STAFF MEMORANDUM

TO: Everett Planning Commission  
FROM: Yorik Stevens-Wajda, Planning Director  
DATE: November 3, 2023  
MEETING DATE: November 7, 2023  
SUBJECT: Everett Housing Authority Park District Development

INTRODUCTION

The Park District, located in the Delta Neighborhood, was previously known as Baker Heights. This 16-acre site, vacant since 2019, is proposed by the Everett Housing Authority (EHA) for redevelopment into a mixed use and mixed income community.

The project design, led by the Everett Housing Authority proposes 1,500 homes, 20,200 gross square feet of retail/restaurant, 24,000 gross square feet of office, 26,400 square feet of non-profit space, and a 1.5 acre public park. EHA is working towards a phased 10-year design and construction process, consistent with a goal cited in their 2020-2029 Strategic Plan.

Development of this site will require a comprehensive plan amendment, planned development overlay (PDO), a development agreement, and a street reconfiguration. Staff and the planning commission will provide a recommendation to the City Council for their consideration. This process allows the city to balance community benefits, development regulations specific to the development, project phasing, and impact mitigation through a comprehensive negotiated agreement.

COMPREHENSIVE PLAN AMENDMENT

The proposed development program for the Park District includes buildings that range from two-story townhouses to mixed use buildings up to fifteen floors in height. The comprehensive plan land use element includes a table associated with policy 2.11.1 that restricts building intensity to up to 10 stories for areas designated Multifamily Residential on the comprehensive plan land use map.

The proposal includes an amendment to this table to allow buildings up to fifteen stories in the Multifamily Residential land use designation for an area of at least five acres and in a planned development overlay, which will support more space for open space and amenities while maintaining the number of housing units in the development program.

1 See section 2 of the proposed planned development overlay for how heights would be measured, which would be different than the method in Chapter 19.22 EMC
Everett Housing Authority applied for a specific amendment in summer 2023 and the city council directed that the application be addressed “prior to the periodic update and along with the pending Park District development review process”.

Criteria
Criteria for comprehensive plan amendments are provided in EMC 15.03.400(E):

1. Have circumstances related to the subject policy changed sufficiently since the adoption of the plan to justify a change to the subject policy? If so, the circumstances that have changed should be described in detail to support the proposed amendment to the policy.
2. Are the assumptions upon which the policy is based erroneous, or is new information available that was not considered at the time the plan was adopted, that justify a change to the policy? If so, the erroneous assumptions or new information should be described in detail to support the proposed policy amendment.
3. Does the proposed change in policy promote a more desirable growth pattern for the community as a whole? The manner in which the proposed policy change promotes a more desirable growth pattern should be described in detail.
4. Is the proposed policy change consistent with other existing plan policies, or does it conflict with other plan policies? The extent to which the proposed policy change is consistent with or conflicts with other existing policies should be explained in detail.

PLANNED DEVELOPMENT OVERLAY
A planned development overlay (EMC 19.29) is a mechanism for a development that is innovative or otherwise beneficial to the community but which does not strictly comply with the provisions of the zone in which the property is located. A planned development overlay approval is equivalent to a rezone, and like a rezone must be consistent with the comprehensive plan.

The Park District site is zoned UR-3 with a height limit of four floors, which together limit the potential use of the site. The proposed planned development overlay addresses a variety of topics including:

- Allowing non-residential uses, including small scale retail, other commercial uses, and community and civic uses.
- Allowing buildings up to fifteen floors above the street grade at the primary frontage (see section 2 of the proposed planned development overlay for how heights would be measured, which would be different than the method in Chapter 19.22 EMC)
- Providing more flexibility in parking, landscaping, and sign standards
- Establishing a set of design standards particular to the Park District (see exhibit A.2)

Criteria
Criteria for planned development overlays are provided in EMC 19.29.050(C)

1. The quality of the proposed development and its compatibility with surrounding properties, especially related to:
   a. Landscaping and buffering of buildings, parking, loading and storage areas;
   b. Public safety;
   c. Site access, on-site circulation and off-street parking;
   d. Light and shadow impacts;
   e. Number, size and location of signs;
   f. Generation of nuisance irritants such as noise, smoke, dust, odor, glare, vibration or other undesirable impacts;

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2 Everett City Council Resolution 7924 adopted August 23, 2023
DEVELOPMENT AGREEMENT

A development agreement (EMC 15.03.200 and RCW 36.70B.170-.210) is a contractual agreement between the city and a property owner that fixes the development standards and other provisions that will apply to, govern, and vest the development, use, and mitigation of the development for the duration specified in the agreement.

City staff have begun meeting with the project team to negotiate terms of an agreement that provides a predictable and efficient process for building out the site while maintaining public value and appropriate city oversight of the project.

STREET VACATION AND DEDICATION

A right-of-way vacation and dedication process will allow the streets within the development to be reconfigured, with a slight net gain of area within public right-of-way.

ENVIRONMENTAL REVIEW

The city issued a Determination of Significance under the State Environmental Policy act on February 1, 2023, and a Draft Environmental Impact Statement (DEIS) on October 25, 2023. A DEIS comment period is currently open through November 27, and there will be a public meeting on Nov. 16, 2023, 6-8 PM, at the Baker Community Center Large Hall (1401 Poplar Street, Everett, WA 98201).

NEXT STEPS

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 7, 2023</td>
<td>The project team and city staff will provide a briefing at the November 7 meeting and will distribute copies of the Draft Environmental Impact Statement provided to planning commissioners.</td>
</tr>
<tr>
<td>December 5, 2023</td>
<td>The planning commission will have an opportunity for discussion of the proposal and supporting information.</td>
</tr>
<tr>
<td>December 19, 2023</td>
<td>Tentative meeting date for continued discussion if necessary.</td>
</tr>
<tr>
<td>January 16, 2024</td>
<td>Planning commission public hearing, deliberations, and recommendation to the city council.</td>
</tr>
<tr>
<td>January to March 6, 2024</td>
<td>City council consideration</td>
</tr>
</tbody>
</table>

REQUEST OF THE PLANNING COMMISSION

Review this memo and attached exhibits in advance of a presentation by the project team and city staff at the November 7 meeting.

EXHIBITS

Exhibit A – Proposed Planned Development Overlay
Introduction
PDOs may modify any design and development provision in Title 19 of the Everett Municipal Code (EMC), as authorized under EMC 19.29.050(A). The Park District PDO modifications are limited to only the extent necessary to achieve project objectives, maximize the housing potential of the site, and provide neighborhood benefits such as commercial and civic uses and open space.

Relationship to Underlying Zoning and Development Standards
Underlying zoning and development standards apply either through the UR3 zone or on a citywide basis. The Park District PDO modifies some of these standards within the boundaries of the PDO, as described in this document. Some UR3 zone or citywide standards are shown alongside the Park District PDO standards for reference only. Zoning and development standards not addressed in this document are subject to regulations in effect at time of development application.

Vesting
Refer to the Park District Development Agreement for code vesting provisions.

Amendments
Refer to the Park District Development Agreement for provisions on amending the PDO.

Increased Flexibility & Strengthened Minimum Requirements
While most of the code modifications herein provide strategic flexibility necessary to implement EHA’s development plan, there are a number of modifications that also strengthen code requirements. Examples include increases in some types of minimum setbacks. Other similar provisions are integrated in the design standards (Exhibit A.2). These features are intended to emphasize EHA’s commitment to the provision of community benefit features and compliance with PDO approval criteria.

Code Modifications
The Park District PDO contains the following types of code modifications described in detail in the following sections (with Title 19 reference noted in parentheses):

1. Permitted uses (Chapter 19.05 EMC)
2. Height (Chapter 19.22 EMC)
3. Setbacks (Chapter 19.06 EMC)
4. Design standards (Chapter 19.09 and 19.12 EMC)
5. Signs (Chapter 19.36 EMC)
6. Landscaping (Chapter 19.35 EMC)
7. Parking (Chapter 19.34 EMC)
1 – Permitted Uses
The section modifies Chapter 19.05 EMC. The Park District PDO allowed uses and applicable special regulations are listed below. For uses not listed below, see Chapter 19.05 EMC.

