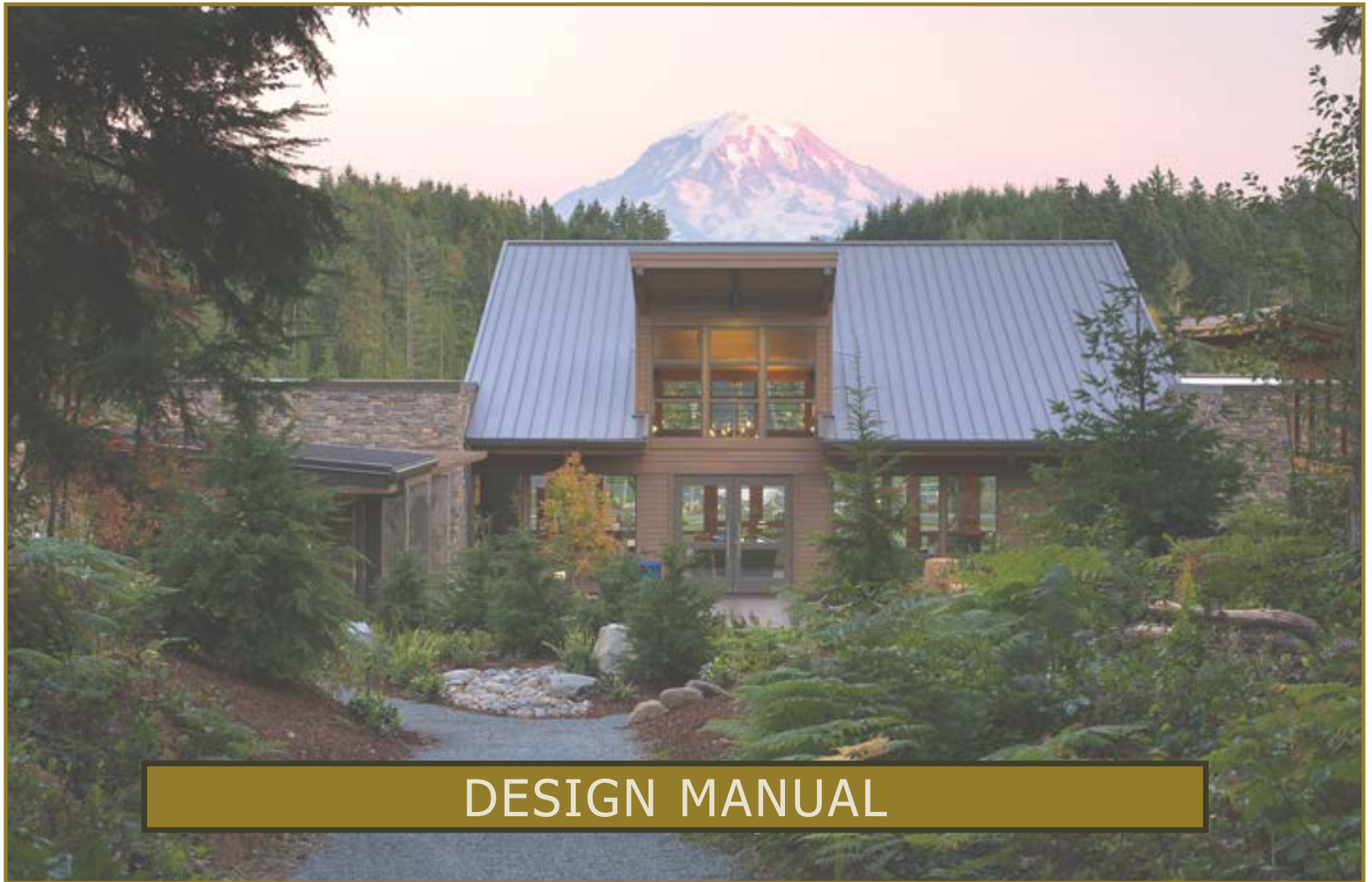




DESIGN MANUAL

tehaleh[®]
— BY —
NEWLAND[®]

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INTRODUCTION

INTRODUCTION

Tehaleh is an Employment-Based Planned Community (EBPC) that encompasses 4,756 acres located in the Urban Growth Area of Eastern Pierce County as illustrated on the Tehaleh Overall Conceptual Plan (Tehaleh Master Plan) on the following page. The intent of the EBPC designation is to provide an integrated community offering a range of housing types, employment and recreational opportunities, commercial uses and open spaces. The 2015 and 2018 Tehaleh Development Agreements and 2019 Tehaleh Phase 2 Project Master Plan were approved by the Pierce County Council and Pierce County Hearing Examiner and are the governing documents for Tehaleh's future. This Tehaleh Design Manual is intended to implement the direction set by the 2015 and 2018 Development Agreements and the 2019 Phase 2 Project Master Plan. Together, the documents provide the authority, structure, policy guidance and process for the



The Post at Tehaleh

development of Tehaleh.

Tehaleh includes residential, employment, civic, and recreational related development and the Design Manual provides the Guidelines and Standards that shape the aesthetics of such development. The Guidelines are general in nature while the Standards are directive and provide "rules" for development.

The goal of the Design Manual is to clearly

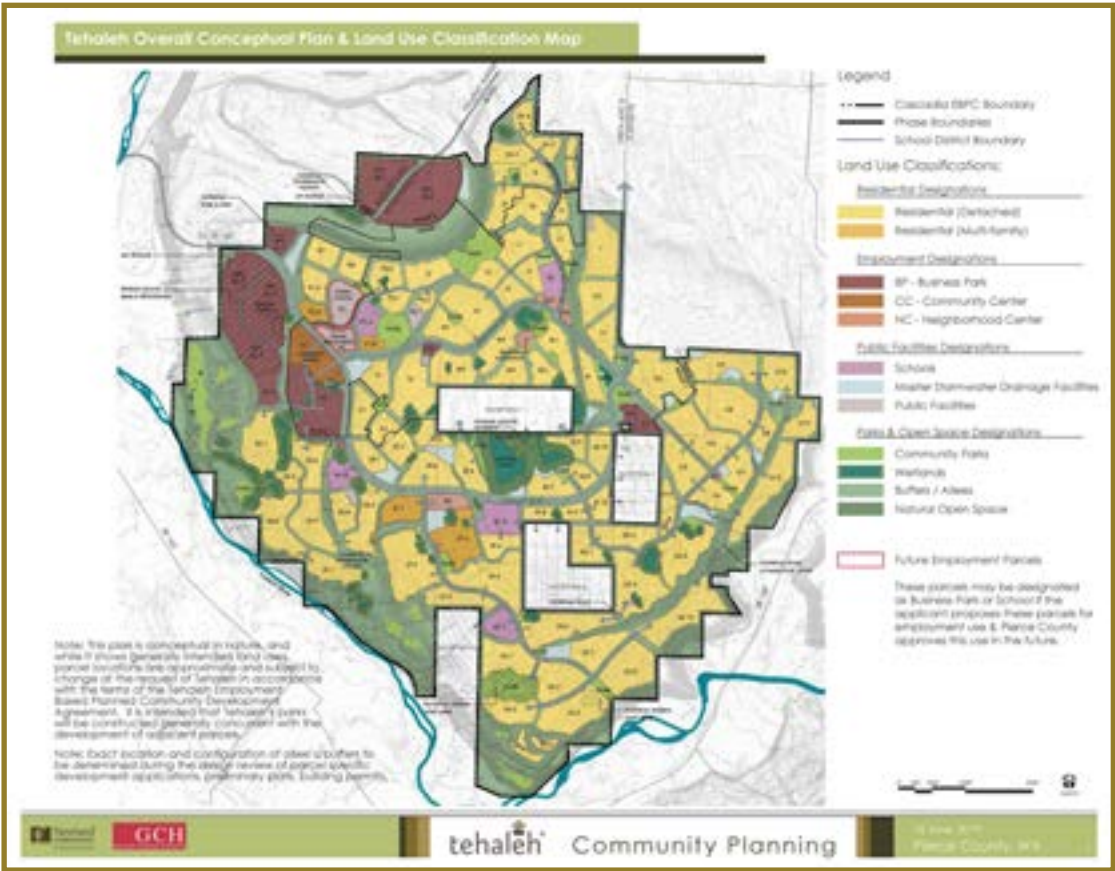
communicate Tehaleh's Vision and design requirements and to ensure that these are incorporated into the design of homes, commercial areas and public facilities. All development plans, landscape plans and signage designs must comply with the requirements of the Design Manual, although the Manual does allow for flexibility to respond to unique circumstances and/or evolving building techniques.

INTRODUCTION

The Tehaleh Architectural Review Committee (ARC) is the review body for all Tehaleh development. The ARC review and approval process is described in the Implementation Chapter of the Design Manual. Included in the Implementation Chapter is the Design and/or Dimensional Modification Process which contains criteria for the review and approval of development applications requiring modifications to Guidelines and Standards. ARC review and approval is focused on Design Manual related Guidelines and Standards and must be complete prior to submittal of development permits to Pierce County. All projects must also meet the applicable Pierce County regulations and permitting procedures and requirements not specifically altered through the Standards in this Design Manual.



Geographical Location



Tehaleh Master Plan

TEHALEH VISION

The Vision for Tehaleh is to create a complete community – a place for people to live, work and play. This is accomplished through a diverse combination of land uses including residential development of varying densities, commercial enterprises providing neighborhood and regional goods and services and public facilities such as civic uses, parks, trails and open space. Commercial uses will locate in Commercial Centers and Business Parks and provide the required employment opportunities in the Community.

Tehaleh is set on a plateau at the foot of Mount Rainier and is carefully planned to integrate into the natural landscape and to foster a deep sense of community through the provision of multiple venues for social engagement. The Community's character is established through a balance between community and nature, providing safe neighborhoods for children and a healthy community for all residents, business



198th Entrance Monument



Cairn on Cascadia Blvd.



Cairn at Ponder Park

owners and employees. Neighborhoods are walkable and connected by a continuous Open Space System that includes formal parks, trails and landscaped areas, buffers and a variety of natural amenities including forests, meadows, wetlands, lowlands and views of Mt. Rainier. Trails provide access and connections throughout Tehaleh including opportunities for residents employed in the Community to walk or bike to work. Formal gathering areas provide opportunities for special social events such as art festivals, farmers markets, block parties and other activities sponsored by the Tehaleh Owners Association.

The design vocabulary for Tehaleh can be described as one of sustainability and “rustic refinement”. Materials, form, and character are derived from the natural environment but reflect a more modern sensibility. Reclaimed water is used for irrigation and the storm system includes low impact environmental and

aesthetic features such as biofiltration swales and rain gardens. Natural materials, such as wood, stone, and concrete are employed throughout the Community, with clean lines and finishes providing a contemporary look and feel. Such resources are gathered from the Community itself when possible and appropriate.



Ponder Park



Harvest Day Trail Run



Community Gathering Space

TEHALEH PHASE 2 PROJECT MASTER PLAN



The Tehaleh 2019 Phase 2 Project Master Plan has been approved by Pierce County and reflects the mixed use nature of the Community. The Master Plan provides the framework for development based on the Tehaleh Vision and Planning Principles. Although directive in terms of the elements to be included in Tehaleh, the Master Plan provides the flexibility to respond to market demands as the Community develops over time.

RESIDENTIAL



tehaleh
LIVE

EMPLOYMENT



tehaleh
WORK

PUBLIC FACILITIES



tehaleh
PLAY

RESIDENTIAL ZONE CLASSIFICATION

The maximum number of single and multi-family residential units that may locate in Tehaleh is 9,700 including both general market and “age-qualified” housing choices. The timing of this development depends on the availability of public facilities and the introduction of employment options.



Garden Style Multi-Family Housing



Single Family Housing

EMPLOYMENT ZONE CLASSIFICATION

The majority of employment uses will locate in Neighborhood and Community Centers and in Business Parks. Neighborhood Centers will serve the everyday needs of residents and employees and Community Centers a more regional market. Business Parks are regional in nature and will include light industrial, office, and limited warehouse and distribution uses.



Office



Light Industrial



Retail

PUBLIC FACILITIES ZONE CLASSIFICATION

All development in Tehaleh is supported by extensive systems of roads and utilities; and civic uses such as schools, churches, community centers, and public offices. The design and location of these facilities are determined by Pierce County Codes and regulations and the Tehaleh Master Plan and future plats and site plan approvals.



Donald Eismann Elementary School



Round About

TEHALEH PLANNING PRINCIPLES

The Tehaleh EBPC designation and the approved Tehaleh 2019 Phase 2 Project Master Plan ensure residents the opportunity to “live, work, and play” in their own community.

The Design Manual, including the Planning Principles below, provides the rules for how this opportunity will become a reality in Tehaleh.

- Protect and utilize Tehaleh’s natural setting and network of parks, trails, natural areas, buffers and allees as important design features in the planning, design and development of all residential, employment, and public facility districts and projects. Ensure lasting stewardship of the land through the provision of protective rules, quality maintenance, and resident and employee education programs.
- Take advantage of the close proximity of Mt. Rainier and present the mountain view as a focal point through the careful placement of trails, trailheads, parks, viewpoints, and community gathering places.



- Respect and utilize the natural topography and hydrology when designing the various Tehaleh development areas.
- Ensure the timing of residential and employment development maximizes the opportunity for Tehaleh’s residents to also work in the community. Provide a safe and efficient system of roads and trails to allow easy access between residential and commercial areas.
- Provide convenient shopping and recreational opportunities to support a high quality of life and reduce the environmental footprint of Tehaleh residents.



Maximize Views of Mt. Rainier



Walking One of the Many Trails

RESIDENTIAL DEVELOPMENT

RESIDENTIAL DESIGN GUIDELINES AND STANDARDS

The following pages provide site planning and architectural Guidelines and Standards for single family and multi-family housing. The intent of the Guidelines and Standards is to enhance the visual character, quality and diversity of the community; contribute to the health and safety of residents; and provide certainty and protected property values for owners. The Guidelines and Standards provide specific direction where required but also assume flexibility to ensure continuing success as market conditions, architectural styles, and building products change over time.



Single Family Homes



Townhomes

GENERAL DESIGN GUIDELINES



Varied Streetscape



Public and Private Spaces



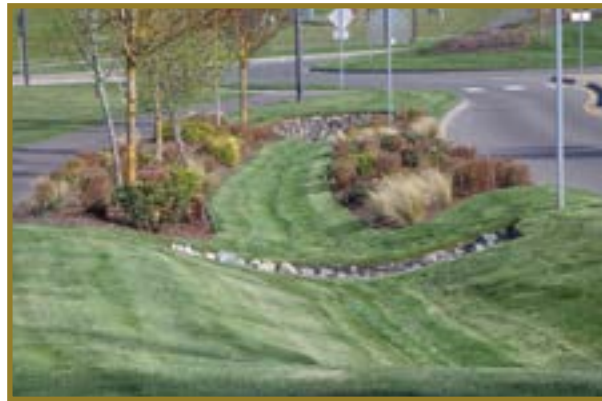
Cluster Housing

SITE PLANNING

- Use land planning techniques to create interesting neighborhoods and streetscapes in both single and multi-family neighborhoods. Examples may include a variety of multi-family and single family homes in a neighborhood, a mix of single family lot sizes, varied building setbacks from streets and courtyards, and safe and appealing pedestrian connections within neighborhoods and to the overall Tehaleh pedestrian system.
- Work with the existing topography whenever possible in the land planning process. In higher density single and multi-family areas, structural walls may be minimized by the use of building walls and rockeries to take up grade. In large lot areas, rockeries, pony walls and slope banks may more easily accommodate grade changes.
- De-emphasize the impact of the automobile and reinforce the pedestrian character of all neighborhoods. This can be done by creating opportunities for auto-courts and side and rear load garages in single family and townhome neighborhoods and incorporating detached garages, carports and/or landscaped surface parking lots in garden style and cottage neighborhoods. Parking for stacked flat projects should be under buildings or in adjacent parking lots at the rear of buildings.
- Incorporate a combination of public, semi-public, semi-private, and private outdoor spaces in both single family and multi-family land plans and home and building designs as described on page 40 under Landscape Hierarchy.



Duplex



Bio-Swale



Lighting

- Provide land plans that allow for a variety of housing types and values that meet the needs of a broad spectrum of the market. Large lot areas will provide opportunities for residents who desire privacy and wish to live in neighborhoods with a suburban/rural character. High density areas provide opportunities for easy interaction with neighbors and access to services. High density may include small lot single family areas, condominium or rental garden style and cottage housing or stacked flat buildings.

- Incorporate appropriate sustainable design elements into land plans for single and multi-family projects. Highly visible sustainable items remind residents and visitors of the importance of environmental stewardship. Examples include bio-swales, rain gardens, drought tolerant landscapes, sensitive lighting and irrigation systems, plug-in stations for electric vehicles, and signage pointing to special environmental features.
- Design residential landscapes that provide a pleasing transition between Tehaleh's natural setting and the built environment.

Designs will vary with different housing types but generally include formal and informal planting areas, courtyards, allees, neighborhood parks and street trees. Depending on the scale and design of multi-family developments, landscape areas may be quite large with planting beds and grassy areas or they may be small with both hardscape and smaller landscape features.

- Use lighting to enhance safety, provide visual direction, and accentuate design features of buildings and landscapes. Lighting should support the everyday use of neighborhood sidewalks, common areas, trails and buildings and should be commensurate with the type of space requiring light.

ARCHITECTURE

- Encourage architecture with varied rooflines, siding materials, decorative features, porch and/or balcony designs, window sizes and placements and color combinations. The intent is to support a diverse and pleasing streetscape while remaining authentic to the architectural style of a building.
- Ensure residential buildings with high visibility from public spaces include special architectural features. These buildings are typically located on view corridors or terminuses, corner lots, and/or adjacent to parks and trails and other public spaces. The design of these buildings will receive a more intense ARC review with a focus on design detail on the façades visible to the public.



Varied Rooflines



Streetscape / Varied Rooflines

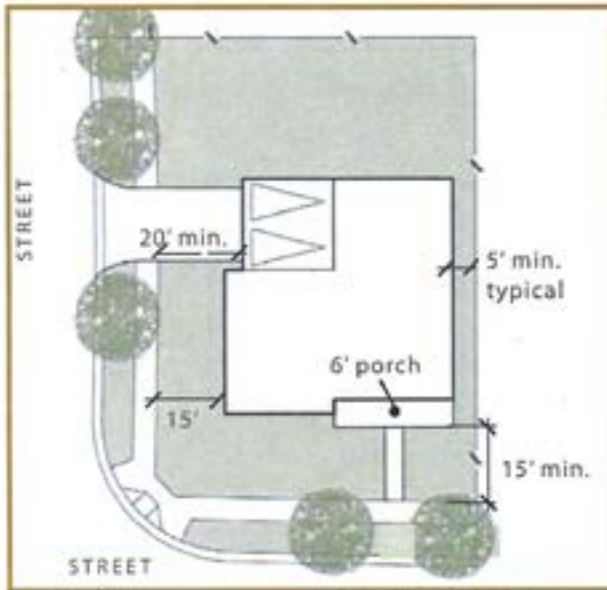


Corner Lot/High Visibility

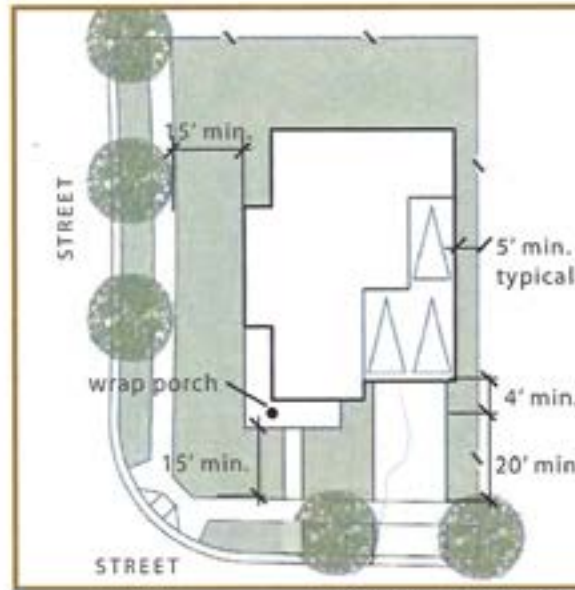
S I N G L E F A M I L Y R E S I D E N T I A L

This Section of the Residential Chapter provides the direction for the development of single family neighborhoods and homes. Single family includes individual homes and duplexes and may occur in general market or “age restricted” neighborhoods. Densities in single family neighborhoods will range from one (1) to nine (9) units to the acre.

