



Greenbridge



DESIGN GUIDELINES

March 2014





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Chapter 1: Introduction

The Purpose of the Design Guidelines

The Design Guidelines (Architectural Regulations) provide design guidance for landscape, residential and non-residential builders, as well as guidance for owners wishing to modify existing homes and buildings in Greenbridge. They are written to assist the Initial Construction Control Committee (the "Construction Committee") in reviewing new construction proposals and in establishing the overall quality and character of Greenbridge. They are also written to assist the subsequent Design Review Committee (the "Review Committee") in reviewing all modifications, additions or alterations that occur external to buildings after initial occupancy. Interior modifications, additions or alterations are not reviewed unless they directly affect the exterior appearance or privacy of other lots. The guidelines also outline requirements for private landowners, partnerships, and others associated with the site on actions and responsibilities for protecting both existing mature trees, new trees, and other plant material.

The Design Guidelines are not the exclusive basis for the design review decisions of the Construction Committee, and compliance with the Design Guidelines does not guarantee approval of any application. The Construction Committee and Review Committee will also consider applicable provisions of the recorded Declaration of Conditions, Covenants and Restrictions for Greenbridge ("the CCRs") during their deliberations.

Except for Appendix C, King County Conditions of Approval, the Design Guidelines do not include federal, state, or local regulations. It is the responsibility of the applicant to ensure compliance with the various applicable governmental regulations that pertain to them, including Appendix C. The fact that a particular proposal may comply with applicable federal, state or local regulations does not entitle an applicant to approval because the Design Guidelines impose additional requirements and restrictions. As a result, approval, from both the applicable government agencies and the Construction or Review Committee, is required in all cases prior to the commencement of construction.

How to Use the Design Guidelines

The Design Guidelines will be used initially by the Construction Committee, residential neighborhood builders and non-residential builders. As the Greenbridge community develops, the Design Guidelines may be modified for use by the Review Committee and individual homeowners as deemed necessary by the Greenbridge Association. The Design Guidelines may also be modified through additional supplements to this guide for non-residential owners, non-residential building owners, and non-residential tenants.

The Design Guidelines consist of two main components: Design Standards and Review Procedures. The design standards are organized primarily by the Residential Area and the Neighborhood Core. Standards are included for the following categories: Site Design, Architecture, Landscaping, and Sustainable Development. The review procedures chapter describes submittal requirements, the review process and timing, revisions and variances, and fees.

These guidelines should be reviewed prior to the initiation of the design process. Development submittals will be reviewed for conformance with these guidelines as well as the CCRs.



Chapter 2: Guiding Principles



The new community of Greenbridge is a place where Greenbridge and White Center residents can live, work, learn and play.

The master plan for Greenbridge envisions a wide variety of homes, a system of parks, trails and open spaces, multiple community spaces for services and learning, and stores and offices for work and shopping. Artwork will decorate the community to express the unique international, intergenerational, and transformative character of the community.

To create this new community, thoughtful, innovative design is needed. Creativity and flexibility will be critical. The KCHA, home builders, and King County will work as a team to achieve the community vision for Greenbridge.



Greenbridge is an affordable community that will offer a wide variety of housing choices to households at every stage of life.

At least 300 rental homes are affordable to households that earn less than 30% of median income. Up to 200 rental units are affordable to households that earn less than 60% of median income. Up to 500 market rate homes will be offered for sale. As many as 75 for sale homes will be affordable to households earning 80% of the median. Greenbridge will offer multiple housing types, including cottages, single family houses, townhomes, flats, apartments, accessory dwelling units, live/work units, handicapped accessible units, and combination flat and townhouse buildings. Many units will be accessible, visitable, or adaptable. As a result, Greenbridge will be an economically and architecturally diverse community.



Greenbridge will employ low impact and sustainable site, housing and facility construction and operation practices.

Greenbridge is a 3-Star Built Green™ certified Green Community. Parcel builders are required to certify homes through the Built Green™ program at a 3 star level, and should build homes that go beyond codes and conventional practices to minimize impact on water and land resources by using sustainable materials, and energy efficient appliances and practices.



Concurrent with the master planning process, the KCHA worked with King County to adopt a Demonstration Ordinance to allow low impact development and Built Green™ construction practices. Narrower streets, shared parking, and on-street parking authorized through the Demonstration Ordinance will reduce stormwater impacts of Greenbridge's development. Builders are encouraged to pursue other low impact stormwater development and sustainable building techniques and apply the flexibility in site design allowed by the Demonstration Ordinance.



Greenbridge will connect and orient to existing White Center neighborhoods through site planning, vehicular and pedestrian connections, and provision of services available to White Center residents. Greenbridge will enhance the community of White Center, by stimulating its economy, creating services, and providing additional housing choices. The architecture and public portions of Greenbridge will improve the vibrancy of White Center as a whole. The increase in population brought by Greenbridge will also strengthen the existing White Center commercial area.

Greenbridge will integrate with and enhance the existing White Center community.



Chapter 3: Design Standards

Please note that development standards established in the Greenbridge-modified King County Code of the Greenbridge plat approval are denoted in italics below (see Appendix C).

SITE DESIGN



Design Standard S-1:

Neighborhood Layout, Connectivity and Circulation

Greenbridge is a vibrant new community. Neighborhood layout, landscaping, site details, and architecture should together create a series of outdoor spaces that are safe, comfortable, walkable, and functional — places where the community can unite and interact. Greenbridge is also an interconnected community, allowing easy mobility for pedestrians and drivers. Multiple routes and smaller block sizes encourage walking and spread traffic between neighborhoods. A logical, comprehensible street pattern forms residents' mental map of their community, making it easily accessed and navigated.

Appropriate

1. Public areas should be interesting, easy to walk through, and encourage interaction. All aspects of design, including site, landscaping, and architecture, should work together to create a network of outdoor public spaces (streets, trails, parks, plazas) that are safe, comfortable, walkable, and attractive. Achieving these goals is a priority over facilitating auto movement.
2. Innovative site planning that achieves Greenbridge guiding principles and design guidelines is encouraged.
3. The street layout should be logical and understandable. Routes through neighborhoods should be simple and easy to remember. Street layouts should tend towards simplicity instead of complexity.
4. Parks, public buildings, and other public gathering areas should be located to be a centerpiece to the surrounding neighborhood – highly visible, accessible, and central. Their placement should be an organizing element to the overall street and neighborhood layout.
5. Streets should be interconnected. To encourage direct, short walking routes, the maximum block perimeter (except for the W4, CV2-4, and E2 blocks) should be 1600 feet. One edge of a block perimeter may be formed by a trail.
6. The street layout should be designed to minimize traffic cutting through on local access streets to get to larger arterials.
7. Streets should be straight rather than curvilinear for improved comprehensibility of the street lay-



out. Where curves are used, they should respond to topography or site constraints or address specific design elements that give form to the overall street system.

8. In the steeper portions of Greenbridge, some of the streets should be steep and take up grade and others should be flat, terracing in relationship to the grade. These flat streets will be more usable to the residents. The majority of residential entrances in these steeper areas should face onto the flatter streets.
9. Streets should be the smallest category possible to support the anticipated traffic.
10. Unique, small landmarks such as signature trees, pockets parks, or benches, or design elements such as sections of curved or steeper streets, should be located to enhance route-finding through the community.
11. Walkways through neighborhoods should be provided to important public features such as parks.
12. Alley-served neighborhoods are encouraged as a means to move garages and service functions out of the public portion of the streetscape.
13. Reducing the aesthetic impact of long alley corridors is encouraged through use of "T" or curved alleys.
14. Existing and new trees as well as other plantings should be protected and nurtured - these are critical to establishing a mature and attractive community.

Inappropriate

1. Maze-like streets that disorient the driver or pedestrian should be avoided.
2. Dead-end streets should be avoided.



This relatively flat street is on a site with a 15% cross slope. Grade is taken up through buildings and rear lot rockeries. The flat street provides a good walking environment and usable common outdoor space, and helps unite the neighborhood.



This sidewalk continues as a walkway between buildings to provide direct access to a park behind the homes.





Design Standard S-2: **Residential Lot Layout**

Residential sites should be laid out to reinforce the vitality of public areas. Buildings should be set close to streets and other public areas. Site features should be aesthetic and emphasize safe pedestrian interaction.

Appropriate

1. Buildings should be set close to the street and other public areas.
2. The area of the lot between the building and adjacent public areas should be designed to provide aesthetic surroundings for the public areas and maximize interaction between the building residents and the public areas.
3. The front plane of each single family, detached residential unit shall be at least 5' closer to, or at least 5' farther back from the front property line in relation to the front planes of each adjacent single family, detached residential unit.
4. Entries will be on public sides of buildings which includes streets, open spaces, corners or parks. Unless infeasible due to grade limitations or the presence of bioswales, on front-loaded lots 25 feet wide and greater, a walkway should directly connect the front door and adjacent street, sidewalk, walkway, or green (not via driveway).
5. The placement of unit types on lots must take into account privacy. Front doors should not be adjacent lot to lot.
6. The placement of unit types on lots must also take into account adjacent public and open space by treating public space (trail, park or passive park) as a corner.
7. Car parking should be predominantly provided/located as follows to distribute their presence:
 - a. On street
 - b. In garages
 - c. Off of alleys
 - d. In clustered surface parking to the rear of the lot or, less optimally but still acceptable, at the side of the lot - see guideline below
 - e. In tuck under parking (from the rear)
 - f. The front entry door must receive more emphasis than the garage door. This can be accomplished by setting back the garage door, cantilever over garage, columns, porch railings or permanent decorative porch features.
8. In general, sites should be laid out so that buildings have public and private sides, concentrating design focus and energy on public areas, while providing quieter, more private areas and spaces for service functions (such as dumpster enclosures) or surface parking. Where it is not feasible to locate surface parking/service functions to the rear due to site constraints, service functions/surface parking may be located on the sides of buildings. Where this occurs, the service function/surface

parking should be screened from public areas with landscaping or walls.

