



DESIGN GUIDELINES

As of December 8, 2023

UPLANDS

BY TARRAGON



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INTRODUCTION

UPLANDS is a central amenity-based residential community offering a variety of housing options, parks, trails and open space. The design of the community reflects the traditional character of Pacific Northwest neighborhoods while creating abundant housing opportunities. UPLANDS's planning guidelines blend the natural environment with the built environment through design and protection techniques focused on the natural features of the site. The UPLANDS Design Guidelines provide guidance for all new development at UPLANDS. The goal of the Design Guidelines is to clearly communicate UPLANDS's vision and design requirements and to ensure that these are incorporated into the design of homes, neighborhoods, and open spaces. These Design Guidelines establish standards and design intent, it also provides flexibility on various elements. Modifications are allowed when approved by the UPLANDS Architectural Review Committee (ARC) based on the Dimensional Standards Modification Process in the Design Guidelines. All development plans, landscape plans, and signage designs must comply with Design Guidelines requirements, as well as other applicable Pierce County regulations and permitting procedures.

The use of and the review process in the Design Guidelines are explained in detail in the Implementation Section of this document.

UPLANDS VISION

The Vision for UPLANDS is to create an amenity-based, outdoor lifestyle residential community. UPLANDS will provide a safe and vibrant neighborhood for families and a healthy community for all residents. Neighborhoods are walkable and connected by a large central park with connectivity to other community amenities and natural open spaces.

UPLANDS is set on a plateau near Mount Rainier and is carefully planned to be integrated into the natural landscape. Design elements offer a gateway to amenities including a large central park, forested wetlands, and direct views to Mount Rainier. Extensive trail systems, active and passive parks and community gathering places all contribute to the community.

The community theming intent for UPLANDS can be described as Northwest contemporary. Materials, form, and character are derived from the natural environment but reflect a more modern sensibility. Materials such as wood, stone, metal and concrete are employed throughout the community, with clean lines and finishes providing a contemporary look and feel.

OPEN SPACE AND RECREATION

The UPLANDS Master Plan preserves significant portions of the natural environment and provides for stewardship of the land. The community is structured by an open space framework which includes a diversity of parks and a vast trail system encouraging residents to experience the outdoors and natural amenities of the site. The open space framework links the northwest and southeast ends of the community, and includes forest, central park and wetland ecologies. Views of Mount Rainier are emphasized throughout the trail system. Other recreational amenities include play structures, fitness stations, view areas with seating, playfields and sport courts.

PARKS & RECREATION SPACE - MSF AREA

TYPE	ACRES
URBAN TRAIL:	4.65
ACTIVE RECREATION:	7.39
PASSIVE RECREATION:	8.96
TOTAL:	21.00

PARKS & RECREATION SPACE - MSF AREA

DENSITY: 1,140 UNITS, 1,099 UNITS PROPOSED
 RECREATION AREA REQUIRED (500 SF/UNIT) = 12.61 ACRES
 ACTIVE RECREATION AREA REQUIRED (25% of TOTAL) = 3.15 ACRES

LEGEND

-  VIEWS OF MT. RAINIER & ORTING VALLEY
-  ENTRY MONUMENT
-  INTERPRETIVE SIGNAGE
-  TOT LOT
-  FITNESS STATION
-  VIEW AREAS WITH SEATING
-  PLAYFIELD
-  SPORTS COURT
-  TREE RETENTION AREA****



Uplands Master Development Plan OPEN SPACE + RECREATION

Draft and subject to change

THE MASTER PLAN AND PLANNING PRINCIPLES

The UPLANDS Master Plan reflects the integrated residential nature of the community. The Master Plan is intended to provide the general framework for the community based on the UPLANDS Vision and is implemented through site specific development permits approved by Pierce County. The Master Plan is directive in terms of the elements to be included in UPLANDS but general in terms of allowing for flexibility to respond to market demands. The Master Plan is supported by the Planning Principles on the following three pages.



PLANNING PRINCIPLES

There are six planning principles which form the foundation for UPLANDS's development. These principles draw upon the natural features of the UPLANDS Vision and are designed to promote social interaction and reinforce a sense of community.

MOUNT RAINIER

Maximize UPLANDS's proximity to Mt. Rainier and present its view as a focal point within the community, neighborhoods, and open spaces.



TREE PRESERVATION

Integrate forests with the built environment, preserving natural edges, enhancing open spaces and protecting the wildlife corridors through stewardship.



LANDFORMS

Respect and utilize the natural topography whenever possible and protect and emulate natural hydrology to ensure more effective and efficient land development and water management.



CONNECTIVITY

Ensure a high level of pedestrian connectivity throughout the community with a system of active and passive open spaces that are within walking distance from all adjacent neighborhoods and amenity spaces.



SENSE OF PLACE

Create an authentic sense of place with iconic buildings, architectural elements and landscape character that identify the different community cores, neighborhoods and gathering places and reflect the preferences of the target buyer groups.



DIVERSITY

Support the sense of place with human-scale neighborhood design focused on a diversity of home types and architectural styles intentionally designed for specific buyer groups.



UPLANDS will contain a variety of residential homes appealing to a diverse demographic. A centrally located community park (Wedge Park) will provide community amenities for residents.

UPLANDS includes approximately 83 acres of natural open space and parks. The parks and open space system is designed for diverse age groups and is easily accessible to UPLANDS residents through a system of trails and other pedestrian facilities. The parks provide both active and passive recreational opportunities and are designed to encourage social interaction among residents.



DIVERSITY OF NEIGHBORHOODS AND HOUSING

A broad spectrum of housing alternatives will be available at UPLANDS and will provide housing for a variety of market segments. Neighborhoods may include all one type of housing or a mix of detached and attached homes. The housing will have diverse architectural styles and a wide choice of housing types and levels of affordability. The guidelines and standards included in the Residential chapter are intended to maintain design quality and streetscape diversity.

COMMUNITY RECREATION CENTER

A large Community Center is envisioned within the Wedge Park in the center of the community. The Community Center will provide opportunities for recreation and gathering spaces.

RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

This section of the Design Guidelines provides the direction for the development of single-family homes at UPLANDS. Single family may include detached and attached homes when the attached are in the form of townhomes. Neighborhoods may include all detached homes or a combination of attached and detached. Lot characteristics range from small lots with an urban character to large lots with a suburban or rural character.

The Guidelines and Standards provided on the following pages are intended to enhance the character of UPLANDS's single family neighborhoods. The goal is to create quality, unified neighborhoods that are visually diverse, architecturally pleasing, pedestrian friendly and integrated with UPLANDS's natural setting. Recreational opportunities in the form of pocket parks and trails are included as major features of all neighborhoods. The importance of visual impact is provided through land planning techniques and architectural elements.



DESIGN GUIDELINES AND STANDARDS

The purpose of this section is to provide housing related Guidelines and Standards that support the UPLANDS vision of an integrated community with a diverse range of housing types, parks, trails, and open space. Diversity in housing types is achieved by varying the size and configuration of lots, and the architectural design features of homes.