Commercial Uses

<table>
<thead>
<tr>
<th>USE</th>
<th>PARK DISTRICT PDO</th>
<th>UR3 ZONE</th>
<th>PARK DISTRICT PDO SPECIAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcohol production, micro—e.g., microbrewery, microdistillery, microwinery</td>
<td>P</td>
<td></td>
<td>See EMC 19.13.070</td>
</tr>
<tr>
<td>Day care center, commercial</td>
<td>P</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Entertainment and recreation—enclosed in building (e.g., theater, fitness facility)</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food or beverage establishment</td>
<td>P</td>
<td></td>
<td>Taverns, nightclubs and restaurants with live, amplified entertainment shall be set back a minimum of one hundred feet from the PDO boundary.</td>
</tr>
<tr>
<td>Offices</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinics</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail sales and service</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterinary clinic or animal day care—limited to small animal</td>
<td>P</td>
<td></td>
<td>Outside runs or other outside facilities for animals are not permitted. Buildings shall be constructed so noise from this use is not audible on residentially zoned lots outside the PDO boundary. Limited to not more than 20 animals.</td>
</tr>
</tbody>
</table>
## Public, Institutional & Quasi-Public (Civic) Uses

<table>
<thead>
<tr>
<th>USE</th>
<th>PARK DISTRICT PDO</th>
<th>UR3 ZONE</th>
<th>PARK DISTRICT PDO SPECIAL REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community garden</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Food bank</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government, administrative and service</td>
<td>P</td>
<td>C</td>
<td>See EMC 19.13.080 for churches, religious facilities and places of worship. May occupy a maximum of 5,000 gross square feet.</td>
</tr>
<tr>
<td>Library</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Religious facility and places of worship</td>
<td>P</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Social services</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Transit and bicycle facilities</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>— single bus stop with or without shelter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>— bike rack/repair station</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transit station—where routes converge for transfers with more than one shelter</td>
<td>P</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Utilities—major aboveground facilities</td>
<td>A</td>
<td>A</td>
<td>See EMC 19.13.020, Aboveground utility and communications facilities.</td>
</tr>
</tbody>
</table>
2 – Height
This section modifies Chapter 19.22 EMC.

Principal Buildings
This section modifies EMC 19.22.020 Table 22-1. The Park District PDO allows taller building heights in certain areas, shown in the table and map below.

<table>
<thead>
<tr>
<th>Maximum Building Heights</th>
<th>PARK DISTRICT PDO</th>
<th>UR3 ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height Area A</td>
<td>15 floors</td>
<td>4 floors</td>
</tr>
<tr>
<td>Height Area B</td>
<td>9 floors</td>
<td>50 feet</td>
</tr>
<tr>
<td>Height Area C</td>
<td>7 floors</td>
<td></td>
</tr>
<tr>
<td>Height Area D</td>
<td>4 floors</td>
<td></td>
</tr>
<tr>
<td>Height Area E</td>
<td>28 feet</td>
<td></td>
</tr>
<tr>
<td>No color (right-of-way)</td>
<td>0 feet</td>
<td></td>
</tr>
</tbody>
</table>

Note: The internal property lines are the anticipated locations after right-of-way changes (see Exhibit C.5.3).
Note: Height Area E on the west edge is expanded to the entire western strip of the site adjacent to R-2 zoning, beyond the horizontal buffer requirements of EMC 19.22.030 Table 22-4.

![Map showing building heights and areas](image-url)
Where Heights are Measured From
The following modification applies to EMC 19.22.060(B). Within the Park District PDO the bottom of height measurements is based on a modified version of the commercial zones’ method. The front lot line is not referenced because the Park District may consist of a single parcel with multiple buildings.

1. Park District PDO. The height of buildings shall be measured from the average of the record profile grade elevation of the street abutting the principal frontage of the building.

Where Heights are Measured To
The following modification applies to EMC 19.22.060(C).

C. Where Building Heights Are Measured To. Building heights are the vertical distance from the point identified in subsection (B) of this section of a building to the highest point of the occupied top floor, the roof, exclusive of building appurtenances.

Basements
The following modification applies to EMC 19.22.060(D)(2). Within the Park District PDO basements are not counted as stories due to the site topography necessitating basements.

2. Basement. A floor or story with its finished floor surface located more than six feet below the point of height measurement (the average of the record profile grade elevation of the street abutting the principal frontage of the building) shall not be considered a floor or story.

Basement. A story located below a story which has its finished floor surface more than six feet above the point of height measurement (sidewalk or base elevation) for fifty percent or more of the total building perimeter, shall be considered a story.
How High is a Floor or Story
The following modifications apply to EMC 19.22.060(E). Within the Park District PDO floors may be taller for height measurement purposes to allow more flexible retail uses on the first floor, allow for Washington state energy code-required HVAC systems within the ceilings on upper floors, allow steps in framing for terraces, and accommodate rooftop common areas.

E. How High Is a Floor or Story.
1. Total Floor or Story Calculation. The number of floors shall be calculated as follows:
   a. First floor: 20 feet floor to floor. The first floor shall not have its finished floor surface more than six above the point of height measurement (the average of the record profile grade elevation of the street abutting the principal frontage of the building).
   b. Upper floors: 12 feet floor to floor.
   c. Top floor: 20 feet, as measured from the finished floor surface to the highest point of the ceiling. When directly associated with rooftop outdoor common areas, indoor common areas of up to 3,000 square feet are not considered to be an additional floor provided they comply with the same height standards applicable to building appurtenances.

   a. Commercial and Industrial Zones.
      (1) First floor: fifteen feet.
      (2) Upper floors: ten feet.
   b. Residential Zones. All floors calculated at ten feet.

Building Appurtenances
This section modifies EMC 19.22.090(B)(1). Within the Park District PDO additional height is permitted for rooftop building appurtenances associated with stairs, elevators, and residential common areas and pitched roofs are encouraged.

B. Other Building Appurtenances and Pitched Roofs.
1. Except as provided in subsection (A) or (B)(2) of this section, no building appurtenance or pitched roof shall exceed a height of five feet above the maximum height allowed in the zone for the principal building, unless the planning director determines that the appurtenance must be above such height for proper operation. Building appurtenances above seven feet in height shall be no closer than 15 feet from the edge of the roof.
3 – Setbacks

The section modifies EMP 19.06.020 Table 6-2. The Park District PDO substitutes minimum UR3 zone setbacks as shown in the table below. Setbacks differ based on building height.

<table>
<thead>
<tr>
<th>Setback Standard</th>
<th>PARK DISTRICT PDO</th>
<th>UR3 ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setbacks, buildings four stories or more:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>0</td>
<td>20’</td>
</tr>
<tr>
<td>Rear (with alley)</td>
<td>Refer to the building frontage standards in the Park District Design Standards (Exhibit A.2)</td>
<td>20’</td>
</tr>
<tr>
<td>Rear (no alley)</td>
<td>20’</td>
<td></td>
</tr>
<tr>
<td>Side, Street</td>
<td>10’</td>
<td></td>
</tr>
<tr>
<td>Side, Interior</td>
<td>5’</td>
<td></td>
</tr>
<tr>
<td>Minimum setbacks, buildings three stories or less:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>5’</td>
<td>20’</td>
</tr>
<tr>
<td>Rear (with alley)</td>
<td>10’</td>
<td>20’</td>
</tr>
<tr>
<td>Rear (no alley)</td>
<td>10’</td>
<td>20’</td>
</tr>
<tr>
<td>Side, Street</td>
<td>5’</td>
<td>10’</td>
</tr>
<tr>
<td>Side, Interior</td>
<td>0</td>
<td>5’</td>
</tr>
</tbody>
</table>
4 – Design Standards

The following chapters do not apply within the Park District PDO and are substituted with the Park District Design Standards (Exhibit A.2).

- Chapter 19.09 EMC – Multifamily Development Standards
- Chapter 19.12 EMC – Building Form & Design Standards

Within the Park District PDO, any EMC cross-references to the above chapters are redirected to the most applicable provisions of the Park District Design Standards.
5 – Signs

The Park District PDO utilizes the provisions of Sign Category B (see EMC 19.36.040) rather than the Sign Category C, which applies to the existing UR3 zone. This complements the commercial uses of the Neighborhood Business zone permitted in the PDO.

The Park District PDO is considered a nonresidential zone for the purpose of interpreting the temporary sign standards of EMC 19.36.060.

In the Park District PDO, for the purposes of sign regulations, “street frontage” is interpreted as the frontage for each tenant in buildings with more than one tenant.

The Park District Design Standards (Exhibit A.2) provide additional design standards within the PDO.
6 – Landscaping
This section modifies Chapter 19.35 EMC.