9. In some cases, based on desired housing type, grade, or efficiency of land use, buildings may have public faces on all sides. Where this occurs, service areas and surface parking may be located on public sides of buildings. However, these areas should be designed to reduce the impact of the service function and automobile presence on the public entrance of the adjacent homes, including breaking surface parking into smaller groups of stalls, installing additional landscaping, and providing clearly defined and continuous walkways as a substitute for sidewalks.
10. Regardless of location, the visibility of parking and service areas should be reduced through landscape screening, walls, vertical grade changes that move them out of the line of sight, and/or trellises.
11. Garages located off of alleys are encouraged. If an alley is present, garages shall be located off of the alley.
12. Garages shall in no case be located in front of the front façade of the house (excluding overhangs or upper floor cantilevers). The garage face must not be forward of the floor above it.
13. Joint driveways are encouraged.
14. *Joint driveways shall be setback at least 21 feet from garages, carports, or fenced parking to the opposite side of the joint use driveway (Modified King County Code requirement – see Attachment M B.8 for full text).*
15. *Garage doors, carports, and fenced parking shall be setback at least 21 feet from the opposite side of the alley (Modified King County Code requirement – see Attachment M 21A.12.150(B) for full text).*
16. *At least 18 linear feet of driveway shall be provided from the back of the sidewalk to the vehicle parking space [Modified King County Code requirement – see Attachment M B.4 for full text].*
17. Curb cuts should be spaced in a way that maximizes on-street parking.
18. Two-car driveways and curb cuts (measured at the flowline) shall not exceed 18' in width. Two-car driveways that are longer than 22' shall taper to 10' in width at the sidewalk and include a 10-foot curb cut. One-car driveways and curb cuts shall not exceed 10 feet in width.



These buildings help make the sidewalk public space safer and more interesting through proximity, outdoor functional space, attractive architecture and detailing, and windows looking out to the street.



Parking is located on the public sides of these buildings, but is mitigated through additional landscaping, smaller parking pockets, and a defined walkway.

19. Two two-car driveways that are adjacent to each other shall be separated by at least 8 feet of landscaping at the sidewalk.
20. On lots 40 feet wide or less the driveway may be used as a walkway provided the driveway is sized to accommodate one or two cars depending upon garage and driveway length including space to get out of the car. Walkway shall be designated by texture and connects to front door with hard surface. The driveway should not end at the front door.
21. Driveways shall be paved with concrete.
22. Adequate provision shall be made for storing garbage cans, recycling totes and yard waste bins in low-visibility locations, not visible from public areas.
23. Recognizing that Greenbridge is a dense community, attentiveness to providing privacy for at least some portions of units is encouraged. Consideration to using the following techniques should be given:
 - a. Staggering windows of adjacent detached units
 - b. Privacy glazing
 - c. Avoiding placing windows and balconies that look onto adjacent primary private rear yard patios and outdoor spaces.
 - d. Balcony and patio privacy walls
 - e. Locating bedrooms away from highly public building edges at the ground floor
 - f. Landscape screening—no more than 5 feet high
24. Adjacencies of unit types must be taken into account in site planning so that the front door privacy and security are considered as well as location of front door to adjacent public spaces to present an open, rather than wall-like, relationship to the open space.

Inappropriate

1. Auto courts and woonerfs are not allowed.
2. Snout houses are not allowed. A snout house is a house with the garage forward of the front plane of the house.

Required

1. Entries to homes on public sides of buildings
2. Adjacencies of unit types must be taken into account in site planning so that front door privacy and security are considered as well as location of front door to adjacent public spaces presents an open rather than wall like relationship to the open space.



*Which is more important here, the car or the person?
"Snout houses" are not acceptable in Greenbridge.*





Design Standard S-3: Views

Territorial views, and distant views of the Olympics and Cascades, are an asset to Greenbridge. Including views into site design will help define its distinct character. Placing eye-pleasing features at the ends of sight lines (such as street, trail, or park ends) will enhance the overall aesthetics and quality of Greenbridge.

Appropriate

1. Using site design, provide gaps between buildings, and create other opportunities to allow views from public spaces to the Olympics, Cascades, and territorial views of the surrounding area.
2. Where appropriate, provide small public vista points with seating to allow enjoyment of specific views.
3. Site design should place focal points such as attractive buildings, critical areas, or public art on a sight line, as an organizing feature to the neighborhood.
4. Orient and design parks to frame off-site views or local focal points.
5. Landscaping or other aesthetic features are encouraged at the ends of short streets, alleys, or parking lots.



This gazebo forms an interesting view end for this street.



A small plaza, and break between the buildings, allow the whole neighborhood to share the view.



The viewpoint is integrated with a neighborhood park.

Inappropriate

1. Unattractive features such as garages at the ends of sight lines should be avoided.



Design Standard S-4: Trails and Walkways

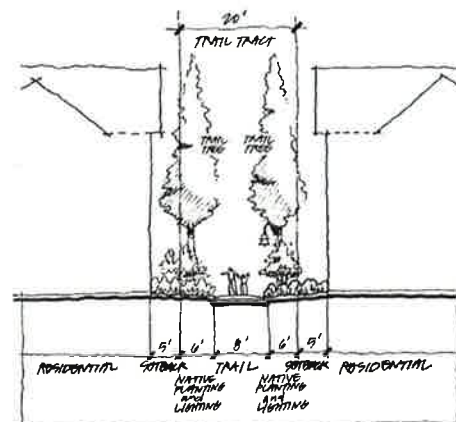
Trails and walkways in Greenbridge form an important secondary circulation element (after the street network) that gives the community an extra component of depth and complexity. In particular, a major east-west trail links the east and west residential areas to the 8th Avenue neighborhood core and to the White Center open space corridor west of the site; another major trail parallels SW 100th Street, adjacent to a stormwater bioswale. These trails are an important part of Greenbridge’s unique, defined character.

Appropriate

1. Major pedestrian corridor locations (including portions provided through the street network) have been established pursuant to the master plat. These should be retained through any plat redesigns. Minor adjustments in location are acceptable with the approval of the Construction Committee.
2. Trails shall be 8 feet wide, and surfaced with either asphalt or pervious concrete. 5 feet of landscaping is required on both sides of the trail. [King County preliminary plat approval – see Condition 18. The eight foot wide trail and adjacent five feet of landscaping should be open to the public – lot lines, fencing, etc., should be located outside of this 18-foot corridor.
3. Within individual parcels, pedestrian connections should be provided as appropriate to link neighborhoods, parking areas and streets, parks/recreation features, etc. Individual parcel designs may also establish walkways to provide access to fronts of units, for example, off of a common green. Any walkways serving multiple homes, or providing for general pedestrian circulation, should be a minimum of 4 feet wide and surfaced with concrete or pavers.
4. Architecture, including window placement, landscaping, fencing and any other features that are adjacent to trails or walkways should be designed to make the trail/walkway a pleasant and safe place. Adjacent uses should orient to, rather than away from, the trails/walkways.



A number of elements make this trail open, safe and welcoming: windows looking on the trail, good adjacent building detailing, open fencing above 4 feet, low shrubs, trees, and a park at the end, inviting you along.



Greenbridge typical trail section.



5. To provide mobility for people with walkers, wheelchairs, strollers, etc., sloping trails/walkways, rather than stairs, should be provided in areas with grade. A maximum grade of 8% is preferred, with an absolute maximum permitted grade of 12%. Where it is not possible to achieve these grades, steps should be used instead.
6. No more than 8 steps shall be provided without a landing. A minimum of 2 steps shall be provided in sequence, to help make steps visible.
7. Trails/walkways should generally follow direct routes. Curves should be used only with purpose: to follow a contour, to avoid a tree, as a specific element within a larger landscape design, etc.
8. Trails segments, as they are developed, should be architecturally compatible with, and of similar design to existing Greenbridge trail segments.
9. Trail segments shall include lighting similar in design and spacing to the east-west trail constructed with the Seola Crossing partnership.





Design Standard S-5: **Preservation of Existing Trees**

King County Housing Authority has a goal to protect existing significant trees at Greenbridge and incorporate those trees into parks, trails, street-scape and yards to

the maximum extent feasible.

King County Housing Authority has conducted a survey of significant trees. Significant protected trees were defined as mature, healthy and valuable. The trees that have been designated as protected are to be preserved and maintained in place. Penalties will be assessed for damages due to construction activities and any actions not approved by KCHA that may impact or compromise the health of these trees. Protected trees are also located on KCHA Partnership properties and, as for-sale lots sell, on private parcels. The requirements and obligation to protect these trees is the responsibility of the parcel owner/manager.

In the offering of individual parcels for sale and development by third parties, KCHA will identify the protected trees located on the parcel or grouping of parcels. KCHA must specifically approve the removal, pruning or any action with a protected tree.

Prior to construction, the developer will submit a tree preservation and protection plan along with development plans. The tree protection plan shall be reviewed by the developer's arborist and shall consider grading, placement of structures and drainage to ensure long term health of the trees. The significant trees that the developer is required to preserve must be protected during the course of construction according to specifications provided by KCHA. Protection shall include at least a 6' high 2x2" chain link fence supported by 2" diameter metal pipe no more than 6' on center and fastened to each post at 2' centers at the perimeter of the determined significant root zone along with mulch around the base of the tree as directed and approved by KCHA. Tree protection shall not be moved without approval by KCHA. Care and monitoring of the tree during construction shall include watering and general observation of health.

There shall be no cutting or pruning, driving equipment, building walls, earthwork (cutting or filling), storing materials or any other action on or within the protection fences of any protected tree without written approval by KCHA. Failure to obtain KCHA approval will result in a fine at KCHA's or Greenbridge Association's sole discretion.

If a tree becomes diseased or damaged, the developer or homeowner shall make recommendations for remedy to the Design Review Committee and alert the Greenbridge Association of pending remedy prior to any action. If the tree becomes too diseased or damaged to be preserved, the tree may only be removed with KCHA approval.





Design Standard S-6: **Parks, Plazas, Informal Gathering Areas and Site Amenities**

Greenbridge will be served by a variety of parks and plazas, well dispersed throughout the community. Parks and plazas will form a centerpiece to Greenbridge, making their design and function of critical importance. Pedestrian amenities will be provided throughout the community.