The Guidelines are intended to be general in nature encouraging a variety of approaches to architectural design. The Standards are directive and provide “rules” for use by builders and the UPLANDS Architectural Review Committee (ARC) when designing and evaluating lot specific site and landscape plans and building architecture.

UNIFYING ELEMENTS

Incorporate re-occurring design elements into neighborhood land plans. Examples include the use of open space as a neighborhood amenity and the provision of pocket and neighborhood parks.

Use consistent design elements in public spaces. Examples include street furniture, street trees, landscape plantings, street lighting, and signage.

CONNECTIVITY

Provide safe and appealing connections between residential areas, parks, and open space through trails and other pedestrian pathways. Incorporate safe bicycle connections where appropriate.



LAND PLANNING

Use land planning techniques to create interesting neighborhoods and streetscapes. These include a mix of residential lot sizes, housing types and the incorporation of alleys and courtyards where appropriate.



DENSITY AND DIVERSITY

Encourage a variety of densities and lot sizes to provide visually interesting and diverse neighborhoods. Provide housing types and values that meet the needs of a broad spectrum of the market. Larger lot areas will provide opportunities for residents who desire privacy and wish to live in neighborhoods with a suburban/rural character. Higher density neighborhoods will provide areas where opportunities for interaction with neighbors are common and easy access to services is a given. These neighborhoods may include high density detached and townhome housing or a combination of both.

TOPOGRAPHY

Work with the existing topography whenever possible in the land planning process. In higher density areas structural walls may be minimized by building walls and rockeries to take up grade. In large lot areas, rockeries, pony walls, and slope banks may more easily accommodate grade changes.



STREETSCAPE

Design land plans that include lots with rear and front load access options, visually appealing landscape features, and opportunities for staggered home setbacks. Encourage architecture with varied rooflines, siding materials, decorative features, porch designs, window sizes and placements, and colors. The intent is to support a diverse and pleasing streetscape while remaining authentic to architectural styles.



GARAGE PLACEMENT

Minimize the impact of garages and reinforce the pedestrian emphasis on the streetscape. This can be done by recessing the garage into the body of the home, providing side access garages where lot sizes allow, or locating the garage off an alley or auto court. Other alternatives to achieve this goal are encouraged and will be reviewed by the ARC.

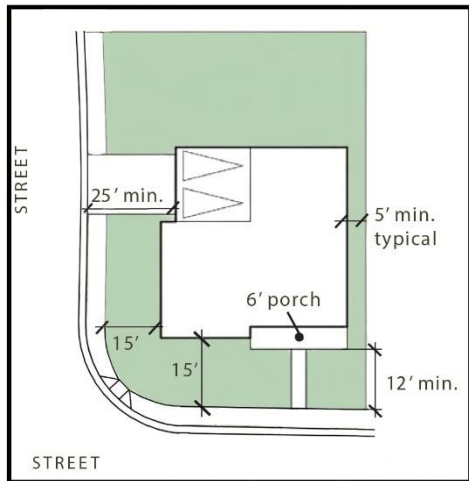


SPECIAL FOCUS HOMES

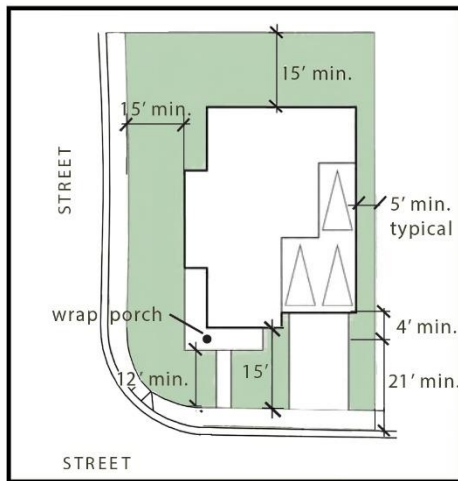
Require special treatment for homes with a high visibility from public spaces. These homes are typically located on view corridors or terminuses, corner lots and/or adjacent to trails and other public spaces. The design of these homes will receive a more intense ARC review with a focus on design detail on the façades visible to the public.



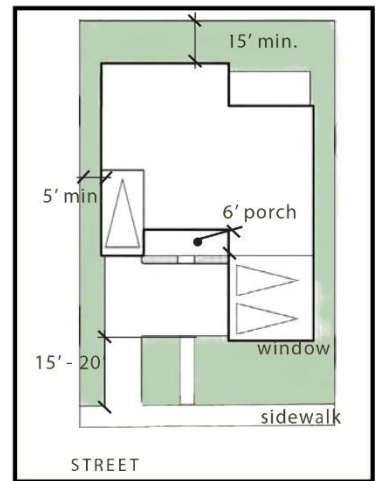
SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS - Deviations are not allowed unless approved by the ARC.



Corner lot side yard garage



Front load 3 car garage



Front load side entry garage

BUILDING MASS

- building height 35' max.
- building coverage 60%

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. (Porch 12' min.)
- garage to street 25' min.

SIDE YARD

- interior 5' min.
- side yard on street 15' min. from back of sidewalk. 10' with open space tract in between property line and back of sidewalk along street.
- side yard on green 5' min.

REAR YARD

- rear yard to home 15' 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.

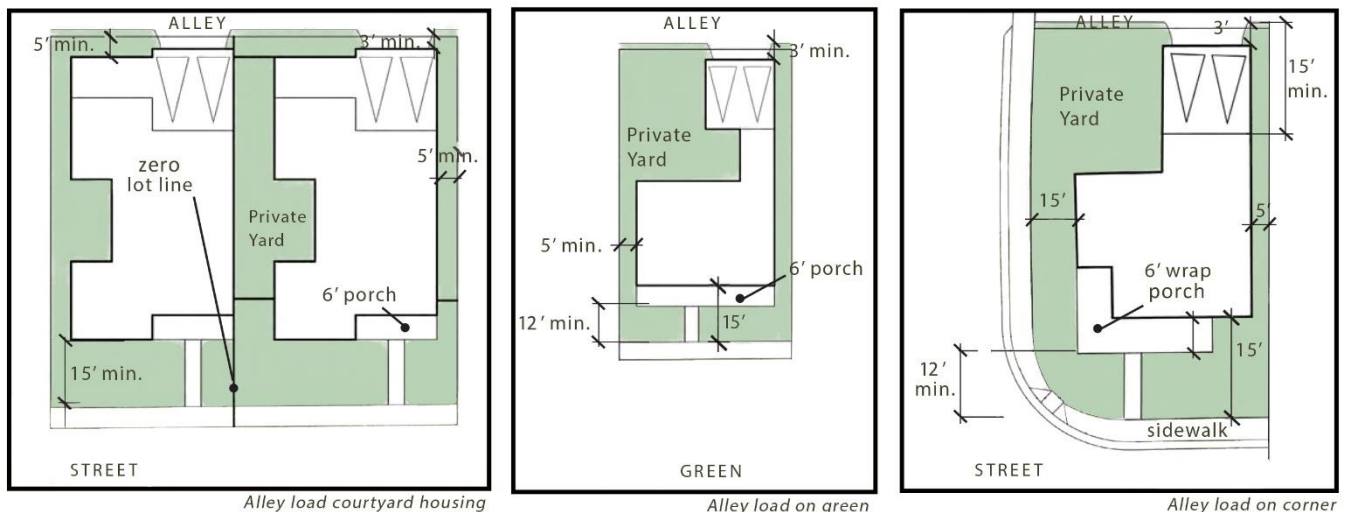
- Garage width shall be kept at a minimum and shall depend on the size of the lot
- Street facing garages must be recessed a minimum of 4' from the front façade of the home
- Side load street facing garages must include a window facing the street
- Corner lot side load garage shall not be more than 50% of side façade 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
- See page 18 item #14 for mitigations required when garage designs deviate from above standards.

