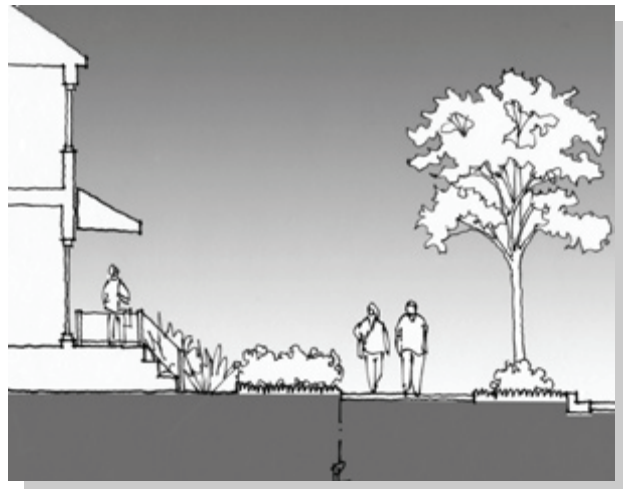
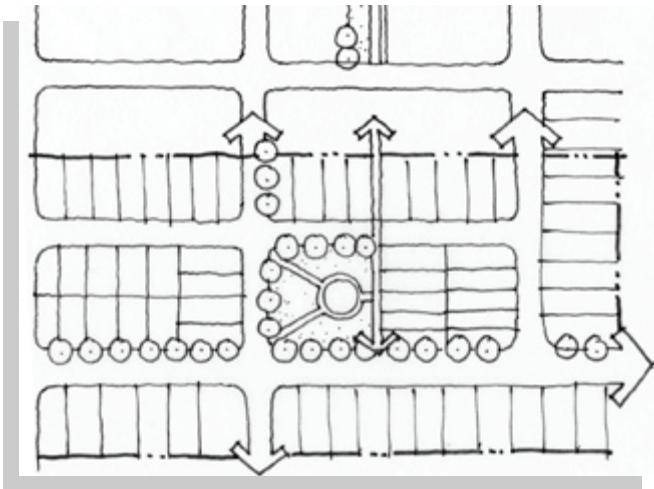
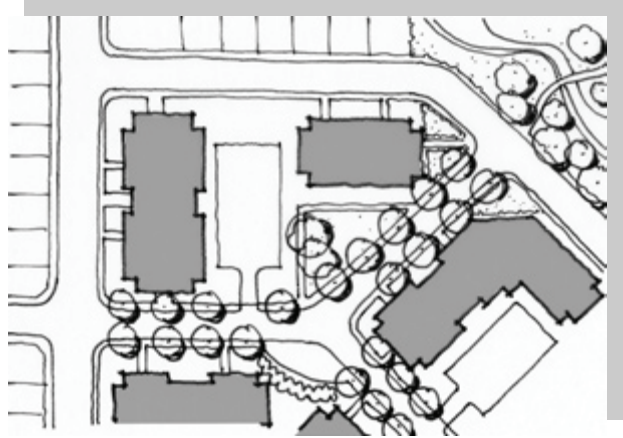


BLACK DIAMOND DESIGN GUIDELINES
for
Multi-family Development



Adopted June 18, 2009

Introduction and Purpose

This section of the Design Standards and Guidelines focuses on site planning and design guidance for new multi-family development. The city's historic development patterns reflect several areas of growth and annexation. The residential neighborhoods of the historic town-site and Morganville are composed of small lots in traditional grid patterns and narrow streets. Other areas have developed in a non-grid pattern with larger lots. Now, with the rate of new development likely to increase significantly over the next 20 years, the city seeks to accommodate residential development with a mix of types, sizes and densities, clustered to retain the open space and rural land uses that form the area's natural beauty, and to connect housing, shopping, employment and recreation in a more efficient manner. With a maximum density of 12 units per acre, how new housing types such as townhouses, cottage housing and courtyard housing are designed will be crucial in ensuring a proper "fit" with the surrounding community. The design guidelines are organized in the three categories below.

Site Design

Site planning arranges building masses, open space, parking and circulation to create a site design that is orderly, visually pleasing, and that contributes positively to both the surrounding area and the development itself. Historic development patterns in Black Diamond relate to the street, encouraging people to participate more fully in their community. These site design guidelines will promote neighborhood compatibility, retention of natural features, integration with the surrounding community, opportunity for social interaction, and a safe, comfortable, and interesting environment for residents.

