NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD

WEDNESDAY
July 8, 2020
6:00 p.m.

AGENDA ON NEXT PAGE

Remote On-Line/Telephone Access ONLY Via “Zoom”

Pursuant to City of Snohomish’s Resolution 1408 adopting procedures for holding public meetings consistent with State law, and in accordance with the Governor’s Proclamation 20-25, “Stay Home Stay Healthy” order to reduce the risk of exposure and the spread of contagious viruses through social interactions, the July 8, 2020 meeting of the Design Review Board will be held utilizing remote access. The public is invited and encouraged to participate by calling in, and listening to the live meeting. Instructions for calling into the live meeting are provided below.

We want to hear from you. The public is encouraged to submit written comments prior to the meeting by sending it to the planner at: eidem@snohomishwa.gov before 5 p.m. on Tuesday, July 7, 2020 to be included as part of the public record for that meeting.

To access the ONLINE Zoom remote meeting, please use the following link (external/internal speakers required): https://us02web.zoom.us/j/86802489469

Meeting ID: 868 0248 9469

To PHONE-IN without a computer, or if your computer does not have an audio feature, dial:
+1 253-215-8782 or
+1 669-900-6833

YOU WILL BE PROMPTED TO ENTER THE MEETING ID# --

Meeting ID: 868 0248 9469

THEN, YOU WILL BE PROMPTED TO ENTER A PARTICIPANT NUMBER --
ENTER THE # SYMBOL
NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD

Remote On-Line/Phone Access ONLY Via “Zoom”

WEDNESDAY
July 8, 2020
6:00 p.m.

AGENDA

6:00  1.  CALL TO ORDER: Roll Call

6:05  2.  PUBLIC COMMENT: Public comment on items not on the agenda

6:10  3.  APPROVE the minutes of the March 11, 2020 regular meeting

6:15  4.  ACTION ITEM:

DRB File:  20-05-DRB (P.1)
Applicant: Talia Burrell
Proposed: Façade modifications, awnings, rear balcony addition
Location: 923 First Street

1) Staff presentation
2) Comments from applicant
3) Public comment
4) DRB deliberation and recommendation

6:45  5.  DISCUSSION ITEMS:

a.  GENERAL DESIGN STANDARDS Commercial/Mixed Use
   Building design (P.17)

b.  INDIVIDUAL DESIGN REVIEWS Staff summary of individual
   member reviews from the preceding months (P.24)

7:00  6.  ADJOURN

NEXT MEETING: The next regular meeting is scheduled for Wednesday, August 12, 2020, at 6:00 p.m., in the Postmaster Conference Room, Snohomish City Hall, 116 Union Avenue.
DESIGN REVIEW BOARD MINUTES

REGULAR MEETING
Snohomish City Hall
116 Union Avenue
Postmaster Conference Room

March 11, 2020
6:00 p.m.

MEMBERS PRESENT:  
Yumi Roth, Chair  
Allison Myers  
Joelle Blair  
Phil Baldwin  

STAFF:  
Brooke Eidem, Planner  
Katie Hoole, Permit Coordinator  
Brennan Collins, Project Manager  

OTHERS PRESENT:  
David Weaver, Applicant  

MEMBERS ABSENT:  
Joan Robinett-Wilson  

1. CALL TO ORDER:  Roll Call

Ms. Roth called the meeting to order at 6:00 p.m.

2. PUBLIC COMMENT:  Public comment on items not on the agenda.

There were no public comments on items not on the agenda.

3. APPROVE the minutes of the January 8, 2020, regular meeting.

Ms. Blair moved to approve the minutes of the January 8, 2020 regular meeting, and Mr. Baldwin seconded. The motion passed 4-0.