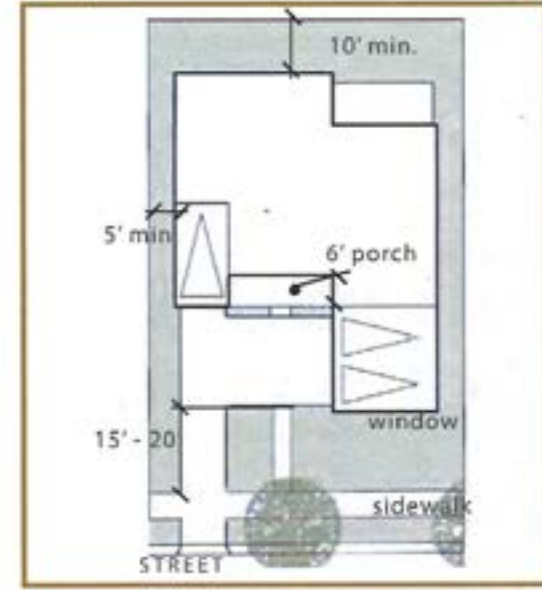
SINGLE FAMILY SITE PLAN STANDARDS - Deviations are not allowed unless approved by the ARC.



Corner lot side yard garage



Front load 3 car garage



Front load side entry garage

FRONT AND SIDE LOAD HOMES

BUILDING MASS

building height 35' max.

building coverage 60%
(building coverage only)

SETBACKS (all setbacks from property line except where noted and may be affected by utility easements)

FRONT

front to arterial 25' min.

front to other streets 15' min.

garage to street 20' min.

(garage setback taken from back of sidewalk)

SIDE YARD

interior 5' min.

side yard on street 15' min.

side yard on green 5' min.

REAR YARD

rear yard to home 10' min.

GARAGE / PARKING

- 2 parking stalls are required per unit (1 stall may be a driveway or open parking stall)
- Carports are not allowed
- Tandem stalls are encouraged for 3-car garages
- Garage width shall be kept at a minimum and shall depend on the size of the lot
- Street facing garages must be recessed a minimum of 4' from the front façade of the home unless otherwise approved by the ARC
- Side load street facing garages must include a window facing the street
- Corner lot side load garage shall not be more than 50% of side façades of the home, and shall set back 5' from the home
- 3 car garage doors facing the street may be allowed with conditions when lot widths are adequate

- RV garages are allowed in certain phases of the community, taking into consideration lot size and setback requirements with ARC approval
- RV garages shall be a maximum of 24' from grade to peak and garage doors shall not exceed 16' in height

See page 23 item #14 for mitigations required when garage designs deviate from above standards.

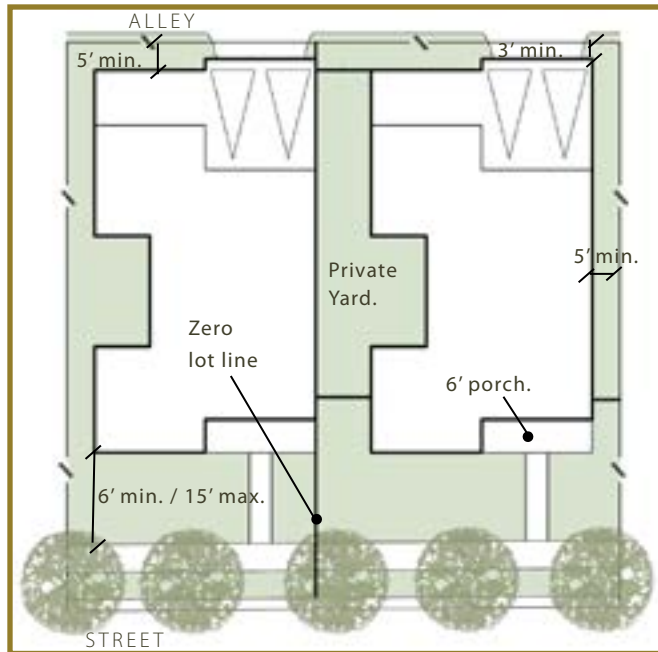
FRONT PORCH AND STOOPS

Front porches must:

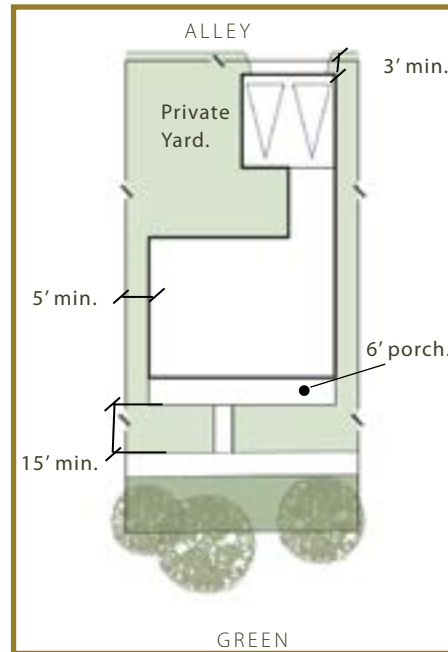
- Face the street or green
- Wrap around the side elevation when on a corner lot or adjacent to a public space
- Be a minimum of 60 s.f.
- Have a minimum elevation from sidewalk of 18" except where ADA accessibility is a priority

Stoops shall be:

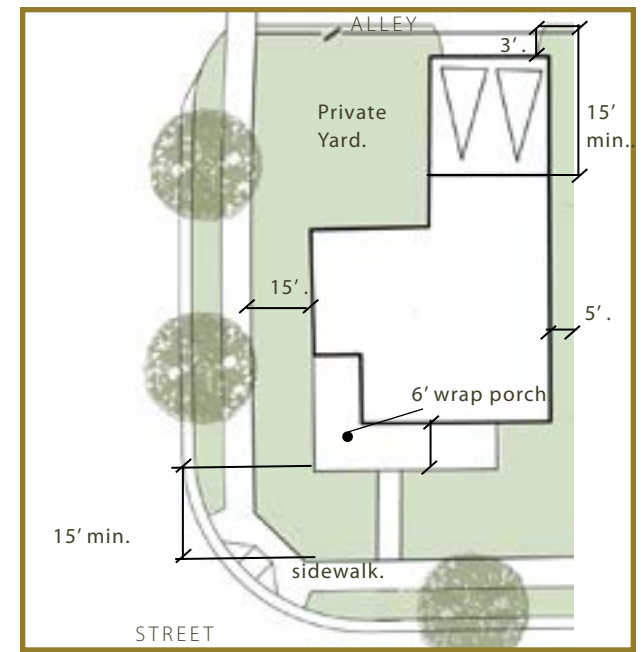
- a minimum 4' x 4'



Alley load courtyard housing



Alley load on green



Alley load on corner

ALLEY LOAD HOMES

BUILDING MASS

building height 35' max.

SETBACKS (all setbacks from property line except where noted and may be affected by utility easements)

FRONT

front to arterial 25' min.
 front to other streets 15' min.
 front to green 6' min. 15' max.

SIDE YARD

interior 5' min.
 side yard on street 15' min.
 side yard on green 5' min.

REAR YARD

alley ROW to garage 3' min.
 (3' minimum can be attained only when there is no conflict with utilities in or adjacent to alley)
 alley ROW to home 5' min.

GARAGE / PARKING

- 2 parking stalls are required per unit (1 stall may be a driveway or open parking stall as long as the stall is large enough to avoid over-lap into alley)
- Carports are not allowed
- Tandem stalls are allowed
- 3 car garages may be allowed with conditions
- Auto access to alley load homes must be from alley unless otherwise approved by the ARC

FRONT PORCH AND STOOPS

Front porches must:

- Face the street or green
- Be a minimum of 60 s.f.
- Have a minimum elevation from sidewalk of 18" except where ADA accessibility is a priority
- Wrap around the side elevation when on a corner lot or adjacent to a public space

Stoops shall be:

- a minimum 4' x 4'

SINGLE FAMILY STYLE ZERO-LOT-LINE LOTS

BUILDING MASS

building height 35' max.

SETBACKS (all setbacks from property line except where noted and may be affected by utility easements)

FRONT

front to arterial 25' min.
front to other streets 15' min.
front to green 6' min. 15' max.
garage to ROW 20' min.

SIDE YARD

duplex - attached single family homes 10' min.
between two homes with 0' lot line at shared wall.
interior - detached single family homes 10' min.
between two homes with one home having a 0-4' setback
side yard on street 15' min.
side yard on green 5' min.

REAR YARD

front load homes 10' min.
alley ROW to garage 3' min.

(3' minimum can be attained only when there is no conflict with utilities in or adjacent to alley)

alley ROW to home 5' min.

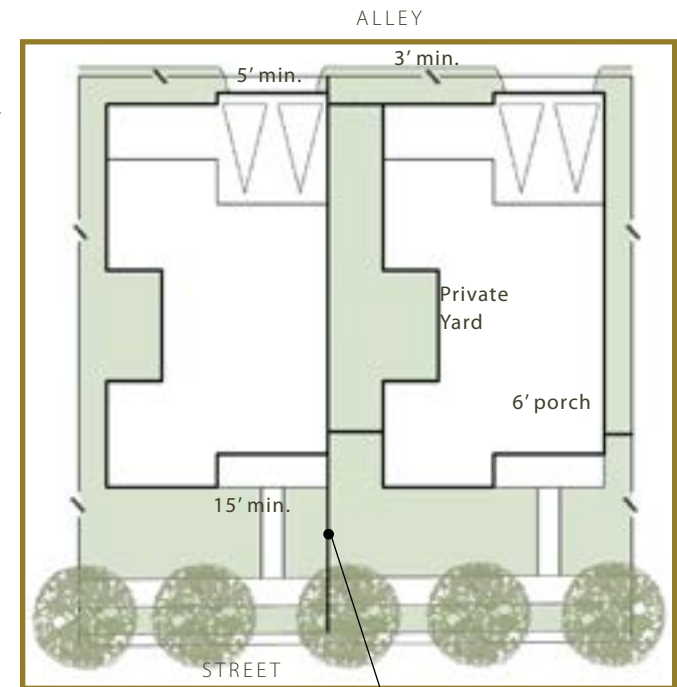
FRONT PORCH AND STOOPS

Front porches must:

- Face the street or green
- Wrap around the side elevation when on a corner lot or adjacent to public space unless otherwise approved by the ARC
- Be a minimum of 60 sq. ft. except that stoops may be a minimum of 4' x 4'
- Have a minimum elevation from sidewalk of 18" except where ADA accessibility is a priority or otherwise approved by the ARC

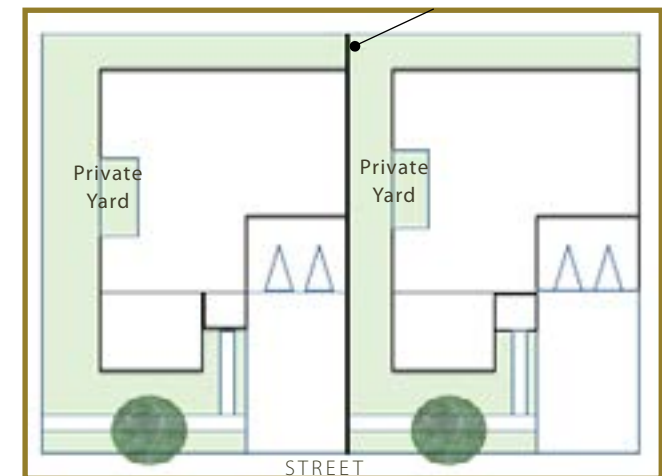
GARAGE / PARKING

- 2 parking stalls are required per unit (1 stall may be a driveway or open parking stall as long as the stall is large enough to avoid over-lap into ROW)
- Carports are not allowed
- Tandem stalls are allowed
- Garage widths shall be kept at a minimum and shall depend on the size of the lot
- 3 car garage doors facing the street may be allowed with conditions when lot widths are adequate (see page 23, item 14 for required mitigations)
- Street facing garages must be recessed a minimum of 4' from the front façade of the home unless otherwise approved by the ARC
- Side load street facing garages must include a window facing the street
- Corner lot side load garages shall not be more than 50% of side façade of the homes and shall set back 5' from the home



Rear Loaded Zero Lot Line Lot

Zero lot line



Front Loaded Zero Lot Line Lot

DUPLEX STYLE ZERO-LOT-LINE LOTS

BUILDING MASS

building height 35' max.

SETBACKS (all setbacks from property line except where noted and may be affected by utility easements)

FRONT

front to arterial 25' min.
 front to other streets 15' min.
 front to green 6' min. 15' max.
 front to shared access facility 10' min.
 garage to ROW or shared access facility tract 22' min.

SIDE YARD

side yard 5' min.

REAR YARD

front load homes 10' min.
 allow ROW to garage 3' min.

(3' minimum can be attained only when there is no conflict with utilities in or adjacent to alley)

alley ROW to home 5' min.

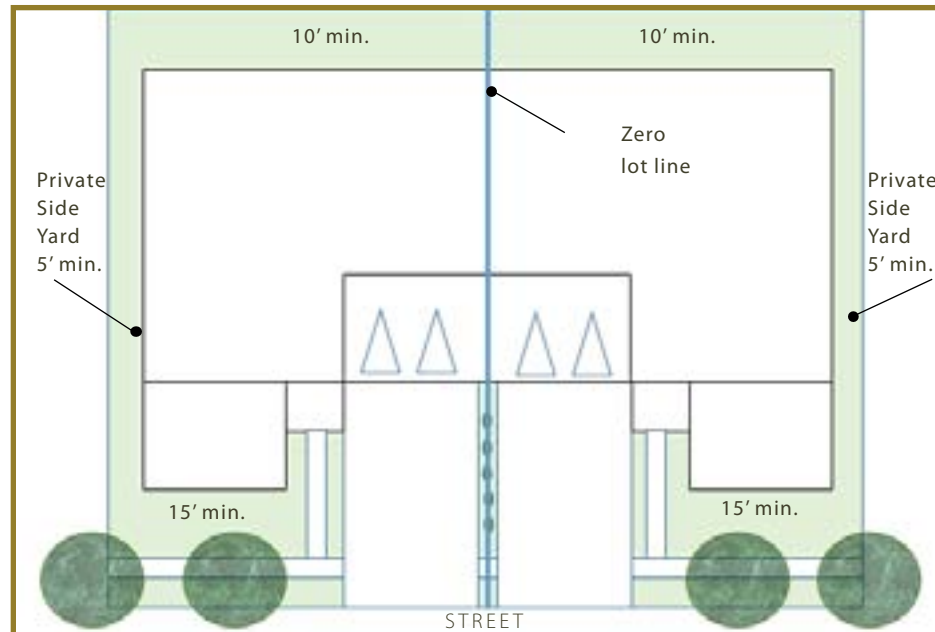
GARAGE / PARKING

- 2 parking stalls are required per unit (1 stall may be a driveway or open parking stall as long as the stall is large enough to avoid over-lap into ROW)
- Carports are not allowed
- Tandem stalls are allowed
- 3 car garage doors facing the street may be allowed with conditions when lot widths are adequate (see page 23, item 14 for required mitigations)
- Auto access to alley load homes must be from the alley
- Garages must be recessed a minimum of 4' from the front façade of the home unless otherwise approved by the ARC

FRONT PORCH AND STOOPS

Front porches must:

- Face the Shared Access Facilities (street) or green
- Be a minimum of 60 sq. ft. except that stoops may be a minimum of 4' x 4'
- Have a minimum elevation from sidewalk of 18" except where ADA accessibility is a priority or otherwise approved by the ARC



Duplex on a Single Lot

PIPESTEM/FLAG LOTS AND LOTS ON SHARED ACCESS FACILITIES

BUILDING MASS

building height 35' max.

SETBACKS (all setbacks from property line except where noted and may be affected by utility easements)

FRONT

front to arterial 25' min.
front to other streets 15' min.
front to green 6' min. 15' max.
front to shared access facility 10' min.
garage to ROW or shared access facility tract 22' min.

SIDE YARD

side yard 10' min.

REAR YARD

rear yard 10' min.

GARAGE / PARKING

- 2 parking stalls are required per unit (1 stall may be a driveway or open parking stall as long as the stall is large enough to avoid over-lap into ROW)
- Carports are not allowed
- Tandem stalls are allowed and encouraged for 3 car garages
- 3 car garage doors facing the street may be allowed with conditions when lot widths are adequate (see page 23, item 14 for required mitigations)
- Auto access to alley load homes must be from the alley
- Garages must be recessed a minimum of 4' from the front façade of the home unless otherwise approved by the ARC

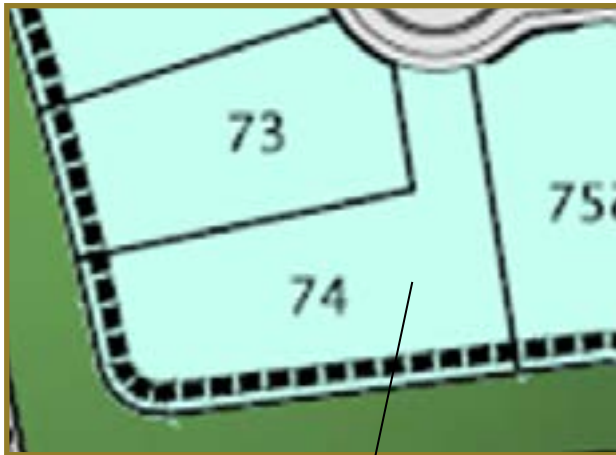
FRONT PORCH AND STOOPS

Front porches must:

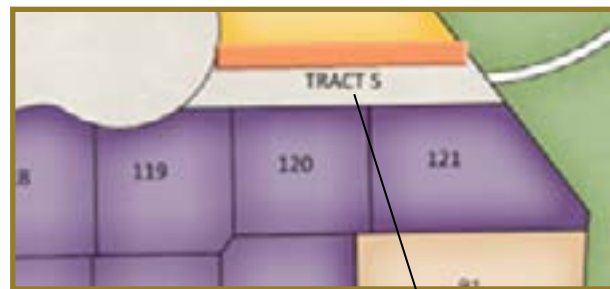
- Face the Shared Access Facilities (street)
- Wrap around the side elevation when on a corner lot or adjacent to public space
- Be a minimum of 60 sq. ft. except that stoops may be a minimum of 4' x 4'
- Have a minimum elevation from sidewalk of 18" except where ADA accessibility is a priority

Stoops shall be:

- A minimum of 4' x 4'



Pipestem / Flag Lot



Shared Access Facilities

STREETSCAPE STANDARDS

In order to meet the community character goals of Tehaleh and create a sense of individual ownership and personality, streetscapes must vary in their architecture. To accomplish this, similar single family home or duplex designs must be located as far from one another as possible. The following standards are intended to ensure this is the case and apply to homes on either side of the street.

