

Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman
Planning Director

Date: May 18, 2021

Subject: Amendments to the Design Review Standards and Guidelines to address Building modifications in the Central Business District - Continued

ISSUE

The City Council requested that the Planning Commission review the current design standards for the Central Business District (CBD). There is concern that the current design standards for the CBD do not adequately ensure that development and modifications to existing buildings will occur in a way that is consistent with the City's vision for its downtown.

PROJECT DESCRIPTION/HISTORY

At its February 10, 2021 meeting, the City Council expressed concern about recent modifications to a building in the CBD. The City Council was specifically concerned that the nature of the modifications to the building were not addressed in the CBD chapter of the design standards manual. The Planning Commission discussed the project at its April 20, 2021 meeting. The PC has begun the process of thoroughly reviewing the city's existing standards and has already identified areas that can be improved. The PC will be looking at design review standards from other jurisdictions to look for ideas and help understand if and where there are weaknesses in the S-W standards.

DISCUSSION

The Standards and Guidelines for All Development – found in Chapter 2 of the Sedro-Woolley Design Standards and Guidelines manual (Design Standards) – contain specific requirements for ground-level details for building in general, however that chapter does not specifically address the CBD.

Chapter 3 of the Design Standards includes additional, detailed standards for the CBD. This chapter also includes language describing the City's vision for the downtown area. Some information in this Chapter supersedes or adds to the information in Chapter 2. It is anticipated that the more detailed requirements in Chapter 3 will be expanded upon greatly as a part of this process.

Chapters 2 and 3 of the Design Standards (Attachments 1 & 2 of this memo) have not been comprehensively updated since they were originally adopted in 2004. This will be an opportunity to thoroughly review and update the Design Standards to ensure they provide the detail necessary to guide the type of development the community expects in the city's historic downtown.

The Design Standards contain a lot of information, so staff recommends that the PC address just a few topics at a time. To start off the discussion, staff proposes that the Planning Commission address three topics this month. The PC can review further topics at subsequent meetings until all the topics are covered. Ultimately all the topics will work together in concert, but in an effort to not be overwhelmed by information, it is advisable to start small with just three topics. When all the topics are covered, then the PC can revisit the entire document to ensure continuity.

At this meeting, the Planning Commission will be focusing on three aspects of a building's frontage:

1. awnings/marquis;
2. doors and windows; and
3. outdoor seating and open space.

As discussed at the last meeting, staff has reviewed the design standards from three other cities: Arlington, Sumner and Snohomish. Attachment 3 includes selected sections from the downtown standards for each of those cities. The examples in Attachment 3 address the three topics the PC is discussing this month and only apply to those cities' historic centers. The full design standards for each of those jurisdictions is available here for those that are interested:

Arlington - <http://www.arlingtonwa.gov/DocumentCenter/View/490/Development-Design-Standards>.

Sumner - <https://sumnerwa.gov/wp-content/uploads/2019/06/Design-Development-Guidelines.pdf>.

Snohomish - <https://www.snohomishwa.gov/DocumentCenter/View/4492/Historic-District-Design-Standards-2017?bidId>.

Please review the content of the other jurisdictions design standards. It is not expected that the PC will pick and choose from other design manuals. Instead, look for ideas and overall concepts that can help improve the S-W Design Standards. In essence, use the other manuals to learn about what is important to address in a good design manual. Be prepared to discuss what you like about the other manuals and staff can then draft revised sections for the S-W Design Standards.

Please note that each jurisdiction has a unique way of formatting and organizing their design standards. It is possible that the S-W Design Standards may be fully reformatted at the end of this process, but for now we are focusing our attention on the content that applies to the three specific topics. Because we will be revisiting the entire document, it is not necessary (or possible) to make each section perfect as we work through the topics. We can address the minutia later, after we develop a working draft.

ATTACHMENTS

Attachment 1 – Current Design Standards and Guidelines for the CBD

Attachment 2 – Current Standards and Guidelines for All Development

Attachment 3 – Example Sections from Other Jurisdictions

RECOMMENDATIONS

Review and discuss the current Design Standards for the CBD compared to other jurisdictions and propose any recommended revisions to the sections that cover awnings / marquis, doors and windows, and outdoor seating and open space.

3. Additional Standards for the Central Business District

BUILDING DESIGN

GENERAL STOREFRONT PROFILE

Storefront architecture in the Northwest ranged from simple wooden false fronts to sophisticated masonry facades. In every town there is a combination of styles and interpretations resulting in an interesting collection of stylistic variations. This variety, where wood front stood next to brick, two-story next to single-story, and simple next to ornate, is particularly characteristic of this era. Any old photos of town scenes show this to be very apparent.

This characteristic is especially important and guidance should be given to maintain that visual variety. Some ways to assure variety are:

1. Provide for breaks in color between buildings. Painted surfaces and brick or masonry should have substantial color variation. Awning fabric is available in a number of colors and patterns.
2. Building facades should vary in height, shape, and ornamental detailing.
3. Glass shapes and sized should change from one front to the next adjoining front, doors and entries included.
4. Signage colors, shapes, letter styles, and details should vary.

Also immediately apparent from this period is the tall finishes on ground level façade. Tall windows and doors introduce much needed natural light into interiors. Transom windows above a bank of first level windows were often seen. These have been largely covered in more recent years as ceilings become lower. By uncovering these windows and refitting them with glass, much can be added that speaks of early architecture (as an alternative, awnings can be used to cover transom window areas). Special decorative attention at entries is significant. The “tall” front look is especially evident here. False fronts are a historically characteristic way of giving a single story building a more impressive façade. These fronts were typically made of wood or masonry. They allow a building to have a more distinctive face without involving the whole building. Decorative detailing is commonly apparent on buildings of this era. Intricate sheet metal work often topped building fronts with impressive crown molding. Fronts also often displayed dentil detailing of cast masonry, or brick, or combinations of masonry, metal, and wood. It was the exceptional building that did not have substantial superficial detailing.

Generally speaking, a style known as “Art Nouveau” emerged in the last decade of the nineteenth and first decade of the twentieth centuries. It was the dominant influence in painting, sculpture, architecture, and what is known as “the applied” or “decorative arts”. This new style was characterized by lack of straight lines and an emphasis on fluid movement within compositions. Architecturally it can be seen most prominently in cornices, crown moldings, arched windows, letter styles, and sign shapes. Utilitarian

construction of earlier years was replaced with an emphasis on craftsmanship. This overall stylistic evidence was most manifested in larger cities, (Chicago, San Francisco, Seattle) but much of it filtered through to small towns such as Sedro-Woolley. Remnants of beautiful crown moldings and dentil work are most of what remains of the original work. Efforts need to be made to uncover and restore as much as possible of what actually existed. In some cases this original work will be readily apparent, in others it has been destroyed. In some more current buildings it never existed at all. Each situation will have to be evaluated on its own and changes carefully considered not only for their own value, but for the influence they will have on surrounding properties.

BUILDING FACADES AND FALSE FRONTS

“Tall Fronts”

Tall ground level fronts were very common in early 20th century architecture. To some extent they have survived to contemporary times though substantial different in their materials and presentation. The old facades started at ground level with a short 2’-3’ wainscoting of masonry on wood which is often divided and paneled. Above this wall is multi-paned glass frequently tall and narrow with vertical orientation. Recessed entries are the rule and doors flanked by tall narrow windows and a transom window at the top. Above the first bank of windows is a bank of shorter 3’-4’ transom windows. As mentioned earlier, these allowed a maximum amount of natural light into the corresponding tall interior spaces. The natural light was frequently controlled with a retractable type awning at the transom window level. Continuing up from the transom window level is the false front typically $\frac{1}{2}$ to $\frac{3}{4}$ the height of everything below that level. Alternatively, in a 2 or 3 story building, are symmetrically arranged rows of double hung windows. In either false front or multi-story buildings the top of the wall is finished with decorative rows of brick work, dentil detailing, and a crown molding.



“False Fronts”

False fronts were most typically wood frame or masonry with decorative panels and detailing. They gave the illusion of a much larger building. Wood buildings normally had a gable roof with the characteristic triangular gable end. False fronts on this type of building would disguise the triangle with a rectangular façade. These accommodated sidewalk/window coverings, signage, and integrated well with adjoining buildings. Masonry fronts were not typical of single story buildings; however, some stores had extremely high interior spaces that extended above the transom windows and from the outside looked much taller than a one story building. Some of these, after having ceilings lowered, have the appearance of a false front building.

AWNINGS

Awnings were generally a retractable type utilizing cotton canvas stretched over a metal ribbed frame. The whole was either mechanically or manually collapsible against the building to allow sunlight to penetrate the interior space. These were mounted at the level of the transom windows. They also had the added benefit of providing rain protection to clientele.

Permanent awnings constructed of wood or metal and that meet all other design review standards are encouraged. If a fabric awning is desired, there are three reasons that a fixed frame acrylic type is recommended over a retractable type:

1. Durability and maintenance – modern acrylic fabrics are available to replace the cotton type. They are more colorfast, resistant to ultraviolet breakdown and being synthetic will not mildew or rot. They can easily be pressure washed.
2. Tidiness – fixed frame type awnings allow the fabric to be stretched tight over the ribs. This provides a watertight covering that will not collect extra dirt or refuse in sags or folds. Fabric stretched tight will not be continuously pulled over metal parts by the wind that will wear out corners and seams.
3. Cost – fixed frame awnings cost about ½ of the price of retractable ones.

