

Attachment

Prepared by: Applicant Team (East West Partners)

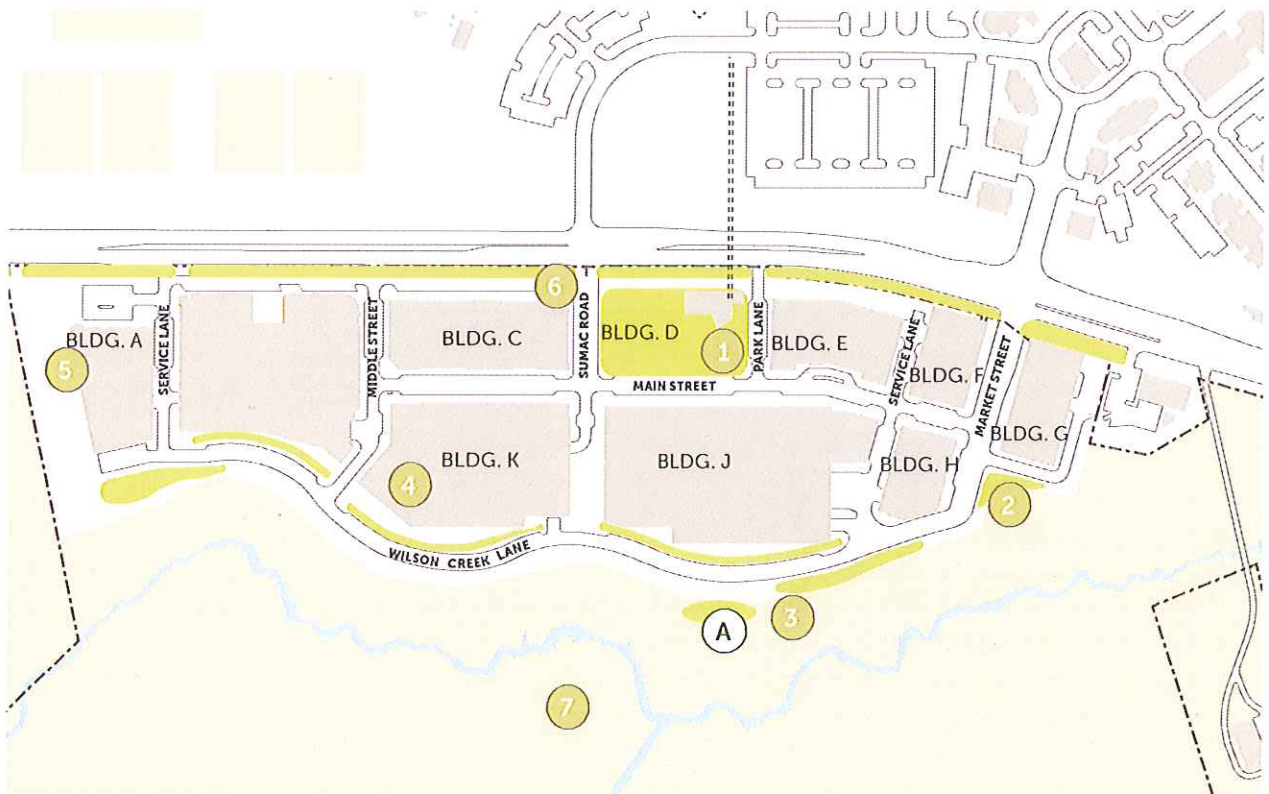
Last revised: June 10, 2015

The following edits have been made to the specified pages of Exhibit J: The Village at Obey Creek Design Guidelines.

- Page 29 – Removes reference to swim club that was erroneously left on the last version.
- Page 30 – Adds language about screening mechanical equipment
- Page 107 – Adds language about bird friendly glass
- Page 125 – Adds definition of bird friendly glass

Open Space

- 1 Highland Park
- 2 North Park
- 3 Overlook Park
- 4 Wilson Creek Linear Park and Residential Green
- 5 Existing Natural Wooded Area
- 6 15-501 Side Path
- 7 Wilson Creek Preserve
- A Access Point



GENERAL DESIGN STANDARDS

Building Heights and Sections


 Maximum 4 Stories, Minimum 3 Stories


 Maximum 6 Stories, Minimum 3 Stories

 Maximum 8 Stories, Minimum 3 Stories

* Kiosks and pavilions in parks and other open spaces are permitted to be a single story high.