Appropriate

1. Major park and plaza locations, sizes, and boundaries have been established pursuant to the preliminary plat. These Greenbridge-established parks will fulfill King County code recreation space requirements. They should be retained through any plat redesigns. Minor adjustments in location, size, or boundary are acceptable with the approval of the Construction Committee.
2. Multifamily/attached residential projects with more than 20 units should provide informal on-site outdoor amenities and informal gathering areas proportionate to project size. For example, a small plaza with seating, informal play opportunities, and special landscaping might be provided in conjunction with a mail kiosk. These facilities should be provided beyond the King County Code recreation space requirements.
3. Taken as a whole, the parks, plazas, informal gathering areas, site amenities, and public art of Greenbridge should serve a variety of ages, physical abilities, interests, and inclinations. Where feasible, each park should provide both active and more contemplative recreation opportunities.



Little touches go a long way: boulders for resting, a scored concrete surface, and a waste can make this a functional rest stop in the middle of the neighborhood.



A small plaza/informal gathering area combines a terraced seat wall, benches, mail kiosk, and a lawn area as a place for the community to connect.



4. Pedestrian amenities, particularly seating, should be provided at appropriate locations throughout the community. This may include benches, seating walls, flat topped boulders, etc.
5. Parks and plazas should include areas of sun, shade, and wind protection to provide all weather and season usability. Active play areas should have good solar access.
6. Permanent, smooth play surfaces are encouraged around play structures.
7. Park space, particularly children's play areas, should be highly visible to surrounding homes and uses.
8. Children's play areas that are located next to streets should be protected with low fencing.
9. The design of parks, plazas, and informal gathering areas should integrate with the surrounding homes, landscaping, etc.
10. Site accessories (picnic tables, benches, trash containers, bike racks, water fountains, etc.) should be provided in parks and plazas adequate to serve the expected amount of use. The Landscape Forms "Plainwell" bench and trash receptacle, and the Landscape Forms "Gretchen" picnic table, or similar, shall be used as the Greenbridge standard site accessories. Trash cans shall include a cover or lid.
11. The style and color of site accessories must remain consistent at all times. Site accessories should be checked annually for quality and consistency.
12. Site lighting shall be provided similar in design and spacing to other park areas constructed at Greenbridge.

Inappropriate

1. The use of sand, small gravel or small stones is prohibited around play structures.



Landscape Forms Plainwell bench.



Landscape Forms Plainwell trash receptacle.



Landscape Forms Gretchen picnic table.





Design Standard S-7: **Outdoor Lighting**

Lighting is an important component of ensuring the usability and safety of Greenbridge's outdoor spaces during Northwest winter nights. Lighting will be designed to minimize glare, overspill, and night glow.

Appropriate

1. Adequate lighting for safety and security should be provided throughout the community, particularly in public areas. All streets, public pedestrian pathways, parks, and trails should be lit.
2. Care should be taken to avoid over lighting. Pinpoint lamp glare, night glow, and light spillover onto adjacent uses should be avoided. Evaluation of lighting adequacy and impacts should take into account all adjacent light sources, including street lights, porch lights, etc. Lighting (including porch and other outdoor building-mounted lighting) should use full cut-off fixtures that limit light trespass, night glow, and glare.
3. All outdoor lighting should be of similar placement, style and illumination levels to lighting already installed in Greenbridge (see photo right). Light poles and luminaries should be black. Pole heights should generally be 15 feet but may be somewhat taller or shorter depending on location and light need specifics.
4. Use of a certified lighting designer for all outdoor lighting design is encouraged.
5. Any replacement must come from the same family of style and color.



Greenbridge typical lighting pole and fixture.

ARCHITECTURE



Design Standard A-1:

Form, Context, Style and Diversity

The architecture of Greenbridge should enhance the existing White Center community. A broad range of architectural styles and housing types is encouraged. Builders are encouraged to use varying color, finishes, architectural style, modulation, and facades to provide diverse housing choice to Greenbridge. Within Greenbridge, building form and design should harmonize with their surroundings and context.

Appropriate

1. In keeping with the diversity and vibrancy of Greenbridge, a wide range of architectural styles (from traditional to modern) and housing types (such as traditional single-family detached homes walk-up cottages, townhomes, carriage houses, accessory dwellings, and stacked flats) should be provided.
2. Each building design should create a well-proportioned and unified building form and architectural concept.
3. Given the desired architectural diversity of Greenbridge, at transition points between architectural styles, basic design elements such as building articulations, roof forms, window placement, materials, and/or colors should be used to help tie the streetscape together.
4. Smaller scaled townhouses and stacked flat residential buildings should include building components that are similar to those of single-family detached homes, giving the buildings distinct residential-scaled segments.
5. Larger, mid-rise, stacked flat buildings should have a unified form and use a pattern of projections and recessed components to give the buildings depth and variety. The maximum building length shall be 136'.
6. *The Greenbridge-specific King County Code Section 21A.14.090 (see Attachment N) contains specific façade modulation requirements for certain apartment & townhouse developments.*



A variety of architectural styles should be provided.



Note the single family detached-scale articulations on the larger buildings. This also shows an excellent transition from large to small.



7. The set-back of residential buildings from the street should be modulated so that the front plane of each building will be at least 5' closer to, or at least 5' farther back from the front property line in relation to the front planes of each adjacent residential building.
8. Except for buildings located along 8th Avenue SW or on the SE corner of 4th Avenue SW and Roxbury Street, no residential building shall be taller than 3 stories above grade.
9. Changes in grade should be used creatively to screen parking, provide a variety of housing types and transitions in building scale, and achieve other design guidelines.
10. Highly visible rear elevations on hillsides should be articulated and broken up to reduce their aesthetic impact.
11. In single family detached projects with 40 or more homes, a minimum of 8 basic home types (including different roof lines, façade articulation, and interior layout/square footage) shall be provided, AND at least 1 basic home type will be provided for each 8 homes. Within the varying home types, changes to trim, detailing, color, window placement, shutters, porch roof forms, siding, and materials should also be provided.
12. In single-family detached projects with 20 to 39 homes, a minimum of six basic home types (including different roof lines, façade articulation, and interior layout/square footage) shall be provided. Within the varying home types, changes to trim, detailing, color, window placement, shutters, porch roof forms, siding, and materials should also be provided.
13. In single-family detached projects with 10 to 19 homes, a minimum of four basic home types (including different roof lines, façade articulation, and interior layout/square footage) shall be provided. Within the varying home types, changes to trim, detailing, color, window placement, shutters, porch/entry eave roof forms, siding, and materials should also be provided.
14. In single-family detached neighborhoods, identical basic home types shall not be located side by side or directly across the street from each other.
15. In attached and stacked flat residential neighborhoods, identical building types shall not be located side by side or directly across the street from each other. Buildings should be varied through changes in the number of units, colors, trim, roofline, window placement, shutters, and/or siding.
16. Accessory Dwelling Units as allowed by King County code are encouraged. Carriage houses are allowed at Greenbridge.
17. Multifamily buildings are encouraged to provide central, private courtyards as active recreation areas which are visible from residential units.



This building provides good grade transition by placing units on the upper and lower grades.



Design Standard A-2: Pedestrian-Oriented and Human-Scaled Buildings

Buildings in Greenbridge will enliven adjacent public areas with functional, visible pedestrian entrances, and building features such as doors, balconies, and windows that

look on and connect to streets and parks.

Appropriate

1. Portions of buildings that face public spaces (streets, parks, open spaces, and trails) should provide functional connections (such as porches, balconies, Juliet balconies, decks, patios, large, opening windows, sliding glass doors, or French doors) that maximize the interactivity between public and private areas.
2. Portions of buildings that face public space should be articulated and utilize features that give them depth, to provide a three dimensional feel.
3. Where feasible based on grading issues, portions of buildings adjacent to the public area should be no higher than 6 feet above the adjacent public area and not sit below the public areas. Where buildings sit above grade, any rockeries or walls between windows and public areas should be located to allow line of sight view from the home to the public area.
4. Front entries should be architecturally well defined and visible from the street.
5. Some of the rooms adjacent to public areas outside should be those functions that are more “public” in nature, i.e., family room, dining room, kitchen, etc., rather than those that are more private (such as bedrooms). In case the edges of a home face two public areas, the public edge of the home should be determined and public rooms focused on that edge. In addition, this guideline may not be feasible in townhouses with garages on the ground floor, as they have little ground floor living space. In these cases, some interior publicly oriented rooms on the second floor should be located next to outside public areas, and large windows or balconies provided that allow eyes



This stacked flat building provides excellent street connection: balconies, and a large communal porch with space for seating.



Windows on the street, covered entries, and balconies connect the public and private. Artwork on balcony rails give it visible impact and personality.



on the public areas.

6. Significant rooms in public buildings are encouraged to be located and designed to take advantage of available views.

Inappropriate

1. Large expanses of blank walls adjacent to public areas are prohibited. Refer to Design Standard A-7.5.





Design Standard A-3: Corner, Gateway and View Terminus Buildings

Highly visible buildings at street intersections, street/park corners, or in a prominent line of sight should be attractive and prominent.

Appropriate

1. Buildings at street ends, T intersections, ends of curves, prominent trail or park sight lines, and other important sight lines should be designed to provide an attractive view, enhancing the overall neighborhood.
2. Buildings located on corners (intersection of 2 streets, street and trail, or a street and a park), or at entries into neighborhoods, should be more architecturally prominent (for example, larger buildings, or using special detailing such as balconies, clocks, wraparound porches, etc.). Additional windows should be added to eliminate blank walls on corners.



This building provides an attractive, framed view end to the street.



A good corner building with wraparound porch and detailing on both sides.

Inappropriate

1. Garages, surface parking, long, unarticulated fencing, or other unattractive building features should not be located at the ends of prominent sight lines.



The double garage door forms a poor sight-line at the end of this straight street.





Design Standard A-4: **Accessory Structures and Outdoor Storage**

Accessory structures are a recognized part of Greenbridge but should be located to limit their impacts on adjacent properties.

Appropriate

1. Accessory structures such as sheds, hot tubs, play structures, and greenhouses are not allowed in front yards.
2. For attached or detached single-family homes that do not have a garage, a minimum 5'x6' enclosed outdoor storage closet that is integral to the homes should be provided. For homes with garages, outdoor storage that is built onto single-family detached structures is encouraged.
3. Accessory structures (not including accessory dwelling units) are limited in height to 12 feet and 100 square feet in floor area.

Inappropriate

1. Plastic or metal sheds are prohibited.
2. Attached/multifamily buildings are prohibited from having detached storage sheds.



Design Standard A-5: **Accessibility and Universal Design Buildings**

Universal Design is a term that describes features that facilitate accessibility and usability of a building by all people, regardless of age or physical ability.

