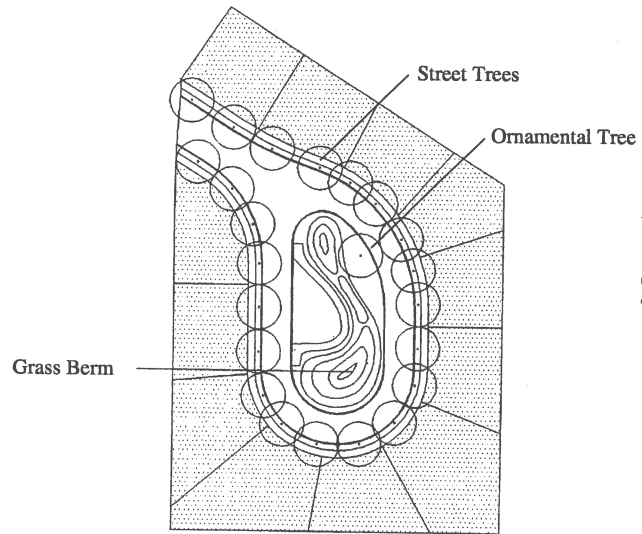
PRIVATE LOT LANDSCAPING

Private lots are to be landscaped in harmony with public areas of Northwest Landing.

NEIGHBORHOOD GREEN EXAMPLES

Figure 3.14





INSTALLATION

Builders will landscape front yards and alley areas of Northwest Landing home sites. Each builder must submit a landscape plan for approval by the Residential New Construction Committee. The plan must incorporate a variety of materials and placement.

HOME LANDSCAPE REGULATIONS

Landscapes help establish the neighborhood's character. They are regulated to maintain aesthetics and safety. Refer to *A Guide*

to Residential Landscaping following this page.

Frontage yards

Frontage yards (those adjacent to streets) are especially important to the overall character of the neighborhood and the following guidelines shall apply:

In areas visible from the street, exotic plants which are dissimilar to native trees, shrubs and ground covers such as monkeytail tree, fatsia, yucca and palms should not be planted.

Ground Cover

At least 50 percent of the frontage yard open space (the area extending from front face of the house not paved or built over) shall be planted in grass lawn or evergreen ground cover. Shrub beds shall not exceed 50 percent of the frontage yard open space. Once established, evergreen ground covers such as heather and ivies consume less water than grass. Water conservation and the use of drought-tolerant plants are encouraged.

Rock, concrete, bark and gravel shall not be used to cover large areas. Artificial turf and asphalt are not permitted as ground cover.

Trees and Shrubs

Builders are encouraged to plant trees and shrubs that add color, variety and interest. Hedges over 42 inches paralleling the front facade of the house are prohibited, as are sparsely planted shrubs. Shrubs should be planted to simulate natural stands of vegetation. (See Figure 3.15.)

Minimum Sizes at Planting

- ◆ Trees: 1 1/2-inch caliper.
- ◆ Shrubs: 1-gallon container.
- ◆ Ground Cover: 4-inch pot.

Alley Plantings

The builder shall plant trees, vines and/or shrubs in landscape strips and pockets adjacent to alleys and garages. The property owner shall maintain this landscape area.

SIGHT DISTANCES

Landscaping at street intersections shall permit safe lines of sight. No fence, wall, hedge or shrub may be placed or permitted to remain where it would hamper traffic visibility.

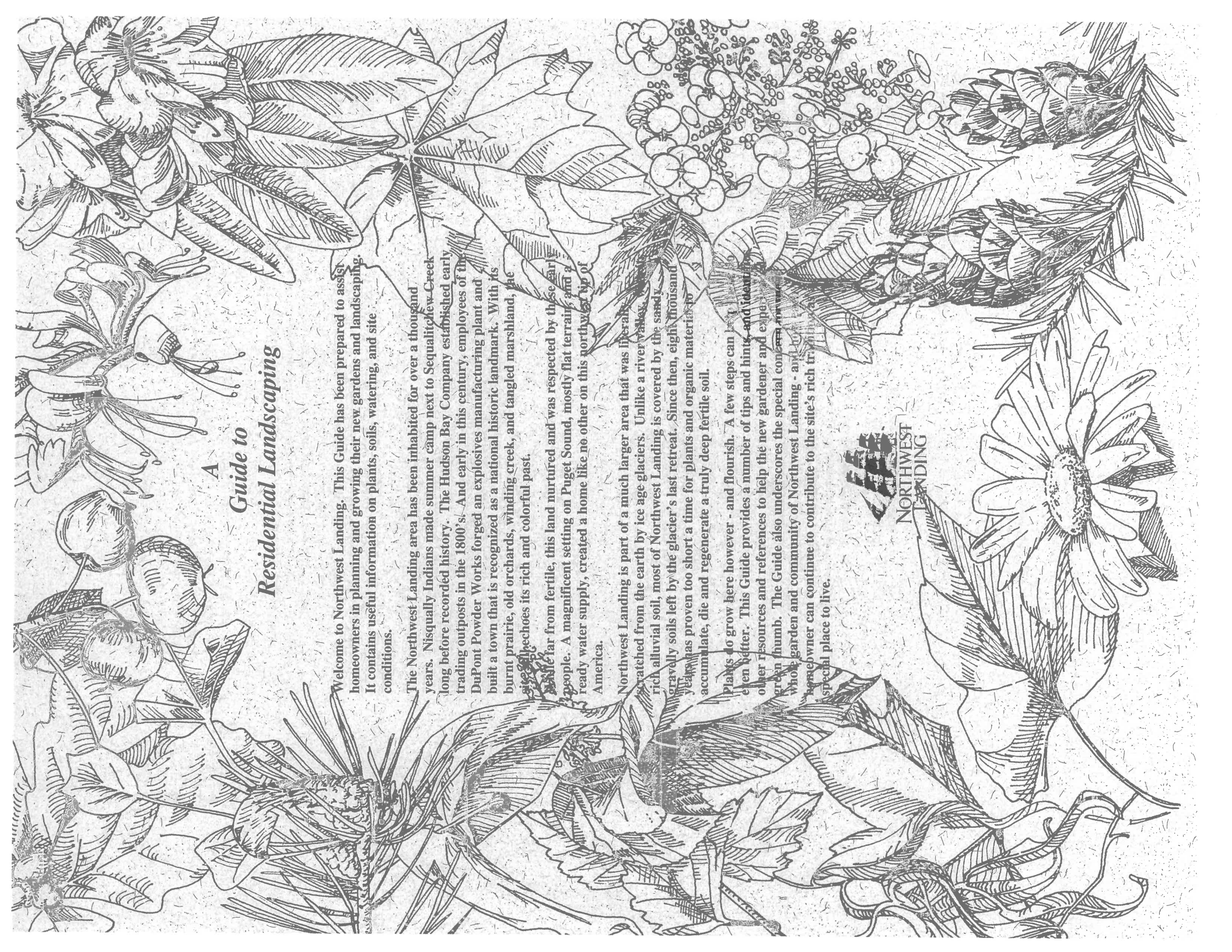
TREE PRESERVATION Figure 3.15

Preferred



Acceptable





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 Sequatchew 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 echoes its rich and colorful past.

So 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 northwestern tip of America.

Northwest Landing is part of a much larger area that was literally cratched from the earth by ice age glaciers. Unlike a river valley, 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 materials to accumulate, die and regenerate a truly deep fertile soil.

Plants do grow here however - and flourish. A few steps can be taken to even better. This Guide provides a number of tips and hints, and contains 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 to the homeowners can continue to contribute to the site's rich traditions, a special place to live.



PLANTING INFORMATION

Watering

Watering, or more specifically, water conservation, is an important consideration in today's landscape. Lawn and garden watering can easily triple the water consumed by the average household. Two simple measures - plant selection and controlled watering - can substantially reduce water use and waste - and cut your monthly utility bill. The accompanying Recommended Plant List identifies plants which can survive with average natural rainfall and complement the overall Northwest Landing landscape master plan. If you want to use thirsty plants, try to limit them, group them in natural plant associations, and locate them in the low portions of your lot where water naturally drains. Many thirsty plants are riparian and grow this way naturally.

Grass is one plant notable for its thirst, and yet it provides so many other fine qualities - its verdant cover, play surface, and relative low cost appeal to homeowners, kids, and neighbors alike. We suggest lawns be kept relatively small, and the seed mix listed in the Recommended Plant List be used. Perennial ryegrass and tall fescues generally require less water, recover better from dry spells, and develop deeper root systems than other grass varieties such as bluegrass and bent. Growing grass from seed, rather than imported sod, is generally better because you can select the best seed mix, it encourages deeper root systems, and it begins life in the native rather than imported topsoil.

A sprinkler system, especially with a time controller, can be a wise investment. A good sprinkler system can help plants become established, reduce over-watering, and encourage deeper roots. A drip irrigation system for trees and plant beds generally requires less water due to lower evaporation and over-spray. Plan your system in zones, so that plants of similar requirements are watered at the same interval and duration. In general, water less frequently and longer to encourage deep root systems. Last, be sure to adjust your clock throughout the summer and changing weather conditions and learn to "wean" your plants as they become established and develop their own root system.

