Attachment H

Residential Guidelines

THE RIVERFRONT DISTRICT EVERETT, WA

RESIDENTIAL GUIDELINES

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RESIDENTIAL GUIDELINES

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INTRODUCTION

Purpose and Intent

This document will guide the development of the residential portion of the Everett Riverfront District on the Simpson Pad (Parcel B of the development hereinafter referred to as the Simpson Neighborhood) and the Eclipse Mill area (Parcel C of the development hereinafter referred to as the Eclipse Neighborhood).

Project Statement

The plan for this new neighborhood within the City of Everett, Washington has been conceived to harmonize with the City's diverse historic character and create a "small town-like" appeal. With a goal of maintaining existing community character within new neighborhoods, those guidelines were based on a survey of design and architectural features within the existing historic community. These Guidelines are intended to foster the creation of quality urban environment through excellent architectural and landscape design, which accepts architectural diversity while providing for strong neighborhood continuity.

GUIDING PRINCIPLES

A Livable Environment

The Everett Riverfront District aims to create a desirable and enjoyable place to live that makes environmental stewardship and social interaction easy. Land uses are to be integrated to balance housing, services, recreation, and employment.

Diverse Housing Options

A compatible mix of housing types and sizes within the parcel, and even within the same block, is encouraged.

- The Simpson Neighborhood is anticipated to be developed with a mix of single family detached, single family attached, and multi-family housing types.
- The Eclipse Neighborhood will likely be comprised of larger multi-family housing but could have the smaller housing types planned for Simpson.

Thoughtful Design

Good architecture combined with good site planning and landscape design produces neighborhoods that have aesthetic and functional harmony, preserve residents' privacy and retain environmentally sensitive areas. Quality architectural structures will help to accomplish these design objectives.

Neighborhood Interaction

Homes address the street with porches, stoops and walkways, which create opportunities for neighborly interaction. Views of garage doors from the street are to be minimized.

Common Areas and Parks

Common areas and park spaces are to be connected with the residential areas by a system of sidewalks and trails.

Natural Features and Scenic Areas

Natural and scenic features are preserved for cultural and scenic enrichment and environmental stewardship. Buffers have been established to protect wetland areas.

CONCEPT PLANS

SIMPSON NEIGHBORHOOD
(Residential)

LANDFILL SITE
(Commercial/Residential)

ECLIPSE NEIGHBORHOOD
(Commercial/Residential)

Simpson Neighborhood

BASIC HEIGHT LIMIT = 35' + 10'
Single and Multi-Family

Eclipse Neighborhood

BASIC HEIGHT LIMIT = 65' + 10'
Single Family Attached, Multi-Family, and Commercial

CIRCULATION

The circulation systems for automobiles, pedestrians, and bicycles serve to connect the residents within the neighborhood and to their community. Systems will provide safe and efficient routes in and out of the development, create beneficial neighborhood links at the pedestrian level, and will respond to the scale and use of the buildings they connect.

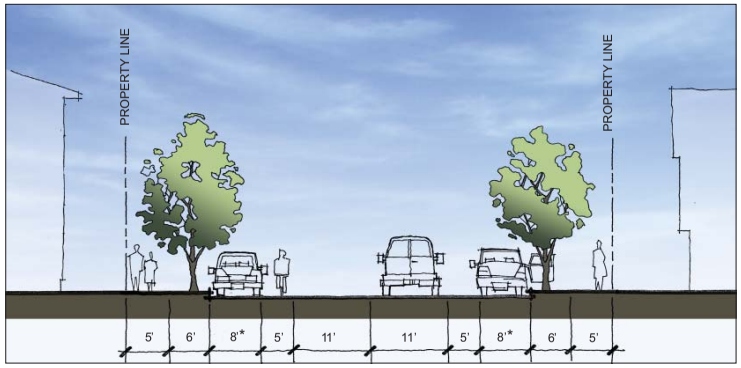
Streets

A connected street system that supports emergency response, efficient routes of travel, and neighborhood interaction are priorities. Dead ends and cul-de-sacs are discouraged and should only be used where absolutely necessary.

The street types are anticipated to vary in scale and use. On streets, curb cuts should be limited to accommodating secondary and private drives wherever possible. Secondary streets and alleyways should be used as a primary means to access residences by car. This intent to define major streets as more of a through-street for traffic as opposed to an access road full of driveways allows for a safer, more consistent roadway as well as the improved aesthetic of a landscaped thoroughfare.

To reduce vehicular conflicts with pedestrians on the sidewalks and maximize the amount of separation and streetscape planting area provided by planter strips, plats should be designed to minimize the number and width of driveway cuts along the sidewalk. The arrangement of driveways adjacent to each other to provide longer planter strips is encouraged.

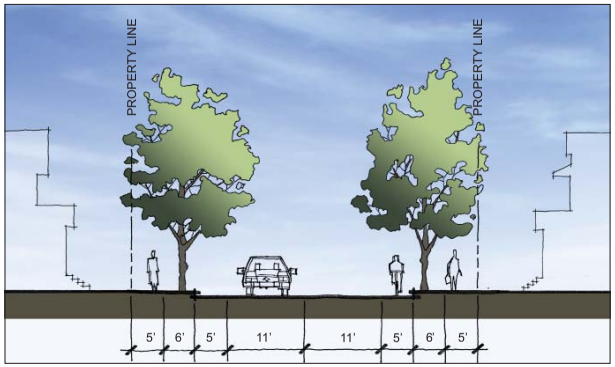
The anticipated categories of street types are depicted in the following section diagrams.



Center Street
(Public ROW)

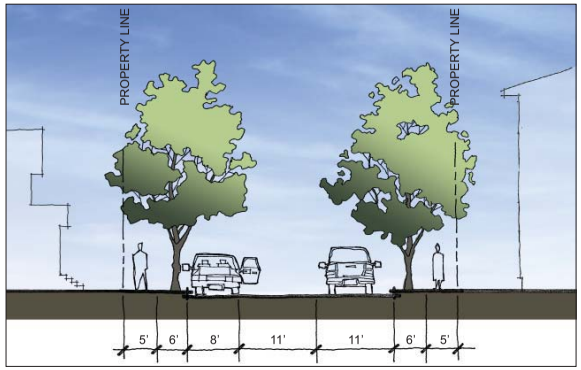
The Center Street is the main circulation spine for the development, accommodating multiple forms of traffic in both directions. Access to the various neighborhoods within the development is via intersections along this arterial. On-street parking is provided on both sides of the center street, as are bicycle lanes. Sidewalks and planting strips are significantly wider here than at any other location.

* Parking areas are not required where no development fronts the street.



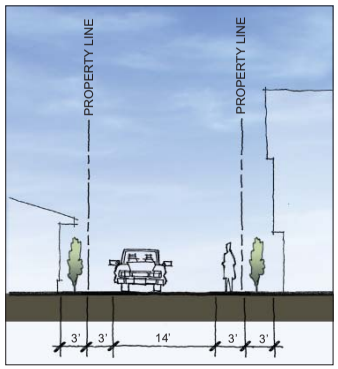
Neighborhood Collector

Neighborhood Collectors provide pedestrian and vehicular connections between the central street and residential streets and alleys. Bicycle lanes are provided in both directions. Though no on-street parking is provided on neighborhood collectors, planting strips and sidewalks lining both sides ensure that the personality and scale of the neighborhood through which the street passes will be preserved.