Use of Universal Design is strongly encouraged in all Greenbridge homes.

Appropriate

1. Developers are encouraged to design units which include the following features. Developer will identify in their application which of these features are included in their home designs.
2. Multi-family apartment or condo developments should have an accessible path between parking, dwelling units and common areas that meet ADA standards.
3. For single family detached and attached developments, a “no-step” access to the front door entrance to all dwelling units and community buildings. If a no-step front entrance is not feasible, an alternate no-step side or garage entry to the first floor may be approved. (no-step entrance is desirable, but not required at other entrances.)
4. A 36” wide front door with exterior lighting at the entrance (exterior doors shall be provided with an artificial light source located in the immediate vicinity of the exterior door; the illumination of the exterior light shall be controlled from inside the dwelling unit, exception: lights that are continuously illuminated or automatically controlled).
5. All interior doorways should be at least 32” clear width in the open position (2/10 doors or a 36” is preferable).
6. A 36” wide fully accessible route must connect throughout the first floor of the dwelling unit. The maximum vertical floor level change is 1/4” except when a tapered threshold is used. The maximum height is 1/2” (40-42” is preferable).
7. A complete living area including master bedroom & bath should be located on the first level floor (or elevator access if multi-story apartments).
8. Lever handles on interior and exterior doors to be provided.
9. Clear floor space of 30” x 48” centered on the appliance or fixture shall be provided at each fixture in the kitchen. Floor spaces can overlap.
10. Reinforced walls to allow for the later installation of grab bars around the toilet, tub and shower stall.
11. Maneuvering space within the bathroom to permit a person using a mobility aid to enter the room,



close and reopen the door, with a clear floor space of 30" x 48" outside of the door swing.

11. In addition a clear floor space of 30" x 48" should be provided at each fixture and centered on each fixture. The 30" x 48" floor spaces can overlap each other. (Note: this is a requirement in the Fair Housing Act guidelines.)
12. Wall mounted light switches, electrical outlets or environmental controls shall be mounted for a reaching range of minimum 15" off the floor and maximum 48" above the floor.
13. Low maintenance exterior materials.
14. Covered main entry.
15. Entry door approach with 18" - 24" of clearance at side adjacent to handle.
16. Smooth transitions between rooms (vertical threshold of 2" or less).
17. Slip resistant flooring.
18. Maximize accessible path between main living rooms (preferably 38"-42").
19. Lever handles on kitchen and bathroom sinks, plus shower.
20. Anti-scald devices on all plumbing fixtures.
21. 5' turning radius or T turn in kitchen and first floor bathroom.
22. Parallel and forward approach maneuvering space in front of appliances and plumbing fixtures.
23. Main electrical breaker box located on the first floor.
24. Switches, doorbells, thermostats and breaker boxes should be located no more than 48" above the floor; electrical receptacles should be at least 15" above the floor.
25. Stacking of closets large enough to accommodate future installation of an elevator.
26. Reinforcement in shower stalls to permit future installation of a wall hung bench seat.
27. Security system.
28. Visual ID of visitors.
29. Visual smoke detectors.
30. Handrails on both sides of exterior and interior stairs.
31. Task lighting in kitchen, bath and other work spaces.
32. Rocker light switches.



Varied counter heights, open seating.



Lever door handle, open base sink.

33. Lighting in closets and pantry.
34. Closet rods adjustable from 3' to 5' 6".
35. Slip resistant flooring in kitchen and bath.
36. Multi-level or adjustable kitchen countertops and work spaces.
37. Pull-out shelves for kitchen base cabinets.
38. Front mounted controls on stove.
39. Installation of grab bars in bathroom.
40. Hand held showerhead in shower.
41. Curbless shower.





Design Standard A-6: **Entries, Porches and Balconies**

Prominent front building entries, and entry patios, porches and balconies, are important elements to creating the pedestrian feel and function of Greenbridge. Entry patios, porches and balconies provide an outdoor living area next to the street and public spaces, making public areas more interesting, sociable and safer. Entries and porches provide a functional transition space between the outside and inside and architecturally delineate the front entry.

Appropriate

1. Front entries must face a street, park, common courtyard, or other public space and be delineated architecturally with a porch or other significant architectural feature. All homes should be designed to make it obvious to visitors where the front door is located.
2. In single-family detached and townhouse neighborhoods, all homes shall have a covered porch or entry patio for the front door.
3. Except where overall grade issues make it infeasible, front entries should not be located below adjacent public area grade, and no more than 6 feet above adjacent public area grade.
4. Porches and entry patios shall have a minimum depth of 6 feet and minimum width of 8 feet.
5. Entry patios should include at least some overhead weather protection, especially at the front door.



A place to sit and visit.



*A good example of clear entries
and deep porches.*



Covering may include balconies overhead.

6. A walkway to the front door that is readily visible from the road must be provided either as a separate walk or an angled walk off the driveway,
7. The entry shall be emphasized to be welcoming, obvious, and prominent. Identify the entry through lighting, color, porch & rails, porch covering, columns & façade treatments, landscaping, and clear access. The front door may not be set back from the front plane of the house more than 6 feet.
8. Balconies are encouraged in detached and attached buildings as an additional way of putting eyes on the street, make the street more sociable and make the area safer. In larger buildings, balconies provide a means of breaking up or articulating the façade.
9. In central corridor stacked flat buildings with only one main street pedestrian entrance, other techniques to provide connection to the street, such as balconies and at-grade patios, should be provided. The main entrance should have a significant public porch that functions as an outdoor room and includes space for seating and visiting.
10. It is encouraged that porch railings be wide enough (6 inches) to use as an informal shelf.
11. All raised porches shall have railings.





Design Standard A-7: **Doors and Windows**

Windows and doors are the home's connection to the larger community. They should be well located to provide optimal connections to adjacent streets and parks and fit into the overall building façade.

Appropriate

1. Windows and doors shall be appropriate to the style of the building. Generally, in traditional style homes, windows should have a vertical orientation.
2. A variety of window and door styles should be provided within a neighborhood.
3. Windows and doors should be proportional to other façade elements.
4. Windows from public rooms within homes (such as the dining room or family room) should be positioned to allow residents to look out on the street and other public spaces, providing safety and interaction, while at the same time providing adequate privacy.
5. Side facades that face public spaces should include a similar percentage of window area to the front façade and to provide eyes on the street.
6. On side elevations that do not face a public area at least one window should be provided within 10 feet of the front façade.
7. Large windows or groupings of windows adjacent to public areas are encouraged (subject to energy code maximum glazing requirements).
8. Larger windows should be broken up by structural elements to provide additional detail and interest.



Attractive, nicely massed windows.



Windows wrap the side of home to face the green.

9. Front doors should be located symmetrically with porch vertical elements.
10. Window frames should complement the trim.
11. Doors that include a glass element appropriate to the design of the house – either a transom, surround, or integral to the door itself – are encouraged.
12. Window mounted air conditioners should be located away from public areas.
13. Use of bay windows is encouraged.

Inappropriate

1. Windows that use poorly constructed or inexpensive looking detailing, etc., should be avoided in favor of simpler designs. Decorative, non-structural mullions are discouraged.
2. Screen doors shall not be unpainted metal or unpainted wood.
3. Reflective glass is not permitted.
4. Security doors and barred windows are not permitted.



Design Standard A-8: Garages, Garage Doors and Carports

Greenbridge is a pedestrian-oriented community, and garages represent the car. Garages and carports should be located and designed to minimize their prominence from public areas, such as the street, trails, and parks.

Appropriate

1. Alley access or back of lot garages are encouraged.
2. In single-family detached homes with garages at the front, the garage door width shall not exceed 55% of the front elevation of the house as measured by the width of the garage door or doors.
3. In townhouses, garage door width shall not exceed 50% of the front elevation of each unit.
4. In single family detached homes, no portion of any driveway located in front of the front plane of the house shall be wider than the garage door which serves that driveway.
5. In attached townhouses or single family detached homes without garages, no portion of the driveway shall exceed 10' in width.
6. The garage and garage door should be designed to diminish the visual impact of the garage from the sidewalk. The design emphasis should be on the entryway. Ways of mitigating the impact of the garage include:
 - a) Painting the garage door a shade or two darker than the rest of the garage.
 - b) Upper floor cantilever over garage.
 - c) Protecting eaves that unify garage and entryway.
 - d) Painting the trim to match the garage door.
 - e) Staining driveway a darker color.
 - f) Do not highlight the molding boards around garage door.
 - g) A planting next to driveway that partially obscures garage door frame. A trellis can accomplish this.



Less dominant rear yard garage.



Placing this garage downgrade on the side street minimizes its presence.



7. Garages shall in no case be located in front of the front plane of the house.
8. Where grade changes exist, it is encouraged that grade be used to help reduce the visibility of garages (for example, garages tucked under home from rear or side).
9. Three car garages visible from public areas are prohibited.
10. Garage doors shall be no wider than 16 feet.
11. In attached townhouse buildings with front-loaded garages, no more than 2 garage stalls (either 1 double or 2 single doors) shall be adjacent without intervening building space (entry, occupied rooms, etc.).
12. Garage door styles should be consistent with the architecture of the associated building.
13. Side elevations of garages adjacent to public spaces should be enhanced with features such as windows, lattices, or landscaping.
14. Parking garages (except for entries) in larger buildings that are above grade and visible to public areas should be enhanced with occupied space, landscaping, or architectural treatment.
15. Carports should be architecturally compatible with adjacent buildings and built of wood, not metal.



The presence of this 2-car garage is reduced by putting it on the same front plane as the rest of the house and the significant eave, which unifies the whole house architecturally.



Design Standard A-9: **Materials and Detailing**

Building material and trim should be attractive, durable, and add to the character of the building, particularly where visible to the public.

Appropriate

1. Materials and trim should complement the building style and add to its dimensionality.
2. Details and features should relate to the structure and not appear as add-ons.
3. A variety of materials should be provided within a neighborhood to add to its architectural diversity.
4. Material transitions should occur at inside corners, a change in the wall plane, or between floors. Material transitions should include a trim transition piece, such as a band board.
5. A higher quality of detailing and/or materials (horizontal banding, more ornate trim detail, brick) should be provided adjacent to public spaces (streets, parks, trails, etc.). Focused areas of higher quality and more detailed trim (such as stone, brick, tile, decorative door surround, window boxes, or window head trim) should be provided to highlight key portions of a building, such as the main entrance or important windows.
6. Higher quality materials and detailing used adjacent to public areas should be wrapped around the building to a logical termination.
7. Plywood, and cementitious board siding should include battens to provide depth and interest.
8. Cementitious, metal or wood siding is required.
9. At a minimum, all windows and doors (including those facing private areas) should be trimmed.
10. Eave detailing should be consistent with the architectural style of the house.



