



CITY OF SNOHOMISH

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APPLICANT'S PROPOSAL ASSESSMENT

GENERAL DESIGN STANDARDS COMMERCIAL & MIXED-USE DEVELOPMENT

File Number	Project Address	Applicant
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The General Design Standards for Commercial and Mixed-Use development are provided below in a checklist format to assist you in evaluating your proposal's compliance.

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Please complete the applicable portions of this checklist and submit it with your design review application. Use the following scoring system when comparing your proposal to the Design Standards and Guidelines.

Scoring Guide	
Fully Complies	5
Moderately Complies	4
Neutral	3
Moderately Inconsistent	2
Inconsistent/Does Not Comply	1
Not Applicable	0

By signing below I certify that I have read and understand the Design Standards that are applicable to my project.

Applicant Signature

Printed Name

Date

2.1 SITE DESIGN

2.1.A Sidewalks and Street Trees

1. Sidewalk widths and materials shall be consistent with street frontage improvements of adjacent developments, unless determined infeasible by the City Engineer.
2. Street trees shall be provided within tree grates or minimum 4-foot-wide planting areas.
3. Street tree species shall be selected based on their appropriateness for the specific location and the local environment.

2.1.A Sidewalks and Street Trees		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.1.B Building Orientation

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 lanes.
3. Building abutting the sidewalk are encouraged.

2.1.B Building Orientation		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.1.C Parking 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.

3.1.C Parking Lots		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.1.G Equipment and Service Area Screening

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.

2.1.G Equipment and Service Area Screening		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.2 BUILDING DESIGN

2.2.A Building Entry

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, overhangs
 - Canopies, awnings
 - Porticos, porches
 - Extensive glazing including clerestory, transom, side lites, and glazed doors
 - Ornamental light fixtures and building signage
 - Distinctive roof forms
 - Towers
 - Plazas, seating, 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.A Building Entry		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.2.B. Massing

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
 - Architectural details
 - Canopies, awnings, and overhangs
 - Structural recesses
 - Masonry strips and cornice lines
 - An item not listed 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 setback, 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 a variety in cladding material, window groupings, balconies, recesses, or signage.

2.2.B Massing		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.2.C. Pedestrian Interest

1. Ground-floor, primary façades shall incorporate elements that provide pedestrian interest, including at least one or more of the following:
 - Alcove entries
 - Special cladding material such as tile, stone, or masonry
 - Belt courses
 - Storefront windows
 - Bulkheads
 - Canopies and awnings
 - Projecting sills
 - Pedestrian scale sign(s) or sign(s) painted on windows
 - Planter box
 - Large entry doors
 - An element not listed 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.C Pedestrian Interest		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.2.D. Articulation

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 base of 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
 - Similar element that achieves the intent

2.2.D Articulation		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

2.2.E. Historical Context

2. 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, wood)
 - Vertically-oriented window proportions
 - Storefront windows
 - Canopies projecting over the sidewalk
 - Heavy cornices or canopy lines
 - Alcove entries
 - Similar element that achieves the intent

2.2.E Historical Context		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		