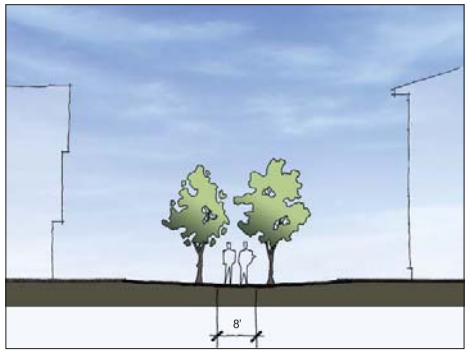
Residential Street
(with parking on one side)

Residential streets provide vehicular and pedestrian connection between the central and collector streets and individual properties. Streets are tree-lined, providing vehicular circulation in both directions with on-street parking on one side. Planting strips and ample sidewalks establish desirable neighborhood scale.



Alley / Lane
(one way)

Alleys are located behind or between residential properties and provide vehicular access to private parking located away from the street. Vehicular use of alleys reduces the number of curb-cuts required along the public way and enhances the pedestrian neighborhood experience. Alleys are designed efficiently, with width adequate to allow vehicles to bypass at slow speeds. Minimal space is provided for pedestrian circulation. Landscaping is required. Garage doors / walls shall utilize windows and structural modulation (e.g. trellis, overhangs, roofs, elevation variation).

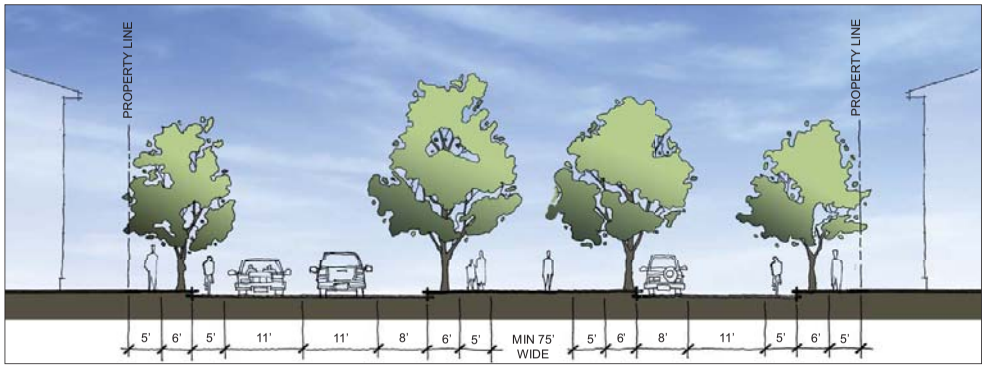


Pedestrian Walkway

Pedestrian Walkways occur throughout the development within green spaces, between buildings and at smaller neighborhood parks. Walkways separate pedestrians from vehicular traffic while providing safe and peaceful connections between buildings, public ways, various points of interest and off site [riverfront] pedestrian trails. All forms of pedestrian circulation are encouraged.

The Neighborhood Green

The Simpson Neighborhood Green serves as the community's primary large common space. A variety of configurations are possible, but all should accommodate adjacent parking, direct pathway connections, and significant landscaping. Sidewalks and planting strips should be used to separate automobiles from the open spaces. Bicycle lanes in two directions are to be provided.



TWO WAY OPTION

ONE WAY OPTION

Parking and Garages

The parking design will place emphasis on the safety of parking areas, efficient management of traffic in off-street parking areas, maximized usable open space, and reduced visual impacts on surrounding properties. It is the intent of these guidelines to reduce the presence of parked cars.

Side-loading, alley-loading, and rear-of-lot garages are preferred and provide several advantages over more typical front-loading garages: Sidewalks are less interrupted by side-loading and rear-of-lot garage driveways than their front-loading counterpart, and are completely uninterrupted when alley-loading garages are available. This results in a more appealing and safer pedestrian environment. Additionally, a more attractive streetscape is maintained, since garage doors and driveway aprons are de-emphasized or hidden, helping to create a neighborhood that feels more like a place for people than a place for cars.

However, where front loaded garages are used, parking aprons shall be provided in length that prevents vehicles from overhanging the adjacent sidewalk.

Parking and Garages (cont'd)

Detached garages are allowed, and occasionally preferred in certain housing types (e.g. rowhouse, cottage). Side entry garage walls visible from the street shall include landscaping, windows and structural changes or trim to break up uninterrupted walls.

Parking on sidewalk, planter strips or other pedestrian or landscaped areas is not allowed.

Carports are not allowed in single family neighborhoods.

Shared private drives and auto courts are encouraged.

An auto court provides ingress and egress to clusters of dwellings. Auto courts are an effective means of increasing density and creating a higher capacity street network.

CIRCULATION

Pedestrians and Paths

The pathways and sidewalks must function as a continuous ribbon, providing an accessible, safe, and appealing experience that connects the site at a human scale.

The pedestrian and bicycle routes that the residents will regularly use to access their neighbors, open space, trail systems, and the nearby commercial center will contribute to creation of a unique sense of place.

BUILDINGS

All single-family and multifamily residential construction within the Simpson and Eclipse Neighborhoods is subject to these Design Guidelines.

These guidelines are to be applied in compliance with all applicable development standards for The Riverfront District, the Washington State Building Codes, the Federal Fair Housing Act, the Americans With Disabilities Act (ADA), other applicable codes regulating residential construction, and the Development Agreement.

Neighborhood Character

Neighborhoods in the Riverfront District should be arranged for people rather than cars. Street design should favor pedestrian safety over vehicular speed, and the visual impact of garages should be de-emphasized. The neighborhood character should provide for a more sociable, easy lifestyle that promotes street-strolling. Although allowing for flexibility in individual designs, the guidelines are intended to promote a strong harmonious character and a coherent sense of place.

Many homes in the Riverfront District Development will reflect the variety of character seen in architectural style prevalent in Everett, drawing upon the historic craftsman, cottage, bungalow, colonial and farmhouse styles. These styles often include welcoming front porches, high quality natural or approved synthetic materials, the interplay of diverse roof forms and a variety of Northwest design types. The goal is to have homes which are attractive, well-proportioned, and reflect a high level of design integrity. Painted and stained surfaces will feature a variety of color tones. Additionally, a major goal is to enable residents to enjoy a neighborhood walk, facilitating neighbor interactions and enjoyment of the common neighborhood amenities.

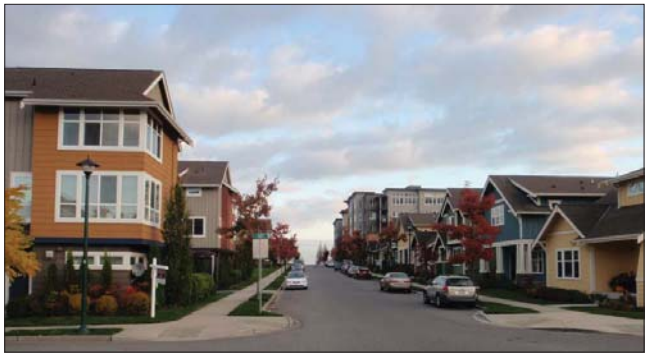
To accomplish these goals, lots shall be oriented to and have frontage on public right-of-ways or common green spaces wherever possible. Flag lots should be avoided.

Pedestrian Oriented Design

To reduce vehicular conflicts with pedestrians on the sidewalks and maximize the amount of separation and streetscape planting area provided by planter strips, plats should be designed to minimize the number and width of driveway cuts along the sidewalk. The use of alleys, shared driveways and auto courts is encouraged. Alleys eliminate the need for front loaded garages with driveway cuts across the sidewalk. Shared driveways between adjoining lots are encouraged. To accommodate adequate fire access without creating increased amounts of impervious surface area for fire truck turnaround, dead-end shared driveways shall not exceed 150 feet in length unless otherwise approved or required by the City of Everett.

