

On a rainy, cold Saturday in January (January 11th to be exact) approximately 50 property owners walked through Olde Town and then attended a workshop to discuss how best to maintain the character of their neighborhood. Nine topics were on the agenda; a few were added. Below is a summary of those topics and feedback organized by Table number.

TOPIC	CONSENSUS SUMMARY
Architectural Style	<ul style="list-style-type: none"> • Don't regulate style; diversity is good • Style can be regulated through other means such as massing
Massing	<ul style="list-style-type: none"> • Regulate massing to avoid "big boxes" • Require articulation
Roof Form	<ul style="list-style-type: none"> • Prohibit flat roofs; otherwise, no regulation necessary
Materials	<ul style="list-style-type: none"> • Materials should not be regulated, but certain materials should be encouraged or incentivized • Appearance and durability is important – should not be costly
Color	<ul style="list-style-type: none"> • People were very divided on whether to regulate color; no consensus was made
Windows	<ul style="list-style-type: none"> • There was consensus that what should be regulated is that windows must be present on the front façade
Garages and Driveways	<ul style="list-style-type: none"> • Some people felt garages and driveways were too hard to regulate • Many felt that garages should be regulated as to: 1) not be allowed <i>in front</i> of the house (they could be allowed on the front of the house, but not protrude forward more than the front door, for example) and 2) if allowed on the front façade, they could not occupy more than a defined percentage of the front façade
Front Yards	<ul style="list-style-type: none"> • Consensus that front porches should be encouraged/incentivized • Landscape (green) is preferred
Fencing	<ul style="list-style-type: none"> • Materials were not an issue • Privacy fencing could be allowed if 1) it is set back and 2) is no higher than 3'

TABLE I					
Design Topic	Level of Regulation				Comments: If you want to regulate this topic, what specifically is important to you to regulate?
	Regulate	Encourage	Prohibit	Silent	
Architectural Style		●			<ul style="list-style-type: none"> Encourage Styles that are consistent with Olde Town; can do this through individual topics, don't need to create styles like used in Highlands – that would be too much restriction in Olde Town.
Massing					<ul style="list-style-type: none"> Avoid big boxes At least, require shifts in plane, or entry features (like a front porch) to break up façade Perhaps create a few typical massing scenarios that applicants can choose for an incentive, like an expedited review? Large flat walls = problem
Roof Form					<ul style="list-style-type: none"> Don't like flat roofs, not consistent with existing character of Olde Town Flat roof of a carport floods, turns green, causes problems and it an eye soar to look at from an adjacent secondary story house Flat roofs – what about maintenance – only for carports
Materials					<ul style="list-style-type: none"> Should be natural materials or have a natural appearance Shall be durable Highlands – damaged materials Detailing? Any restrictions or materials required must allow affordable materials Very concerned about fiber/particle board that is used throughout the Highlands - it was poorly installed and is peeling off now. Is that a problem with the material or with the detailing? Materials must be durable and affordable
Color		● 1		● 2	<ul style="list-style-type: none"> 1 Selection from broadened palette 2 Multicolor (being 3) Existing pallet is boring and too safe, broaden the pallet of acceptable colors <ul style="list-style-type: none"> Like Central Issaquah's pallet, how it excludes the hue (the pure color); perhaps that is a way to prohibit the overly bright colors Neon should not be allowed, but not sure how we define that Don't want to live in a row of beige houses Regulate primary colors, have more flexibility for doors/accents

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	Regulate	Encourage	Prohibit	Silent	
					<ul style="list-style-type: none"> Do not allow multi-color scenarios like pictures; but, up to three colors (primary, secondary, trim) is ok Roof colors should include lighter colors for sustainability/energy conservation
Windows					
Garages and Driveways		●			<ul style="list-style-type: none"> Garages should NOT be allowed in front of house Recessed or behind should be encouraged Garage in line with house works when it is part of an overall composition and style (mid-century house with split roof and garage in front is a classy example) <ul style="list-style-type: none"> If garage is in line with house, must be limited so its not so big/wide House should be designed to prioritize humans, not cars Garages and driveways should be respectful of human circulation, should be designed as “secondary” features
Front Yards	● 3	● 4		● 5	<p>Front Walkways and Porches</p> <ul style="list-style-type: none"> 3 Must have a front walkway leading to a front door Strongly encourage front porches — may be another way to achieve this <p>Front yards</p> <ul style="list-style-type: none"> Encourage and facilitate human interaction between neighbors; encourage outdoor living! Usable space in front yard does this and should be encouraged Rain gardens should be encouraged to mitigate stormwater runoff Plants and natural elements must be included in front yard; completely hardscape front yards are not consistent with character of Olde Town 5 Encourage outdoor living!
Fencing					<ul style="list-style-type: none"> Any material should be allowed as long as it's a low fence; zoning seems to work for this Privacy fences should be setback to house, should not be allowed in front of house
OTHER TOPICS OR COMMENTS?					