Single Family:

- Homes with identical floor plans, elevations, and color schemes may only locate within five (5) lots of one another (4 intervening lots); and,
- Homes with the same color scheme regardless of the floor plan and/or elevation may only locate within four (4) lots of one another (3 intervening lots); and,
- Homes with the same design palette (Contemporary, Craftsman, etc.) may locate within three (3) lots of one another (2 intervening lots); and,
- Homes with the same floor plan may locate within two (2) lots of one another (1 intervening lot) provided a different elevation and significantly different color scheme is used.

Exceptions to these standards must be approved in writing by the ARC, and will only be allowed when additional design elements are added to an elevation. The overall goal is to create a neighborhood whereby one must study the

homes to realize they are similar rather to determine they are different.

Builders are encouraged, and in some cases required, to pre-plan the placement of floor plans and elevations on lots prior to the initiation of their sales process.

Duplexes:

- Duplex buildings with identical architecture or color schemes shall not locate directly adjacent or across the street from one another.
- Duplex communities or site plans that mix single family homes and duplexes shall receive special review by the ARC.



Streetscape



Streetscape

SINGLE FAMILY ARCHITECTURAL STANDARDS

1. All roofs shall have a minimum pitch of 4:12 and have composition shingle roofing with a 30-year minimum warranty unless approved by the ARC based on building design.
2. The minimum plate height shall be nine (9) feet for the first floor and eight (8) feet for the second floor. Foundation walls must be screened with landscaping where visible from a public space.
3. All windows and doors shall be trimmed on all four (4) sides on the front, side, and rear elevations on all homes unless approved by the ARC based on building design. Window screens shall be provided by Builder on all homes.
4. Side and rear elevations facing a public space (as specified by the ARC) shall be treated as a front façade and shall include full gable trim and detailing of an amount and quality similar to the front façade of the home.
5. Homes and duplexes shall be painted complementary colors applied in an architecturally authentic way based on the elevation style. Varying shades of the same color or similar tones of two colors are encouraged on the same home. No sharp contrasting colors on the body of a home shall be used unless specifically approved by the ARC. Trim, door, and shutter colors may have a higher contrast to the body color.
6. The full body of the house or duplex shall be one color with accent colors used on archi-

tectural features or room projections. When an accent color and/or material is used on a projection, the color and material shall be carried around to the inside corner(s) of the projection.

7. Front and side elevation corner boards shall be painted the color used on the portion of the home adjacent to the corner board including areas where accent colors are used. In a case where the accent color ends at the corner, both sides of the corner board shall be painted the accent color. Deviation from this standard requires ARC approval.

Example of approved painted corner boards



8. When a masonry wainscot is used on the front façade of a home or duplex on an interior lot, the wainscot shall be wrapped around the side elevation a minimum of four (4) feet or to a natural stopping point such as a window. When a wainscot is used on the front façade of a home or duplex on a corner lot or a lot adjacent to public space, the length of the wainscot wrap is influenced by the architectural character of the home and the location of a fence. The ARC will

determine design details at the point of schematic design approval of the home style.

9. Gutters shall be a color complementary to the color scheme of the home. Stock gutters in white, brown, black or almond may be used or gutters may be painted. Gutters shall provide minimum color contrast to the adjacent material and colors.

Example of approved gutters



10. Downspouts shall be painted the color used on the portion of the home adjacent to the downspout, including areas where accent colors are used. In the case where an accent color ends, the downspout shall be painted the accent color. In addition, downspouts shall be placed in such a way as to avoid visual distraction to the front façade of the home. Deviation from this standard requires ARC approval.

Example of approved downspouts



11. Porches shall have a minimum dimension which provides a porch area of 60 sq. ft. , unless otherwise approved by the ARC.
12. Courtyards shall have a dimension which provides a minimum area of 80 sq. ft. , unless otherwise approved by the ARC.
13. A minimum 100 square foot concrete patio or wood deck shall be provided with every home, unless otherwise approved by the ARC.
14. All garages shall be setback a minimum of four (4) feet and shall be less than 40% of the front façade of the home, unless otherwise approved by the ARC. Homes with garages that do not meet these standards shall include garage doors with windows and/or other architectural features, shall be painted the body or accent color of the home, and shall have at least one of the following:
 - a) a decorative trellis over the garage door as part of the structure of the garage; or,
 - b) a masonry accent either on the full street

façade or as a significant wainscot; or,

c) single car garage door rather than one two car garage door; or,

d) a significant eave projecting from the face of the garage wall a minimum of three (3) feet; or,

e) a gable with accent materials and/or other design features over the garage.

15. RV garages will only be allowed in certain phases of the community, taking into consideration lot size and setback requirements. The materials, siding, roofing and color must be consistent with colors and materials used on the home. RV garages attached to the main structure of the home, must be set back a minimum of four (4) feet from the front façade. RV garages attached to an adjacent car garage must set back a minimum of four (4) feet from the façade of the car garage. A detached RV garage must set back a minimum of ten (10) feet from the front façade and ten (10) feet from the side of the adjacent portion of the home whether living space or car garage.

Example of approved RV garages



16. Exterior garage lights shall be recessed in the roof over-hang or mounted on each side of the garage door. No single mounted light fixture shall be allowed centered over the garage door unless otherwise approved by the ARC.
17. On model homes, all driveways from a public street to the garage shall be paved as planned for the home at the time of sale, unless otherwise approved by the ARC.
18. Space shall be allocated in garages, alleys or side yards to store trash and recycling bins out of site. If such space is in the side yard of a home, the bins must be fully screened with walls in keeping with the architectural style of the home or fencing approved by the ARC.
19. Homes on corner lots shall wrap porches around the side elevation facing the public space a minimum of ten (10) feet to a logical stopping point, unless otherwise approved by the ARC.
20. All homes must have a minimum of a three (3) foot wide walkway that directly connects the front porch or stoop to the sidewalk, unless otherwise approved by the ARC. When the walkway is within three (3) feet of the driveway, it must curve to allow an adequate area for healthy landscaping.
21. All entry doors shall be visible from a primary street or public space unless otherwise approved by the ARC.
22. There may be lots in Tehaleh with special physical conditions including, but not limited

to location, size, shape, and topography. The ARC shall have the right to add architectural and landscape conditions to homes and yards located on these lots. (See Landscape section for more details.)

23. All solar and wind power facilities and their installation must meet Washington State and Pierce County Code requirements including the Design Standards in PC 18J.15.155. All facilities must also meet all applicable safety and performance standards established by the National Electric Code and the Institute of Electrical and Electronic Engineers.

Solar Panels shall also meet the following design requirements:

- To the maximum extent possible, the Solar Panel(s) and the solar panel frame and/or support brackets shall be visually integrated with the architecture of the building, shall be in conformance to the slope and color of the roof and shall have a non-reflective surface.
- The Solar Panel(s) and solar panel frame and or support brackets shall be placed so that the top edge of the facilities are parallel to the roof ridge. No part of the installation shall be visible above the roofline.
- Conduits, wiring, and piping shall be run through the attic space. Minor exposed connections may be necessary



Duplex Unit

and are acceptable if painted to match/coordinate with the surface they are adjacent to.

- Inverter(s) and any monitoring systems must be located in a storage area of the building (such as a garage).

It should be noted that trees or vegetation along the streets, parks, open spaces, common areas and on adjacent properties will continue to grow and may impact the performance of an approved Solar Panel. There shall be no future obligation from any party to trim or otherwise alter such trees or vegetation due to a reduced amount of sun exposure.

24. The following items shall not be allowed on any Tehaleh home without ARC approval:
 - a. Vinyl Siding
 - b. Carports
 - c. Highly reflective colors or surface treatments
 - d. Plastic detailing of any kind



Contemporary Style Home



Contemporary Style Home

M U L T I - F A M I L Y R E S I D E N T I A L

This Section of the Residential Chapter provides the direction for the development of multi-family homes in Tehaleh. Multi-family includes townhome structures and detached cottages, under certain circumstances, and multi-family stacked flat buildings. Density in multi-family neighborhoods/properties will range from a minimum of ten (10) units to a maximum of twenty-five (25) units to the acre.

MULTI-FAMILY TYPES



Multi-Family Townhome

Multi-Family Townhomes are homes in buildings with three (3) or more attached units located on one parcel and available as for-sale condominiums or for-rent homes. Townhome units are accessed from the ground level. More than one Townhome building may be located on a single parcel.

Multi-Family Cottages are small single-family detached or duplex rental or condominium homes developed on one parcel at a minimum density of ten (10) units per acre and most often clustered in a garden and/or courtyard setting with shared parking lots, carports, or garage structures. Although unlikely, the Cottages may be developed in a linear fashion along a roadway with parking in alley accessed garages or clustered in surface spaces. Garden setting developments may include only Townhomes or Cottages or a combination of both.

Multi-Family Stacked Flat Buildings are two (2) or three (3) story structures with homes served by individual entries accessed by interior or exterior shared stairways and hallways. Parking may be adjacent to the buildings, clustered in adjacent parking lots, or located in nearby carports or garage structures. Buildings may be developed in a garden setting or along roadways. Stacked Flat buildings may be developed as rental projects or condominiums.

Multi-Family Urban Style Stacked Flats are homes in three (3) or more story structures with lobbies off a central building entrance. Homes are served by individual entries off double loaded hallways accessed by interior stairs and/or elevators. These buildings may be all residential or may include retail and/or professional offices on the ground level. Parking will depend on the use, location and architecture of the building and may include an in-building parking garage or surface parking adjacent to the building or clustered in adjacent parking lots or some combination of all options. Urban Style Stacked Flats will likely be rental projects but homes could be sold as condominiums. Mixed use buildings will locate in Neighborhood and/or Community Centers.



Multi-Family Stacked Flat



Multi-Family Stacked Flat



Urban Style Stacked Flat

MULTI-FAMILY DESIGN STANDARDS

Multi-Family Townhomes, Cottages and Stacked Flat buildings may develop in a clustered “garden setting” or in a linear manner along a public right-of-way. When developed in a “garden setting”, specific site planning Standards apply. These Standards are provided on the following pages followed by Architectural Standards for each building type.



Multi-Family Cottages



Multi-Family Townhome

"GARDEN SETTING" SITE PLANNING STANDARDS

"Garden setting" projects may include one type of Multi-Family housing or a combination of Cottages and Townhomes. All projects shall meet the following Standards:

1. Semi-private common areas internal to garden style developments shall be designed to provide a sense of openness, visual relief, and community. At least 400 sq. ft. of common space per unit shall be included in each development. These areas may include both passive and active recreational amenities as project features. Passive amenities may include lawn and garden areas while active amenities may include such items as children play areas, barbeque/picnic areas, and community buildings when a project is of a scale that can support such a feature.
2. When a community building is included in a Garden Setting development, the building shall be clearly incidental in use to the housing. Community buildings shall be located within the boundaries of the development and shall be owned and maintained by the project owner in the case of rentals or the association in the case of condominiums.



3. In addition to passive and active common areas, projects shall include pedestrian and bicycle pathways and roads providing access throughout the development and connections to the overall Tehaleh community. All common areas and facilities, including private roads, shall be owned and maintained by either the project owner in the case of a rental or the association in the case of a condominium.
4. Each ground floor unit shall have a private outdoor area of at least 150 sq. ft. in the form of a deck, patio, or small garden area. In the case of Stacked Flats, private outdoor areas will include patios or gardens with the lower level units and decks of at least 250 sq. ft. on most upper level units. If decks are provided, they shall be enclosed by the extension of exterior walls and/or

railings meeting International Building Code regulations. Patios or small garden areas may be enclosed by a four (4) foot or less open rail wood or metal fence or a hedge. Residents shall be responsible for the maintenance of private space unless other arrangements have been made through a management company or condominium association.

5. Adequate space shall be allocated for the storage of trash and recycling bins. Depending on the land plan for the development, bins may be included with individual homes or may be clustered in various locations. If clustered, locations shall provide easy access for all residents. Bins shall be screened in keeping with the design of associated buildings or the overall development.

6. One bedroom homes shall have a minimum of one (1) parking space and two bedroom and above homes a minimum of two (2) parking spaces. Parking spaces may be located in remote (within the project) lots, detached garage or carport structures or private garages attached to a home. Shared detached garage and carport structures and surface parking lots shall conform to the following standards:

a. detached garages, carports and/or parking lots shall be designed in clusters with convenient lighted pathways to the homes they serve. Such clusters shall be landscaped and screened from public streets and all buildings designed in a manner consistent with the overall project;

b. garages whether attached to a unit or in a detached structure shall be a minimum width of twenty-two (22) feet and carports a minimum width of twenty (20) feet;

c. detached garage structures shall not exceed four garage doors per building and shall be designed with architectural features similar to the homes in the development;

d. carport structures shall include roof lines similar and compatible with the architectural style of homes in the development;



Garden Style Multi-Family Stacked Flats

e. landscaped and well lighted pedestrian pathways shall be provided to connect all homes and parking structures and/or lots;

f. parking spaces in garage and carport structures shall be reserved for the parking of vehicles owned by residents and shall not be used for storage; and,

g. surface parking lots shall be screened from public spaces through the placement of buildings and/or the use of landscape berming or when space is limited, or the use of other adequate landscape screening techniques. The ARC shall have the authority to require lot specific design features above Pierce County Code when surface parking lots are included in a project.

7. Cottage and/or Townhome communities may have an unlimited number of units, but medium to large projects shall develop in housing clusters. Such clusters are intended to encourage a sense of community among residents and as such shall not include more than sixteen (16) units. Projects may include one or more clusters. Separation between clusters shall be accomplished through landscaping and/or natural features. Clusters shall be connected by private roads and pedestrian trails.

8. Developments with two or more clusters shall have the option of designing the active recreational amenities on a project-wide basis while

still providing more informal passive landscaped areas and/or courtyards for each cluster. The passive landscaped areas and courtyards shall include pedestrian pathways and may be divided into no more than two separate areas per cluster. When the development is large enough to have two or more clusters, the portion of the required square footage provided by a major recreational amenity, such as a community building, may locate in one cluster as long as residents of the other cluster(s) have easy access to the facility.

9. Unless the shape or topography of a development site is restrictive, at least 50 percent of the units in a cluster shall abut common space. A unit is considered to “abut” an area if there is no structure between the unit and the common space.
10. Multi-Family Stacked Flat buildings may include as many as 20-30 units and depending on the size and topography of the project, may or may not develop in separate clusters. Buildings shall be connected by private roads, pedestrian and bicycle (when appropriate) trails, allees and landscape areas.



Stacked Flat Condo Unit



Multi-Family Stacked Flats

MULTI-FAMILY ARCHITECTURAL STANDARDS

“GARDEN SETTING” ARCHITECTURAL STANDARDS

1. A variety of architectural distinctions shall be included throughout a community. This may be accomplished by varying design styles such as Craftsman, Tudor, or Contemporary or a mix of building types. In situations where a similar design style is used for an entire community, distinctions shall be made through the design of roof pitches, and porches as well as color choices and material selections. Buildings with identical design features shall not locate next to each other.
 - b. a minimum plate height of nine (9) feet for all floors;
 - c. windows and doors trimmed on all four (4) sides;
 - d. corner boards painted the color used on the portion of the building adjacent to the corner board. In a case where the accent color ends at the corner, both sides of the corner board shall be painted the accent color;
 - e. front façade wainscoting, when used, that wraps around side elevations by at least four (4) feet or to a logical stopping point such as a window;
 - f. stock gutters that are a complementary color to or are painted in a manner consistent with the color of the building;
 - g. downspouts painted in a manner consistent with the standard described for corner boards. Downspouts shall be located to avoid visual distraction for the affected elevation; and,
 - h. main entry building or unit doors that are visible from streets, pedestrian pathways, greens or courtyards depending on the design of the community.
2. Cottages, Townhomes, and Stacked Flat Buildings in a “garden setting” shall include four (4) sided architecture in order to avoid “turning their back” to each other or the surrounding neighborhood. Minimum architectural detailing shall include:
 - a. roof pitches and paint colors appropriate to the style of the building;



TOWNHOME ARCHITECTURAL STANDARDS

All Townhome projects shall meet the following Standards:

1. No more than six (6) units shall be included in each building unless approved by the ARC. Buildings with more than six (6) units shall include special design features and layouts that mitigate the impacts of a larger structure. These features may include but are not limited to building modulation, varied unit orientations, and wrap around porches for corner units.
2. End townhome units shall be at least sixteen (16) feet wide and middle units at least fourteen (14) feet wide.
3. Each townhome must have an entry facing a common area such as a landscaped green, courtyard, or street. Entries must be at least eighteen (18) inches above the adjacent common area or street and include a porch or stoop. Where accessibility, grade changes or design considerations are an issue, the ARC may approve exceptions to the 18 inch rule when mitigating design features are added.
4. Townhome end units on a corner, or adjacent to public space, shall have wrap around porches deep enough to accommodate exterior furniture. Interior townhome end units shall include a porch that is at least 60 sq. ft. in size. Middle units shall have stoops at least 4 feet by 4 feet unless they are wide enough to accommodate a porch which must be at least 60 sq. ft. in size. Deviations from this condition must be approved by the ARC.
5. If a parcel is large enough to allow more than three (3) buildings, several architectural styles may be included in a project. If more than one architectural style is included, the buildings shall include design techniques that ensure harmony throughout the project. Each individual building shall have units with compatible roof designs and consistent exterior materials, window types and sizes, color schemes and general design characteristics. Design features shall be consistent on all building elevations.
6. Building heights shall be limited to forty (40) feet.
7. Front yard setbacks shall be thirty (30) feet from an arterial which may include common areas and fifteen (15) feet from other streets. Setbacks between buildings shall be at least twenty (20) feet. Garage setbacks shall be twenty (20) feet to a street and two (2) feet to an alley right-of-way.



Multi-Family Townhomes

8. Townhomes developed on linear parcels adjacent to public streets shall be designed as alley loaded buildings. Townhomes facing interior private streets may be alley or front-loaded buildings. If front-loaded, garages must be recessed from the face of the affected elevation or include design features that reduce the visual impact of the garage doors.

COTTAGE ARCHITECTURAL STANDARDS

All homes classified as Multi-Family Cottages shall meet the following Standards:

1. The maximum size of a Multi-Family Cottage shall be 2,400 sq. ft.
2. The front elevation of a Cottage may not include a garage door. Parking shall either be provided in a garage located at the rear of a home and loaded off an alley, or the side of a home and loaded off a private street or in a "remote" structure with garage spaces for other homes within the neighborhood. Parking for Cottages may also locate in surface lots as described in the General Site Plan Standards.
3. The front entry of a Cottage shall face a common area, courtyard or a street and be at least eighteen (18) inches above ground level. A porch, at least 60 sq. ft. in size, shall be included with each Cottage. Where accessibility, grade changes or design considerations are an issue, the ARC may approve excep-
- tions to the 18 inch rule when mitigating design features are added.
4. When located on a corner or adjacent to a public space such as a landscaped trail or allee, cottages shall include a porch that wraps around the side elevation unless such a design is inconsistent with the home's architecture (i.e. Tudor style homes usually have small porches or stoops).
5. Cottage building heights shall be limited to thirty-five (35) feet.