FRONT PORCH

Front porches must:

- Face the street or green
- Wrap around the side elevation when on a corner lot or adjacent to 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 HOMES



Front: 12 feet to the porch, 15 feet to the living space; Interior: 5 feet; Alley: 3 feet. If you have a corner lot accessed by an alley, the side street setback would be 15 feet.

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. (Porch 12' min.)
- front to green 6' min.
- 15' max.

SIDE YARD

- interior 5' min.
- side yard on street 15' min. from back of sidewalk. 10' with open space tract in between property line and back of sidewalk along street.
- side yard on green 5' min.

*Zero lot lines allowed when included in plat with conditions or with approval of ARC with conditions.

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 ARC

FRONT PORCH

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'

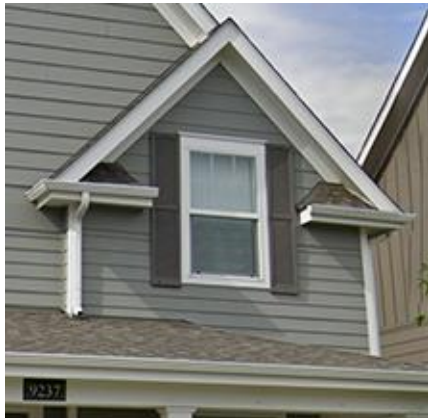


ARCHITECTURAL STANDARDS

- 1) All roofs shall have a minimum pitch of 4:12 and have composition shingle roofing with a 30-year minimum warranty.
- 2) The minimum plate height shall be nine (9) feet for the first floor and eight (8) feet for the second floor. Foundation walls (visible from a public space) must be screened with landscaping.
- 3) All windows and doors shall be trimmed on all four (4) sides on the front, side, and rear elevations on all homes. Window screens shall be provided by the Builder on all homes.
- 4) Side and rear elevations facing a public space (as specified by UPLANDS) 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 shall be painted complimentary 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 shall be one color with accent colors used on architectural 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.
- 8) When a masonry wainscot is used on the front façade of a home 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 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, or almond may be used or gutters may be painted. Gutters shall provide minimum color contrast to the adjacent material and colors.



- 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.
- 11) Porches shall have a minimum dimension which provides a porch area of 60 square feet, unless otherwise approved by the ARC.



- 12) Courtyards shall have a dimension which provides a minimum area of 80 square feet, 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 from 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 a least one of the following:
- a decorative trellis over the garage door as part of the structure of the garage; or,
 - a masonry accent either on the full street façade or as a significant wainscot; or,
 - single car garage doors rather than one two car garage door; or,
 - a significant eave projecting from the face of the garage wall a minimum of three (3) feet; or,
 - a gable with accent materials and/or other design features over the garage.
- 15) 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.
- 16) 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.



- 17) 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. A paved pathway from storage to curb shall be provided.
- 18) 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.



- 19) 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.
- 20) All entry doors shall be visible from a primary street or public space unless otherwise approved by the ARC.
- 21) There may be lots in UPLANDS 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.)
- 22) The following items shall not be allowed on any UPLANDS home without ARC approval:
 - Vinyl Siding
 - Carports
 - Highly reflective colors or surface treatments
 - Plastic detailing of any kind

STREETSCAPE STANDARDS

In order to meet the community character goals of UPLANDS and create a sense of individual ownership and personality, streetscapes must vary in their architecture. To accomplish this, similar home 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.



- 1) Homes with identical floor plans, elevations, and color schemes may only locate within five (5) lots of one another (4 intervening lots); and,



- 2) 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,
- 3) Homes with the same design palette (Contemporary, Craftsman, etc.) may locate within three (3) lots of one another (2 intervening lots);
- 4) No same elevation of same floor plan can be directly across the street from another.

5) 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.



UPLANDS LANDSCAPE



INTRODUCTION

The UPLANDS 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 Guidelines provides direction for the preservation of open space and natural areas and the development of new landscaped areas including parks, alleys, arterials, neighborhood streetscapes and yards on individual lots.

The intent is to:

- respect and celebrate the natural features of the land including views of Mount Rainier;
- provide residents close contact with nature by bringing the forest and forest edge into neighborhoods;
- support sustainability by encouraging the use of plant and landscape materials common to the Pacific Northwest area; and,
- support the economic health of UPLANDS by creating attractive livable neighborhoods.

The Guidelines and Standards on the following pages are consistent with Pierce County codes and are designed to support the UPLANDS Vision. The Guidelines and Standards in this chapter focus on residential neighborhoods.

LANDSCAPE HIERARCHY

Within UPLANDS's single family 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.

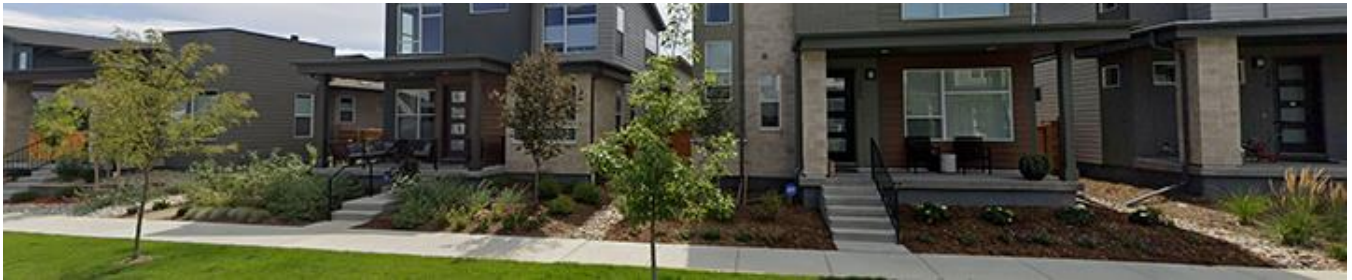
PUBLIC

The public realm includes landscape areas (both man-made and natural) in the ownership of the public or the UPLANDS South Hill Community Association. These areas include trail corridors and open space; parks, 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 the entry porch and is owned by the homeowner. Landscape features usually include planting beds, lawn areas, low fences and/or hedges and a walkway from the sidewalk to the porch. The area is very visible from the public realm and also important to the neighborhood streetscape.



