



CITY OF SNOHOMISH

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NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD

Postmaster Conference Room
Snohomish City Hall
116 Union Avenue

WEDNESDAY
March 11, 2020
6:00 PM

AGENDA

- 6:00 1. **CALL TO ORDER:** Roll Call
- 6:05 2. **PUBLIC COMMENT:** Public comment on items no on the agenda
- 6:10 3. **APPROVE** the minutes of the January 8, 2020 regular meeting
- 6:15 4. **ACTION ITEMS:**
- a. **DRB FILE: 20-02-DRB (P.1)**
Applicant: David Weaver
Proposed: Detached garage
Location: 407 Avenue C
 - 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation
 - b. **DRB FILE: 19-03-DRB (P.15)**
Applicant: City of Snohomish Public Works
Proposed: Carnegie Restoration details
Location: 105 Cedar Avenue
 - 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.22)**

-- Continued Next Page --

- b. **INDIVIDUAL DESIGN REVIEWS** - Staff summary of individual member reviews from the preceding months (*P.29*)

7:00 6. **ADJOURN**

NEXT MEETING: The next regular meeting is scheduled for Wednesday, April 8, 2020, at 6:00 p.m. in the Postmaster Conference Room, Snohomish City Hall, 116 Union Avenue.



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DESIGN REVIEW BOARD MINUTES

REGULAR MEETING

Snohomish City Hall
116 Union Avenue
Postmaster Conference Room

January 8, 2020

6:00 p.m.

MEMBERS PRESENT:

Yumi Roth, Chair
Allison Myers
Joan Robinett-Wilson
Joelle Blair (*arr. 6:15 p.m.*)
Phil Baldwin

STAFF:

Brooke Eidem, Planner
Katie Hoole, Permit Coordinator

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. **ELECT** Chair for 2020

Ms. Robinett-Wilson moved to re-elect Ms. Roth as chair for 2020 and Ms. Myers seconded. The motion passed 4-0.

4. **APPROVE** the minutes of the December 11, 2019, regular meeting.

Ms. Robinett-Wilson moved to approve the minutes of the December 11, 2019 regular meeting. Ms. Myers seconded. The motion passed 3-0-1 with Mr. Baldwin abstaining.

5. **DISCUSSION ITEMS:**

a. **GENERAL DESIGN STANDARDS**

Ms. Eidem presented the first section of the draft General Design Standards, Site Design for Commercial and Mixed Use Development. The current layout requires looking in multiple locations for all applicable site design standards, which means some standards can get missed. It's also hard to apply the site standards to all types of projects, as they are not a one-size-fits-all design element. The Site Design for Commercial and Mixed Use Development standards would be primarily applicable along Avenue D and Bickford Avenue, as well as along Second Street.

Ms. Hoole noted a near-duplicate sentence in 2.1.1.1 and 2.1.2.1 that parking lots shall be located behind buildings; the statement from 2.1.1.1 will be removed. Ms. Eidem found that section 2.1.4 is also a near-duplicate but with more details on landscaping. The Board agreed sections 2.1.2 and 2.1.4 should be consolidated.

The Board discussed the required ten-foot wide planting area between the parking lot and adjacent street in 2.1.1.1 and whether ten feet is necessary. There may be other ways to achieve the same level of opacity while using less area. The Board agreed the standard should be more flexible.

Under section 2.1.7, vinyl was removed and replaced with metal as an acceptable material for service, loading, and trash collection area screening walls.

The proposed layout of the General Design Standards was acceptable to the Board; Ms. Eidem will revise the numbering format to incorporate lettered subsections to simplify the numbering system.

b. INDIVIDUAL DESIGN REVIEWS

Staff presented one individual design review conducted since the last meeting and two that were submitted after the agenda was published.

6. ADJOURN

The meeting adjourned at 7:00 p.m.

Approved this 11th day of March 2020.

By: _____
Yumi Roth, Chair

Meeting attended and minutes prepared by Katie Hoole



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DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	20-02-DRB	Meeting Date:	March 11, 2020
Applicant:	David Weaver		
Property Address:	407 Avenue C		
Application Date:	February 10, 2020		
Project Description:	Demolish garage; build new garage/ADU and fence		
Land Use Designation:	Single Family	Requested Review:	<i>Detailed</i>
Compliance with Title 14:	No issues identified at this time		

Subject Proposal:

The applicant is proposing to demolish a 456-square-foot detached garage and replace it with a new garage and Accessory Dwelling Unit (ADU) above. The age of the old garage is unclear, however it does not appear to be original to the home, which was constructed in 1920 according to the Snohomish County Assessor. A site plan on file from 1988 shows the garage as existing at that time, but no earlier records were found. The applicant's justification for removal of the garage is that it is constructed too close to the alley and property lines, and the building does not meet current codes related to ceiling height, access, framing, electrical, foundation, and other structural elements; the cost to preserve the garage exceeds the cost of new construction.

A 25-foot-by-30-foot detached garage with living area above is proposed in place of the old structure. A jerkinhead roof is proposed at a 8.75:12 slope, with gables facing the alley and the home. Mandors and windows are proposed on the gable façades, with two sets of garage doors facing the south. Windows are also proposed on the upper floor side elevations, beneath a shed-roof dormer projection.

The applicant notes on the plans that windows will match those on the main home. Additional submittal materials clarify proposed materials to include cement fiber lap siding, and wood-frame Andersen windows, either single-hung or side swing, in a style to match the house. Arts and crafts style partially glazed wood doors are proposed. Architectural composition roofing is proposed. Stone veneer is shown at the base of the exterior walls on the proposed renderings, however the material has not been identified, and the veneer is not shown on the building plans.

A cedar fence is also proposed, however the exact location is unclear. The fence design incorporates a decorative sloped element with finials at the posts. Maximum height of the fence will be six feet.