4. ACTION ITEMS:
   a. DRB File:  20-02-DRB

Ms. Eidem gave the staff presentation on the proposal to demolish an existing garage at 407 Avenue C and construct a new garage with second story accessory dwelling unit. Windows are proposed on all four façades; there will be a shed roof with gables facing the alley and the home. Upper floor dormers are proposed on the north and south sides, two garage doors on the south, and mandoors on the east and west sides. Details will match the existing home. Materials proposed are cement fiber siding, wood windows, and glazed wood doors. A stone veneer is shown on the renderings but not the plans, and a 6’ cedar painted fence is proposed. The applicable standards were reviewed.
Mr. Weaver provided additional information about the stone proposal and after discussion, it was removed from the proposal. The Board asked questions of the applicant and received clarification on some of the proposed materials.

Mr. Baldwin moved to approve the proposal as submitted with the following conditions: Hardware on doors shall have a dark finish; if muntins are used on the windows, they shall be outside the panes; clerestory windows shall have vertical muntins similar to windows in the existing garage. Ms. Blair seconded, and the motion passed 4-0.

b. DRB File: 19-03-DRB

Ms. Eidem gave the staff presentation on the doors, hardware, railings, and garbage enclosure for the Carnegie Restoration project which was initially reviewed a little over a year ago. The doors will be solid wood with extensive glazing. There will be sidelites on either side of the main door; the north access will be the same door without the sidelites. The door pulls will be four feet long, with all hardware in a satin bronze finish. Custom railings will be ½” solid powder coated black with 3” square posts. The garbage enclosure will be five-foot cedar fencing. The applicable standards were reviewed.

The Board asked questions of the applicant and received clarification on some of the proposed materials.

Ms. Blair moved to approve the proposal with a condition that the railing finials shall be of substantial construction and attachment to posts. Mr. Baldwin seconded, adding conditions that exposed wood shall not be perforated; and that the caps shall be secured on the posts in the garbage enclosure. The motion passed 4-0.

5. DISCUSSION ITEMS:

a. GENERAL DESIGN STANDARDS

The discussion was deferred to the next meeting.

b. INDIVIDUAL DESIGN REVIEWS

Staff presented one individual design review conducted since the agenda was published.

6. ADJOURN

The meeting adjourned at 6:55 p.m.

Approved this 8th day of July, 2020.

By: ________________________________
    Yumi Roth, Chair

Meeting attended and minutes prepared by Katie Hoole
Subject Proposal:
The applicant is proposing exterior modifications to the building that was originally constructed in 1927, according to the Snohomish County Assessor’s records. The building has undergone previous exterior modifications, exhibited by the non-original mansard roof canopies on the north and west facades, and the walled-over transom windows. The building is clad primarily in stucco, with aluminum siding over a newer addition toward the rear. The space shares a pitched parapet wall with the adjacent property to the east; the tenant spaces are not symmetrical so the parapet on the subject portion of the building is an irregular shape as a result. The roofline steps down toward the rear on the Avenue A façade (west side).

The proposal includes building up the parapet wall and roofline for a consistent exterior building wall, and replacing the aluminum siding with smooth-face cement fiber lap siding. The front parapet wall will be trimmed with a cornice and dentil molding. Windows that had been obscured with siding will be exposed, including several transom windows on the front and west, and one vertically oriented window on the west. The west-facing door and porch in the rear area will be removed, and replaced with a grouping of three windows. A new, large picture window is proposed on the basement level in the rear, below a new proposed balcony. All windows will be dark anodized (the same windows that were installed at 108 Union Avenue). The proposed rear balcony will be supported from below, and will span the width of the property, projecting four feet from the building wall. Decking will be Trex. The railing will be 42-inches tall, black powder-coated aluminum, comprised of 2-inch square hollow posts at four-foot intervals with one-inch square hollow spindles.

Exterior doors are proposed for replacement, including the storefront door, one side access door (the other is being eliminated), and a new pair of french doors opening onto the proposed rear balcony. The proposed doors are all glazed Simpson thermal doors with fir framing. Hardware is proposed to be dark bronze. The side access door will have a new side lite and transom window above. The existing shingled roof canopy elements will be removed. Weather-resistant fabric awnings with powder coated steel tube supports are proposed for weather
protection, hung above the newly exposed transom window band. The tubing will be obscured by the dark fabric, only visible from beneath. Awnings will be a sloped shed shape, and will project two feet over the sidewalk; no signage is proposed at this time.