Building Design

The building design guidelines address the overall external appearance of multi-family development, including building forms, details, and proportions. Use of single-family residential design elements are required to reduce perceived density, give character to the development and its individual dwelling units, add visual interest, and be compatible with the neighborhood context.

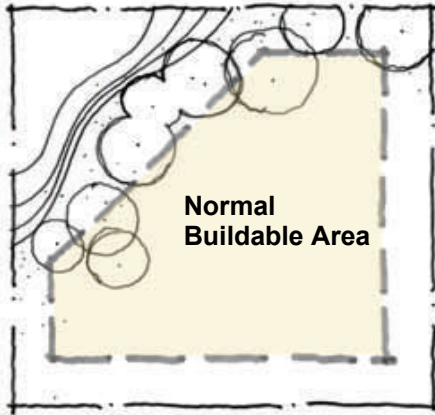
It is not intended that these guidelines prescribe one architectural style or a specific design character. There are various architectural styles found in Black Diamond's housing stock that help create unique settings. The primary focus should be to construct a high quality residential environment within the context of the existing community. Quality development is further encouraged through a sustainable design approach.

Landscaping

The rolling topography and variety of open pastures and meadows, wetlands and forested areas in the city help define its character. New developments can establish visual connections with these natural features through the choice and placement of landscape features. Moreover, an attractive, well-maintained, natural landscaped environment contributes to residents' quality of life and also enhances the appearance of the surrounding neighborhood.

SITE DESIGN

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A. Context

Intent

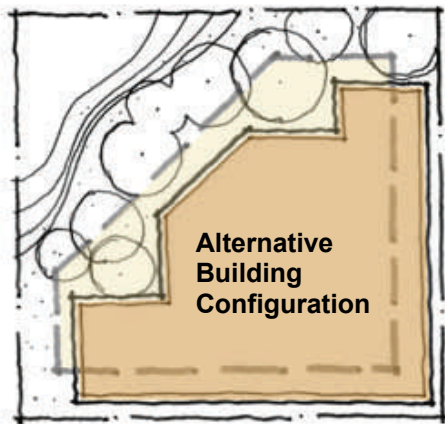
Multi-family development successfully contributes to the overall community when relationships with the existing and planned land uses, development patterns, and context are considered.

Standards

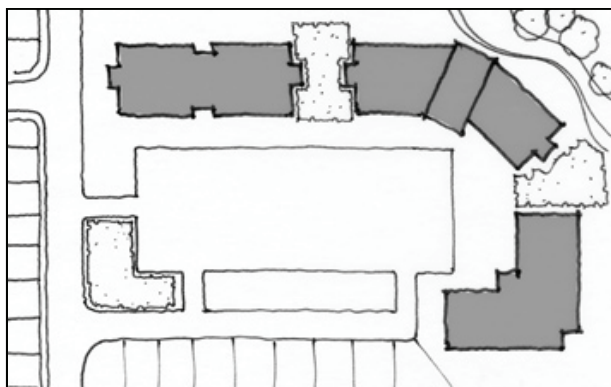
1. Developments shall comply with the City's tree preservation ordinance.

Guidelines

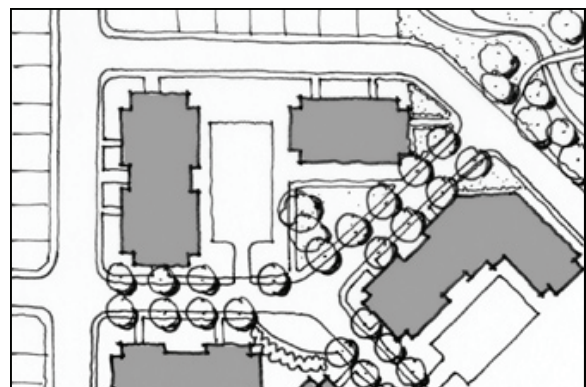
1. Incorporate existing unique site amenities such as views, mature trees, and similar natural features into developments whenever possible.
2. Use complementary building arrangements, buffers, and avoidance of incompatible building scale to ensure that new multi-family residential development is compatible with residential development in the immediate area. For example, cottage housing is encouraged in older, smaller Lot residential neighborhoods to complement similar siting in the area.
3. Complement existing landscape materials, location, and massing on adjacent developments with new landscape plantings.