Multi-Family Condominiums or Rental Cottages

MULTI-FAMILY STACKED FLAT BUILDING ARCHITECTURAL STANDARDS

Stacked Flat Buildings shall meet the following Standards:

1. No more than 30 units shall be included in a building unless approved by the ARC. Buildings with more than 20 units shall include special design features and layouts that mitigate the impacts of a larger structure.
2. Shed, gable, and hip roofs are encouraged as are slanted roof lines on contemporary building designs. Butterfly, mansard, and gambrel roof shall not be allowed unless approved by the ARC.
3. All roofs shall have a minimum pitch of 4:12 and composition shingles with a 30-year minimum warranty. Roof pitches may vary on contemporary designs when appropriate. Roof overhangs shall be a minimum of 12 inches on gable and 18 inches on shed, hip, and contemporary roof styles.
4. Building fascia boards and window trim shall be consistent with the architecture of buildings and based on ARC approval.



Multi-Family Stacked Flat Building



Multi-Family Stacked Flat Building

5. Exterior entries to stairways providing access to residential units shall be highly visible and accentuated by architectural detailing such as recessed building modulation, gabled or shed roof projections, or arched entry ways.
6. Side and rear building elevations facing public space (as specified by the ARC) shall be treated as a front façade and shall include full detailing of an amount and quality similar to the front façade of the building.
7. Buildings shall be painted complimentary colors applied in an architecturally authentic way based on the style of the building. Trim, doors and shutter colors may have a high contrast to body colors.
8. Buildings shall be broken into bottom, middle, and top segments using horizontal banding, change of materials and/or colors or other design features to visually minimize the scale of the structure. Colors, materials or other design features used in this way shall be carried around to all building elevations.

9. When masonry features are used to delineate entries or to add interest to a building, the masonry shall extend to a natural stopping point such as a window or the edge of a projection. When an accent color or change in material (including masonry) is used on a projection, the color and/or material shall be carried around to the inside corner(s) of the projection.

10. Vertical building modulation shall be used to mitigate long façades, facilitate private balconies, and identify entries. Color and building materials shall be used along with modulation to achieve the desired design affect.

11. All corner boards shall be painted the color used on the portion of the building adjacent to the corner board including areas where accent colors are used. In a case where the accent color ends at the corner, both sides of the corner board shall be painted the accent color.

12. Downspouts shall be painted the color used on the portion of the building adjacent to the downspout including

areas where accent colors are used. In a case where the accent color ends, the downspout shall be painted the accent color. In addition, downspouts shall be placed in a way as to avoid visual distraction to the façade of the building.

13. Gutters shall be a color complementary to the color scheme of the building. Stock gutters in white, brown, black or almond may be used or gutters may be painted. Gutters shall provide minimum color contrast to adjacent colors and materials.

14. When more than two Multi-Family buildings are included in a project, variations in the architecture of at least one (1) out of three (3) buildings shall be required while including design techniques that ensure harmony throughout the project.

15. Front yard setbacks shall be thirty (30) feet from an arterial which may include common areas and fifteen (15) feet from other streets. Setbacks between buildings shall be at least thirty (30) feet.



DESIRABLE DESIGN FEATURES

- Varying rooflines
- Interesting color scheme
- Horizontal trim and use of color to break-up the scale of the buildings
- Arched window trim and shutters on featured windows



UNDESIRABLE DESIGN FEATURES

- Repetition of design features with nothing to break up the vertical scale of the building
- White corner boards
- White downspouts
- Vents on front face of buildings
- Use of one color on entire building

MULTI-FAMILY URBAN STYLE STACKED FLAT RESIDENTIAL OR MIXED USE BUILDINGS (ARCHITECTURAL STANDARDS - RESERVED)

Multi-Family Urban Style Stacked Flat Residential and/or Mixed Use Buildings represent the highest density architecture that will locate in Tehaleh. These buildings may be built as “stand-alone” projects but will most likely develop on parcels in Community or Neighborhood Centers. “Stand-alone” projects may include residential units only or a combination of residential units and amenities on the first floor with additional residential floors above. Projects in Community and/or Neighborhood Centers will include retail and/or professional services and resident amenities on the first level with additional residential floors above. Parking may be in underground garages or the above ground first floor of a building or in surface lots adjacent to a building or some combination of all three. If in the building, but above ground or

in surface lots, substantial landscaping shall be used to mitigate the visual impacts of the parking. In the case of mixed use buildings, screening will be accomplished through the addition of retail and/or service uses and/or resident amenities around the edges of buildings.

Market demand for higher density urban multi-story buildings will not likely surface

until Tehaleh is a relatively mature master plan. By that time, new technologies related to design and materials and new business types will influence the design of buildings. With this in mind, this section of the Multi-Family Chapter will be developed at a later date as a recognizable demand for these projects can be measured.



RESIDENTIAL LANDSCAPE

RESIDENTIAL LANDSCAPE INTRODUCTION

The Tehaleh Vision calls for a community designed to reflect the traditional character of the Pacific Northwest where the natural environment is blended with the built environment. This section of the Design Manual provides direction for the preservation of open space and natural areas and the development of new landscaped areas including parks, allees, heavily landscaped arterials and round-about, neighborhood streetscapes and private parcels in single and multi-family areas.



The Post and Trails

The intent is to:

- 1) respect and celebrate the natural features of this land including views of Mt. Rainier;
- 2) provide residents, employers, and employees close contact with nature by bringing the forest and forest edge into neighborhoods;
- 3) support sustainability by encouraging the use of plant and landscape materials common to the Pacific Northwest area; and,
- 4) support the economic health of Tehaleh by creating attractive livable neighborhoods.

The Guidelines and Standards on the following pages are consistent with Pierce County codes as incorporated into the Tehaleh 2018 Development Agreement and are designed to support the Tehaleh Vision. The Guidelines and Standards focus on residential neighborhoods. Similar direction for commercial areas is discussed in other chapters of this document.



Ponder Park

LANDSCAPE HIERARCHY

Within Tehaleh's residential neighborhoods there are four social realms that are used to organize the outdoor space: public, semi-public, semi-private, and private. Each are described below.

PUBLIC

The public realm includes landscape areas (both man-made and natural) in the ownership of the public or the Tehaleh Owners Association. These areas include trail corridors and open space, parks, allees and improved street rights-of-way (ROW).

SEMI-PUBLIC

The semi-public area is the transition zone between the public area and the semi-private space. The area extends from the property line to porches and/or building entries and is owned by the property owner. Landscape features usually include planting beds, lawn areas, low fences and/or hedges and a walkway from the sidewalk to entries. The area is very visible from the public realm and is also important to the neighborhood streetscape.

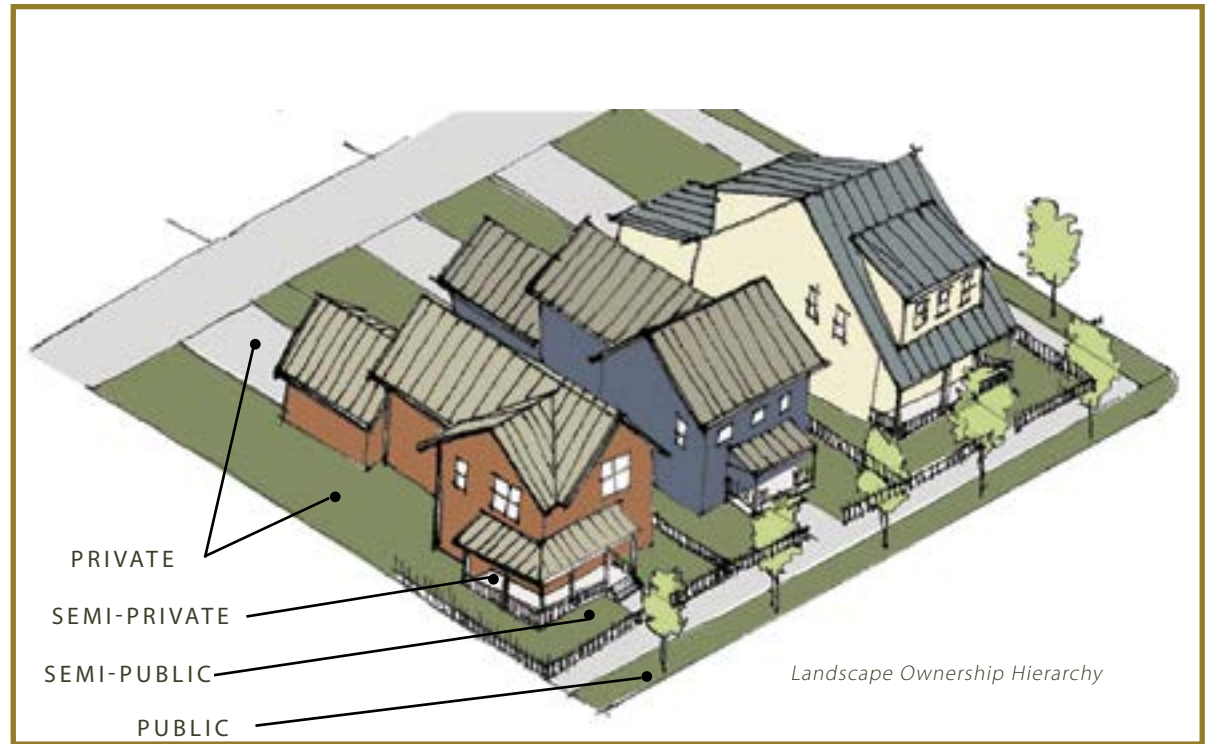
SEMI-PRIVATE

The semi-private area includes the porch or courtyard of a resident's home or a Multi-Family building and should be situated in a manner that provides a sense of ownership and privacy. The area should be large enough to allow for pots, seating, and other decorative items of the resident's choice.

Semi-private landscape areas are often located in courtyards and/or the roof of Multi-Family buildings.

PRIVATE

The private area specific to single family and multi-family Townhomes and Cottages includes the portions of the back and side yards between the façade of the residence and the property line often enclosed by a fence. Planting beds, lawn, trees, outdoor eating areas, and outdoor furniture, including fireplaces, are common features of the private area. Owners/residents have the opportunity to meet their needs and design preferences with improvements to the space and in many cases create very personal "outdoor rooms".



LANDSCAPE RESPONSIBILITIES

The Tehaleh landscape is a significant amenity for the enjoyment of all the people who live, work, shop and visit the community. As such, the protection of open space; the development of parks, trails and community facilities; and the landscape of individual parcels and lots are all equally important to Tehaleh's character. The purpose of this section is to lay out the responsibilities for landscape preservation, development and maintenance and to provide guidelines and standards that ensure responsibilities are met in a manner that supports the Tehaleh Vision.



Big Sky Park



Master Developer and HOA Responsibilities

The Master Developer, the various owner associations, the builders, and the property owners all share a portion of the responsibility for the Tehaleh Landscape.

The **Master Developer** is responsible for the design, development, and where appropriate irrigation of:

- Community parks
- Neighborhood pocket parks
- Trail corridors
- Allees
- Planting areas in the Rights-of-Way not adjacent to builder lots (generally arterials)
- Other common areas throughout the community

The **Owner Associations** are responsible for the maintenance of the facilities listed above and developed by the Master Developer.



Single Family Property Specific Landscape Area



Planting areas along sidewalk



Street trees and public sidewalk

The **Property Developer / Builder** is responsible for the installation of:

- Property specific landscaping
- Planting strips on roadways adjacent to lots/parcels (street trees and ground cover or grass per planting plans approved for the effected parcel)
- Planting areas between a fence and the sidewalk and/or alley
- Site walls where necessary or desirable
- Fences when included in the sale of homes

The **Property Owner** is responsible for the maintenance and repair of the landscape items listed above and installed by the Property Developer / Builder. The Property Owner is also responsible for any additional plantings or landscape elements installed on their lot or parcel.



Front yard landscaping

RESIDENTIAL PLANTING GUIDELINES AND STANDARDS

Design character and sustainability are two important features to Tehaleh's landscape. Well designed and maintained areas along roadways, in parks, and on private property are community amenities, add to the aesthetics of Tehaleh, and provide fire protection during prolonged droughts.

Sustainability is a combination of water conservation and the extensive use of drought tolerant plantings. Water conservation elements include the use of the correct plant materials, consideration of sun and shade, tolerance for "brown-out" landscapes in the summer, and well-designed and maintained automated irrigation systems.

RESIDENTIAL GUIDELINES

- Use a combination of evergreen and deciduous ornamental and shade trees, shrubs, and grasses in public, semi-public and residential yards and planting areas to add interest and variety to the landscape. Include drought tolerant plantings wherever possible.
- Emphasize the natural character of the community by featuring sculpted rather than straight line shapes and boulders as focal points in planting areas. Include a variety of plant material sizes and color palettes in gardens.
- Encourage property owners to invest time and effort into maintaining Tehaleh's landscape. This involves maintaining private planting areas as well as providing enough irrigation to ensure the health of plantings in areas adjacent to private property where irrigation systems have not been installed.
- Provide information regarding plant selections and landscape maintenance to all property owners through the residential and commercial Tehaleh Owner Associations (TOAs).



Plantings between homes and trail



Pocket Park



Street Trees in Grass Planing Strip



Landscape Cluster

RESIDENTIAL STANDARDS

1. The ornamental, native and drought tolerant plants used throughout Tehaleh shall be appropriate to the Pacific Northwest and consistent with the recommendations for Zone 4 of Western Garden climate zones or Zone 7 of the USDA Plant Hardiness Zone Map. No bamboo or pampas grass shall be planted in landscape areas.
2. Planting Soil shall be added to all planting and lawn areas. Planting Soil is defined as a mix of native or imported topsoil mixed with Compost Amendments. Topsoil is natural or cultivated surface-soil containing organic matter and sand, silt, and clay particles in a mix that meets USDA Standards. Compost Amendments are classified as "Class A Compost" per Washington State Department of Ecology (DOE) Interim Compost Quality Guidelines (WAC Chapter 173-350 Section 220.)
3. Planting Soil can be mixed onsite or may be imported in a pre-mix form. The Planting Soil formula for lawn areas is 25% Compost and 75% Topsoil and for planting beds 40% Compost and 60% Topsoil. Once mixed, Planting Soils must be added to lawn areas at a ratio of 5% and planting beds at ratio of 10%.
4. Ground covers, shrubs, grasses and perennials shall be planted so as to achieve their full growth potential in two years. The minimum size of ground covers shall be 1 gallon; the minimum size of medium shrubs and grasses, 2 gallons; and the size of large shrubs, 5 gallons at planting. Shrubs shall include plant selections with varying colors. The majority of the shrubs shall be evergreen. Perennials may be used as accents only and must be a minimum of 2 gallons at planting.
5. Tall evergreen or deciduous shrubs over 4 feet at maturity shall not be planted closer than 5 feet from public or private walkways, porches, or entries for security reasons.
6. On single family lots over 50 feet in width, at least one "small" deciduous tree, one "small" evergreen tree, and one "large" evergreen, ornamental or shade tree shall be planted in every front yard (the area in the front of the side yard may be included as the front yard for the purposes of this Standard).

On lots 50 feet and under, two front yard trees is adequate with the assumption that the street trees associated with the lot meets the three (3) tree Standard.

Multi-Family parcels shall include a combination of small deciduous and evergreen trees and shrubs planted in a manner appropriate to the design and scale of the building. Multi-Family landscape plans shall be reviewed and approved by the ARC.

"Small" deciduous and evergreen trees shall be 3-4 feet at planting and shall not exceed six (6) feet at maturity. "Large" evergreen trees shall be 5-6 feet, ornamental trees 1.5" caliper, and shade trees 2" caliper at planting. These trees should be selected with a maximum height of fifteen (15) feet in mind.

Examples of appropriate small deciduous trees include small maple varieties, weeping cherry and pussy willow trees, and some snowbell trees. Examples of small evergreen trees include Hinoki cypress, dwarf hemlock, and some yews.

7. On lot areas adjacent to public space, no large expanses of bark, gravel, and/or mulch shall be used in residential yard areas including side yards outside of a fence area. Bark and/or mulch may only be used in conjunction with plant material. Only "fine grain" bark may be used. Boulders and river rock may be used as design elements. Bark, crushed rock and/or river rock may be used along 5 foot side yards enclosed by a fence unless otherwise approved by the ARC.
8. Planting beds parallel to the façade of a home or multi-family structure, shall be curved and planting beds parallel to a walkway leading from the front of a building to a sidewalk may be straight edged or curved.
9. A 3 foot minimum concrete walkway shall be provided from a sidewalk, alley, or other public space to a front entry. Alternative walkway designs are possible when incorporated into landscape plans approved by the ARC. On alley load homes, concrete walkways from the sidewalk to the street are encouraged.
10. Utility boxes adjacent to the street shall be screened with a combination of evergreen and deciduous shrubs. If retaining walls are required, plantings shall be coordinated to diminish the impact of both the utility



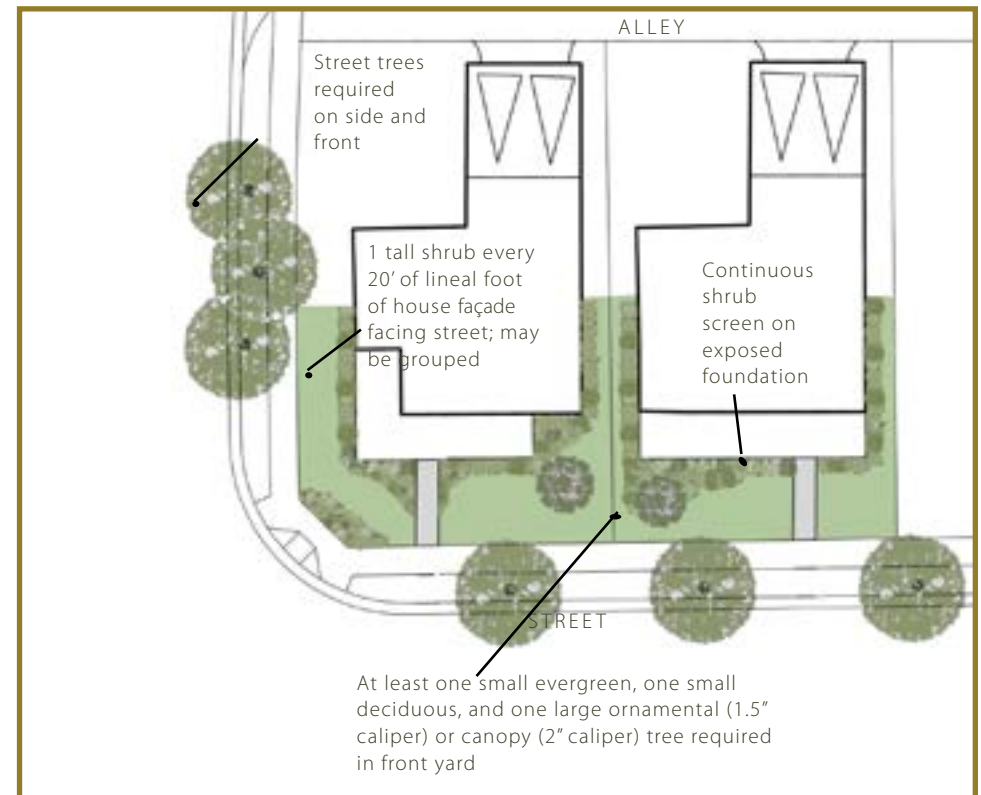
Front Yard Lanscaping



Utility Box Landscaping

boxes and the wall. Large expanses of gravel shall not be used in conjunction with the installation of utility boxes.