Planting

As a rule of thumb, the diameter of the plant hole should be twice the diameter of rootball, and the depth around the perimeter of the hole should be 25% deeper than the height of the ball. For a rootball that is 24" in diameter and 16" high, the plant hole should be 48" in diameter and 20" deep to provide adequate room around the rootball for initial growth and drainage. Although deeper around the perimeter of the hole, the plant itself should rest firmly on a crown of undisturbed soil in the center of the hole to provide a firm foundation for the plant. Be sure to tamp the backfill of topsoil very firmly around the rootball and water thoroughly after planting.

With care, trees and shrubs can be planted year round as long as the ground is not frozen. Plant availability is best in the spring, although fall is the best time of year for planting. The best time for grass seeding is May through October.

Deer

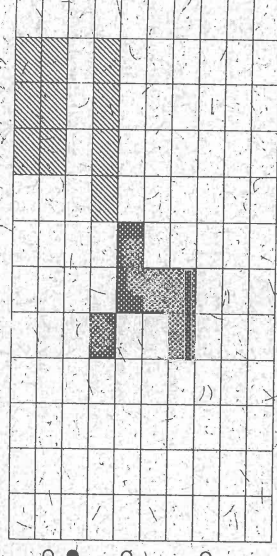
Northwest Landing is blessed with abundant wildlife. The local deer are especially attracted to certain plants and do not hesitate to help themselves. Dogwood, Strawberry Trees, Tulips and Roses are a few examples. If deer become a problem, bloodmeal placed at the base of the plant seems to help. Planting Daffodils is another suggested remedy. The bulbs emit a smell which the deer dislike.



Common Name DECIDUOUS TREES cont.

Northern Red Oak
Shumard Red Oak
Corkscrew Willow
European Mountain Ash
Japanese Stewartia
Japanese Snowbell
Japanese Tree Lilac
Littleleaf Linden
Chinese Elm
Village Green Zelkova

J J F M A M J J A S O N D



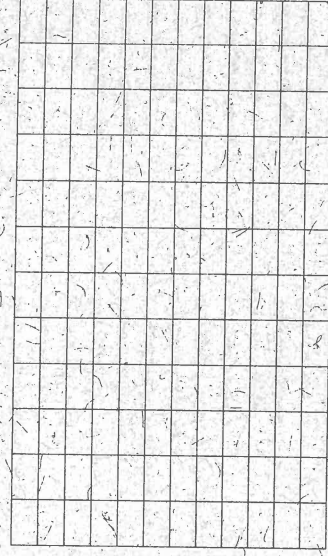
FRUIT TREES

Apple
Apricot
Peach
Pear



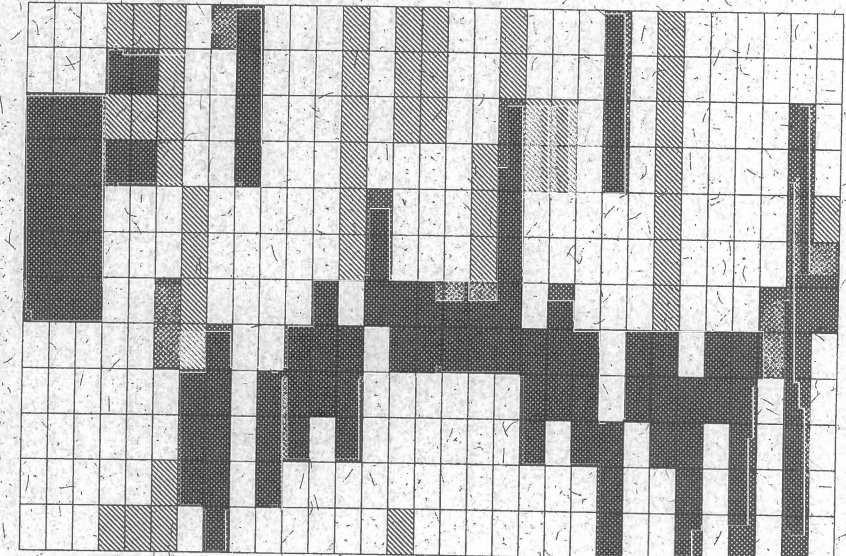
CONIFEROUS TREES

Grand Fir
Cypress
Norway Spruce
Lodgepole Pine
Western White Pine
Ponderosa Pine
Scots Pine
Douglas Fir
Giant Sequoia
Western Yew
Western Red Cedar
Western Hemlock



EVERGREEN TREES AND SHRUBS

Glossy Abelia
Pink Abelia
Sherwood Dwarf Abelia
Strawberry Tree
Compact Strawberry Tree
Pacific Madrone
Hairy Manzanita
Japanese Camellia
Sasanqua Camellia
Camellia
Redstem Ceanothus
White Rock Rose
Willowleaf Cotonaster
Boxleaf Hebe
English Holly
Japanese Holly
Mountain Laurel
Japanese Privet
Southern Magnolia
Oregon Grape
Low Oregon Grape
Delavay Osmanthus
Holly-leaf Osmanthus
Osmania
Pernettya
Mountain Pieris
Chinese Andromeda
Japanese Pieris
Western Rhododendron
Rhododendron
Evergreen Blackberry



PRIVET HEDGE

BOLD-LESS THIRSTY
● EXCEPTIONAL
○ NOTABLE

● SUN TOLERANT
○ SHADE TOLERANT
● SUN AND SHADE

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
DECIDUOUS TREES									
Vine Maple	<i>Acer circinnatum</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</i> 'Bowhall'								
Horse-Chestnut	<i>Assculus 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>								
Serviceberry	<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 florida</i>								
Flowering Dogwood	<i>Cornus 'Eddie's White Wonder'</i>								
Korean Dogwood	<i>Cornus kousa</i>								
Pacific Dogwood	<i>Cornus nuttallii</i>								
Hazelnut	<i>Corylus spp.</i>								
Black Hawthorn	<i>Crataegus douglasii</i>								
English Hawthorn	<i>Crataegus laevigata</i>								
Carriere Hawthorn	<i>Crataegus phaenopyrum</i>								
Washington Thorn	<i>Davida involuerata</i>								
Dove Tree	<i>Fagus sylvatica</i>								
European Beech	<i>Fraxinus americana</i>								
White Ash	<i>Fraxinus omifolia</i>								
Oregon Ash	<i>Fraxinus ornus</i>								
Flowering Ash	<i>Fraxinus pennsylvanica</i>								
Marshall Seedless Ash	<i>Gleditsia triacanthos 'Inermis'</i>								
Thornless Honeylocust	<i>Halesia carolina</i>								
Silverbell	<i>Juglans nigra</i>								
Black Walnut	<i>Juglans regia</i>								
English Walnut	<i>Liquidambar styraciflua</i>								
American Sweetgum	<i>Liriodendron tulipifera</i>								
Tulip Tree	<i>Molus, disease resistant</i>								
Crabapples	<i>Nyssa sylvatica</i>								
Tupelo	<i>Paulownia tomentosa</i>								
Empress Tree	<i>Phellodendron amurense</i>								
Amur Cork Tree	<i>Platanus acerifolia</i>								
London Plane Tree	<i>Populus nigra</i>								
Lombardy Poplar	<i>Populus nigra</i> 'Italica'								
Quaking Aspen	<i>Populus tremuloides</i>								
Black Cottonwood	<i>Populus trichocarpa</i>								
Japanese Cherry	<i>Prunus serrulata</i> var.								
Autumn Higan Cherry	<i>Prunus subhirtella</i> 'Autumnalis'								
Yoshino Cherry	<i>Prunus yedoensis</i>								
Bradford Pear	<i>Pyrus calleryana</i>								
Flowering Pear	<i>Pyrus calleryana</i> 'Bradford'								
Cleveland Select	<i>Quercus palustris</i>								
Scarlet Oak	<i>Quercus coccinea</i>								
Pin Oak	<i>Quercus prinus</i>								
Willow Oak	<i>Quercus phellos</i>								
Upright English Oak	<i>Quercus robur</i>								