Awnings should be angular as opposed to round in keeping with traditional rather than current popular styles. Fabric should be solid color or striped acrylic type. Glossy vinyl or translucent back lighted type should be specifically disallowed.

Projection from the building should not be less than 5' or greater than 75% of the width of the sidewalk. A vertical valance of not more than 20" should be standard with the addition of decorative trim encouraged. Signage should be limited to ½ of the area of the vertical portion.

DOORS AND WINDOWS

Doorways, as mentioned earlier are typically recessed from the plane of windows at the front. This affords weather protection, facilitates window displays, and provides a visual break to the front. Doors are a focal point and a compliment to any business front. They were generally made of varnished hardwood with large glass panels. Hardware was characteristically brass or black iron, large and ornate. Craftsmanship had a showplace in beautiful entry doors. Typically, finely detailed woodwork bordered the glass which was often beveled at the perimeter, and carried a name hand-lettered in gold leaf. Doors were massive by today's standards; 7 ½' – 8' tall and 38" – 46" in width. Generally, they were flanked by tall windows and an opening transom above that featured the same detailing.

Windows were expansive, but generally of smaller panes. Large areas of glass are the hallmark of contemporary architecture and need to be visually interrupted. Glass that starts at ground level or close to it is also a feature of modern architecture that destroys the effect we are trying to achieve. Metal frame or metal clad wood frame windows are popular for

maintenance but need not sacrifice traditional styling for efficiency. All types of window style are available today in energy and maintenance efficient material. Of course the person wanting to restore his building close to the original, will opt for wood sash and trim with heavy wood mullions. Total compliance may not be practical in all cases, but a minimum of 50% of exterior glass surfaces be multi-pane or gridded is recommended to achieve that effect.

Transom windows so typical of early architecture are a feature that should be encourage in remodeling. They are almost universally consistent in their appearance on Metcalf Street, but have been covered in almost every case. These windows that complete the “tall front” feeling should be enhanced not covered. If they cannot function as originally planned because of interior remodeling, then they can be opaque from the inside or covered with an awing similar to the old style.

SIGN DESIGN

Signage is the single element most responsible for conveying the type of design “message” that is communicated to the public. Signs, by their nature, make strong first impressions. They are bright attention getting communication devices.

Variety is absolutely essential and expression of a store’s identity is completely individual and subjective. There are certain parameters however that if followed with care will result in a more pleasing expression to the public. Considering how important the signs are in establishing a solid long lasting first impression, deliberate and purposeful review of each applicant is very important. Poorly coordinated signage is the one single element that can destroy and overwhelm all of our other efforts combined. On the other hand, it can be the very best supportive element to the theme we are trying to encourage.

As mentioned in the basic profile, the Art Nouveau influence was the strongest force behind painting, sculpture, architecture, and applied decorative arts. Signage was particularly influenced as decorative form of self expression. In fact, many in the sign trades recognize signage from 1900-1930 as the classic period in American style, where beautiful letter forms and decorative expression meet with the best craftsmanship and techniques. Businesses will find a wide variety within this designation. Basically there are several types: awning lettering, carved wood, window (gold leaf and paint), painted wood, cut out or cast individual letters, wall signs painted directly on buildings, and some very early types of neon and electric signs.

The following guidelines will allow free expression within certain parameters that will serve us best in Sedro-Woolley. Note: information contained in the following table is encouraged, but not required. All signs shall have 2 or 3 of the following elements commensurate with Art Nouveau styling:

1. Letter style shall be complimentary to Art Nouveau; Classic Roman and derivatives or Calligraphic styles. Avoid Sans Serif, Contemporary, and any decorative styles that fight with the theme (such as computer styles or Old English). If a corporate logo and/or representative letter style is to be used then the second two criteria must be followed closely so that their signage can be integrated with the total theme.

2. Signs shall have an outside shape that is characteristically decorative, or if rectangular or square, panels, borders and decorative detailing that are distinctly complimentary to the 1920's architectural style.

3. Signs shall be made with materials and techniques that are similar in appearance to those used in signage in the early part of the century, 1900-1930. All free standing and projecting signs shall have a base support of pose cover that is decorative as well as functional and made of materials that are as relative to the exterior walls of the buildings they serve as possible (coloration and detailing).

Square footage, height, and setback restrictions shall comply with the City of Sedro-Woolley Municipal Code. Flashing, animated, rotating, changing message signs and signs that combine a white background with internal illumination are specifically prohibited. Exposed neon illumination or shielded external illumination are accepted alternatives.

Drawings must be submitted for approval. They need to be in color, and detail size, materials, have specific accurate letter style, and decorative detailing and placement on building indicated. Structural and installation details per current code.

DECORATIVE DETAILING FOR SIGNS

Building facades were consistently given ornamental detailing. This most often found expression (aside from signage) in building crowns, dentil work, cast masonry, ornamental brick, and ornamental sheet metal. Some of these additions can vary so widely as to be difficult to define. Care should be taken to encourage the use of such elements while at the same time insuring that they are well integrated and not disproportionate or overdone. Simple drawings should be submitted for approval, detailing materials, relative size to building, color and placement.

SIGN LIGHTING

Exterior lighting can serve to accentuate the architecture as well as providing interesting visual breaks and detail. Exposed lighting fixtures should be decorative; ranging from European traditional to early American to Early 20th century. Carriage lamps with



2. Standards and Guidelines for All Development

SITE DESIGN

LOCATION OF PARKING

Intent

To maintain a contiguous, active pedestrian and non-motorized transportation realm along street fronts by locating parking lots behind, below or above buildings, except as allowed in the Additional Standards for the Mixed Commercial Zone. In situations where there is one building on a property, the intention of the guideline is to encourage the parking relating to that building to be located primarily behind the building. In situations where one or more larger primary buildings are located in the interior of a property and multiple satellite pads are located adjacent to the street frontages, the intent of these guidelines is to locate the satellite pads close to the street frontage in a manner which breaks up the appearance of the parking area bulk from the viewpoint of the adjacent street frontages. In those situations where buildings and the open space adjacent to them are located near the property frontage rather than being separated from the street frontage by parking areas, the need for common space near the interior of the property is considered less essential.

Guidelines

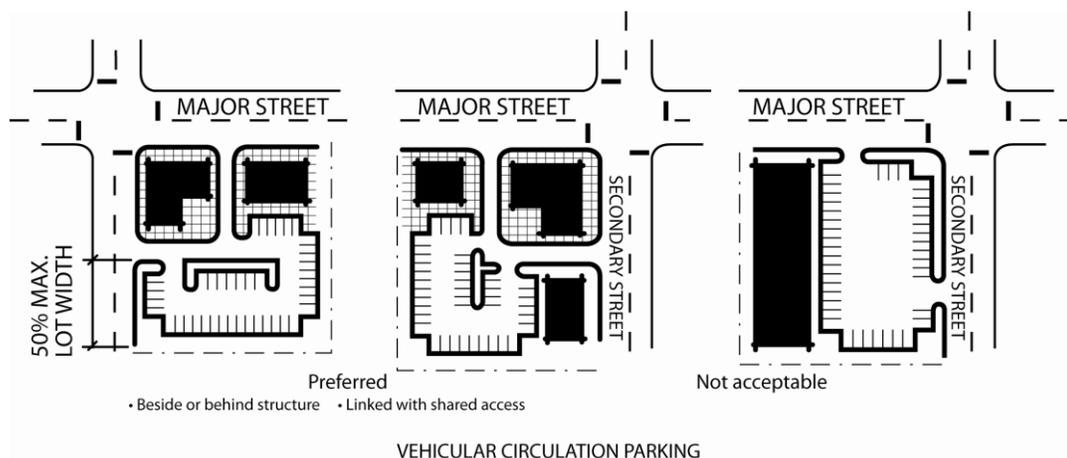
Encouraged:

1. Commercial parking lots should be located behind, below or above buildings when feasible. Where commercial parking lots are allowed to remain in front of or beside buildings, parking lots shall provide a 10 foot wide planting area between the parking lot and street right-of-way to include:

- a year-round sight barrier;
- evergreen shrubs;
- evergreen ground cover; and
- shrub material maintained at a maximum height of 3 feet for visibility.

2. Where feasible in multi-family development, parking lots should be located behind, below or above buildings in new development or relocated behind buildings in redevelopment; though not directly adjacent to any street fronts. The front yard setbacks should be adjusted downward when the parking is placed to the rear of the units.

3. Access to multi-family parking lots located behind, below or above buildings should be provided from rear alleys, auto-courts, and/or other internal drives.



PARKING LOT LANDSCAPING

(ALSO APPLICABLE TO LOT STORAGE, GAS STATION APRONS, AND DRIVE-THRUS)

Intent

To reduce the visual impact of parking lots through landscaped areas and/or architectural features that compliment the overall design and character of development.