Action Item 4a

Applicable Design Standards: Historic District Design Standards

Standard		Staff Comments													
Section IV. Residential Alterations															
A. GENERAL GUIDANCE															
<p>1. Building design should exhibit and incorporate elements that reflect the identity and visual character of the Snohomish Historic District, particularly the era between 1880-1930.</p> <p>2. It is preferable to design contemporary structures that are congruous with existing homes, rather than duplicate or mimic the design of historic buildings in the district.</p> <p>3. New construction should be compatible with the scale, massing, and pedestrian-oriented environment of the area, and reflect existing development patterns. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of the building and its siting on a lot.</p>		<p><i>The style of the structure is compatible with the main home, which has a hipped roof with clipped gable ends. The location on the lot maintains the existing pattern for detached garages on the block.</i></p>													
<table border="1"> <tr> <td>Fully Complies</td> <td>5</td> </tr> <tr> <td>Moderately Complies</td> <td>4</td> </tr> <tr> <td>Neutral</td> <td>3</td> </tr> <tr> <td>Moderately Inconsistent</td> <td>2</td> </tr> <tr> <td>Does Not Comply</td> <td>1</td> </tr> <tr> <td>Not Applicable</td> <td>0</td> </tr> </table>		Fully Complies	5	Moderately Complies	4	Neutral	3	Moderately Inconsistent	2	Does Not Comply	1	Not Applicable	0	<p>SCORE: 5</p>	<p>COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):</p> <p>SIMILAR ROOF DESIGN TO HOME W/ STEEP PITCH \$ BOLD FASICA/TRIM</p>
Fully Complies	5														
Moderately Complies	4														
Neutral	3														
Moderately Inconsistent	2														
Does Not Comply	1														
Not Applicable	0														
<p><input type="checkbox"/> CONSISTENT</p> <p><input type="checkbox"/> INCONSISTENT</p> <p><input type="checkbox"/> MORE INFO NEEDED</p>															
B.2 Building Orientation															
<p>a. Buildings shall be parallel to the street.</p> <p>b. Maintain the traditional orientation of a clearly-defined main entrance toward the street, with clear access from the street to the building entry provided.</p> <p>c. Infill development shall model building orientation, lot coverage, and spacing between homes of those of their nearest neighbors.</p>		<p><i>The structure will be parallel with the alley and aligned with the home. Detached rear garages and accessory structures with alley access are common in the neighborhood.</i></p>													
<table border="1"> <tr> <td>Fully Complies</td> <td>5</td> </tr> <tr> <td>Moderately Complies</td> <td>4</td> </tr> <tr> <td>Neutral</td> <td>3</td> </tr> <tr> <td>Moderately Inconsistent</td> <td>2</td> </tr> <tr> <td>Does Not Comply</td> <td>1</td> </tr> <tr> <td>Not Applicable</td> <td>0</td> </tr> </table>		Fully Complies	5	Moderately Complies	4	Neutral	3	Moderately Inconsistent	2	Does Not Comply	1	Not Applicable	0	<p>SCORE: 4</p>	<p>COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):</p> <p>PARALLEL TO ROAD. MATCHING EXISTING ENTRANCE TO GARAGE FROM DRIVE</p>
Fully Complies	5														
Moderately Complies	4														
Neutral	3														
Moderately Inconsistent	2														
Does Not Comply	1														
Not Applicable	0														
<p><input type="checkbox"/> CONSISTENT</p> <p><input type="checkbox"/> INCONSISTENT</p> <p><input type="checkbox"/> MORE INFO NEEDED</p>															
C.2 Building Materials															
<p>The following exterior surface materials are prohibited where visible from off-site locations.</p> <p>a. Plain or smooth concrete masonry unit</p> <p>b. Corrugated metal</p> <p>c. Imitation or synthetic cladding materials</p> <p>d. T1-11 siding</p> <p>e. Perforated pressure treated lumber</p>		<p><i>No prohibited materials are proposed.</i></p>													

Action Item 4a

Fully Complies	5	SCORE: <div style="font-size: 2em; text-align: center;">5</div>	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?): • SIDING WILL BE WOOD TEXTURE HARDI LAP • NO METAL • NO TI-11 • NO EXPOSED MASONRY • NO PT LUMBER
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
<input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED			
Windows a. Windows shall be vertically oriented. Clerestory and small square windows are also appropriate. Large picture windows are not appropriate. c. Glazing shall be transparent. Highly reflective or darkly tinted glass shall not be used. d. Mullions/muntins shall be vertically proportioned, if proposed for upper story or ribbon windows. False muntins, or simulated divided lites shall not be used. e. Windows shall appear to be set back from the plane of the exterior building wall to create dimensional relief. f. Window trim shall be a minimum of 3.5" in width with a wider head piece, and shall be consistent with the style of home.		Vertically oriented or clerestory windows are proposed. Windows are noted to match the main home (pg. 10) and will be Andersen wood clad 400-A series. Trim will be painted wood, matching existing trim on the main home as closely as possible (pg. 13). Muntins are proposed; according to the applicant they will be snapped to the outside of the glass (not between panes).	
Fully Complies	5	SCORE: <div style="font-size: 2em; text-align: center;">5</div>	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?): DESIGN & ARCHITECTURE MEET STANDARD
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
<input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED			
Doors and Hardware 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. 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. 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. d. Hardware shall be traditional and historic in character, to the extent allowed under the building code.		Andersen wood doors are proposed with a window at the top (Straightline Arts & Crafts 403, painted black). Specific hardware has not been submitted for review. The Board may wish to discuss hardware with the applicant.	
Fully Complies	5	SCORE: <div style="font-size: 2em; text-align: center;">5</div>	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?): ARCHITECTURAL PLAN, DOORS & HARDWARE MEET STANDARDS.
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Action Item 4a

CONSISTENT
 INCONSISTENT
 MORE INFO NEEDED

C.8 Garages and Accessory Structures

- a. Accessory structures such as garages and sheds shall be located behind the house wherever possible. A detached garage located at the rear of the property and set back substantially from the house is preferred.
- b. When a garage is attached to the structure, it shall be set back a minimum of eight feet from the living area front façade.
- c. Accessory structures shall be subordinate in size and consistent in character to the primary structure.
 - 1. The structure shall be subordinate in terms of mass, size, and height. Detailing shall be simple, and shall not compete visually with the primary structure.
 - 2. Building materials shall be consistent with those of the main structure.

The standards appear to be met. The proposed garage is located to the rear of the primary structure, and is subordinate in size and massing. The applicant states the height of the proposed structure will be a minimum of 8 inches below the main home. Proposed building materials appear to be consistent with the home.

