

COMMUNITY PLAN



OLYMPIA  HILLS

OLYMPIA HILLS

A SUSTAINABLE COMMUNITY



LIVE-WORK-PLAY-THRIVE

LIVING IN A SUSTAINABLE COMMUNITY MEANS...



A diversity of housing options:

- Variety product types
- Variety of price points



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LIVE-WORK-PLAY-THRIVE

WORKING IN A SUSTAINABLE COMMUNITY MEANS...



Creating spaces that allow
for opportunities

- Town Center
- Village Center
- Commercial Center



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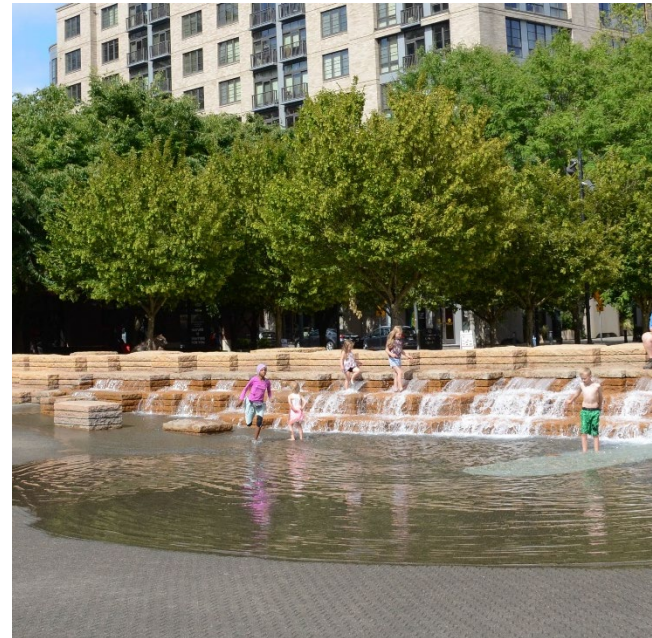
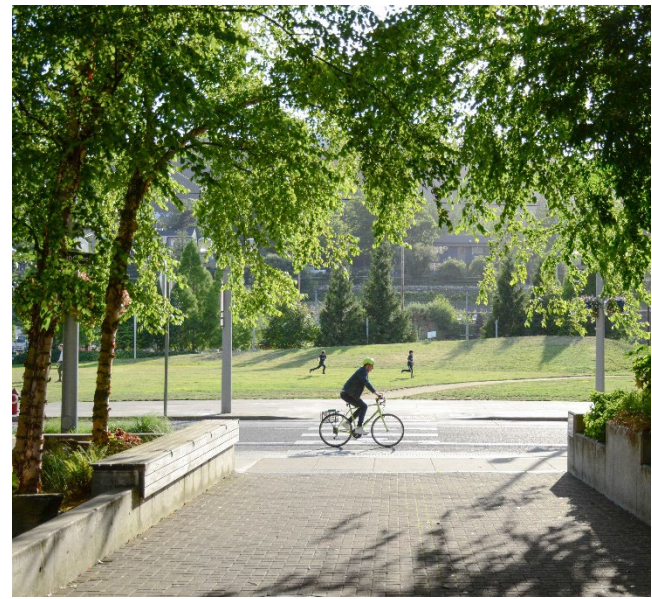
LIVE-WORK-**PLAY**-THRIVE

PLAY IN A SUSTAINABLE COMMUNITY MEANS..



Spaces that allow for
active and passive
activities

- Open Space
- Parks
- Trails



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LIVE-WORK-PLAY-THRIVE

A THRIVING SUSTAINABLE COMMUNITY IS...



Resilient and adaptable.

- Diverse
- Transportation options
- Active
- Walkable
- Environmentally sensitive





PLACE TYPES & LAND USES

GOAL: To create places with distinct character and purpose that provide jobs and services for residences and reduces dependence on automobiles.

PLACE TYPES & LAND USES

Town Center

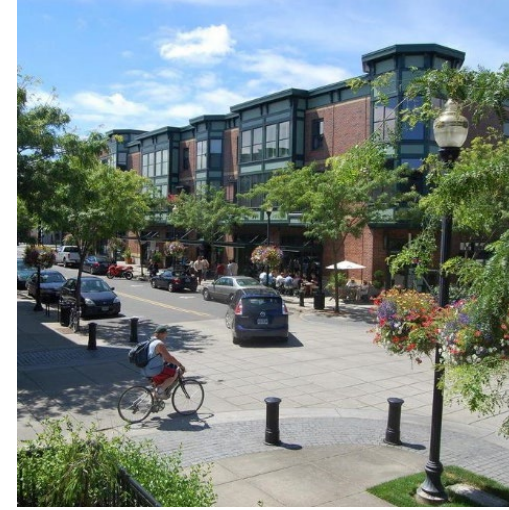


- “Downtown”
- Create opportunity for live/work/play
- Multi family housing
- Major transit options

PLACE TYPES & LAND USES

Town Center

Village Center



- Single & multi family residential
- Public transit connection to Town Center
- Active streets
- Recreational open space

PLACE TYPES & LAND USES

Town Center

Village Center

Commercial Center

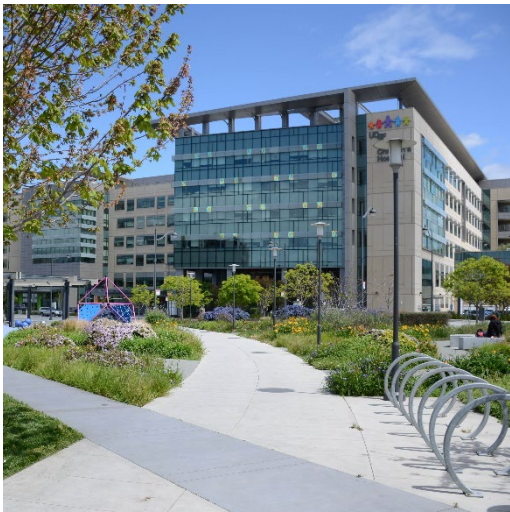


- Large Format retail and commercial use
- Total area Limited to 75 acres
- Limited residential