Standards

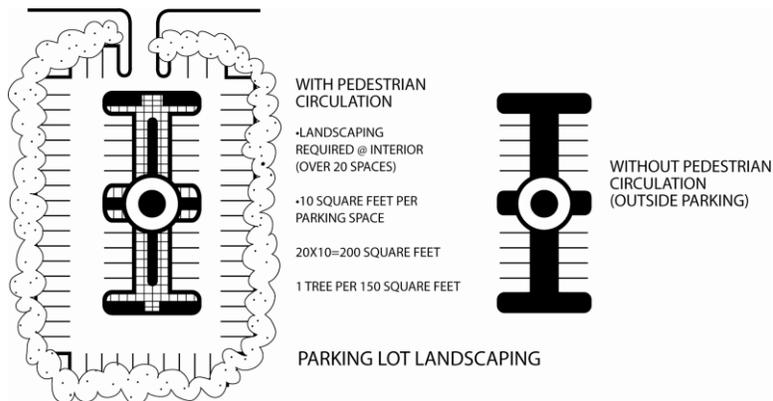
Required:

1. The number of trees required in the internal planting areas in parking lots shall be dependant upon the location of the parking lot in relation to the building and public right-of-way:
 - where the parking lot is located between the building and the public right-of-way, one tree for every five spaces shall be provided (1:5).
 - where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces shall be provided (1:6).
 - where the parking lot is located behind building and is not visible from the public right-of-way, one tree for every seven spaces shall be provided (1:7).
2. Existing trees shall be retained unless they are unhealthy, cause public safety hazards, or cannot be reasonably retained due to site specific limits.

Guidelines

Encouraged:

1. Commercial parking lots are encouraged to meet stormwater drainage requirements by using Low Impact Development (LID) techniques wherever possible and practical.



PARKING LOT SCREENING

**(ALSO APPLICABLE TO LOT STORAGE, GAS STATION
APRONS, AND DRIVE-THRUS)**

Intent

To provide screening of parking in development visible from the public right-of-way, while providing visibility for surveillance.

Standards

Required:

1. Parking lots that abut the public right-of-way shall be screened with one or a combination of the following treatments:
 - Low walls made of concrete, masonry, or other similar material and not exceeding a maximum height of 3 feet;
 - Raised planter walls planted with a minimum 80% evergreen shrubs not to exceed a total height of 3 feet, including planter wall and landscape planting;
 - Landscape plantings consisting of trees of which at least 80% are deciduous and shrubs and groundcover materials of which at least 80% are evergreen; or
 - Landscaped berm with trees and evergreen shrubs.
2. Walls, fencing, and architectural details shall compliment the materials used in adjacent architectural styles.
3. Screen walls or fences located across a street or adjacent to a residential designation shall include one or more of the following:
 - Arbor and/or trellis structure with climbing vines;
 - Architectural detailing, contrasting materials, or other special interest; or
 - Art
4. Walls and raised planters shall not exceed a maximum height of 3 feet, unless all of the following are provided:
 - Screen treatment does not create a safety hazard;
 - Portion of treatment that is above 3 feet in height is a minimum 75% transparent (i.e. see-through metal railing, trellis, or other similar treatment); and
 - Portion of wall/landscape treatment that is above 3 feet in height provides added visual interest, detail, and character suitable to the character of the development.
5. Where walls are provided, landscape planting areas shall be a minimum width of 5 feet and shall be located adjacent to the public right-of-way.
6. Fencing around parking lots shall be allowed if the following conditions are met:
 - All screen fencing should not exceed a maximum height of 6 feet, and any portion higher than 3 feet must be 75% transparent; and
 - If an alternative fence material is used such as masonry, wrought iron, or wood etc., the fence must be 75% transparent and planting should consist of at least 30% coniferous trees and evergreen shrubs/groundcovers.
7. All plant material used for parking lot screening shall be managed and/or selected to provide clear views between 3 and 8 feet above the ground surface, for surveillance purposes.
8. Chain link fencing without vinyl cladding, powder coating or similar coating over the galvanized metal coating shall not be permitted to be used to screen or enclose parking along a public sidewalk. In addition, the use of razor ribbon or barbed wire shall be prohibited.
9. Chain link fencing without coating shall not be used on any street frontage, adjacent to a public sidewalk or adjacent to a residential designation.

PARKING LOT LIGHTING *(NOTE: Not applicable to car sales lots)* **(ALSO APPLICABLE TO LOT STORAGE, GAS STATION APRONS, AND DRIVE-THRUS)**

Intent

To maintain a safe and secure pedestrian and non-motorized transportation environment through the use of adequate, but not excessive, lighting.

Standards

Required:

1. Lighting used in parking lots shall not exceed a maximum of 30 feet in height. Pedestrian scale lighting along sidewalks and any other applicable location shall be a maximum of 16 feet in height.
2. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through exterior shields or through optics within the fixture.

Guidelines

Encouraged:

1. The parking lot lighting should be appropriate to create adequate visibility at night and evenly distributed to increase security.
2. Lighting levels and design should comply with the Illuminating Engineering Society of North America's *Recommended Practices and Design Guidelines*, latest edition.

PEDESTRIAN WALKWAYS THROUGH PARKING LOTS

(NOTE: Not applicable to Industrial Development)

Intent

To provide safe, convenient, and attractive walkways for pedestrians through parking lots.

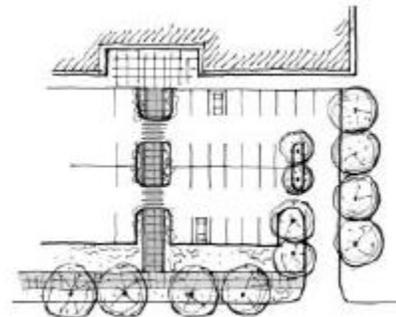
Standards

Required:

1. For parking lots that contain greater than 20 parking spaces, pedestrian connections shall be clearly defined in a combination of 2 or more of the following ways (except as walkways cross vehicular travel lanes):

- 6 inch vertical curb in combination with a raised walkway.
- Trellis, special railing, bollards, and/or other architectural features to accent the walkway between parking bays.
- Special paving, such as concrete, pavers, or LID materials if appropriate, in an asphalt area.
- Continuous landscape area minimum 3 feet wide on at least one side of the walkway (where walkways abut a public right-of-way and/or driving aisles, the landscape area shall be provided between the walkway and the public right-of-way or driving aisle).

2. ADA accessible connections shall be provided from ADA parking stalls to the main pedestrian walking routes and building entrances.



Walkway linking building entrance and public sidewalk

3. Pedestrian walkways within parking areas shall be a minimum 5 foot width of clear, unobstructed passage.
4. Pedestrian walkways shall provide a distinct linkage between a main entrance to the building and a concentration of vehicle parking spaces in order to encourage its use by pedestrians.
5. When buildings are not located directly adjacent to the sidewalk, pedestrian walkways shall connect the public sidewalk in the right-of-way to the main building entrance in a clear and direct manner, regardless of the number of parking spaces. Where pedestrian walkways cross vehicular travel lanes within a parking lot, walkways shall be raised a minimum of three inches (3") and marked with contrasting colored paving, pavers or equivalent to differentiate from vehicular lane. The vehicular travel lane shall be narrowed to the minimum width at the pedestrian crossing and at least two (2) of the following traffic calming techniques shall be used:
 - Pedestrian scale lighting.
 - Trellis or other cover extending over the walkway.
 - Bollards at the travel lane edge.
 - Landscape and/or hardscape features (i.e. railings, rocks, etc.) located at travel lane edge.
6. Where transit stops occur in the public right-of-way, pedestrian walkways shall provide a direct and clear connection from the building's main entrance to the transit stop.
7. Night lighting should be provided where stairs, curbs, ramps, abrupt changes in walk direction, and crossing vehicle lanes occur.

SIDEWALKS AND STREET TREES WITHIN PUBLIC RIGHT-OF-WAY

Intent

To maintain a consistent street frontage and character for street right-of-ways.

Standards

Required:

1. Unless otherwise required or where larger plaza areas are provided, sidewalk paving material shall be consistent with street frontage improvements of adjacent developments. The use of LID materials are encouraged, if appropriate to site conditions.
2. Street trees within the public right-of-way shall be located in tree grates or continuous planted area (minimum 5 feet wide unless planting area interrupts required walking width for sidewalk) between the walking route of the sidewalk and the curb edge.
3. If a street has uniform planting of street trees, or a distinctive species, the new street trees shall match or compliment the planting pattern.
4. Where tree grates are used, they shall be ADA accessible and of a similar size and material as tree grates found in adjacent developments to maintain a similar overall streetscape appearance.

Guidelines

Encouraged:

1. Where street trees are planted between the walking route of the sidewalk and curb edge, root barriers, root channels, and/ or structural soils should be utilized to protect the sidewalk from possible, future root damage.

CURB CUT SPACING AND CONSOLIDATED DRIVEWAYS

(NOTE: Not applicable to Industrial Development)

Intent

To enhance pedestrian and non-motorized transportation safety by consolidating driveways, while providing for adequate vehicular and service access.