Cost effective use of trim in detailing at home front, where it will be regularly seen and appreciated. Note porch light, door, post band, and lintels.



Battens improve the aesthetics of plywood siding.



11. Shutters may be used only if they reflect the architectural style of the building. If used, it is preferred they be operable. They shall be proportional to the window, i.e., one half or one quarter the width of the window.
12. Retractable awnings should be unobtrusive and be architecturally compatible with the building.
13. At least 2 siding textures should be used in each unit's front facade.

Inappropriate

1. Highly reflective materials are not permitted.



Limited, focused use of brick and high quality fencing along an important pedestrian street.



Design Standard A-10: **Color**

Greenbridge is characterized by colorful homes. Vibrant, rich, saturated colors make this community stand out, bringing life to Greenbridge and the larger White Center community.

Appropriate

1. At least 3 colors per home are required, including body color, window trim, doors, and accent materials, but not including window frame or roof color. Of these 3 colors, at least 1 color must be rich and saturated, and compatible with other Greenbridge homes. In attached dwellings, the 3-color requirement may not be accomplished only by varying door colors.
2. Colors within and between homes should be harmonious. It is encouraged that a color professional be utilized to ensure appropriate color tone matches with nearby colors.
3. A variety of roof colors between buildings is encouraged.



Attractive colors need not be bright or flamboyant.



Saturated, deep colors are more attractive.



Another example of rich colors.



Inappropriate

1. Light beige and light gray are discouraged as a primary home body color on the front façade (though may be used as accents).
2. No two similar color schemes shall be located next to or across from each other.



Grey/beige monotony.



Design Standard A-11: **Roofs, Dormers and Eaves**

To reinforce the architectural and color diversity of Greenbridge, roof forms, colors, and pitches will be varied as well.

Appropriate

1. Rooflines and roof forms shall be modulated to reduce their bulk and provide interest. Special attention shall be given to particularly visible roofs. In townhouses and smaller scaled stacked flat buildings close to single-family detached neighborhoods, roof form masses should be similar to single-family detached to help blend in.
2. Roof pitches and forms should be consistent with the architectural style of the building. Traditional styled buildings should have a minimum of a 4:12 primary roof pitch. Buildings with modern architecture may have flatter pitched roofs, and larger mid-rise buildings may have flat roofs.
3. A variety of roof style and form should be provided throughout individual neighborhoods.
4. For projects with fewer than 10 units, a minimum of 2 roof colors shall be provided; for projects with 10 or more units, at least 3 roof colors shall be provided. Roof colors should coordinate with home paint colors.
5. Eaves (excluding gutters) should be a minimum of 12 inches wide, preferably 18 inches wide.
6. Skylights are encouraged; however, they should be designed as an integral part of the roof. Solar tubes and bubble skylights are allowed so long as they are not visible from public areas.
7. Roof materials should provide texture and may include fire treated wood, tile, slate, non-galvanized metal, and architectural-grade asphalt shingle.
8. Vents, pipes, etc., located on the roof should be clustered, and located on portions of the roof out of view of public areas.
9. Satellite dishes are encouraged to be located in visually unobtrusive locations and must be approved by the Greenbridge Association before installation.
10. In larger buildings, roof-mounted mechanical equipment should be located on portions of the building not visible from public areas and other residences. If visible, the mechanical equipment should be screened with parapets, architectural screens, etc. Consideration should be given to minimizing noise impacts of mechanical equipment to adjacent residences.
11. Chimneys should integrate architecturally and be un-obtrusive.
12. Solar photovoltaic and solar hot water heating arrays are encouraged on any roof surface.
13. Fifty-year roofing is encouraged.



Well –located roof vents, out of public view (rear of house).



LANDSCAPING



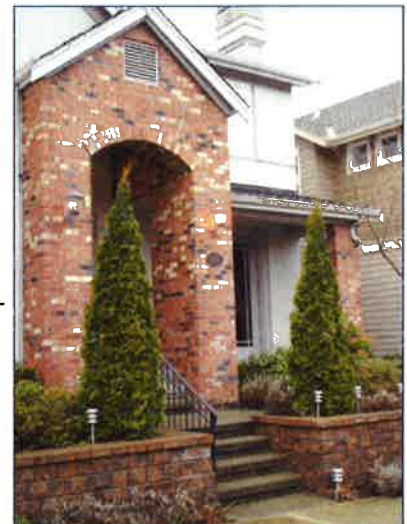
Design Standard L-1: Landscape Design

Greenbridge's landscape will support the overall sense of community. Well-landscaped areas will define outdoor spaces and provide comfort and beauty. Landscaping will reflect the Puget Sound climate and environment and will include drought-tolerant and bird-friendly plants.

Appropriate

General landscaping design

1. Impervious surfaces in front yards should be minimized.
2. Pervious areas should be fully landscaped with trees, shrubs, groundcovers, and lawn.
3. Private lot landscaping adjacent to public areas should be attractive, interesting, and promote interaction between public and private areas/eyes on public areas. Front yard landscaping should be substantial enough to define the private area but allow views out from front yard patios and windows to adjacent streets/parks (for example, through use of low hedging, short rockeries/walls, or low, open fencing).
4. Home entries should be emphasized with special landscaping, such as flowering shrubs, trellises, or art.
5. "Natural" pathways—travel routes which people could be expected to take instinctively—should be acknowledged with durable landscaping and surface treatment.
6. Landscaping near active play areas shall be extra hardy.
7. Planting edges adjacent to flat open areas (street or lawn) should be layered, with smaller plants placed in front of larger plants, to create dimension and depth in the landscape.
8. Landscape style should reflect the architecture of the adjacent building and overall surroundings. For example, more formal, symmetrical buildings should have more structured landscaping, while buildings and projects with varied compositions should have more informal landscaping. Generally, structured, traditional landscaping should have regular spacing of trees, hedging, and a limited range of plants, while more informal plantings rely on looser tree/shrub groupings and a greater variety of plants.
9. Landscaping size at maturity should reflect and complement the size of adjacent buildings.



This home entry is emphasized by the columnar cedars.

10. Projects with larger common areas should include a unique tree or grove of trees in a prominent location that, at maturity, will provide a neighborhood landmark.
11. Landscaping that is close to Greenbridge's natural areas (at the east and west edge) should emphasize natural, irregular patterns and native plants.
12. Landscaping should include shrubs and trees that provide year-round color and interest.
13. Vegetation should be used to frame views. Plants located in front of viewpoints should not block the view or require topping at maturity.
14. Signature trees/landscaping should be provided at the end of sight lines, neighborhood entries, or crossroads.
15. Plantings, low walls, grade changes, etc., should be used to minimize headlight glare and intrusion into homes at intersections or ends of drive aisles.
16. Blank walls, long stretches of fencing, or exposed foundations should be adequately screened with appropriate-sized plantings.
17. Landscaping should be provided to screen pedestal air-conditioning units.
18. Landscaping in trail corridors should generally consist of deciduous trees (taken from the King County Street Tree List) and low shrubs. Landscaping within trail corridors should be open and allow visibility along the trail corridor and from adjacent homes.
19. Trail corridors and parks shall be irrigated.
20. Right of way planting must be watered and weeded by builder until accepted by the Greenbridge Association for maintenance (see Appendix E).
21. The Greenbridge Association will maintain ROW planting after acceptance from the builder. Homeowners may not work in or alter planting in ROW.
22. In projects with larger open spaces, theme gardens (for example, butterfly, rose, or cutting gardens) are encouraged.
23. Landscaping that creates bird habitat is encouraged. See <http://www.wdfw.wa.gov/living/landscaping> for additional information.
24. Arbors and trellises that are architecturally compatible with adjacent buildings are encouraged as a means to provide diversity in the landscape.
25. Hollywood driveways (driveways with a planter strip in the middle) are encouraged.
26. Existing and new trees as well as other plantings must be protected and nurtured by the party having ownership.



This symmetrical, formal building is complimented by symmetrical, clipped wedges.



This simple park is made special by a grove of trees of the same species. A little thought a hundred years ago results in a special space now.



Landscaping Specifications

These specifications apply to initial planting by housing developers and replacement planting by homeowner or property owner:

1. A variety of plants should be provided. Heavy usage of the same species should be avoided.
2. Plant quantities and densities should be adequate to achieve full landscape coverage within 3 years of planting.
3. A minimum of 30% of each yard shall be shrubs and groundcovers.
4. Plants should be grouped according to water needs, i.e., plants requiring little or no watering should not be interspersed with plants requiring higher amounts of water.
5. Plants should be located taking into account their optimal growing conditions relative to solar access (sun, part shade, shade).
6. Trees and large shrubs should be planted relative to sidewalks and walkways in such a way that they will not grow into the pedestrian space of the sidewalk/walkway.
7. Given the dense environment of Greenbridge, deciduous trees are favored over evergreen trees to maximize winter solar access, but evergreen trees are not prohibited where they meet other guidelines.
8. Use of drought tolerant plants is encouraged. Drought tolerant plants are required in common areas.
9. In addition to street trees, at the time of initial landscape installation, at least one tree shall be planted for every 2,000 square feet of pervious area on a per-project basis in residential areas.
10. Maximum allowed landscaped slope is 3:1.
11. Mature height of any tree shall not exceed 25' and should not impact adjacent properties including views, shade, etc.
12. Mature height of any shrub shall not exceed 3' in the front yard and 5' in the back yard.
13. No pesticides or herbicides shall be used.
14. Diseased, dead or non thriving plants shall promptly be replaced with plants of the same



This corner adjacent to a wetland is appropriately landscaped with native species.



Thoughtful plant specification improves bird habitat.