Fully Complies	5	SCORE: 5	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?): <i>PLACEMENT SET TO MAXIMUM SETBACKS & EASEMENTS</i>
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

CONSISTENT
 INCONSISTENT
 MORE INFO NEEDED

Section V.3 Fences, Walls, Railings

1. General

- a. Fences shall be no greater than 6ft in height, except to provide screening for commercial activities or when consistent with setback regulations.
- b. Walls/fences facing a City ROW must have at least one opening measuring no less than 3ft wide, with a gate or door.
- c. A protective roof covering may be incorporated into a fence or wall if consistent with setbacks, however the roof may not project more than 1ft from either side of the fence or wall surface.

As proposed the fence will be no taller than six feet. A gate design was submitted but it is unclear where the gate is proposed.

CONSISTENT
 INCONSISTENT
 MORE INFO NEEDED

2. Materials

The following shall not be used: chain link/wire mesh; plastic, vinyl, plastic lumber; barbed or razor wire; hollow metal tubing smaller than 1" outside diam.; plywood, chipboard, particleboard; pipe fittings for plumbing/steam fitting; cast concrete without decorative treatment; cinder block; plate or sheet metal less than 1/8" thick; exposed pressure treated wood with perforated surface; expanded metal mesh; solid bar stock smaller than 3/8" round section or 1/4" by 3/4" rectangular sections; bright finish aluminum or stainless steel; bright surface plated metal.

The fence is cedar; no prohibited materials are proposed. The Board may want to confirm posts will not be perforated pressure treated wood.

Action Item 4a

- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED

3. Wood

- a. Fences constructed of wood boards or timbers must use a vertical or horizontal orientation of the boards. Diagonal placement of board elements not allowed.
- b. Vertically oriented boards or pickets, if not capped, shall have modulated top ends.
- c. The use of manufactured wood lattice with a diagonal element shall not be used.

Boards are vertical but are not capped. The Board may wish to discuss whether the curved design sufficiently modulates the top ends to meet the standard.

- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED



Primary home

Action Item 4a



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FEB 10 2020

APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 407 AVE C		HISTORIC DISTRICT
Land Use Designation:	Property Tax #: 00444201801500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # 20-03-DRB

APPLICANT: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Other:	
Property Owner: ERIN & RENEE WORDEN	Applicant/Contact: <input type="checkbox"/> same as owner DAVID WEAVER
Address: 407 AVE C	Address: 4415 TOM MARKS RD
City/St/Zip: SNOHOMISH WA 98290	City/St/Zip: SNOHOMISH WA 98290
Phone: 206 755 7690	Phone: 425 736 7689
Email: ERIN.WORDEN@HOTMAIL.COM	Email: DAVID.WEAVER@TRIPOWER.COM

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

Type of Work:	NEW CONSTRUCTION OF A 750 SQ FT GARAGE/ADU, REBUILD FENCE.
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> New Addition	
<input type="checkbox"/> Exterior Renovation	
<input checked="" type="checkbox"/> Demolition	
<input type="checkbox"/> Awning	
<input type="checkbox"/> Signage	
<input checked="" type="checkbox"/> Fence	
<input type="checkbox"/> Landscaping	
<input type="checkbox"/> Historic District Register	
<input type="checkbox"/> Special Tax Valuation	
<input type="checkbox"/> Mobile Vendor	
<input type="checkbox"/> Other	NOTE: Construction, Signs, and Fences require a separate building permit application

Conceptual Review for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued.

Detailed Review to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist.

REPRESENTATION AT DRB MEETING:

The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

Name: DAVID WEAVER	Relationship to applicant: CONTRACTOR
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Action Item 4a



Existing Garage

Proposed Garage

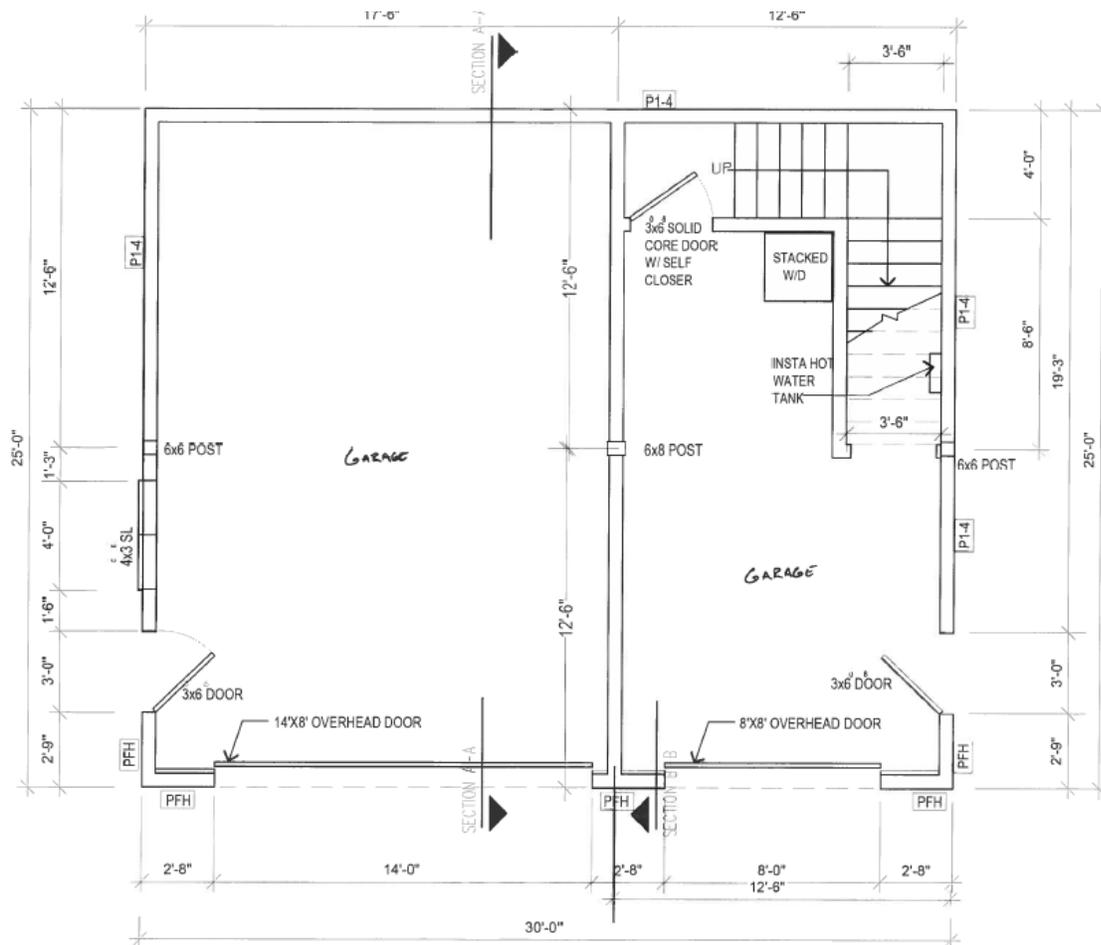


Existing garage building (facing east)