SEMI-PRIVATE

The semi-private area includes the porch of the homes which should be raised above and set back from the public realm to provide a sense of ownership and privacy. Porch standards require an area large enough to allow for pots, seating and other decorative items of the homeowner's choice.



PRIVATE

The private area includes the portions of the back and side yard between the façade of the home 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. Homeowners/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 UPLANDS landscape is a significant amenity for the enjoyment of all the people who live 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 UPLANDS’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 UPLANDS Vision.

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

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

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

The **Home Owner Association(s)** is responsible for the maintenance of the facilities listed above and developed by the Master Developer.

The **Home Builder** is responsible for the installation of:

- Front, side, and back yard landscaping

- Planting strips on roadways adjacent to lots if applicable (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 on lots 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 Home Builder. The Property Owner is also responsible for any additional plantings or landscape elements installed on their lot.

PLANTING GUIDELINES AND STANDARDS

All planting plans initiated by the Master Developer, Home Builders, and Property Owners must conform to approved streetscape plans, park plans and the Guidelines and Standards included below. If conditions require exceptions to plans, Guidelines and/or Standards, the Architectural Review Committee (ARC) may allow such exceptions after sufficient review of the situation.

GUIDELINES

- Well maintained areas along roadways, in parks, and on lots are community amenities, add to the aesthetics of UPLANDS, and provide fire protection during prolonged droughts. Consideration should be given to sun exposure and water conservation when planning the landscape for these areas. For the most part, developed parks in UPLANDS are irrigated. Although planting strips between curb and sidewalks and abutting lots along roadways are not irrigated, they should be watered as necessary by property owners when applicable. Some grass areas may “brown-out” in summer months but will regenerate with the cooler fall weather. Information regarding plant selections and landscape maintenance should be provided to all homeowners through the UPLANDS South Hill Community Association.
- Front yards along residential streets make a major contribution to the quality and character of neighborhoods. In addition to watered and maintained lawn and planting areas and the selection of quality landscape materials, the general design of the landscape is important. Sculpted rather than straight line shapes and the use of boulders as focal points are encouraged for planting areas.
- A combination of evergreen and deciduous ornamental and shade trees, shrubs, and grasses should be used in public, semi-public and private yards to add interest and variety to the landscape. Sizes and plan color palettes should also be varied in each planting area.

STANDARDS

- The ornamental, native and drought tolerant plants used throughout UPLANDS 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.
- Planting Soil shall be added to all planting and lawn areas on each UPLANDS lot. 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).

- 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% (soil to lawn) and planting beds at ratio of 10% (soil to bed).
- Specifics on the required composition of Planting Soil and its application to UPLANDS landscape areas are included in Appendix G. All UPLANDS Builders must review the information and meet the required Standards. The Standards meet Pierce County requirements and County Inspectors will review and approve lot landscape conditions as part of their land development inspections.
- 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 planted in front and side yards on corners 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.
- 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.
- At least one “small” deciduous tree, one “small” evergreen tree, and one “large” evergreen or 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). 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. “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.
- No large expanses of bark, gravel, and/or mulch shall be used in 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.
- Planting beds parallel to the façade of a home shall be curved and planting beds parallel to the walkway leading from the front porch to the sidewalk may be straight edged or curved.

Area specific Standards are included on the following pages.

STREET LANDSCAPES



- 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 Home Builders along streets adjacent to lots and/or development parcels including planting strips between curb and sidewalks and abutting lots when applicable. 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.
- When a lot or parcel is located on a corner, the Home 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.
- When applicable, 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 spaced at 1 tree per 30 feet. If clustered, the number of trees shall be equal to 1 per 30 feet, but can be planted with a maximum spacing of 50 feet between clusters. Trees may only be planted in clusters when planting strips are wide enough to accommodate root structures when trees reach maturity.
- Street trees shall have a minimum 2" caliper if a canopy tree and 1.5" caliper if an ornamental tree.
- Cul-de-sacs shall be planted with appropriate landscape materials and a cluster of 1.5" caliper landscape trees.

FRONT AND SIDE YARDS ON A STREET, ALLEY, OR PARK

- A 3 foot minimum concrete walkway shall be provided from a sidewalk, alley, or other public space to a front porch. Alternative walkway designs are possible when incorporated into landscape plans approved by the ARC. Under these circumstances, crossing the planting strip shall not be allowed.



- Utility boxes in front or side yards 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 boxes and the wall. Large expanses of gravel shall not be used in conjunction with the installation of utility boxes.
- Where a walkway is within 3 feet of a driveway, it shall curve to allow adequate space for healthy landscaping and a root zone. Such spaces shall be planted by the builder.
- At least one small evergreen, one small deciduous, and one large evergreen, ornamental or shade tree shall be planted in every front yard (including side yard to fence). The trees shall meet the Standards outlined on pages 25 and 26.
- One large shrub shall be planted for every 20 feet of house façade facing a street, alley, 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 three trees required for the front yard. Shrub and tree sizes shall be consistent with the Standards on pages 25 and 26.
- Continuous shrub coverage shall be required for exposed foundations on front and side elevations facing the street, alley, 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 25 and 26.
- No more than 20% of the front yard shall be impervious hardscape (not including the driveway). There may be circumstances where extra paving, courtyards or patios are appropriate for front or side yards facing streets. This type of hardscape may be allowed with UPLANDS ARC approval.
- 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 25 and 26.
- Outdoor air conditioning and heat pump units and generators shall be limited to a maximum of 72 decibels, placed to minimize noise to adjacent homes 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.

ALLEYS

- All garage aprons and driveways shall be concrete.

- Plantings shall be provided between the alley and any fence on a lot installed by the builder or homeowner. Columnar shrubs, vines and/or perennials are encouraged to screen the alley facing side of the fence. Arborvitae shrubs may be used at a minimum only.

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 and/or planting beds 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.
- All hillside slopes steeper than 4:1 shall be planted with non-mowable grass, shrubs, trees and ground cover.

MISCELLANEOUS

- 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 the section.



Standard UPLANDS fence designs are shown below. Stain options are Sherwin Williams Woodscapes Polyurethane Semi-Transparent Cedar Bark SW3511 or clear stain. Design deviations from these Standards, may be approved by the ARC.

FENCE OPTIONS

Fence Option A



Fence Option B



- Privacy Fence along public walkways or open space shall be:
Top 1' = 50% Transparent: Bottom 5' Solid Fencing
- Privacy Fence along rear or side yard property line may be Solid 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.

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 4 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 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.
- 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 transparent pattern above. On corner lots, the fence shall set back a minimum of 15 feet from the front façade of the home. 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 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.

TRELLISES AND ARBORS

GUIDELINES

- Trellises and arbors may be used to embellish the entrance to the front and/or back yard.
- Trellis and arbor materials should match or complement the design of the fence.

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 7 feet in height require a building permit from Pierce County.
- As an accessory structure, trellises must be located a minimum of 3 feet from side and rear lot lines and 15 feet from front lot lines unless a Dimension Standard Modification is granted by the ARC.
- Trellis constructed over garage doors must be of a size and design complimentary to the home as determined by the ARC.