Applicable Design Standards: Historic District Design Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. GENERAL GUIDANCE</strong></td>
<td>The proposal would further compliance with these standards.</td>
</tr>
<tr>
<td>1. Building design should exhibit and incorporate elements that reflect the identity and visual character of the early decades of the Snohomish community.</td>
<td></td>
</tr>
<tr>
<td>2. Historic, character-defining architectural features and details should be preserved through continued maintenance or restored.</td>
<td></td>
</tr>
<tr>
<td>3. Modifications made to existing buildings should be sympathetic to the structure’s original design, and should not significantly alter the historic appearance. Restoring original features is encouraged.</td>
<td></td>
</tr>
<tr>
<td>4. Before beginning any restoration work, research available documents and perform a physical investigation of the building in order to determine the historic appearance of the structure and establish the most appropriate restoration plan.</td>
<td></td>
</tr>
<tr>
<td>5. The traditional commercial building form in historic Snohomish typically included a large storefront, upper floors with vertically-oriented windows, and a substantial cornice.</td>
<td></td>
</tr>
</tbody>
</table>

- [ ] CONSISTENT
- [ ] INCONSISTENT
- [ ] MORE INFO NEEDED

<table>
<thead>
<tr>
<th><strong>C.1 General</strong></th>
<th>The standards appear to be met. Proposed façade changes will restore previously altered elements of the building. No corporate identity is reflected, and neon is not proposed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Building design shall not serve to communicate or reflect a corporate identity or product marketed.</td>
<td></td>
</tr>
<tr>
<td>b. Architectural styles and stylistic references shall be consistent throughout one building.</td>
<td></td>
</tr>
<tr>
<td>c. The use of neon for building ornamentation is prohibited.</td>
<td></td>
</tr>
<tr>
<td>d. Unpainted masonry shall not be painted.</td>
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</tbody>
</table>

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- [ ] INCONSISTENT
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<table>
<thead>
<tr>
<th><strong>C.2 Building Materials</strong></th>
<th>Proposed materials include stucco (for patching to match existing), cement fiber lap siding, wood doors, fabric awnings, aluminum railings, Trex balcony decking, and bronze anodized windows. Trim pieces will be polyurethane.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior surface materials shall be consistent with traditional architectural materials and shall contribute to the appearance of a 100-year functional building life. Appropriate materials include brick, stone, wood, stucco, cast iron, and metal panels, when reflective of historic industrial buildings. The following exterior surface materials are prohibited:</td>
<td></td>
</tr>
<tr>
<td>a. Plain or smooth face concrete masonry unit</td>
<td></td>
</tr>
<tr>
<td>b. Tilt-up concrete slab without decorative texture or treatment</td>
<td></td>
</tr>
<tr>
<td>c. Corrugated metal</td>
<td></td>
</tr>
<tr>
<td>d. Imitation or synthetic cladding materials</td>
<td></td>
</tr>
<tr>
<td>e. T1-11 siding</td>
<td></td>
</tr>
<tr>
<td>f. Mirrored glass</td>
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<tr>
<td>g. Vinyl windows</td>
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</tr>
</tbody>
</table>
### C.3 Storefronts