PLACE TYPES & LAND USES

- Town Center
- Village Center
- Commercial Center
- Intuitional

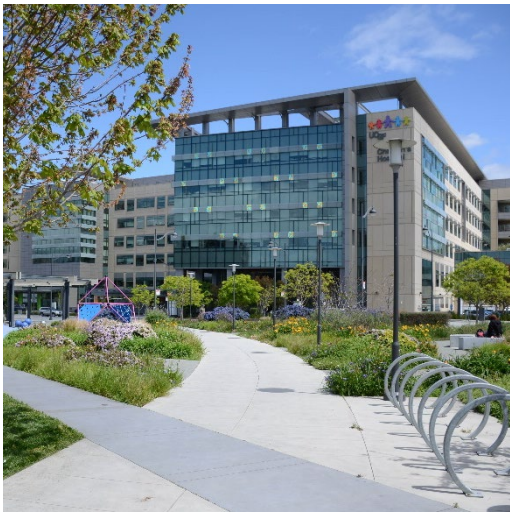


- Educational/ Research institution
- Offices
- Daycare
- Religious



PLACE TYPES & LAND USES

- Town Center
- Village Center
- Commercial Center
- Intuitional
- Neighborhood



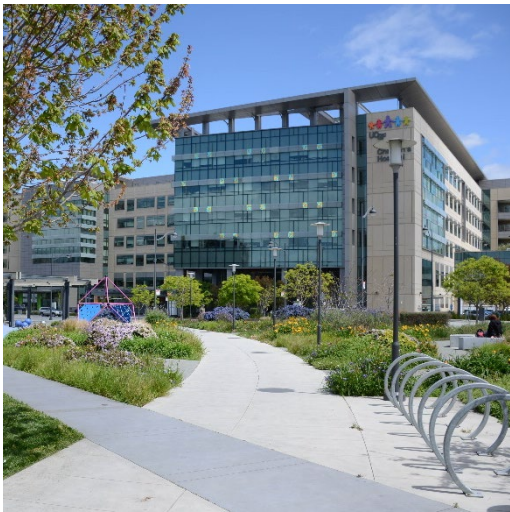
- Primarily single family residential
- Variety of other housing options
- Recreational open space



PLACE TYPES & LAND USES

- Town Center
- Village Center
- Commercial Center
- Intuitional
- Neighborhood
- Open space

- Preserved for recreation, agriculture, and more
- 20% of the Master Planned Community
- Designed within other land uses.





STREET NETWORK

GOAL: to create a well connected street network with appropriate sized blocks to promote walkability and maximize mobility.

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STREET NETWORK

Metrics
+
Requirements

- A series of complete streets
- Appropriately sized blocks
- Highly walkable environment





STREET DESIGN

GOAL: To create complete streets that address all modes of travel



STREET TYPE & DESIGN

Typical Street Elements



Vehicular Realm

- Travel lanes
- Bicycle lanes
- Parking lanes

Pedestrian Realm

- Sidewalks
- off street bicycle path
- Buffer zone- landscape and furnishing areas

STREET TYPE & DESIGN

Typical Street Elements

Bicycle Facilities

Typical street

- Designed for lower speeds
- Shared bike use

Major streets

- Designed for faster speeds
- larger traffic volumes
- Require one of the following
 - Designated Shared Lane
 - Dedicated Bike Lane
 - Cycle Track



STREET TYPE & DESIGN

Typical Street Elements

Bicycle Facilities

Stormwater Management

Incorporation of stormwater management best practices into the right-of-way design, such as:

1. Drainage swales
2. Slotted curbs
3. Permeable paving



STREET TYPE & DESIGN

Typical Street Elements

Bicycle Facilities

Stormwater Management

Street Types

- A Variety of street types
- pedestrian friendly
- Bike Friendly
- On street parking (except alley)



Alley



Lane



Neighborhood



Connector
Street



Avenue



Boulevard

STREET TYPE & DESIGN

Typical Street Elements

+

Bicycle Facilities

+

Stormwater Management

+

Street Types

- Appropriate for their context
- Address all modes of travel including
 - Pedestrian traffic
 - Bicycle traffic
 - Transit
 - Vehicular traffic



PARKS, TRAILS, & OPEN SPACE

GOAL: Olympia Hills intends to provide Parks, Trails and Open Space as an amenity that promotes physical and environmental health within the community



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PARKS, TRAILS, & OPEN SPACE

Parks

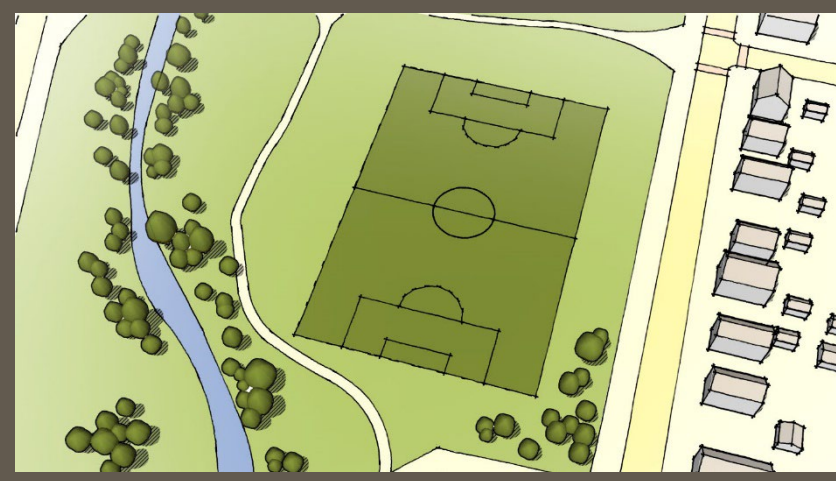
- 20% Open Space
- 5 Acres of Park Space per 1,000 Residents
- One 50 Acre Regional Park
- Four 10 Acre Community Parks
- All dwelling units within ¼ mile of a park



Regional Park



Community Park



Local Parks

PARKS, TRAILS, & OPEN SPACE

Parks

Open space

- Conservation
- Preservation
- Agriculture
- Recreation
- 20% of Masterplan Area



PARKS, TRAILS, & OPEN SPACE

Parks

Open space

Trails

- Physically separated from road
- Connected with street system
- Connect sidewalk network
- Increase walkability



PARKS, TRAILS, & OPEN SPACE

Parks

+

Open space

+

Trails

- Physical and environmental health
- Variety of active and passive spaces
- Increased connectivity
- Increased walkability





SITE DESIGN

GOAL: Olympia Hills intends to promote the needs of pedestrians, drivers and cyclists while creating an environment for individuals and community activities.