Because the Park District is an urban project with shallow or minimal building setbacks (refer to the Preliminary Development Plan in Exhibit C), particularly where there are store fronts, the Park District PDO is not part of any Landscape Category for the purposes of EMC 19.35.060 Table 35-2.

The Park District Design Standards (Exhibit A.2) provide standards for street frontage landscaping. No interior lot line landscaping is required.
7 – Parking
This section modifies Chapter 19.34 EMC.

The Park District PDO modifies parking standards for residential uses, supported by a parking analysis (Exhibit A.6.1). No changes are made to parking standards for nonresidential uses.

**Townhouse Parking Requirement**
This section modifies EMC 19.34.020 Table 34-1.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>PARK DISTRICT PDO</th>
<th>CITYWIDE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, single-family (1-unit) detached</td>
<td>0.70 spaces per bedroom</td>
<td>2 per dwelling unit; where access is from a private drive: 3 per dwelling unit, except 2 per dwelling on a full-frontage lot that has on-street parking</td>
</tr>
<tr>
<td>Dwelling, 2- to 4-unit attached; cottage housing</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Multifamily Parking Requirement**
This section modifies EMC 19.34.025 Table 34-2.

<table>
<thead>
<tr>
<th>Off-street Parking by Unit (Bedroom) Size:</th>
<th>PARK DISTRICT PDO</th>
<th>PARK DISTRICT PDO ADDITIONAL STANDARDS</th>
<th>Metro Everett Parking Areas (See Map 34-1)</th>
<th>Outside Metro Everett Spaces per Dwelling Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Area A</td>
<td>Area B</td>
</tr>
<tr>
<td>Studio</td>
<td>0.70</td>
<td>Parking on private streets and access drives may be counted as part of the required parking supply</td>
<td>0.85</td>
<td>1.00</td>
</tr>
<tr>
<td>1-bedroom</td>
<td>0.70</td>
<td></td>
<td>1.00</td>
<td>1.00</td>
</tr>
<tr>
<td>2-bedroom</td>
<td>1.40</td>
<td></td>
<td>1.20</td>
<td>1.40</td>
</tr>
<tr>
<td>3- or more bedrooms</td>
<td>2.10 for 3-bedroom, and additional 0.70 per additional bedroom</td>
<td></td>
<td>1.60</td>
<td>1.90</td>
</tr>
</tbody>
</table>
Parking Reduction Options
This section modifies EMC 19.34.025. In the Park District PDO multifamily parking reductions for affordable housing, frequent transit proximity, and an approved transportation demand management plan are modified and they may be combined.

B. Multifamily Off-Street Parking Reductions Options. Multifamily residential development may reduce required off-street parking based on factors one of three options shown below. These options cannot be used in combination; only one option can be used. A transportation demand management (TDM) plan (EMC 19.34.080) is required for use of any of these reduction factors option. For the purpose of this section, “additional reduction factor” is the total number of parking stalls required after a reduction credit is applied. For example, one hundred stalls required with a reduction factor of 0.75 means that seventy-five stalls would be required with the reduction factor applied. The credit in this case would be twenty-five parking stalls. The reduction factors can be applied in combination, resulting in a higher cumulative reduction.

Table 34-3: Multifamily Parking Reduction, Option A (Resident Characteristics)

<table>
<thead>
<tr>
<th>Resident Characteristic</th>
<th>Additional Reduction Factor**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely low-income (30% AMI or below)</td>
<td>0.50</td>
</tr>
<tr>
<td>Low-income (60% AMI* or below)</td>
<td>0.65</td>
</tr>
</tbody>
</table>

* AMI means “area median income” for Snohomish County. Use of this option requires the developer to record a covenant that prohibits use of the property for any purpose other than what was approved unless additional parking is provided.

** Reduction factor only applies to qualifying low-income units.

Table 34-4: Multifamily Parking Reduction, Option B (Transportation Characteristics)

<table>
<thead>
<tr>
<th>Transportation Alternatives</th>
<th>Additional Reduction Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to frequent transit service within one-quarter mile of site* (3 trips per hour**)</td>
<td>0.75</td>
</tr>
<tr>
<td>Access to high-frequency transit service within one-half mile of site* (6 trips per hour**)</td>
<td>0.55 to 0.75***</td>
</tr>
<tr>
<td>Transportation demand management plan approved by city</td>
<td>0.90</td>
</tr>
</tbody>
</table>

* “Access to frequent transit service” means the building entrance is within one-quarter mile the prescribed walking distance of a transit stop, except senior housing which must be within five hundred feet walking distance of a transit stop, with the level of frequency noted.

** Frequency of service per hour is calculated between six a.m. and seven p.m. during the work week (Monday through Friday) and is based on scheduled service, not actual performance. Trip counts are one direction.

*** Reduction depends on the frequency of service and the quality of walking routes to that service ...
Bicycle Parking

This section modifies **EMC 19.34.030**. Subsections EMC 19.34.030(A) and (B) are replaced with additional and simplified bicycle parking requirements. The bicycle parking space location and design standards of EMC 19.34.030(C) are unmodified.

A. Bicycle parking shall be provided in all multifamily and nonresidential developments at the following rates:
   1. Multifamily. One covered bicycle parking space shall be provided for every two multifamily units.
   2. Nonresidential. A least one bicycle parking space shall be provided for every 500 square feet of net nonresidential floor area.

A. When Bicycle Parking Is Required.
   1. Nonresidential Developments. Bicycle parking shall be provided in any development required to provide six or more off-street parking spaces. Determining if bicycle parking will be required based on off-street parking requirements shall be calculated prior to consideration of the exceptions or reductions to off-street parking allowed in EMC 19.34.050 or 19.34.060.
   2. Multifamily Developments. Bicycle parking shall be provided in any multifamily development with four dwelling units or more.

B. Number of Bicycle Parking Spaces Required.
   1. Nonresidential Developments. At least one bicycle parking space shall be provided for every twelve off-street parking spaces, up to a maximum of twenty bicycle spaces.

<table>
<thead>
<tr>
<th>How to calculate bicycle parking requirements:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A 40,000-square-foot office building in downtown would not be required to provide off-street parking. However, prior to the exception for off-street parking in Parking Area A of Metro Everett (see Map 34-1), the development would have required 100 off-street parking spaces. This project would require eight bicycle parking spaces.</td>
</tr>
<tr>
<td>40,000 square feet / 400 sq. ft. per parking space = 100 off-street parking spaces</td>
</tr>
<tr>
<td>100 off-street parking spaces / 12 = 8.33 bicycle parking spaces (round down to 8)</td>
</tr>
</tbody>
</table>

2. Multifamily Developments. Four covered bicycle parking spaces shall be provided for every ten multifamily units, with the exception of senior housing, which shall be provided at the rate of one space for every four units. If individual garages are provided, the number of units requiring bicycle parking may be reduced correspondingly.
Car Share

This section modifies EMC 19.34.060(B)(1). In the Park District PDO additional credit is allowed for car share stalls.

1. Car Share Stalls. Car sharing is where cars are made available for rent to other individuals, thus encouraging less car ownership and reducing parking demand. A substitution in off-street parking spaces for required off-street parking is allowed as follows:
   a. For every one car sharing space that is provided, the off-street parking requirement is reduced by four spaces. *If ten or more shared car sharing spaces are provided, each car sharing space reduces the off-parking requirement by ten spaces.*
   b. The car sharing parking spaces must be shown on development plans.
   c. A copy of the car sharing agreement between the property owner and the car share company must be submitted with development permits.
   d. This reduction may not be used in addition to other exceptions or reductions in parking requirements otherwise provided in this chapter.
   e. This credit is limited to a maximum of ten percent of the required off-street parking spaces.

Shared Parking

This section modifies EMC 19.36.070(E). In the Park District PDO shared off-street parking may be located within 1,500 of the use it is to serve.

E. Requirements for Shared Off-Street Parking.
   1. No Conflict. No substantial conflict between the operating hours of the uses for which joint use of parking is proposed is allowed.
   2. Assigned Stalls. Parking stalls that have been assigned to individual tenants or occupants shall not be eligible for shared parking.
   3. Distance.
      a. Off-street parking facilities shall be located within five hundred feet of the use which they are to serve, measured along the access route with a safe walking path.
General Parking Provisions

This section modifies EMC 19.34.100. In the Park District PDO there is more flexibility in the allowed location of off-street parking location for residential and nonresidential uses.