Action Item 4a



Existing garage building (facing northwest)



Proposed garage floor plan

Action Item 4a



Southwest angle (Jerkinhead toward house)

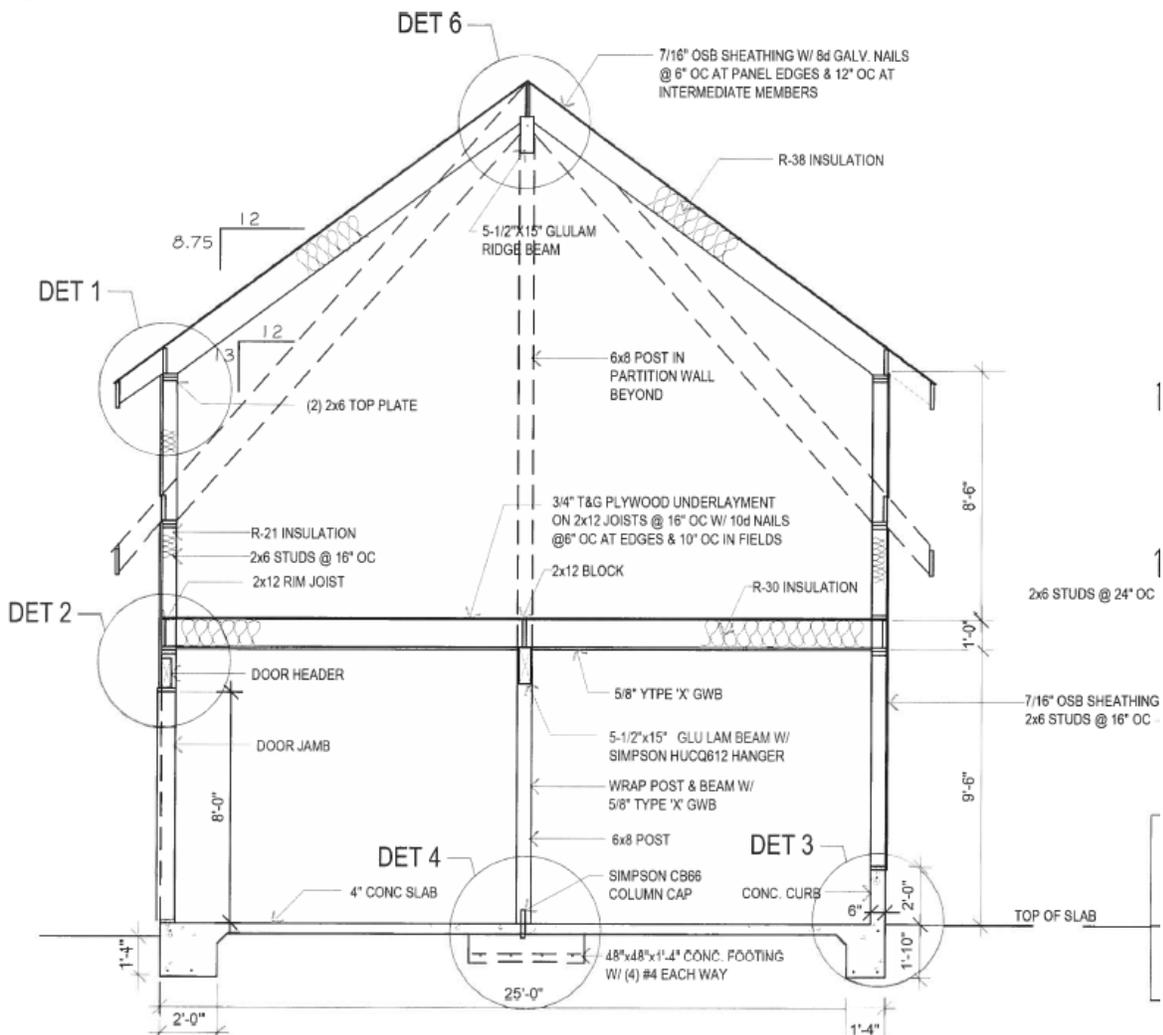


Southeast angle (Jerkinhead on alley)