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SITE DESIGN

Town Centers and Village Centers

- Continuous building frontage along Primary Streets
- 2 or more Primary Streets per Town Center and Village Center
- Active ground floor uses



SITE DESIGN

Town Centers and Village Centers

Residential site design

- Two types of Parking Access
 - Street Access
 - Single family units
 - Street access
- Alley Access
 - Single Family and Town Homes
 - Rear Access





BUILDING & ARCHITECTURE

GOAL: Olympia Hills intends to provide a wide range of building types in order to create a complete, mixed-use community.



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BUILDING AND ARCHITECTURE

Building Massing

- Vertical Façade Divisions
- Horizontal Façade Divisions



BUILDING AND ARCHITECTURE

Building Massing

Building Variety

- No Building on same block face shall be the same (within 400 feet)
- Distinctly vary
 - Architectural Style
 - Color
 - Roof Line
 - Materials
 - Window location
 - Door/porch location
 - Floor plan
 - Exterior wall changes (to create shadow)



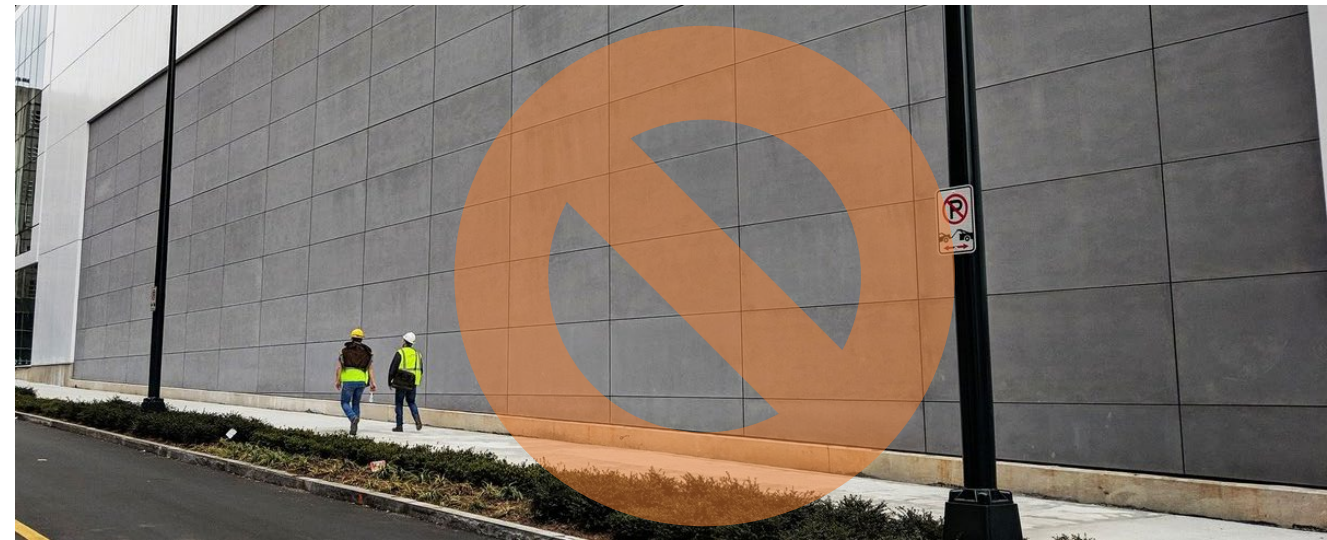
BUILDING AND ARCHITECTURE

Building Massing

Building Variety

Blank wall Limitations

- To prevent windowless area permitted on a façade with street frontage
- No rectangular area greater than 30% of a story's façade as measure from floor to floor may be windowless.



BUILDING AND ARCHITECTURE

Building Massing

Building Variety

Blank wall Limitations

Building Height

- Building Height Transitions
- Building Height Maximums
- Ground Story
- Upper Story
- Buildings designed to human scale





LANDSCAPE

GOAL: Olympia Hills will create beautiful healthy and sustainable landscapes that enhance the experience and capability of the community.



LANDSCAPE

Sustainability

- Promote the prudent use of water and energy
- Shade large expanses of pavement to reduce heat island effect.
- Creating healthy long living systems



LANDSCAPE

Sustainability

Street Trees

- Line streets with consistent & appropriate trees
 - Required street tree masterplan
 - Minimum street tree requirements.