19.34.100 Location of off-street parking.

A. Parking Location—General Requirements for Residential Uses.

1. Required off-street parking for residential uses shall be provided on the same lot as the dwelling it is required to serve. may be located anywhere within the Park District PDO, which may be on a different lot than the dwelling unit served.

3. Private Access Drives. Parking on any private access drive shall be prohibited except when authorized through a land division or other land use permit. Off-street parking may be located adjacent to an approved access drive outside of the minimum required dimensions of the access drive. Where applicable, the homeowners’ association shall be responsible for enforcing this requirement. Parking on private streets and access drives within the Park District PDO shall be allowed. The location of such on-street parking shall conform to standard setbacks from intersections and driveways.

B. Parking Location—General Requirements for Nonresidential Uses.

2. For nonresidential uses, required off-street parking shall be located on property within five hundred [1500] feet of the building or use which it is required to serve. This distance shall be measured along the access route. The property upon which the off-street parking is provided shall be located in the same zone as, or a zone which allows, the use for which the parking is required. Non-residential parking may be shared with residential parking subject to the location restrictions in EMC 19.34.100.A.
1.0 – Introduction

This set of Design Standards replaces design standard language found in Chapter 19.09 EMC and Chapter 19.12 EMC with guidance specific to the Park District as part of the PDO. The purpose of these Design Standards is to ensure that future development within the Park District conforms with the vision, goals, and conceptual design plan as set forth within the PDO. The provisions are written in a clear manner that is intended to make City review straightforward, support high-quality design, and integrate strategic provisions for flexibility.

The new design provisions:

- Are specific to the site conditions, scale and opportunities of the Park District
- Substitute the City’s current design standards and add additional topics related to taller buildings and more intense development
- Address small-scale neighborhood commercial development that will be permitted in the Park District PDO
- Support high quality design through strengthened or additional standards
- Provide mitigation techniques to reduce impacts on surrounding land uses
- In some cases, follow a similar format as the City’s current design standards in order to assist with administration
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1.1 – Purpose of the Design Standards
The overall purpose of the Park District Design Standards is to create an implementation tool that will direct a high level of design in the implementation of the Park District consistent with the goals of the Everett Comprehensive Plan. These standards are intended to:

- Provide clear objectives for the planning and design of development in the Park District.
- Preserve and protect the public health, safety, and welfare of Park District residents, employees, and visitors.
- Promote and accomplish the goals, policies, and objectives of the Everett comprehensive plan.
- Ensure that new townhouse, multifamily, and mixed-use development is of high quality and appropriate to the Park District’s character and context with the Delta neighborhood and Everett.
- Promote increased pedestrian, bicycling, and transit use.
- Enhance the livability of residential developments.
- Enhance the public’s physical and visual access to open space.

1.2 – Relationship to Other Standards
Where provisions of these design standards conflict with provisions in any other section of the Everett Municipal Code, these provisions prevail unless otherwise required by law.

1.3 – Planning Director Authority
The Planning Director has the authority to disapprove, approve with conditions, or require the applicant to make design changes if the Planning Director determines the design does not meet the design standards.

The Planning Director may engage the services of a licensed architect, or other licensed design professional when the Planning Director deems it appropriate and in the public interest, to provide recommendations in connection with the review of any project in the Park District, including those involving discretionary design-related decisions, such as a compliance alternative. Recommendations of the architect or design professional are advisory only and must not otherwise limit the Planning Director’s authority to require changes in any project design to meet the design standards or the Planning Director’s discretion to approve or deny requested compliance alternatives or apply discretionary criteria.

1.4 – Compliance Alternatives
A. Overview and purpose. The Park District Design Standards have been crafted to provide both predictability and flexibility to the project applicant(s) and the City. The predictability comes in the form of clear minimum standards. Flexibility comes in two forms: (1) Offering multiple ways of meeting a particular standard (an approach taken in a number of standards); and (2) allowing for compliance alternatives – which provide the applicant with the option of proposing an alternative design treatment provided such compliance alternative meets the purpose of the particular standard and any additional compliance
alternative criteria established for the applicable standard. For this reason, the Design Standards include a clear Purpose section.

B. Applicability. An applicant can propose a compliance alternative to any standard in this document.

C. Procedures. Compliance alternatives are reviewed administratively under a Review Process Type I (EMC 15.02.060).

D. Approval criteria. The project applicant must successfully demonstrate to the Planning Director how the proposed compliance alternative meets the purpose of the standard and other applicable compliance alternative criteria that applies to the specific standard.

E. Documentation. The Planning Director must document the reasons for approving all compliance alternatives (to be maintained with project application records) for the purpose of providing consistency in decision-making.

1.5 – Interpretation
The design standards herein include the following elements:

A. Purpose statements, which are overarching objectives.

B. Standards use words such as “must” and “is/are required,” signifying required actions.

C. These design standards contain some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the Planning Director, in writing, how the project meets the purpose of the standard or standards.

D. Photographs and illustrations are often included as visual examples of how developments can comply with the standards. In many cases, multiple examples are included to illustrate that there can be numerous ways of meeting the standards. Bad examples are also often included to clarify unacceptable designs.

1.6 – Definitions
Introduction. All words used in these design standards carry their customary meanings, except for those defined below or in Chapter 19.04 EMC. Where there is a conflict between the definitions herein and within Chapter 19.04 EMC, the definitions herein apply.

“Articulation” means the giving of emphasis or variation to architectural elements (like windows, balconies, entries, planes, textures, materials, façade treatment, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable architectural components.

“Articulation interval” means the measure of articulation, the distance between architectural components.

“Blank wall” means a ground floor wall or portion of a ground floor wall as described in Section 5.5 that does not include a transparent window or door.
“Building frontage” refers to the street-facing elevation of a building. For buildings not adjacent to a street, it refers to the building elevation(s) that features the primary entrance to the uses within the building. Depending on the context the term is used in, it may also refer to the portions of a façade associated with uses within the building. For example, a “storefront” is a type of building frontage.

“EMC” means the Everett Municipal Code.

“Façade” means the entire street wall of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation, except where the context of the term refers to a particular segment of the building elevation. For buildings not adjacent to a street, the façade refers to the building elevation containing the main entrance or entrances to the building.

“Large tree” means tree species that have a canopy at least 30 feet in diameter at maturity.

“Mixed-use” means a building that includes a mix of permitted residential and non-residential uses.

“Modulation” means stepping forward or backward a portion of the facade as a means to articulate the facade. See also “vertical building modulation.”

“Roofline” means the highest edge of the roof or the top of a parapet, whichever establishes the top line of the structure when viewed in a horizontal plane.

"Storefront" means the principal façade of a ground-level use where portions of the interior are normally intended for public access. It may be oriented towards public streets, public or private sidewalks or plazas.

“Streetscape” means the space between the buildings on either side of a street that defines its character. The elements of a streetscape include building façades, landscaping (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, fountains, etc.), signs, awnings, and street lighting.

“Vertical building modulation” means a stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.

“Weather protection” means a permanent horizontal structure above pedestrian areas such as sidewalks and building entries that protects pedestrians from inclement weather.
2.0 – Streetscapes

**Purpose**
- To provide complete, accessible, and connected streetscapes
- To promote high-quality and healthy landscaping

**Relationship to Other Standards**
This section supplements the sidewalk standards of Chapter 19.33 EMC. Other standards are unique to the Park District. See Section 4.3 for other landscaping standards. See the City’s approved tree species allowed within street rights-of-way at the [Tree Program website](#).

**Standards**

A. Streetscape character.

1. North-south streets. The north-south streets must have distinct streetscape designs which account for different conditions.
   
a. Poplar Street. On the west side, this street must have a variety of street tree species and non-uniform spacing, in keeping with a natural park-like approach to the landscaping and tree plantings in the west border area.

   b. Hemlock Street. This street must have a limited set of street tree species with regular spacing, except where the pattern is interrupted by adjacent plazas and park-like areas where spacing may differ.

   c. Fir Street. This street must have a limited set of street tree species on the west side of the street, and the east side these must be trees and other plantings that are varied in species and spacing to enhance the buffering from adjacent properties (see also Section 4.3.A).

2. East-west streets.
   
a. New Street (placeholder street name subject to change). The new east-west street must have a variety of street tree species and non-uniform spacing, in keeping with a natural park-like approach to the landscaping and tree plantings in adjacent open spaces.

   b. 12th and 14th Streets. On the Park District frontages, these streets may have a mixture of approaches to street tree species and spacing appropriate to the context and design on adjacent intersecting streets.
B. **Street design.** All streets in the Park District must provide sidewalks and landscaped/furniture zone meeting these minimum widths on both sides of the street.