11. Where a walkway is within 3 feet of a driveway or small private street or alley leading into a building, it shall curve to allow adequate space for healthy landscaping and a root zone. Such spaces shall be planted by the Property Developer / Builder.
12. One large shrub shall be planted for every 20 lineal feet of building façade facing a street, allee, or park. The majority of the large shrubs shall be evergreen. The large shrubs shall be clustered with small evergreen and deciduous shrubs and the trees required for yard areas. Shrub and tree sizes shall be consistent with the Standards on Pages 44 and 45.
13. Continuous shrub coverage shall be required for exposed foundations on front and side building elevations facing the street, allee, or parks. Shrubs shall be planted so as to grow and cover the foundations in 2 years and shall be consistent in size at planting with the Standards on Pages 44 and 45.
14. No more than 20% of the front yard shall be impervious hardscape (not including driveways) on residential lots or parcels. There may be circumstances where extra paving, courtyards or patios are appropriate in yard areas facing streets. This type of hardscape may be allowed with Tehaleh ARC approval.
15. The planting of small shrubs shall be required between a public walk and a front or side yard fence or wall. In such a case, the majority of the shrubs must be evergreen. The shrubs shall be consistent in size at planting with the Standards on Pages 44 and 45.
16. Outdoor air conditioning and heat pump units and generators shall be limited to a maximum of 72 decibels, placed to minimize noise to adjacent properties and must be screened from view from all public areas. Portable window-mounted air conditioning units shall only be placed on rear elevations of homes and shall be screened from view from all public areas. Window mounted units may not be used on Multi-Family buildings.



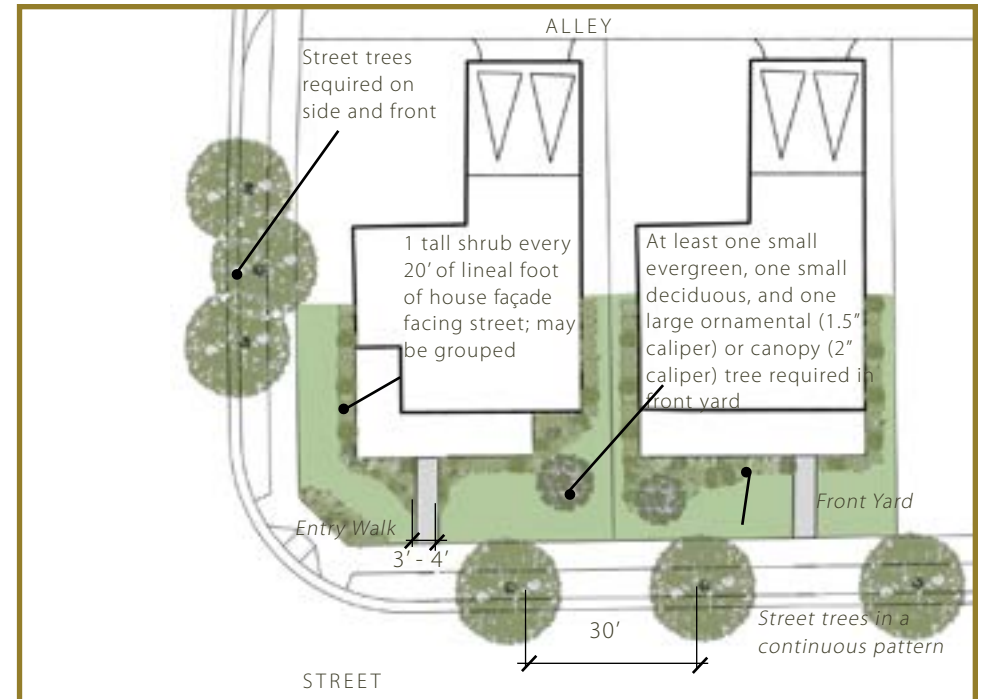
Front and Side Yards on a Street, Allee, or Park



Streetscape

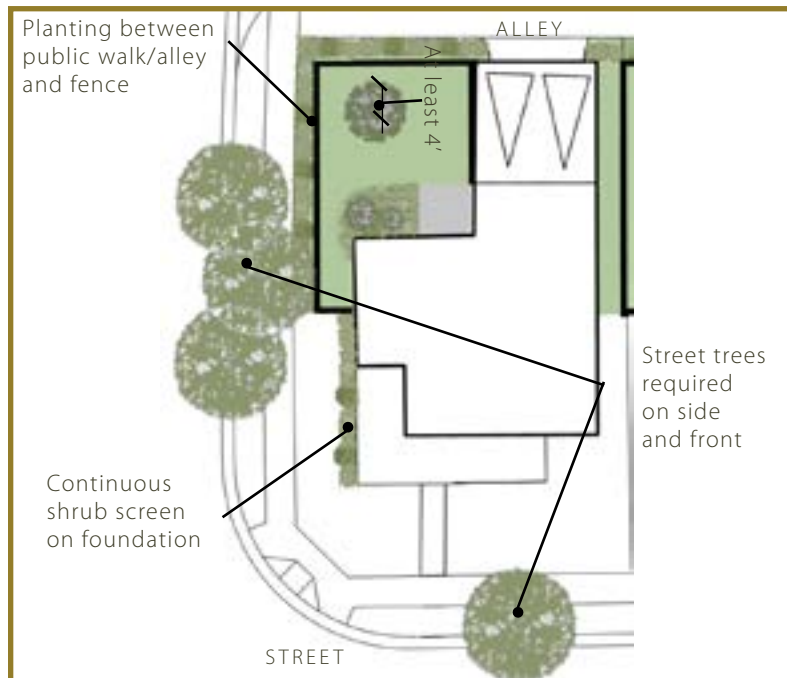
RESIDENTIAL STREET LANDSCAPE STANDARDS

1. Street trees and groundcover shall be planted by the Master Developer along roadways not adjacent to lots and/or development parcels. Street trees and groundcover shall be planted by the Property Developer / Builder along streets adjacent to lots and/or development parcels. Plantings shall be consistent with Landscape Improvement Plans assigned to the effected parcel by the ARC. The ARC's intent is to maintain a consistent streetscape design throughout each parcel.
2. When a lot or parcel is located on a corner, the Property Developer / Builder shall be required to plant street trees and groundcover on both the front and side streets. If a portion of a side yard on a corner lot is located outside of a fenced area, native, hardy plant materials and boulders should be used to minimize maintenance and to conserve water.
3. Street trees shall be planted in straight rows parallel to the street or clustered in groups. If planted in rows, the trees shall

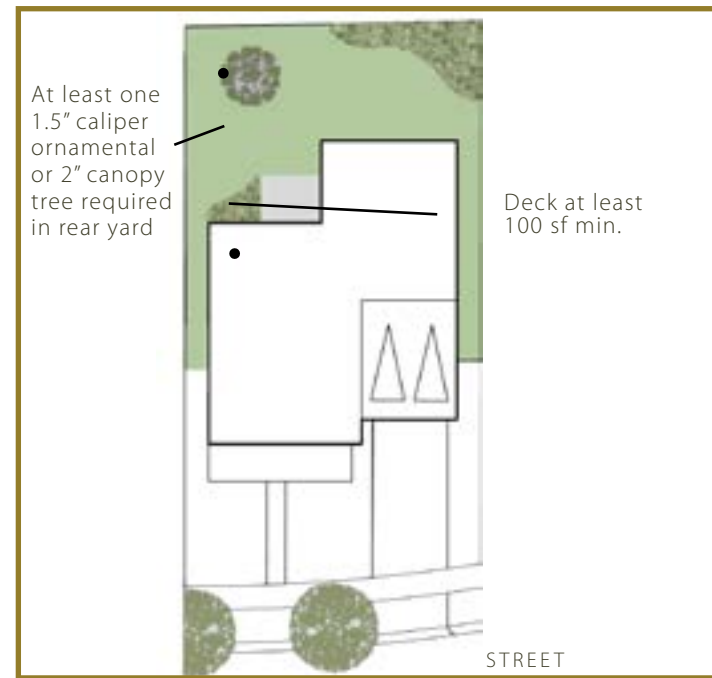


be planted in a regular pattern and be required at a rate of 1 tree per lot with less than 60 feet of street frontage and 2 trees per lot with 60 and 100 feet of street frontage. Corner lots have two street frontages. Common area tracts shall provide street trees at a rate of 1 tree per 30 lineal feet of street frontage. Street trees on lots with frontage exceeding 100 feet shall be as required by the ARC. If clustered, a maximum spacing of 50 feet between clusters is allowed. Trees may only be planted in clusters when planting strips are wide enough to accommodate root structures when trees reach maturity.

4. Street trees shall have a minimum 2" caliper if a canopy tree.
5. If cul-de-sacs are used they shall be planted with appropriate landscape materials and a cluster of 1.5" caliper canopy trees.



Side Yard and Alley Loaded Rear Yard



Front Loaded Lot Rear Yard

SINGLE FAMILY AND TOWNHOME LANDSCAPE STANDARDS

ALLEYS

- All garage aprons and driveways shall be concrete.
- Plantings shall be provided between the alley and the fence. Columnar shrubs, vines and/or perennials are encouraged to screen the alley facing side of the fence. Arborvitae shrubs should be used at a minimum.

REAR YARD

- A minimum of one 2" caliper canopy or 1.5" caliper ornamental tree shall be planted in rear yards. The tree(s) shall be located a minimum of 4 feet from the property line.
- Lawn, planting beds and/or pavers shall provide complete coverage in the rear yard.
- A minimum 100 square foot concrete pad or wood deck shall be incorporated into the rear yard landscape, unless otherwise approved by the ARC.

MISCELLANEOUS

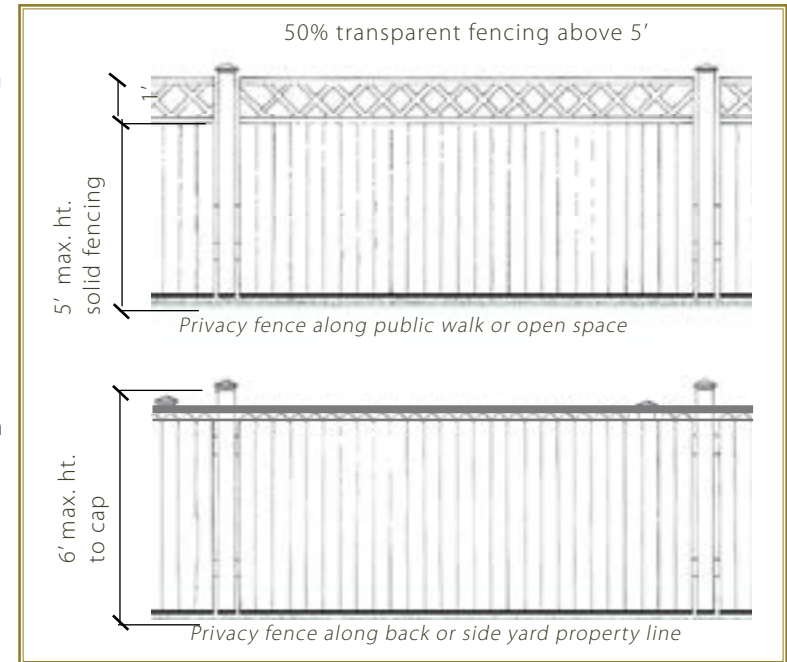
- All hillside slopes steeper than 4:1 shall be planted with non-mowable grass, shrubs, trees and ground cover.
- All hillside slopes steeper than 2:1 shall have jute matting in addition to plantings.
- When portions of a yard are located outside of a fence but on a private lot, the property owner shall be responsible for the maintenance of these areas. Home Builders shall notify buyers of these responsibilities at the point of sale.
- Transformers and other utility boxes shall be screened by the Home Builder with plant material to minimize their view.

FENCING GUIDELINES AND STANDARDS

Fences and walls help to define semi-private and private areas around homes. The design and materials used for fences must reflect the architectural character of the community. Fence locations must take into consideration the Standards included in this section as well as Pierce County site distance requirements. All fences must be shown on landscape or separate fence plans and included with ARC approval packages. If fences are added to a yard by a property owner, their design and location must be reviewed and approved by the ARC or Owner Association based on the Standards in this section.

Standard Tehaleh single family fence designs are shown below. Stain options are Sherwin Williams Woodscapes Polyurethane Semi Transparent Cedar Bark SW3511 or clear stain. When a fence is installed by the Builder either prior to the sale of a home or as an option for the new homeowner, the fence must be stained by the Builder. Design deviations from these Standards, may be approved by the ARC.

The fence designs below pertain primarily to Single Family and Townhome housing. Fence designs for Multi-Family projects shall be appropriate to the architecture of the building and shall be reviewed and approved on a case by case basis.



FENCE OPTION #1



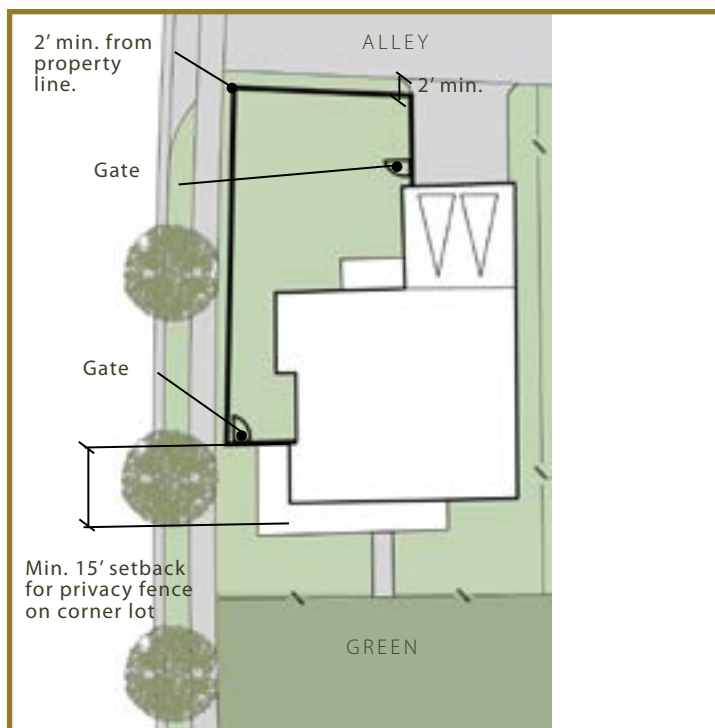
FENCE OPTION #2



FENCE OPTION #3

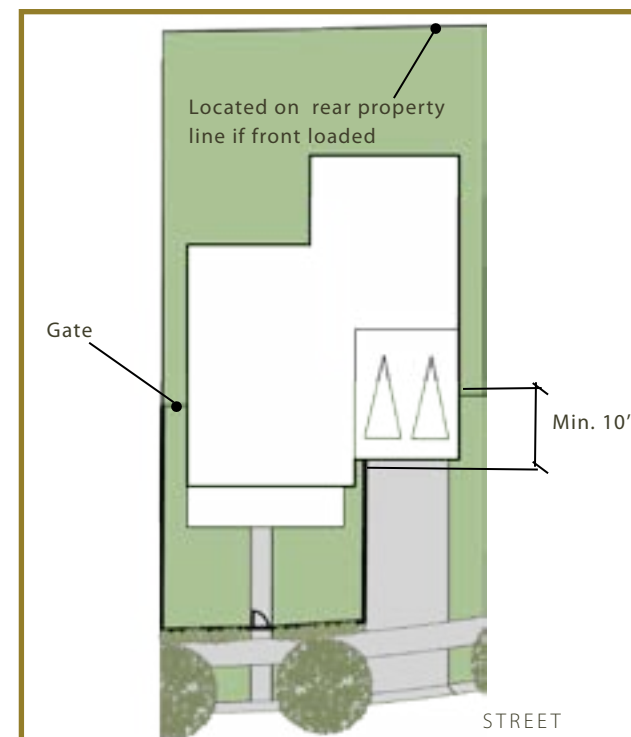


* Note: fence locations must comply with existing easements



FENCING GUIDELINES

- Decorative fencing may be used in front yards to define the semi-private yard space of a lot.
- Front yard fencing must maintain transparency and be consistent with the materials, color, quality and detail of the home.
- Privacy fencing may be used in side and rear yards to provide private outdoor space for personal use and enjoyment.
- Gates should be located and designed to provide convenient access between the front yard and sidewalk; the front, side and rear yards; and in the case of rear load lots, the rear yard and alley. Gates are not required with front yard fencing.
- Under circumstances where fence styles change from one lot to another, care must be given to ensure minimal visual impact and to protect maintenance options for both lot owners.



FENCING STANDARDS

Front Yard

- Front yard fencing shall be a maximum height of 3 feet and shall be set back from the front property line by a minimum of 2 feet to allow planting between the fence and the sidewalk.
- Front yard fencing shall have a minimum transparency of 50% and be carried around side yards a minimum distance of 10 feet from the front façade of the home (to meet the side yard fence).

Side and Rear Yard

- Side and rear yard privacy fencing shall be a maximum height of 6 feet (to top of cap) and shall be set back a minimum of 10 feet from the front façade of the affected home. The front facing portion of the side yard fence shall be perpendicular to the home and shall include a gate. Other designs/locations may be allowed with the approval of the ARC.

Side and Rear Yard (continued)

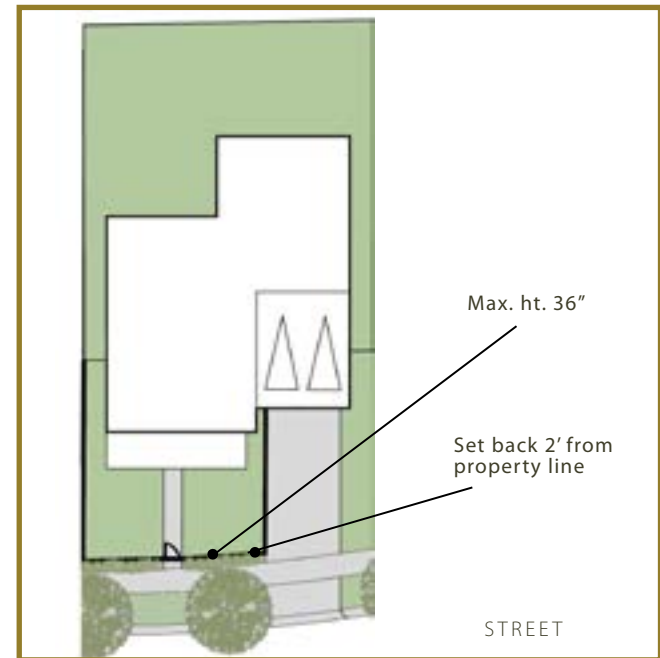
- If two builders own adjacent lots, the first builder to construct a home and the associated fence shall establish the fence design for the shared lot line. The second builder may select a different fence design but may only use this different design on the remaining two lot boundaries. For example, if Builder X owns a lot that backs up to a lot owned by Builder Y and Builder X builds first and uses the approved horizontal fence design (Option #2), Builder Y may only use a vertical fence design (Option #s 1 and/or 3) for their side yard fence.

