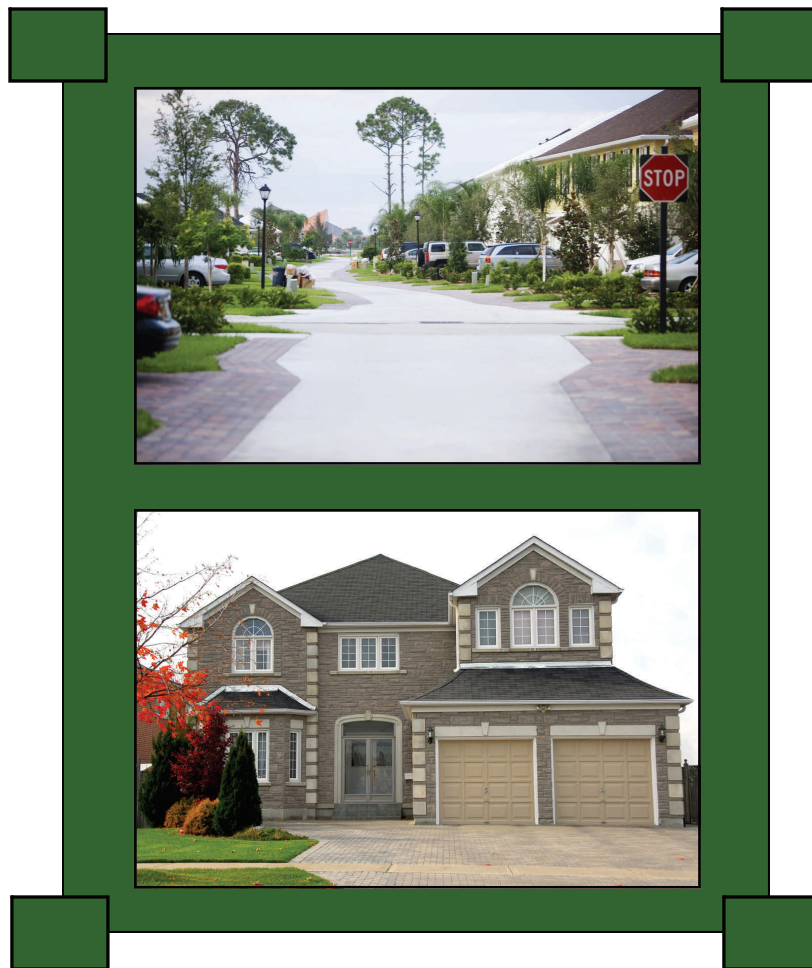


BLACK DIAMOND DESIGN GUIDELINES
for
**Master Planned Development
Framework Design Standards & Guidelines**



Adopted June 18, 2009

Introduction and Purpose

The Master Planned Development (MPD) Framework Design Standards and Guidelines are intended to provide guiding principles for the overall design of MPD applications within the City. These guidelines are to be followed in consideration of an MPD at both the initial and subsequent phases of approval. It is anticipated they will be supplemented by additional guidelines and standards that are developed when more specific plans for phased development are proposed. Those guidelines may be initially drafted by the MPD developer for consideration by the City prior to eventual adoption as part of a development agreement. As such, these guidelines are not intended to address all potential aspects of future development, but to provide an overall framework upon which additional guidelines may be added to in the future.

The more specific guidelines that are included at this time reflect important issues to the community which need to be carried forth in future amendments.

The statements contained herein are intended to be standards and guidelines, rather than prescriptive rules, and thereby provide an amount of flexibility. Any decision regarding strict application of any guideline contained herein will be made by the City Council as part of its consideration of granting overall MPD approval.

General Principles & Site Planning

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GENERAL PRINCIPLES AND SITE PLANNING

A. Environmentally Sustainable

Intent

To provide resource-efficient site design which includes consideration for saving trees, constructing on-site stormwater retention/infiltration features, and building orientation to maximize passive solar heating and cooling.

Guidelines

1. Implement a construction waste management plan to reduce construction waste. Consider life-cycle environmental impacts of building materials.
2. Incorporate energy saving techniques into all aspects of building's design and operation.
3. Maximize water conservation by maintaining or restoring pre-development hydrology with regard to temperature, rate, volume and duration of flow; use native species in landscaping; recycle water for on-site irrigation use.
4. Use measure that can mitigate the effects of potential indoor air quality contaminants through controlling the source, diluting the source, and capturing the source through filtration.
5. Reduce overall community impacts by providing connectivity from the project to the community; by incorporating best management practices for stormwater management; by creating useable public spaces such as plazas and parks; and by protecting important community-identified viewsheds and scenic areas.
6. Grading plans shall incorporate best management practices with phased grading to minimize surface disturbance and to maintain significant natural contours.