RETAINING WALLS AND STAIRS

GUIDELINES

- Stairs and walls along a public sidewalk, trail, or alley 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.
- 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, the Home Builder shall plant the lower side of the wall where the wall is visible from a sidewalk, street, alley, open space, or park.
- If a retaining wall is installed by the Master Developer between two lots to ensure proper grade on both lots, the Home Builder responsible for the lower lot 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 Home Builder on the uphill lot 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. In all cases, the maximum retaining wall or rockery height shall be 4 feet.
- 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.
- 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.

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.

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 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 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

GUIDELINES

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.



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 on page 29 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 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.

SUSTAINABLE LANDSCAPE GUIDELINES AND STANDARDS

Sustainable landscapes are vital to the UPLANDS 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 UPLANDS.

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 UPLANDS's Master Drainage Plan and drainage system requirements
- Subsoil in all turf and planting areas shall be amended to conform to the Standards contained on pages 25 and 26.

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.

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 UPLANDS should be appropriate to the style of the homes. Holiday lights may be displayed on units and/ or lots 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

- Light pollution detracts from the enjoyment of the night sky. Light pollution is easily reduced by selecting the right light fixtures. Therefore, all exterior lighting at UPLANDS shall be prevented from projecting upward either by placement beneath the buildings eaves or by using an integral shield focusing the light down as recommended by the manufacture.
- Spill over lighting is light that is broadcast beyond the intended areas. This may include streetlights that illuminate residential windows or residential lights that broadcast light beyond the lot boundary. Flood lighting of areas including yards, alleys, driveways and walkways is not permitted, and any additional outside lighting beyond what is approved as a part of new construction must be approved through the UOA design review process. Neighbors will have the opportunity to request adjustments to the lighting if it should spill over.
- Alleys shall be illuminated with fixtures mounted to the garages no higher than 8' above the ground level. Alley lights shall be automatic and can be motion activated. All lighting shall get its power from the home to which it is attached. All garage 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. The porch light shall reflect the architectural character of the home, and be no greater in intensity than 60 watts for a single fixture.

SITE PLANNING

SITE PLANNING

The distinctive topography and landscape character of UPLANDS will greatly influence the site design and landscape for the community. The vision for the landscape at UPLANDS is for new development to preserve and integrate into these natural amenities. Site design will follow the six Planning Principles, outlined on page 4, 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 Mount 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.



RECREATION AND OPEN SPACE

GUIDELINES

Parks and open space should provide residents of UPLANDS 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 UPLANDS and available near all residents and connected through a system of trails. The parks and open space will become the signature amenity of UPLANDS.

STANDARDS

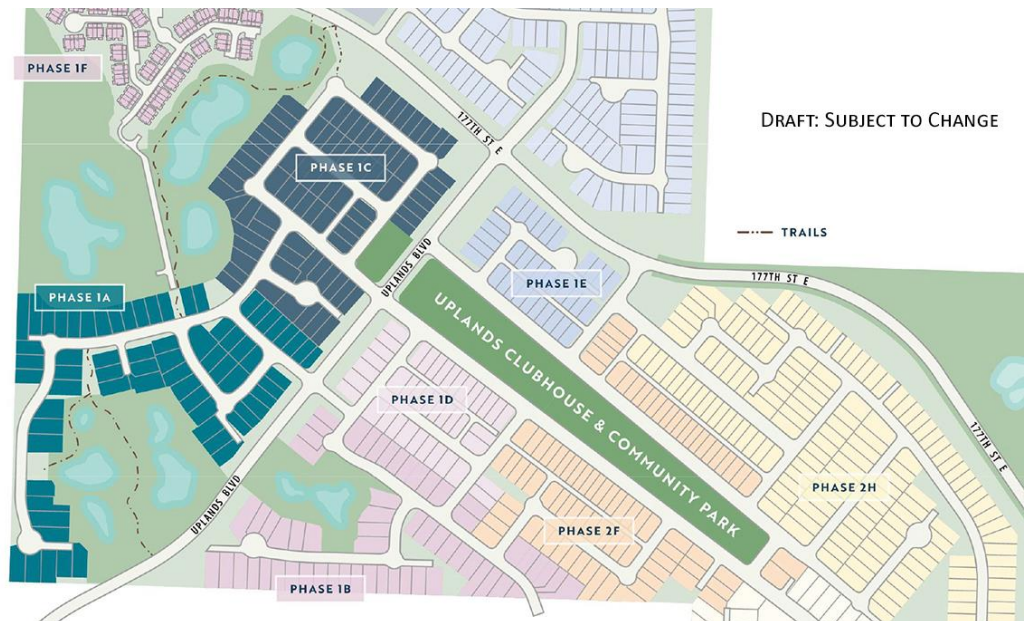
Phase 1 development shall incorporate the following approaches and standards into the site planning and development processes.

PARKS AND OPEN SPACE

- Phase 1 trails, parks, and open spaces shall be built as stipulated in the UPLANDS Parks, Trails, & Landscape Improvements Schedule. These areas provide connections throughout the community
- The UPLANDS Community shall be pedestrian accessible and connected via urban trails, trails, and sidewalks
- Each neighborhood shall provide adequate access routes from the neighborhood to nearby trails and parks

NEIGHBORHOOD PARKS

- Phase 1 parks and other recreational opportunities shall be provided and include 7 acres of active recreation space as well as 4 acres of urban trail space



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.

CIRCULATION AND STREET TREATMENT

The UPLANDS 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 UPLANDS neighborhoods.