Facing Public Space

- When a side or rear yard faces public space, the fence must be 50% transparent over the entire fence surface or include 5 feet of solid fencing with a one (1) foot transparent pattern above. On corner lots, the fence shall set back a minimum of 15 feet from the front façade of the affected home and a minimum of 2 feet from the back of sidewalk. Low maintenance plantings shall be added to the 2 foot area. Lot design may dictate deviations from this standard as determined by the ARC. All fences facing public space shall set back a minimum of 2 feet from the property line allowing plantings between the fence and public space. Deviations must be approved by the ARC.

Miscellaneous

- Fences built on slopes greater than 15% shall step in sections so as to keep the top line of fence level.
- The maximum height of fences located on walls shall be the difference between the wall height and 6 feet. Walls with a height above 4 feet require a building permit. If a fence is located above such a wall, the fence must be identified on the permit submittal.
- Acceptable fence materials shall include wood, masonry, iron, stone, and limited amounts of wire steel or mesh. No chain link or vinyl fences are allowed unless approved by the ARC.



Front Yard Fencing



Front Yard Trellis



Front Yard Trellis

TRELLISES AND ARBORS

GUIDELINES

- Trellises and arbors may be used to embellish the entrance to the front and/or back yard, courtyard, or plaza area of Multi-Family projects.
- Trellis and arbor materials should match or compliment the design of a fence or building.

STANDARDS

- Trellises and arbors shall be a minimum of 7 feet and maximum of 8 feet, in height, with a minimum transparency of 50%, unless otherwise approved by the ARC. Trellises exceeding 6 feet in height require a building permit from Pierce County.
- As an accessory structure to Single Family homes or Townhomes, trellises must be located a minimum of 3 feet from side and rear lot lines and 15 feet from front lot lines unless a Dimensional Standard Modification is granted by the ARC.
- Trellises constructed over garage doors must be of a size and design complimentary to the home or Townhome building as determined by the ARC.

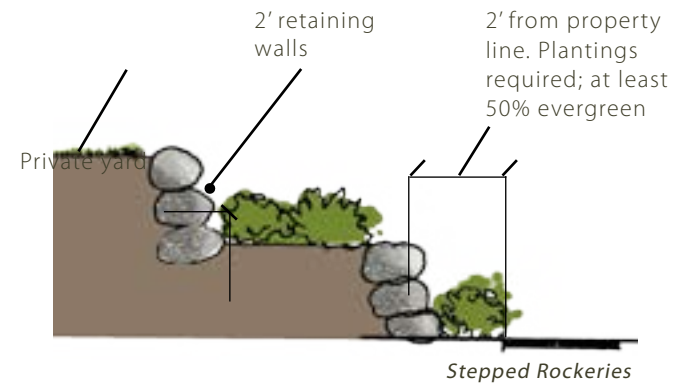
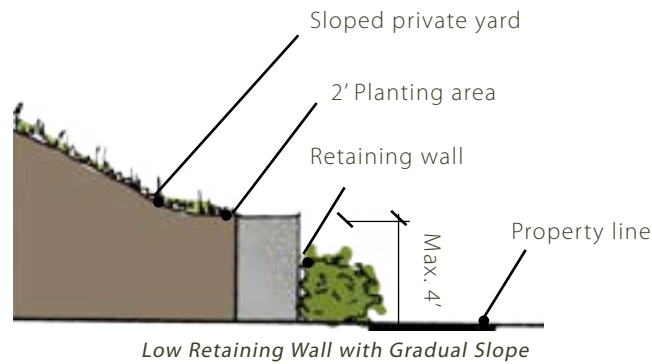


Side Yard Arbor

RETAINING WALLS AND STAIRS



Front Yard Retaining Wall



GUIDELINES

- Stairs and walls along a public sidewalk, trail, or allee should be kept low. If elevation is needed due to topography, walls should be stepped or elevation made up at the stairs to the home or Multi-Family building.
- Low retaining walls along a front property line should be considered design elements to the streetscape.

STANDARDS

- If a retaining wall is installed by the Master Developer to ensure a proper grade for a lot or parcel, the Builder shall plant the lower side of the wall where the wall is visible from a sidewalk, street, allee, open space, or park.
- If a retaining wall is installed by the Master Developer between two lots or parcels to ensure proper grade on both, the Builder responsible for the lower lot or parcel shall landscape the area in front of the wall with evergreen plant material including trees, vines, and shrubs.
- If a retaining wall installed by the Master Developer requires a railing to meet Building Codes, the Builder on the uphill lot or parcel shall be required to acquire the building permit and install the railing.

- If blocks are used for a retaining wall, they must be the "Mutual Material - Summit Blend Split Face" block or "Mutual Material - Khaki Split-Face", unless otherwise approved by the ARC.
- The least extreme wall or rockery combined with a slope bank solution shall be used to accommodate topography issues. The maximum retaining wall or rockery height shall be 4 feet unless otherwise approved by the ARC.
- When stepped retaining walls or rockeries are used to take up slope, a building permit from Pierce County may be required. Such situations must be identified by the Builder in a COA application prior to submittal of a building permit for a home or Multi-Family structure.
- Walls or rockeries shall set back 2 feet from the property line to allow for landscaping along the front face of the wall or rockery. Plantings shall be 50% evergreen to allow for year round coverage. The minimum size of shrubs at planting shall be 1 gallon.
- The acceptable material for walls includes cast in place concrete, modular units and brick unless other materials are approved by the ARC. Wood construction is not acceptable.



Front Yard Hedge



Side / Back Yard Hedge

HEDGES

GUIDELINES

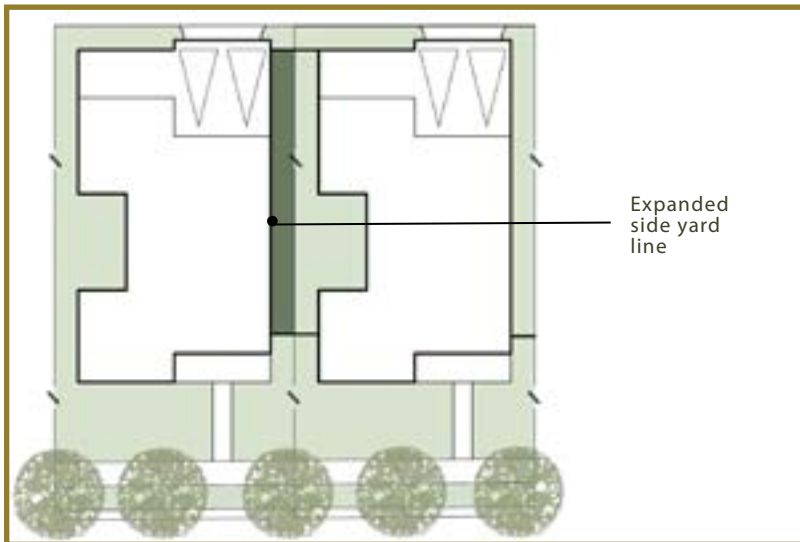
- Hedges are an attractive way to delineate the public realm from the semi-public realm and may be used in place of a fence in some locations. Hedges are most compatible with single family homes but may be used with Multi-Family developments when reviewed and approved by the ARC.

STANDARDS

- Evergreen plants shall be used for all hedges.
- Front yard hedges shall have a maximum height of 3 feet and shall be continuous along the property line except where there is an entry or walkway.
- On an interior lot, side yard hedges shall have a maximum height of 6 feet and shall be located a minimum of 1 foot back from the property line. The change from a front to side yard hedge shall be set back 10 feet from the front façade of the affected home.
- On a corner lot, the change from a front to a side yard hedge shall be set back 15 feet from the front façade of the affected home. The hedge shall be set back 2 feet from the property line to allow additional plantings between the hedge and the sidewalk.
- Rear yard hedges shall have a maximum height of 6 feet and shall be continuous along the property line. In a circumstance where a rear yard backs up to a neighbor's yard, the hedge shall be located a minimum of 1 foot from the property line.
- Side and rear yard hedges shall be continuous along property lines except where there is an entry or walkway.

EXPANDED SIDE YARD LAND PLANS

Expanded and improved side yard areas may be desirable or necessary on particular lots or in neighborhoods where the overall planning concept emphasizes the use of side yards either in conjunction with or instead of rear yards. In most cases, the concept of usable side yards will be incorporated into lots where five (5) foot or greater side yard setbacks are maintained. No special ARC approvals are required for such situations except that landscape plans will require particular attention. If, however, reduced side yard setbacks on one home for the benefit of a neighboring home are used, a Dimensional Standard Modification must be approved by the ARC.



Zero Lot Line

STANDARDS

When a lot configuration reduces the usability of a rear yard and requires or suggests the use of a side yard for outdoor living, and no reduced side yard setback on the adjacent lot is required, the rear yard landscape standards beginning on page 44 shall apply to the side yard.

When a side yard is used for outdoor living in a situation where a reduced side yard setback and Dimensional Standards Modification approved by the ARC is required on an adjacent lot (see the accompanying diagram and picture), the following Standards shall apply:

- an easement must be recorded against the portion of the side yard in the ownership of the neighboring property. The easement must ensure safe and easy maintenance of the side elevation of the affected neighboring home;
- no plumbing or electrical lines can cross the lot line into the easement area and no water features, BBQs, fireplaces, etc., can locate within three (3) feet of or straddle the property line; and
- the side yard must include special landscaping, direct access from the home to the improved area, and a fence enclosing the improved side yard. Fences must be under six (6) feet and decks under thirty (30) inches off the ground consistent with Pierce County Code. At grade patios are allowed.

When side yards are used for outdoor living on corner lots, standard fence setbacks apply unless otherwise approved by the ARC.



Sticks 'n' Stones Park



Tehaleh Pass Trail



Trails Behind The Post

SUSTAINABLE LANDSCAPE GUIDELINES AND STANDARDS

Sustainable landscapes are vital to the Tehaleh community and stress the interactive relationship between the built environment and nature. The following sustainable practices should be used to preserve the natural, economic and social systems and preserve resources that enhance the quality of life at Tehaleh.

GUIDELINES

- Preserve existing trees on site, where possible
- Increase the amount of vegetation to provide shade and minimize impervious surfaces. This results in reduction in localized temperature, therefore improving the energy efficiency of the community
- Create a landscape that provides for bird and insect habitat
- Provide shade on the west and south sides of buildings
- Use native, hardy plant materials and minimize turf areas to conserve water, minimize maintenance and support wildlife
- Use materials and construction methods specific to the region, referencing history, culture and climate
- Minimize grading whenever practical
- Use transitions between new development and the natural environment to reduce impact

- Maximize the use of renewable and indigenous resources in site development and management
- Install rainwater catchment systems for water reuse
- Reduce the use of impervious surfaces and stormwater run off
- Use grass swales to handle water

STANDARDS

- All development shall comply with Tehaleh's Master Drainage Plan and drainage system requirements
- Subsoil in all turf and planting areas shall be amended to conform to Standards contained in Appendix G.

IRRIGATION

Front yards and planting strips along roadways must be watered with either an irrigation system or by hand. If an irrigation system is used, zone areas should be identified and the most efficient irrigation method used in each zone. System controls should adjust to meet seasonal needs and weather conditions and include a rain shut off device. The best time to water is in the evenings or early mornings.



Street Lighting



Lighting on Home



Lighting Detail

LIGHTING GUIDELINES

AMBIENCE, CHARACTER & MAINTENANCE

Except for holiday decorative lighting, all exterior lighting must be approved by the ARC in conjunction with the design review process for the architecture. The character of the lighting at Tehaleh should be appropriate to the style and use of homes and buildings. Holiday lights may be displayed no sooner than thirty (30) days prior to the holiday and must be removed no later than fourteen (14) days after any commonly recognized holiday for which such lights are customarily displayed.

STANDARDS

- All exterior lighting at Tehaleh shall be prevented from projecting upward either by placement beneath building eaves or by using an integral shield focusing the light down as recommended by the manufacture.
- Residential lights that broadcast light beyond the lot or parcel boundary shall not be permitted including flood lighting of yards, alleys, driveways and walkways. Any additional outside lighting beyond what is approved as a part of new construction must be approved through the Owner Association design review process. Neighboring property owners will have the opportunity to request adjustments to the lighting if it should spill over.
- Alleys or private access streets shall be illuminated with fixtures mounted to the buildings at a maximum height of 8' above ground level. The alley lights shall be automatic and can be motion activated. All lighting shall get its power from the building to which it is attached. In the case of residential garages, light fixtures shall be placed to the side of garage doors or reset into a garage eave.
- All front entries shall have an exterior light operable from within the home. Exterior light fixtures shall reflect the architectural character of the building, and be no greater in intensity than 60 watts for a single fixture.

COMMUNITY SITE PLANNING

COMMUNITY SITE PLANNING

The distinctive topography and landscape character of Tehaleh will greatly influence the site design and landscape for the community. The vision for the landscape at Tehaleh is for new development to preserve and integrate into these natural amenities. Site design will follow the Planning Principles, outlined on page 9, and help to reinforce the sense of place. The design will preserve the natural environment as much as possible and the homes and streets will be designed to work with the land. In addition, transitional plantings between the natural environment and the developed areas will be included. Thoughtful site design and the use of native plant material will help frame views of Mt. Rainier and other natural site features.

At the neighborhood level, site and landscape designs will help provide a cohesive neighborhood while still allowing individuality for the homes. Home builders will be required to provide lot layouts and typical landscape plans for each product type. These plans will be reviewed and approved by the ARC. Site and landscape plans will be adapted and consider unique qualities of each lot configuration, style of home, topography, sun exposure and street design.



Rainbow over The Post



Mt. Rainier Beyond Landscaping



The Edge Skate Park



Boulder Dash Park



Big Sky Park

RECREATION AND OPEN SPACE

GUIDELINES

Parks and open space should provide residents of Tehaleh a wide variety of recreational opportunities. The open space and parks should provide for active recreation as well as the opportunity to experience the natural environment. The open spaces will be located throughout Tehaleh and available in close proximity to all residents and connected through a system of trails. The parks and open space will become the signature amenity of Tehaleh.

STANDARDS

Tehaleh development shall incorporate the following approaches and Standards into the site planning and development processes.

ALLEES, TRAILS PARKS, AND OPEN SPACE

- Allees, trails, parks, and open spaces shall be built as stipulated in the Tehaleh Parks, Trails, & Landscape Improvements Schedule. These areas provide connections throughout the community
- All homes within the development shall be within approximately a 5-minute walking distance to a trail connection
- Each neighborhood shall provide adequate access routes from the neighborhood to nearby trails and parks
- Storm ponds shall be designed as amenities, landscaped and incorporated into the community open space, parks and trails systems

NEIGHBORHOOD PARKS

- Parks and other recreational opportunities shall be provided as stipulated in the Tehaleh Parks, Trails, & Landscape Improvements Schedule
- Parks shall provide a minimum of 5,000 sq. ft. of usable area; pocket parks may be smaller

LANDSCAPE, SCULPTURAL AND PUBLIC ART ELEMENTS

- Landscape, sculptural or public art elements located within Parks and Open Space areas are allowed within the building setbacks provided that such elements are designed and scaled to be compatible with adjacent land uses. Such elements shall be constructed and placed in a manner so as to ensure pedestrian and vehicle safety.



Traffic Circles and Sidewalks



Street Network



Sidewalk and Curbs

CIRCULATION AND STREET TREATMENT

The Tehaleh Vision assumes a well-connected transportation network which supports efficient movement for automobiles, bicycles and pedestrians. Of importance is a safe and pedestrian friendly experience within Tehaleh neighborhoods.

GUIDELINES

- The street network should be designed to provide connectivity between the neighborhoods and the larger community
- A more fine grained circulation system should be designed for Neighborhood and Community Centers allowing for higher density residential and a walkable neighborhood between residences, retail and service amenities
- The street network should follow the topography and promote connectivity
- The street network should lead to place-making elements, such as retail areas, parks, and other neighborhood features. The streets should be designed to accentuate views, and connect with trails, allees and open spaces
- The trail network should be designed in concert with the street network

STANDARDS

- Sidewalks and curbs shall be provided along the new streets unless deviations consistent with the Tehaleh 2018 Development Agreement are approved during the review of the development

- Street trees shall be provided on both sides of all residential streets except where natural areas adjacent to the street will be preserved. Preservation of existing trees shall take precedent. Street trees may be located lineally or clustered, depending on site characteristics
- Tapers or bulb-outs shall be provided at intersections between feeder roads and neighborhood streets to minimize crossing distance and provide a safer crossing area, when determined appropriate by Pierce County
- On street parking shall be considered in neighborhoods as a traffic calming device when appropriate to the design of the neighborhood and if a deviation is approved by the County Engineer. In such circumstances, such parking must be included in the preliminary plat or site development permit for the neighborhood, reviewed and approved by the Hearing Examiner and recorded on the final plan or site development permit
- Street lighting shall be required at all signalized intersections. These include intersections abutting Tehaleh's property line used to access the community, and intersections with a "stop" or "yield" sign. Lighting fixtures shall also be provided at uncontrolled intersections and at other key locations, such as cul-de-sac bulbs
- Street lighting shall be in accordance with Pierce County standards and the Tehaleh 2018 Development Agreement
- The Landscape Standards included in the Tehaleh Landscape chapter of the Design Manual shall apply to street corridors, alleys, and cul-de-sacs

SITE CLEARING

GUIDELINES

1. Minimize site clearing to preserve and enhance the visual appearance and natural character of Tehaleh, promote utilization of natural systems for habitat, and reduce the impacts of development on the storm drainage system and water resources.
2. Limit site disturbance and grade changes and balance site materials as much as possible to minimize clearing and grading impacts.
3. When possible, complete clearing, grading and heavy construction activity during the driest months and conclude by late fall when rainfall increases the associated soil compaction, erosion and sediment yield from equipment activity.



Site Clearing with Buffer

STANDARDS

1. Vegetation retention, buffer standards, and tree preservation shall be consistent with the approved Tehaleh 2018 Development Agreement including the Master Park and Trail Plan.
2. Site clearing shall be limited to areas of approved impervious surface, replacement landscaping, recreations space, utilities, and a working envelope around such areas of not greater than 10 feet in width.
3. Clearing, grading, filling and vegetation removal shall be prohibited until site development permits have been issued. All such work shall proceed in accordance with Pierce County Site Development Regulations.
4. Finished grades shall promote a smooth transition to adjacent properties.
5. When retaining walls or similar structures are necessary to address grade changes, terracing shall be used such that no individual wall exceeds 8 feet in height. Community Center and Business Park uses may create grade changes in excess of 8 feet except when adjacent to residential neighborhoods.
6. All retaining walls in excess of 4 feet in height shall be screened with landscaping consistent with the 2018 Development Agreement.



Columbia Vista Phases 1 and 2

NON-RESIDENTIAL

NON-RESIDENTIAL INTRODUCTION

The Non Residential Chapter of the Tehaleh Design Manual is an implementation tool of the 2015 and 2018 Tehaleh Development Agreements and 2019 Phase 2 Project Master Plan which includes Land Use Classifications, Use Table and Descriptions. The Zone Classifications include Residential, Employment, and Public Facilities.

The Design Manual Non-Residential Chapter covers two land use Zone Classifications included in Exhibit F – the Employment Classification and the Public Facilities Classification.