- species and approximate size.
15. Landscaping screening—not more than 5 feet in side and backyards and 3 feet high in front yards.
 16. Properties shall be maintained including:
 - a. Lawns to be weed free and maintained between 2 1/4 and 3 1/4 inches tall.
 - c. Maintain 2" of medium grade mulch on planting beds.
 - d. Planting beds to be maintained weed free.
 - e. Properties shall be maintained free of noxious weeds based upon King County Noxious Weed List including Himalayan and Evergreen Blackberries, Hedra species (ivy), Scotch Broom, Canadian and Bull Thistle, etc.
 - f. Non turf grass areas not treated as lawn, but containing grass or other mowable material, shall be cut twice annually - the first week in June and the first week in August.
 - g. Property shall be maintained free of garbage and debris.

Inappropriate

1. Landscaping should not form easy hiding spots.
2. Dense vegetation is discouraged in front of ground floor windows facing public areas.
3. Landscaping adjacent to an alley should not be so dense as to limit visibility from adjacent homes onto the alley.
4. Lawn shall not be placed on slopes greater than 4:1.
5. Plants on the current King County noxious weeds list, including butterfly bush, English Ivy, English Holly, and English Laurel, shall not be planted in Greenbridge.
6. Entry features, entry signage, and monuments delineating individual residential communities within Greenbridge are prohibited.





Design Standard L-2: **Street Trees**

Street trees are a key feature in the Greenbridge landscape. They provide beauty, shade, and interest and give a distinct character to each individual street within the community.

Appropriate

1. Street frontage landscaping is regulated pursuant to Preliminary Plat Condition 20, and Attachment O, Modified King County Code 21A.16.050.
2. Street trees shall be selected from the current King County street tree list and conform to King County Title Code 21A.16.
3. One consistent street tree shall be provided on each street to provide unity. Any replacement street trees should be reasonably similar in shape and form as the street tree originally used for the street.
4. Street trees should be placed symmetrically, while adjusting locations to avoid conflict with utilities.
5. Minimum caliper size is 2-1/2" to 3" measured 4' from the base of the tree.
6. Street trees installed by a third party builder are maintained by the builder until the Greenbridge Association determines that the right-of-way planting is accepted by the Association. After acceptance the Association will maintain the ROW planting. Homeowners shall do no work nor alter the ROW planting. Homeowners may not prune, replace or damage street trees.
7. Street trees shall be installed per Appendix E.
8. Street trees should be adjusted to avoid conflict with utilities. (See Appendix E for additional requirements.)
9. KCHA will inspect and approve plant materials before installation. Turf is preferred to be placed in the right of way instead of shrubs.
10. 3rd party builders and homeowners will ensure that no toxic materials or substances that may be harmful to plant health are stored or spilled in the planting area and that plant materials are protected from damage.
11. If shrubs are used in the right of way instead of trees, they shall be a minimum of 12" in height and be selected from the attached list included in Appendix E.
12. Groundcover containers to be #1 or larger.
13. Maintain plants and turf until acceptance in a vigorous and disease/insect free condition including watering (use of herbicides and/or pesticides is not allowed unless approved in writing by KCHA.)





Design Standard L-3:

Art

A unique feature of Greenbridge, which sets it apart from other communities, is public art. Democratically placed, public art of all types, ranging from large & public to subtle and small, will be located throughout the community, helping Greenbridge be a place of character and creativity.

Appropriate

1. Each individual park shall include public art, such as a sculpture, mosaic, artistic stormwater conveyance, etc.
2. Art that functionally connects to the surrounding improvements or buildings is encouraged.
3. Creative use of stormwater that is artistic and educational is encouraged.



Design Standard L-4:

Fencing, Rockeries and Walls

Fencing is an important detail in establishing the boundary between public and private space, as well as providing privacy. It is a highly visible element adjacent to the public realm of streets, parks and open spaces, making careful design a priority. Rockeries and walls should be integrated into the overall landscape and used functionally where appropriate.

Please note that fencing is not required; however, if provided, it should comply with these standards and guidelines.

Appropriate

1. Front yard fencing shall be a maximum of 36 inches in height and at least 50% see-through. Front yard fencing may be comprised of pickets, lattice, or artistic design. A small (2 feet) base planting area is encouraged between sidewalks and front yard fencing. Where the front yard is the only outdoor private space for a unit, the architectural committee may consider allowing additional privacy fencing.
2. Side and rear yard fencing shall be a maximum of 6 feet in height. Side and rear yard fencing adjacent to other side or rear yards may be completely view obscuring. Side or rear yard fencing adjacent to public areas or alleys may be view obscuring up to a height of 4 feet. Above 4 feet, any fencing shall be at least 50% see-through.
3. Side yard fencing must be set back a minimum of 5 feet from the front primary face of the house (i.e., excluding a porch) unless approved by the architectural committee for special reasons (e.g., day care or service animals).
4. Fences shall be stained wood or ornamental metal. Metal fences shall be black. Vinyl may be permitted if it is black in color. The preferred fence color is black.



Open front yard fencing.



Side yard fence next to street, stepping with slopes.



5. Fences on slopes should have rails that are stepped rather than sloped.
6. Fencing should be designed in conjunction with adjacent landscaping.
7. Long stretches of rear yard fencing should be articulated and screened with landscaping.
8. Fencing adjacent to an alley should be inset to allow an area for waste containers to be placed on service days.
9. Artistic or decorative fencing is encouraged.
10. Hedging/landscaping as an alternative to fencing is encouraged.
11. Rockeries/walls are encouraged to be less than 30 inches in height. Rockeries/walls greater than 30 inches will be evaluated for their aesthetic impacts on adjacent public spaces and properties.
12. Sitting walls (16 inches -24 inches high) are encouraged as a means to take up grades adjacent to walkways and sidewalks; particularly in high-volume pedestrian locations. Seating walls should be capped.
13. The tops of walls/rockeries that are greater than 30 inches in height and are reasonably accessible shall have a handrail.



This wall adjacent to a major sidewalk is turned into an asset with base planting and attention to detail in the wall itself.



Well placed seat wall adjacent to major sidewalk and building entry.

Inappropriate

1. Chain link fences are prohibited.
2. Fences shall not be located in the right of way.
3. Driveways shall not be fenced or gated.



This inappropriate wall lacks base planting or interesting detail.



Design Standard L-5:

Parking Lot Landscaping and Dumpster Enclosures

Greenbridge is a people place, not a car place. Where cars are visible in larger groups, landscaping will be provided to re-

duce their visibility and aesthetic impact. The visual presence of waste and recycling containers will be minimized.

Appropriate

1. For parking lots located on the public sides of buildings pursuant to Design Guideline S-2.6, parking lot landscaping shall be provided at a rate of 60 square feet per parking stall.
2. Parking lots that are located in side yards adjacent to public areas should be screened with low (less than 4 feet high) evergreen hedging or solid fencing.
3. Dumpster enclosures shall be provided pursuant to the King County Code requirements for recycled materials enclosures and sized to be large enough to enclose waste dumpsters as well. For residential units that will not use curbside pickup, a minimum of 8 square feet of enclosure area per unit shall be provided. The minimum enclosure size shall be 120 square feet. Enclosures should be architecturally compatible with adjacent buildings.
4. Dumpster enclosures are encouraged to be located out of significant sight lines and away from major pedestrian routes.
5. Enclosures shall provide space for garbage, recycling and yard waste bins.



This dumpster enclosure is located out of the line of sight and away from walkways.

SUSTAINABLE DEVELOPMENT



Design Standard SD-1: **Site and Building Sustainability**

At its completion, Greenbridge will be a certified Built Green community. In addition, all homes in Greenbridge will be certified under the Built Green program. Building sustainability will result in greater energy and water efficiency, greener materials, and healthier interiors.

Green Surface Water Management

1. Greenbridge utilizes a variety of surface water management facilities in order to control the quality and the amount of water discharged from the site. Through these systems Greenbridge does its part to control flooding and to maintain water quality downstream in the Salmon Creek and Duwamish River basins. This results in the preservation of natural fish and wildlife habitats.



Low – Impact storm water treatment is encouraged.

2. On Greenbridge's west side, runoff from the streets is collected in a water retention facility where sediment is collected. This not only ensures that water entering the White Center bog, Lake Garrett and Salmon Creek is clean, but it controls the amount of water discharged. This reduces the amount of sediment disturbed on the stream bottom, and provides cleaner water which is more suitable for salmon and other wildlife. Clean rain water will be collected from roof tops on Greenbridge's west side and will bypass the water retention facility through a "Green drain" system. This diversion of the clean water around the water quality retention pond makes that facility more efficient.

3. In Greenbridge's central valley, both roof drain and street storm water are collected into a water quality and detention vault which is located underneath the Greenbridge central plaza. Water collected in the vault is cleaned as sediments settle out, and the amount of water discharged from the vault is controlled to reduce flooding and turbidity downstream in the Salmon Creek watershed.

4. The east side of Greenbridge will be served by a water retention pond and a network of bioswales. The bioswales collect street runoff along the neighborhood streets. Plants in the bioswales remove sediment from the water. The swales also serve to slow the discharge into the pond. From the swales, water will flow into the retention pond on Greenbridge's eastern slope which will further clean the water and control the discharge down into the Duwamish River watershed.



Built Green Community

Greenbridge is a certified Built Green community. Green features incorporated into the project's master planning include:

- Designed re-use of previously developed land which doubled its density, and enhanced access to transit
- Recycled site materials used for fill
- Demolished material salvaged for re-use in other projects
- A Green drain system (separate roof drainage from surface runoff) to reduce storm volume and enhance water quality – where no system existed before
- Drought-tolerant planting throughout parks and yards
- Minimal lawn areas requiring irrigation

Built Green Buildings

All existing homes in Greenbridge have been built to at least a King-Snohomish County Master Builders Built Green 3-star standard in order to last a long time, use less energy, and provide a healthier place for people to live. New homes shall be built to a Built Green 3-star standard. Certification at the 4- and 5-star levels is encouraged. Some of the Built Green features include:

- The buildings were Designed on a 4 foot module to reduce waste
- All of the Drywall is sealed to be air tight
- There are Rain screen systems on all exteriors, including Fiber cement siding (no vinyl) – reclaimed/recycled 50-yr material
- The roofing product is warranted for 50-years
- There are Formaldehyde-free plywood and composite products throughout the project
- Low-pile carpets are tested to CRI Green label program standards for indoor IAQ. They harbor fewer allergen and VOCs and contain no glue
- Low VOC paints coat the walls and ceilings
- Below-grade waterproofing and drainage systems are installed at all sub grade walls
- Fly ash, a waste byproduct of coal combustion, was added to the concrete mix
- Recycled-content gypsum and insulation
- Compliance with Seattle City Light's Built Smart program
- Fans are on timers which shut them off when not in use
- CFL lights throughout
- Low-flow faucets and toilets
- Units are Individually metered
- Energy Star washers, dishwashers and refrigerators

Appropriate

1. All homes in Greenbridge shall be built to at least a King-Snohomish County Master Builders Built Green 3-star standard. Certification at the 4- and 5-star levels is encouraged. For further information, see www.builtgreen.net.
2. Homes are encouraged to be certified through the US Department of Energy's Energy Star certification program. See www.northwestenergystar.com for further details.
3. All residential units in Greenbridge shall provide and utilize recycling and yard waste bins or totes.