BOLD=LESS THIRSTY
● EXCEPTIONAL
○ NOTABLE

● SUN TOLERANT
○ SHADE TOLERANT
● SUN AND SHADE



		J J F F M A M J J J A S O N D															
Common Name	Botanical Name	Flower	Fall color	Fruit	Bark	Sun / Shade	Growth Rate	Native to NWL	Moisture Tolerance								
PERENNIALS																	
Yarrow	<i>Achillea</i>	•	•	•	•	•	•	•	•								
Hollyhock	<i>Alcea</i>	•	•	•	•	•	•	•	•								
Golden Marguerite	<i>Anthemis</i>	•	•	•	•	•	•	•	•								
Columbine	<i>Aquilegia</i>	•	•	•	•	•	•	•	•								
Rock Cress	<i>Arabis</i>	•	•	•	•	•	•	•	•								
Sandwort	<i>Arenaria</i>	•	•	•	•	•	•	•	•								
Thrift	<i>Armeria</i>	•	•	•	•	•	•	•	•								
Michaëmas Daisy	<i>Aster</i>	•	•	•	•	•	•	•	•								
Purple Rock Cress	<i>Aubrieta</i>	•	•	•	•	•	•	•	•								
Heartleaf Bergenia	<i>Bergenia cordifolia</i>	•	•	•	•	•	•	•	•								
Bellflower	<i>Campanula</i>	•	•	•	•	•	•	•	•								
Carnation	<i>Dianthus</i>	•	•	•	•	•	•	•	•								
Dusty Miller	<i>Centaurea</i>	•	•	•	•	•	•	•	•								
Snow-in-Summer	<i>Cerastium</i>	•	•	•	•	•	•	•	•								
Wallflower	<i>Cheiranthus</i>	•	•	•	•	•	•	•	•								
Chrysanthemum	<i>Chrysanthemum</i>	•	•	•	•	•	•	•	•								
Tickseed	<i>Coreopsis</i>	•	•	•	•	•	•	•	•								
Pinks	<i>Dianthus</i>	•	•	•	•	•	•	•	•								
Leopard's Bane	<i>Doronicum</i>	•	•	•	•	•	•	•	•								
Fleabane	<i>Erigeron</i>	•	•	•	•	•	•	•	•								
Blanket Flower	<i>Gaillardia</i>	•	•	•	•	•	•	•	•								
Rose of the Rockery	<i>Geum</i>	•	•	•	•	•	•	•	•								
Baby's Breath	<i>Gypsophila</i>	•	•	•	•	•	•	•	•								
Sun Rose	<i>Helianthemum</i>	•	•	•	•	•	•	•	•								
Coral Bells	<i>Heuchera</i>	•	•	•	•	•	•	•	•								
Candytuft	<i>Iberis</i>	•	•	•	•	•	•	•	•								
Lavender	<i>Lavandula</i>	•	•	•	•	•	•	•	•								
Edelweiss	<i>Leontopodium</i>	•	•	•	•	•	•	•	•								
Cardinal Flower	<i>Lobelia</i>	•	•	•	•	•	•	•	•								
Lupine	<i>Lupinus</i>	•	•	•	•	•	•	•	•								
Feverfew	<i>Matricaria</i>	•	•	•	•	•	•	•	•								
Forget-me-not	<i>Myosotis</i>	•	•	•	•	•	•	•	•								
Catmint	<i>Nepeta faassenii</i>	•	•	•	•	•	•	•	•								
Poppy	<i>Papaver</i>	•	•	•	•	•	•	•	•								
Chinese Lantern	<i>Physalis alkekengi</i>	•	•	•	•	•	•	•	•								
Jacob's Ladder	<i>Polemonium</i>	•	•	•	•	•	•	•	•								
Cinquefoil	<i>Potentilla</i>	•	•	•	•	•	•	•	•								
Painted Daisy	<i>Pyrethrum</i>	•	•	•	•	•	•	•	•								
Black-eyed Susan	<i>Rudbeckia</i>	•	•	•	•	•	•	•	•								
Flowering Sage	<i>Salvia</i>	•	•	•	•	•	•	•	•								
Purple robe	<i>Saxifraga</i>	•	•	•	•	•	•	•	•								
Pincushion Flower	<i>Scabiosa</i>	•	•	•	•	•	•	•	•								
Sedum	<i>Sedum</i>	•	•	•	•	•	•	•	•								
Lamb's Ear	<i>Stachys lanata</i>	•	•	•	•	•	•	•	•								
Sea-Lavender	<i>Limonium</i>	•	•	•	•	•	•	•	•								
Stokes Aster	<i>Stokesia</i>	•	•	•	•	•	•	•	•								
Germander	<i>Teucrium</i>	•	•	•	•	•	•	•	•								
Red Hot Poker	<i>Kniphofia</i>	•	•	•	•	•	•	•	•								
Tulip	<i>Tulipa</i>	•	•	•	•	•	•	•	•								
Speedwell	<i>Veronica</i>	•	•	•	•	•	•	•	•								

RECOMMENDED LAWN MIX

Ingredient	% by Weight
Omega II-Perennial Ryegrass	45
Cascade Chewings Fescue	20
Illiahee Red Fescue	15
Red Creeping Fescue	20

BOLD=LESS THIRSTY

- EXCEPTIONAL
- NOTABLE
- SUN TOLERANT
- SHADE TOLERANT
- SUN AND SHADE

Possible suppliers:
D.F. Marks Co., Ken Doubrava at (360) 668-3802
Hobbs and Hopkins Ltd., at (800) 239-7581
Applewood Seed Co., at (303) 431-6283

Common Name EVERGREEN TREES AND SHRUBS cont.

Skimmia
Evergreen Huckleberry
Laurustinus

Botanical Name
Skimmia reevesiana
Vaccinium ovatum
Viburnum tinus 'Spring Bouquet'

Flower
Fall color
Fruit
Bark
Sun / Shade
Growth Rate
Native to NWL
Moisture Tolerant

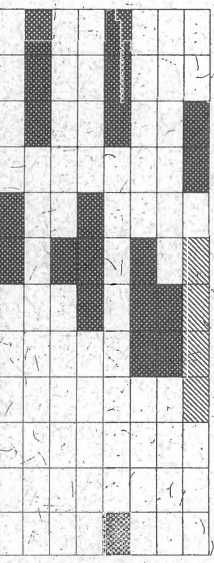


DECIDUOUS SHRUBS

Western Serviceberry
Redwing Dogwood
Winged Euonymus
Chinese Witch Hazel
Ocean Spray
Oakleaf Hydrangea
Star Magnolia
Mock Orange
Potentilla
Western Azalea

Amelanchier alnifolia
Cornus stolonifera
Euonymus alata 'compacta'
Hamamelis mollis
Holodiscus discolor
Hydrangea quercifolia
Magnolia stellata
Philadelphus lewisii
Potentilla fruticosa
Rhododendron occidentale
Rhododendron mucronulatum
Rhododendron schlippenbachii
Ribes sanguineum
Rosa eglanaria
Rosa gymnocarpa
Rosa nutkana
Rosa rugosa
Rubus laucodermis
Rubus parviflorus
Rubus spectabilis
Salix hookeriana
Salix lasioandra
Sambucus caerulea
Sambucus racemosa
Spiraea douglasii
Spiraea thunbergii
Symphoricarpos albus
Syringa vulgaris
Vaccinium corymbosum
Vaccinium parvifolium
Viburnum plicatum 'Mariesii'
Viburnum x burkwoodii

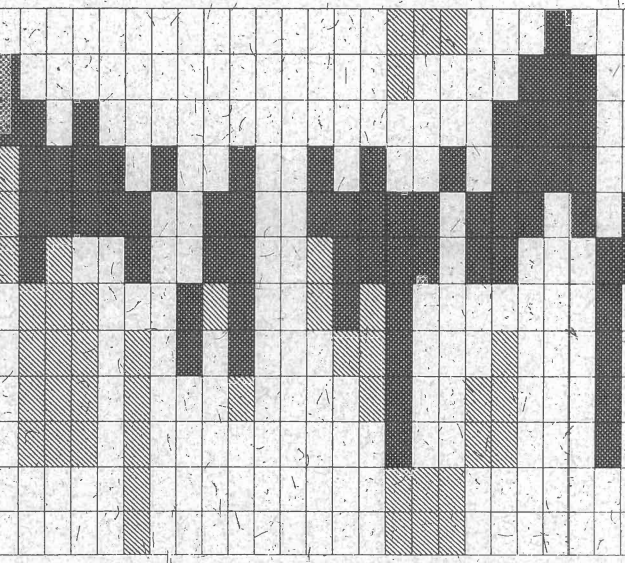
Flower
Fall color
Fruit
Bark
Sun / Shade
Growth Rate
Native to NWL
Moisture Tolerant



Korean Rhododendron
Royal Azalea
Red-flowering Currant
Sweebrier
Little Wild Rose
Nootka Rose
Rugosa Rose
Black Raspberry
Thimbleberry
Salmonberry
Hooker Willow
Pacific Willow
Blue Elderberry
Red Elderberry
Western Spiraea
Thunberg Spiraea
Common Snowberry
Common Lilac
Highbush Blueberry
Red Huckleberry
Doublefile Viburnum
Burkwood Viburnum

Amelanchier alnifolia
Cornus stolonifera
Euonymus alata 'compacta'
Hamamelis mollis
Holodiscus discolor
Hydrangea quercifolia
Magnolia stellata
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Viburnum plicatum 'Mariesii'
Viburnum x burkwoodii

Flower
Fall color
Fruit
Bark
Sun / Shade
Growth Rate
Native to NWL
Moisture Tolerant