Alternative site design can preserve mature trees and natural features



Undesirable Layout



Desirable Layout

Orient and cluster buildings, and design parking, landscaping and open space in ways that connect to surrounding neighborhoods, and complement view sheds and surrounding natural features.

SITE DESIGN

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B. Building Siting

Intent

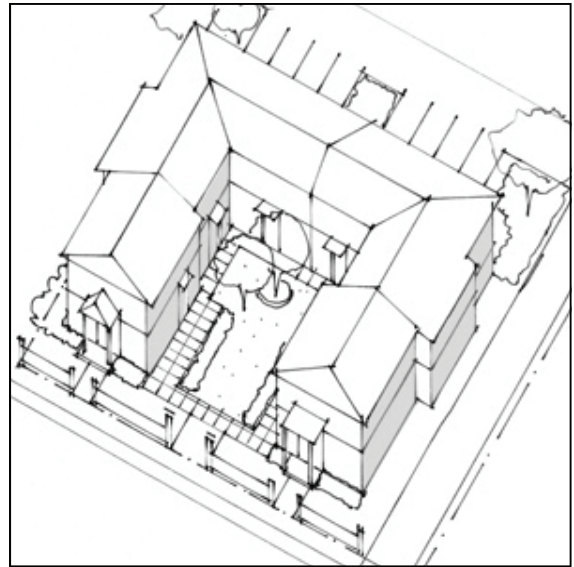
Appropriate building siting can reduce the perceived density of multi-family developments, maximize open space areas, provide “eyes on the street” surveillance, and enhance neighborliness by creating community gathering spaces.

Standards

1. Developments shall be oriented parallel to the public street, with setbacks from the street used to create landscaped open space.
2. Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes.

Guidelines

1. To create an appropriate transition from residences and the street, use the space between the building and sidewalk to provide security and privacy for residents and to encourage social interaction among residents and neighbors.
2. Cluster multi-family buildings around courtyards, gathering areas and open spaces.
3. Repeat these design elements throughout portions of the development that are not oriented to the street.

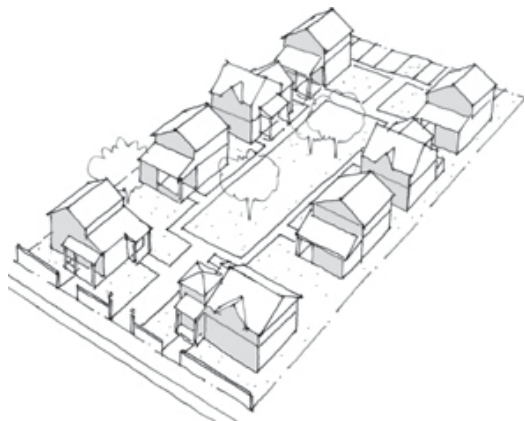


Buildings around courtyard and sited parallel to the public street with direct entrances and windows allowing “eyes on the street”

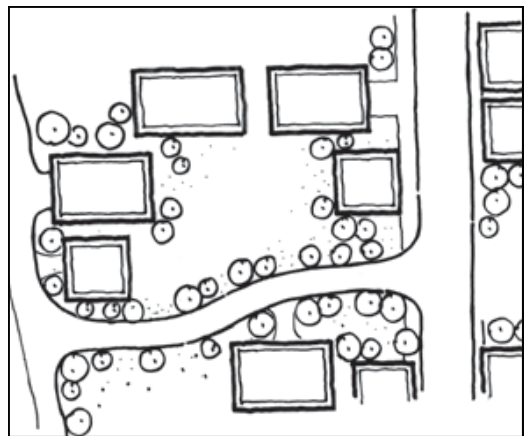


Appropriate transition from residence to street

SITE DESIGN



Centralized open space provides convenient access for many units



Large and small open spaces are connected and oriented to dwellings



Tot lot centrally located for safety and accessibility

C. Open Space

Intent

Common open space provides opportunities for casual social interaction and safe play areas for children, and it reduces the perceived density of the development. Private open space serves as an outdoor room for residents.

