



DESIGN GUIDELINE FORM

Site Plan Review/
Pre-Development Conference/
Pre-Filing Meeting

SOUTH HILL
Community Plan Area

APPLICABILITY:

The completion of this form is required as part of a complete application for:

- Pre-Development Conference (input on project not requiring a use permit or plat approval, if not proposing to fully comply with all design standards);
- Pre-Filing Meeting (input on project requiring a use permit or plat approval, if not proposing to fully comply with all design standards); and
- Site Plan Review (project review for utilizing design guidelines or other design ideas, instead of design standards, to satisfy design objectives).

DESIGN REVIEW PROCESS:

Projects will be subject only to the Administrative Design Review (ADR) process if they fully comply with all the design standards in the design categories that apply to a certain regulated activity.

Compliance with design guidelines is voluntary when a project complies fully with all the standards applicable to the regulated activity. If a project proposes to utilize design guidelines or other design ideas to meet a design objective in the same or better way than through full compliance with a design standard(s), the project will be subject to the Site Plan Review (SPR) process. The Site Plan Review process will require you to fill out this **Design Guideline Form**.

INSTRUCTIONS:

Please refer to the Pierce County Development Regulations-Zoning (Title 18A), and Pierce County Design Standards and Guidelines (Title 18J) for direction in completing this form and designing your project.

Please identify the design objective(s) and the applicable design standard(s) that you are proposing to vary from. Briefly explain in writing on this form (attach additional sheets if necessary) and through use of a site plan, landscape plan, building elevations, and/or other graphic means, to illustrate how through use of listed design guidelines of Section 18J.50.040 and/or other design ideas your project can comply with the applicable design objective in the same or better way than if you had fully complied with the listed design standard.

**PLEASE USE ADDITIONAL SHEETS
IF VARYING FROM MORE OBJECTIVES AND/OR STANDARDS**

(18J.50.040.B.) SITE DESIGN - Design Objectives: Site Drainage, and Grading.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

**(18J.50.040.C.) RESIDENTIAL CONNECTIONS AND CIRCULATION Design Objectives:
Residential Circulation.**

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

**(18J.50.040.D) COMMERCIAL CONNECTIONS AND CIRCULATION Design Objectives:
Commercial Connections and Circulation, Drive-through Facilities.**

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.040.E.) MAILBOXES Design Objectives: Mailboxes

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.040.F.) STORAGE SERVICE AREAS Design Objectives: Storage Service Areas, Mechanical Equipment/Service Areas

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.040.G) INFILL COMPATIBILITY Design Objectives: Infill Compatibility

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.040.H) Unified Design Elements for the Meridian Corridor Design Objectives:

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.050.A) LANDSCAPING Design Objective: Perimeter Buffers

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.060.A) RECREATIONAL DESIGN - Design Objectives: Recreation Space Dedication, Configuration, Location, and Access to Recreation Space, Improvements.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.080.A) BUILDING DESIGN AND PLACEMENT Design Objectives: Building Placement, Building Design and Architecture.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.080B) URBAN VILLAGE - Design Objectives: Building Placement, Building Design and Architecture

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.080.C) COMMERCIAL BUILDINGS Design Objectives: Architectural Concept, Architectural Relationships, Pedestrian-Oriented Features

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.090.A) PARKING DESIGN - Design Objective: Pedestrian, Bicycle, and Transit Facilities.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.090.B) PARKING CONSOLIDATION AND CIRCULATION STANDARDS Design Objective: Parking Circulation Standards

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.090.C) PARKING AREA LANDSCAPING Design Objective: Perimeter and Interior Parking Lot Landscaping.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.090.D) PARKING SPACES Design Objective: Parking Spaces, Size, and Access

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.100.A) LIGHTING DESIGN - Design Objectives: Lighting Orientation and Design, Lighting Intensity, Lighting Design.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

(18J.50.110.A) MULTI-FAMILY, TRI-PLEX, and DUPLEX BUILDING DESIGN - Design Objectives: Building Design – Multi-Family, Duplex/Triplex Units

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

COUNTYWIDE DESIGN STANDARDS (18J.15.020, -030, and -050) Design Objectives: Sidewalks, Curbs, and Gutters, Street Trees, Street Lighting, Infill Compatibility, Dry Sewer Lines, Impervious Surface, Native Vegetation Retention/Restoration, and Noise Attenuating Barriers.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

Design Objective: _____ **Standard:** _____

Please briefly explain how use of the guidelines or use of other design ideas will meet the design objective in the same or better way than compliance with the design standard.

**PLEASE USE ADDITIONAL SHEETS
IF VARYING FROM MORE OBJECTIVES AND/OR STANDARDS**