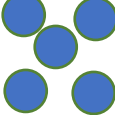
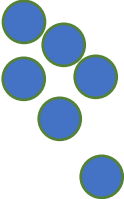



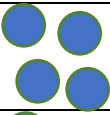
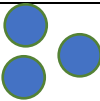



TABLE 2					
Design Topic	Level of Regulation				Comments: If you want to regulate this topic, what specifically is important to you to regulate?
	Regulate (Require regulations)	Encourage (Incentive regulations)	Prohibit (Make choice illegal)	Silent (No comment)	
Architectural Style					<ul style="list-style-type: none"> Any style is OK Allow for all architectural styles if they comply with the massing regulations Can't dictate it Allow for diversity in style Design requirements will be regulated by the other standards and guidelines, especially massing Encourage ;3-5 "style" for the owner to choose from. How do you legislate taste
Massing					<ul style="list-style-type: none"> Need to regulate perpendicular lines (boxiness) Modulation trumps and/or dictates style Old v new is OK as long as modulation is present NO boxes Massing needs breakup of surface appropriate to styles of architecture How to regulate so no vertical boxes Avoid the vertical townhomes and duplexes Encourage porches Encourage modulation, covered porches, changes in roof lines, etc. Difference is desirable Some breakup The new grey condos at 4th and Andrews are big Good massing example is slide three on page 14; bad massing is slide 4 on page 11.
Roof Form					<ul style="list-style-type: none"> Prohibit flat/shed NO "crap" No flat roofs Roof pitch more than 2:12
Materials					<ul style="list-style-type: none">
Color					<ul style="list-style-type: none"> NO color or restoration; this is a community of artists Color tones should be kept as current colors outside of palette Can be approval possible Limitations on number of colors on house






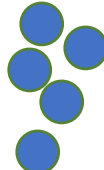
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					<ul style="list-style-type: none"> • Like the color palette • Like allowing owner to use bright color or front door • Earth tones are a good idea, but variety should be allowed via a color palette • Allow all but only in tone; tint marked not hue • Regulate color combos and trim • No restorations • Color same as city now
Windows					<ul style="list-style-type: none"> • Windows must be present on the street façade • Windows cannot be fake or unevenly placed
Garages and Driveways					<ul style="list-style-type: none"> • Garages in back or off to side in the back • Side of the house • Garage door ratio should be variable based on distance from street • Pervious surfaces • Cargo drive; encourage design to minimize visibility of garage • Side of house drive allowed permeable in row • If garage is street pacing, need separate path to front door • No street facing garage in front of house; all others ok • Variation in setbacks is OK but cannot exceed a difference that is regulated • No garages front - further forward than the house • Set back garage • If flush with house, not more than 30%
Front Yards					<ul style="list-style-type: none"> • Landscaping is good • Encourage pedestrian friendly fronts with walkways, offset garages, etc. • Front yard encourages neighborhood engagement via home closer to street and not set back • Front yards maintained requirement • Vegetation • 45' setback encouraged; Less than 25' prohibited



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	Regulate (Require regulations)	Encourage (Incentive regulations)	Prohibit (Make choice illegal)	Silent (No comment)	
Fencing					<ul style="list-style-type: none"> No more than 3' on street side; if set back, could be higher
OTHER TOPICS OR COMMENTS? <ul style="list-style-type: none"> Encourage green building Allow permeable in right-of-way Problem with remodeling buildings to the lot line; sometimes comes out OK but sometimes not such as the new triplex on 2nd Ave SE, just south of Sunset. 					

TABLE 3					
Design Topic	Level of Regulation				Comments: If you want to regulate this topic, what specifically is important to you to regulate?
	Regulate (Need regulation)	Encourage (Guidelines or Incentives)	Prohibit (Do not allow)	Silent (No need to regulate/ already in code)	
Architectural Style					<ul style="list-style-type: none"> Regulating styles is too much regulation. This can be regulated other ways. Massing will relate to architectural style
Massing					<ul style="list-style-type: none"> Massing can be regulated other ways Regulating eliminates boxes
Roof Form					<ul style="list-style-type: none"> For those who do want to regulate, do not allow flat roofs (prohibit them)
Materials					<ul style="list-style-type: none"> 1 Prohibit shiny, metal siding Discourage metal roofs
Color					<ul style="list-style-type: none">
Windows					<ul style="list-style-type: none"> 2 Front of house must have windows — defined by a percentage greater than zero.
Garages and Driveways					<ul style="list-style-type: none"> 3 No street facing garage <u>in front</u> of house 4 If an alley is present, may not build a driveway from the street; cars must access the house from the alley 5 Discourage “snout” houses
Front Yards	²				<ul style="list-style-type: none"> If a setback is currently established by greater than 50% of houses on a street, that setback must be maintained
Fencing					<ul style="list-style-type: none"> Assuming codes are 3' in the front yard and 6' behind front face of house are already in place.
OTHER TOPICS OR COMMENTS?					
<ul style="list-style-type: none"> Potentially require eaves Encourage solar panels Future discussions — provide what regulations are currently required 					