Action Item 4a



Northeast angle



Action Item 4a



South

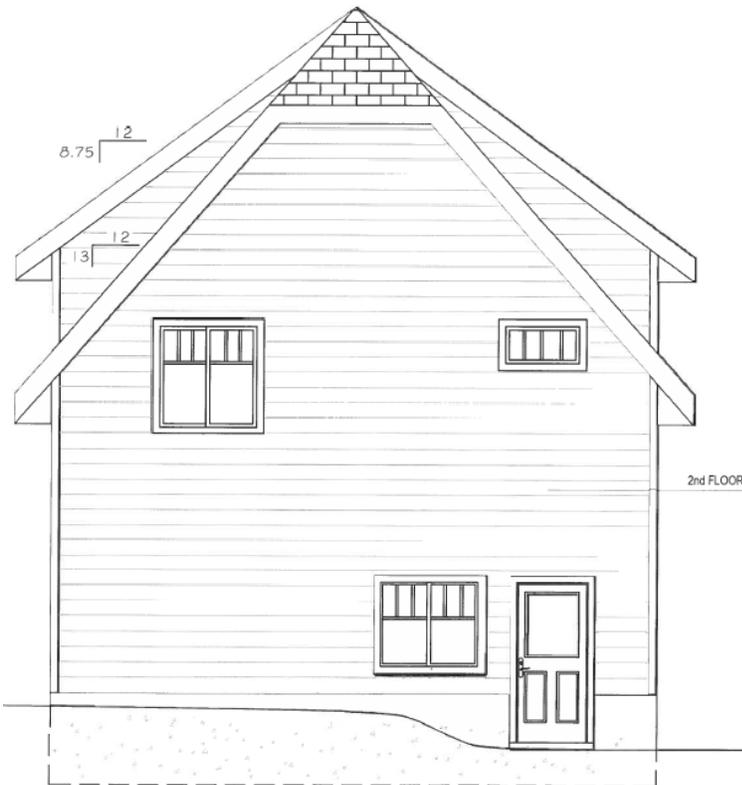


North

Action Item 4a

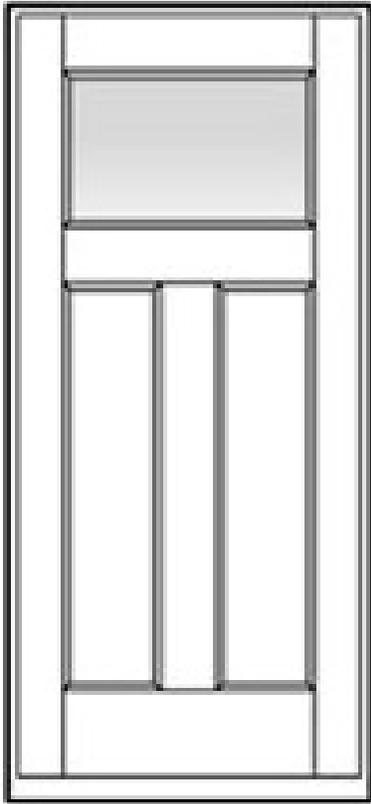


East



West

Action Item 4a



Andersen wood doors – Straightline Arts & Crafts 403

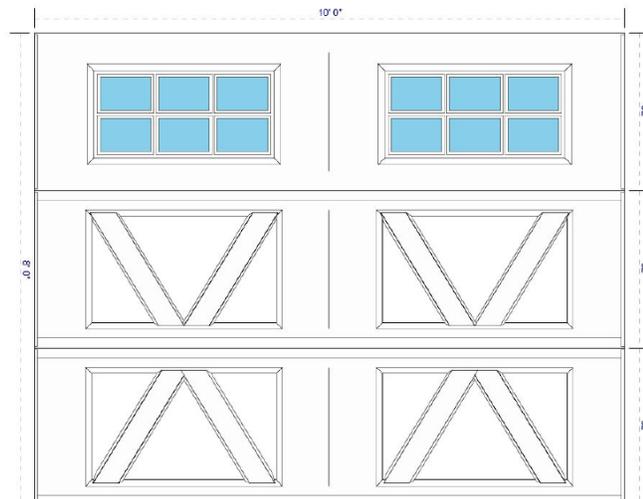


Example windows

400 A series aluminum clad wood window (from Andersen website)

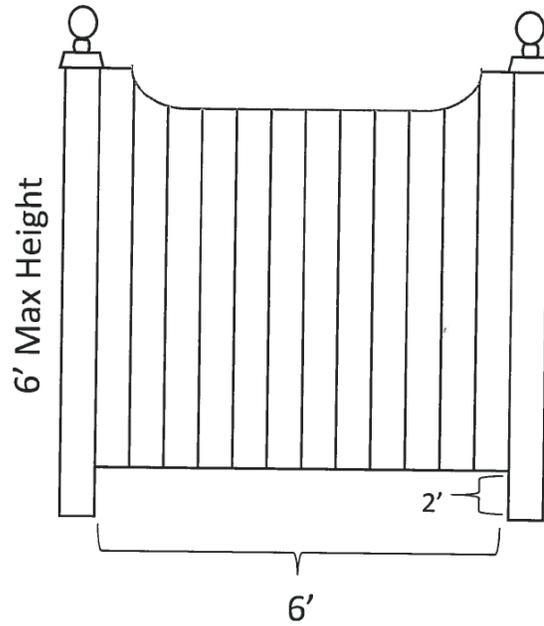


Proposed garage doors



Action Item 4a

- Fence height – 5'6" at base of curve
- Curve adds additional 6"
- 6" wide boards
- Fence material: cedar (solid wood) painted black



*Gate rendering pictured above; width 6' (3' wide each door).



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DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	19-03-DRB	Meeting Date:	March 11, 2020
Applicant:	City of Snohomish Public Works Dept. – Brennan Collins		
Property Address:	105 Cedar Ave		
Project Description:	Doors, hardware, railings, garbage enclosure		
Land Use Designation:	Historic Business	Requested Review:	<i>Detailed</i>
Compliance with Title 14:	No issues identified at this time		

Subject Proposal:

The DRB recommended approval of the Carnegie Restoration project in February, 2019, with conditions that the applicant return with more information related to the railings, doors, and hardware. That additional information is now available, in addition to a proposed garbage enclosure that will match the enclosure at the City Hall site (approved in 2015).

The proposed doors are solid wood glazed entry doors from Pella. The main entry will have sidelites as shown on page 18, while the access door on the north side will not. Door pulls will be four feet long, with all hardware in a satin bronze finish. Handrails are being custom made by Gagnon Welding in Snohomish and powder coated black. The garbage enclosure will be a five-foot cedar fence enclosure in the northeast portion of the site, located behind the building.

Applicable Design Standards: Historic District Design Standards

Standard	Staff Comments
Section III. Commercial Alterations	
C.9 Doors and Hardware 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. 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. 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. d. Hardware shall be traditional and historic in character, to the extent allowed under the building code.	<i>Solid wood doors with extensive glazing are proposed, with bronze hardware. The door incorporates a minimum 12 inches below the glass.</i>
<input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED	