GUIDELINES

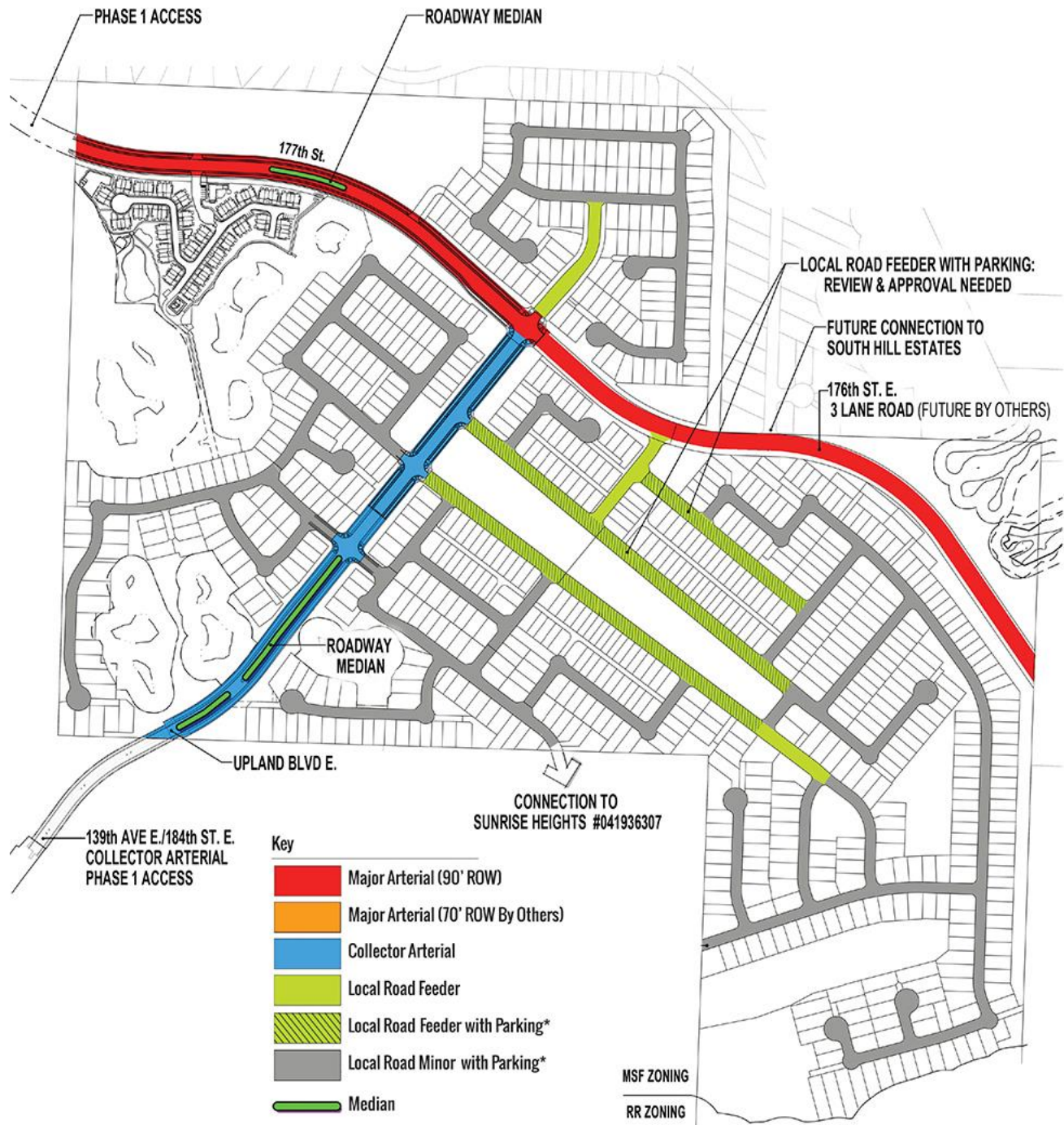
- The street network should be designed to provide connectivity between the neighborhoods and the central amenity
- The street network should follow the topography and promote connectivity
- The street network should lead to place-making elements, such as the Wedge park amenity, parks, and other neighborhood features. The streets should be designed to accentuate views, and connect with trails 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 residential streets unless deviations consistent with the UPLANDS approved PDD 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 encouraged adjacent to the central amenity, and in neighborhoods as a traffic calming device when determined appropriate by Pierce County
- Street lighting shall be required at all signalized intersections. These include intersections abutting UPLANDS'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 as allowed by Pierce County.
- Street lighting should be in accordance with Pierce County standards and the UPLANDS Development Agreement

STREET CORRIDORS, ALLEYS AND CUL-DE-SACS

GUIDELINES



- A pedestrian friendly and aesthetically pleasing streetscape character should be created by reducing hardscape surfaces and incorporating appropriate landscaping wherever possible
- Water conservation and the use of native plants and onsite topsoil should be considered in all streetscape planting plans
- The natural landscape should be preserved whenever possible, including the transplanting of trees if feasible and appropriate.

STANDARDS

The Landscape Standards included in the UPLANDS Landscape chapter of the Design Guidelines shall apply to street corridors, alleys, and cul-de-sacs.

POCKET PARKS, GREENS, TRAILS AND OPEN SPACE

Community open spaces are to be utilized as form-givers to neighborhoods. Open space in neighborhoods help to minimize the impact of density and create a sense of place within the neighborhoods. These areas are great locations for preserving existing trees, vegetation and wildlife corridors where appropriate.

GUIDELINES

- The impact of the trail design on the natural environment should be limited. Trails should be designed to allow access for residents but also to allow residents to experience the natural environment
- Where trees are limited or not present within existing open space areas, re-vegetation of the native landscape should be accomplished whenever possible

STANDARDS

Design of pocket parks, trails, and open space shall meet the following standards:

- Areas adjacent to these open spaces shall be designed as transitional landscapes to ensure a natural transition between developed and undeveloped areas. Unless designed as park space, all areas shall be replanted with native trees, shrubs, and grasses
- Landscaping along trails shall reflect the character of the area where it is located. Trails through wooded areas shall be planted only to repair areas cleared by construction and include predominately native materials, while trails through more developed areas shall reflect the more formalized landscapes that surround them
- Parks may include ornamental plantings, including lawns along with native plantings
- Preservation of existing open spaces shall be completed in accordance with approved parks, trails, and landscape plans.

IMPLEMENTATION & APPENDICIES

DESIGN GUIDELINES IMPLEMENTATION

During the design, planning and construction of UPLANDS, the Master Developer will be responsible for administering all project submittals and approvals for development to ensure compliance with the standards and guidelines set forth in these Design Guidelines. Improvements requiring review and approval include, but are not limited to, plat plans, new construction, landscape, signage, and amenities such as parks, open play areas, or community facilities. All parcel improvements by chosen builders will require review and approval by the Master Developer prior to submittal to Pierce County for review. Written documentation from the Master Developer stating that a proposal is in compliance with the guidelines or has received a design deviation shall be submitted to Pierce County with any development request, including but not limited to, preliminary plats, residential plans, and site development permits, and multi-family building and site development permits. The Architectural Review Committee (ARC) will review each project submittal to ensure consistency with UPLANDS's design objectives, standards, and guidelines. The ARC will consist of representatives from the Master Developer, with additional input from architectural, planning, landscape, and civil engineering consultants. Other professional advisors may be consulted.

In cases where a builder proposes designs, details, treatments, or other solutions not specifically provided for in the Standards of this Design Guidelines, an alternative approval process will be available. In this process, the ARC will review the proposal and a design deviation will be granted, if the builder can demonstrate that:

1. Applicable Design Standards currently contained in the Design Guidelines have been considered and determined not to best fit the specific circumstances of the lot or parcel;
2. The proposed design or treatment, though not specifically meeting the applicable Design Standards, furthers the UPLANDS Vision and meets the Planning Principles and Design Guidelines; and,
3. The proposed design or treatment will contribute to the overall aesthetic quality of the neighborhood, increase the functionality and connectedness of the neighborhood, and/or reduce monotony along the streetscape.

If a deviation from Design Standards is granted, the ARC will prepare a written description of how the proposal meets the three requirements provided above. The ARC will also maintain a record of all deviations approved in each phase of the development. This record will be available to Pierce County during the County's periodic review of the progress of development. The process described above relates to Design Standards only.

The Process for the modification of dimensional standards is included at the end of this section. Pierce County's review of the current Design Guidelines and any further amendments is focused on whether they address the purpose of the Design Guidelines and Design Principles for specific categories. The specific examples as to how those purposes, principles, and provisions can be achieved lie within UPLANDS's discretion.