Connectivity

Vehicular and pedestrian connectivity within and between plat parcels shall support emergency response, efficient routes of travel, and neighborhood interaction.



Mix of Lot Size and Housing Types

Parcel plat design that provides for a mix of lot sizes that allows for a compatible mix of housing types and sizes within the parcel, and even within the same block, is encouraged.

Duplex or Triplex Floor Plans

The use of duplex or triplex floor plans which provide smaller units, but look like a larger single family home, is encouraged, particularly on corner lots within a parcel and when entrances face each street front.

General Requirements

To foster variety among the homes constructed at Everett Riverfront Development, the following provisions apply:

Architectural Style

- A repetitive architectural style for a group of homes shall be avoided.
- Differing roof forms, window design, surface materials, entryway treatments, and bay treatments shall be utilized to achieve variety.
- Units of identical elevation type must be separated by at least two different elevations. Identical elevations may not be across the street from one another.
- Within a subdivision of a parcel, roofing materials other than natural wood products must vary in type or color.
- Within a subdivision of a parcel, siding materials must vary in architectural style and color.
- Builders are encouraged to produce model homes that are diverse in size, design, color and materials.

General Requirements (cont'd)

The elevations of each home design shall provide significant façade variation (in general, a minimum of 4 floor plans and 4 elevations are required; certain exceptions apply. At least two elevations shall be differentiated by the following variations:

- Window size and design; or window placement;
- Porch depth, design and details;
- Variation in siding texture and appearance;
- Roofing material or color;
- Roof with a side gable versus a front gable facing the street;
- Use of different roof forms, e.g., hip, gambrel, mansard, gable;
- Change in the pitch of the primary roof by at least 25% (e.g. 6:12 and 10:12), with a minimum primary roof pitch of 5:12.

Garage Locations

- Lots adjacent to an alley/lane shall have alley-served garages
- A subdivision parcel should utilize side entry, side drive, or alley entry garages where possible in addition to the front entry option
- Shared driveways and zero lot-line attached garages are highly encouraged.

Homes

Everett Riverfront Development's general architectural provisions are guidelines that ensure high quality construction without discouraging individual innovative or imaginative ideas.

Balconies and Decks

Balconies and decks are encouraged in multifamily structures wherever they may break up otherwise large uninterrupted building facades.

Doors

Care shall be taken to select front doors that reflect the architectural style of the home. Screen or storm doors are permitted if they are in keeping with the home's architectural character. Screen doors shall not be:

- Unpainted aluminum
- Unpainted or unstained wood
- Comprised of non-articulated wood or aluminum panels
- Temporary in appearance

Entrances

All front entrance areas shall include a welcoming architectural feature such as a porch, stoop or other significant entry feature. Where lots front on a street, front doors shall face the street. In other configurations, where lots are served by an alley and front a common interior courtyard, park or landscape area, front doors shall face the common space.

Porches
Porches or covered stoops shall have a minimum depth of 4 feet, as measured at the floor of the porch or stoop from the wall of the house to the closest obstruction, such as a railing, banister, or support beam. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet

Stoops
Stoops shall be accompanied by a projecting overhead element such as a dormer, arch or gable which provides roof coverage and weather protection. Stoops shall be a minimum of 4 feet deep and a minimum of 36 square feet in area.

Entry Features
Entry features shall add variety to the streetscape and include landscaping and other elements like trellises, entry courts, and architectural elements.

Garages and Garage Bays

Side-loading, alley-loading, and rear-of-lot garages provide several advantages over more typical front-loading garages. Sidewalks are less interrupted by side-loading and rear-of-lot garage driveways than front-loading garage driveways, and are completely uninterrupted when alley-loading garages are available. This results in a more appealing and safer pedestrian environment. In addition, the use of non-front-loading garages maintains a more attractive streetscape, since garage doors and driveway aprons are de-emphasized or hidden, helping to create a neighborhood that feels more like a place for people than a place for cars.

To the extent reasonably possible, side-loading, alley-loading, and rear-of-lot garages should be used instead of front-loading garages.

Any garage doors that face a street or public area shall feature windows, recesses or moldings to help blend the doors with the character of the house. Detached garages are allowed. Carports are not allowed in single family neighborhoods. All garage walls shall include landscaping, windows or structural changes, trellises, or trim to break up uninterrupted walls.

Materials and Colors

Exterior walls shall be surfaced with:

- Wood
- Stucco
- Masonry or
- Synthetic materials with a natural appearance

Building materials and finishes that may create glare impacts on other properties, or within the area visible from the Lowell and other surrounding neighborhoods, I-5 and adjacent public spaces, shall not be used.

Accent and trim may be:

- Brick
- Stone
- Tile
- Wood or Synthetic materials with a natural appearance

A wide variety of material and colors is encouraged. Colors should be appropriate to the architectural style of the home. A range of hues, including colors in the medium and dark range, is encouraged. Light beiges and grays should not predominate.

Mechanical Equipment + Utility Meters

Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features. Builders shall ask utility companies to locate public utility distribution meters, vaults and similar installations away from high visibility areas such as street corners, along streets, and view areas. Alley locations are preferred when possible. All mechanical equipment and meters shall be inconspicuously located on the house plan. Window-mounted air conditioning and mechanical units are prohibited.

Roof Pitches and Materials

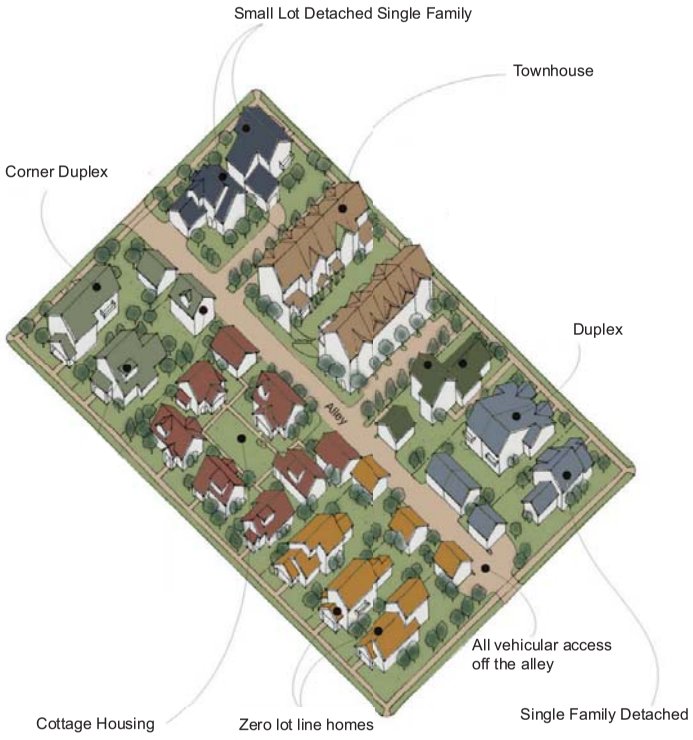
In keeping with Northwest architecture, primary roof pitches generally shall range from 5:12 to 12:12.