General Principles & Site Planning

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B. Using Open Space as an Organizing Element

Black Diamond has a specific history and setting that involves varied topography, an agricultural past, forested areas, mining, and a small town scale. Care should be taken to reflect these patterns in master planned developments. In addition, the MPD chapter of Black Diamond's Municipal Code requires that fifty percent (50%) of the total land area of an MPD be maintained as open space. Proper design and integration of this open space into a development is very important.

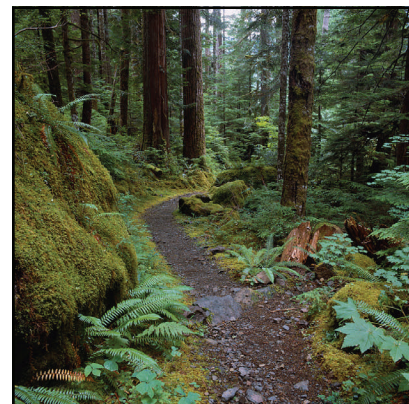
Guidelines

1. All master planned developments shall include a wide range of open spaces, including the following:
 - a. Sensitive environmental features and their buffers
 - b. Greenbelts
 - c. Village greens
 - d. Parks and school playgrounds
 - e. Public squares
 - f. Multi-purpose trails

These features should be deliberately planned to organize the pattern of development and serve as center pieces to development cluster, not merely as "leftover" spaces.

2. Open spaces shall be linked into an overall non-motorized network through sidewalks, trails and parkways. The overall network shall be delineated at initial MPD approval and implanted through subsequent plats and permit approvals.
3. Stands of trees as an element of open space.

Due to the propensity of severe wind events in the Black Diamond area, an MPD should incorporate the preservation of larger rather than smaller stands of native trees.



General Principles & Site Planning

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C. Integrating Development with Open Spaces

Intent

To allow for an efficient use of land, lower the cost of infrastructure and construction, protect environmentally sensitive areas, and maintain a small town “village” character within an MPD. Development is to be integrated with networks of preserved natural features and developed open space for both passive and active recreational uses.

Guidelines

1. Use of conventional, suburban-style subdivision design that provides little common open space shall be avoided.
2. Groupings of primarily residential development of approximately 400-600 units should be contained generally within a quarter mile radius to support walking, bicycling and future transit service. Development clusters shall be surrounded by a network of open space with a variety of recreational uses (including trails) to provide connections between clusters.
3. Methodology for Planning Development in clusters.
 - a. environmentally sensitive areas to be protected (including streams, wetlands, steep slopes, wildlife corridors, and their buffers) shall be identified, mapped and used as an organizing element for design;
 - b. areas for development of housing and commercial development shall be indicated;
 - c. streets and public spaces (as well as sites for public facilities such as schools, fire stations and other civic structures) shall be identified;
 - d. lots and groups of lots with various ownerships (i.e. fee simple by occupant, condominium, single ownership apartments, etc) shall be integrated with one another throughout all phases of a project;
 - e. views of Mt Rainier and other desirable territorial views shall be identified and integrated into site planning to maximize viewing from public spaces (streets, trails, parks, plazas, etc.).

General Principles & Site Planning

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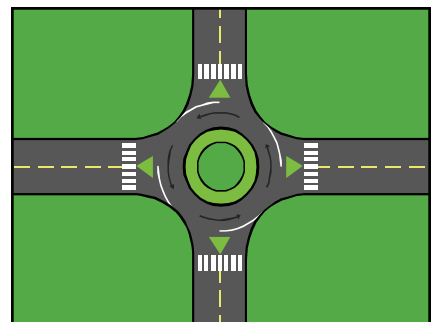
D. Ensuring Connectivity

Intent

To promote ease of mobility and access within all portions of the development.

Guidelines

1. Pedestrian Connectivity
 - a. Similar to a traditional small town, services and common spaces shall be easily accessible to residents on foot. Off-street pedestrian trails are to be provided as a network throughout the development. Pedestrian connections shall be provided where cul-de-sacs or other dead-end streets are used.
2. Street Connectivity
 - a. The system of streets shall demonstrate a high degree of both vehicular and pedestrian connectivity, allowing residents and visitors multiple choices of movement. Isolated and dead-end pockets of development are not desired.
 - b. Cul-de-sacs shall be avoided unless there are no other alternatives.



General Principles & Site Planning

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E. Mixing of Housing

Intent

To encourage a diversity of population and households within Black Diamond through a range of choices in housing types and price.