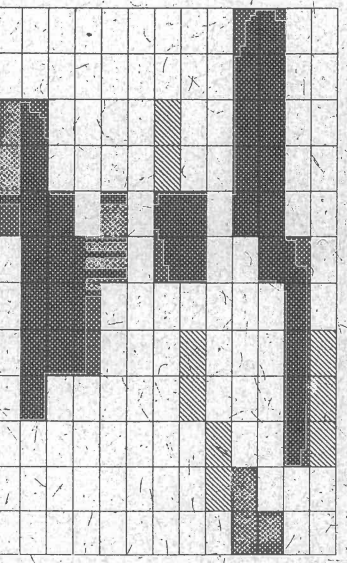


GROUND COVER

Rockspray Cotonaster
Irish Bell Heather
Winter Heather
Mediterranean Heath
Winter Creeper Euonymus
Wild Strawberry
Salal
English Ivy
Drooping Leucothoe
Rose
Memorial Rose
Pervinckle
Barren Strawberry

Cotoneaster microphyllus
Daboecia cantabrica
Erica carnea
Erica x darleyensis
Euonymus fortunei
Fragaria chiloensis
Gaultheria shallon
Hedera helix
Leucothoe fontanesiana
Rosa Max Graef
Rosa wichuriana
Vinca minor
Waldsteinia fragarioides

Flower
Fall color
Fruit
Bark
Sun / Shade
Growth Rate
Native to NWL
Moisture Tolerant

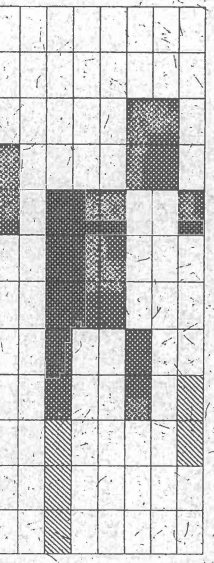


VINES

Fiveleaf Akebia
Evergreen Clematis
Clematis
Climbing Hydrangea
Hall's Honeysuckle
Woodbine
Virginia Creeper
Chinese Wisteria

Akebia quinata
Clematis armandii
Clematis cultivars
Hydrangea anomala petiolaris
Lonicera japonica 'Halliana'
Lonicera periclymenum
Parthenocissus quinquefolia
Wisteria sinensis

Flower
Fall color
Fruit
Bark
Sun / Shade
Growth Rate
Native to NWL
Moisture Tolerant



BOLD=LESS THIRSTY

● EXCEPTIONAL
○ NOTABLE

● SUN TOLERANT ○ SHADE TOLERANT

● SUN AND SHADE
○ NOTABLE



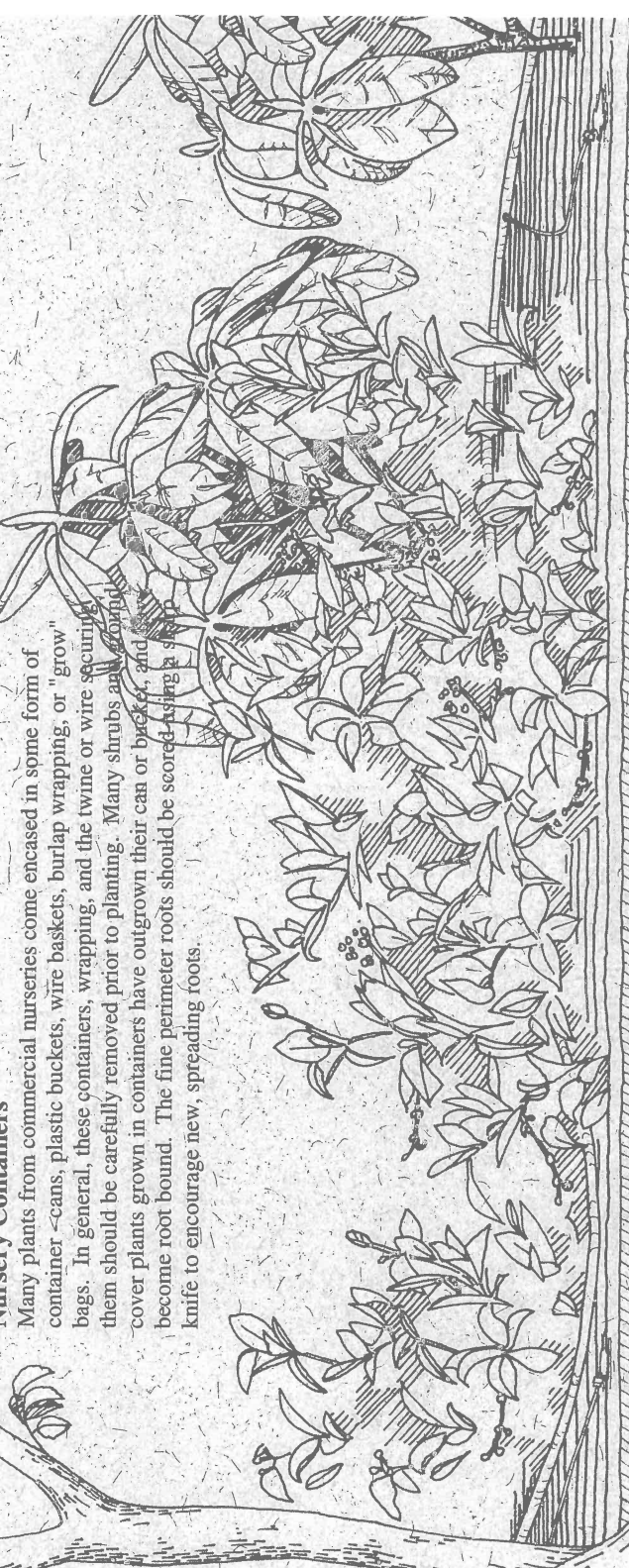


Tree Staking

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 & Stearco.

Alley

Many homes back onto an alley. Hedges, or a trellis laced with vines can make a handsome edge to your lot, and provide privacy for the back yard. Japanese Tree Lilac, Flowering Pear and Bowhall Maple are small and/or narrow trees that can fit in a relatively narrow planting area. Laurel, Japanese Privet, Yew, and the Sasanqua Camellia are good evergreen hedge plants that require only moderate maintenance and water. Akebia and Wisteria are fast-growing vines that love to climb on fences, or lattices and can provide handsome foliage (Akebia, or gnarly natural branches and wonderful flowers (Wisteria). Many other hedge plants and vines exist and would do well here in Northwest Landing, the Recommended Plant List names some additional ones.

The best location for a garden, green house, or coldframe is usually in the northern portion of your rear yard. Most flowers and vegetables do best with maximum sun - which streams in at a fairly high 65 degree angle from the south at noon in June. Be sure to locate a faucet nearby as well as a place to store your tools and compost bin.

Rear Yard

Rear yards are generally more private and allow outdoor space for lawn games, barbecue, and vegetable gardens, and a quiet place to relax. A book under the shade of a favorite tree. Speaking of trees, fruit trees have done well here in Northwest Landing, as evidenced by the old Hudson Bay orchard that still bears fruit a century after planting. The Recommended Plant List identifies some particularly good fruit tree varieties that do well here in Western Washington.

Front Yard

Front yards are special. Unlike the typical suburban tract house, Northwest Landing homes are purposely brought closer to the street, to provide a welcome, friendly feel to both the home and the street. A covered porch or stoop faces the street and welcomes the neighbor walking down the sidewalk or the guest coming to visit. These covered elements recall the traditional veranda and are good places for an old rocking chair or bird feeder.

The front yard is also an opportunity to show some individuality with special plantings such as annuals, perennials, or a special rhododendron collection. Elements which hide the house, such as a tall hedge or fence are discouraged, while an open feel of lawn and/or low ground cover and shrub border are encouraged.