Standards

Required:

1. Minimize obstructions to pedestrian movement and the number of vehicular turning movements; expansions, redevelopments, or changes of use shall be evaluated for number, location, size, and by consolidation of vehicle access points.
2. Closely spaced adjacent driveways in the same development shall be combined for combined joint access, unless the City Engineer finds consolidation is impractical or will cause a hazard.

SCREENING OF TRASH AND SERVICE AREAS

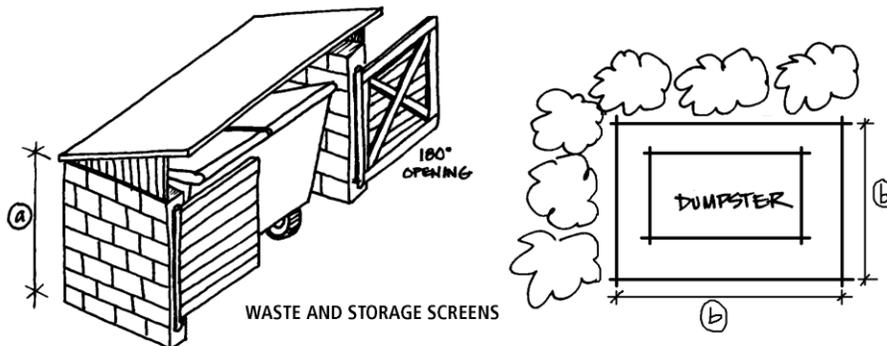
Intent

To reduce the impact of service, loading, storage and trash storage areas and reduce attractiveness to pests.

Standards

Required:

1. All service, loading, storage and trash collection areas shall be screened by a combination of masonry, wood, or vinyl walls and planting areas.
2. Loading and service areas shall not face any residential district, unless no other location is possible.
3. All service, loading, storage and trash storage areas must be designed to reduce attractiveness to pests (rats, crows, raccoons, etc.) and include method(s) to secure contents.



BUILDING DESIGN

PROMINENT ENTRANCE

(NOTE: Not applicable to Industrial Development)

Intent

To ensure that building entrances are welcoming and easily identifiable from streets and sidewalks.

Standards

Required:

1. Visual prominence - the principal entry to the building shall be marked by at least one element from each of the following groups:

Group A

- a) recess
- b) overhang
- c) canopy
- d) portico
- e) porch

Group B

- a) clerestory
- b) glass window(s) flanking door
- c) ornamental lighting fixtures
- d) large entry door(s)

Group C

- a) stone, masonry or tile paving in entry
- b) ornamental building name or address
- c) pots or planters with flowers
- d) seating

2. Weather protection - some form of weather protection shall be provided.
This can be combined with the method used to achieve visual prominence.

15.0 Old Town Business District

15.3 Architectural Design

15.3.1 Intent

New building facades shall conform to the horizontal and vertical division systems used historically in Arlington and in the architecture of other traditional commercial centers as described below.

15.3.2 Standards

15.3.2.1 Horizontal Divisions—Primary facades shall be divided into three basic horizontal divisions:

15.3.2.1(a) The base, consisting of storefronts, and with permanently fixed sidewalk canopies that separate the base from the middle division. See Section 15.3.2.8 for other sidewalk canopy requirements).

15.3.2.1(b) The middle, consisting of first story Clerestory windows, and/or second story windows, Intermediate panels or decorative bands, and trim.

15.3.2.1(c) The cap, consisting of the roofline, or Parapet shape along with overhangs, cornices and/or other parapet and roofline trim (figure 92).

15.3.2.2 *Vertical Divisions.* —Primary facades shall be divided vertically by the use of organizing elements, such as columns, pilasters, or panels. No facades open to public view shall consist of unarticulated blank walls. Vertical divisions shall form bays with either a maximum width of 12'-0" or be no greater than 1/3 of the buildings overall width, whichever is smaller. Vertical divisions shall Minimally extend for one-half of the total overall height Of the building (figure 92).

15.3.2.3 *Ground Floor and Storefront Facades* -The base of ground floor, street-facing storefronts shall be composed of impact-resistant materials of wood, stone, brick, stucco, concrete, or tile. (See Section 15.3.2.9 for other requirements). It shall be a minimum of 18" in

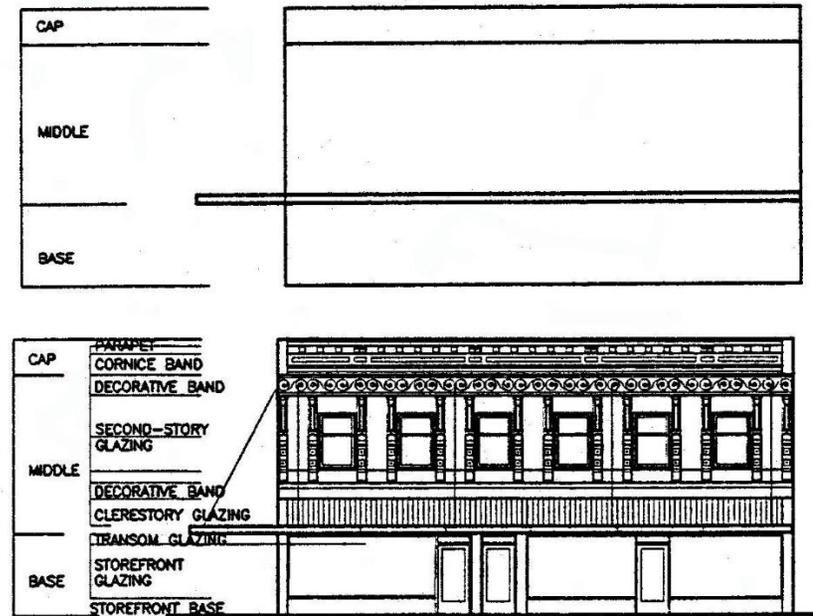


Figure 91: Above, an abstract illustration of required horizontal divisions. Below, an existing example.

City of Arlington, WA
Old Town Business District, Architectural
Design section only

15.0 Old Town Business District

15.3 Architectural Design (cont.)

in height measured from its lowest point along the Sidewalk. It shall serve to separate the storefront Glazing from the adjacent sidewalk.

15.3.2.4 Storefront facades shall consist of no less than 65% glass display windows with trim unless an alternative alternative proposal is provided accomplishing the same intent with compatible architectural treatments. entry doors shall be recessed where possible and shall conform to all other building code regulations for barrier free accessibility for sidewalk encroachment, etc. Entry systems shall consist of commercial quality wood, aluminum, or steel framing with steel doors. Door glazing shall be a minimum of 65% with transom glazing wherever possible.

15.3.2.5 *Upper-Floor Facades* –Upper floor structural elements, windows, and panels shall conform to the vertical and horizontal divisions described in Sections 15.3.2.1 and 15.3.2.2. The resulting pattern of elements shall continue to relate to the pattern of street level façade elements. The materials shall consist of wood, stone, brick, concrete, stucco or stucco-finished exterior insulation finish systems (EFIS), metal or tile. (See Section 15.3.2.9 for other stipulations on finish materials and color selections). Upper story windows shall have architectural glazing, framing, and trim that is compatible with the scale and detailing found in the historic, mixed-use commercial buildings of downtown Arlington.

15.3.2.6 *Roof Configurations, Parapets* –The tops of new buildings shall be trimmed with elements drawn from the cornices, parapet details, and/or roofline forms typical of historic, commercial buildings in Arlington and other American towns. Besides serving a decorative purpose, these trim courses can serve a dual function if designed to

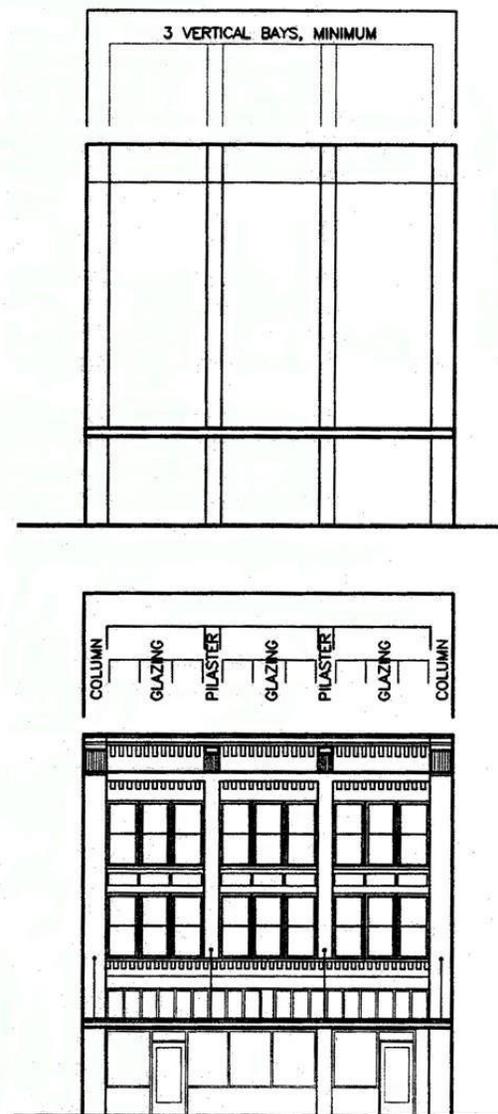


Figure 92: Above, an abstract illustration of required vertical divisions. Below, an existing example.