Action Item 4b

Section V.3 Fences, Walls, Railings	
<p>1. General</p> <p>a. Fences shall be no greater than 6ft in height, except to provide screening for commercial activities or when consistent with setback regulations.</p> <p>b. Walls/fences facing a City ROW must have at least one opening measuring no less than 3ft wide, with a gate or door.</p> <p>c. A protective roof covering may be incorporated into a fence or wall if consistent with setbacks, however the roof may not project more than 1ft from either side of the fence or wall surface.</p>	<p><i>The garbage enclosure will be a five-foot-tall solid cedar fence.</i></p>
<p><input type="checkbox"/> CONSISTENT</p> <p><input type="checkbox"/> INCONSISTENT</p> <p><input type="checkbox"/> MORE INFO NEEDED</p>	
<p>2. Materials</p> <p>The following shall not be used: chain link/wire mesh; plastic, vinyl, plastic lumber; barbed or razor wire; hollow metal tubing smaller than 1" outside diam.; plywood, chipboard, particleboard; pipe fittings for plumbing/steam fitting; cast concrete without decorative treatment; cinder block; plate or sheet metal less than 1/8" thick; exposed pressure treated wood with perforated surface; expanded metal mesh; solid bar stock smaller than 3/8" round section or 1/4" by 3/4" rectangular sections; bright finish aluminum or stainless steel; bright surface plated metal.</p>	<p><i>The standard appears met. No prohibited materials are proposed for the railings or the garbage enclosure.</i></p> <p><i>Railings are 1/2" solid metal. Posts are 3" by 3" square.</i></p> <p><i>Cedar fencing is proposed at the enclosure.</i></p>
<p><input type="checkbox"/> CONSISTENT</p> <p><input type="checkbox"/> INCONSISTENT</p> <p><input type="checkbox"/> MORE INFO NEEDED</p>	
<p>3. Wood</p> <p>a. Fences constructed of wood boards or timbers must use a vertical or horizontal orientation of the boards. Diagonal placement of board elements not allowed.</p> <p>b. Vertically oriented boards or pickets, if not capped, shall have modulated top ends.</p> <p>c. The use of manufactured wood lattice with a diagonal element shall not be used.</p>	<p><i>Boards are vertical and modulated at the top.</i></p>
<p><input type="checkbox"/> CONSISTENT</p> <p><input type="checkbox"/> INCONSISTENT</p> <p><input type="checkbox"/> MORE INFO NEEDED</p>	
<p>4. Metal</p> <p>a. Metal pickets shall have a modulated top end; plain square ends shall not be used, unless the top element is used specifically for grasping.</p> <p>b. Pipe and metal tubing may be used only as vertical posts, and only if capped with a decorative finial, unless the top element is used specifically for grasping. Finials shall incorporate historic references. Plain pipe railing shall not be used.</p> <p>c. Industrial style railing shall not be used, including a guardrail or handrail fabricated from pipe or tubing using industrial flush-welded fittings for joining, radius bends and attached elements.</p>	<p><i>Railings do not incorporate hollow metal tubing, and are not industrial in design or appearance. The top element will be used for grasping.</i></p>

Action Item 4b

- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED

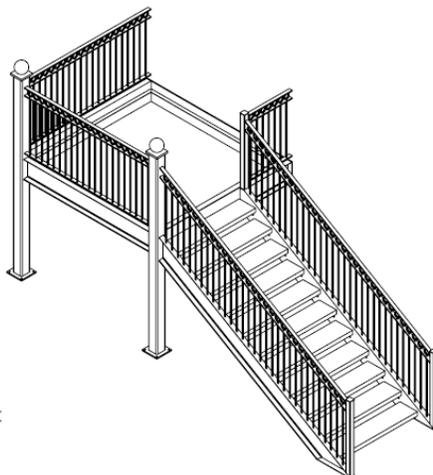
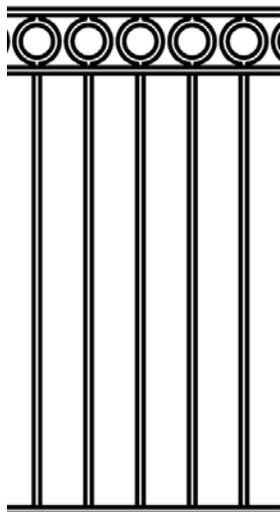
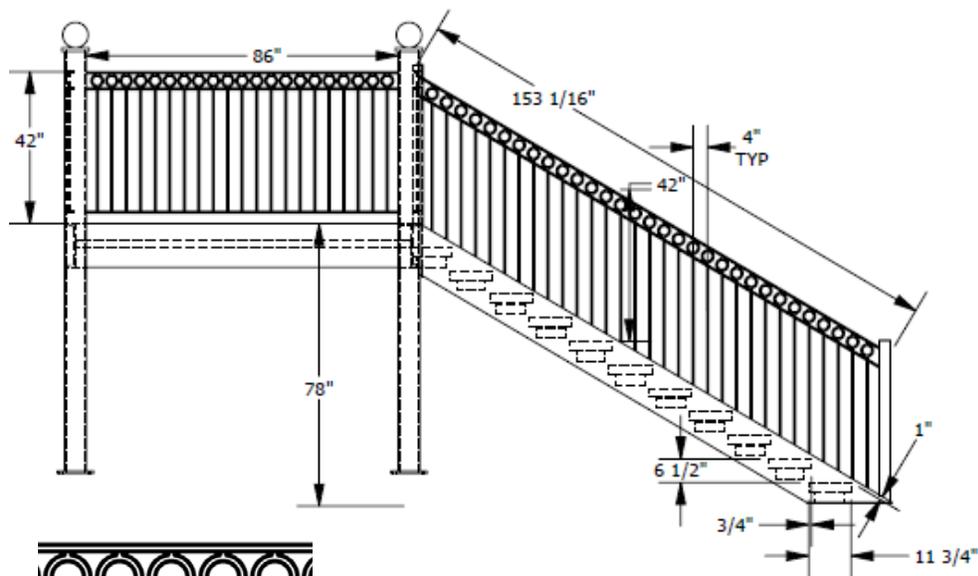
6. Railings

- a. At least 2 different sections must be used.
- b. All vertical elements, including posts and pickets, must have modulated top ends.
- c. Unless specifically used for grasping, all horizontally oriented top elements must have a decorative element such as a finial placed at intervals not greater than 6ft.
- d. Industrial style railing shall not be used.

Railings are not industrial in design or appearance. The top element will be used for grasping.