Other Sources of Gardening Information

Sunsets Western Garden Book
Trees of Seattle, Arthur Lee Jacobson
Gardening with Native Plants of the Pacific
Arthur R. Kruckeberg
Fort Nisqually, Cecelia Swinhart Carpenter
WSU Cooperative Extension Office
(206) 296-3900
WSU Cooperative Extension Office
(206) 591-7180

NORTHWEST LANDING PALISADE VILLAGE LAND USE CHART

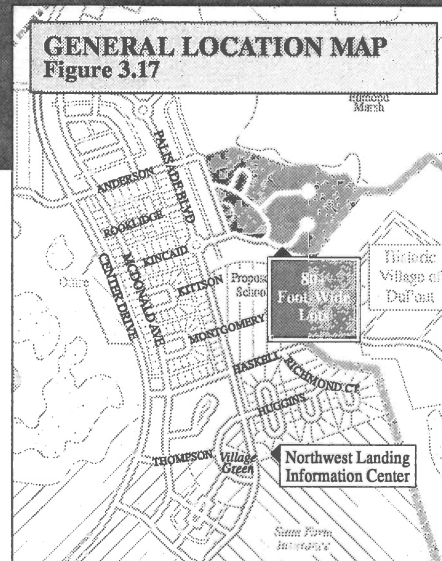
	USE	BLDG. HT.	BUILDING LOT COVERAGE	PARKING		FENCE HEIGHT	S E T B A C K S						
				GUEST	PERM.		FRONT YARD			BACK YARD		CORNER LOT	SIDE YARD
							PRIV. DR.	PUB. ST.	OPEN SP.	ALLEY	NO ALLEY		
SINGLE FAMILY (Z/SIN) <i>Lot Width Distinctions per 2/23/93 variance</i>	80' + WIDE LOTS	30' max.	35% max. (one story house may cover 40%)	0	3 spaces	6' max.	Front 20' to building and 14' to unenclosed stoop or porch		10' min.	Minimum 15' including garage Measurement may be taken to middle of alley	Minimum 15' including garage Same for all single family lots	N/A	Not less than 20' total for both sides
	60'–79' WIDE LOTS	30' max.	35% max. (one story house may cover 50%)	0	3 spaces	6' max.	Same		10' min.	Same		N/A	Not less than 15' total for both sides
	45'–59' WIDE LOTS	30' max.	40% max. (one story house may cover 50%)	0	3 spaces	6' max.	Same		10' min.	Same		N/A	Not less than 15' total for both sides
	LESS THAN 45' WIDE LOTS	30' max.	45% max. (one story house may cover 55%)	0	3 spaces	6' max.	Same		10' min.	Same		N/A	Not less than 10' total for both sides
MULTIFAMILY (Z/MUL)	TOWNHOUSE FEE SIMPLE	45' max.	50% max.	0	2 spaces	6' max.	Front 20' to building		25' 1 and 2 story			N/A	20' minimum
	TOWNHOUSE CONDOMINIUM	45' max.	50% max.	0	2 spaces	6' max.	Front 20' to building		25' 1 and 2 story			N/A	20' minimum
	STACKED FLATS FEE SIMPLE	45' max.	50% max.	0	2 spaces for two bedroom	6' max.	Front 20' to building		25' 1 and 2 story			N/A	20' minimum
	STACKED FLATS CONDOMINIUM	45' max.	50% max.	0	2 spaces	6' max.	Front 20' to building		25' 1 and 2 story			N/A	20' minimum

1. Over two-story increase rear yard 20'/floor. 2. Over two-story increase side yard 5'/floor. 3. Lot measurements shall be taken at and parallel to the minimum front setback line.
Reflects City of DuPont Zoning Code as of May 1996 and approved plat of December 1992 for Palisade Village, Divisions 1-4. This plat covers Divisions 1-4 only.

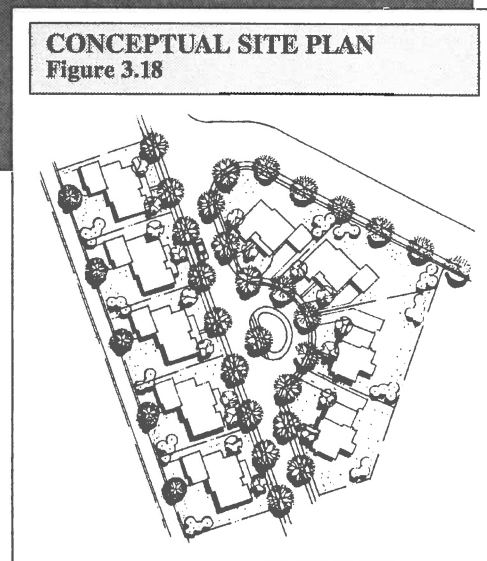
80+ FOOT- WIDE LOTS



STREETSCAPE CHARACTER
Figure 3.16

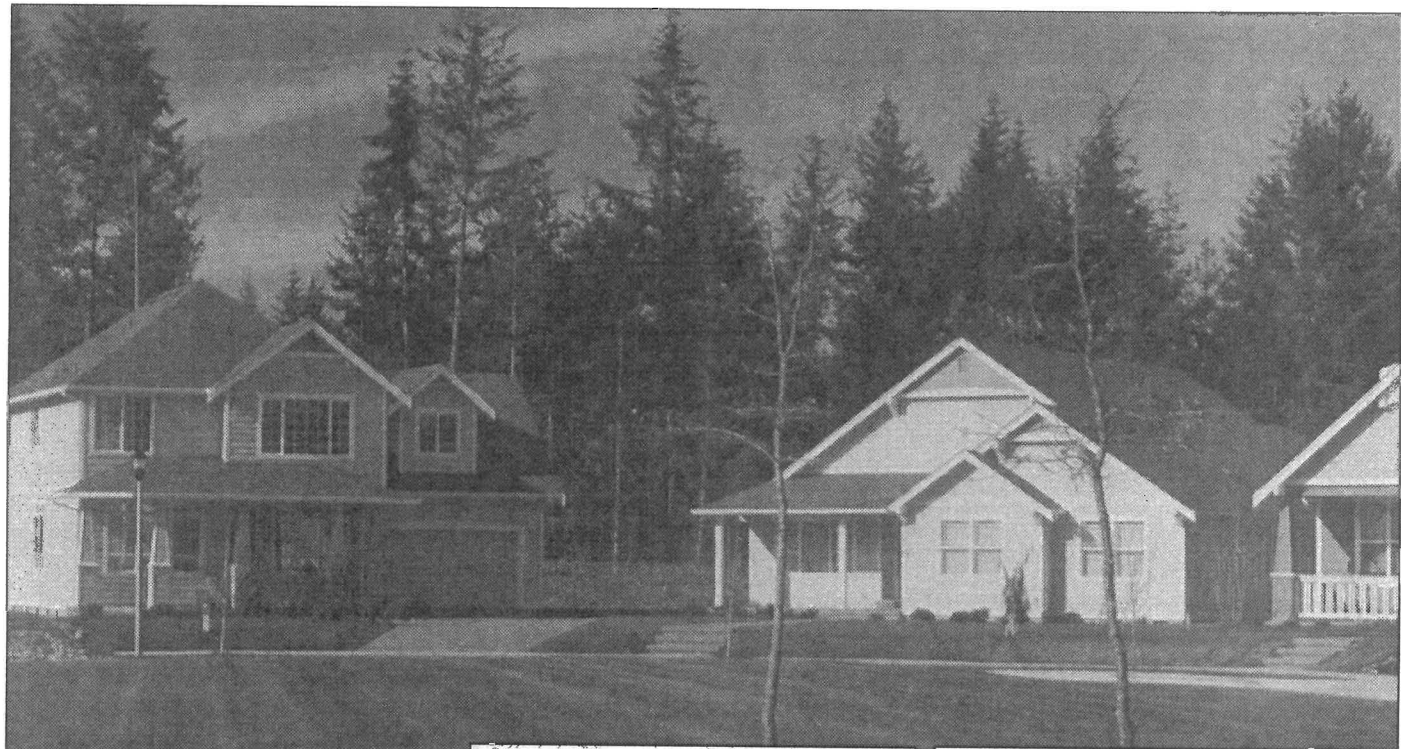


GENERAL LOCATION MAP
Figure 3.17

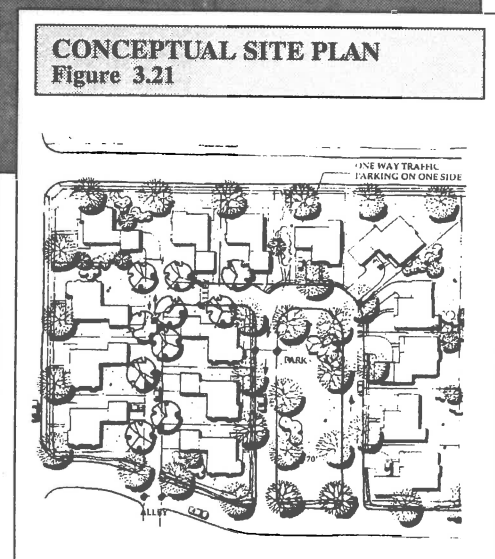
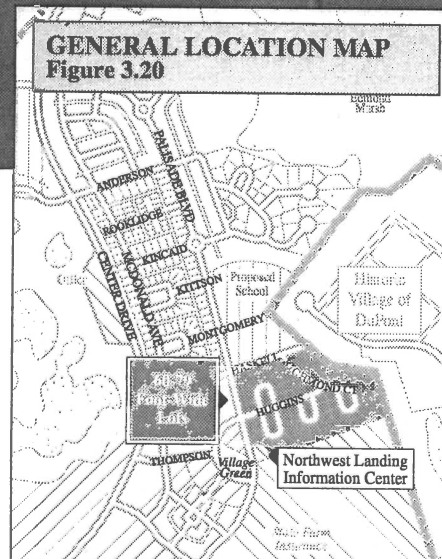