Guidelines

1. MPD's shall include various types of housing, such as:
 - a. Single Family, detached, on various sized lots
 - b. Single Family, attached:
 - duplexes
 - townhouses (semi-attached)
 - row houses (attached, common walls)
 - courtyard houses
 - c. Cottage housing
 - d. Apartments
 - e. Accessory Dwelling Units
2. Each cluster of development shall include a variety of unit types and densities.
3. For Single Family developments, alley access to garages is desired. Direct driveway access to streets should only occur if there are no other alternatives.
4. Large apartment complexes and other repetitive housing types are discouraged. Apartments should replicate features found in Single Family Residential areas (i.e. garages associated with individual units, individual outdoor entries, internal driveway systems that resemble standard streets, etc.).



General Principles & Site Planning

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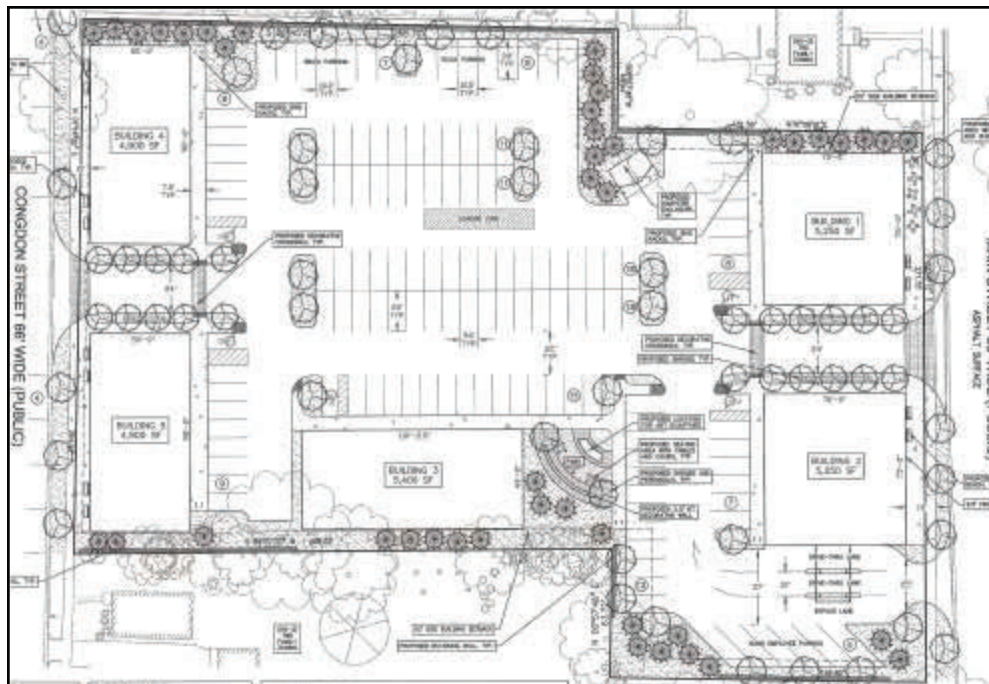
F. Creating Neighborhood Civic/Commercial Centers

Intent

To conveniently concentrate services and activities to serve multiple residential clusters.

Guidelines

1. Civic/Commercial Centers shall be located to serve groupings of clusters as well as pass-by traffic in order to support an array of shops and services.
2. Such centers shall be anchored by a public green space and, ideally, a public building such as a school or meeting hall.
3. Upper story housing above retail or commercial space is strongly encouraged within Civic/Commercial Centers.



General Principles & Site Planning

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G. Interface with Adjoining Development

Intent

To ensure a transition in development intensity at the perimeter of MPD projects.

Guidelines

1. Where individual lot residential development is located along the boundary of an MPD, lot sizes shall be no less than 75% the size of the abutting residential zone or 7200 sq. feet, whatever is less.
2. Multi-family and non-residential land uses should include a minimum 25 ft wide dense vegetative buffer when located along the boundary of an MPD.
3. When there is no intervening development proposed, a minimum 25 ft wide dense vegetative buffer should be provided between main entrance or access routes into an MPD and any adjoining residential development.

Circulation

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A. Streets

Intent

To establish a safe, efficient and attractive street network that supports multiple choices of circulation, including walking, biking, transit and motor vehicles.