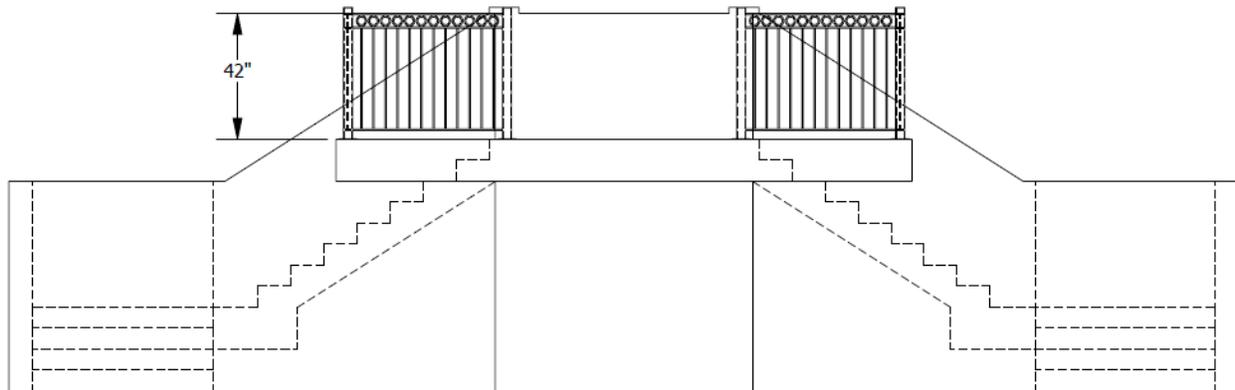
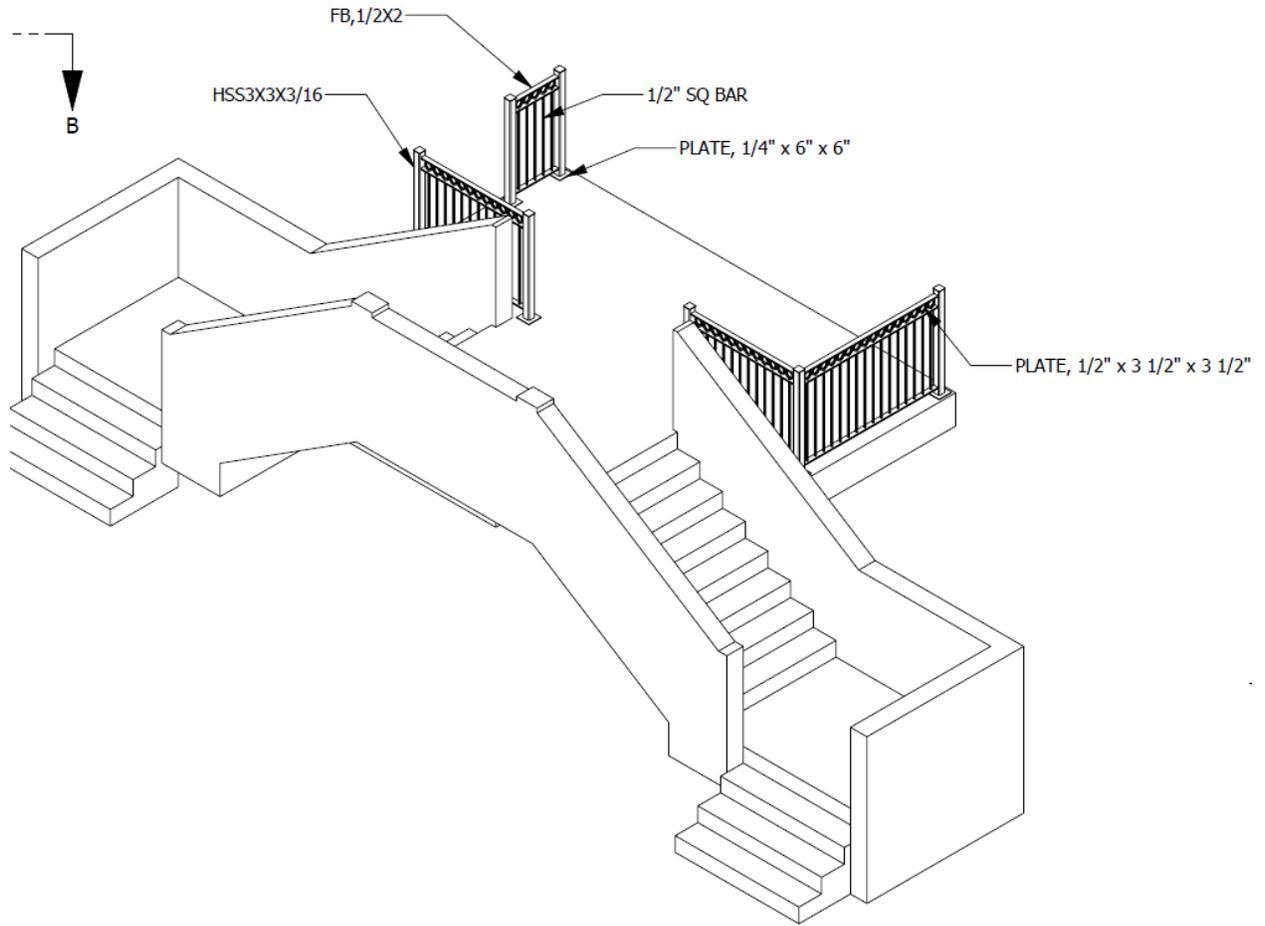
- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED