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ CONSISTENT</td>
<td>When present and intact, historic character and character-defining elements of the storefront shall be preserved.</td>
</tr>
<tr>
<td>☐ INCONSISTENT</td>
<td>Storefront windows shall be maintained in their original size. If original glass is intact, it shall be preserved. Non-retail uses located within buildings containing storefront windows may install interior blinds, curtains, or semi-transparent screening that may be opened and closed during the day to provide privacy while retaining historical integrity.</td>
</tr>
<tr>
<td>☐ MORE INFO NEEDED</td>
<td>Glazing shall be transparent. Highly reflective or darkly tinted glass shall not be used. Except for window signs, the use of applied films is prohibited.</td>
</tr>
<tr>
<td>☐ CONSISTENT</td>
<td>Transom windows shall not be obscured by exterior elements except awnings. Original dimensions shall not be altered.</td>
</tr>
<tr>
<td>☐ INCONSISTENT</td>
<td>Alcoves and recessed entries shall be maintained in their original configuration. If the alcove includes a decorative ceiling and/or floor, those elements shall be preserved.</td>
</tr>
<tr>
<td>☐ MORE INFO NEEDED</td>
<td>Kickplates and bulkheads shall be retained and preserved as decorative panels. If an original bulkhead is missing, the replacement shall be sympathetic to the original design and consistent with the character of the building.</td>
</tr>
<tr>
<td>☐ CONSISTENT</td>
<td>The proposal will restore elements of the original storefront, including the previously obscured transom windows. The existing storefront windows will be maintained, and the door will be replaced. New awnings are proposed for weather protection, but will be hung above the level of the transom windows.</td>
</tr>
</tbody>
</table>

### C.4 Cornices

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ CONSISTENT</td>
<td>When present and intact, existing cornices shall be maintained and preserved.</td>
</tr>
<tr>
<td>☐ INCONSISTENT</td>
<td>Replacement cornices shall be consistent with the character of the building.</td>
</tr>
<tr>
<td>☐ MORE INFO NEEDED</td>
<td>The proposal will alter the cornice line, which does not appear to contribute to the historic character of the streetscape.</td>
</tr>
</tbody>
</table>

### C.6 Roofs

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ CONSISTENT</td>
<td>The original roof form and eave depth shall be preserved.</td>
</tr>
<tr>
<td>☐ INCONSISTENT</td>
<td>Skylights shall be flat against/parallel with the roof plane. Other roof equipment shall not be visible from the street.</td>
</tr>
<tr>
<td>☐ MORE INFO NEEDED</td>
<td>Materials for pitched roofs include metal, clay tiles, slate, and wood shingles. Architectural composition roofing is an appropriate alternative to traditional roofing materials.</td>
</tr>
<tr>
<td>☐ CONSISTENT</td>
<td>Built-up and torch-down roofing are appropriate for flat roofs.</td>
</tr>
<tr>
<td>☐ INCONSISTENT</td>
<td>The building has a flat or very shallow pitched roof with varied parapet wall height. The exterior building wall will be altered to create a more consistent building mass.</td>
</tr>
</tbody>
</table>

### Design Review Board
### C.7 Building Lighting

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>a. Building light fixtures shall be shielded from the sky and adjacent properties to prevent glare.</td>
<td>Building lighting was not proposed for review. The applicant has noted there is not much room for lighting, so minimally projecting sconces are likely. The Board may wish to discuss lighting further with the applicant.</td>
</tr>
<tr>
<td>b. Uplighting shall only be allowed when the glare will be interrupted by building features, such as a cornice or sill.</td>
<td></td>
</tr>
<tr>
<td>c. New lighting fixtures shall be consistent with the character and scale of the building. Conduit and junction boxes shall be concealed. Recessed and canned lights are inappropriate when visible from the street.</td>
<td></td>
</tr>
<tr>
<td>d. The use of neon, continuous or generally continuous LED tubing, and similar linear illumination for building ornamentation is prohibited.</td>
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### C.9 Doors and Hardware

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<table>
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<tbody>
<tr>
<td>a. Wood is the preferred material for doors. Bronze, brass, and painted metal is acceptable. Bright finish stainless steel, aluminum, fiberglass, and plastic shall not be used.</td>
<td>Doors will be replaced throughout; one existing door will be eliminated, and a new double door is proposed in the rear. All proposed doors will be wood and will incorporate extensive glazing. Dark hardware is proposed.</td>
</tr>
<tr>
<td>b. All primary commercial doors shall have extensive glazing, with a minimum of 1 ft below the glass. Kick plates are encouraged below the glazing.</td>
<td></td>
</tr>
<tr>
<td>c. Metal used for exterior hardware shall be dark without a bright or shiny finish, with the exception of copper and copper alloys (including brass and bronze). Bright finish aluminum shall not be used.</td>
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</tr>
<tr>
<td>d. Hardware shall be traditional and historic in character, to the extent allowed under the building code.</td>
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### Section V. Site Elements – Awnings/Canopies