15.0 Old Town Business District

15.3 Architectural Design (cont.)

provide weather protection to parapets, windows, and facades (figures 92,93,94,96 and 97).

15.3.2.7 *Building Entries Other Than Storefronts* –Street level entries to upper level offices and residences should be of impact resistant materials, should be recessed if possible, and shall conform the Building Code restrictions on sidewalk encroachment. Entries shall conform to all applicable requirements for handicap accessibility. Entry doors should be commercial quality wood or metal glazed doors and should be compatible with traditional entry doors found in historic commercial buildings. Where possible, transom glass shall be located over entry doors.

15.3.2.8 *Fixed Canopies* –For all newly constructed buildings, or for rehabilitation projects estimated at 50% or more of a buildings value, permanently fixed canopies made of wood and/or metal or other durable materials shall be provided. Canopies shall project over sidewalks a minimum of six feet from the building face and shall be one foot minimum from the curb. Canopies shall provide protection from the rain and melting snow for pedestrians using the sidewalk bordering the building. Canopies shall be constructed across the entire street frontage of the building facing the primary street, and for corner buildings shall be constructed continuously across all glazed openings of the street frontage facing the secondary street. Sidewalk canopies shall be securely fastened to the structural framework of the building, conforming to Building Code Requirements for wind and snow loading. Fabric canopies or awnings are not permitted as sidewalk protection. (Figures 98, 99, 100, and 101).

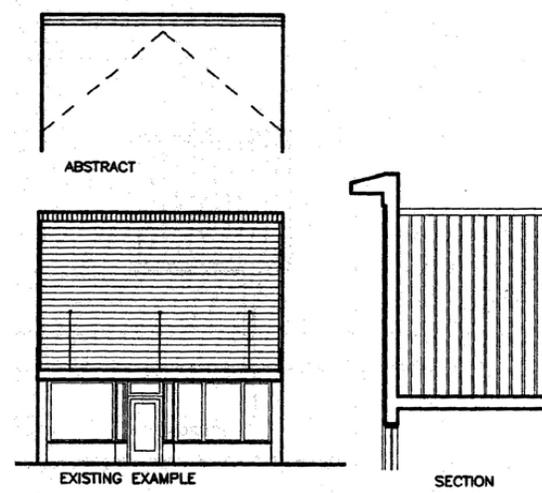


Figure 93: The western false front hides a gable roofline behind.

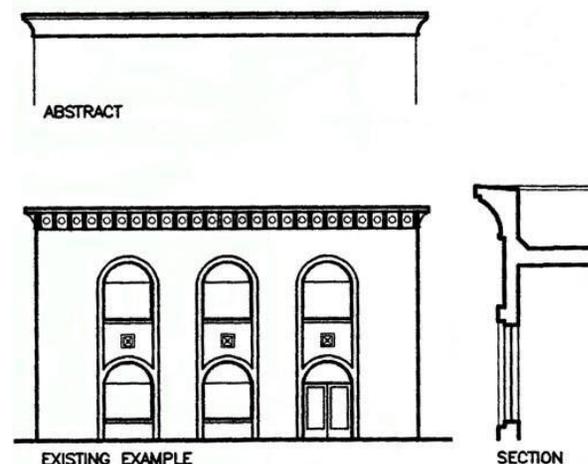


Figure 94: A contemporary interpretation of a classical parapet forms a single, strong, building cap.

15.0 Old Town Business District

15.3 Architectural Design (cont.)

Figure 97: The facade displays its gable roof centered along a flat roofline with over-hanging eaves.

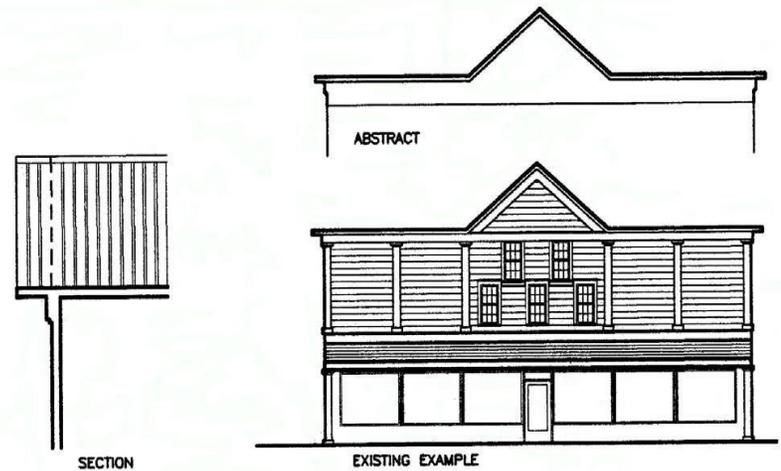
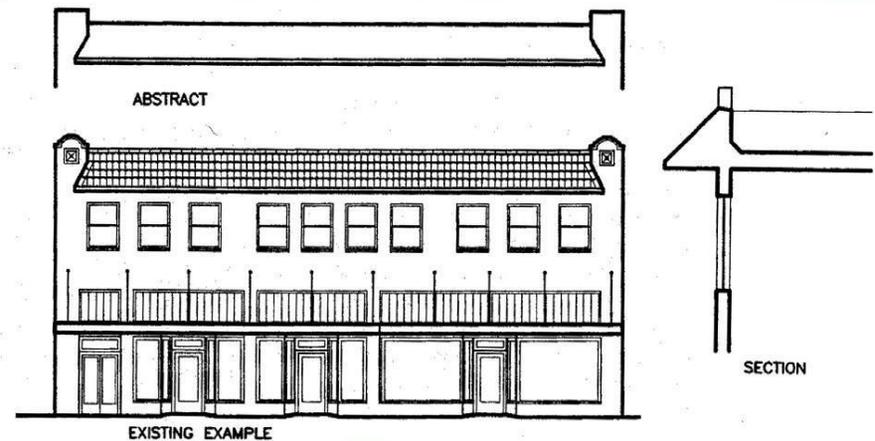


Figure 96: A projecting band of skirting at the parapet provides a visual cap and a protective cap for the windows below (Skirting that extends the full story height is not encouraged).



15.0 Old Town Business District

15.3 Architectural Design (cont.)

15.3.2.9 *Finish Materials and colors* – exterior finishes shall be durable commercial applications of traditional materials. These include wood, stone, brick, stucco (or stucco-finished EIFS), concrete, metal, and tile. Exterior color schemes should include contrasting base and trim colors. The Design Review Board generally deems as acceptable color schemes included in any paint manufacturer’s “historic line” or similar proposal reflecting an historical theme.

15.3.2.10 *Building Detailing* – Buildings shall be detailed with materials that vary between base wall material and trim. Trim and detailing should include some of the following: wood moldings and trim, decorative brick trim, glazed terra cotta trim, metal moldings, pressed metal, cast concrete or stone trim.

15.3.2.11 *Signs* – Signs shall be integrated with the building architecture and shall not cover significant architectural features. Sidewalk “sandwich board” signs shall be placed on the sidewalk at the street edge, with a minimum 6-foot clear sidewalk zone remaining. In the case of conflicting regulations with AMC chapter 20.68 Signs, the most stringent apply.

15.3.2.12 *Relationship of new Construction to Existing Adjacent Buildings* – Where new commercial or mixed-Use construction adjoins lots with smaller historic buildings, or adjoins property zoned exclusively for residential use, the potential negative impacts due to the juxtaposition of the larger commercial buildings shall be mitigated through site planning and architectural design. These techniques can include in line design or continuity of planar elements (figure 103); increasing the height of the new building at the corner so as to “hold the corner” and/or to better compliment a taller

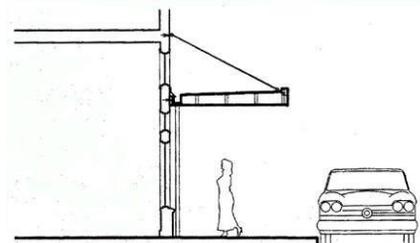


Figure 98: A tensile-supported canopy secured by chain or cable.

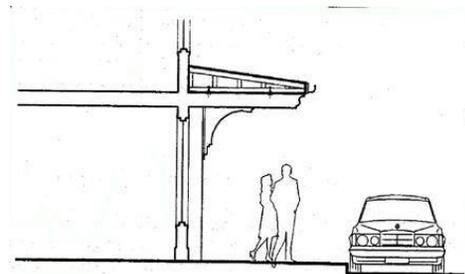


Figure 99: A compression-supported canopy held in place atop large, wood

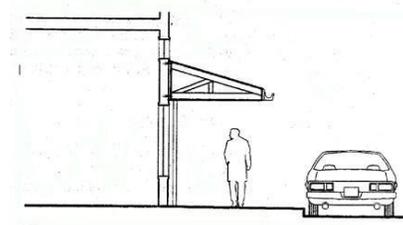


Figure 100: A nono-truss canopy attaching its vertical chord to the structural frame

15.0 Old Town Business District

15.3 Architectural Design (cont.)

building across the street (figures 104 & 105); stepping back the massing of a new building across the street (figure 106); and, stepping down the massing of a new building so as to better compliment a less intensively developed site (figure 107). In addition to the manipulation of massing, design techniques intended to generate compatibility between new construction and existing buildings include utilization of similar materials, finishes, colors and detailing.