SUSTAINABILITY

GOAL: Olympia Hills has adopted standards

ENERGY

WATER CONSERVATION



and measures that directly deal with

WATER QUALITY

OPEN SPACE



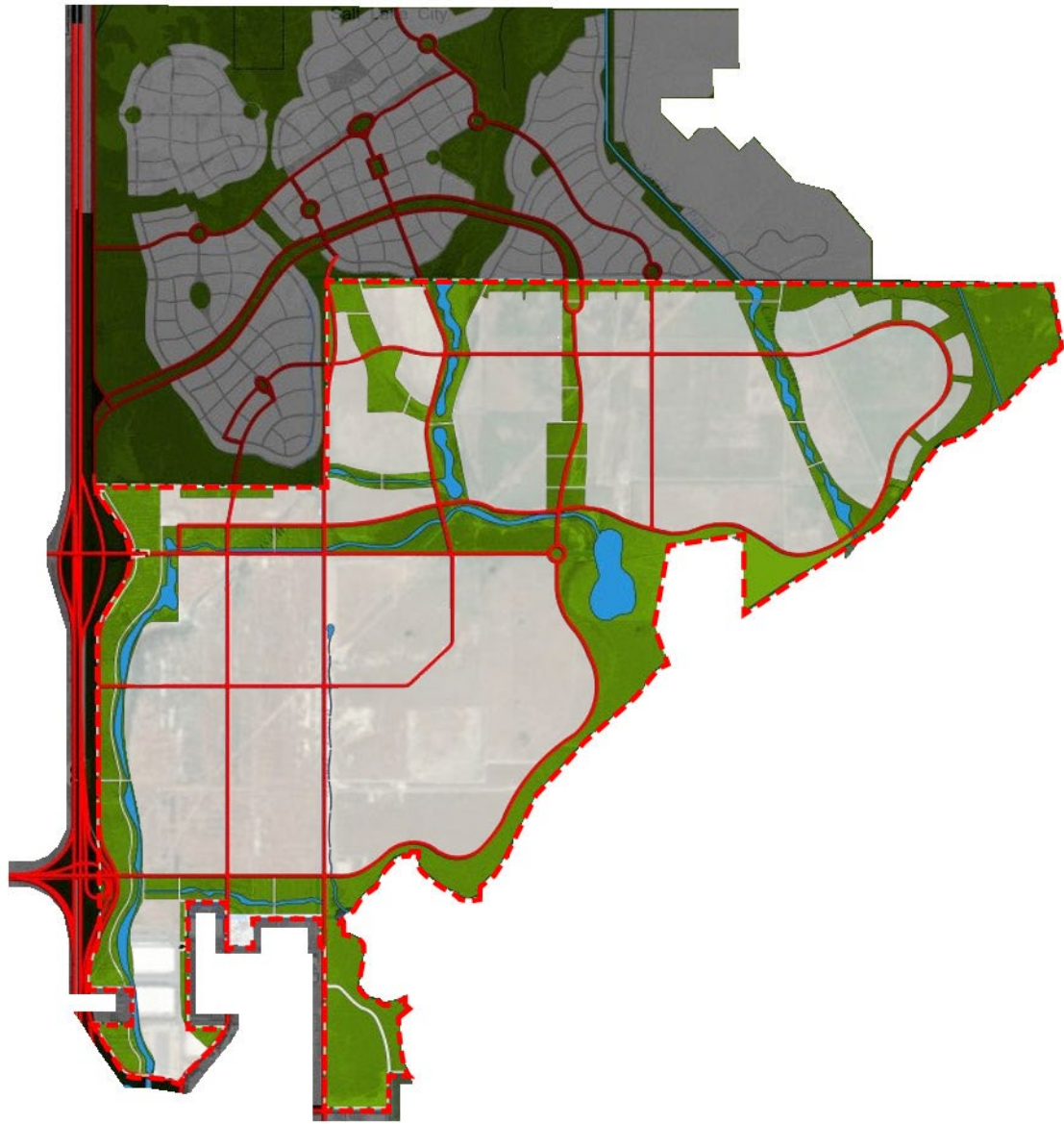
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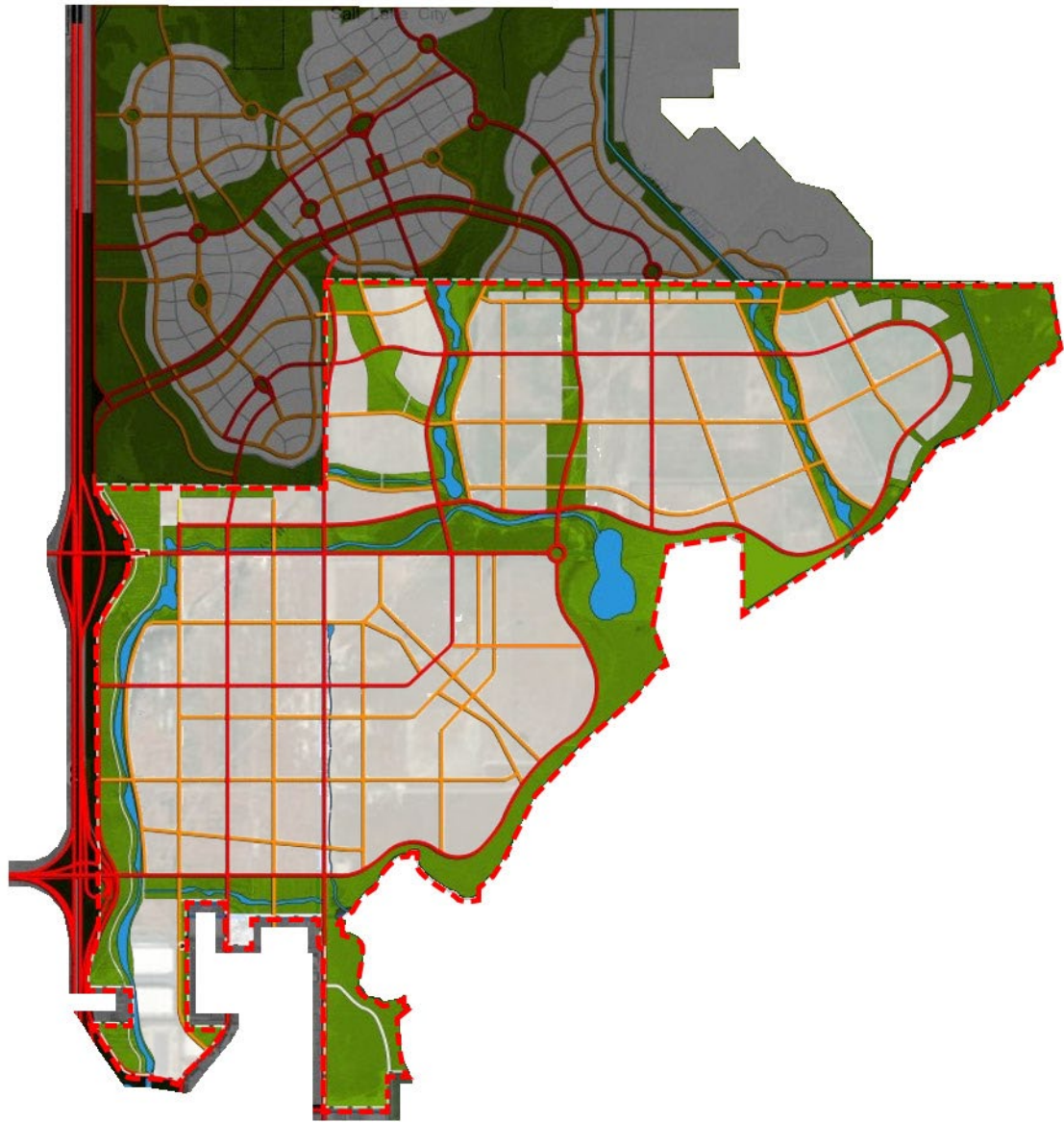