CONCEPTUAL SITE PLAN
Figure 3.18

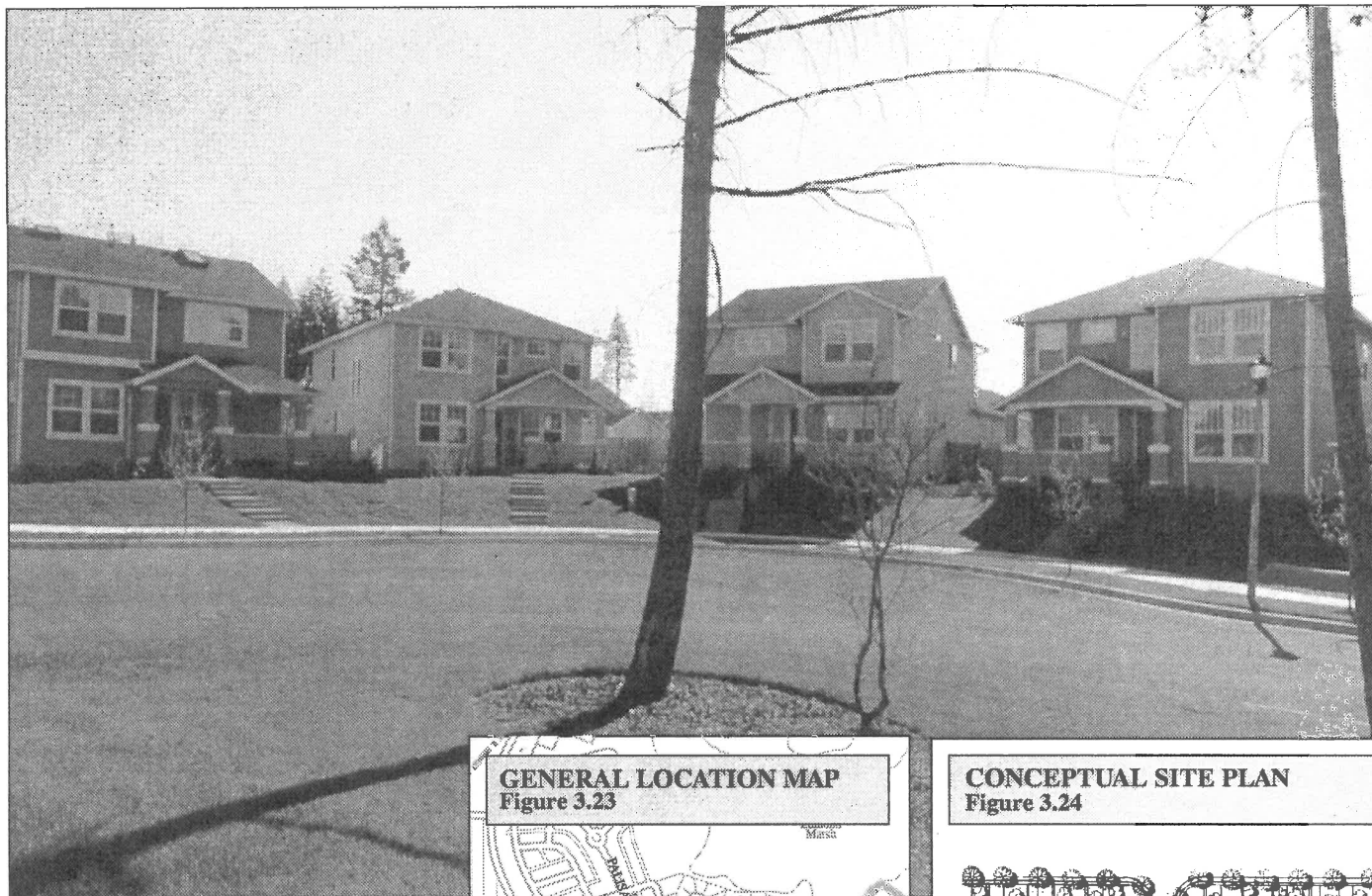
60- TO 79- FOOT-WIDE LOTS



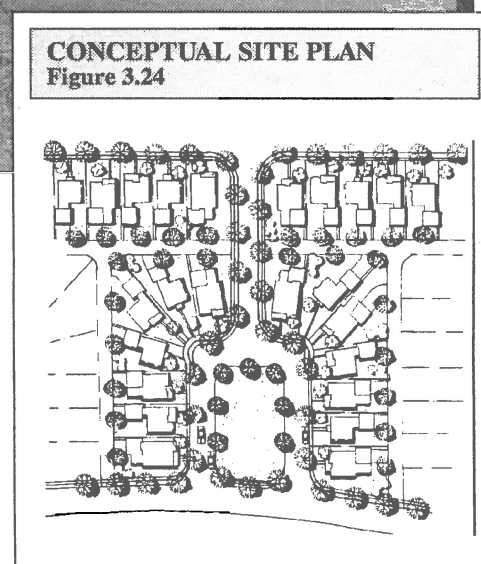
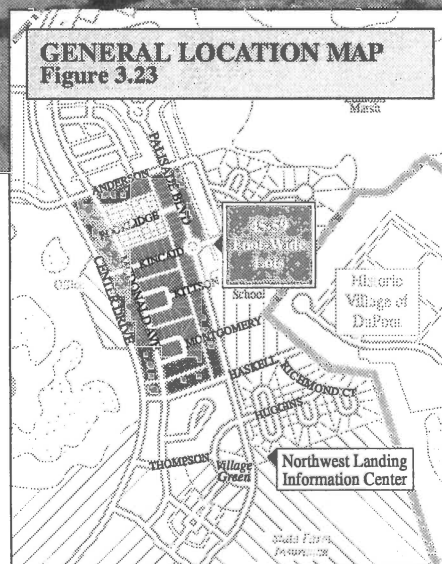
STREETSCAPE CHARACTER
Figure 3.19



45- TO 59- FOOT-WIDE LOTS



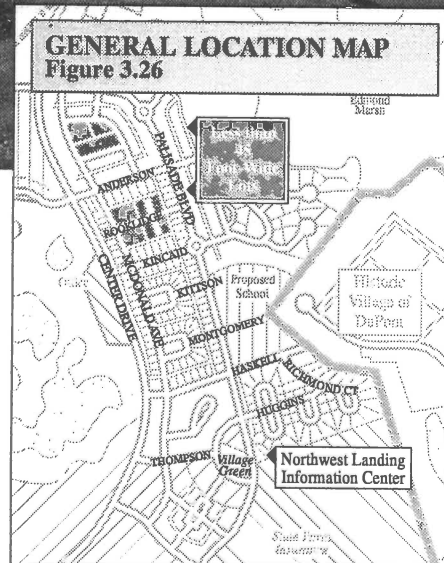
STREETSCAPE CHARACTER
Figure 3.22



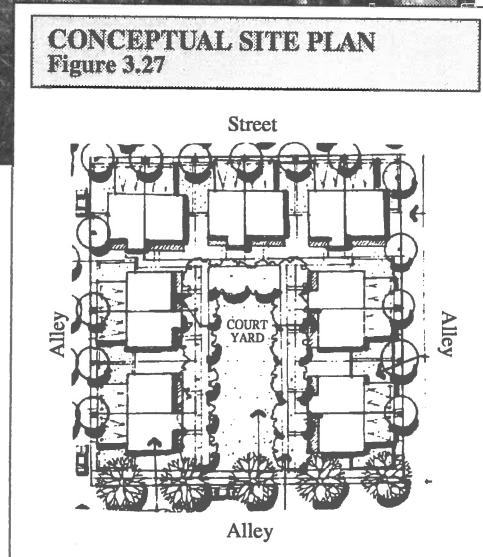
LESS-THAN- 45-FOOT-WIDE LOTS



STREETSCAPE CHARACTER
Figure 3.25



GENERAL LOCATION MAP
Figure 3.26

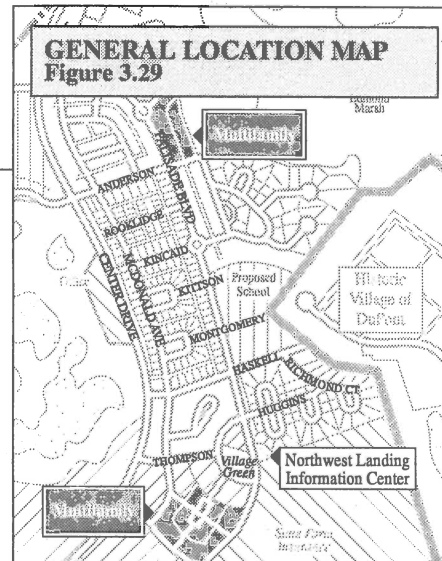


CONCEPTUAL SITE PLAN
Figure 3.27

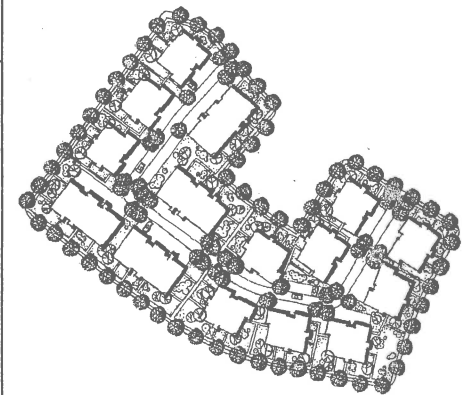
MULTIFAMILY



STREETSCAPE CHARACTER
Figure 3.28



CONCEPTUAL SITE PLAN
Figure 3.30



MULTIFAMILY NEIGHBORHOODS AND STRUCTURES

Multifamily structures are buildings that have two or more units for rent or sale.