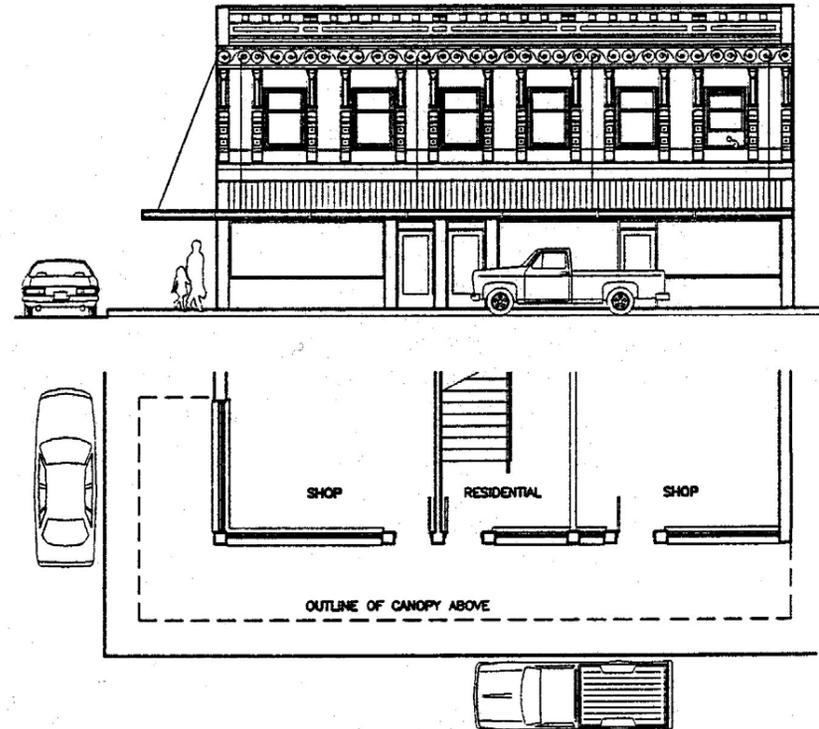


Figure 101: The canopy turns the corner of the building so as to provide continuous storefront protection from the weather.



Figure 102: In-line design or continuity of planer elements is one way for new construction to fit into the context of existing buildings.

15.0 Old Town Business District

15.3 Architectural Design (cont.)

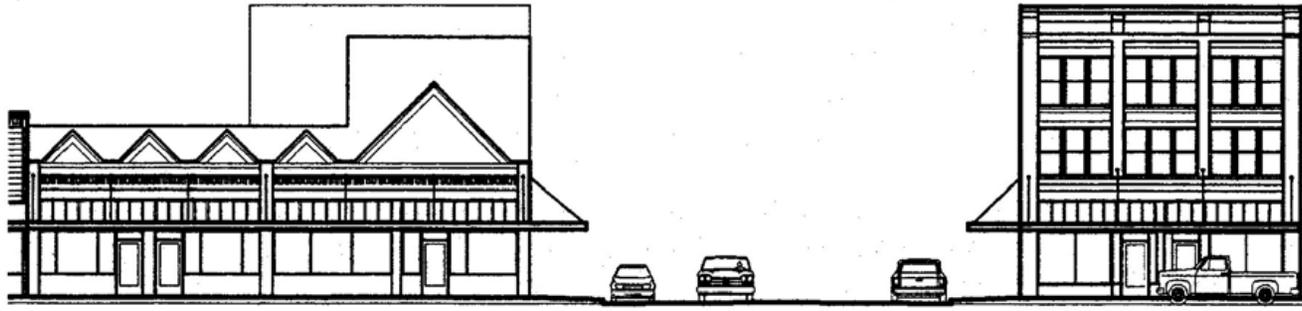


Figure 103: The massing of the corner portion of the building is increased in height so as to allow it to "hold the corner" and to provide a better complement to the taller building across the street.

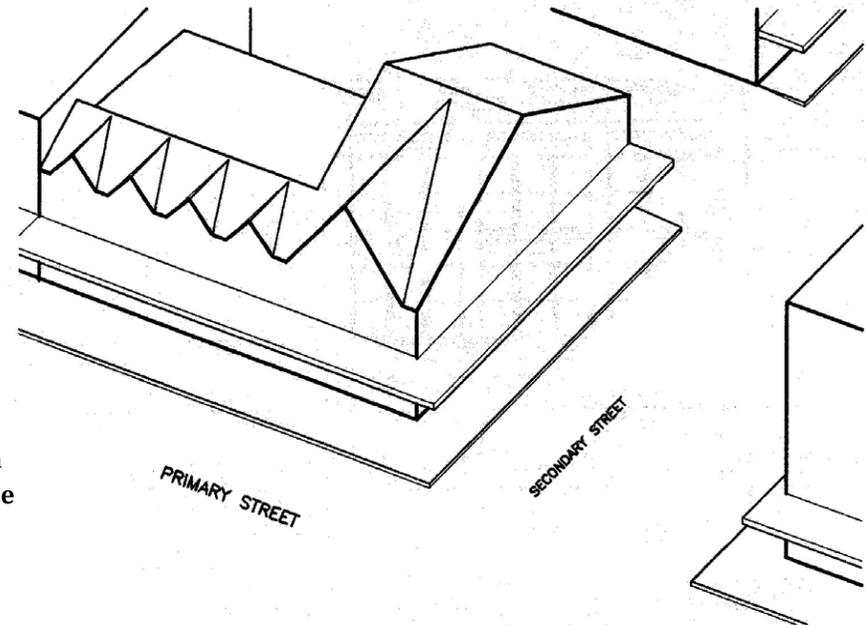


Figure 105: Increasing height at the corner allows a building to "hold the corner" and visually anchor the block at the intersection.

15.0 Old Town Business District

15.3 Architectural Design (cont.)

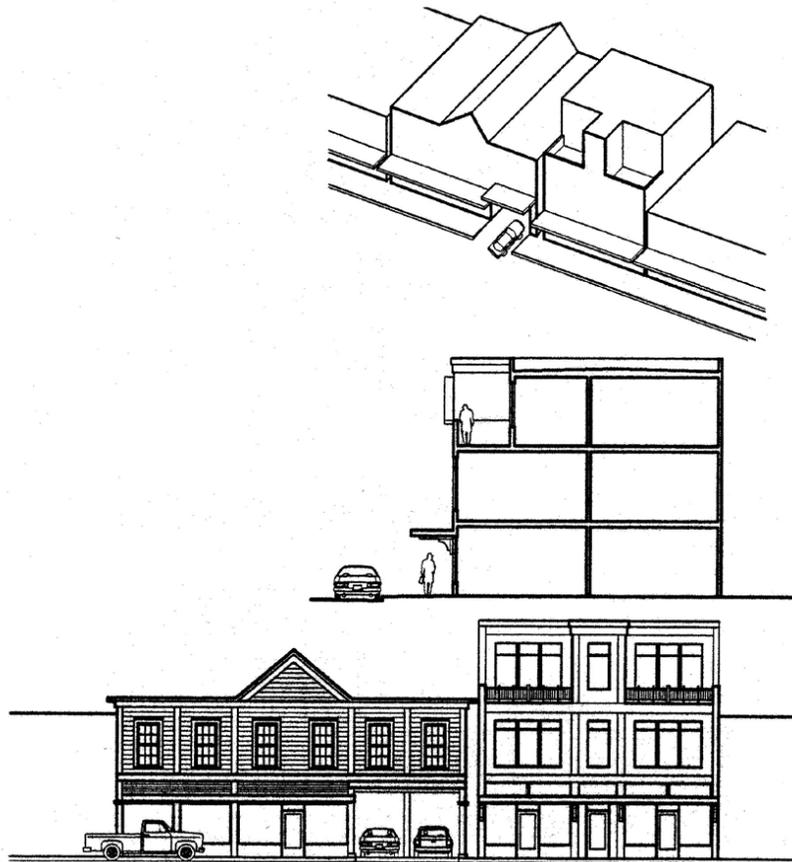


Figure 105: Stepping back the massing of a taller, new building, retains the typical height of the street wall. Shown here, the stepped back portion forms private balconies for residential or office use. Stepping down the massing of the new building mitigates the difference between adjacent building heights. Here, the third story contains a covered balcony with a corner column. At the fourth story, the balcony opens to the sky above.



Figure 106: Examples of existing signs.



15.0 Old Town Business District

15.4 Exterior Rehabilitation and New Additions

15.4.1 *Overview and Goals* – These Standards apply to existing commercial and mixed-use buildings within the Downtown Central Business District. In this context, “rehabilitation” involves repair or alteration to either maintain the building or provide for a change in use. Repairs and alterations to buildings shall protect and maintain their historic features and materials.