Guidelines

1. Connectivity
 - a. The street layout shall create a network that promotes convenient and efficient traffic circulation and is well connected to other existing City streets.
2. Design
 - a. The layout of streets should relate to a community-wide focal point.
 - b. A consistent overall landscape theme should be utilized, with variations provided to indicate passage through areas of different use, densities, topography, etc.
 - c. Limit the use of backyard fences or solid walls along arterial streets.
3. Reduced Pavement Widths
 - a. Pavement widths should be minimized to slow vehicular speeds and maintain an area friendly to pedestrians and non-motorized users.
4. Low-Impact Design
 - a. Stormwater runoff should be reduced through “natural” techniques: flush curbs, bio-filtration swales, use of drought-tolerant vegetation within medians and planting strips, etc.
5. Traffic calming methods should include:
 - Roundabouts
 - Traffic Circles
 - Chicanes
 - Corner bulbs
6. Lanes and Alleys
 - a. Access to rear residential garages and commercial loading and service areas shall be available through lanes and alleys.
7. Non-motorized Circulation
 - a. All streets shall include either sidewalks or trails on at least one side of the street. Design streets to be “bicycle” friendly.
8. Street Landscaping
 - a. All streets shall include native and/or drought-tolerant vegetation (trees, shrubs and groundcover) planted within a strip abutting the curb or edge of pavement. Native and/or drought-tolerant vegetation shall also be used within all medians.
9. On-Street Parking
 - a. Curbside parallel parking shall be included along residential streets. Parallel or angle parking should be included within non-residential areas.

Circulation

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B. Sidewalks

Intent

To provide safe, continuous pedestrian linkages within the street right-of-way.

Guidelines

1. Width
 - a. The minimum clear pathway shall generally be between 5 ft and 8 ft, depending upon adjacent land uses and anticipated activity levels.
2. Lighting
 - a. All lighting shall be shielded from the sky and surrounding development and shall be of a consistent design throughout various clusters of the development.
3. Furnishings
 - a. Street furnishings including seating, bike racks, and waste receptacles shall be located along main streets in Civic/Commercial areas.
 - b. Furnishings serving specific businesses (outdoor seating) will require a building setback and shall maintain a minimum passable width of the sidewalk.
 - c. Mailbox stations shall be designed to be architecturally compatible with the development in which they are located.



Circulation

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C. Walkways and Trails

Intent

To provide safe, continuous pedestrian linkages throughout and sensitive to the project site, open to both the public and project residents.

Guidelines

1. Location
 - a. Walkways and trails shall be integrated with the overall open space network as well as provide access from individual properties. Trail routes shall lead to major community activity centers such as schools, parks and shopping areas.
2. Width
 - a. Not less than 8 feet wide to allow for multiple modes of use.
3. Materials
 - a. Walkways connecting buildings and hardscaped common spaces shall have a paved surface.
 - b. Trails throughout the development and connecting to larger landscaped common spaces shall be of at least a semi-permeable material.



Site Design

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A. Cluster Development

Intent

To ensure that development is compatible with the small town character currently found within Black Diamond.

Guidelines

1. Larger groupings of development should be divided into smaller neighborhood clusters of approximately 50 dwelling units that are defined by open space.
2. Clustering
Within projects, higher density residential development shall be designed to have a village-like configuration. This includes elements such as:
 - a. Houses of varying sizes, styles, and form;
 - b. The maximum number of attached units shall not be more than twelve within a single structure.



Site Design

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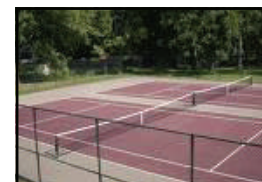
B. Neighborhood Common Space

Intent

To provide a variety of usable and interesting open space that supports an active community.

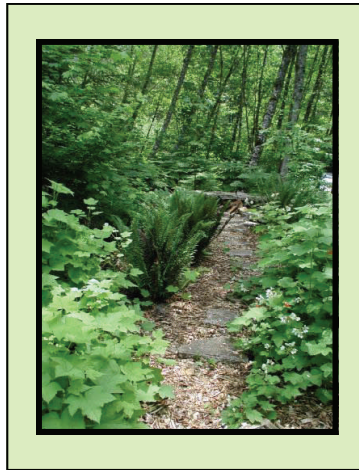
Guidelines

1. Amount
 - a. In general, within higher density residential and commercial development, a minimum of 1% of the lot area plus 1% of the building area should be the amount of area set aside for common space, exclusive of other required landscaping.
2. Location
 - a. Common open space shall be accessible and visible to users, as well as integrated into the overall project through connections and trails.
3. Landscaping/Hardscaping
 - a. Commercial areas shall provide common space in the form of plazas, courtyards, and/or seating areas including some of the additional features noted below.
 - b. Higher density residential areas shall have usable outdoor spaces that provide at least four of the following features to accommodate a variety of ages and activities:
 - Site furnishings (benches, tables)
 - Picnic areas
 - Patios or courtyards
 - Gardens
 - Open lawn with trees
 - Playfields
 - Special interest landscape
 - Public art
 - Water features
 - Sports courts (tennis, basketball, volleyball)
4. Lighting
 - a. Pedestrian scale, bollard, or other accent lighting may be incorporated into the design of open space.