Except when using natural wood products, builders must use more than one roof material or color in each parcel neighborhood. Roof materials shall display three-dimensional visual texture. Acceptable materials include:

- Wood
- Tile / Slate
- Metal
- High quality asphalt shingles (Multi-layer or Architectural)

Windows

Window and door glazing shall be clear, gray or "low E". Reflective glass is prohibited. Aluminum frame windows shall be color-treated. Windows visible from the street or public open space, including those on sides and backs of houses, shall be trimmed to complement the front facade of the residence. Homes with street frontage shall provide windows with visual connection to the street. Solar access through the positioning and sizing of windows with southern exposure is encouraged.



Housing Types

Single Family Detached

- Single Family
- Autocourt
- Cottage

Single Family Attached (not stacked)

- Duplex / Triplex
- Townhouse
- Rowhouse

Multiple Family

- Apartment

Housing Types (cont'd)

	Single Family Detached				Single Family Attached				Multifamily (City definition)	
	Single Family		Autocourt (3)(5)	Cottage	Duplex ** (1)	Triplex ** (1)	Townhouse ** (1)	Rowhouse ** (1)	Simpson ** (4)	Eclipse ** (4)
	Garage access from street (6)	Alley loaded (5)								
Min Lot Area	3000	2400	3000	*	None (1)	None (1)	None (1)	None (1)	None (1)	None (1)
Min Req'd Setbacks:										
Front	10'	10'	10'	*	10'	10'	10'	10'	10'	10'
Front w/ Garage Entrance	18'	N/A	N/A	*	N/A	N/A	N/A	N/A	N/A	N/A
Rear	10'	10' (2)	10'	*	None	None	None	None	None	None
Side Street	10'	10'	10'	*	10'	10'	10'	10'	10'	10'
Side Interior	5'	5' (2)	5'	*	5'	5'	5'	5'	5'	5'
Min Lot Width	50'	40'	50'	*	None	None	None	None	None	None
Min Lot Depth	60'	60'	60'	*	None	None	None	None	None	None
Max Bldg Height	per site	per site	per site	*	per site	per site	per site	per site	per site	per site
Max Resid Density (u/acre)	None	None	None	*	None	None	None	None	58/ac	58/ac
Min Landscaped Area	15%	15%	15%	*	15%	15%	15%	15%	15%	15%
Open Space on Site	225sf (7)	225sf (7)	225sf (7)	*	100sf/unit	100sf/unit	100sf/unit	100sf/unit	100sf/unit	100sf/unit

* Refer to City of Everett: Title 19 Zoning, Chapter 33G.100 Cottage Housing

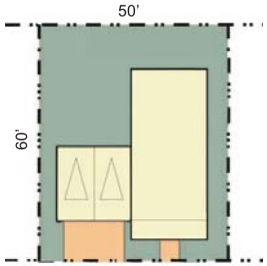
** All Core Residential Standards apply except as modified in the Everett Zoning Standards for Riverfront Planned Development

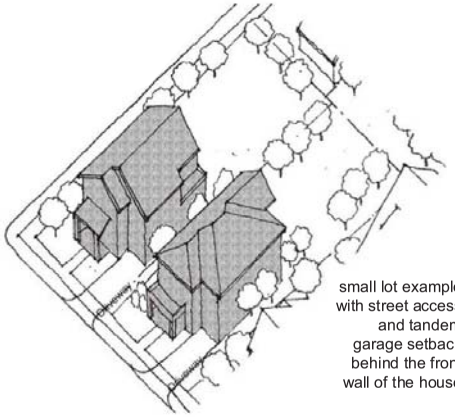
Footnotes

1) Standards for duplex, triplex, townhouse, and rowhouse units:
   a) No minimum lot area is required.
   b) All units and main entrances must front on a street or open space.
   c) All units must have vehicular access from alley/lane. No curb cuts are allowed on the streets. Alley / Lane access only.
   d) All required parking must be off the alley/lane.
   e) A 10 foot setback is required from the street or open space.
   f) Open spaces must have a minimum width of 20 feet.
   g) Buildings must have a minimum separation of 10 feet when they are not attached.
   h) The main entrance must be covered and a minimum of 6 feet by 6 feet. This can be a porch, stoop, or inset as long as at least two sides are open.
   i) Standards for alleys/lane. All alleys shall include landscaping. 20 square feet, including one tree, per unit. There will be a concrete apron as a transition from the garage entrance and the drive lane. Garage walls shall utilize windows and structural modulations which include: trellises, overhangs, roof forms, and variation in elevations. (See picture examples pages 8, 10, 13, 14, 16, 20).
2) No rear setback is required for garages on an alley / lane, including livable space above the garage. Where garages on alleys / lanes are attached, no side yard setback is required.
3) Standards for Autocourts
   a) Autocourts may include up to four units, with two units fronting on the street and two units behind. There may be open space between the front lots and the street.
   b) All vehicular access must be taken from the access drive.
   c) Garages for the front units must be located on the back of the front lot, and no parking in the front yard.
   d) The primary residential entrances for the front lots must be oriented to the street.
   e) The access drive must include a maximum of 20 feet wide paving with five foot setbacks between the paving / curb and the units.
   f) Garages may be attached in any setback between the autocourt lots. If they are not attached, a minimum 5 foot setback is required for garages (10 foot building separation).
4) Along streets there will be a primary entrance and/or secondary entrances to the multiple family at street level with access to the sidewalk.
5) The main entrance must be covered and a minimum of 36 square feet with the minimal dimension of 4 feet. This can be a porch, stoop or inset as long as at least 2 sides are open. The main entrance will also face/be oriented towards the street and/or open space.
6) Driveway for vehicles will be a maximum of 20 feet wide.
7) 225 square feet of open/private space on each lot with a minimum dimension of 15 feet by 15 feet is required and cannot be reduced in size.

SINGLE FAMILY - SMALL LOT

single family dwelling unit on a lot less than 5,000 sf



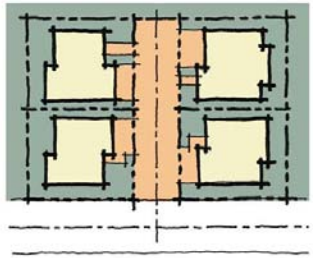


small lot example with street access and tandem garage setback behind the front wall of the house

Housing Types (cont'd)

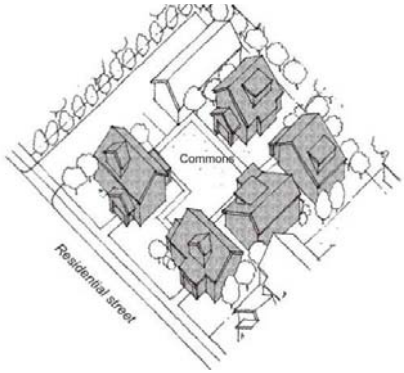
AUTOCOURT

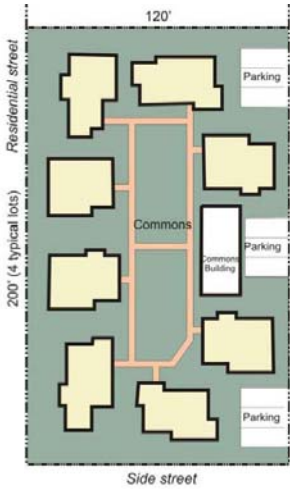
detached single family houses with garages clustered around a common driveway



COTTAGE HOUSING

small detached single family houses organized around a common open space -
Refer to City of Everett: Title 19 Zoning, Chapter 33G.100 Cottage Housing