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>C.1 Materials</td>
<td>Lightweight, UV- and water-resistant fabric is proposed, stretched over a triangulated metal frame. The frame will be powder coated dark and will not be visible. The applicant has noted the fabric will not be shiny.</td>
</tr>
<tr>
<td>Lightweight fabric stretched over a triangulated metal frame is the most appropriate material for awnings. Fabric may include canvas, canvas blends, matte finish fibers, and other material similar in appearance and texture. Metals including copper and bronze may be appropriate, subject to a determination of consistency by the Design Review Board. Materials with a glossy finish, such as vinyl, plastics, or leatherette are not permitted.</td>
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</table>

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C.2 Location
a. The attachment point shall correspond to building features. Historical components and character defining features of a building shall not be altered, removed, or obscured to accommodate installation. Clamps and fasteners used to attach awning frames shall penetrate mortar joints rather than brick or masonry.
b. Storefront awnings shall be located below the level of the second story windows and shall relate to the storefront entry for weather protection.
c. Upper story awnings shall be located above the level of the top window molding. Each upper story window bay shall have its own awning.

The proposed attachment point will allow the newly-exposed transom windows to be visible. The building does not have an upper story.

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- MORE INFO NEEDED

C.3 Design Considerations
a. Awnings shall be open on the underside. Both open and closed sides are appropriate.
b. Traditional, sloped shed and concave awnings are the most appropriate shape for historic buildings. Retractable and operable awnings are encouraged. Contemporary barrel, bull-nose, and balloon-shaped awnings are not appropriate.
c. Awning size and scale shall relate to that of the building architecture and features.
d. Back-lit awnings are prohibited.
e. Awning illumination integrating a visible light source for the purpose of ornamentation is prohibited.
f. Entry awnings as defined herein are prohibited.

The proposed awning will be a sloped shed shape, open on the underside, and will not incorporate lighting or signage.

- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED

Section V. Site Elements – Fences, Walls, Railings

B.2. Materials
The following materials may not be used in the visible construction of fences, walls, and railings: chain link or wire mesh; plastic or vinyl of any kind; barbed wire and razor wire; hollow metal tubing smaller than one inch outside diameter; plywood, chipboard, particleboard, and other engineered wood products; pipe fittings used for plumbing or steam fitting; cast concrete without decorative texture or treatment; plain concrete block; plate or sheet metal, flat or corrugated, less than 1/8-inch thick; exposed pressure treated wood with perforated surface; expanded metal mesh; solid bar stock smaller than 3/8-inch round section, or 1/4-inch-by-3/4-inch rectangular sections; bright finished aluminum or stainless steel, unless used for fasteners; bright surface plated metal of any kind.

No prohibited materials are proposed. The aluminum will be powder-coated black; the hollow metal tubing is minimum 1-inch outside diameter, so it meets the standard.

- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED
B.4. Metal

a. Metal pickets shall have a modulated top end; plain square cut ends shall not be used unless the top element is used specifically for grasping.
b. Pipe and metal tubing may be used only as vertical posts if capped with a decorative finial, unless the top element is used specifically for grasping. Finials shall incorporate historic references.
c. Plain pipe and industrial style railing shall not be used.

☐ CONSISTENT
☐ INCONSISTENT
☐ MORE INFO NEEDED

The balcony rail will be black powder-coated aluminum. The top end is made for grasping so no modulation is proposed. The square railing is not a plain or industrial style.
PROJECT DESCRIPTION – SNOHOMISH DESIGN REVIEW
PROJECT: ALLEN
ADDRESS: 923 1ST AVE, SNOHOMISH 98290

RENOVATION TO INCLUDE:

- Application of smooth hardie siding to south/west and south end of the structure (replaces aluminum siding)
- Installation of fabric awnings at north, west, and south exterior doors (replaces outdated shingle covered awnings)
- Replacement of storefront windows (same configuration) and exposing transom windows that have been sided over in previous renovations
- Replacement of all exterior doors
- Application of trim detail and moldings to corners and façade
- Level top elevation of the façade to accommodate cornice and dentil cap moldings
- Removal of exterior door and deck structure on west side of the building and replace with windows
- Removal of windows on south side of the building and replace with exterior French doors and supported balcony
Action Item 4
Action Item 4

Level top elevation of facade
Add cornice molding & dentil caps

Remove existing shingled awning
Replace with fabric awning

Expose existing transom windows
Add corner board

Fabric awning

Remove existing windows
Replace with exterior french doors

Add supported balcony

NORTH

SOUTH
Action Item 4

NORTH

SOUTH
Action Item 4

HARDIE SIDING

HARDIE PLANK LAP SIDING
SMOOTH 5/16” x 5 ¼” x 12’
- Replacing existing aluminum siding on southwest and south sides of the building

SPECS:

PRODUCT:
https://www.dunnlumber.com/Store/ProductDetail.aspx?pg=1123&pl1=2418&pid=32822

CORNICE:

EKENA MILLWORK - FASCIA CROWN MOULDING
6-1/4 in. x 12-3/4 in. x 78-3/4 in. - polyurethane
(Mounted on exterior façade)

SPECS:
PRODUCT:
https://www.ekenamillwork.com/default/12-3-4-h-x-6-1-4-p-x-12-1-4-f-x-78-3-4-l-fascia-crown-moulding.html
Action Item 4

CORBELS:

EKENA MILLWORK – WIGAN BRACKET (x13)
6”W x 6”D x 8”H – urethane

SPECS:
PRODUCT:

EXTERIOR TRIM:

Pilaster Trim (vertical on building corners)
- PRE-PRIMED FASCIA BOARD
- 1” X 7”
Parapet Trim (horizontal under corbels)
- PRE-PRIMED FASCIA BOARD
- 2” X 12”

EXTERIOR DOORS:

SIMPSON - 7037 THERMAL FRENCH
WOOD: FIR (W/ WATER BARRIER TECHNOLOGY - STAINED)
GLASS: CLEAR TEMPERED
North door: 3’0” x 8’0”
West door: 4’0” x 8’0”
South French double doors: Overall 6’0” x 8’0”

SPECS:
PRODUCT:
https://www.simpsondoor.com/find-a-door/?view=detail&doorType=&BaseSpecificationID=367#DoorDetail
Action Item 4

EXTERIOR AWNINGS:

FRAME TYPE – Steel Tubing
FABRIC TYPE – UV resistant and water repellent
(plain black with no lettering)
24”H x 24”D

STOREFRONT WINDOWS

DARK BRONZE ANODIZED FINISHED (appears black)
PREPPED FOR 1” GLASS with INSULATED FINISH
THERMAL BREAK GLASS
(See plans for individual window dimensions)

INSTALLER:
https://www.joesglassco.com/
BALCONY

RAILING – POWDER COATED ALUMINUM (black)
42” high
Horizontal spindles 4” on center
(example image)

DECKING – TREX COMPOSITE DECKING
Color – Coastal Bluff
https://www.trex.com/products/decking/enhance/
Continuing the Board’s ongoing discussion of the General Design Standards (for use outside the Historic District), the next section presented is Commercial and Mixed Use Building Design (section 2.2). Placeholder images have been added to illustrate the concepts of each standard, and to help facilitate discussion.

Revised Commercial and Mixed Use Site Design standards are also provided at the end (page 22), incorporating changes made by the Board at the January meeting.

General Design Standards
1. Introduction (Purpose, Authority)
2. Commercial and Mixed Use Development
   2.1 Site Design
   2.2 Building Design
   2.3 Alterations
3. Multi-Family Development (2+ units)
   3.1 Site Design
   3.2 Building Design
   3.3 Alterations
4. Single-Family Development (PRDs)
   4.1 Site Design
   4.2 Building Design
   4.3 Alterations
5. Glossary
2. Commercial and Mixed Use Development

2.2 Building Design

2.2.A. Building Entry
Ensure that building entrances are welcoming and easily identifiable from streets and sidewalks. This standard does not apply to industrial development.