These *Residential Design Guidelines* apply to multifamily structures in a predominantly multifamily or commercial setting as well as to infill projects, which typically consist of 10 or fewer units sited in a predominantly single-family neighborhood.

Multifamily neighborhoods and infill should complement Northwest Landing's single-family neighborhoods. All are designed and arranged for people, with street designs that favor pedestrian safety over vehicle speed, and that de-emphasize the visual impact of vehicle parking. In the Palisade Plat, multifamily buildings will reflect the character of the Historic Village of DuPont and original Northwest architecture.

OWNERSHIP

Northwest Landing's multifamily neighborhoods contain townhouses and stacked flats.

Townhouses are ground-related (one level of the unit is on the ground), attached wall to wall, and contain one-level or multilevel units. Stacked flats are one-level units attached floor to ceiling and stacked in two or more levels. This chapter will discuss the development standards and guidelines specific to each.

Both townhouses and stacked flats may be for sale as condominiums or for rent as apartments. However, townhouses also may be for sale "fee simple." Fee simple indicates land is included in the sale; "condominium" means the land is in joint ownership with all other condominium owners in the specific development.

This chapter describes guidelines and standards for design of multifamily neighborhoods and structures in a manner that unites them with the surrounding community.

SITE PLANNING

Architects and planners should blend multifamily homes into Northwest Landing with amenities such as central recreation facilities, open spaces and walking paths.

These amenities will weave neighborhoods together with common places for relaxation and social interaction. To strengthen the aesthetic appeal of the overall community, streets and parking areas will be thoughtfully located and landscaped to minimize their presence. The Residential New Construction Committee will evaluate the design of the multifamily neighborhoods and structures on their integration into the surrounding community.

ARCHITECTURE

Multifamily buildings will display a variety of colors, materials, elevations and window treatments. Modulation is intended to break up continuous elevations and make the building mass appear smaller. Primary entrances to the units will employ porches, stoops, generous balconies, verandas, porticos, columns or other enhancements.

Buildings will be evaluated for their aesthetic contribution and integration into the adjacent and overall community.

INTEGRATION OF STRUCTURES

Multifamily integration is encouraged in predominantly single-family neighborhoods and shall fit the surroundings. Colors, bulk and massing, and building modulation will match or complement the single-family buildings. Setbacks shall be the same for multifamily and single-family homes.

Multifamily homes in single-family neighborhoods should complement the scale and street orientation of single family homes. Multifamily buildings shall comply with neighborhood height restrictions.

Techniques for achieving complementary appearance shall be the same as those outlined for single-family homes under the "Northwest Landing As a Community" section of these guidelines.

GENERAL MULTIFAMILY PROVISIONS

(BOTH TOWNHOUSE AND STACKED FLAT)

All general design provisions contained in the "Northwest Landing As a Community" chapter apply, except as modified below for multifamily neighborhoods.

PRIVATE DRIVEWAYS

Private driveways in a multifamily neighborhood will be reviewed for approval by the Residential New Construction Committee, as well as the City of DuPont.

PARKING AREAS

Where there is space, minimize visibility of parking areas from the street. Off-street parking in multifamily areas shall be internal to the site rather than accessed from the public street. Where internal access is not feasible, garages may face the public street if they follow the setback guidelines listed previously. No more than two garage stalls (two singles or one double bay) may be grouped facing the public street.

Parking areas shall be located, designed and landscaped to lessen their impact on neighborhoods by:

- Being located in back of multifamily residential units, allowing the residential units to front on the sidewalk and street.
- Using on-street guest parking, from parallel to perpendicular.
- Being distinct from the primary streets and drives.
- Using vegetation such as trees, hedges or shrubs to help visually minimize their expanse.
- Screening parking lots from public areas by grade differential, berms, plantings, walls or fences.

Shade trees and ground covers should be the primary landscaping materials in parking lots. Trees should be protected by curbs, wheel stops or horizontal distance from potential damage by cars.

Parking should be convenient but not overwhelm the neighborhood. Therefore, the design of parking areas should be approached in terms of small "pools" of parking located near the buildings they serve.

BUILDING MODULATION

Modulation of the building design is required by the Residential New Construction Committee or Residential Modifications Committee of the Residential or Commercial Owners Associations. The committees may be more restrictive than the City of DuPont Codes.

LIGHTING

- Public street lighting within multifamily areas shall not exceed 16 feet from ground to top of fixture.
- Special care shall be taken to avoid illuminating the bedrooms of residential units. Free-standing light fixtures near second floor levels should be lower than any portion of the window, or directed away from the window.
- Street and sidewalk lighting may be either free standing or attached to the adjacent buildings.
- Private drive and alley lighting should be attached to the building wherever possible.
- Street and sidewalk lighting shall be placed in a designed rhythmic pattern, not located sporadically.

- No “cobra style” lighting is permitted in multifamily neighborhoods

AMENITIES FOR NEIGHBORHOODS

Amenities may include club-houses, car wash areas, laundry facilities, tot lots, playground equipment, gardens, recreational facilities and similar commonly used features for residents of the multifamily neighborhood.

Amenities must be compatible with the character of the community and meet with approval of the Residential New Construction Committee. When amenities are at the edge of the multifamily neighborhood, buffers shall mitigate objectionable light and sound.

ENTRANCES

Entrances may architecturally individualize buildings within the neighborhood, and units within a building. Therefore, for all multifamily buildings:

- At least one entry door per structure shall be oriented toward the street or courtyard.

- All ground-floor entries shall have a porch, stoop, colonnade, trellis or similar architecturally appropriate element to enhance the entry door.

RECYCLING AND TRASH CONTAINERS

- Private single-user recycling and trash containers shall be kept in garages.
- Common-use trash and recycling receptacles shall be fully enclosed by a six-foot wall or solid fence with solid gates.
- Enclosures may be constructed of decorative block, brick, stucco, stone or wood. Exposed cinderblock or chain link is unacceptable. Enclosures must totally screen containers and receptacles.
- Common-use trash and recycling containers shall have covers and shall be located an adequate distance from homes (especially doors and windows) to mitigate odor and noise.
- Enclosures should be located in low visibility areas, accessible for collection by both recycling and trash haulers.

*The physician can bury his mistakes,
but the architect can only advise his clients
to plant vines.*

Frank Lloyd Wright
New York Times Magazine,
October 4, 1953



Section Four
PROCEDURES

Before the start of
site improvements
or construction,
all new residential
development must
be approved in
writing by the
Residential New
Construction
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 NEW CONSTRUCTION COMMITTEE

The Residential New Construction Committee has exclusive jurisdiction over all original exterior construction and frontage landscaping. The Residential New Construction Committee reviews design applications, interprets the *Residential Design Guidelines* and approves or denies all proposals for residential construction in Northwest Landing. Interior layout is not reviewed unless it directly affects the exterior appearance or privacy of other lots.

Before the start of site improvements or construction, all new residential development must be approved in writing by the Residential New Construction Committee as provided in the CC&Rs and these *Residential Design Guidelines*.

APPROVAL PROCEDURE

No residential structure or site improvement may be initiated within Northwest Landing until approved by the Residential New Construction Committee. (Refer to the CC&Rs.)

Approval by the Residential New Construction Committee does not waive requirements for City of DuPont permits, nor does obtaining City permits waive the need for Residential New Construction Committee approval.

This review process supports the joint efforts of both Northwest Landing and the builders in providing the highest quality product for the eventual residents. A team-oriented approach between the Residential New Construction Committee and the builders' design team is encouraged throughout the entire process.

Briefly, there are four steps that constitute this design review process, diagrammed in Figure 4.1. The steps are:

A. Pre-Design Meeting. Arrange the meeting by contacting the Residential Owners Association. At this meeting you will discuss your project in detail and obtain a submittal checklist that identifies what you will need to submit to the Residential New Construction Committee for its review. The required documents vary depending upon the scope and magnitude of the project.

B. Preliminary Submittal. With the approval of your Preliminary Submittal and all agency permits in hand, you may start construction. Securing home construction permits is the applicant's responsibility. All construction shall conform to the Final Submittal

as approved by the Residential New Construction Committee and applicable City approvals.

C. Final Submittal. This application should be delivered to the Residential Owners Association at least 50 days prior to the scheduled project completion date. This application also may be submitted with the Preliminary Submittal. It typically includes information pertaining to finishing items such as paint color, landscape design, roofing materials, etc.