15.4.2 *Historic Preservation and Restoration of Existing Architectural features* – Historic exterior features include, but are not limited to, building details, roof lines and parapets; window sized, types of framing, sash, glazing and their materials, patterns of divided lights, door sizes and styles, and framing and door types and materials; storefront materials, and storefront details, sidewalk canopy materials, types, materials, trim, and details; historic building signage (such as dates or names, along with cornerstones and plaques), and, in general, the overall building trim and articulation.

Historic architectural features of existing buildings shall be retained and repaired, rather than removed. If these features are severely damaged, they shall be replaced with features identical in appearance to the original features.

15.4.3 *Replacement of Pre-Existing Architectural Features* – Where historic features have been removed or destroyed in the past, those original features shall be restored where new construction or rehabilitation makes this feasible.

15.0 Old Town Business District

15.4 Exterior Rehabilitation and New Additions

15.4.4 *Additions to Existing Buildings* – New additions to historic buildings shall respect the architecture of the existing building. Materials, massing, colors, and detailing of the existing building shall guide the design of the new additions. New additions shall also be compatible with the historic architectural features of adjacent historic buildings, including compatibility with historic building materials, color, signage, storefront organization, sidewalk canopies, and façade organization.

15.4.5 *Canopies/Weather Protection Over Sidewalks* – Historic sidewalk canopies shall be maintained, restored, or rehabilitated according to the provisions of this chapter. See also Section 15.3.2.8.

15.4.6 *Relationship of Renovations and Additions to Adjacent Buildings* – New additions to existing buildings and new infill construction shall be compatible with the architectural features of adjacent historic buildings, including compatibility with historic building materials, color, signage, storefront organization, sidewalk canopies, and façade organization.

1.3 Building Details and Materials

When buildings are seen from a distance, the most noticeable qualities are the overall form and color. For example, a 100-foot wide, three-story commercial building must be observed at least 200 feet away in order for the building to fit within a person's cone of vision so its overall shape can be perceived. At that distance, the building's major features including windows and doors are clearly visible. However, at closer range (within 60 to 80 feet from the building - approximately the distance across a typical Downtown street), a person notices a building's individual elements and details much more than its overall form. From the adjacent sidewalk, the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. In Sumner's Downtown setting, it is essential that buildings and their contents be attractive up close.

Intent

- ◆ Encourage the incorporation of creative design details and small scale elements into building facades are attractive at a pedestrian scale and add visual interest.
- ◆ Encourage high quality building materials that will promote the character and identity of Sumner.
- ◆ Discourage the use of materials that are not compatible with the character of Sumner.
- ◆ Encourage the use of building colors compatible with the established historical character of Sumner.
- ◆ Mitigate the impacts of *blank walls* on the pedestrian environment.

Guidelines

1.3.1 Building details. All non-residential buildings shall be enhanced with appropriate details. All new buildings are required to employ at least one detail element from each of the three categories below. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the guidelines. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the guidelines.

- a) Window and/or entry treatment
 - i) Display windows divided into a grid of multiple panes
 - ii) Transom windows
 - iii) Roll-up windows/doors
 - iv) Other distinctive window treatment that meets the intent of the guidelines.
 - v) Recessed entry
 - vi) Decorative door
 - vii) Arcade
 - viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry
 - ix) Other decorative entry treatment that meets the intent of the guidelines.

b) Decorative facade attachments

- i) Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning.
- ii) Decorative, custom hanging sign(s).
- iii) Decorative building-mounted light fixtures.

c) Building materials and other facade elements

- i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
- ii) Decorative *artwork* on building (such as a mural) or bas-relief sculpture.
- iii) Decorative kick-plate, pier, beltcourse, design.
- iv) Other details that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.

Other mixtures of detailed elements will be considered provided they meet the intent of the guidelines.

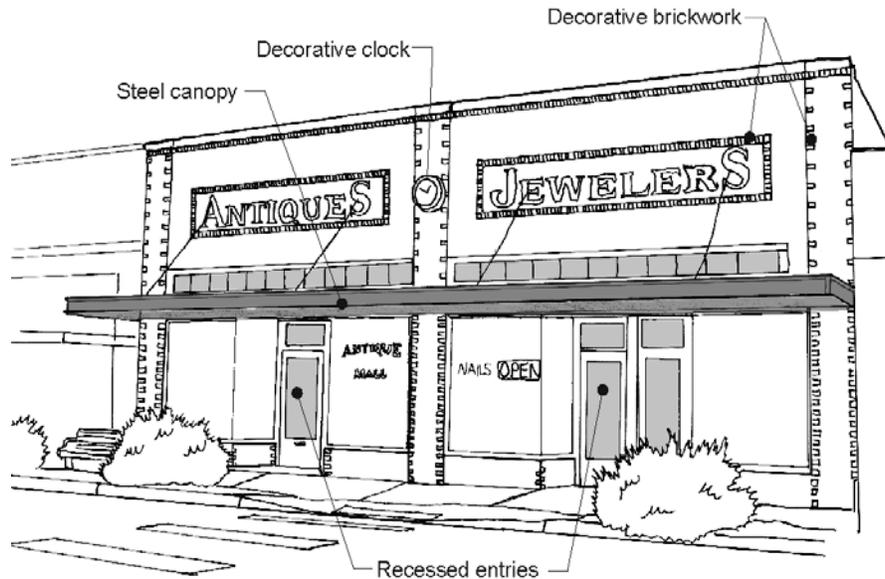


Figure 1-16. This older Downtown building would meet the current standards by including transom windows, a recessed entry, a steel canopy, a decorative clock, and decorative brickwork.



Figure 1-17. Other Downtown elements that would qualify as a building details: A = decorative clock and lights and transom windows; B = decorative columns; C = decorative entry, windows, and roofline element; D = recessed entry and decorative kickplates; and E = decorative pedestrian-oriented signage.

1.3.2 Blank walls.

- a) A wall (including building facades and retaining walls) is considered a *blank wall* if:
 - i) A ground floor wall or portion of a ground floor wall over 6 feet in height that has a horizontal length greater than 15 feet and does not include a transparent window or door; or
 - ii) Any portion of a ground floor wall having a surface area of 400 square feet or greater that does not include a transparent window or door.
- b) Untreated *Blank walls* facing a public street, *pedestrian-oriented space*, or pedestrian pathway are prohibited. Any new *blank walls* shall be treated through one or more of the methods below sufficient to meet the intent of the guidelines. For large walls, for example, a combination of treatments may be needed to break up the façade and provide visual interest. Owners of existing buildings containing visible *blank walls* are encouraged to utilize one or more of the following treatments to add visual interest to the street. Methods to treat *blank walls* can include:

- i) Display windows.
- ii) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 35 percent of the wall's surface within three years.
- iii) Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- iv) *Artwork* (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the *blank* wall surface.
- v) Other methods that meet the intent as determined by the Director and as recommended by the Design Commission.

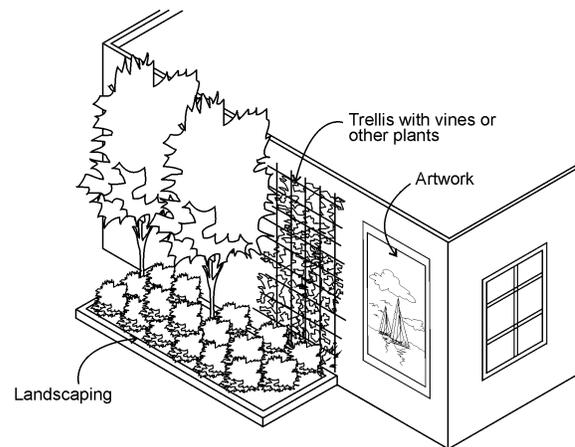


Figure 1-18. Examples of blank wall treatments.

1.3.3 Fire wall treatments: Exposed firewalls along side property lines visible from a street or parking area must utilize material, color, and/or textural changes as approved by the City to add visual interest to the wall.

1.3.4 Secondary entrance design elements. All commercial uses containing a secondary side or rear customer entrance shall incorporate at least two of the following design elements to visually enhance such entries:

- a) Weather protection over the entry at least 3 feet wide in the form of awnings, marquees, canopies, or overhangs.
- b) Decorative pedestrian-oriented signage consistent with SMC 18.44 that highlights the entry and adds visual interest.
- c) *Pedestrian-oriented space* or designated outdoor eating areas.
- d) Fixed landscaping elements, including one of the following:
 - i) Landscaped planter or fixed planter box incorporating decorative groundcover, shrubs, and/or trees.
 - ii) A trellis or other similar architectural element that incorporates landscaping.
- e) Decorative pedestrian-scaled lighting fixture(s).

Central Business District Guidelines

- f) Special building details that highlight the entry and add visual interest.
- g) Other features that meet the intent of the guidelines as determined by the Director and as recommended by the Design Commission.



Figure 1-19. Provide design elements and amenities for secondary public building entries, particularly where there is substantial public parking off the alley.

1.3.5 Preferred exterior building materials. Building exteriors shall be constructed from high quality, durable materials. Brick is the preferred exterior building material. Other building materials may be acceptable provided they meet all other guidelines herein.