NEXT STEPS

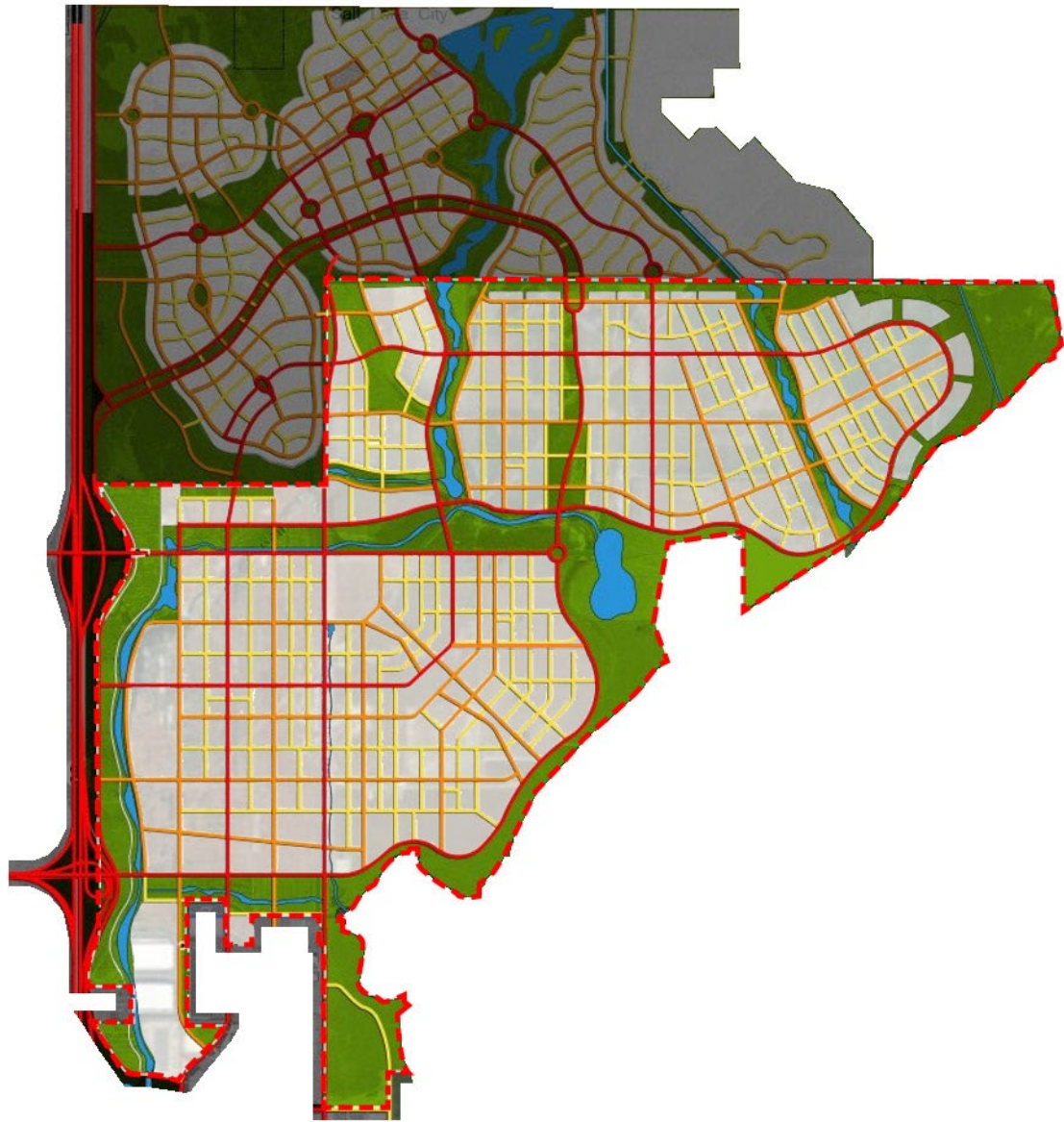
CREATING A MASTER PLAN BASED ON THE DESIGN STANDARDS



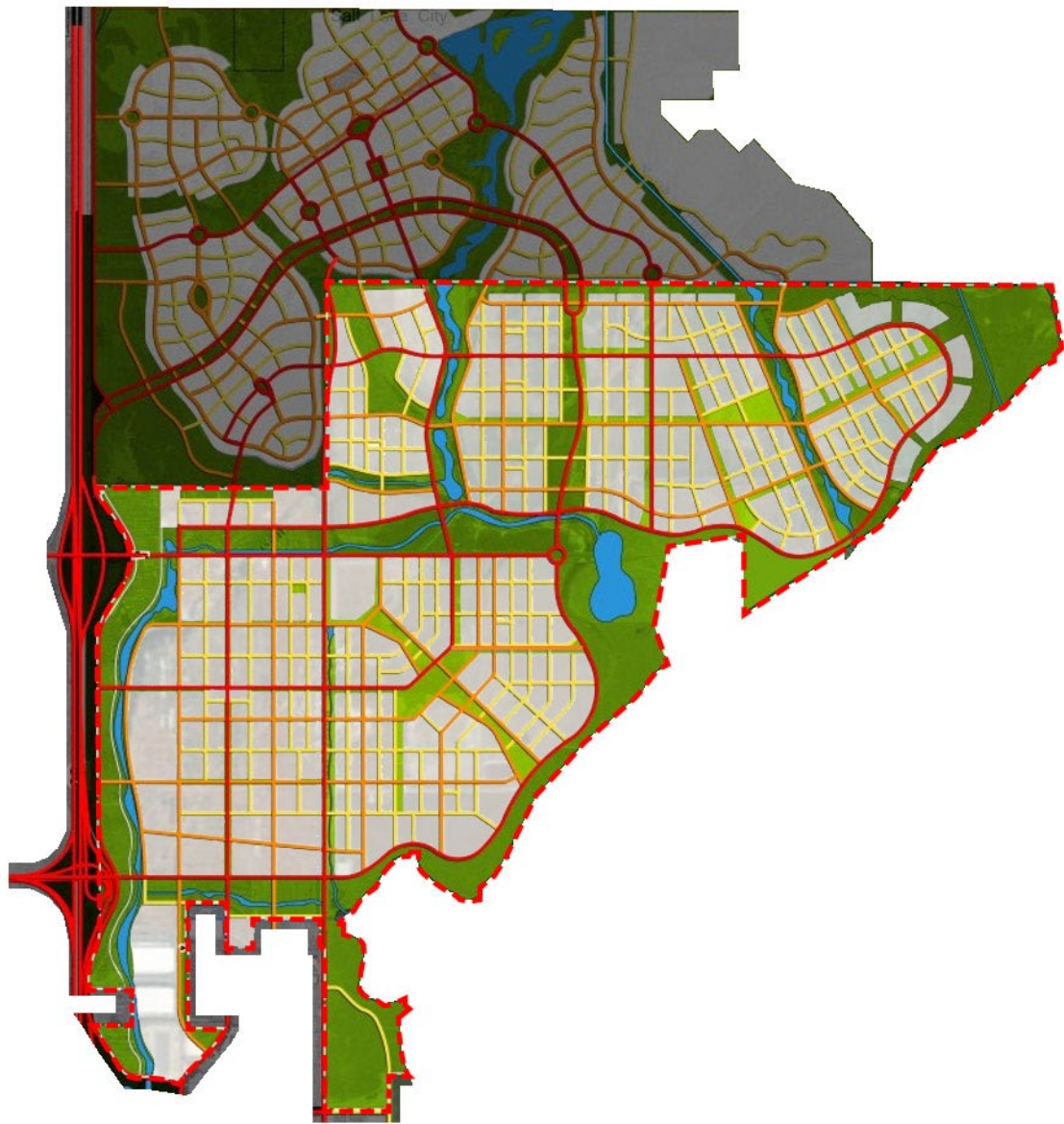
ARTERIAL ROADS



ARTERIAL ROADS