 Residential Use: Maximum Height of Stories 12'-0"

 Retail & Commercial Use: Maximum Height of Stories 25'-0"

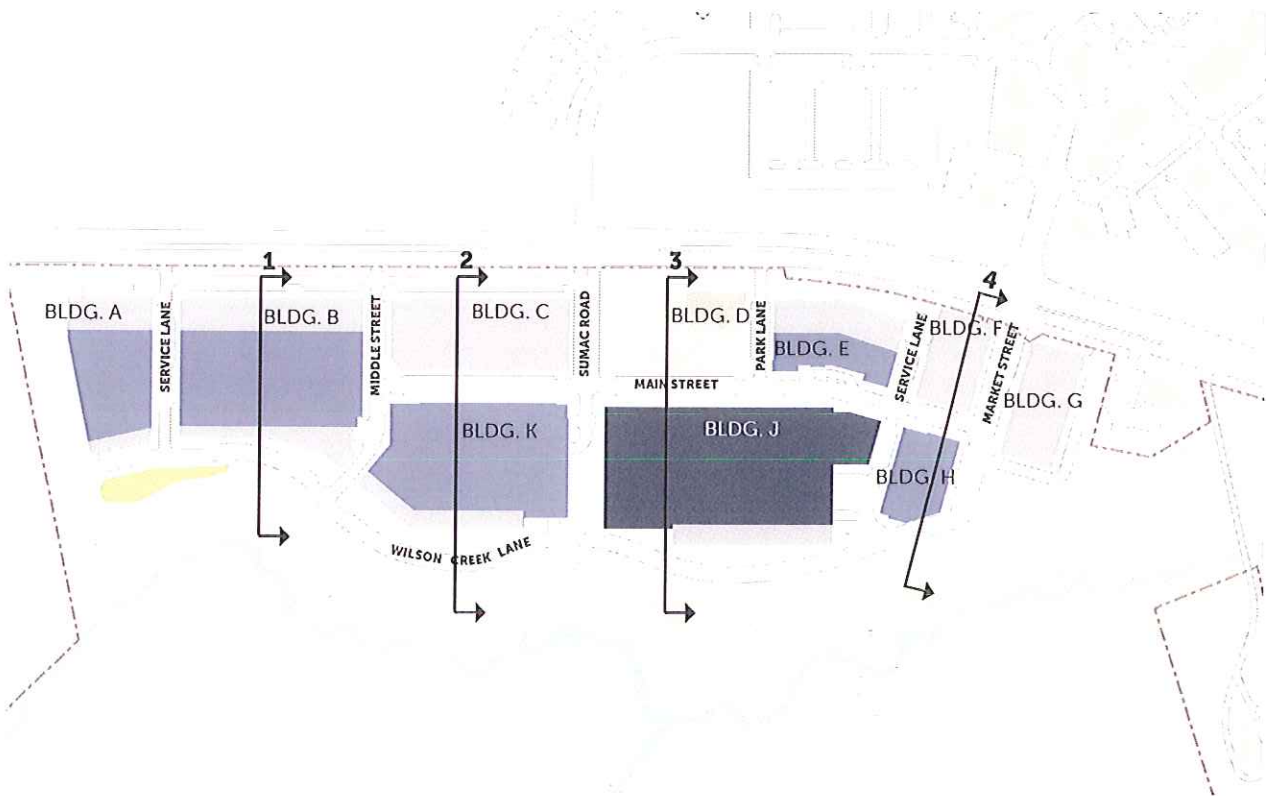
 Parking: Maximum Height of Stories 12'-0"

 Office: Maximum Height of Stories 15'-0"

 Hotel: Maximum Height of Stories 12'-0"

 Mechanical Screens: Any rooftop mechanical equipment above 4' must be screened. The maximum height to any mechanical screen shall not exceed 20'.