EMPLOYMENT ZONE CLASSIFICATION

The Employment Classification includes commercial uses in the Neighborhood and Community Centers and Business Park Development Categories as described below:

- 1. Neighborhood Center.** The Neighborhood Center Development Category accommodates office, commercial retail and services, civic and multi-family land uses that are primarily of a size and nature that provide everyday services and goods and housing options to residents of Tehaleh. Resource, civic, transportation and utility uses are allowed based on certain restrictions. Architecture in Neighborhood Centers may include single-use buildings and/or mixed use buildings with retail, office, commercial and/or service uses at street level and residential units, commercial and/or office spaces above.
- 2. Community Center.** The Community Center Development Category is directed to a customer base drawn from within and outside Tehaleh and will accommodate office, commercial retail and services, and civic uses at a scale which is compatible with surrounding residential areas of Tehaleh. The Community Center Zone Classification



Neighborhood Centers

NON-RESIDENTIAL

includes commercial uses that are more land intensive than permitted in the Neighborhood Center or Business Park zones.

- 3. Business Park.** The Business Park Development Category accommodates a variety of possible uses that could include light industrial, office, warehouse/distribution and other commercial goods/services enterprises serving the daily needs of businesses and employees in the Business Park. Resource, civic, and certain transportation and utility uses are allowed based on certain restrictions.

PUBLIC FACILITIES ZONE CLASSIFICATION

The Public Facilities Zone Classification provides for the development of a variety of public and private land uses including Civic uses such as administrative government services, community and cultural services, day care centers, schools, churches, etc. These types of Civic uses may locate in buildings housing multiple businesses and services or may require stand-alone buildings specific to their function. The uses may also locate in Neighborhood and Community Centers and Business Parks or on individual parcels in other Tehaleh locations. The Non-Residential Guidelines and Standards apply to these uses when they locate in stand-alone buildings within or outside of Centers and Business Parks.

Due to the high visibility of the above uses and their impact on the character of Tehaleh, a special Design Plan shall be prepared and approved for each site prior to development. The Design Plan process is described at the end of this chapter.



Mixed Use Community Center



Business Park

DESIGN GUIDELINES AND STANDARDS

All new Non Residential development must meet the following Guidelines and Standards.

SITE DESIGN GUIDELINES

1. Establish a desirable design character for each Neighborhood and Community Center, Business Park and Civic Facility based on size, intended function, adjacent street systems, open space and park options and other physical land features.
2. Promote site designs that incorporate natural features, existing road systems, adjacent land uses, and view corridors, particularly to Mt. Rainier.
3. Consider the physical and access characteristics of each Neighborhood and Community Center, Business Park or Civic Facility site when locating building pads.
4. Incorporate sustainable design elements into site plans as visible illustrations of environmental stewardship. Examples include bio-swales, rain gardens, rainwater collection and rain sensors for landscape irrigation, light sensors, electric plug-in-stations for electric vehicles, and consideration of sunlight, shadow, glare, reflection, wind and rain in the location of amenities.
5. Design street profiles that correspond to the function and size of the Centers, Business Parks or parcels they serve. Streets may be public or private depending on their location and function. Large Centers and Business Parks may have a combination of primary through streets and smaller internal streets. Smaller Centers or individual parcels may have a more limited internal street system with controlled access points to community arterials. Support the designation of main pedestrian street(s) through the placement of buildings and the design emphasis of major building façades and entrances.



Trilogy Clubhouse Site Design

6. Provide aesthetically pleasing parking facilities that accommodate automobiles and bicycles. Include both on-and-off-street parking as appropriate and allowed by the Pierce County Engineer. Locate surface parking lots to the rear or sides of buildings and include appropriate landscaping. Minimize impervious surfaces by encouraging shared parking facilities where appropriate.
7. Ensure that building placements allow for the effective functioning of the businesses and/or facilities they house. Safe and efficient automobile, pedestrian, bicycle and service vehicle traffic should all be considered as important design criteria.
8. Include landscaping and pedestrian and bicycle improvements along both public and private streets, as appropriate, recognizing the streets must also provide access for

automobile and/or truck parking, loading and delivery areas. In some circumstances, bicycles and pedestrians may be accommodated in separate bicycle and/or pedestrian corridors. Provide secure bicycle racks or other type facilities in convenient locations including the interior of buildings when appropriate.

9. Coordinate the location of pedestrian walkways and bicycle corridors to provide continuity and clear and safe access. Street intersections and other appropriate locations should include crosswalks with visible markings.
10. Encourage outdoor gathering areas in the form of parks, and/or common areas and building plazas. Reinforce the unique Tehaleh identity through the incorporation of the natural environment into the design

of these areas. Include ample seating in the form of fixed and movable choices such as steps, ledges, benches, chairs, boulders and sculptures. Furnishings that make these areas unique, attractive, convenient, and environmentally sensitive should be favored. Deciduous trees with an interesting structure that provide shade and have good spring, summer, and fall color and interesting bark in the winter should be included in the landscape when possible.



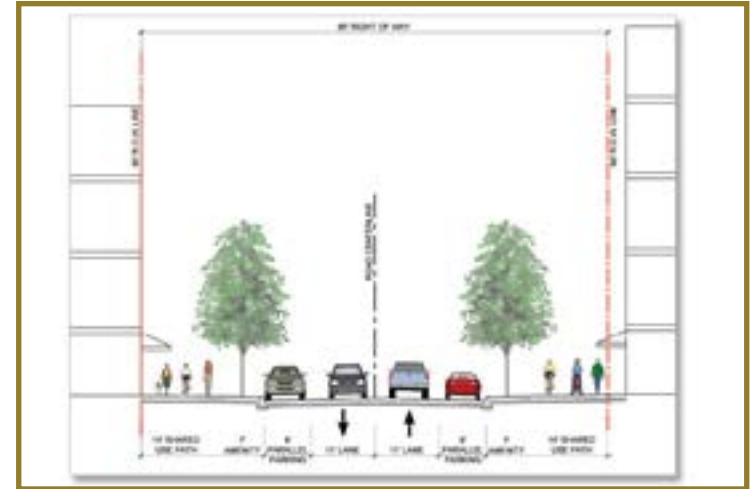
Neighborhood/Community Center Park



Retail Streetscape

SITE DESIGN STANDARDS

1. Site designs shall take into consideration natural slopes rather than forcing slopes to fit designs.
2. Major onsite roads shall be aligned to follow the natural contours of a site as much as possible and designed to meet Pierce County Road Standards.
3. All site designs shall include adequate pedestrian and bicycle facilities that provide safe and convenient internal access as well as connections to Tehaleh's community pedestrian and bicycle corridors.
4. The design and capacity of off-street parking facilities shall be consistent with Pierce County Code, the 2018 Phase 2 Development Agreement and the 2019 Phase 2 Project Master Plan. On-street parking is only allowed per the Pierce County Engineer.
5. When a Center, Business Park or Civic Facility is surrounded by existing Tehaleh arterials, buildings shall be visible but shall not locate primary façades on such arterials. In such circumstances, buildings shall face an internal street system where convenient and safe automobile, pedestrian and bicycle access is the goal.
6. When a Center, Business Park, or Civic Facility are purposely designed around the intersection of two arterials or when the internal street system includes intersecting primary streets, buildings shall face such streets with pedestrian features and traffic calming techniques used to create the desired character. Examples include highly visible, well-marked crosswalks, street parking, and landscaped traffic calming features such as traffic circles and bulbs.



Street Profile



Landscaped Pathway to Neighborhood/Community Center or Business Park

7. There may be situations where a Center, Business Park, or Civic Facility is large enough to include the characteristics described in both 5) and 6) on the previous page. Under these circumstances, the Schematic Design Plan will address the site as a whole acknowledging phased development and the need to design flexibility as market needs and technology change over time.
8. Multiple buildings on a single parcel shall be arranged to create outdoor gathering places in the form of courtyards, plazas, patios, and/or other covered spaces with appropriate amenities within these spaces. Buildings adjacent to outdoor gathering places, trails and/or open space shall include amenities that correspond to the design and use of the public space.
9. All service, outdoor storage, garbage collection and recycling areas shall be located to the rear of buildings with easy access from public or private driveways, alleys or secondary streets.
10. All development within a Center, Business Park or Civic Facility shall conform to the Standards included in the Tehaleh 2018 Phase 2 Development Agreement and 2019 Phase 2 Project Master Plan.



Outdoor Garbage Collection Area



Neighborhood Center

SITE LANDSCAPING GUIDELINES

1. Incorporate natural areas and other sustainable design elements into site plans as visible examples of environmental stewardship. Examples include the retention of forested areas and the use of native plant species in planting areas, as well as the inclusion of bio-swales, rain gardens, rainwater collection ponds and rain sensors for irrigation systems. Sunlight, shadow, glare, wind and rain should be recognized as important design criteria when planning the location of outdoor amenities.
2. Plant vegetation in the spring or fall when possible and consistent with development schedules and amend soils to allow plantings to survive with minimal irrigation.
3. When appropriate, use natural areas and landscape buffers as physical, visual, and noise buffers between land uses of varying intensity and compatibility. If possible, perimeter buffers should include the retention of existing viable, native trees and vegetation.
4. Use parking lot landscaping to provide visual and noise relief for adjacent uses and provide character within a Center, Business Park, or Civic Facility. The proper location and placement of vegetation contributes to the physical safety of pedestrians, bicyclists and motorists by clearly identifying the boundaries of use areas.
5. Select appropriate tree species for parking lot plantings with characteristics such as high branching and deep roots and no release of sticky substances. Parking lot landscaping should provide tree shade for approximately 35% of the total parking area and should be designed to retain, infiltrate and cleanse stormwater generated from the parking lot area where soils allow.



Landscape Swale



Parking Lot



Parking Lot / Street Buffer

6. Create site plans that distribute landscaped areas evenly throughout parking areas, unless clustering allows for the retention of existing vegetation or is desired to further specific design objectives. All planting areas in parking lots should include appropriate vegetation.
7. Design landscaping, lighting, bicycle facilities, outdoor furniture and art as integral elements contributing to the character, visual appeal and safety of Neighborhood and Community Centers, Business Parks and Civic facilities.



Commercial Plaza



Commercial Street Furniture

SITE LANDSCAPING STANDARDS

1. All landscape plans, plantings, including perimeter landscape buffers and interior and perimeter parking lot landscaping, shall conform to the Standards included in the Tehaleh 2018 Phase 2 Development Agreement and Section 5.1 and Exhibit I of the Tehaleh 2019 Phase 2 Project Master Plan, and be selected based on their consistency with Zone 4 Western Garden Climate Zones or Zone 7 of the USDA Plant Hardiness Zone Map.
2. All landscape designs and plantings shall consider the effect of long-term vegetation growth on site lighting, surveillance and visibility.
3. Street tree plantings shall include root barriers to protect utilities, roads, and sidewalks. Planting beds with trees along building façades shall be at least eight (8) feet deep and with shrubs six (6) feet deep. Ground covers may include grasses and/or perennial flowers limited to a height of eighteen (18) inches.



Tree Grates



Commercial Fencing Designs

4. Mechanical irrigation systems shall be designed to provide full coverage of planting areas and to monitor and limit water usage. Irrigation systems can be limited or omitted in landscape areas with drought tolerant plantings, if provisions are made to ensure the continued health of plantings.
5. All common areas, trails, parking lots and building entrances shall be designed to confine emitted light to the parking lot area. Parking lot and associated pedestrian area lighting shall also meet a minimum one (1) foot candle standard. Lighting shall target the LEED requirements for Light Pollution Reduction, SS Credit 8 in the N 2009 version of LEED.
6. Fencing shall be made of masonry, ornamental metal or wood, or some combination of the three. Chain link vinyl fencing is prohibited except that high quality black or green vinyl fencing may be used for approved dumpster and/or outdoor storage areas when accompanied by landscape screening. Temporary fencing required for security purposes during construction is permitted subject to approval of the location and appearance by the ARC. Once the project is substantially complete, all temporary fencing shall be removed. No fences shall be more than six (6) feet in height except when used to enclose industrial storage areas. Fences may then reach a maximum of eight (8) feet in height.



SITE SIGNAGE GUIDELINES

1. Develop a signage program that includes design criteria that enhance and support the chosen character of each Neighborhood or Community Center, Business Park, and/or Civic Facility. Incorporate Tehaleh character features while at the same time furthering the visibility, individual identity and, when appropriate, economic goals of businesses and/or service uses within Centers and Business Parks.

SITE SIGNAGE STANDARDS

1. All street signage shall meet Pierce County Road Standards.
2. All Tehaleh non-roadway related signage shall conform to the standards in the Tehaleh 2018 Phase 2 Development Agreement and 2019 Phase 2 Project Master Plan.

ARCHITECTURAL DESIGN GUIDELINES

1. Support and enhance the pedestrian elements of Neighborhood and Community Centers, Business Parks, and Civic Facilities through the architectural features of buildings. Ground floor architectural features are especially important due to their impact on character and functionality.
2. Encourage building designs, massing, materials and colors that relate to neighboring buildings and further the desired design character of the Center, Business Park, or Civic Facility. Multiple façades should include variations of the same treatments.
3. Acknowledge that the retail and commercial architecture of the Neighborhood and Community Centers will be different from the more industrial architecture of Business Parks.



Neighborhood Center



Building Entry Feature



Small Retail Building

ARCHITECTURAL DESIGN STANDARDS

General

1. Tehaleh's natural environment shall be incorporated into the architecture of buildings through the use of building materials and the placement of windows that take advantage of views of Mt. Rainier, parks, and/or open space whenever possible.
2. Building heights and sizes shall be limited to the Standards included in the Tehaleh 2018 Phase 2 Development Agreement. Modifications to these Standards are allowed based on the Design and/or Dimensional Modification Process included as Appendices to the Tehaleh Design Manual.
3. Building colors and materials shall be used consistently on all building façades. Natural wood, stone, and metal shall be used as design features on buildings unless other materials are approved by the ARC. Earth tones shall be used for masonry accents. Extreme colors that unreasonably set a building apart and mirrored glass or vinyl siding shall not be allowed.
4. Building roof forms may include various pitched or flat roof designs reflective of the architectural vocabulary of the building and its surroundings. All flat roof buildings shall have cornice details or parapets or other design features approved by the ARC. Buildings with single run roof lines of fifty (50) feet or more shall have vertical shifts of at least four (4) feet unless otherwise approved by the ARC. Visible roof colors shall be limited to darker earth tones and forest colors such as forest green, charcoals, medium and dark grays, and browns.
5. Weather protection and exterior lighting shall be included as important design features that enhance the architectural character of each building.

Neighborhood and Community Centers

1. All buildings in Neighborhood and Community Centers shall include at least one outdoor pedestrian amenity ranging in scale from outdoor benches and landscape planters to plazas and courtyards.
2. Front facing building façades shall include window and door treatments that embellish the façade. Windows must cover a significant portion of the first-floor façade unless otherwise approved by the ARC. Such approval shall be limited to situations where windows are



Roof/Overhang Design Features

incompatible with a specific use and/or building function. Under such circumstances exterior architectural embellishments shall be required. All windows must be transparent glass that allows light into occupied spaces.

3. Primary building entrances shall be clearly visible and recognizable through the inclusion of features such as recessed entries, decorative roof lines, canopies, marquees, awnings, unique decorative molding or lintel above doorways, and/or contrasting finish materials.
4. The finished floor of all ground floor commercial space shall be within three (3) feet vertically of the adjacent walkway, plaza or courtyard grade and all ground floor retail or service businesses shall have the primary customer entrance oriented to the front of the building facing a street or common area.
5. Significant visual or architectural treatments shall be included on front facing building façades. Similar treatments shall be used on all remaining building façades. Such treatment may include articulation, embellished entrances, and significant windows and doors and shall include at least two special design features such as trellises, artwork, special use of materials and when appropriate engaging features on upper floors. No front facing façade shall include a flat surface of more than 50 feet without inward or outward horizontal shifts. Shifts must occur at a distance of at least two (2) feet unless otherwise approved by the ARC.
6. The front facing façade of buildings shall be forward to the street, or common area, or include plazas with seating and other design features. The actual distance of individual buildings to the street shall depend on the location and design of the building and the outdoor design features associated with the building. In no case shall a building be more than eight (8) feet from the property line unless approved by the ARC. ARC approval shall depend on the review and approval of site plans, including setbacks and landscape plans with adequate design features to encourage safe and appealing pedestrian activity.

Business Park

1. Building and site designs in the Business Park must meet the General Standards listed above and must provide safe and pleasant landscapes and pedestrian features. The actual designs, however, will depend heavily on building uses and locations and will be reviewed on a case by case basis by the ARC.



Non Residential Design Features and Materials



APPROVED DESIGN PLANS

All Tehaleh development must be approved by the Tehaleh Architectural Review Committee (ARC) through the Certificate of Approval (COA) process described in the Design Manual Implementation Chapter. Residential ARC review focuses on conceptual and schematic review of residential architecture and lot specific landscaping. Non-Residential ARC review focuses on both site planning and architecture and requires an extra step which is the ARC approval of a Design Plan for each Non-Residential development area. Most Design Plans will be prepared by the Master Developer, although some may be prepared by an outside developer.

ARC approval of Design Plans occurs in two stages. The first stage is the preparation, review and approval of a Conceptual Plan indicating existing conditions and the general design direction proposed for the site in question. The second stage is the preparation and eventual ARC approval of a Schematic Design Plan. The approved Schematic Design Plan will be issued a COA and will provide the basis for the preparation of Site Development and Building Permits for the Non-Residential area or parcel in question. A Design Plan COA must accompany all site development permits submitted to Pierce County.

The approved Design Plan shall include:

1. a description of the desired character of the Neighborhood Center, Community Center, Business Park, or if applicable Civic Facility or multi-family site;
2. a schematic site plan identifying:
 - a. street locations and profiles, major intersections, if any, and the identification of which streets are designed for building frontages and which are designed for access to parking and loading and service areas;
 - b. pedestrian and bicycle corridors, parks and open space and/or common areas;
 - c. criteria for the amount and location of on-and-off street parking;
 - d. generalized development areas; and,
 - e. other significant elements influencing the design of the Center or Business Park.

3. a landscape plan that identifies a consistent landscape palette along with the appropriate plant materials and tree species as well as lighting, street furniture, and fencing design options all selected to further the design character described in 1) on the previous page for the Center or Business Park or, if applicable, Civic Facility or Multi-Family site. Street furniture shall include such items as tables; benches; trash, recycling and composting receptacles; bicycle racks; kiosks; tree grates; maps; and clocks; and,
4. architectural criteria, including color and material palettes, intended to result in building placement and designs that support the desired design character for the Center or Business Park, or, if applicable, Civic Facility or Multi-Family site. The color and material palettes shall offer a wide range of options to ensure individuality within the context of a consistent character.

Additional detail related to Design Plans is included in the Design Manual Implementation Chapter.



Business Park Example

IMPLEMENTATION

DESIGN MANUAL IMPLEMENTATION

During the design, planning and construction of Tehaleh, the Master Developer will be responsible for administering all project submittals and approvals for development. The Master Developer's Architectural Review Committee (ARC) will be the reviewing body for both Residential and Non-Residential projects and will review each project for conformance with Design Manual Guidelines and Standards. ARC membership will include representatives from the Master Developer with additional input from architectural, planning, landscape, civil engineering and market consultants. Residential and Non-Residential projects may receive attention from different consultants depending on the type of expertise required. For example, a consultant whose profession is commercial architecture may not review a residential project and visa/versa.