Housing Type	Private	Common
Cottage	Minimum 200 sf usable open space per unit separated from common open space by hedge or fence not to exceed 36" in height	Minimum 400 sf per cottage Minimum 20 ft. width At least 50% of cottage units abut common space
Courtyard	Minimum 200 sf usable open space per unit.	Minimum 300 sf per unit for courtyard space. Minimum 25 ft width At least 50% of units abut courtyard space
Townhouse	Minimum 300 sf usable open space per unit at ground level	

Guidelines

1. Conveniently locate open space to the majority of units for recreation and social activities.
2. Open spaces should be sheltered from the noise and traffic of adjacent streets or other incompatible uses. Take advantage of sun orientation to provide a comfortable environment.
3. Provide well-defined open space edges through the use of walkways, buildings or landscaping.
4. For larger developments, provide a series of connected open space areas of varying shape, appearance and intended use.
5. Require private open space (such as yard, patio or balcony) that is visible and can be entered from inside the dwelling for all units.
6. Define boundaries between private and common open spaces by elements such as low walls or plant

SITE DESIGN

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C. Open Space

Guidelines *CONTINUED*

7. Site and design buildings so that windows of neighboring units do not overlook private open spaces.
8. Common outdoor spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities to meet the needs of the residents:
 - a. Site furnishings (benches, tables)
 - b. Play areas (locate away from public streets)
 - c. Gardens
 - d. Patios or courtyards
 - e. Special paving, such as stone, brick or other unit pavers
 - f. Covered structure (i.e. gazebo)
 - g. Water feature



Locate shared amenities such as outdoor play areas and bicycle parking



Private open space at rear of unit

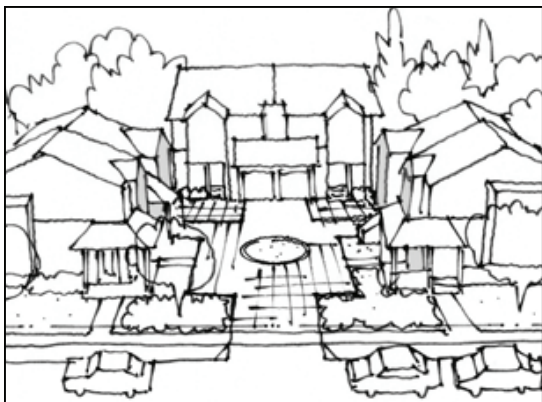
SITE DESIGN

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D. Parking/Vehicular Circulation

Intent

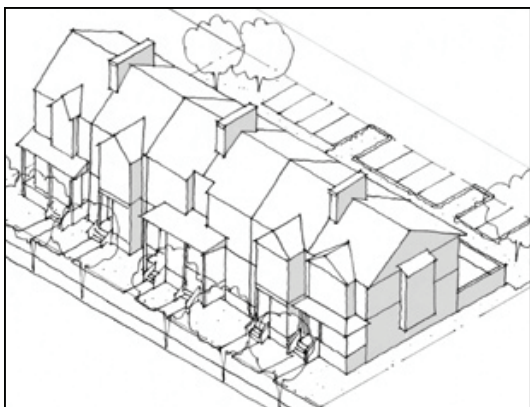
Safe and efficient circulation and parking arrangements take into consideration the needs of pedestrians, children at play, parking lot appearance, and safety.



Single curb cuts are preferred. Recessed garages and enlarged entries has a positive impact on the streetscape.

Guidelines

1. Parking areas shall be located in the development's interior and not along street frontages. Driveway openings along street frontages shall be limited to one per 150 lineal feet of street facing property.
2. The number of trees required in the interior landscape area in parking lots shall be dependent upon the location of the parking lot in relation to the building and the public right-of-way (street):
 - a. Where the parking lot is located between the building and the street, one street for every four spaces shall be provided (1:4)
 - b. Where the parking lot is located to the side of the building and partially abuts the street (max. 50%), one tree for every six spaces shall be provided (1:6)
 - c. Where the parking lot is behind the building and is not visible from the street, one tree for every eight spaces shall be provided (1:8)
3. Parking lot lighting shall be placed to create adequate visibility at night and evenly distributed to increase Security;
 - a. Control vehicle speeds by appropriate signage, changes in roadway texture, and other traffic calming devices, where necessary.
 - b. Avoid blank walls with rows of garage doors that face the public street front.
 - c. Use single-car garage doors, rather than double-car garage doors.
 - d. Provide landscaping around garages, and tuck-under parking.
 - e. Include an adjacent pedestrian entry path that connects to the public sidewalk along all entry drives. Provide elements that define the main entry, including lighting, textured paving, and accent plant



Rear yard parking is preferred.

