

### 6. DEVELOPMENT WITHIN THE RIGHT OF WAY

#### Intent

The public right of way is the area outside private property, including streets and sidewalks, planter strips, and other publicly owned areas. These outdoor areas are an asset to the community and are intended to be shared and used by all. Typically the type of development in these areas are street furnishings, light poles, and public projects.

#### A. General

1. Development within public spaces should exhibit and incorporate elements that reflect the identity and visual character of the Snohomish community. Justification of consistency of proposed elements, proportions, relationships, or materials with local context may be necessary if antecedents within the community are not clear. Refer to Appendix C for historically appropriate architectural details and building styles in Snohomish.
2. Public outdoor space such as eating and seating areas, plazas, retail alcoves, and inner courtyard spaces are encouraged, as they contribute to the vitality and visual interest of the streetscape. These areas may be located within the public right of way subject to City codes, or private outdoor areas extending from a public sidewalk.
3. New sidewalks shall have lampblack added to the concrete mix for a weathered appearance to match existing sidewalks in the Historic District.
4. Pedestrian walkways through parking areas shall be visually delineated through a distinctive element other than paint striping.

#### B. Pedestrian Realm

##### 1. Street Trees and Landscaping

Landscaping areas and street trees contribute to the visual interest of the Historic District. Street trees interrupt rainfall, offer shade, and provide a sense of separation between pedestrians and cars.

- a. Street trees shall be provided for new development.
- b. Removal of street trees eight inches in diameter or greater as measured four feet above the ground requires approval of a replacement plan prior to removal. Replacement trees are not required to be planted in the same area as the removed tree.
- c. New and replacement plantings shall be evaluated by the City for appropriateness in the local climate and the proposed location. Applicants may wish review the plant lists provided in section V.5 for guidance.

### 2. Street Furnishing

Streetscape furnishing elements should be coordinated wherever possible to create a distinctive commercial district and strengthen the Historic District's sense of place.

These elements include:

- Bicycle racks
- Benches
- Flower pots
- Planting beds and tree well grating
- Wastebaskets
- Pedestrian light poles
- Clocks
- Bus stops and transit shelters
- Directional information such as information kiosks and wayfinding elements

These elements shall be constructed of durable materials and shall be consistent in appearance with the pre-1930s era of the Historic District. Plastic is prohibited.

### 3. Sidewalk Cafés

Sidewalk cafés can add to the streetscape and economic vitality of the Historic District, or they can become a nuisance. The City and the Design Review Board encourage eating establishments to carefully consider the elements of their outdoor seating areas. These elements include the furnishings and stanchions as well as the remaining sidewalk area for pedestrian access.

- a. Furnishings, including tables, chairs, stanchions, and barricades shall be consistent with the character of the Historic District. Plastic materials are prohibited. Metal or wood is preferred. Barricades may incorporate vegetation and seasonal plantings.
- b. All items placed in the Right of Way shall be temporary in nature and readily removable.
- c. If umbrellas are used, they shall not incorporate advertising of any kind.

#### CONSISTENT



Sidewalk café with appropriate materials, and maintaining sufficient pedestrian access.

#### INCONSISTENT



Sidewalk café with advertising on the umbrellas, and no clear pedestrian access way.

### C. Vehicle Travel Lanes

#### 1. General

To encourage public improvements affecting the streetscape to maintain the identity and visual delineation of the Historic District.

- a. All public improvement projects within the Historic District which affect the streetscape are subject to design review.
- b. Street construction projects are encouraged to include elements such as permanent signage, special paving, lighting, or other detailing that will delineate the Historic District.
- c. New sidewalks shall match the surface design of abutting sidewalks. Lampblack shall be used to darken the mix.
- d. New sidewalk corners shall have the date of installation imprinted into the surface.
- e. All street intersections shall have the street name signage unique to the Historic District. Street signs shall also be provided on cross arms of signal lights.
- f. Pedestrian crossings shall be visually delineated using an element such as stamped concrete, or similar.

#### CONSISTENT



Stamped concrete crosswalks provide visual delineation and add to the identity of the district.

#### INCONSISTENT



Replacement sidewalk panels that do not match the adjacent sidewalk.