The County will review the guidelines and any future amendments to the Design Guidelines to ensure that the examples are not in conflict and address the intended design purpose and principles. So long as the examples are methods that help achieve or support these principles and purposes, they will be approved. The County will not review the guidelines and amendments as to specific materials, colors, architectural details,

landscaping, massing, architectural styles, or other subjective design matters. Pierce County's focus and role is not to dictate a specific vision or design direction in current and future Design Guidelines additions but to ensure that they are written in a clear, enforceable manner and that there is a process for seeking consistency in the application.

To address conditions that arise as the community evolves, UPLANDS is not limited to the number of times per year that they may modify the Design Guidelines. However, Pierce County Planning and Land Services (PALS) shall have the opportunity to provide initial comments on any proposed revisions to the UPLANDS Design Guidelines, Phase 1, within 30 days of submittal and shall provide subsequent comments within 14 days of resubmittal. PALS review shall be focused and limited as described earlier in this section. If resolution cannot be reached between UPLANDS and PALS during the allotted time, all unresolved disagreements shall be forwarded to the Pierce County Hearing Examiner for resolution.

DESIGN REVIEW PROCESS

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

ADMINISTRATION OF THE DESIGN GUIDELINES

It is the Architectural Review Committee's (ARC) responsibility to ensure that all proposed improvements are in compliance with the requirements set forth in the Design Guidelines. The ARC has discretion in the application of the guidelines and standards set forth in this book.

As UPLANDS develops over time, so will the design guidelines and standards. The Design Guidelines is a dynamic document that will continue to evolve along with the changing conditions and character of UPLANDS. This document may be amended or supplemental information may be provided to further assist builders and designers with the design process.

DEVELOPMENT REVIEW

All development, including new construction and any subsequent relevant remodel and renovation activity is subject to the Design Guidelines and CC&R's. Prior to the start of any residential development, the Builder or Home Owner must obtain approval from the ARC. The Builder or Home Owner must submit plans, elevations and specifications to demonstrate conformance with the UPLANDS Design Guidelines. The ARC has jurisdiction over all exterior construction and landscaping, including fencing. The ARC reviews design applications, interprets design guidelines, and approves or denies all proposals for construction.

LOCAL CODES

While these Design Guidelines are a tool for guiding design at UPLANDS, all applicable state, local, 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 Guidelines, the more restrictive requirement 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 landscape and architectural plans (whether submitted by Builder, Homeowner or an advisor or consultant) by any representative of Taragon, Investco, the UPLANDS Architectural Review Committee (ARC), the UPLANDS South Hill Community Association, 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 Builder and/or Homeowner releases Taragon Investco, Uplands LLC, the ARC, and the USHCA 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.

NEW CONSTRUCTION PROCESS FOR SINGLE - FAMILY RESIDENTIAL

The review process for new residential construction at UPLANDS is a four-step process and is required for all new residential construction.

Step 1: Design Guidelines / Procedures Familiarization Meeting

Step 2: Conceptual Design Review

Step 3: Schematic Design Review and Approval

Step 4: Lot Specific Certificate of Approval

(COA) Review and Approval

DESIGN GUIDELINES / PROCEDURES FAMILIARIZATION MEETING

A required meeting between the UPLANDS development team and the individual builder to introduce the UPLANDS Vision, the design guidelines in the Design Guidelines, the Architectural Review Committee (ARC), and the required review process so that the builder can proceed smoothly toward achieving the required approvals. This meeting is optional for builders who have already successfully achieved ARC approvals and built homes in UPLANDS. The ARC might request more information or suggest that certain alternatives or issues be addressed in the submittal. The ARC may waive submittal requirements that are not applicable.

CONCEPTUAL DESIGN REVIEW

The mandatory Conceptual Design Review meeting enables the applicant to discuss the proposed project prior to investing in design schematics, or proceeding with design beyond the conceptual level. For this meeting the

builder is to provide a conceptual floor plan and street front façade(s) for each plan/façade requested to be built in UPLANDS. The ARC may request more information or suggest that specific alternatives or issues be addressed in the submittal. The ARC may choose to waive submittal requirements that are not applicable. As part of the Conceptual Design Review, the architectural plan(s) under review will be assigned to a Style Palette(s) as described in Appendix F of the Design Guidelines. At the conclusion of the Conceptual Design review, a written Notice of Conceptual Design Approval will be sent to the Builder who may then proceed with Schematic Design.

SCHEMATIC DESIGN REVIEW AND APPROVAL

After Conceptual Design Review, the Builder will incorporate the ARC directives and comments into a Schematic Design (SD) Application Package with the following items included:

- a) an Application for Schematic Architectural Review form included as Appendix A;
- b) Building Elevations (front, sides(s), rear); Floor Plans;
- c) Style Palette identified; and
- d) Potential Color Schemes to be considered for the architectural plan in its use throughout the community.

The ARC will review the Application Package for completeness and either notify the Builder that the package is complete as submitted or that additional items are required. Once Notification of a Complete 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 Guidelines. If modifications are necessary, the Builder 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 notice of Schematic Design Approval with all attachments stamped and signed will be issued to the Builder by the ARC.

The approved Schematic Plans will become the Record Set and will be maintained at the office of Tarragon as part of the UPLANDS records.

LOT SPECIFIC COA REVIEW AND APPROVAL

When ARC approval is needed for the construction of a home on a specific lot, the Builder must prepare an Application for Lot Specific Certificate of Approval (COA) with the following items included:

- Completed Application for Lot Specific COA (Appendix B)
- The architectural and floor plans approved and stamped as part of the Schematic Design Review and approval process
- Selected Color Scheme for the home (if available – see below)
- Landscape Plan
- Site Plan
- Approved Fence Plan (if a fence is to be included on the lot or as a Buyer Option)
- Exposure Matrix with Lot location identified.

The review and approval process for the Lot Specific COA Application may occur either concurrently with the Schematic Review and Approval process for an architectural plan or separately. If the review occurs separately,

the same process and timeframes as described for the Schematic Review and Approval will apply. Once approved, the Lot Specific COA with the items listed above stamped and signed as attachments will become the Record Set for the lot in question. The Record Set must be included in submittals to Pierce County for building permit approvals. The County will not consider a permit application complete without a copy of the Record Set included in the permit package.

Appendix C includes checklists containing the specific content requirements for the Schematic Architectural Plans and the Site and Landscape Plans.

COLOR SCHEME REVIEW AND APPROVAL

At the Builder's convenience, the Color Schemes to be used for architectural plans assigned to the various Design Guidelines Style Pallets may be reviewed and approved during Conceptual Design Review or Schematic Design Review. During the Lot Specific COA approval process, an approved Color Scheme must be identified for the home to be built on a lot. If the specific Color Scheme is not known during the initial Lot Specific COA review and approval, a Revised Application may be submitted later. The Revised Application must be submitted at least thirty (30) days prior to the expected date the home 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 Builder may request a meeting with the ARC for clarification or agree to the replacement. The final Color Scheme will be included as an approved revision to the Lot Specific COA and will become part of the Record Set for the lot in question. If for some reason, the Builder does not submit a Color Scheme for approval prior to painting the home, the ARC reserves the right to require the home to be repainted if deemed necessary in their sole discretion.