   1. **Minimum dimensions.**
      
      a. Sidewalk and pedestrian clear zone minimum width: six feet, except eight feet when adjacent to a storefront (see Section 3.A).
      
      b. Landscape/furniture zone minimum width: four feet. Wider dimensions are required in some areas per subsection (C)(1) below.

   ![Figure 2.B - Minimum sidewalk and landscaped area dimensions](image)

2. **Exceptions to the minimum dimensions of subsection (1):**

   a. The east side of Fir Street.
   
   b. The west side of Poplar Street.
   
   c. Areas where the streetscape design is integrated with an adjacent open space.

C. **Street landscaping.**

   1. A minimum ten percent of curbside landscape areas (measured parallel to street centerlines) must be at least eight feet wide. Large trees should be planted in these wider planting strips.

   2. Street tree spacing must average not more than 30 feet. Average spacing may increase to comply with Everett public works standard clearances for sight triangles, driveways, street lights, and other street features or safety concerns.

   3. Street trees must be placed in a minimum four-foot by six-foot planting area and selected species must be appropriate to the planting area and available soil to prevent
root penetration and sidewalk damage. The City may require root vaults or other measures in tight planting areas or where there may be conflicts with utilities.

4. Street tree size and spacing must be coordinated with and comply with the Fire Department's requirements for adequate clearance for fire equipment to access upper floors of buildings from streets.

See Section 4.3 for other landscaping standards.
3.0 – Building Frontages
This section applies to the ground floor of building frontages and storefronts.

Purpose
- To enhance pedestrian environments by emphasizing ground-level building frontage designs for commercial, mixed-use, and multifamily developments that have a variety of entryways and human activity.
- To promote the success of retail, service and civic tenants by allowing for distinguishing features at each tenant storefront.
- To promote good visibility between buildings and the street for security for pedestrians and to create a more welcoming and interesting streetscape.
- To promote ground level building frontage designs that provide a sense of privacy for any ground floor residential uses in a building while creating a lively, safe and welcoming streetscape environment for pedestrians.

Relationship to Other Standards
These standards substitute several standards in Chapter 19.12 EMC and apply some of the "street type"-related standards in Chapter 19.33 EMC to the Park District. Ground-floor residential standards are unique to the Park District.

Standards
A. Storefront building frontage standards.
   1. Purpose.
      a. Vitality and visual connections. Storefront building frontages are intended to support vital streetscapes and plazas and create visual connections to the interiors of uses intended for public access within the Park District.
      b. Distinctive design. Storefronts should be designed for expressing the use inside, with distinctive signage, street furnishings, and opportunities for retail display.
   2. Applicability. Storefront building frontage standards apply to ground-level uses where portions of the interior are normally intended for public access. Storefronts may be oriented towards public streets, public or private sidewalks or plazas.
3. Standards.

<table>
<thead>
<tr>
<th>Table 3.A.3 – Storefront building frontage standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Element</strong></td>
</tr>
<tr>
<td>Ground-level Land use</td>
</tr>
<tr>
<td>Tenant space depth</td>
</tr>
<tr>
<td>Floor to floor height</td>
</tr>
<tr>
<td>Storefront setback</td>
</tr>
<tr>
<td>Ground level façade transparency</td>
</tr>
<tr>
<td>Weather protection</td>
</tr>
</tbody>
</table>

4. COMPLIANCE ALTERNATIVE criteria/parameters.

a. Façade transparency. Reduced transparency (to no less than 40 percent of the transparency zone) will be considered if the façade design between ground-level windows provides architectural variety and mitigates the impacts of blank walls.

b. Weather protection. Reduced weather protection depths will be considered for up to 50 percent of the required weather protection features provided the design is proportional to architectural features of the building and helps to articulate the storefront façade (see the standard in subsection 5.2.A).
B. Ground-level residential building frontage standards.

1. Applicability. These standards apply to spaces within residential buildings including dwelling units adjacent to sidewalks, plazas, or publicly-accessible paths and park space.

2. Purpose.
   a. To integrate human-scaled design treatments to enhance the safety and character of streetscapes while respecting the privacy and livability of adjacent residential units. Human-scaled design treatments provide for a combination of vertical and horizontal features that articulate the ground levels and/or first two levels of a structure and provide an emphasis on entrances and recognizable references to the human activities within the adjacent space through window design or other characteristics.
   b. To provide an effective and attractive transition between the public and private realm.
   c. To avoid building designs that deprive ground level dwelling units of reasonable solar access due to overhanging building volumes or structures.

3. Standards. All residential building frontages must utilize at least two of the measures listed under subsections (a) and (b) and demonstrate how the ground level frontage design meets the purpose of the standards.
   a. Ground level frontage.
      i. Setback. Provide a five feet minimum landscaped setback from the sidewalk and the exterior wall of any unit.
      ii. Elevation. Where the exterior wall of a dwelling unit is within ten feet of a sidewalk, raise the ground level at least two feet above the level of the sidewalk to help to improve privacy and enhance their relationship to the street.
      iii. Planters. Provide raised landscaping planters at least two feet wide and 16 inches tall in the transitional area between the dwelling unit and the sidewalk (see Figure 3.B.1 below for examples).
   b. Measures specific to dwelling units with direct ground-level access.
      i. Provide a physical “threshold” feature such as a retaining wall, rockery, stair, gate, railing, landscaping, or a combination of such elements on private property that defines and bridges the boundary between the sidewalk and the private entry. Thresholds may screen but not completely obstruct views to and from the sidewalk. Refer to Chapter 19.40 EMC for fence height standards.
      ii. Provide an outdoor space at least four feet deep and six feet wide (24 square feet minimum area) between the sidewalk and the dwelling unit entry such as a porch, patio, deck, or stoop (for stoops, refer to diversity requirements in Section 5.1). Where feasible, this space must be at the same level as the interior of the unit.
c. Provide a covered area, porch, recess, or other weather protection at least three feet deep that provides cover for the unit entry.

d. Frontage for residential common space. Where the frontage use is residential common space such as community rooms, exercise space, package pick-up and the like, the frontage shall provide 40 percent transparency, but may include screening or window treatments to provide privacy.

**Figure 3.B.1 – Acceptable ground-level residential frontages close to sidewalks.**

These examples include ground level and/or elevated planters and low fencing that help to provide an effective transition between public and private space. Adjacent dwelling units in the lower right example are generally at grade, whereas the other examples are elevated above the sidewalk level.
Figure 3.C.2 – Unacceptable ground-level residential frontages close to sidewalks.

Bad examples: Despite the raised ground level, the shallow setback design in the left image is insufficient to meet the purpose of the standards. In the right image, the upper level building cantilever doesn’t meet the standards and creates a cold “cave stoop”-like form with poor solar access to the unit. The large areas of unscreened concrete walls in both examples are undesirable.
4.0 – Site Design
This section contains several subsections on issues of site design.

4.1 – Pedestrian Spaces and Circulation

**Purpose**
- To provide accessible, effective, and efficient pedestrian circulation for publicly-accessible uses and entrances within and among development components and connect to adjacent pedestrian routes and streets.
- To incorporate a connected system of attractive pathways that encourage walking and neighborhood connectivity.
- To create a pedestrian environment that is accessible, safe, and comfortable.
- To provide pedestrian access to transportation resources such as sidewalks, bikeways, crosswalks, and bus shelters connecting to all modes of transportation.

**Relationship to Other Standards**
These standards supplement the internal pedestrian access standards of Chapter 19.33 EMC, substitute the building entrance requirements of Chapter 19.09 EMC, and provide new pedestrian-oriented space standards unique to the Park District.

**Standards**

A. **General pedestrian connectivity.** The project must provide an integrated and connected pedestrian circulation network that encourages walking and functions as one of the defining features of the development. Routes that minimize walking distances must be utilized to the extent practical. Publicly accessible pedestrian connections must be made at intervals no greater than 600 feet.

B. **Pedestrian facility design.** The following are minimum dimensions. Larger dimensions may be appropriate for high-volume facilities and for facilities located adjacent to high-activity land uses.
   1. Primary pathways (direct connections from sites to public streets and the primary walking routes through publicly-accessible courtyards, parks and plazas): Six feet wide paved surface.
   3. Community garden pathways and other similar pathways through landscaped areas are excluded from these standards provided a generally parallel primary or secondary route is available.

