

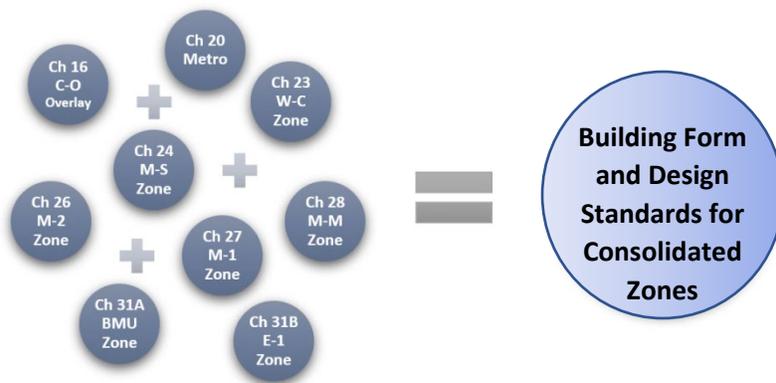
Part I: Code Amendments at a Glance – Building Form and Design Standards (Chapter 19.12):

A. What is it?

This chapter provides draft building design standards for nonresidential, multiple family and mixed-use development. The standards that currently apply within Metro Everett are adapted to apply city-wide to non-residential and multiple family uses in multiple family and commercial zones. They will also apply to the light industrial zone that is specific to north Everett (LI1), including Metro. The existing development standards for the BMU and E-1/MUO zones in [EMC 19.31A](#) and [19.31B](#) are also replaced by this chapter. New standards for the LI2 and HI industrial zones are included in this chapter. The standards for the Central Waterfront Planning Area (CWPA) have been adapted, in part, to the new LI2 and HI zones.

B. Type of revision proposed:

- Minor revision to an existing chapter
- Major rewrite of existing chapter
- New chapter



C. Key changes from existing code:

1. This chapter relocates and consolidates requirements for nonresidential, multiple family and mixed-use development.
2. Combines building design requirements for nine existing chapters in the zoning code, including: Clinic-Office Overlay Zone; Metro; W-C zone; M-S zone; M-2 zone; M-1 zone; M-M zone; BMU zone; E-1 zone.
3. Adapts Metro standards for building form, modulation, transparency, weather protection and other standards to apply city-wide (but not in industrial areas).
4. Within industrial zones, higher standards apply when buildings visible from gateway streets and residential zones/uses.
5. Retains many, but not all of the Central Waterfront Planning Area (CWPA) development standards.
6. Applies building design standards to portions of the city that currently have none, including areas currently designated B-1, B-2, B-2B, C-1, C-1R, C-2 and M-2.

Part II: Analysis of Code Amendments:

19.12.010 Applicability.

Code Provision:

- A. General. Unless otherwise indicated below, the development standards of this chapter apply to non-residential and multiple family development on properties in the following zones:
 - UR3, UR4
 - NB, B, MU
 - LI1, LI2, HI
- B. UR3, UR4, NB, B, MU and LI1 zones – See sections 12.020 through 12.140 for applicable development standards.
- C. LI2 and HI zones – See sections 12.200 through 12.240 for applicable development standards.
- E. Mixed-use developments shall comply with the weather protection, transparency and special design standards of this chapter, in addition to the multiple family design standards in Chapter 19.09 of this title.

Discussion:

- A. What it does: Applies building design standards to all non-residential and multiple family development in multifamily, commercial and industrial zones. Consolidates existing standards from nine different chapters of the zoning code, using existing Chapter 19.20 (Metro Everett) as a model.
- B. Effect of code provision:
 - 1. Establishes new building design standards for zones that currently do not have them, including areas currently designated B-1, B-2, B-2B, C-1, C-1R, C-2 and M-2. The new standards will generally improve the quality and appearance of new development within these areas.
 - 2. Additional requirements for building modulation, facade articulation, facade treatment, exterior materials, transparency, and weather protection will apply to new construction.
 - 3. For properties abutting certain streets, and for industrially zoned properties along “gateway” corridors, the design standards would generally be more stringent and more detailed. The result will be that properties meeting these locational criteria would be subject to higher standards, resulting in higher quality development in areas that tend to be more visible from busy streets and residentially zoned properties.