GENERAL DESIGN STANDARDS



Steep Slope Protection

Intent:

Minimize erosion to protect habitat and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.

Commitment:

Areas of moderate to steep slopes that would limit construction are generally confined to the former gravel mine site and the RCD buffer zones immediately adjacent to the stream banks. Isolated areas of moderate to steep slopes do occur within the proposed development footprint as shown on the accompanying Slope Analysis Map (page 6). The design of Obey Creek utilizes architectural forms and techniques that take advantage of the varying topography to transition among live/work zones, create views, and add drama to the project. Restoration is proposed for the former gravel mine site that will make use of topsoil strippings to stabilize and restore unstable slopes within the preserve area. This methodology provides the added benefit of eliminating the need for off-site disposal of topsoil strippings.

Site Design for Habitat or Wetland Conservation

Intent:

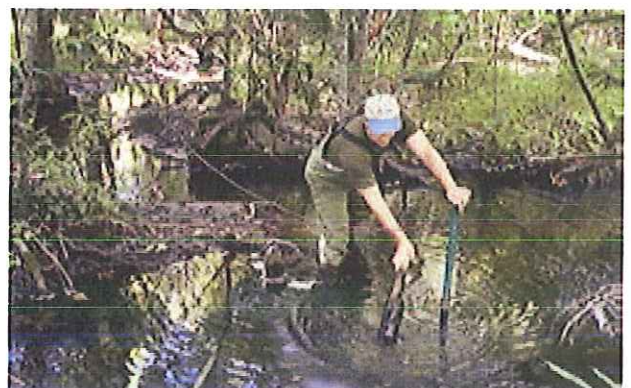
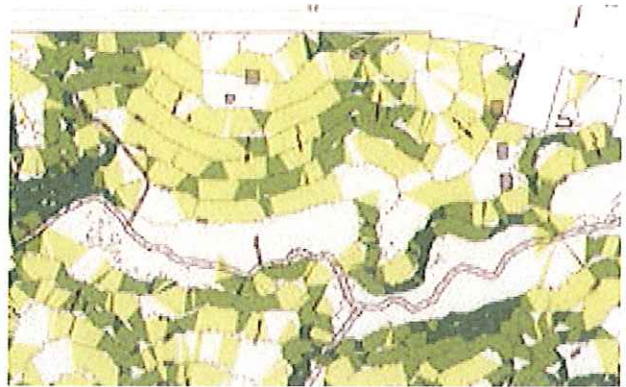
Conserve native wildlife habitat, wetlands and water bodies. Reduce avian fatalities due to window strikes.

Requirement:

The project will conserve 100% of all water bodies and wetlands on the site and will preserve the 150-foot buffer around the Wilson Creek streambed. The engineering team will conduct an assessment of the following:

- water quality maintenance
- wildlife habitat protection
- hydrologic function maintenance

The project will support prevention of bird strikes with the installation of bird friendly glass.



SUSTAINABILITY STANDARDS

glossary of terms

The following is a glossary of terms as they are typically employed within this document. These terms, when capitalized, should be applied according to the definitions listed below.

Articulation Architectural forms, features or details that sub-divide either Building forms or facades and create a sense of variation and moderating scale that is smaller than the entire Building or facades.

Bay Window A projection in the floor plan defined by a glazed bay with either perpendicular or angled sides that provides variation in the facade.

Bird Friendly Glass Windows or glass in an opening in a wall that is divided by one or more mullions and has a low reflectivity (not mirrored). Additional features may include an etched or fritted pattern applied to the glass to reduce transparency.

Block The land composed of a single or multiple lots bounded by public ways or streets.

Buffering The provision of open space as a mediating element between uses.

Buildings For the limited purposes of applying these Design Guidelines, the term "Buildings" employed in this document includes any parking structure that extends above grade along any elevation and all other Buildings as normally defined within the Zoning Bylaw.

Building Envelope The three-dimensional space within which a structure is permitted to be built on a zoning lot, and which is defined by setback and height regulations.