COLLECTOR ROADS



ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS

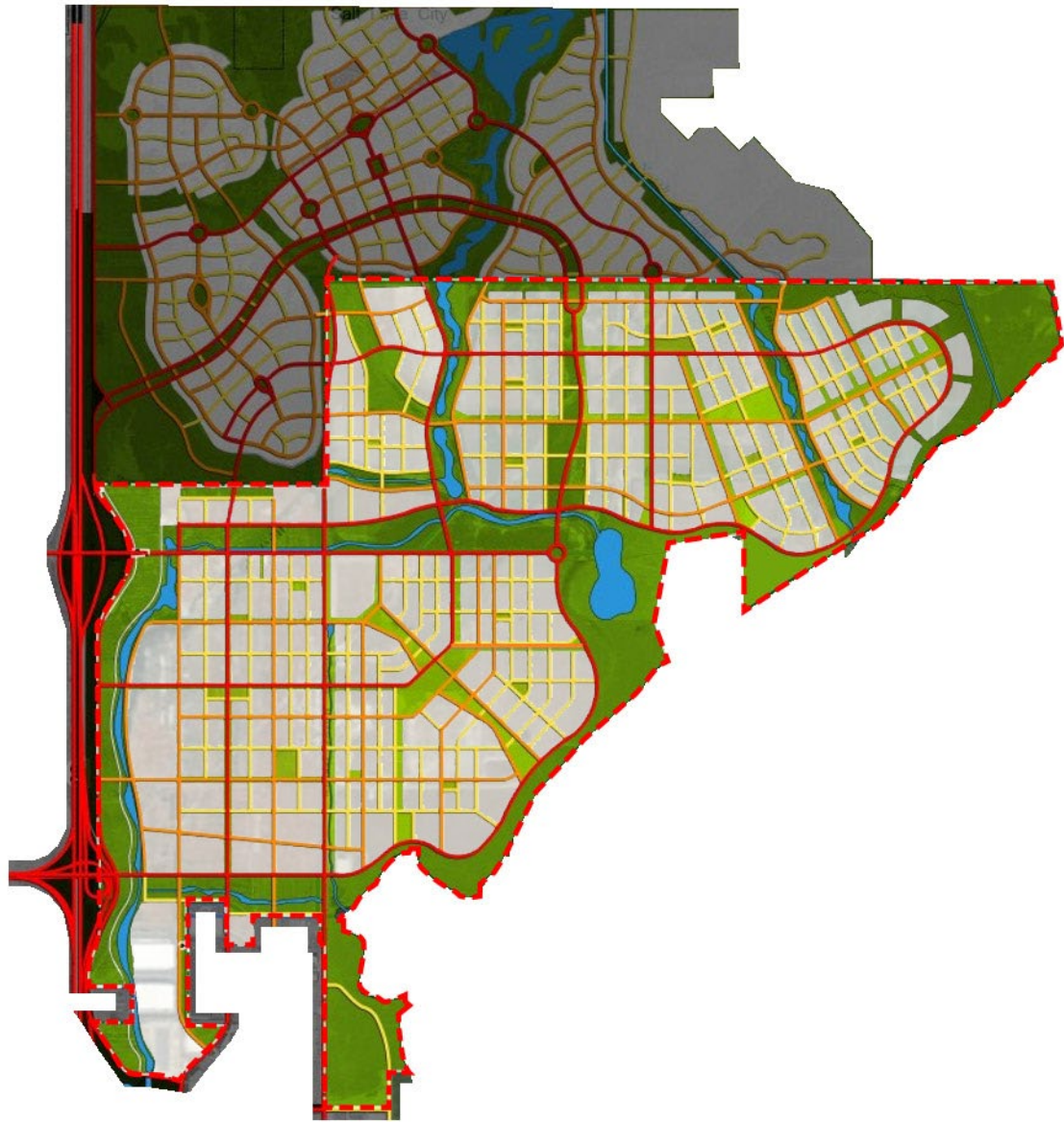


ARTERIAL ROADS

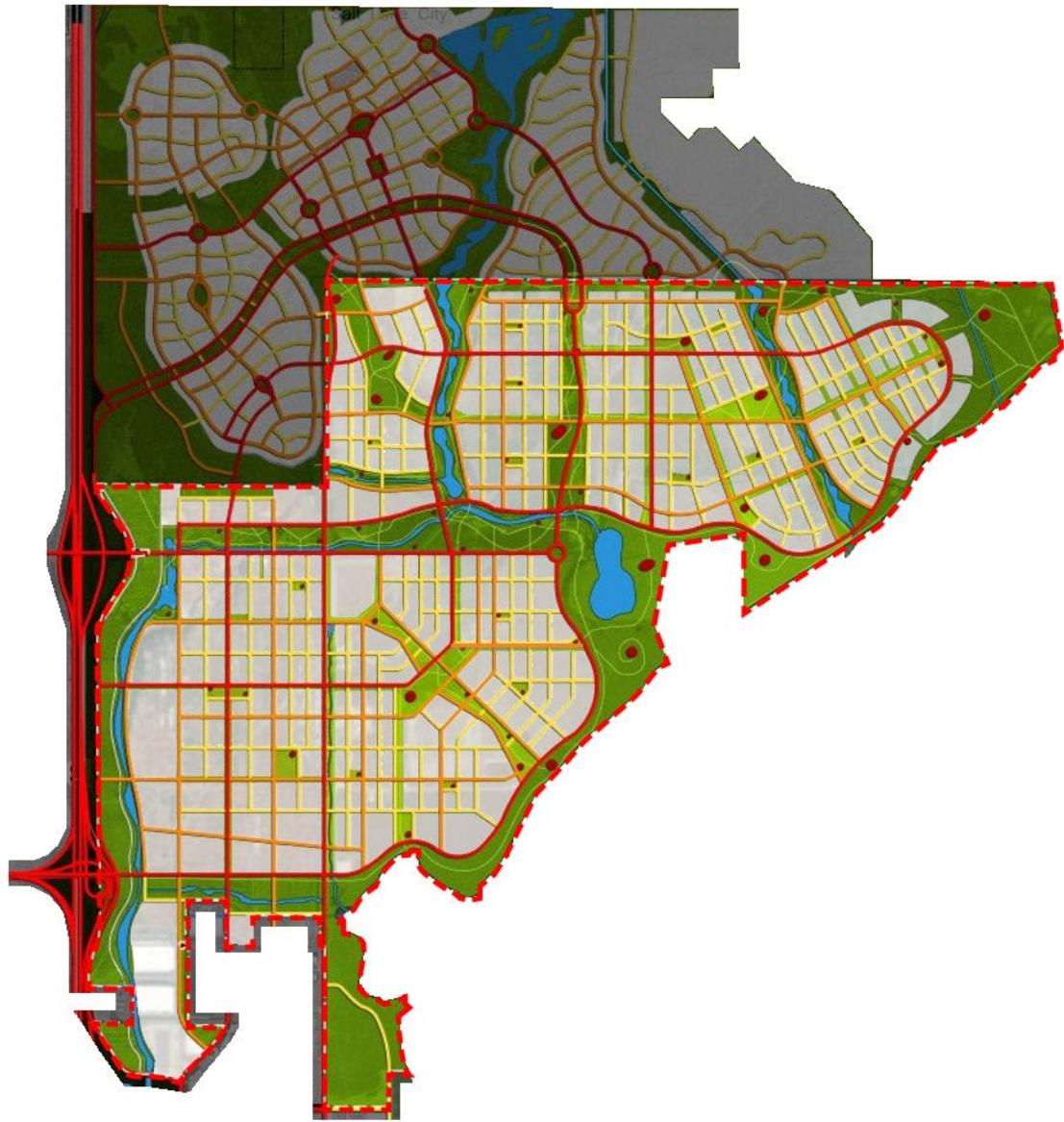