19.12.040 Façade design (articulation, blank walls, exposed fire walls & exterior building materials).

Table 12- 1: Facades - Development Standards Applicability

Standard	UR3 UR4	NB	B	MU	LI1
Facades:					
A. Vertical articulation	X	X		X	
B. Horizontal articulation	X	X		X	
C. Facades longer than 100'	X	X	X	X	X
D. Blank wall standards	X	X		X	X
E. Exposed fire wall standard	X	X		X	X
F. Exterior building materials	X	X		X	X
G. Street corner buildings		X		X	

"x" indicates which standards are applicable in the respective zone

Code Provision:

A. Vertical Articulation

Vertical articulation is required to distinguish the building's top, middle, and ground story of front and side street (corner) facades. Examples of vertical articulation include stone or masonry bases, belt courses, cornice lines, entablatures, friezes, awnings or canopies, changes in materials or window patterns, recessed entries, or other architectural treatments.

B. Horizontal Articulation

Horizontal articulation is required to visually break up the massing of the ground floor of the front and side street (corner) facades into segments no greater than 25 feet in width. Examples of horizontal articulation include bays, mullions, columns, piers, pilasters, recessed entries, awnings, or other architectural treatments.

C. Facades Longer than 100 feet

Building facades longer than 100 feet in width must utilize a combination of vertical and horizontal articulation with a change in building materials, finishes, and/or fenestration technique. See EMC 19.09 for additional standards applicable to multifamily residential buildings.

D. Blank Walls

Blank walls at the ground floor are prohibited and shall be designed with windows, doors, architectural elements, murals, landscaping or other treatments as approved by the planning director.

E. Exposed Fire Walls

Exposed fire walls visible from a street or open space shall have material, color, and/or textural changes, as approved by the department, which adds visual interest to the wall.

F. Exterior Building Materials

1. Exterior insulating finishing systems (EIFS) are prohibited on the ground floor of front and side street (corner) facades, and are limited to 20% on upper floors of front and side street (corner) facades.
2. EIFS, where employed, shall be trimmed in wood, masonry, or other approved materials, and shall be sheltered from weather by roof overhangs or other methods.
3. Exposed standard and/or fluted concrete masonry units (CMUs) are prohibited above the basement level on front and side street (corner) facades.
4. Exposed CMUs employed at the ground level or higher on front and corner side facades shall be split, rock- or ground-faced.
5. Metal siding shall have visible corner moldings and trim, and shall incorporate masonry or other similar durable materials at the ground level.
6. Textured or scored plywood, including T-111 or similar plywood, and sheet pressboard shall be prohibited on all facades.

G. Street Corner Buildings

Corner sites, in addition to other design elements required by this code, shall employ corner building articulations such as rounded or chamfered corners, prominent corner facing building entrances, public plazas, or other distinctive corner treatments as approved by the planning director.

Discussion:

A. What it does:

Establishes building design standards for exterior walls, or in other words, the portion of the building that is visible from the surrounding area. The standards would apply differently, based on zoning (see table above). For example, the only standard that would apply to the B zone would be C. – Facades longer than 100'. For the NB and MU zones, all of the standards would apply. resulting in higher design quality and improved compatibility with surrounding uses.

B. Effect of code provision:

1. The building facade standards would apply more broadly throughout the city as compared with the current code, resulting in higher design quality and improved compatibility with surrounding uses.
2. Not all of the standards would apply to the B and LI1 zones. This recognizes the established development pattern of these areas and reflects the lesser need for aesthetic and pedestrian-focused design due to location.

12.200 Building design standards applicable to the LI2 and HI zones.

Code Provision:

- A. Applicability. The following standards apply to development of properties located within the LI2 and HI zones. For properties located within the Airport/Port/Navy Compatibility overlay zone, see EMC 19.17 for additional use and development standards. For properties located within shoreline jurisdiction, see the city's shoreline master program for additional permitting requirements. The design standards in this section apply when any of the following criteria are met. These standards are applicable only to the facade or portion(s) of the building meeting any of the following criteria.
1. The proposed building(s) faces, abuts and is visible from a designated Gateway Corridor street and is located within 400 feet of a Gateway Corridor street. See Map 12-1;
 2. The proposed building(s) faces, abuts and is visible from a residentially zoned property; or
 3. The proposed building(s) abuts a shoreline public access trail, or is visible from publicly accessible navigable waters (e.g., Port Gardner Bay, Snohomish River).