C. **Pedestrian-oriented spaces.** This subsection describes the requirements and desired characteristics of pedestrian-oriented spaces, such as plazas, which may be used to meet the requirements of other standards in this document.
   1. Required features.
a. Space must be located in areas with significant pedestrian traffic to provide activity and security, such as adjacent to or visible from a building entry and street.
b. Hard and lightly-colored walking surfaces of concrete, approved unit paving, wood planking, or similarly smooth and durable materials. Form-in-place pervious concrete paving is allowed.
c. Fixed seating opportunities, including benches and/or integrated planter ledges and/or terraces.
d. Landscaping components that provide shade and add visual variety. This could include trees, planting beds, raised planters, and/or potted plants.
e. Bicycle racks (these may count toward required nonresidential bike parking quantities).

2. Prohibited features.
   a. Asphalt pavement except as a temporary treatment during construction.
   b. Permanent outdoor storage of bulk materials and commercial merchandise.
4.2 – Residential Outdoor and Common Areas

**Purpose**
- To create useable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.
- To provide plazas and other pedestrian-oriented spaces in commercial areas that attract shoppers and enhance employees’ and the public’s opportunity for active and passive activities, such as dining, resting, people watching, human interaction and recreational activities.
- To enhance the development character and attractiveness of residential and commercial development.

**Relationship to Other Standards**
These standards substitute the outdoor and common area standards of Chapter 19.09 EMC. The minimum area and distribution required is the same as Chapter 19.09 EMC and new design standards are provided unique to the Park District.

**Standards**
The Park District will provide a mixture of publicly accessible open spaces, private outdoor spaces, and common residential outdoor spaces. The minimum standards to be applied to each phase of development are as follows:

A. **Amount of area required.**

All residential development, including residential portions of mixed-use development, must provide minimum outdoor and common areas equal to the amounts set in the table below. No payment in lieu of providing the required outdoor and common areas will be accepted.

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Area Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1-bedroom</td>
<td>75 square feet per unit</td>
</tr>
<tr>
<td>2+ bedrooms</td>
<td>100 square feet per unit</td>
</tr>
</tbody>
</table>

B. **Distribution of area.** At least 25 percent of the minimum area must be common areas. Of this minimum amount:

1. A minimum of 50 percent must be outdoor common area.
2. A maximum of 50 percent may be indoor common area.

C. **Design standards.**

1. Outdoor common areas must be accessible to all tenants of building and may include access for other residents of the Park District. They may include areas that are not accessible to the general public. Examples include, but are not limited to, park-like areas, landscaped courtyards, roof decks, building terraces, entrance plazas, gardens with
walkways, children’s play areas, swimming pools, and water features. Such areas must meet the following design standards:

a. Outdoor common areas must have minimum useable dimensions of 20 feet in any direction and 400 square feet in area. Wider minimum dimensions are required perpendicular to building elevations containing windows of dwelling units whose only solar access is from the applicable building wall. Specifically:
   i. 20 feet minimum for such elevations up to three-stories tall.
   ii. 25 feet minimum for such elevations four-stories tall, except 20 feet if one or more buildings features an upper level stepback at least five feet deep above the first or second floor.
   iii. 30 feet minimum for such elevations five or more stories tall, except 20 feet if one or more buildings features an upper level stepback at least 10 feet deep above the first or second floor.

b. Outdoor common areas will include some of the following features: paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other amenities.

c. Outdoor common areas adjacent to ground-level windows, streets, service areas, and parking lots must be bordered with landscaping, fencing, and/or other acceptable treatments that enhance safety and privacy for both the common area and dwelling units (where applicable).

d. Elevated outdoor common spaces must include design elements that encourage year-round use and safety, such as areas for walking, seating, and amenities, weather protection elements, and landscaping features.

2. Indoor common areas are spaces for the common use of building residents. Access may also be extended to other residents of the Park District. Examples include, but are not limited to, multi-purpose entertainment space, fitness center, movie theater, kitchen, library, workshop, conference room, or similar amenities. Such areas must meet the following design standards:

a. The space must be located in a location that can be reached by residents, such as near an entrance, lobby, elevator bank, or accessible interior corridors.

b. The minimum area is 250 square feet. The space must feature dimensions necessary to provide functional leisure or recreational activity (unless otherwise noted herein).

c. The space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements that will encourage use by residents.
3. **Private ground-level outdoor areas** include patios, yards, porches, and stoops directly adjacent and accessible to the subject unit. Such areas must meet the following design standards:
   a. Such areas must have minimum useable dimensions of six feet in any direction and 36 square feet in area.
   b. Individual such areas larger than the minimum size requirements in subsection (a) must not be used in the calculations for determining the minimum area requirements for other units in the development.
   c. Such areas not elevated above grade must be enclosed by a fence and/or hedge between 18 and 42 inches in height when at adjacent to a street, outdoor common area, or public space. Taller privacy screens between units are acceptable.
   d. For stoops, refer to diversity requirements in Section 5.1.

4. **Private balconies** must be a minimum of four feet in any direction and no less than 36 square feet in area.
4.3 – Landscaping

Purpose
- To promote and enhance the Park District as a walkable place and enhance the pedestrian environment and general appearance of development.
- To increase the physical comfort through heat mitigation and mental and physical well-being with comfortable walking spaces and providing connections to nature.
- To provide for green setbacks at the project edge to buffer adjacent existing residential development.
- Increase visibility to promote public safety and deter crime.
- To provide a varied environment that provides for a variety of scales, spaces, and experiences for residents and visitors.

Relationship to Other Standards
These standards supplement the landscaping standards in Chapter 19.35 EMC. See also Exhibit A.1 for other Park District PDO landscaping standards.

Standards

A. PDO boundary landscaping.
1. On the east boundary of the PDO, Type II landscaping at least ten feet deep is required. This standard applies whether the applicable area is in the right-of-way or on property. This standard does not apply to areas where this cannot be achieved in order to provide intersection alignments.
2. On the west boundary of the PDO, Type II landscaping at least ten feet deep is required adjacent to neighboring homes, except in rear areas of townhouse buildings and areas designed as public open space (e.g. community gardens).
3. On the 12th Street boundary of the PDO, Type III landscaping at least ten feet deep is required except at pedestrian-oriented spaces (see Section 4.1.C).
4. Boundary landscaping planting plans must be coordinated with applicable utility agencies and easement requirements.

B. Landscape diversity. The following standards demonstrate a commitment to integrating a diversity of landscape forms, species, textures, and colors that add richness to the Park District environment.
1. Trees. At least 30 percent of new trees must be conifers. These conifers must be native or verified non-invasive, low-maintenance, and ecologically beneficial.
2. Planting. A minimum of 60 percent of planting areas (excluding lawn) must be planted with native plants or verified non-invasive, low-maintenance, and ecologically beneficial plants.
3. A minimum of 30 native understory plant species must be planted throughout the site.

See Section 2.0 for streetscape standards.
B. **Canopy coverage.** Plan for at least 20 percent tree canopy coverage at the time of tree maturity. Areas covered by building footprints and vehicular paving are not included in coverage calculations. Open spaces on top of parking podiums, however, are included. Strategies must include:

1. Preserve existing, healthy mature trees when feasible.
2. Grow large deciduous and conifer trees by selecting appropriate species and providing adequate space for the trees to mature and be maintained.

C. **Planting and irrigation.**

1. No invasive or noxious species may be knowingly planted on the site and must be removed where found.
2. Large trees must be irrigated for five years after planting to ensure survival through increasingly hot, dry, and long summers.

D. **Fences and walls.**

1. Materials. Chain link fences are prohibited in the interior of the site. Coated chain link fencing with a dark color such as black, dark gray, or dark green may be used only along boundary conditions at the eastern and western edges of the Park District, but must be used in association with boundary plantings required in (A) above.
2. Retaining walls. Retaining walls taller than six feet and visible from a street shall employ design measures to mitigate the visual impact of the wall. Such measures may include treatment such as planting, integral patterns, additive design elements, and the like and must extend to include 50 percent of the wall.