Site Design

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C. Landscaping & Planting Design

Intent

To provide well-designed public parks and greens within the development.

Guidelines

1. Incorporate native, drought-tolerant vegetation, avoid extensive use of lawn and plantings that demand significant irrigation and fertilization.
2. A minimum of 75% of the landscaped area (not including recreational areas) should be planted with other than turf or lawn. Perennials and annuals are encouraged to provide special interest and highlight pedestrian areas such as walkways and trails.
3. Where landscape areas are located adjacent to a street right-of-way, the type of landscaping should provide a vertical buffer.
4. Rocks, pebbles, sand, and similar non-living materials shall not be used as groundcover substitutes, but may be used as accent features provided such features do not exceed a maximum 5% of the total landscape area.

Site Design

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D. Stormwater Detention/Retention Ponds

Intent

To integrate stormwater facilities as project amenities.

Guidelines

1. Location
 - a. Use natural site topography plus low-impact development methods to determine appropriate locations, which is to be integrated into the overall project design.
2. Landscaping
 - a. Where possible, provide facilities that are site amenities, in order to reduce need for fencing. In general, public access to stormwater facilities should be included within design.
3. Fencing
 - a. Chain link fencing shall not be allowed. Other forms of non-obscuring fencing may be permitted when ponds exceed a safe slope. However, it is generally expected that ponds will be gently integrated into the design of the site with slopes that are safe to traverse on foot (less than 7% grade).

Building Design

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A. Residential Building Design

Intent

To ensure that new development complements and strengthens the character of Black Diamond and to allow for maximum flexibility in location, size and configuration of houses while ensuring that residential structures are in scale with lot sizes.

Guidelines

1. Variety of Styles
 - a. Provide a variety of building solutions through the mixing of one and two story building profiles. Limit the amount of replication of building styles within one block.
2. Setbacks of Houses to Create a Sociable Environment
 - a. The front facades of houses should be setback between 5 and 15 feet from the back of the sidewalk. Vary front and side yard setbacks from house to house to provide interest and variety.
3. Setbacks of Garage to Reduce Visual Impact
 - a. The preferred location for garages is at the rear of the lot, with vehicular access being provided from an alley. Garage doors should be within 10 ft of the alley.
 - b. If alley access is not possible, then garages shall be setback at least 20 ft from back of the sidewalk. That distance can be reduced when garage doors do not face the street.
4. Architectural Features
 - a. Housing shall include features such as:
 - Dormers
 - Brackets supporting roof overhangs
 - Corner boards
 - Wide trim around windows
 - Railings around balconies and porches
 - Low picket fencing
 - b. Fronts of houses shall face the street and incorporate usable porches, stoops and steps.
 - c. Upper floors of houses shall be smaller than the floors below.
 - d. Orientation of ridgelines of homes shall be varied.
5. Materials
 - a. Exterior finishes should incorporate traditional and natural building materials as historically used in Black Diamond.
6. Floor Area Ratio (FAR) (Building size to lot size)
 - a. FAR for detached residential development should not exceed 0.75;
 - b. Attached forms of residential may be up to 1.0 FAR;
 - c. Within Commercial/Civic Centers, residential development FAR may be as high as 2.5
7. Height
 - a. Minimum 1 story above grade
 - b. Maximum 2 1/2 stories
8. Massing
 - a. Horizontal facades longer than 30' shall be articulated into smaller units, using methods such as:
 - distinctive roof forms
 - changes in materials and/or patterns
 - color differentiation
 - recesses or offsets.

Building Design

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A. Residential Building Design Guidelines CONTINUED

9. Roof Pitch
 - a. May range from 6:12 to 12:12
10. Architectural Features
 - a. Front Porches—at least 6 ft in depth (or deep enough to allow for seating)
 - b. Street-Facing Garage Location—the main house floor area shall extend at least 5 ft closer to the front lot line than any garage with street-facing doors. Design measures should be used for de-emphasizing garages, such as:
 - porches
 - trellises
 - location of entry
 - break up massing/doors for double garages
 - overhanging second floor

NON-RESIDENTIAL BUILDINGS SHALL BE SUBJECT TO APPLICABLE CITY OF BLACK DIAMOND DESIGN GUIDELINES.