Discussion:

- A. What it does: Creates new building design standards for the LI2 and HI zones. The standards would only apply based on proximity to Gateway corridor streets, residential zones and publicly accessible trails or waters within shoreline areas. Properties not meeting these criteria would not be subject to the design standards.

This chapter also adapts many of the building design standards for the Central Waterfront Planning Area (CWPA). The intent is to incorporate the most effective standards in 19.26.020 and apply them more broadly, with limitations.

B. Effect of code provision:

1. Many, but not all, industrially designated properties along the Everett waterfront would be subject to the design standards. These properties tend to be closer to a Gateway corridor (Marine View Dr) and residentially zoned properties, as compared with properties in SW Everett. Some property in SW Everett, particularly around the north and east boundaries of the SW Everett subarea, would trigger the design standards based on proximity and visibility from residentially zoned property. This includes areas on or

near Airport Rd, W. Casino Rd, Glenwood Ave and Merrill Creek Pkwy, as well as properties abutting the Mukilteo city limits.

2. In general, the building design standards for industrial zones are intended to apply where they are most likely to have a positive impact on the aesthetic quality and character of development. Conversely, in locations where they are less likely to have a positive impact (i.e., not visible from gateway corridors residential property or shoreline areas), they would not apply.
3. Some standards from 19.26.020 (CWPA) would not be retained. However, many of them would, including lighting, site design and perimeter and parking lot (see revised Chapter 19.35 applicable to HI zone).

12.210 Additional standards applicable to the LI2 and HI zones.

Code Provision:

A. On-site open space. On site open space is required for all developments within the LI2 zone on lots five acres or greater in area. On-site open space is not required in the HI zone. For lots less than five acres that were created through a binding site plan, the open space requirement applies if the originating, or parent parcel was at least five acres in area prior to the binding site plan. On-site open space shall be provided in accordance with the following standards.

1. There shall be provided on each lot a minimum open space area or areas, containing at least twenty percent of the lot area, in accordance with the following:
 - a. All of the required open space shall be landscaped, as required by this chapter, provided in natural open areas, or improved with passive or active recreational facilities.
 - b. The required building setback areas, and the building landscaping required by Chapter 19.35 of this title may be included in the calculation of required open space.
 - c. Driveways, loading areas, outdoor storage, parking lots and the interior landscaping required in parking lots shall not be considered as satisfying the open space requirements.
 - d. Exception: critical areas and their buffers may be used to satisfy up to fifty percent of the required open space.

B. Site Design.

1. Buildings, walls, and landscaping should be arranged to screen less visually aesthetic components necessary for industrial development, including loading and service bays, outdoor bulk storage areas, trash enclosures, mechanical equipment, and noise and odor producing facilities. Service areas and bulk storage should be screened from view of public right-of-way and screened with compatible architectural features and walls, and/or dense landscaping.

2. Trash enclosures should not be visually prominent from the public view of the site.

C. Performance Standards. All permitted uses must address the generation of nuisance irritants such as noise, smoke, dust, odor, glare, visual blight or other undesirable impacts during the review process for establishing, expanding or modifying the use. The city shall have the authority to impose conditions necessary to ensure mitigation of potential nuisance impacts, including redesign of the project, when located in proximity to residential uses.

Discussion:

A. What it does:

1. Open Space. Requires on site-open space for larger lots in SW Everett, similar to current M-1 zone standard. Open space would not be required for lots less than five acres or for any sized property in the HI zone.
2. Site design and general performance standards. Adapts existing standards from the CWPA to apply more broadly to the LI2 and HI zones. Requires site planning and screening measures intended to limit potential nuisances and visual incompatibilities.

B. Effect of code provision:

1. The on-site open space provision will be applicable to properties in SW Everett. This requirement, along with larger lot sizes, greater setbacks and landscaping standards will preserve the landscaped, campus-like appearance of the existing industrial area. Some larger properties within areas currently designated M-M may require open space as part of any new or re-development. This would be a change from the current standards, which do not require open space in the M-M zone.
2. Site design and performance standards as applied to the LI2 and HI zones would provide more detailed requirements as compared to current industrial zone standards. The standards would provide the city with additional authority to regulate potential nuisance activities over a larger area.