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	Regulate (Need regulation)	Encourage (Guidelines or Incentives)	Prohibit (Do not allow)	Silent (No need to regulate/ already in code)	
<ul style="list-style-type: none"> • Important to understand how each of the topics relates to and affects the other topics • Use minimal regulations 					

TABLE 4





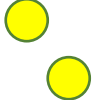








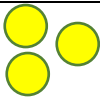
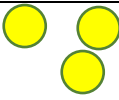

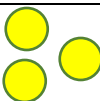




Design Topic	Level of Regulation				Comments: If you want to regulate this topic, what specifically is important to you to regulate?
	Regulate (definitely regulate)	Encourage (offer flexibility/incentives)	Prohibit	Silent (No new regs)	
Architectural Style					<ul style="list-style-type: none"> • Incentive
Massing					<ul style="list-style-type: none"> • No blocky • Broken up
Roof Form					<ul style="list-style-type: none"> • Incentive
Materials					<ul style="list-style-type: none"> • Appearance, not actual, is what is important
Color					<ul style="list-style-type: none"> • Limit the ends of the spectrum • Allow white • Accents wide open
Windows					<ul style="list-style-type: none"> • Incentive
Garages and Driveways					<ul style="list-style-type: none"> • Too hard to limit
Front Yards					<ul style="list-style-type: none"> •
Fencing					<ul style="list-style-type: none"> • Not privacy fence in front; too hard
OTHER TOPICS OR COMMENTS?					
<ul style="list-style-type: none"> • Talk about Accessory Dwelling Units 					

TABLE 5


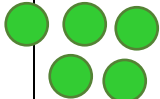

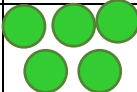

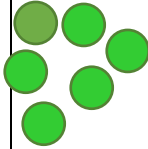


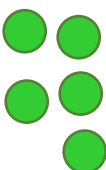


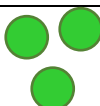
Design Topic	Level of Regulation				Comments: If you want to regulate this topic, what specifically is important to you to regulate?
	Regulate (at least one concern for requirement)	Encourage	Prohibit (no regulation)	Silent (No comment)	
Architectural Style					<ul style="list-style-type: none"> • How do you encourage certain preferred types of architectural style? • Can't think they should be allowed to build whatever they want • In 20 years, is it OK to subdivide and allow townhomes? <ul style="list-style-type: none"> ○ OK as long as the massing is OK (regulate massing?0) • Architectural styles will change over time • Standardize through setbacks
Massing					<ul style="list-style-type: none"> • Aesthetically the community should feel the same • Core of keeping the characteristics • Massing needs to be discussed - important to the look and feel • Those on the creek are restricted already with setbacks – if there are restrictions already how would this impact those? --could there be any allowances?
Roof Form					<ul style="list-style-type: none"> • First reaction, love the choice of roof • Second reaction is do we want to allow modern? • Encourage diversity but wouldn't like "boxy" flat roofs • Love modern houses – just not in Olde Town
Materials					<ul style="list-style-type: none"> • Sometimes metal can look traditional • Metal is sustainable • Putting stone on the upper level is not preferred can be bad taste • Leary of material regulation because of cost • Olde Town is close to the woods—perhaps think about materials that might be fire preventable
Color					<ul style="list-style-type: none"> • If it's a bigger area, some would encourage • Depends on the size of the area • Accent colors would be OK

TABLE 5

Design Topic	Level of Regulation				Comments: If you want to regulate this topic, what specifically is important to you to regulate?
	Regulate (at least one concern for requirement)	Encourage	Prohibit (no regulation)	Silent (No comment)	
Windows					<ul style="list-style-type: none"> • Very interested in NOT allowing non-traditional windows • Leave design choice to owner • Consensus around not allowing no windows and would want to regulate that
Garages and Driveways					<ul style="list-style-type: none"> • No “snout” houses • Would there be exceptions for those that live on the creek and have restrictions?
Front Yards					<ul style="list-style-type: none"> • Front porches – mandatory • Agreement to exceptions for those that have restrictions on creek; tradeoffs because they are keeping public property maintained • There are regulations on impervious surfaces • Properties should have a porch • No parking pad/concrete front yard
Fencing					<ul style="list-style-type: none"> • No privacy fences • Some flowers bloom and become privacy fences and add to character • Materials not important

OTHER TOPICS OR COMMENTS?

- Accessory Dwelling Units:
- Address affordability and homelessness
- Do we want to encourage affordable housing?
- ADUs attractive to renters – can lead to parking – can create a different feel
- Young families
- Should there be regulation for ADUs being Air BnBs?
- Lots of interested in ADUs. Do a ½ day workshop and make sure all discussions are open
- ADUs can allow people to stay in their house longer (by renting)
- Young families could receive extra income
- Good for family members needing a housing option or for older adults or young adults in the family
- Would ADUs have to comply with the new architectural guidelines or would they be grandfathered in?
- City of Lacy is promoting it – easy to stay within a low-cost build (designs are provided so that they are approved and built quickly)
- Encouragement to match style of regular house