Chapter 4: Review Procedures

General

The purpose of this chapter is to establish standard review procedures and submittal requirements for all development proposals. The procedures and requirements are designed to promote timely and complete reviews by the Greenbridge Construction Committee and/or Review Committee (the "Committee") that result in development approvals that further the goals of Greenbridge. Development proposals must be approved by the applicable Committee prior to commencing any site work and prior to submitting an application to King County.

Review Process

Each application for review of proposed new construction shall be reviewed by the Construction Committee. Each application for review of proposed modifications, additions or alterations to existing construction, external to buildings after initial occupancy, shall be reviewed by the Review Committee. No work may be initiated and no application, except pre-applications, may be submitted to King County for issuance of building permits or other County permits until approval has been issued by the applicable Committee.

1. *Conceptual Design Meeting (Required)*

Prior to submittal of an application for architectural review, the applicant should schedule a meeting with the Committee to present and discuss the conceptual design of the proposed development. The purpose of this meeting is to discuss the preliminary design concept and identify foreseeable concerns regarding compliance with the Design Guidelines. For purposes of discussion, the applicant should present a preliminary overall site plan and schematic elevations at this meeting. The fact that a potential conflict with the Design Guidelines is not identified or discussed during the conceptual design meeting shall not be construed as a waiver of the Guidelines under any circumstances.

2. *Application Submittal*

The applicant shall submit an application for architectural review. For new construction, the application must include all of the information listed in the *Submittal Requirements – Construction Committee* section. For modifications, additions or alterations, the application must include all of the information listed in the *Submittal Requirements – Review Committee* section. If an applicant believes some of the submittal requirements are inapplicable to the particular proposal, the applicant may request a waiver of specific submittal requirements from the appropriate Committee. Incomplete applications will delay the architectural review process. Applications must be directed to:

Greenbridge Design Review
Attn: KCHA Design Coordinator
600 Andover Park West
Tukwila, WA 98188-3326



3. *Complete Application*

Prior to commencing review of any application, the Committee will make a determination whether the application is complete. Applications must include all of the information listed in the Submittal Requirements section, unless a waiver is granted pursuant to section 2, above. The Committee will notify the applicant in writing as to the completeness of the application within three (3) business days after receipt of all application information. A determination of completeness means that the Committee has the necessary information to commence its review. In the course of reviewing the completed application, the Committee may require the submission of additional information as may be reasonably necessary. The initial request for additional information, if any, will be made within fifteen (15) calendar days of receipt of a completed application. Requests for additional information will not extend the review time frame.

4. *Applicant Meeting*

The applicant shall meet with the Committee to present the architectural review application. The meeting will be scheduled by the Committee and will be held within five (5) business days after a determination of complete application has been made. The purpose of this meeting is to identify any changes in the proposed development since the conceptual design meeting, to orient the Committee to the contents of the application package, and to answer any preliminary questions.

5. *Notice of Action*

Within thirty (30) calendar days after receipt of a completed application, the Committee shall respond in writing to the applicant. The Committee may (a) approve the application, with or without conditions; (b) approve a portion of the application and disapprove other portions; or (c) disapprove the entire application. The Committee may, but shall not be obligated to, specify the reasons for any objections or offer suggestions for curing any objections. In the event that the Committee fails to respond in a timely manner, approval shall be deemed to have been given. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Design Guidelines, unless an approval has been granted for a Design Departure.

6. *Board Appeal Period*

Any applicant who is aggrieved by a decision of the appropriate Committee may appeal the Committee's decision pursuant to the process specified on page 67 of these Guidelines. An applicant who files an appeal shall not submit permit applications to King County until their appeal is resolved.

7. *Approval Period*

If construction does not commence on an approved application within one (1) year after the date of approval, the approval shall expire. The Committee may grant a one-time extension of up to one year from the expiration date. The written request for extension shall be received a minimum of fifteen (15) calendar days prior to the one-year expiration date. Any extension by the Committee must be in writing and may include new or revised conditions of approval as deemed appropriate by the Committee.



Submittal Requirements – New Construction

Each application for design review shall include the following minimum information in the identified form and format. The submitted information is the basis for the Construction Committee review and response to the application. Submittal of additional information that supports the application is encouraged.

1. *Completed Application Form* – Submit four (4) copies of the form provided in Appendix B.
2. *Project Description* – Submit a written narrative describing how the project complies with the design standards.
3. *Built Green Checklist* – A draft Built Green Communities checklist is required to be submitted with the plan sets that specifies which items the project will include. This will allow the KCHA to include these items in the overall Greenbridge Built Green Communities certification. In addition, submit a draft Built Green Homebuilder or Multifamily (based on type of project) checklist which shows how the builder intends to achieve at least a Built Green three-star standard.
4. *Color and Materials Board(s)* – A color and materials board is required for each building type. Arrange the boards to indicate the color and material combinations associated with each typical building. If the proposal includes more than one building type or set of color/material combinations, submit additional boards as required. Clearly identify which boards apply to the buildings indicated on the site plan. Submittal of photographs and other example materials are encouraged.

SUBMIT FOUR (4) COMPLETE BUILDING SETS. A complete building set includes the following: Overall Site Plan, Front Elevation Plan, Art Plan, Typical Landscape Plans, and Typical Site and Building Plans.

5. *Overall Site Plan*
 - a. Site plan scale: 1" = 20'. If this scale results in multiple plan sheets, an additional general site plan at a scale of 1" = 40' must be provided.
 - b. Identification of lot number.
 - c. Building footprint on each lot with setback dimensions.
 - d. Identification of which plan will be placed on each lot to show adjacencies to public spaces and neighboring homes.
 - e. Show driveways and front paths.
 - f. Finished basement and first floor elevation for each house.
 - g. Trail type, location, dimensions and landscaping.
 - h. Fence, screen, and wall locations.
 - i. Park/open space landscaping.
 - j. Drainage (include structures and drainage lines).
 - k. Above-grade utility locations.
 - l. Classification of public streets (include alleys).
 - m. Street lighting, park and trail lighting, and ROW landscaping.
 - n. Easements and tracts.
 - o. Existing grade contours at a minimum of 5-foot intervals.
 - p. Finished grade contours at 2-foot intervals.
 - q. North arrow.
6. *Front Elevation Plan* (One (1) sheet for each frontage)
 - a. Plan scale: 1/4" = 1' or 1/8" = 1' or reduced elevations from building plans.
 - b. Display the front elevations and elevations fronting on public spaces.
 - c. Indicate the building number, colors, and materials.



7. *Art Plan* - The art plan must include any art planned for parks.
8. *Typical Landscape Plans* (One (1) for each lot/unit type)
 - a. Plan scale: 1/8" = 1'.
 - b. Identification of type of all lots by lot number.
 - c. Plant material and layout. Indicate species, size, typical spacing and light/water needs (e.g., shade/drought tolerant).
 - d. Site selection/elevations for typical views.
 - e. Type of irrigation system and layout (if applicable).
 - f. Identify water conservation landscape alternative and provide area calculations.
 - g. Building improvement footprints (house, garages, patios, decks, etc.).
 - h. Typical property lines (as a minimum and a maximum), setbacks, and easements.
 - i. Finished grade contours at 2-foot intervals (in background).
 - j. Driveway, alley, autocourt and walkways locations (indicate landscaping, materials, and paving/joining patterns).
 - k. Fence, screen and wall locations (include typical details with height, materials, and visual permeability calculations).
 - l. Outdoor lighting layout.
 - m. North arrow.
 - n. Submit soils testing, and specifications/supplier for imported soil, medium grade bark mulch, amendments, plants, and tree staking materials.
 - o. Demonstration that right-of-way planting area and materials shall be compliant with King County requirements and Greenbridge Association inspection checklist.
9. *Typical Site and Building Plans*
 - a. Plan scale: 1/4" = 1' and/or 1/8" = 1'.
 - b. Identification of typical lots by lot number.
 - c. Site plan (for all at-grade floor plans).
 1. Building improvement footprints (house, garages, patios, decks, etc.).
 2. Typical property lines (as a minimum and maximum), setbacks, and easements.
 3. Driveway dimensions (indicate materials and paving/joining patterns).
 4. Walkway dimensions (indicate materials and paving/joining patterns).
 5. Fence, screen, and wall locations.
 6. Outdoor lighting layout.
 7. North arrow.
 - d. Floor plans (all floors).
 1. Door and window openings.
 2. Walls, partitions, and stairways.
 3. Use of occupied areas.
 - e. Building, elevations (for all sides; generally indicate materials).
 1. Window, door, and garage door openings.
 2. Complete exterior features (i.e., roof pitch and venting, siding, trim, lighting, etc.).
 3. Porches, decks, and stairways (including railings, enclosures, etc.).
 4. Foundation.

Submittal Requirements – Modifications, Additions, Alterations

Each application for review of proposed modifications, additions or alterations that occur external to buildings after initial occupancy shall include the following minimum information in the identified form



and format. The submitted information is the basis for the Review Committee's review and response to the application. Submittal of additional information that supports the application is encouraged.

1. *Completed Application Form* – Submit four (4) copies of the form provided in Appendix B.
2. *Supporting Materials* – Submit four (4) copies of materials identified by the Review Committee during the required Conceptual Design Meeting.