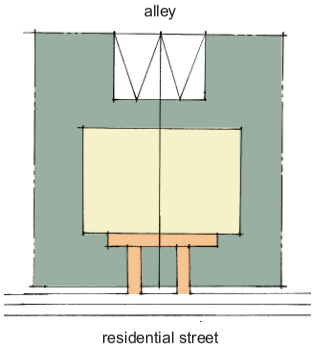




Housing Types (cont'd)

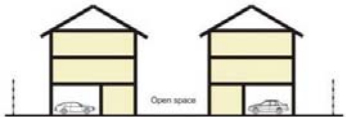
DUPLEX / TRIPLEX

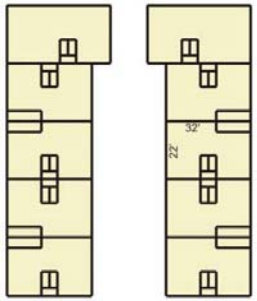
residential building comprising of two/three side-by-side dwelling units



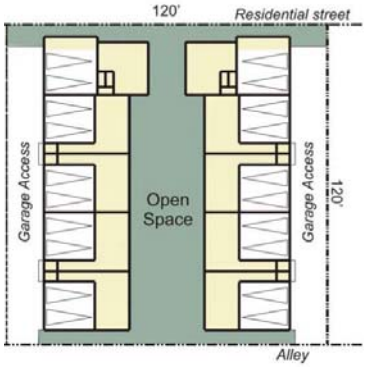
TOWNHOUSE (Alley Access)

single family dwelling units attached on one or more sides





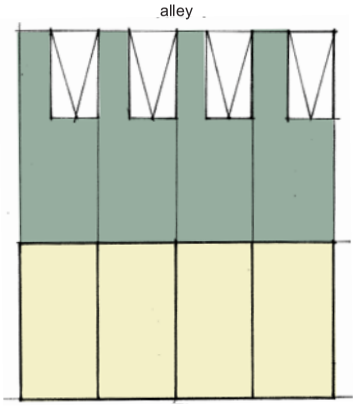
Upper Level Plan



Ground Level Plan

ROW HOUSE

Attached dwelling units with detached garages and automobile access from an alley

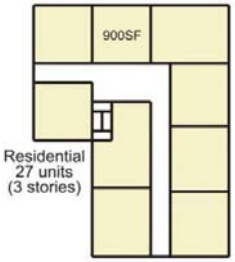


WALK-UP MULTIFAMILY

3-story apartment building with surface parking

LOWRISE MULTI-FAMILY
(3-over-1)

3 floors of residential over retail/office or parking

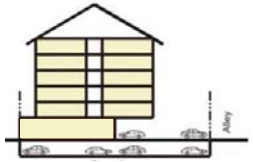


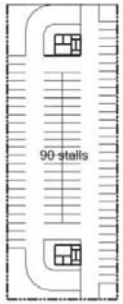
Upper Level Plan

Ground Level Plan

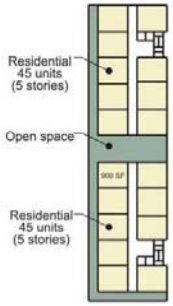
MIDRISE MULTI-FAMILY
(5-over-1 or 4-over-1)

4 or 5 floors of residential over retail/office or parking





Ground/Basement Level Plan



Typical Plan

OPEN SPACE

The intent of the open space standards is to provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development and to create open spaces that enhance the residential setting. Site development shall include open courtyards, lawns, landscaping, usable active or passive recreation areas, seating, lighting, and other pedestrian amenities and paths that are integrated into the adjacent trail systems.

Parks and Paths

Open space areas shall not be used for off-street parking, and parking areas shall not be credited for satisfying the open space requirements. Landscape areas without passive or active recreation opportunities located in parking areas shall not be credited for satisfying on-site open space requirements.

Pavement covering of open space areas shall be limited to active recreation surfaces, walkways, and courtyard areas. Courtyards and open space areas on rooftops or the top of parking structures shall include landscaping.

Areas of open space used for rain gardens or similar systems to handle storm water shall be designed as an aesthetic amenity. Passive recreation opportunities should be included in these areas where possible.

Open space areas should be located and constructed so as to separate children from off-street parking areas, traffic, garbage disposal areas, drainage or water quality facilities or other potential hazards.

Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.

A minimum of 3 acres of total common open space shall be provided for the Simpson Neighborhood.

OPEN SPACE

Detached Dwelling Units

Private yard space shall be provided for all detached single-family dwellings - At least two hundred and twenty-five square feet of private yard space adjacent to each unit meeting with the following considerations:

- Open space should be large enough to provide functional leisure or recreational activity and should be at least fifteen feet in width and depth.
- Required front and side yard setback areas do not count towards any open space requirement.
- Refer to City of Everett: Title 19 Zoning, Chapter 33G.100 for Cottage Housing requirements.

OPEN SPACE

Attached Dwelling Units

One hundred square feet of on-site open space per attached dwelling unit will be provided.

Required setback areas shall not count towards any open space requirement.

Where accessible to all residents, common open space may count for up to one hundred percent of required open space. This includes landscaped courtyards or decks, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces.

Individual entries should be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.

Covered private balconies, porches, decks, or patios may be used to meet up to fifty percent of required open space. Such spaces are encouraged, and should be at least thirty five square feet, with no dimension less than four feet, to provide a space usable for human activity.

OPEN SPACE

The natural environment has been a dominant influence on the Everett region and its residents. That influence is reflected in the approach to landscaping the Simpson and Eclipse Neighborhoods. As plantings mature, they will complement and visually establish the character of the neighborhoods. The underlying intent of the landscaping should be to reinforce and enhance the scale of the residential areas, screen unwanted views and improve the livability of multiple-family residential areas.

Up to one-third of the required landscaped areas can be for active or passive recreational use, or for use by pedestrians. Examples may include walkways, play areas, picnic areas, plazas, and open recreational facilities.

Landscaping

Setbacks

Front setback areas must be landscaped with Type III Landscaping (as defined in EMC 19.35.050), provided that:

- Tree and shrub types and locations allow for natural surveillance between dwelling units and the street.
- There shall be the equivalent of one tree for each thirty feet of street frontage.
- Planting strip areas and trees between the sidewalk and street shall not qualify for the landscaped area requirements above.

Public Streets

Landscaping in the public right-of-way is required and is subject to review by the City of Everett.

Private Spaces

Any yard space visible from the street should receive landscaping prior to occupancy. Landscape design should strongly encourage use of native and drought tolerant species. See Appendix A for a recommended list of plants for residential landscaping that are proven hardy in this climatic zone. The list highlights native and low water species of trees; shrubs and ground cover. Exotic plants such as European Hawthorn, European Ash Spurge Laurel, Butterfly Bush, Monkeytail tree, Fatsia, Yucca, or palms should not be planted. Nor should invasive species like English ivy, Holly or English Laurel be planted.

Landscaping (cont'd)

Front Yards

Front yards should generally be open to the street. A variety of landscape themes should be used throughout the community. Variety in both plant material and design of individual yards is encouraged. Tall hedges are discouraged. Grass lawn and/or low groundcover is encouraged as the predominant groundcover. Large expanses of bark mulch, loose stone, or plain paving is discouraged. Artificial turf is prohibited. Accent plantings such as annuals, perennials, roses, rhododendron collections, and evergreen shrubs are encouraged. Landscape plantings should occur in beds that either simulate a natural group of plants, or border the foundation or architectural elements such as the front porch or stoop. Plants should be carefully selected based on exposure to sun and wind to minimize watering needs. Plants with similar water needs should be planted together. Selection of plants from the recommended Plant List is encouraged but not required.