F. **Foundation screening.** All street-facing elevations must have landscaping along any exposed foundation.
4.4 – Parking and Service Elements

Purpose
- To reduce potential negative impacts of driveways and off-street parking facilities on the streetscape.
- To provide visibility and safe interactions between drivers and other sidewalk/roadway users.
- To limit adverse visual, odor, and noise impacts of mechanical equipment, utility cabinets, trash and recycling receptacles, and other service areas at ground and roof levels.
- To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- To reduce impacts from the location and utilization of service areas.
- To provide service areas for truck deliveries and loading with practical access to building elevators that will be partially concealed from view when not in use, and will not interfere with pedestrian or vehicle traffic when in use.

Relationship to Other Standards
These standards are unique to the Park District.

Standards
A. Off-street parking and loading.

1. Off-street parking must be hidden and integrated into the buildings. Exceptions:
   a. Entrance/exits.
   b. This standard does not apply to interim parking uses for portions of the site planned for a later phase of development.
   c. Other permanent surface-level parking must be set back at least five feet from the sidewalk and feature Type III landscaping between the sidewalk and parking area.

2. Parking garage entries.
   a. Parking garage entrances are limited to 25 feet in width and must be designed and sited to complement, not subordinate, pedestrian entries.
   b. Where vehicles enter and exit a parking garage or service area across a sidewalk or internal walkway, direct visibility between pedestrians and motorists must be provided. Mirrors and electronic visual/audio warnings alone are not acceptable methods. Direct visibility must be provided with one or more of the following features:
      i. Setback entries.
      ii. Cropped wall corners or chamfers.
      iii. Wall openings.
      iv. Other treatments to enhance safety and visibility.
c. Sidewalk paving should be continuous across parking garage and service entries. Pavement markings or changes in pavement color or materials must be used.

d. At least 40 feet of queueing space, or the length of the design vehicle planned for service access, must be provided in the space between a sidewalk and a security threshold (e.g. gate or door) of garage and service area entries.

e. Garage entry doors and gates, if provided, must be at least 50 percent transparent between the bottom and top of the door or gate.

3. Parking garage service area locations. Each multi-family building with an elevator core must have access to a designated service area that provides for loading and unloading of trucks and the handling of refuse and recycling containers that is at least 50 percent concealed by doors, gates, fencing or landscaping from views from public streets and sidewalks. If the area serves multiple buildings, then it must provide for simultaneous operation of at least two vehicles.

4. Service area loading dock operation. Vehicles using a loading dock must not extend across a sidewalk or into the adjacent street.

B. Location of ground-level service areas and mechanical equipment. Ground-level building service areas and mechanical equipment includes loading docks, trash collection and compactors, dumpster areas, storage tanks, electrical panels, HVAC equipment, and other utility equipment. If any such elements are outside the building at ground level, the following location standards apply:

1. Service areas must be located for convenient service access.

2. Service areas must be screened with the structural and landscaping screening measures provided in subsection (C) below.

3. Trash and recycling receptacle storage areas must be provided for all development, located on site and not in the public right-of-way.

C. Screening of ground related service areas and mechanical equipment.

1. Where screening of ground-level service areas is required [see subsection (B)(2) above], the following applies:

   a. The service area must be paved and have a screening enclosure constructed of masonry, heavy-gauge metal, or other decay-resistant material. The enclosure must be sufficient to provide full screening from views from publicly-accessible sidewalks or adjacent property outside of the Park District.

   b. Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.

   c. Trash collection points and loading docks must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle vehicular traffic, or does not require that a hauling truck project into any public right-of-way.
2. The sides and rear of service enclosures must be screened with landscaping at least three feet wide in locations visible from the street and adjacent properties.

3. Where loading docks are sited along building frontages they must be designed to limit impacts on the pedestrian environment. Provide a provision of closure when not in use.

D. Utility meters, electrical conduit, and other service utility apparatus. These elements must be located and/or designed to limit their visibility by the public. If such elements are mounted in a location visible from the street, pedestrian pathway, or shared open space, they must be screened with a fence or vegetation and/or integrated into the building’s architecture.

E. Location and screening of roof-mounted mechanical equipment.
   1. All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be screened from public view both at grade and from adjacent properties with the exception of solar panels and wind turbines.
   2. Unscreened rooftop mechanical equipment must be setback from the exterior building walls sufficient to not be visible from the ground-level across the street from the site.
   3. For rooftop equipment, all screening devices must be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, louvered surfaces, architectural screening, clerestories, or within equipment rooms.
   4. The screening devices must be as high as the equipment being screened.
5.0 – Building Design
This section contains several subsections on issues of building design.

5.1 – Building Design Diversity

**Purpose**
- To provide a varied environment that provides for a variety of scales, spaces, and experiences for residents and visitors
- To avoid highly repetitive, uniform spaces and places
- To support innovative design where it clearly benefits the ensemble of buildings, uses, and spaces

**Relationship to Other Standards**
These standards are unique to the Park District.

**Standards**
The following standards demonstrate a commitment to integrating a diversity of building forms that add richness to the Park District environment.

A. Mixed-use and multifamily buildings must visibly vary in at least one significant aspect so that they are clearly not identical as viewed from public streets. Aspects can include forms, massing and the composition and articulation of exterior building materials, colors, fenestration patterns, building entries, weather protection features, and rooflines.

B. Residential stoops. While individual stoops on one building may have a consistent design and form, the stoops on each building must be distinct from those in adjacent buildings. Specifically, stoops at different buildings must employ some combination of different stoop height and/or width, stairs, railings, materials, detailing, overhangs, and/or planter design.
5.2 – Massing and Articulation

Purpose
- To create a District composed of a variety of building massing through evident differences in the enclosed volumes and how they are shaped.
- To further articulate the building massing and architectural expression as a means to provide for secondary scales and patterns that are smaller than the entire façade.

Relationship to Other Standards
These standards substitute the façade design standards of Chapter 19.12 EMC.

Standards
A. Façade articulation. Buildings must include at least two articulation features at intervals to meet the purpose of the standard. These standards apply to building elevations visible from streets and parks.

1. Maximum façade-articulation interval: 50 feet.
2. Articulation features.
   a. Use of window fenestration patterns.
   b. Use of weather protection features.
   c. Use of vertical piers/columns (applies to all floors of the façade, excluding any upper level stepbacks).
   d. Change in roofline plane.
   e. Change in building material and/or siding style (applies to all floors of the façade, excluding any upper-level stepbacks).
   f. Vertical elements such as a trellis with plants, green wall, art element that meet the purpose of the standard.
   g. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18 inches.
   h. Window sunscreens.
   i. Other design techniques that effectively reinforce a pattern of articulated façades.

3. COMPLIANCE ALTERNATIVE considerations associated with articulation standards. Proposals must meet the purpose of the standards. The following will be considered in determining whether the proposed articulation treatment meets the “purpose” of the standards.
   a. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the purpose given the building’s current and desired context (per the Park District Master Plan.)
b. Consider the visibility of the façade. Some streets are more prominent and visible than other streets. 12th, Poplar, and Hemlock Streets are examples of more visible streets. Fir and 14th Street are less prominent and warrant greater flexibility.

c. Consider the size and width of the building. Smaller buildings (less than 120 feet wide) warrant greater flexibility than larger buildings.

d. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add architectural variety to the street from a pedestrian scale and more distant observable scales.

B. Maximum façade length. Building elevations longer than 150 feet facing a street or park must include at least one of the following features to break up the massing of the building and add architectural variation.

1. Provide vertical building modulation at least six feet deep and 15 feet long. For multi-story buildings, the modulation must extend through at least one-half of the building floors.

2. Façade employs building walls with contrasting articulation and fenestration that help to visually break up the massing and add architectural variation. To qualify for this option, these contrasting façades must employ all of the following:
   a. Different building materials and/or configuration of building materials.
   b. Contrasting window design (sizes or configurations).

3. COMPLIANCE ALTERNATIVES to subsections (B)(1-2) will be considered provided the design meets the purpose of the standards. Supplemental consideration for approving alternative designs:
   a. Width of the façade. The larger the façade, the more substantial articulation/modulation features need to be.
   b. The type of articulation treatment and how effective it is in meeting the purpose given the building’s context.
5.3 – Details and Entries

Purpose
- To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.
- To encourage the success of retail and civic tenants through distinguishing features at each tenant storefront.
- To create clear and welcoming building entries.

Relationship to Other Standards
These standards substitute the building entry standards of Chapter 19.09 EMC. The façade detail standards are unique to the Park District.

Standards
A. Façade details. All building façades subject to Storefront building-frontage requirements (see Section 3.0) must be enhanced with appropriate details. All new buildings must employ a combination of detail element from the lists below for each façade articulation interval (see Section 5.2).