CHANGES TO APPROVED PLANS

The Builder must notify the ARC of any changes to approved COAs.

1. Field Changes. These are minor changes consistent with the approved COAs. Field changes must be submitted as markups on approved plans and initialed by Builder and UPLANDS 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 by the ARC. A Revised Lot Specific COA Application must be submitted to the ARC with the design changes shown on revised architectural drawings. Within (10 - 14) working days of receiving the application, the ARC will provide the Builder with an approval, approval with conditions, or request for revisions shown as comments/markups on the plans.

FENCE PLAN

At the Builder's convenience, a Fence Plan to be used on lots in a neighborhood may be reviewed and approved during Conceptual Design Review or Schematic Design Review. The Fence Plan must include the fence detail and stain color for both non-transparent and transparent fence options as identified on Page 30 of the Design Guidelines. A Builder may use one of the standard UPLANDS fence details or submit a revised fence detail for review and approval by ARC. The approved Fence Plan must be included as an attachment to Lot Specific COA

Applications. The location of the fence must be shown on either the Site or Landscape Plan. If a fence is not to be built or offered as a “buyer option”, N/A can be indicated on the Lot Specific COA Application.

FIELD REVIEW

The ARC must perform at least one formal field review of all homes for architectural and landscape compliance. The Builder must notify the ARC of the need for an inspection by submitting the Builder Request for Final Inspection and ARC Approval or Denial form, Appendix D, at least fifteen (15) working days prior to an expected Certificate of Occupancy (CO) for the home. The ARC will complete the inspection and respond to the Builder within ten (10) working days of receiving the Builder Request. The ARC will either provide approval or denial. If the final inspection result is a denial, the Builder must make the required changes to the home and request a re-inspection by the ARC. Homes are to be constructed per the approved ARC COA or non-compliance fees shall apply. The final approval will become part of the Record Set for the Lot.

APPROVAL PERIOD

ARC approval is valid for eighteen (18) months unless otherwise noted in a 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 construction is not substantially complete within two (2) years of the COA, the approval will be deemed void. Requests for extensions must be made in writing to the ARC and must be received no later than thirty (30) calendar days prior to the expiration date 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.

ALL APPLICATIONS AND CORRESPONDENCE TO THE ARC MUST BE SENT BY EMAIL TO:

UPLANDS-ARC@UPLANDS.COM

ARC APPROVAL PROCESS FOR MULTI - FAMILY ARE RESERVED AT THIS TIME.

DIMENSIONAL STANDARDS MODIFICATION PROCESS

The dimensional standards identified in these Design Guidelines may be modified after going through the following review process.

STEP 1 - SUBMITTAL OF APPLICATION PACKAGE

The Application for modifying front, side or rear building setbacks or building height included as Appendix E shall be filled out by the builder or homeowner and emailed to the UPLANDS Architectural Review Committee (ARC) at UPLANDS-ARC@UPLANDS.COM

The Application shall include:

- a description of the deviation;
- the reason for the request;
- a description of how the requests meets the Criteria for Approval listed below;
- a site plan indicating the area of the lot impacted by the modification;
- the architectural plan for the home or addition that will be placed on the lot; and,
- a list of all occupied properties within 300 feet of the lot in question.

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

STEP 2 - NEIGHBORHOOD REVIEW

A notice of the modification request shall be mailed and/or emailed to the owners of occupied homes within 300 feet of the lot in question. The Notice shall include the Application Package submitted as part of Step 1. All residents receiving the Notice shall have 10 working days to provide comments to the ARC. The ARC shall take all comments into consideration when finalizing the Decision on the request and, if the ARC deems appropriate, hold a neighborhood meeting to discuss the request.

MODIFICATION APPROVAL CRITERIA

A dimension standard may be modified when the Applicant can demonstrate that their request satisfies the following criteria:

- granting the modification would be consistent with applicable goals and objectives of the UPLANDS Design Guidelines
- or
- the shape or topography of a lot would prevent placement of a structure that would otherwise be able to locate on another lot in the same subdivision without a modification approval;
- and
- granting the modification would not be detrimental to the health, safety or general welfare of other residents in the vicinity;
- granting the modification would not require deviations from building or fire code requirements.

MITIGATIONS

If, in the sole view of the ARC, a dimension standard modification is warranted by site specific conditions or circumstances and is in compliance with the criteria listed above, the ARC will require increased design detail as mitigation. Such mitigation may include, but not be limited to, one or more of the following:

- a higher level of landscape design in the yard area affected by the modification. This may include increased planting materials, water features, expanded patios, trellis designs or other landscape design elements proposed by the Applicant.
- a higher level of design on the elevation(s) of the home. This will include non-structural design elements consistent with the “style palette” of the home as described in the UPLANDS Design Guidelines; and/or
- an approved fence along the property line. This requirement shall only affect lots where the property line is shared by an adjacent lot or a public space with active recreational uses. If the lot’s property line is adjacent to passive open space, the Applicant may choose not to install a fence. In any case, fence designs must be approved by the ARC.

STEP 3 - ARC REVIEW

The ARC will review the Application and prepare a Draft Preliminary Decision that will be provided to the Applicant for review and comment. The ARC will have 10 working days from the end of the neighborhood review comment period to prepare the Draft Preliminary Decision. The Applicant or the ARC may request a meeting to discuss the Preliminary Decision. The Applicant will have 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 homes within 300 feet of the lot in question who requested a copy of the decision. The Final Decision shall become part of the Record Set for the Lot.

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

UPLANDS DESIGN GUIDELINES LIST OF APPENDICES

APPENDIX A - Application for Schematic Plan Review and Approval
(Electronic file provided to UPLANDS Builders)

APPENDIX A1 - Application for Color Scheme Review and Approval
(Electronic file provided to UPLANDS Builders)

APPENDIX B - Application for Lot Specific Certificate of Approval (COA)
(Electronic file provided to UPLANDS Builders)

APPENDIX B1 - Lot Specific Certificate of Approval (COA)
(Provided to UPLANDS Builders by ARC Representative)

APPENDIX B2 - Checklist to Accompany Application for Lot Specific Certificate of Approval (COA)
(Provided to UPLANDS Builders by ARC Representative)

APPENDIX C - Builder Submittal Checklist
(Included in Implementation and Appendices Section of UPLANDS Design Guidelines)

APPENDIX D - Builder Request for Final Inspection or Re-Inspection and ARC Approval or Denial
(Electronic file provided to UPLANDS Builders)

APPENDIX E - Application for Dimensional Standards Modification
(Electronic File provided to UPLANDS Builders)

APPENDIX E1 - Dimensional Standards Modification Certificate of Approval (COA)
(Provided to UPLANDS Builders by ARC Representative)

APPENDIX F - Design Examples

APPENDIX G - UPLANDS Builder Soil Preparation Requirements

APPENDIX F - Design Examples



APPENDIX F - Design Examples