Foundation Planting

All street-facing elevations must have landscaping along any exposed foundation. The landscaped area can be along the outer edge of a porch instead of the foundation. (This landscaping guidance does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building). The foundation landscaping must meet the following standards:

Landscaping (cont'd)

- The landscaped area must be at least three feet wide.
- There must be at least one three-gallon shrub for every three lineal feet of foundation.
- Ground cover plants must fully cover the remainder of the landscaped area.

Side Yards and Rear Yards

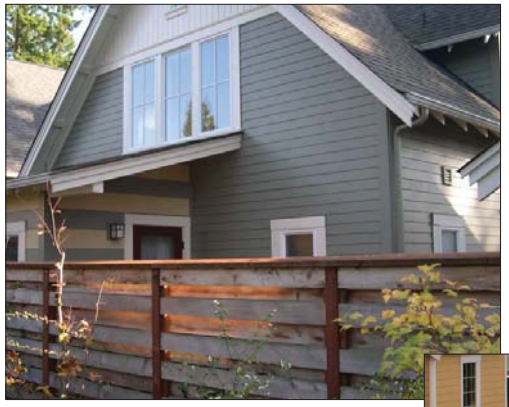
One of the following screening methods must be utilized in side and rear yards where there is no alley present:

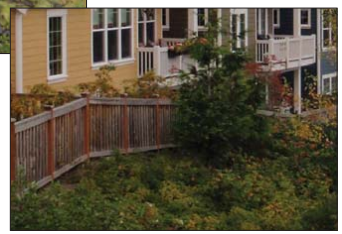
- Provide at least five feet of Type III landscaping (as defined in EMC 19.35.050) between the building and the property line.
- Provide a low landscaped hedge at least three feet wide between the building and the property line. The hedge should include at least one three-gallon shrub for every three lineal feet.
- Provide a solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line.
- Other treatments that meet the intent of this guidance.

Yards abutting trails or Wetland buffers

All yard areas adjacent to trails or wetland buffer areas should be screened with a solid wood fence or masonry wall, or combination of wood and masonry, six feet in height (and located along the property line).

Landscaping (cont'd)





Irrigation

All private spaces in residential areas will be irrigated, with the highest priority in front yards. Irrigation systems should be designed for water efficiency. If not automatically irrigated, homeowners should adequately water and maintain the plants, including planting strips adjacent to streets and alleys. Reuse of storm water from downspouts is encouraged as a natural source of water for irrigation.

Fencing

Fences within the front setback area and between any street and buildings shall not be more than three feet six inches high and less than seventy percent solid to maintain views into the street for security. However, front yard fences are discouraged. Fences up to six feet in height may be permitted no closer than ten feet from the sidewalk provided they have landscaping between the fence and the sidewalk. Fences taller than three feet six inches and visible from a street should be screened with Type I or III Landscaping (as defined in EMC 19.35.050) to mitigate the visual impact of a wall on the street. Fences between the street and the dwelling are to be no more than thirty percent solid. Chain link fences are not allowed.

Retaining Walls or Hardscape Features

Retaining walls taller than four feet and visible from the street shall be terraced so that no individual segment is taller than four feet. Terraced walls shall be separated by a landscaping bed two feet in width including one shrub every three lineal feet of retaining wall or other landscaping treatments that reduce the bulk and scale of the retaining wall and enhance the streetscape.

Use of Chemicals

The use of chemicals in the environment can have many unanticipated and negative effects. Great care should be taken when using chemicals to control weeds, insects and for fertilizer. The following items should be followed whenever chemicals are used:
Read the label. Follow the instructions.

- Use fertilizer sparingly. Many plants don't need as much as you might think. Too much can even harm them. Also, roots, leaves and fruits need different nutrients. Test your soil to find the right dose and type to match the your plants' needs.
- Don't treat your lawn or garden right before a rainstorm.
- Use slow-release fertilizers and other more environmentally friendly products.
- Try non-chemical alternatives. Use compost. Plant companion plants that deter pests.

Landscaping (cont'd)

- Pull weeds by hand.
- Use mulch.
- Trade lawn for native groundcover or shrubs.

Do not use chemicals in and around sensitive areas and their buffers.

Parking Areas (For Multi-Family Residential)

Trees should be planted in and around all surface parking areas. At least one tree should be planted for every five parking stalls. The layout and arrangement may vary depending on the specific site and layout of the lot. Some order and organization is better than random spacing and layout. The layout may help create "outdoor rooms or spaces" of the parking areas. They may also be coordinated with rain gardens or similar systems that are part of the neighborhood to provide multiple uses and take advantage of these more natural features.

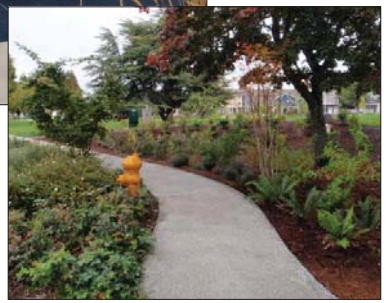
Sight Distances

Landscaping at street intersections and long alleyways should permit safe lines of sight. No fence, wall, hedge or shrub may be placed or permitted to remain where it would reduce pedestrian safety by reducing traffic visibility.

Park Areas

Neighborhood Parks should be designed to complement the surrounding landscape design

Landscaping (cont'd)



and the surrounding homes will consider adjacent parks and streetscapes. A variety of parks and opens spaces are contemplated in the Simpson and Eclipse Neighborhoods providing for a variety of activities and passive enjoyment.

APPENDIX A

RECOMMENDED PLANT LIST

This recommended plant list incorporates most of the species available in the Northwest for use on The Simpson and Eclipse Neighborhoods. For most situations, native plants and drought adapted species should be considered first and they are shown bolded in the list below. While native plants will need nurturing and maintenance during their establishment years, once established they will exhibit their beauty without high levels of water and intense maintenance. The goal is to minimize the reliance upon excessive water or burdensome maintenance while allowing for flexibility by individual homeowners. Prior to planting any of the species on this list, careful consideration should be given to soil preparation, exposure, grouping of similar materials, and natural and created drainage patterns. Carefully consider the ultimate size of plant material before planting as well so that plants do not overgrow their intended spaces.