All new parcel development and new construction is subject to the Design Manual. Any subsequent exterior remodel and renovation activity is subject to the Tehaleh Residential and Commercial CC&Rs. Prior to the start of any new development, the Applicant must obtain approval first from the ARC, then Pierce County. The ARC has

jurisdiction over the exterior construction of structures as well as all site work and landscaping, including fencing. The ARC reviews design applications using the direction set by the Design Manual Guidelines and Standards and approves or denies proposals following the new-construction review process described below.

New improvements requiring ARC review and approval include, but are not limited to parcel segregations, boundary line adjustments, administrative or conditional use permits, site development permits, residential, commercial, multi-family, and civic facility building permits; and, permits for landscape improvements, signage, and amenities proposed to support development. When applications for any of these development activities are submitted to Pierce County they must be accompanied by written documentation indicating ARC approval.

AMENDMENTS TO THE DESIGN MANUAL

The Master Developer may amend the Tehaleh Design Manual at any point during a year in order to address conditions that arise as the community evolves. Pierce County Department of Planning and Public Works (PPW) shall have the opportunity to provide initial comments on proposed amendments within 30 days of submittal. Once comments are addressed and the Design Manual amendments are resubmitted, Pierce County shall have fourteen (14) days to provide further comments.

The purpose of the Pierce County review shall be to ensure that amendments to the Design Manual are not in conflict and address the design purpose and principles set forth in Section 4.2.2 of the 2015 Tehaleh Development Agreement and Section 5.2 of the 2019 Phase 2 Project Master Plan. The review shall not focus on items such as specific materials, colors, architectural details or styles,

massing, landscape design or other subjective design matters.

More specifically, the County focus and role is not to dictate a specific vision or design direction in current and future Design Manual amendments but to ensure that the document is written in a clear, enforceable manner and that there is a process for seeking consistency in its application.

If resolution cannot be reached between the Master Developer and Pierce County regarding Design Manual amendments during the allotted time, all unresolved disagreements shall be forwarded to the Pierce County Hearing Examiner for resolution.



Approved by:
Robert Jenkins
PPW-Planning
09.02.20

DESIGN REVIEW PROCESS

The following design review procedures have been developed to streamline the Tehaleh Architectural Review Committee's (ARC) review of Conceptual/ Schematic Architectural, and Landscape Plans. All plans must be approved by the ARC before submitting any applications to Pierce County and before the start of grading/site work.

LOCAL CODES

While the Design Manual is a tool for guiding Tehaleh development, all applicable state, local, and federal codes and regulations shall apply, including but not limited to, building, mechanical, electrical, zoning, health, OSHA, safety, and fire codes. If applicable state, local, and federal codes and regulations conflict with the ARC's interpretation of the Design Manual, the more restrictive requirements shall prevail. The ARC shall not be responsible for reviewing and approving any specifications for engineering design, structural, mechanical, OSHA, fire, safety or codes, or compliance with applicable zoning, building or state or federal laws or ordinances.

DISCLAIMERS

Review of site, landscape and architectural plans (whether submitted by the Developer or an advisor or consultant) by any representative of NASH Cascadia Verde, LLC, the Tehaleh Architectural Review Committee (ARC), Tehaleh Owners Association (TOA), the future Tehaleh Commercial Association (TCA); or their representatives is for maintaining and enhancing overall aesthetics only. None have any responsibility whatsoever for ensuring structural integrity or soundness nor compliance with building codes or other governmental requirements nor any responsibility for completeness, sufficiency, defects, omissions, inconsistencies or shortcomings contained in materials. By proceeding through the Design Review Process, a Developer releases NASH Cascadia Verde, LLC, the ARC, TOA and TCA to the fullest extent permitted by law from any and all liability of any kind with respect to the structural integrity or other conditions of any improvements approved by them as well as any failure to comply with applicable government laws in connection with the improvements.

ARC NEW CONSTRUCTION DESIGN REVIEW PROCESS

The approval process for new construction at Tehaleh involves several steps and includes the review and approval of Non-Residential Design Plans as well as Residential and Non-Residential architectural plans.

Step 1: Design Manual and Procedures Familiarization Meeting.

Step 2: Conceptual Design Plan and/or Architectural Plan Review.

Step 3. Schematic Design Plan and/or Architectural Plan Review and Approval. Approval of Schematic Design and Architectural Plans will be issued in the form of Certificates of Approval (COAs).

Step 4. Lot/Pad Specific COA review and approval for Residential and Non-Residential projects. A Lot/Pad Specific COA will be reviewed and approved based on its consistency with the Schematic Design Plan and/or Schematic Architectural Plan approval provided in Step 3.

Step 5. Permit approvals. Submittal of ARC approved COAs and any approved Design or Dimensional Modification to Pierce County for the review, approval and issuance of appropriate land development and/or building permit approvals.

Note: Schematic Design Plan and/or Schematic Architectural Plan review and Lot or Parcel specific architectural review may happen consecutively or separately. No Lot/Pad Specific COA shall be reviewed and approved in the absence of a Schematic Design Plan or Architectural Plan approval for either Residential or Non-Residential projects.

DESIGN MANUAL AND PROCEDURES FAMILIARIZATION MEETING

A required meeting between the ARC and (other Master Developer team members as appropriate) and the individual Applicant's team will be held to introduce the appropriate Chapters of the Design Manual. The intent of the meeting is to explain the Tehaleh Vision as well as the Manual's Guidelines and Standards so that the Applicant can proceed smoothly toward achieving the required approvals. This meeting is optional for Applicants who have already successfully achieved ARC approvals and built projects in Tehaleh.

CONCEPTUAL DESIGN REVIEW AND APPROVAL

The mandatory Conceptual Design Review meeting enables the Applicant to discuss a proposal prior to investing in design schematics or proceeding with a design which may ultimately be unacceptable. Residential projects will focus on architecture. Proposals for new Neighborhood or Community Centers, Business Parks, Civic Facilities, or stand-alone Multi-family sites will focus on a Design Plan although Conceptual architecture may also be discussed. If the proposal is for a project in an area that already has an approved Design Plan, the focus will be architecture. If a Design Plan is needed, the Conceptual review package must include a description of existing site conditions and a discussion of design concepts for both site improvements and architecture. All submittals must indicate how proposals meet the intent of Design Manual Standards and Guidelines.

The materials submitted during Conceptual Design Review may be general and exploratory and intended to clarify conditions or issues which may affect a proposal. The ARC may request more information or suggest that specific alternatives or issues be addressed in the next submittal. The ARC may choose to waive submittal requirements that are not applicable. At the conclusion of the Conceptual Design review, a written Notice of Conceptual Design Approval will be issued to the Applicant who may then proceed with Schematic Design.

SCHEMATIC DESIGN REVIEW AND APPROVAL

Once a proposal receives Conceptual Design approval, the Applicant must incorporate the ARC directives and comments into a Schematic Design Application Package with the following items included:

- a. an Application form for Schematic Architectural Plan Review and Approval included as Appendix A;
- b. in the case of a proposal for a new Design Plan, a package which addresses ARC comments from Conceptual Review and includes the requirements set forth on page 77-78 of the Design Manual.

In the case of Residential or Non-Residential building architecture, a more developed set of Architectural Plans showing elevations (front, sides, and rear); floor plans; color schemes and materials, common areas, and other design elements generally discussed during the Conceptual Design Review; and,

- c. a Phasing Plan for Non-Residential projects, if applicable.

The ARC will review the Application Package for completeness and either notify the Applicant that the package is complete as submitted or that additional items are required. Once notification of a completed application is made, the ARC will have 10 - 14 days to either approve the application

or provide comments/mark-ups identifying the modifications necessary to meet the intent of the Design Manual. If modifications are necessary, the Builder/Developer may request a meeting with the ARC for clarification or may incorporate the modifications into a revised application. Once an application is approved, a written COA with all attachments stamped and signed will be issued to the Builder/Developer by the ARC.

In the case of Residential projects, the results of the Schematic Design Review and Approval will be a COA for a specific Architectural Plan. In the case of Non-Residential projects, the results of the Schematic Design Review and Approval will either be a COA for a Design Plan or a COA for a Design Plan accompanied by a COA for one or more Architectural Plans.

LOT/PAD SPECIFIC COA REVIEW AND APPROVAL

When an approved Architectural Plan is to be placed on a Residential Lot or Non-Residential Parcel, a Lot/Pad Specific COA will be required. Application for the COA must include a grading plan, building setbacks and connections to planned or existing streets and utilities. Non-Residential site plans must also include relationships to bicycle and pedestrian corridors; building plazas or common areas; parking; service areas; and, other elements identified in an approved Design Plan.

ARC review and approval will be limited to ensuring the Lot/Pad Specific COA requests meet all conditions included in the Schematic Design approval.

All ARC COA approvals will become the Record Set and will be maintained at the office of Newland Communities as part of the Tehaleh records. The Record Set must be included in submittals to Pierce County for site development or building permit approvals. The County will not consider a permit application complete without a copy of the Record Set included in the permit package.

Exhibit I is a checklist containing the specific content requirements for the Schematic Design Plans for Lot/Pad Specific COAs.

COLOR SCHEME REVIEW AND APPROVAL

In the case of Non-Residential development, general materials and color palettes will be identified in a Design Plan. For Residential development, a series of individual Color Schemes will be approved by the ARC prior to their assignment to specific homes. At the Developer's convenience, the Color Scheme(s) to be used on a particular Architectural Plan may be reviewed and approved during the Schematic Design Review. If the specific Color Scheme is not known at the point of Schematic Plan approval or changes are necessary after a Lot or Parcel Specific COA for a building is issued, a revised Application may be submitted. The revised Application must be submitted at least sixty (60) days prior to the expected date a building will be painted. If submitted within this timeframe, the ARC will respond with an approval or a request for a replacement Color Scheme within five (5) working days of receiving the revised Application. If a replacement Color Scheme is required, the Developer may request a meeting with the ARC for clarification or agree to the replacement. The final Color Scheme will be included as the approved revision to the building's COA and will become part of the Record Set for the project. If for some reason, the Developer does not submit a Color Scheme for approval prior to painting a building, the ARC reserves the right to require the building to be repainted if deemed necessary in their sole discretion.

RESIDENTIAL/NON-RESIDENTIAL MODIFICATION PROCESSES

Most projects will conform to Design Manual Guidelines and Standards as they go through the approval process. There are some circumstances, however, where projects require exceptions to the Guidelines and Standards in order to develop most advantageously. The process for dealing with such situations is outlined in the Design and/or Dimensional Modification Process, outlined on Pages 87-88.

CHANGES TO APPROVED PLANS

The Developer must notify the ARC of any changes required or desired to approved COA conditions whether for Design Plans or architecture.

1. Field changes. These are minor changes consistent with approved COAs. Field changes must be submitted as markups on approved plans and initialed by the Developer and Tehaleh staff once approved (can be submitted and approved by construction staff). The approved changes will become part of the Record Set.
2. Design Changes. These are changes considered significant and must be reviewed and approved by the ARC. A revised Application must be submitted to the ARC with the design changes shown on a revised Design Plan or architectural drawing. Within 10-14 working days of receiving the Application, the ARC will provide the Developer with an approval, approval with conditions, or request for revisions shown as comments/markups on the Plans. If approved, a new COA will be issued for the record.

FIELD REVIEW

The ARC will perform regular field review as sites develop and buildings are constructed. At the end of construction, a Final Inspection will be made and the ARC will issue an approval or denial of the final conditions. If the Final Inspection results in a denial, the Developer must make the required changes to the site or building and request a re-inspection. If sites or buildings are constructed in a manner in conflict with an approved COA, a non-compliance fee shall apply. The Final Inspection approval will become part of the Record Set for the project.

**ALL APPLICATIONS AND CORRESPONDENCE TO
THE ARC MUST BE SENT BY EMAIL TO:
Tehaleh-ARC@newlandco.com**

FENCE PLANS

Fence Plans for Residential and Non-Residential projects may be reviewed and approved during Conceptual or Schematic Design Review. For Residential projects, the Fence Plan must include the fence detail and stain color for both non-transparent and transparent fence options as identified on Page 49 of the Design Manual. A builder may use one of the standard Tehaleh fence details or submit a revised fence detail for review and approval by the ARC. Fence options for Non-Residential projects must be included as an element in an approved Design Plan.

An approved Fence Plan must be included as an attachment to Lot or Parcel Specific COA Applications. The location of the fence must be shown on either the Site or Landscape Plan.

APPROVAL PERIOD

ARC approval for Residential COAs is valid for eighteen (18) months unless otherwise noted in the COA. If construction of a home on a lot with a Lot Specific COA is not begun within eighteen (18) months, the COA will be deemed void. If the construction is not substantially complete within two (2) years of the COA, the approval will be deemed void.

Timelines associated with ARC approvals for Non-Residential COAs will depend on the size and scope of a project. Development schedules will be included as elements in the Schematic Design Plan for each Center, Business Park or Civic Facility.

Requests for construction timing extensions must be made in writing to the ARC and must be received not later than thirty (30) calendar days prior to the expiration of the COA. Only written extension approvals shall be considered valid. If an approval is allowed to expire, a STOP WORK ORDER will be issued. The STOP WORK ORDER will remain in force until a complete re-submittal package is submitted to and approved by the ARC.

DESIGN AND/OR DIMENSIONAL MODIFICATION PROCESS

Master plan projects develop over a long period of time and include development properties with a variety of physical characteristics. Under these circumstances there will always be situations where appropriate designs may meet the vision, guidelines and goals of a project but conflict with specific development standards. With this in mind, this Design and/or Dimensional Modification Process has been included with the Tehaleh Design Manual in order to facilitate the review and approval, if appropriate, of project applications which may have elements in conflict with or not addressed by Design Standards or Design Plan Directives. The Modification process may also be used to modify dimensional standards identified in Section 4.2.1.B (4) of the 2015 Tehaleh Development Agreement and Section 4.6 of the 2019 Phase 2 Project Master Plan.

The Design and/or Dimensional Modification Process is available to both Residential and Non-Residential development projects. The Process allows for design and setback and height Modifications when such Modifications meet the criteria listed below and do not conflict in any way with building and fire codes. Most Modifications will be reviewed and approved during Conceptual or Schematic Design Review and will be incorporated into an approved COA.

STEP 1. SUBMITTAL OF APPLICATION PACKAGE

A Design or Dimensional Modification Application shall be filled out by the Developer or Owner and emailed to the Tehaleh Architectural Review Committee (ARC) at Tehaleh-ARC@newlandco.com. The Application shall include:

1. A description of the Modification along with a reason for the request;
2. A description of how the Modification meets the Criteria for Approval listed below;
3. A site plan indicating the location of the building, the proximity of adjacent buildings and the area of the parcel most impacted by the Modification; and,
4. The architectural plans for the building(s) in question.

The Applicant may request a meeting with the ARC to review the Modification request or submit the Application without a meeting.

STEP 2. NEIGHBORHOOD REVIEW

A Notice of the Modification shall be mailed and/or emailed to property owners within 300 feet of the parcel in question. The Notice shall include the Application Package submitted in Step 1. All property owners receiving the Notice shall have ten (10) working days to provide comments to the ARC. The ARC shall take all comments into consideration

when finalizing the Decision on the Modification request and, if the ARC deems appropriate, hold a neighborhood meeting to discuss the request.

MODIFICATION APPROVAL CRITERIA

A Design Manual Standard or Design Plan Directive may be modified when the Applicant can demonstrate that their request satisfies the following Criteria:

1. Granting the Modification is consistent with the Tehaleh Vision and general Design Manual goals and Guidelines and provides a solution of equivalent quality as that dictated by the Design Manual Standards and/or Design Plan Directives;
2. Applicable Design Manual Standards and/or Design Plan Directives, are unworkable due to specific property circumstances;
3. In the case of a Design Modification, the proposed solution contributes to the overall aesthetic quality of the immediate neighborhood, increases or maintains access functionality within the neighborhood, and reduces monotony along the streetscape;
4. Granting the Modification would not be detrimental to the health, safety or general welfare of the other property owners and residents or employees in the vicinity; and,

5. Granting the Modification would not require deviations from building or fire code requirements.

MITIGATIONS

If in the sole view of the ARC, a Standard or Design Plan Directive Modification is warranted by site specific conditions or circumstances and is in compliance with the Criteria listed above, the ARC may require increased design detail as a mitigation. Such mitigation may include, but not be limited to, one or more of the following, as appropriate and applicable:

1. A higher level of landscape design in the area affected by the Modification. This may include increased landscape areas or plant materials, additional hardscape features, or other landscape design elements proposed by the Applicant;
2. A higher level of design on the elevation(s) of the building(s) requiring the Modification. This may include architectural elements for the purpose of mass reduction or for creating human scale elements of interest; or,
3. Other appropriate mitigation measures proposed in site or building improvements.

STEP 3. ARC REVIEW

The ARC shall review the Application and prepare a Preliminary Decision that will be provided to the Applicant for review and comment. The ARC shall have ten (10) working days from the end of the neighborhood review and comment period to prepare the Preliminary Decision. The Applicant or the ARC may request a meeting to discuss the Preliminary Decision. The Applicant shall have ten (10) working days to provide written comments or additional information to the ARC before issuance of a Final Decision.

STEP 4. FINAL DECISION

At the end of the ARC review period, the ARC shall prepare a written Final Decision. The Final Decision shall be mailed or emailed to the Applicant and owners of all properties within 300 feet of the parcel in question who requested a copy of the Decision. The Final Decision shall become part of the Record Set for the parcel and must be submitted with all permit applications to Pierce County.

NOTE: The Design or Dimensional Modification Process shall not be used to modify Standards for uses that are permitted only with Administrative or Hearing Examiner approval, and any Modifications for such uses shall require the normal Pierce County review and approval process. In addition, yard setback or height Modifications considered and/or granted by the ARC do not permit deviations from fire or building codes.

TEHALEH DESIGN MANUAL LIST OF APPENDICES

RESIDENTIAL / NON-RESIDENTIAL

APPENDIX A	- Application for Schematic Architectural Plan Review and Approval (Electronic file provided to Tehaleh Builders)
APPENDIX A1	- Application for Color Scheme Review and Approval (Electronic file provided to Tehaleh Builders)
APPENDIX A2	- Schematic Plan and/or Color Scheme Approval (Electronic file provided to Tehaleh Builders)
APPENDIX B	- Application for Lot/Pad Specific Certificate of Approval (COA) (Electronic file provided to Tehaleh Builders)
APPENDIX B1	- Lot/Pad Specific Certificate of Approval (COA) (Electronic file provided to Tehaleh Builders)
APPENDIX C	- Application for a Dimensional Standards Modification (Electronic file provided to Tehaleh Builders)
APPENDIX C1	- Dimensional Standards Modification Certificate of Approval (COA) (Electronic file provided to Tehaleh Builders)
APPENDIX D	- Request for Final Inspection or Re-Inspection and ARC Approval or Denial (Electronic file provided to Tehaleh Builders)

MISCELLANEOUS

EXHIBIT I	- Schematic Plan Design Checklist
EXHIBIT II	- Commercial/Multi-Family/Public Facility Design Review Checklist (Included in Implementation and Appendices Sections of Tehaleh Design Manual)
EXHIBIT III	- Tehaleh Soil Preparation Requirements (Electronic file provided to Tehaleh Builders)
EXHIBIT IV	- Single Family Architectural Design Examples (available if desired)