D. Project Completion Review. This document should be delivered to the Residential Owners Association at least 15 days prior to the date on which you'd like your inspection by the Residential New Construction Committee. A Certificate of Compliance issued by the Residential New Construction Committee marks the end of this process.

If any construction has occurred without approval by the Residential New Construction Committee or with significant deviations from approved plans and specifications, the committee may issue a notice of violation to the owner describ-

ing the violation and any corrective action. The Certificate of Compliance shall not be issued until a resolution agreeable to the Residential New Construction Committee has been implemented. (Refer to the CC&Rs.)

Residential New Construction Committee approval is valid for one year from its issuance or from the date of City of DuPont approval, even if ownership of the site changes. The committee may grant extensions to the approval in one-year increments.

AMENDMENTS

The Residential Owners Association Board of Directors may amend or supplement the design guidelines in accordance with the CC&Rs. It is intended that these guidelines be reviewed from time to time and revised in response to changing conditions.

EXCEPTIONS

The Residential New Construction Committee may authorize exceptions from the guidelines:

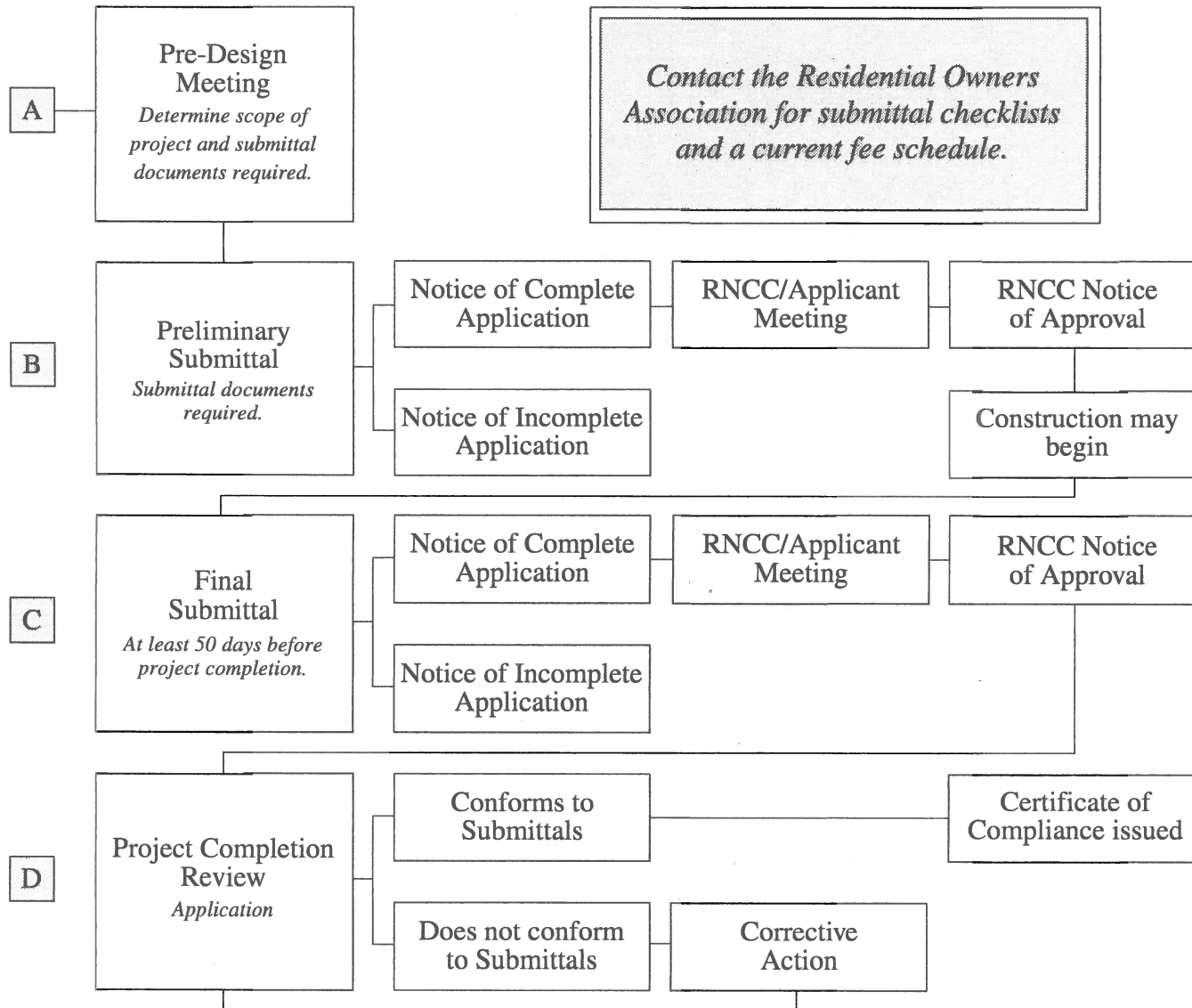
- ◆ In accordance with adopted procedure.
- ◆ When dictated by unique circumstances such as unusual topography, natural obstructions or aesthetic or environmental considerations.
- ◆ When the exception would be consistent with the purposes of the CC&Rs and compatible with existing and anticipated uses of adjoining properties.

APPEALS

The Residential New Construction Committee may reconsider any action after it becomes final if any of the following apply:

- ◆ The action was based in whole or in part on erroneous information.
- ◆ The action when taken failed to comply with applicable laws or regulations.
- ◆ An error of procedure occurred which prevented consideration of interests of persons directly affected by the action.
- ◆ An appeal is filed within 30 days of the approval.

RESIDENTIAL NEW CONSTRUCTION COMMITTEE: DIAGRAM OF THE REVIEW PROCESS CRITICAL PATH
Figure 4.1





Northwest Landing
RESIDENTIAL
Owners Association
(206) 912-0872

PRELIMINARY SUBMITTAL FOR NEW CONSTRUCTION

DATE _____ DIVISION _____ LOT# _____

BUILDER _____

Address _____

Phone () _____

Signature _____

DESIGN PROFESSIONAL _____

Address _____

Phone () _____

BUILDER'S CONTACT _____

Address _____

Phone () _____

This application will be considered complete only if all the documents and submittals, as set forth in the *Residential Design Guidelines for New Construction* are included. Two sets of all documents are required.

FOR RESIDENTIAL NEW CONSTRUCTION COMMITTEE USE ONLY.

Submittal date: _____ Meeting date: _____ Notice date: _____

NOTICE TO BUILDER

Following your Preliminary Submittal, the Residential New Construction Committee (RNCC):

- ☐ Approves your Preliminary Plan
- ☐ Approves your Preliminary Plan with the following conditions (please see attached RNCC meeting minutes for additional information): _____

- ☐ Disapproves your final submittal for the following reasons and requires a revised submittal:

Signed _____ Review fee _____ Date received _____

Note: Approval and compliance with conditions is a pre-condition to filing an application for Final Submittal. Building permits must be obtained from the local Governing Authority and copies filed with the RNCC prior to commencement of construction. A Project Completion Review must be requested at least 15 days prior to final inspection.



Northwest Landing
RESIDENTIAL
Owners Association
(206) 912-0872

FINAL SUBMITTAL FOR NEW CONSTRUCTION

DATE _____ DIVISION _____ LOT# _____

BUILDER _____

Address _____

Phone () _____

Signature _____

DESIGN PROFESSIONAL _____

Address _____

Phone () _____

BUILDER'S CONTACT _____

Address _____

Phone () _____

This application will be considered complete only if all the documents and submittals, as set forth in the *Residential Design Guidelines for New Construction* are included. Two sets of all documents are required.

FOR RESIDENTIAL NEW CONSTRUCTION COMMITTEE USE ONLY.

Submittal date: _____ Meeting date: _____ Notice date: _____

Site Inspection: _____

NOTICE TO BUILDER

Following your Final Submittal, the Residential New Construction Committee (RNCC):

- ☐ Approves your Final Submittal
☐ Approves your Final Submittal with the following conditions (please see attached RNCC meeting minutes for additional information): _____

- ☐ Disapproves your final plan for the following reasons and requires a revised submittal:

Signed _____ Review fee _____ Date received _____

Note: Approval and compliance with conditions is a pre-condition to filing an application for Project Completion Review.



Northwest Landing
RESIDENTIAL
Owners Association
(206) 912-0872

PROJECT COMPLETION REVIEW FOR NEW CONSTRUCTION

DATE _____ DIVISION _____ LOT# _____

REQUESTED BY _____

Phone () _____

BUILDER _____

Phone () _____

DESIGN PROFESSIONAL _____

Phone () _____

Date of Final Inspection _____ Signature _____

NOTICE TO APPLICANT

Following your request for Project Completion Review, the Reviewers find that your final building and site construction:

- ☐ Conforms
- ☐ Does not conform to the plans and specifications approved in your final submittal. The following corrections/additions are required: _____

Signed _____ Date _____

Note: Approval and compliance from the local Governing Authority is required before occupancy and the Certificate of Compliance is issued.