1. The main entry to the building shall be visible from the street or main parking area and clearly delineated through at least three of the following:
   - Recesses and overhangs
   - Canopies and awnings
   - Porticos and porches
   - Extensive glazing including clerestory, transom, sidelites, and glazed doors
   - Ornamental light fixtures and building signage
   - Distinctive roof forms
   - Towers
   - Plazas, seating, and landscaping
   - Kickplate
   - Stone, masonry, or tile in entry

2. Weather protection is required at the main entry. Canopies or awnings may incorporate pedestrian scale down-lighting, but shall not be internally illuminated unless the material is opaque.

2.2.B. Massing
Reduce the apparent bulk of buildings and maintain town scale. This standard does not apply to industrial development.

1. Buildings 15-feet in height or greater shall have a distinct “base” at the ground level. Such distinction may occur through the following:
   - stone, masonry, or decorative concrete
   - storefront windows
Discussion Item 5a

- architectural details
- canopies, awnings, and overhangs
- structural recesses
- masonry strips and cornice lines
- an item not listed above that achieves the intent

2. The “top” of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level stepback, or pitched roofline.

3. The roofline shall create a prominent edge against the sky, through extended parapets and projecting cornices, or other unique element.

4. Multi-story buildings shall also incorporate a distinct “middle” through variety in cladding material, window groupings, balconies, recesses, or signage.

2.2.C. Pedestrian Interest

Reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets. This standard does not apply to industrial development.

1. Ground-floor, primary façades shall incorporate elements that provide pedestrian interest, including the following:
   - Alcove entries
   - Special cladding material such as tile, stone, or masonry
   - Belt courses
   - Storefront windows
   - Bulkheads
   - Projecting sills
   - Pedestrian scale sign(s) or sign(s) painted on windows
   - Planter box
   - large entry doors
   - Canopies and awnings
Discussion Item 5a

- An element not listed above that achieves the intent

2. Buildings set back at least 20 feet from the sidewalk are not required to provide elements of pedestrian interest.

2.2.D. Articulation

*Ensure that buildings do not display blank, unattractive walls to the abutting street or public areas.*

1. Walls 50 or more feet in length visible from the street or a residential area shall have architectural treatment. At least four of the following elements shall be incorporated into any ground floor, street-facing façade:

- windows at regular intervals
- masonry (not flat concrete block)
- concrete or masonry plinth at the base of the wall
- belt courses of a different texture and color
- projecting cornice
- projecting canopy or awning
- decorative tilework

- trellis containing planting
- medallions
- variation of cladding materials
- artwork
- vertical articulation
- lighting fixtures
- recesses
- a similar architectural element that achieves the intent
2.2.E. Historical Context

promote building design that is sensitive to the overall character of Snohomish. This standard does not apply to industrial development.

1. New development shall be sympathetic to the historic character of Snohomish, incorporating architectural elements that reinforce the historical context, including the following:
   - materials with historical antecedents (brick, stone)
   - vertically-oriented window proportions
   - heavy cornices or canopy lines
   - alcove entries

Varied siding materials, recesses and projections, canopies, and distinctive rooflines provide articulation

Brick cladding and storefront windows with bulkheads are consistent with the historic character of Snohomish
2. Commercial and Mixed Use Development

2.1 Site Design

2.1.A. Building Orientation

Maintain an active pedestrian realm and ensure the visibility of businesses.

1. Buildings, trees, and landscaping shall be the predominant feature seen from the streetscape, rather than parking lots and free-standing signs.
2. Pedestrian access to the building shall be visually and functionally clear and offer a convenient alternative to walking through vehicle travel areas.
3. Buildings abutting the sidewalk are encouraged.

2.1.B. Parking Lots

Reduce the visual impact of parking lots, while providing visibility for surveillance. This standard does not apply to car sales lots.