Common Name	Botanical Name
Deciduous Trees	
Vine Maple	**Acer circinatum**
Serviceberry	**Amelanchier canadensis**
Pacific Dogwood	**Cornus 'Eddie's White Wonder'**
Pacific Dogwood	**Cornus nuttalli**
Western Hazelnut	**Corylus cornuta californica**
Carriere Hawthorn	**Crataegus lavellei**
Oregon Ash	**Fraxinus latifolia**
Oregon Crabapple	**Malus fusca**
Sargent Cherry	**Prunus sargentii**
Garry Oak	**Quercus garryana**
Staghorn Sumac	**Rhus typhina**
Mountain Ash	**Sorbus sitchensis**
Hedge Maple	Acer campestre
David Maple	Acer davidii
Amur Maple	Acer ginnala
Rocky Mountain Maple	Acer glabrum 'douglasii'
Paperbark Maple	Acer griseum
Fullmoon Maple	Acer japonicum
Box Elder Maple	Acer negundo
Japanese Maple	Acer palmatum
Norway Maple	Acer platanoides
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Serviceberry	Amelancier laevis
Himalayan Birch	Betula jacquemontii
Monarch Birch	Betula maximowicziana
River Birch	Betula nigra
Paper Birch	Betula papyrifera
European Hornbeam	Carpinus betulus
Katsura Tree	Cercidiphyllum japonicum
Eastern Redbud	Cercis canadensis
Flowering Dogwood	Cornus florida
Korean Dogwood	Cornus kousa
Cornelian Cherry	Cornus mas
Black Hawthorn	Crataegus douglasii
English Hawthorn	Crataegus laevigata
Washington Thorn	Crataegus phaenopyrum
Dove Tree	Davidia involucrata
European Beech	Fagus sylvatica
White Ash	Fraxinus americana
Marshould Seedless Ash	Fraxinus pennslvanica 'Marshould'
Maidenhair Tree	Gingko biloba
Thornless Honeylocust	Gleditsia triacanthos 'Inermis'
Silverbell	Halesia carolina
Black Walnut	Juglans nigra
American Sweetgum	Liquidambar styraciflua
Tulip Tree	Liriodendron tulipifera
Yulan Magnolia	Magnolia heptapeta
Anise Magnolia	Magnolia salicifolia
Saucer Magnolia	Magnolia soulangiana
Star Magnolia	Magnolia stellata
Loebner Magnolia	Magnolia x loebneri 'Leonard Messel'
Loebner Magnolia	Magnolia x loebneri 'Merrill'
Crabapples	Malus, disease resistant
Tupelo	Nyssa sylvatica
Sorrel Tree	Oxydendrum arboreum
London Plane Tree	Platanus acerifolia 'Bloodgood'
Bolleana Poplar	Populus alba 'Pyramidalis'
Lombardy Poplar	Populus nigra 'Italica'
Quaking Aspen	Populus tremuloides
European Bird Cherry	Prunus padus
Birch Bark Cherry	Prunus serrula
Japanese Cherry	Prunus serrulata var.
Autumn Flowering Cherry	Prunus subhirtella 'Autumnalis'
Yoshino Cherry	Prunus yedoensis

APPENDIX A

Bradford Pear	Pyrus calleryana 'Bradford'
Wild Crabapple	Pyrus fusca
Scarlet Oak	Quercus coccinea
Pin Oak	Quercus palustris 'Crownright'
Willow Oak	Quercus phellos
English Oak	Quercus robur
Northern Red Oak	Quercus rubra
Shumard Red Oak	Quercus shumardii
Golden Weeping Willow	Salix alba var. tristis
Weeping Willow	Salix babylonica
Black Willow	Salix lasiandra
Corkscrew willow	Salix matsudana 'Tortuosa'
European Mountain Ash	Sorbus aucuparia
Tall Stewartia	Stewartia monadelpha
Japanese Stewartia	Stewartia pseudocamellia
Japanese Snowbell	Styrax japonica
Lilac Tree	Syringa vulgaris
Littleleaf Linden	Tilia cordata
Chinese Elm	Ulmus parvifolia
Village Green Zelkova	Zelkova serrata 'Village Green'

FRUIT TREES

Frost-free varieties

Apple	Criterion, Red Jonagold, Super Jon
Apricot	Puget Gold
Peach	Frost
Pear	Anjou, Comice, Chojuro

CONIFEROUS TREES

Grand Fir	Abies grandis
Incense Cedar	Calocedrus decurrens
Port Orford Cedar	Chamaecyparis lawsoniana
Alaska Cedar	Chamaeacyparis nootkatensis
Pacific Wax Myrtle	Myrica californica
Sitka Spruce	Picea sitchensis
Lodgepole Pine	Pinus contorta
Western White Pine	Pinus monticola
Ponderosa Pine	Pinus ponderosa
Douglas Fir	Pseudotsuga menziesii
Coast Redwood	Sequoia sempervirens
Giant Sequoia	Sequoiadendron giganteum
Western Red Cedar	Thuja plicata
Western Hemlock	Tsuga heterophylla
Mountain Hemlock	Tsuga mertensiana
Deodar Cedar	Cedrus deodara
Japanese Cryptomeria	Crytomeria japonica
Cypress	Cupressus sp.
Norway Spruce	Picea abies
Japanese Red Pine	Pinus densiflora
Scots Pine	Pinus sylvestris
Japanese Black Pine	Pinus thunbergii

EVERGREEN SHRUBS

Pacific Madrone	Arbutus menziesii
Strawberry Tree	Arbutus unedo
Compact Strawberry Tree	Arbutus unedo 'Compacta'
Hairy Manzanita	Arctostaphylos columbiana
Redstem Ceanothus	Ceanothus sanguineus
White Rock Rose	Cistus x hybridus
Oregon Grape	Mahonia aquifolium
Low Oregon Grape	Mahonia nervosa
Portugal Laurel	Prunus lusitanica
Western Rhododendron	Rhododendron macrophyllum
Evergreen Huckleberry	Vaccinium ovatum
Pink Abelia	Abelia g. 'Edward Goucher'
Glossy Abelia	Abelia grandiflora
Sherwood Dwarf Abelia	Abelia grandiflora 'Sherwoodii'
Japanese Camellia	Camellia japonica
Sasanqua Camellia	Camellia sasanqua
Willowleaf Cotoneaster	Cotoneaster salicifolius
Escallonia	Escallonia 'Apple Blossom'
Escallonia	Escsallonia 'Fradesii'
Japanese Holly	Ilex crenata
Mountain Laurel	Kalmia latifolia
Viburnum tinus 'Compactus'	Laurustinus
Burkwood Osmanthus	Osmanthus burdwoodii
Delavay Osmanthus	Osmanthus delavayi
Holly-leaf Osmanthus	Osmanthus heterophyllis 'Ilicfolius'
Osmaria	Osmaria burkwoodii
Pernettya	Pernettya mucronata
Japanese Photinia	Photinia glabra
Mountain Pieris	Pieris floribunda
Chinese Andromeda	Pieris formosa var. forestii
Japanese Pieris	Pieris japonica
Dwarf English Laurel	Prunus laurocerasus 'Otto Luyken'
Zabel Laurel	Prunus laurocerasus 'Zabeliana'
Rhododendron	Rhododendron spp. & hybrids
Rosemary	Rosmarinus officinalis

APPENDIX A

Fragrant Sarcococca	Sarcococca ruscifolia
Japanese Skimmia	Skimmia japonica
Skimmia	Skimmia reevesiana
Laurustinus	Viburnum tinus 'Spring Bouquet'

DECIDUOUS SHRUBS

Western Serviceberry	Amelanchier alnifolia
Redtwig Dowgood	Cornus stolonifera
Ocean Spray	Holodiscus discolor
Indian Plum	Oemleria cerasiformis
Cascade sagrada	Rhamnus purshiana
Western Azalea	Rhododendron occidentale
Red-flowering Currant	Ribes sanguineum
Nootka Rose	Rose nutkana
Rugosa Rose	Rosa rugosa
Thimbleberry	Rubus parviflorus
Salmonberry	Rubus spectabilis
Pussy Willow	Salix discolor
Red Elderberry	Sambucus racemosa
Common Snowberry	Symphoricarpos albus
Red Huckleberry	Vaccinium parvifolium
Japanese Beautyberry	Callicapra japonica
Siberian Dogwood	Cornus alba 'Sibirica'
Enkianthus	Enkianthus campamulatus
Winged Euonymus	Euonymus alata 'compacta'
Fuschia	Fuschia magellanica
Chinese Witch Hazel	Hamamelis mollis
Oakleaf Hydrangea	Hydrangea quercifolia
Lacecap Hydrangea	Hydrangea, lacecap varieties
Star Magnolia	Magnolia stellata
Mock Orange	Philadelphus lewisii
Potentilla	Potentilla fruticosa
Chokecherry	Prunus virginiana
Korean Rhododendron	Rhododendron mucronulatum
Royal Azalea	Rhododendron schlippenbachii
Sweetbrier	Rosa eglanteria
Little Wild Rose	Rosa gymnocarpa
Black Raspberry	Rubus leucodermis
Hooker Willow	Salix lasiandra
Blue Elderberry	Sambucus caerulea
Thunberg Spiraea	Spiraea thunbergii
Chenault Coralberry	Sumphoricarpos chenaultii
Common Lilac	Syringa vulgaris
Highbush Blueberry	Vaccinium corymbosum
Burkwood Viburnum	Viburnum burkwoodii
Highbush Cranberry	Viburnum edule
Doublefile Viburnum	Viburnum plicatum 'Mariesii'