SITE DESIGN

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E. Pedestrian Connections

Intent

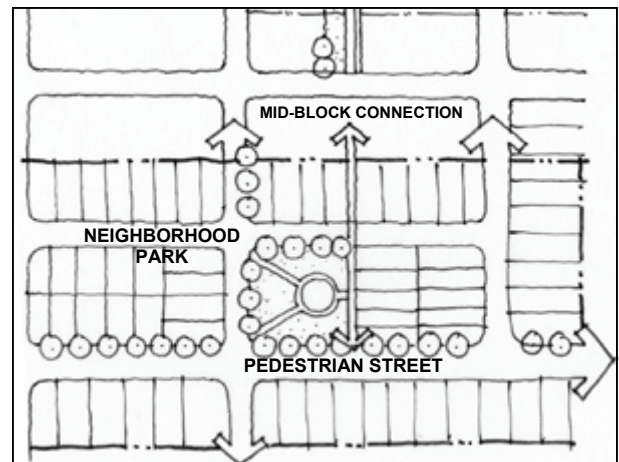
To create a network of safe, consistent, and convenient linkages for pedestrians, including locating building entrances adjacent to public sidewalks.

Standards

1. A comprehensive system of pedestrian walkways shall link all site entrances, building entries, parking areas and common outdoor spaces with the public sidewalk.
2. Clearly defined pedestrian connections shall be provided:
 - a. Between public sidewalks and building entrances when buildings are not located directly adjacent to the sidewalk.
 - b. Between parking lots and building entrances.
3. Pedestrian walkways shall be a minimum 5 feet of clear, unobstructed passage and the type and nature of all materials shall be consistent within a development.
4. Walkways shall be accessible to disabled persons and in conformance with the Americans with Disabilities Act

Guidelines

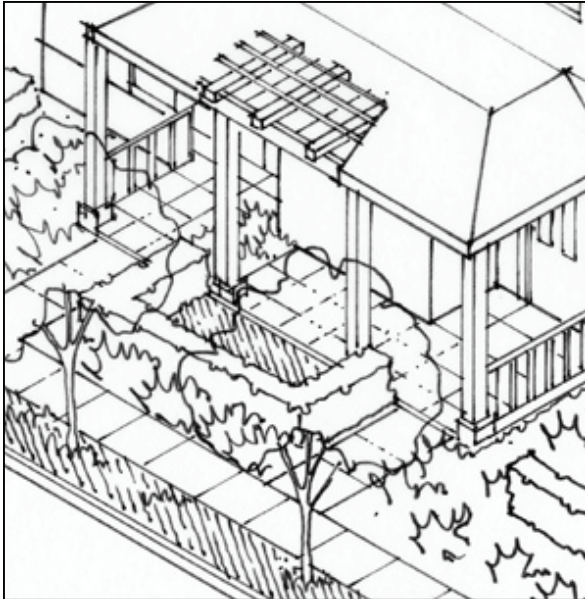
1. Provide pedestrian access to adjacent existing or planned open space areas and trails.
2. Avoid combining vehicle and pedestrian access to dwelling units as this does not allow adequate room for landscaping and other features that can personalize the front entry.
3. Locate walkways to minimize the impact of pedestrians on the privacy of nearby residences or private open space.
4. Provide a landscaped planting area between walkways and building facades.



Desirable connections to neighborhood amenities

SITE DESIGN

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Porches, patios, walkways and covered trellises help identify individual entrances

F. Front Yards/Entrances

Intent

To provide separation between buildings and the public realm where the front yard serves as outdoor space and provides a welcoming and safe entry from the sidewalk to the building.

Standards

1. Primary building entries shall be clearly visible from the nearest public circulation walkway.
2. A minimum of 50% of the front yard shall be landscaped and planted.
3. Each individual unit shall have its own private walkway to the front door at ground level.
4. Walls, shrubs and other visual obstructions Between the public realm and the building shall be limited to a maximum 3 ft height to allow easy surveillance.