COLLECTOR ROADS

LOCAL ROADS

COMMUNITY OPEN SPACE



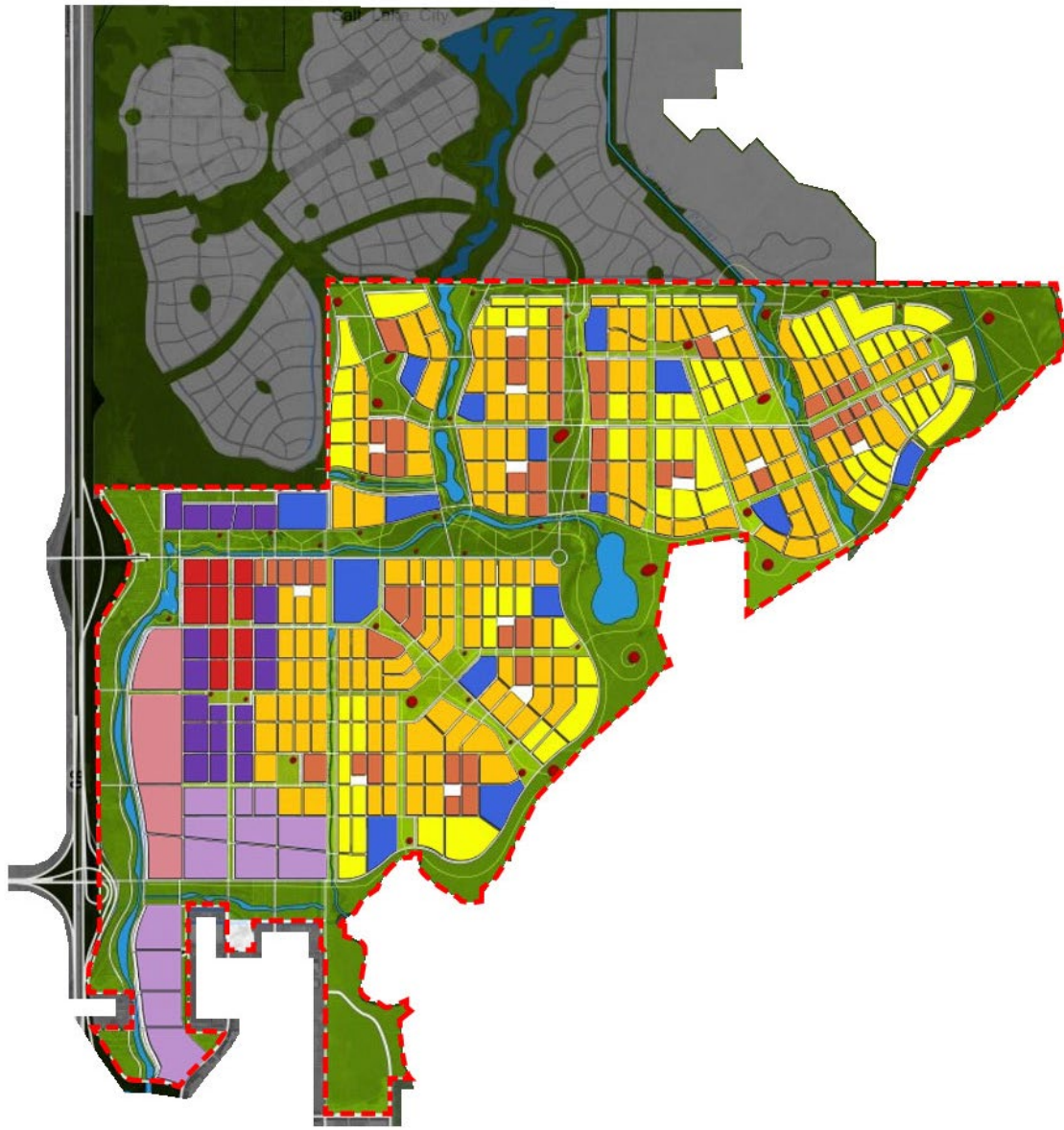
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COMMUNITY OPEN SPACE
NEIGHBORHOOD PARKS