1. Window and/or entry treatment, such as:
   a. Transom windows.
   b. Roll-up windows/doors.
   c. Operable stacking doors/windows.
   d. Recessed entry.
   e. Custom door configuration.
   f. Other specially designed window or entry treatment that meets the purpose of the standards.

2. Building elements and façade details, such as:
   a. Custom-designed weather protection element such as a steel canopy, glass, or retractable awning. Custom-designed cloth awnings may be counted as a detail provided they are constructed of durable, high-quality material.
   b. Decorative building-mounted light fixtures.
   c. Terraced planters or fixed seating built into the building.
   d. Other details or elements that meet the purpose of these standards.

3. Building materials and other façade/entry elements, such as:
   a. Custom kick-plate, pilaster, base panel, or similar feature.
   b. Hand-crafted material, such as special custom metal work and panels or custom wood work.
c. Use of exterior paving materials adjacent to building entries, such as stamped concrete, inlaid concrete, tile, concrete pavers or stone.
d. Other details that meet the purpose of the standards.

B. **Articulated building entries.** The primary entrance for all multifamily and multi-tenant buildings must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from regular storefront or private residential entrances on the building. A weather protection feature with a minimum dimension of six feet by eight feet is required.
5.4 – Exterior Building Materials

**Purpose**
- To encourage the use of durable, high quality building materials that minimize maintenance cost and provide visual interest from all observable vantage points.
- To promote the use of a distinctive mix of materials that helps to articulate façades and lends a sense of depth and richness to the buildings.
- To place the highest priority on the first floor in the quality and detailing of materials at the pedestrian scale.

**Relationship to Other Standards**
These standards are unique to the Park District.

**Standards**

A. *Quality building materials.*

1. Building must use high-quality durable materials. This is most important for the base of buildings, particularly for commercial and mixed use buildings where the façade is sited close to sidewalks.

2. Prohibited exterior building materials:
   a. Fiberglass.
   b. Vinyl and plastic siding.
   c. Plywood.
   d. T-111 siding.
   e. Mirrored glass and other highly reflective materials.
   f. Exterior insulation and finish system (EIFS).

3. The use of sustainably harvested, salvaged, recycled, or reused products is encouraged wherever possible.
5.5 – Blank Walls and Treatments

**Purpose**
- To avoid untreated blank walls.
- To retain and enhance the character of Park District streetscapes.

**Relationship to Other Standards**
Everett’s current blank wall definition is retained and additional treatment provisions are provided.

**Standards**

A. **Blank wall definition:** Exterior ground floor walls of buildings visible from a street or publicly accessible open space that are over four feet in height with a horizontal length greater than 15 feet, and do not include a window, building entry, or vertical building modulation. Exterior fire walls built along interior property lines are not considered blank walls.

B. **Blank wall treatment standards.** Untreated blank walls adjacent to a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited. Methods to treat blank walls can include:

1. Display windows at least 16 inches of depth to allow for changeable displays. Tack-on display cases do not qualify as a blank wall treatment.
2. Landscape planting bed at least five feet deep or a raised planter bed at least two feet high and three feet deep in front of the wall with planting materials that are sufficient to obscure or screen at least 50 percent of the wall’s surface within three years (see Section 4.3 for other landscaping standards).
3. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
4. Installing a mural as approved by the Planning Director. Commercial advertisements are not permitted on such murals.
5. Special building detailing that adds architectural variety at a pedestrian scale. Such measures may include treatment such as integral patterns, additive facade elements, and the like.

For large visible blank walls, a variety of treatments may be required to meet the purpose of the standards.
6.0 – Signs

Purpose
- To enhance the visual character and identity of the Park District and reduce clutter and visual distraction.
- To promote economic development in the Park District
- To enhance and protect property values and the quality of life by preserving and enhancing the appearance of the streetscape.
- To promote the community’s appearance by regulating the design, character, quality of materials, and of signs to maximize their positive visual impact.

Relationship to Other Standards
Under Exhibit A.1, the Park District PDO is subject to Sign Category B sign standards. This section supplements the Sign Category B standards of Chapter 19.36 EMC.

Standards
A. Freestanding signs. In addition to the requirements of EMC 19.36.050(A), pole signs are prohibited.

B. Wall signs. In addition to the requirements of EMC 19.36.050(B), the following standards apply:
   1. Wall signs must be proportional to the façade. They must be no wider than two-thirds the width of the individual façade. This standard also applies to upper-level businesses.
   2. Wall signs that advertise the name of the building and are not associated with the name of any individual tenant are exempt from the maximum sign area, provided such signs are no larger than 25 square feet each and limited to three per building.

C. Canopy and awning signs. In addition to the requirements of EMC 19.36.050(G), the following standard applies: Signs must be no wider than two-thirds the width of the individual awning or no more than 20 feet, whichever is less.

D. Sign illumination types prohibited. In addition to the requirements of EMC 19.36.050(I), the following standard applies: Backlit cabinet signs are prohibited (where the sign face is illuminated through a translucent casing).

E. Electronic changing message signs are prohibited except when designed and placed as a window sign. Such signs must comply with the standards of EMC 19.36.050(C).
7.0 – Exterior Lighting

Purpose
• Protect against light pollution and reclaim the ability to view the night sky and thereby help preserve the quality of life and scenic value of this desirable visual resource throughout the region and nearby natural open spaces.
• Help protect and enhance human health and wellness and wildlife habitation and migration by minimizing light pollution and its impact on all forms of life.
• Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
• Ensure that sufficient lighting can be provided where needed to promote safety and security on public and private property, and to allow for reasonable lighting outdoor activities.
• Provide attractive lighting that supports and enhances the urban environment, emphasizes architectural elements, and encourage pedestrian activity and wayfinding beyond daylight hours, especially during the long nights of Pacific Northwest winters.

Relationship to Other Standards
These standards supplement the parking lot exterior lighting standards of Chapter 19.34 EMC and substitute the building entrance lighting standards of Chapter 19.09 EMC.

Standards
A. General standards.
1. All luminaires must be fully shielded and must not emit light into the upper hemisphere around the luminaire or onto adjacent properties and structures, either through exterior full cut-off shields or through optics within the fixture. Support and mounting systems for luminaires must not allow post-installation adjustments that could defeat compliance of this requirement.
2. Exterior lighting is encouraged to follow the color temperature, timing, intensity, technology, and other recommendations of the International Dark Sky Association.

B. Height.
1. Freestanding pedestrian-scale lighting must not exceed 16 feet in height.
2. Building-mounted exterior lighting for roof decks is permitted provided luminaires located above the height of parapet walls are located at least ten feet horizontally from the edge of the roof.

C. Lighting color (chromaticity). The correlated color temperature of outdoor lighting must be 3,500 Kelvin maximum or lower (refer to American National Standard Institutes publication C78.377 for guidance on LED lighting). Wildlife-friendly color temperatures of 2,220 Kelvin or lower must be used near habitat areas such as wetlands. Exceptions may be made for architectural floodlighting, accent lighting, or outlining.

D. Exterior lighting controls.
1. Automated control systems, such as energy management systems, photoelectric switches, motion sensors, and astronomic timer switches, must be used to meet the hours of operation requirements and the technical and energy efficiency requirements of the applicable Washington State Energy Code.

2. Exceptions:
   a. Egress lighting as required by the building code.
   b. Lighting required for accessibility.
   c. Lighting required by statute, law, or ordinance to operate all night.
   d. A manual override at each exit door is allowed regardless of automatic control device.
   e. Seasonal holiday lighting and event lighting.

E. Decorative lighting is permitted and should be limited to meet the purpose of this section. Consider dimming or curfews for such lighting after midnight. Such lighting includes:
   1. Landscape lighting.
   2. Architectural floodlighting, accent lighting, and outlining.
   3. Lighting to illuminate flags, public art, water features, and similar edifices.
   4. Outdoor rope and string lights for outdoor seating and gathering areas.

F. Prohibited lighting.
   1. Dynamic lighting.
   2. Luminaires exceeding 500,000 peak candelas and/or 500,000 lumens.
   3. Laser lighting.
   4. Any lighting of undeveloped environmentally sensitive areas.
   5. Any lighting that may be confused with warning signals, emergency signals, or traffic signals.
   6. Mercury, low pressure sodium, or other light sources in public areas that can impede or distort the perception of actual colors.
   8. Lighting permanently attached to trees.