Walkways combined with enhanced entry feature lead to each unit. Doors and windows encourage "eyes on the street"

Guidelines

1. A porch, covered stoop, or similar entry feature at each unit's front entry is strongly encouraged.
2. A wide range of plant materials, including perennials, lowering shrubs and native shrubs and groundcovers should be planted in the front yard. Plant material providing seasonal interest is encouraged.

BUILDING DESIGN

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A. Building Mass

Intent

Reduce the apparent bulk of multi-family buildings and maintain a pedestrian scale compatible with Black Diamond's small town character.

Standards

Cottage Housing		
Development Standards	By Right	Flexibility Available?
Minimum Lot Size	5000 sf	No
Maximum Lot Size	None	No
Maximum Lot Coverage (all impervious surfaces)	60%	No
Front yard Setback	Average of 10 ft, throughout the project; not less than 5 ft	Yes
Side Yard Setback	5 ft	No
Rear Yard Setback	10 ft	No
Maximum First Floor Area	50% of units, can not exceed 650 sf; 50% can not exceed 800 sf	Yes

Townhouse		
Development Standards	By Right	Flexibility Available?
Minimum Lot Size	7200 sf	No
Maximum Lot Size	Based on maximum number of units allowed	No
Maximum Lot Coverage (all impervious surfaces)	60%	No
Front Yard Setback	Minimum 10 ft Maximum 25 ft	Yes
Side Yard Setback	7 ft with 2 ft projections allowed for bay windows, chimneys, etc	No
Rear yard Setback	5 ft with an alley, 10 ft without	No
Maximum number of attached units per structure	6	yes

BUILDING DESIGN**11****A. Building Mass** *CONTINUED**Intent*

Reduce the apparent bulk of multi-family buildings and maintain a pedestrian scale compatible with Black Diamond's small town character.

Courtyard		
Development Standards	By Right	Flexibility Available?
Minimum Lot Size	14,400 sq ft, minimum of 4 units	No
Maximum Lot Size	Based on maximum number of units allowed (12)	No
Maximum Lot Coverage (all impervious surfaces)	60%	No
Front Yard Setback	Minimum 10 ft Maximum 25 ft	Yes
Side Yard Setback	5 ft	No
Rear Yard Setback	5 ft with an alley/10 ft without	No
Maximum number of attached units per structure	6	Yes

SITE DESIGN

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B. Building Scale and Character

Intent

To help retain the city's small town character through building design.

Standards

1. Horizontal facades longer than 30 feet shall be broken down into smaller units, reminiscent of the residential scale of the neighborhood. At least three of the following methods shall be included:
 - a. roof forms such as gables and dormers
 - b. changes in materials
 - c. bays or projecting balconies
 - d. recesses/offsets
 - e. windows

Guidelines

1. Incorporate smaller-scale forms such as bays, recessed or projecting balconies, and dormers into the design to visually reduce the height and scale of the building and to emphasize the definition of individual units.
2. Where a neighborhood has a recognizable architectural context, such as Morganville, use those building features as visual cues for incorporation into the development's design.

Roofs

1. Gables facing the street are encouraged.
2. Vary roof lines within the overall horizontal plane through combinations of roof heights that create variation and visual interest.
3. Incorporate the roof pitch and materials of adjacent buildings into carport or garage roofs.



Roof pitch, dormers and change in upper level materials break down the scale of a multi-family development and relate to single family character nearby



SITE DESIGN

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C. Facade Articulation

Intent

To avoid boxy and monotonous facades that lack human scale dimensions and have large expanses of flat wall planes.

Standards

1. Buildings shall include articulation along the facades facing and visible from public right-of-way. Modulation elements shall have a minimum 2-foot projection or recession from the facade, and be a minimum of 6 feet in length.

Guidelines

1. Use architectural treatments, such as recessed windows, moldings, decorative trim, and wood frames to add three-dimensional quality and shadow lines to the facade.
2. Windows of varied shape, size, and placement are encouraged.
3. Incorporate architectural detailing consistent with the development's overall design into garage doors, such as patterned garage doors, painted trim, or varied colors.



Building modulation



Bays, dormers, balconies and other projected or recessed design elements reduce the building's mass and add visual interest

BUILDING DESIGN

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D. Building Entries

Intent

To create a socially and visually stimulating multifamily district with street level facades that support pedestrian activity.