Review Fees

The applicant shall reimburse the Committee for review costs within three (3) days after delivery of a request for payment. Review fees are as follows:

1. Overall Site Plan Review Fee: \$ 800.00
2. Architectural Review Fee: \$ 300.00 per model house or building type
3. Revision Review Fee: \$ 85.00 per hour (only if requested after the Committee's decision)
4. Design Departure Review Fee: \$ 85.00 per hour (only if not included in the initial application for architectural review)

Decision Criteria

The Design Guidelines are to be utilized by the Committee in the review of development applications. In reviewing each application, the Committee may consider factors it deems relevant, including, without limitations, harmony of external design with surrounding structures and environment. Decisions may be based on purely aesthetic considerations. The applicant acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability or attractiveness of particular improvements. The Design Guidelines are not the exclusive basis for decisions by the Committee and compliance with the Design Guidelines does not guarantee approval of any application. Similarly, the Design Guidelines do not include federal, state, or local regulations. It is the responsibility of the applicant to ensure compliance with the various applicable governmental regulations.

Revisions

A request for a revision to an application, prior to or after a decision by the Committee, must be made in writing by the applicant to the Committee. If an application that has been approved by the appropriate Committee is subsequently modified either as the result of conditions imposed by King County or another agency with jurisdiction, the applicant shall submit the revised application to the appropriate Committee for reconsideration. The written request for revision must be submitted with a complete set of supporting documents. Revisions will be treated as new applications for purposes of the review time frame. Wherever possible, the Committee will expedite the review of the revision but in no case will the review time exceed thirty (30) calendar days from submittal of the revision request. The Committee shall respond in writing to the applicant. The Committee may (a) approve the revised application, with or without conditions; (b) approve a portion of the revised application and disapprove other portions;



or (c) disapprove the revised application. The Committee may, but shall not be obligated to, specify the reasons for any objections or offer suggestions for curing any objections.

Design Departures

For purposes of these guidelines, a “design departure” shall be considered to be any request to use a design, a plan or materials that would otherwise be prohibited by these guidelines. The use of design departures is encouraged, provided the departure is consistent with the Greenbridge Guiding Principles (Chapter 2) and either:

1. Compliance with the standards established by the Design Guidelines is impractical or infeasible, provided that compliance shall not be deemed impractical or infeasible if the owner of the property or the owner’s tenants, agents, employees or predecessors caused the condition that renders compliance impractical or infeasible, or
2. Approval of the design departure is an innovative proposal that will result in a finished product equal to or better than a product that complies with the design guidelines in terms of quality, strength, effectiveness, aesthetic quality, durability, and safety.

Regardless of whether the design departure is proposed under subsection 1 or 2, above, the design departure may be disapproved if approval of the design departure will adversely affect adjacent properties or public properties in the vicinity or result in a violation of any conditions, restrictions, covenants or other legal restrictions imposed on the Greenbridge project.

The Committee may accept and approve design departures, provided any decision to approve, approve with conditions, or deny a design departure shall be at the discretion of the Committee, whose decision shall be final unless an appeal is filed pursuant to the appeal section of these design guidelines. The Committee’s decision shall be in writing and shall be deemed to have been issued on the day it is mailed to the applicant and any other person who has indicated, in writing, that they wish to be informed of the Committee’s decision regarding the design departure.

Approval of a design departure does not constitute compliance with permit requirements of local building departments, utilities and other agencies or entities with jurisdiction. The property owner shall be solely responsible for obtaining all permits and other approvals required for any project.

Approval of a design departure shall not constitute a waiver of the design guidelines but shall be in furtherance of the purposes and intent of the guidelines.

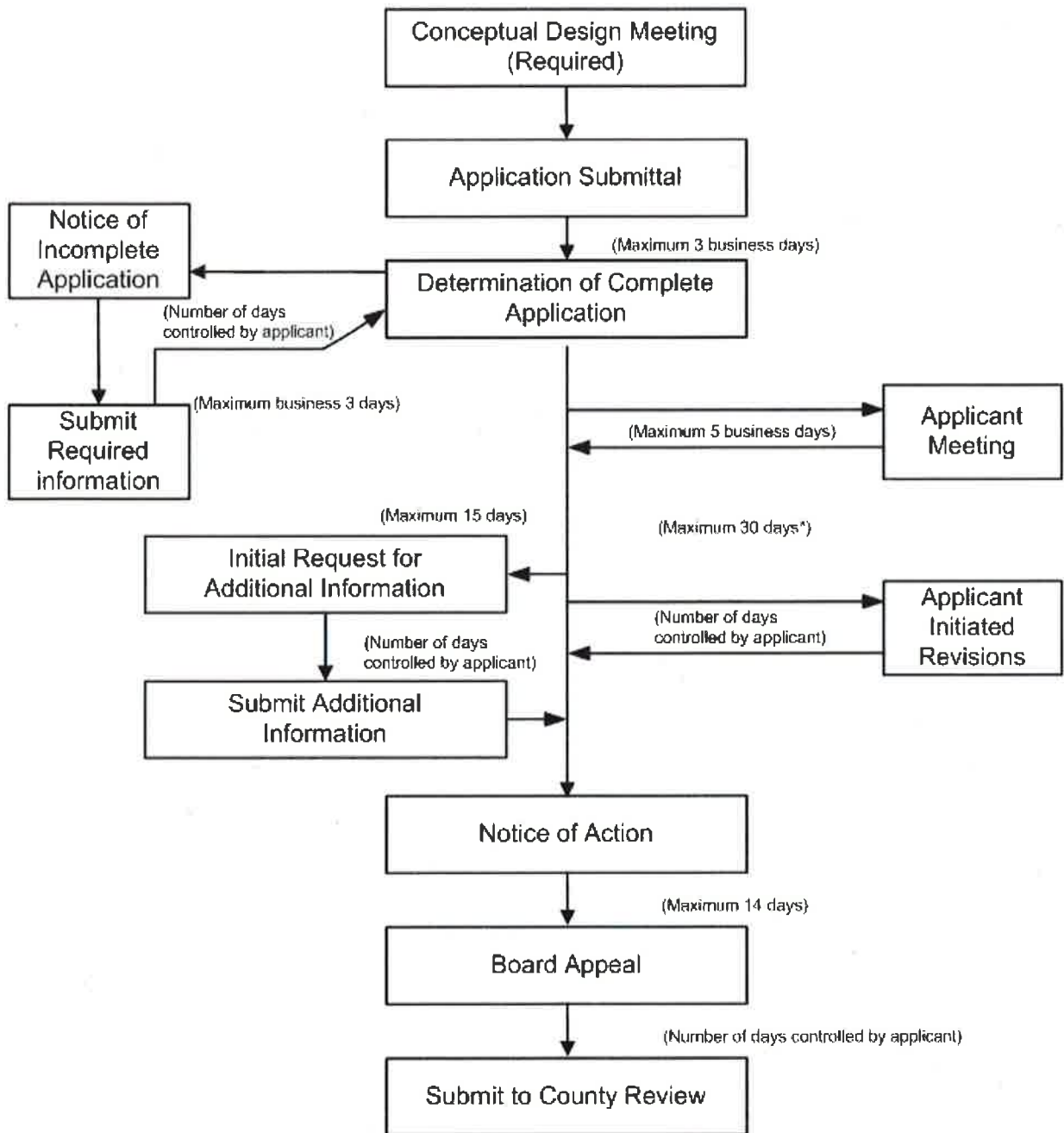
Appeals

Any party aggrieved by a decision of the Committee regarding a design review decision or design departure shall be allowed to appeal the Committee decision to the Board of Directors of the Association, provided such appeal is filed in writing with the Secretary of the Board within 14 calendar days after the Committee decision is issued in writing. If the appealing party is not the applicant, the appeal notice shall also be sent by first class mail to the applicant within the 14-day appeal period.

The appeal shall include the appealing party’s name, address and phone number, and state with particularity the specific reasons the aggrieved party believes the decision of the Committee was inappropriate. A copy of the Committee decision that is the subject of the appeal shall be included with the appeal.



DESIGN REVIEW PROCESS



*Time frame does not include time waiting for requested additional information. Additionally, applicant initiated revisions will be treated as new applications for purposes of the review time frame.



Appendix A: Definitions

Construction Committee: The term “Construction Committee” shall mean the committee created pursuant to Section 3.9 of the CC&Rs. The Construction Committee is responsible for reviewing proposed new construction.

Covenants, Conditions and Restrictions (CC&Rs): That document entitled “Declaration of Covenants, Conditions and Restrictions for Greenbridge,” recorded under King County Recording Number 20051108000261, setting forth mutually beneficial restrictions under a general plan of improvement for all owners of residential properties and including all additions to and extensions of such CC&Rs previously recorded or to be recorded in the future, as provided in said document.

Encouraged: The term “encouraged” applies to guidelines that are recommended only and not required. Their fulfillment is at the applicant’s discretion.

Public area or public space: This term is used to signify areas used by the public, including streets, sidewalks, trails, parks and plazas.

Review Committee: The term “Review Committee” shall mean the committee defined as the “Design Review Committee” in Section 1.10 of the CC&Rs. The Review Committee is responsible for reviewing proposed modifications, additions or alterations to existing construction, external to buildings after initial occupancy new construction.

Shall: The term “shall” generally applies to guidelines that are quantitative or objective in nature. Compliance is required, unless otherwise modified or waived by the Construction Committee/Review Committee through the design departure process.

Should: The term “should” generally applies to guidelines that are qualitative or subjective in nature. Compliance is required, recognizing that there may be a number of specific ways in which the guideline may be addressed. However, determination of adequate compliance is solely the authority of the Construction Committee/Review Committee.



MARCH 2014

Appendix B: Application for Design Review

See following page for:

Application for Design Review



MARCH 2014

APPLICATION FOR DESIGN REVIEW

File No. _____

Date Submitted _____

Site Address/Lot _____

Type of Review Requested (Check as applicable): _____

New Construction (Circle One): All Plans Site Architecture Landscape

Modification, Addition, Alteration

Design Departure

Applicant Name

Address _____

name _____

name _____

Phone _____ Fax _____ Email _____

Contact Person () _____ () _____ (attach a separate sheet if more than 1)

Phone _____ Fax _____ Email _____

PROPOSAL (Brief Description): _____ () _____

For Committee Use:

Initial Plan Set dated _____	Revised Plan Set dated _____		
Decision Date _____	Approved <input type="checkbox"/>	Approved w/ Conditions _____	Denied <input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



MARCH 2014