Railing information



North stairway

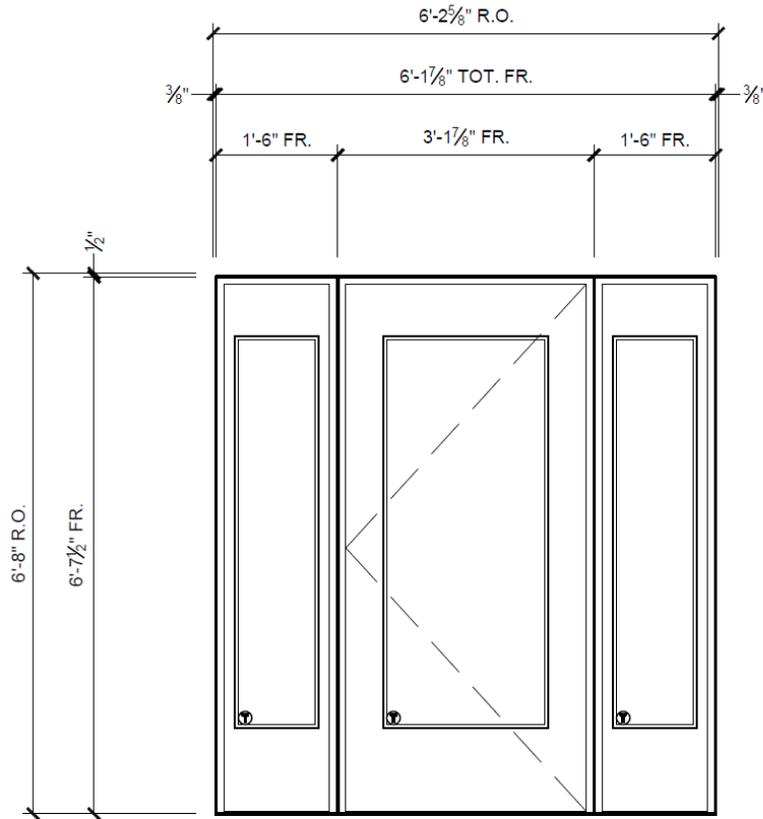
Action Item 4b



Main entry

Action Item 4b

Exterior Door/Hardware information



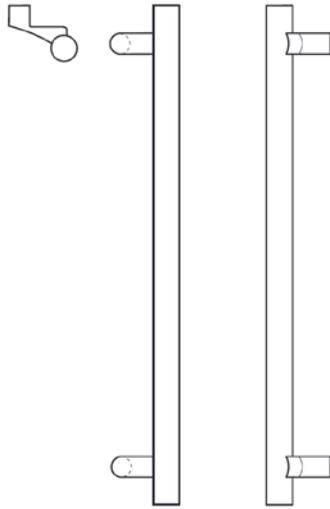
Portobello

1	101-A	1
	LINE #: 10	QTY

Line #	Description
10	Pella(R) Reserve, Traditional, Outswing Door Sidelight, Commercial, Fixed, 18 X 79.5, Portobello
10	Pella(R) Reserve, Traditional, Outswing Door, Commercial, Left, 37.875 X 79.5, Portobello
10	Pella(R) Reserve, Traditional, Outswing Door Sidelight, Commercial, Fixed, 18 X 79.5, Portobello

Action Item 4b

Rockwood RM3310 - MegaTek -
Offset Pull - Flat Ends



Available Finishes:

- US3/605
- US4/606
- US10/612
- US10B/613
- US10BE/613E
- US32/629
- US32D/630

DIAMETER:
1"



612 / US10

Satin Bronze

Specifications:

MATERIAL:

Brass, Bronze, Stainless Steel

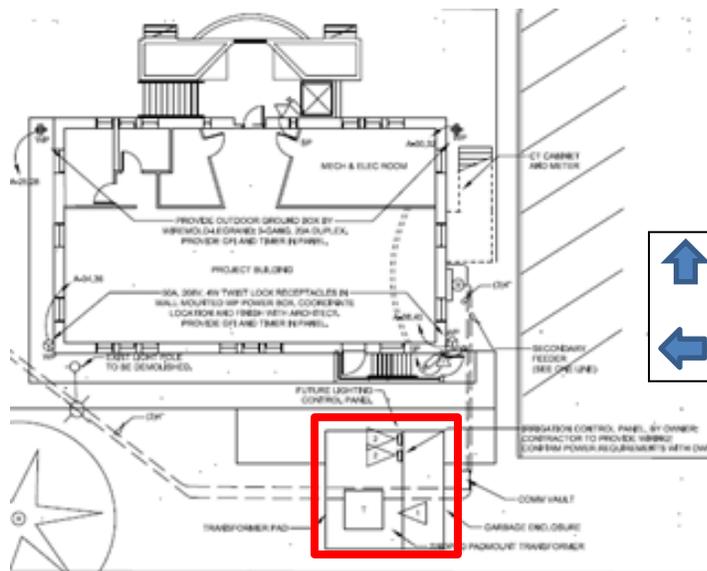
OPTIONS:

For optional mid-post, suffix the product number with "MP" (example: RM3310MP). Over 96" available on select finishes.

ORDERING:

Specify CTC and overall length

Garbage Enclosure information

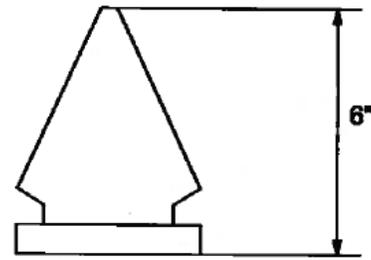
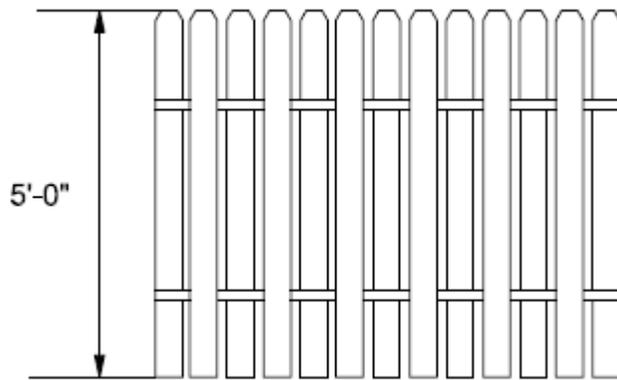


Site plan (behind building)

↑ Cedar Avenue

← First Street

Action Item 4b



CEDAR FENCE CAP



Discussion Item 5a

Date: March 11, 2020
To: Design Review Board
From: Brooke Eidem, Planner
Subject: General Design Standards

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 25), 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

Discussion Item 5a

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.



Clearly delineated building entry with a distinctive roof form, extensive glazing, ornamental signage, and weather protection.

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.



Multi-tenant building with distinct base, middle, and top.

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
 - Bulkhead
 - Projecting sills
 - Pedestrian scale sign(s) or sign(s) painted on windows
 - Planter box
 - large entry doors
 - Canopies and awnings
 - An element not listed above that achieves the intent

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



Storefront windows and continuous canopy provide pedestrian interest

2.2.D. Articulation

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

1. Walls fifty 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

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

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



Brick cladding and storefront windows with bulkheads are consistent with the historic character of Snohomish

Discussion Item 5a

REVISED FROM JANUARY DISCUSSION

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:

Location of parking lot	Number of trees per parking stall
Between building and street	One per five (1:5)
Beside building, partially abutting street	One per six (1:6)
Behind building, minimally visible from street	One per seven (1:7)

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: March 11, 2020

To: Design Review Board

From: Brooke Eidem, Planner

Subject: Summary of Individual Member Design Reviews – January 1, 2020 – March 5, 2020

File #	Location	Proposal	Review
20-01-DRB	51 Maple Ave	Skylights	Approved by Chair Roth

The file will be available at the meeting.