1. Parking lots shall be located behind buildings when feasible. Parking lots and drive-thru lanes that abut the public right-of-way shall be screened with at least one of the following treatments:
   • Landscape planting areas at least five feet wide, consisting of trees, shrubs and groundcover materials to achieve at least 75% coverage.
   • A combination of landscaping with low fencing or walls in a style complementary to the style of the building.
2. Driveways shall be consolidated wherever possible to minimize obstructions to pedestrian movement and reduce curb cuts. Shared driveways are encouraged.
3. Chain link fencing is prohibited when visible from a public right of way.

2.1.C. Parking Lot Landscaping

Reduce the visual impact of parking lots through landscaped areas and/or architectural features that complement the overall design and character of development.

1. Planting areas consisting of trees and ground cover species are required within parking lots containing ten or more stalls.
2. The number of trees required in the internal planting areas in parking lots shall depend on the location of the parking lot in relation to the building and public right-of-way:

<table>
<thead>
<tr>
<th>Location of parking lot</th>
<th>Number of trees per parking stall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Between building and street</td>
<td>One per five (1:5)</td>
</tr>
<tr>
<td>Beside building, partially abutting street</td>
<td>One per six (1:6)</td>
</tr>
<tr>
<td>Behind building, minimally visible from street</td>
<td>One per seven (1:7)</td>
</tr>
</tbody>
</table>

3. Public outdoor gathering space is encouraged, by use of plazas, courtyards, sitting areas, rain gardens, or art/water features.
Discussion Item 5a

2.1.D. Parking Lot Lighting
Maintain a safe and secure pedestrian environment through the use of adequate lighting.

1. Light standards used to illuminate parking lots shall not exceed 30 feet in height. Pedestrian scale lighting shall be a maximum of 16 feet in height.
2. Lighting shall be directed downward and screened to avoid light spill and glare beyond the site boundaries.

2.1.E. Pedestrian Walkways
Provide safe, convenient, and attractive walkways for pedestrians through parking lots.

1. When a parking lot is located between the building and the sidewalk, a pedestrian walkway shall be provided from the sidewalk to the main building entry.
2. Parking lots that contain more than 20 parking spaces shall provide pedestrian connections from the building to the highest concentrations of parking stalls.
3. Pedestrian walkways through parking lots shall be a minimum of five feet wide, clearly delineated through the use of special paving, raised sidewalks, or striping.
4. Chain link fencing may not be used to separate pedestrians from vehicular traffic or to define pedestrian walkways.

2.1.F. Equipment and Service Area Screening
Reduce the visual impact of service areas, mechanical equipment, and communications facilities.

1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or metal walls and planting areas.
2. Loading and service areas shall not face any residential use unless no other location is possible, and then shall incorporate landscape screening.
3. Rooftop equipment shall be screened so that it is not visible from the adjacent public way.
4. Communications equipment shall blend with the design of the building on which it is attached.
Discussion Item 5b

Date: July 8, 2020
To: Design Review Board
From: Brooke Eidem, Planner
Subject: Summary of Individual Member Design Reviews – March 6, 2020 – July 1, 2020

<table>
<thead>
<tr>
<th>File #</th>
<th>Location</th>
<th>Proposal</th>
<th>Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-13-DRB</td>
<td>311 Avenue C</td>
<td>Revisions to proposal:</td>
<td>Approved with conditions by Ms. Robinett Wilson</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Exterior rear stair railing</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Wraparound porch</td>
<td></td>
</tr>
<tr>
<td>20-03-DRB</td>
<td>111 Glen Ave</td>
<td>Sign</td>
<td>Approved by Mr. Baldwin</td>
</tr>
<tr>
<td>20-04-DRB</td>
<td>117 Maple Ave</td>
<td>Fence</td>
<td>Approved by Ms. Blair</td>
</tr>
<tr>
<td>20-06-DRB</td>
<td>2115 Second St</td>
<td>WWTP PAA treatment metal storage building</td>
<td>Approved by Ms. Blair</td>
</tr>
</tbody>
</table>

Design materials from the files will be available at the meeting.