GROUNDCOVER

Kinnikinnick	Arctostaphylos uva-ursi
Cascade Mahonia	Mahonia nervosa
Bunchberry	Cornus canadensis
Rockspray Cotoneaster	Cotoneaster microphyllus
Rockspray Cotoneaster	Cootneaster microphyllus 'Cochleatus'
Wild Strawberry	Fragaria chiloensis
Salal	Gaultheria Shouldon
Redwood Sorrel	Oxalix oregona
Sword Fern	Polystichum munitum
Scotch Heather	Calluna vulgaris
Point Reyes Ceanothus	Ceanothus gloriusus
Irish Bell Heather	Daboecia cantabrica
Bishop's Hat	Epimedium grandiflorum
Red Epimedium	Epimedium rubrum
Winter Heather	Erica carnea
Bell Heather	Erica cinerea
Mediterranean Heath	Erica x darleyensis
Winter Creeper Euonymus	Euonymus fortunei
Japanese Holly	Ilix crenata
Drooping Leucothoe	Leucothoe fontanesiana
Rose	Rosa 'Max Graaf'
Memorial Rose	Rosa wichuraiana
Irish Moss	Sagina subulata
Sarcococca hookerana	Sarcococca
Periwinkle	Vinca minor
Barren Strawberry	Waldsteinia fragarioides

VINES

Fiveleaf Akebia	Akebia quinata
Evergreen Clematis	Clematis armandii
Clematis	Clematis cultivars
Clubmin Hydrangea	Hydrangea anomala petiolaris
Hall's Honeysuckle	Lonicera japonica 'Halliana'
Woodbine	Lonicera periclymenum
Virginia Creeper	Parthenocissus quinquefolia
Boston Ivy	Parthenocissus tricuspidata
Chinese Wisteria	Wisteria sinensis

APPENDIX A

PERENNIALS

Camass	Camassia
Dusty Miller	Centaurea
Snow-in-Summer	Cerastium
Sun Rose	Helianthemum
Lavender	Lavandula
Lupine	Lupinus
Feverfew	Marticaria
Chinese Lantern	Physalis alkekengi
Cinquefoil	Potentilla
Flowering Sage	Salvia
Sedum	Sedum
Lambs Ear	Stachys lanata
Yarrow	Achillea
Hollyhock	Alcea
Golden Marguerite	Anthemis
Columbine	Aquilegia
Rock Cress	Arabis
Sandwort	Areneria
Thrift	Armeria
Michaelmas Daisy	Aster
Purple Rock Cress	Aubrieta
Heartleaf Bergenia	Bergenia cordifolia
Bellflower	Campanula
Carnation	Dianthus
Wallflower	Cheiranthus
Chrysanthemum	Chrysanthemum
Tickseed	Coreopsis
Pinks	Dianthus
Leopard's Bane	Doronicum
Fleabane	Erigeron
Blanket Flower	Gaillardia
Rose of the Rockery	Geum
Baby's Breath	Gypsophila
Coral Bells	Heuchera
Candytuft	Iberis
Edelweiss	Leontopodium
Columbia Lily	Lilium columbianum
Cardinal Flower	Lobelia
Forget-me-not	Myosotis
Catmint	Nepeta faassenii
Poppy	Papaver
Jacob's Ladder	Polemonium
Painted Daisy	Pyrethrum
Black-eyed Susan	Rudbeckia
Purple robe	Saxifraga
Pincushion Flower	Scabiosa
Sea Lavender	Limonium
Stokes Aster	Stokesia
Germander	Teucrium
Red Hot Poker	Kniphofia
Tulip	Tulipa
Speedwell	Veronica

Recommended Lawn Mix

% by Weight	Ingredient
45	Omega II Perennial Ryegrass
20	Cascade Chewings Fescue
15	Illahee Red Fescue
20	Red Creeping Fescue

APPENDIX B

SUSTAINABILITY + GREEN STANDARDS

Water Conservation

All residential development within Everett Riverfront District will conform to the Washington State Building Code Water Conservation Performance Standards effective July 1993 or later (Title 19 §19.27.170). The use of native drought resistant plants not requiring irrigation is encouraged.

Stormwater Design

Rain gardens or a similar natural technique will be used to manage storm water generated in the residential areas. Rain gardens should be located in planter strips where feasible, especially to handle water generated in the interior of the Simpson site and the extreme landward areas of the Eclipse site. The planter strip rain garden will be encouraged to be located adjacent to roadways or in median planter strips (if such are used). Perimeter rain gardens or similar systems may be located within the outer 10 feet of wetland buffers. Plantings for the rain gardens or similar systems should be integrated with the remainder of the site landscaping. Educational materials for homeowners regarding the function of these areas and how they must be treated should be distributed to all residents. Exposed concrete vaults and fenced stormwater facilities are not allowed. Natural looking stormwater facilities which are an amenity to the neighborhood is the goal.

Soil Quality

To minimize impacts on the storm water system functions and surrounding aquatic areas lawn and garden areas of residential development are encouraged to meet the Best Management Practices for Western Washington Storm Water (Ecology) for soil quality. These measures are necessitated by the location of imported structural fill which is typically very low permeability.

Lawn and garden areas of residential areas should demonstrate the following:

- A topsoil layer with a minimum organic matter content of ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer should have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.
- Planting beds should be mulched with 2 inches of organic material.
- Quality of compost and other materials used to meet applicable organic content requirements.

Energy Conservation

Section 16.5 of the Property Disposition Agreement addresses sustainability requirements for this development. To minimize the impact of new development upon energy-producing facilities, builders should use as guidance a sustainable building program's energy conservation element, such as LEED, Energy Star, or some other program that has a process for implementing energy conservation in residential construction. Elements builders should consider include:

- Use of natural lighting through skylights
- Using energy and resource-conserving appliances and fixtures. Energy Star rated appliances are encouraged.
- Using appropriate solar energy and/or water heating fixtures
- Using Washington State Energy Code provisions relating to construction techniques, insulation and appliance standards
- Orienting buildings to optimum conditions for the use of passive and active solar strategies
- Encouraging non-motorized transportation
- Encouraging the use of Green Built Construction for both homes and the site.

APPENDIX B

Construction Waste Management

Construction waste management plans should be developed for construction that results in the recycling and/or salvage of non-hazardous construction and demolition debris generated by residential construction.

Waste Management

All multi-family areas should be designed to include accessible and centralized areas for the separate collection of recyclables (paper, cans, glass, plastics), food and yard waste, and garbage.