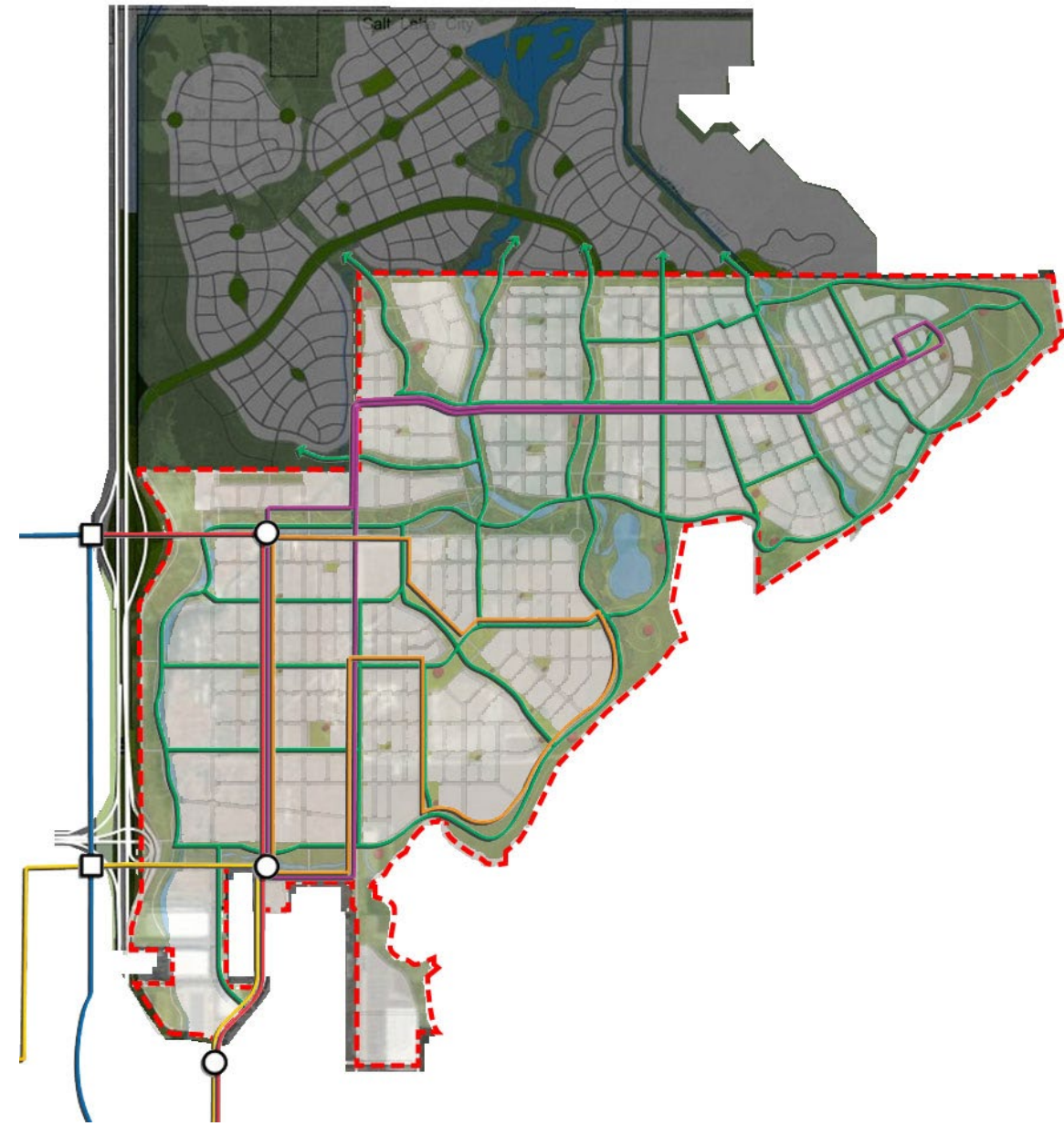
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COMMUNITY OPEN SPACE
NEIGHBORHOOD PARKS
AMENITIES



ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COMMUNITY OPEN SPACE
NEIGHBORHOOD PARKS
AMENITIES
PARKS AND OPEN SPACE NETWORK



ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COMMUNITY OPEN SPACE
NEIGHBORHOOD PARKS
AMENITIES
PARKS AND OPEN SPACE NETWORK
PLACE TYPES



ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COMMUNITY OPEN SPACE
NEIGHBORHOOD PARKS
AMENITIES
PARKS AND OPEN SPACE NETWORK
PLACE TYPES
TRANSIT