1. Design courtyard entry gates as an important architectural feature of the building or development.
2. Emphasize and differentiate each individual unit's entry through architectural elements such as porches, stoops, or roof canopies, and detailing such as paint color, trim, materials or awnings.
3. Provide opportunities for residents to personalize individual entries by providing ground level space or a wide ledge for plants and other features.



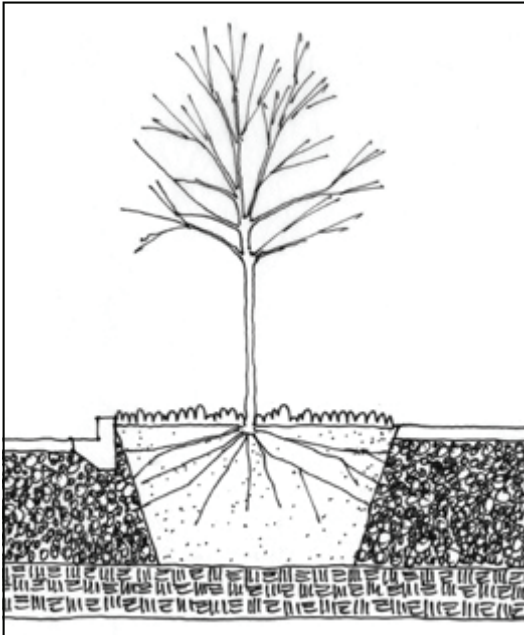
Low walls and landscaped areas help define the transition from public to private space. Ledges create opportunities to personalize the dwelling unit.



Well designed entry gate

LANDSCAPE DESIGN

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Generous planting areas and uncompacted soil help sustain healthy landscaping

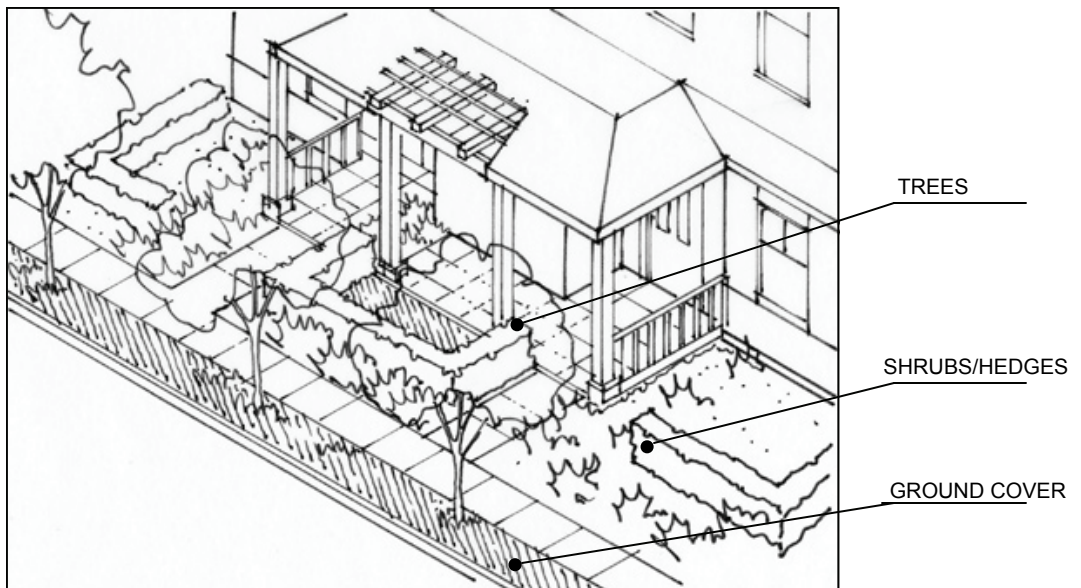
A. Landscape Design

Intent

To create unique identity, establish visual connections to surrounding natural areas, soften the architecture, provide shade and screen unattractive areas.

Guidelines

1. Use a three-tiered landscape planting approach consisting of ground cover; shrubs and vines; and trees.
2. Use different landscape design and plant materials in the various courtyards and common open space areas of the development to create an individual identity for each space.
3. Use landscape plantings to help define property lines and distinguish private space from public space through a change in plant material, form or height.
4. Select trees and shrubs based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials or are considered invasive shall be avoided.
5. Sixty percent of plantings materials shall be a native species.



Landscaping to distinguish private space from public space