Figure 1-19. Brick is the preferred exterior material for Downtown buildings due to its historic precedent.

1.3.6 Prohibited materials. The following materials are prohibited in visible locations unless an exception is granted by the Director based on the successful integration of the material into the overall design of the structure.

- a) Vinyl or plywood siding (including T-111 or similar plywood).
- b) Highly tinted or mirrored glass (except stained glass), except when used as an accent design element covering less than 10 percent of the building facade.

- c) Corrugated fiberglass.
- d) Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure). See SMC 18.16.080(m) for restrictions for temporary uses.
- e) Crushed colored rock/crushed tumbled glass.
- f) Non-corrugated and highly reflective sheet metal.

1.3.7 Special material standards:

- a) Concrete block. Special standards for concrete or concrete blocks (concrete masonry units or “cinder blocks”): When used for walls that are visible from a street, public park or open space, or pedestrian route, concrete or concrete block construction shall be architecturally treated in one or more of following ways:
 - i) Use a combination of textured surfaces such as split face or grooved to create distinctive patterns that add visual interest.



Figure 1-120. When concrete block is used on a facade, the design should utilize a combination of textured surfaces and color.

- ii) Use of other masonry types such as brick, glass block, or tile in conjunction with concrete or concrete blocks.
- iii) Use of decorative coursing to break up *blank wall* areas.
- iv) Use matching colored mortar where color is an element of architectural treatment for any of the options above.

Central Business District Guidelines



Figure 1-131. An example of concrete block used in conjunction with other materials.

- b) Metal siding. When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. Facades wider than 40 feet that employ metal siding shall incorporate multiple colors or other siding materials.



Figure 1-22. This building features metal siding with visible corner trim and concrete block closer to the ground level.

- c) Exterior Insulation and Finish System (EIFS) and other similar troweled finishes:
- i) Shall be no more than 30 percent of the facade area (exceptions will be considered by the Director for innovative design that meets the intent of the guidelines).
 - ii) Shall be trimmed in wood or masonry.
 - iii) Should be sheltered from extreme weather by roof overhangs or other methods.
 - iv) Shall incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level.



Figure 1-23. This facade combines stucco with concrete block and other accent materials.

- 1.3.8 Year of construction.** The year of construction of a building shall be noted by the installation of a permanent cast metal plaque attached to the building. Stone or masonry set integral with other masonry on the front building elevation facing the principal street may be used in lieu of a cast metal plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the building that may have historic interest in the future may be included.
- 1.3.9 Color Palette.** A storefront's palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors. Applicants should consult with Sumner's Downtown Association on appropriate façade colors.



Figure 1-24. Dark base colors with contrasting white trim.

Central Business District Guidelines



Figure 1-25. This storefront uses a lighter base color with darker trim and a contrasting red door.

1.4 Streetscape and Landscaping

Intent

- ◆ Enhance the small town character of Downtown Sumner.
- ◆ Improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout the CBD.
- ◆ Provide signs which are pedestrian in scale and located so as to be legible to pedestrians on the sidewalks.
- ◆ Reduce conflicts between pedestrians and automobiles.
- ◆ Support the Urban Design Concept Plan for the City of Sumner public improvements.

Guidelines

1.4.1 Sidewalk widths and uses.

- a) New buildings intended for ground floor restaurant or other similar uses that may desire outdoor dining or seating opportunities are encouraged to setback storefronts to provide for wider sidewalks. For example, 12-foot sidewalks allow for very limited outdoor dining/sitting opportunities, while 15-foot sidewalks provide a more desirable configuration for outdoor dining. Also see SMC 12.28.100 and 18.16.080(O) for related standards.



Figure 1-26. Wider sidewalks provide opportunities for a greater range of pedestrian activities.

- b) Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk. Also see SMC 12.28.080 for related provisions.

- #### 1.4.2 Streetscape amenities.
- Pedestrian amenities must be included along all downtown streets. Specifically, at least one amenity listed below must be included for each 60 lineal feet (on average) of street frontage. The type, location, and design of chosen amenities must contribute to a well-balanced mix of features on the street, as determined by the

Central Business District Guidelines

Director. Developments with greater than 120 linear feet of frontage shall include at least one amenity from Category II below. Desired amenities include:

Category I:

- a) Pedestrian furniture, such as seating space, approved trash receptacles, and consolidated newspaper racks (each piece of furniture may count as an amenity element). The design of such furniture should be compatible, durable, and located to minimize impacts to pedestrian movement on the sidewalk. Seating areas and trash receptacles are particularly important where there is expected to be a concentration of pedestrian activity (such as near major building entrances and transit stops) and may be required by the Director. Low walls or planter edges to be used for seating should be at least 12 inches wide to function successfully. Seating can be incorporated into parking lot screening walls, building foundations or be free-standing planters or benches.
- b) Planting beds and/or other permanent planting elements;
- c) Decorative pavement patterns and tree grates;



Figures 1-27. Examples of Category I streetscape pedestrian amenities.

Category II:

- a) Drinking fountain.
- b) Ground-mounted Pedestrian-scaled lighting (placed between 12 feet and 14 feet above the ground) as approved by the Director.
- c) Informational kiosks.
- d) Transit shelters.

- e) Decorative clocks.
 - f) *Artwork* such as sculptures, installations, or other *artwork* incorporated into sidewalk.
- Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement (at least 8 feet of unobstructed horizontal clearance is required on all sidewalks) will not qualify as an amenity to meet this guideline.



Figures 1-28. Examples of Category II streetscape pedestrian amenities.

1.4.3 Site Lighting. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

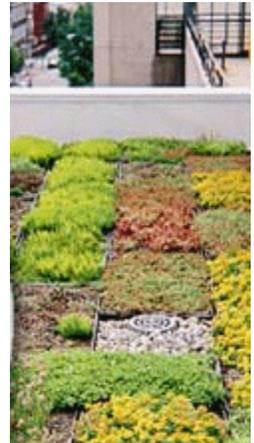
- a) All public areas shall be lighted with average minimum and maximum levels as follows:
 - i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

Central Business District Guidelines

- d) Pedestrian-scaled lighting (light fixtures no taller than 14 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
- e) Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

1.4.4 Landscaping. Developments in the CBD incorporating landscaped areas are subject to SMC Chapter 18.41 requirements with the following exceptions/provisions:

- a) Properties adjacent to Main Street are exempt from the requirements of SMC 18.41.040.
- b) *Green roofs* may be used to meet up to 100 percent of required landscaped area. Such roofs shall have a substrate depth of at least 4 inches designed to accommodate a variety of hardy, drought-resistant plant species.



Figures 1-29. Green roof example.

- c) Permeable pavements may count for up to 30 percent of the required landscaped areas based on the level of permeability and long term maintenance capabilities as determined by the Director.

4. AWNINGS & CANOPIES

Intent

Storefront awnings and canopies projecting over the public sidewalk have historical precedents in Snohomish. Awnings and canopies provide weather protection and climate control. Shading storefront windows from direct sunlight reduces interior glare, and prevents merchandise from fading. Awnings and canopies also add visual interest to a building façade in the form of color, pattern, and texture, and provide an opportunity for businesses to attract customers and express individuality. When designed appropriately, awnings and canopies respect building architecture and contribute to the public realm. When used incorrectly, they create visual clutter along the streetscape, obscure important architectural features of the building, and weaken the identity and presence of the business.

Applicability

The following standards apply to all awnings and canopies located on the exterior of a building within the Historic Business District. Standards related to signage proposed on the surface of an awning or canopy can be found in Section V.1.C.3.

A. Definitions

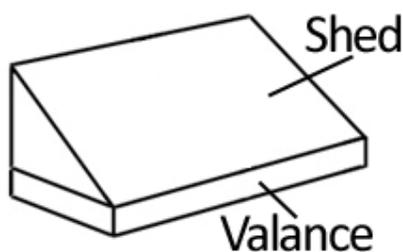
Awning: A fabric-covered structure mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

Awning Valance: The vertical front face of an awning, parallel to the face of the building to which it is mounted. Also referred to as a skirt or apron.

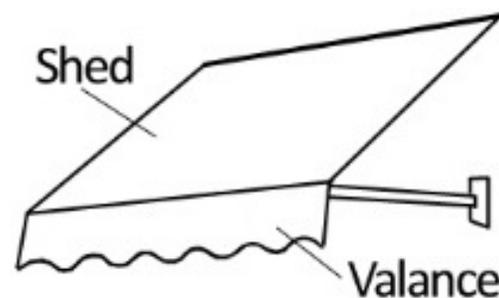
Awning Shed: The sloped face of an awning, extending from the attachment point on the building to the valance.

Canopy: An architectural structure made of permanent materials such as metal or wood, mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.

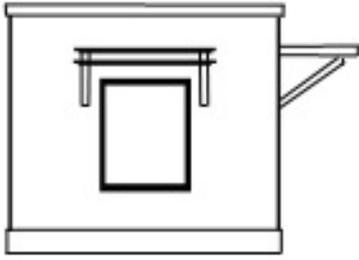
Entry Awning: A large awning structure projecting over the entrance of a hotel, theater or arena, supported with posts.



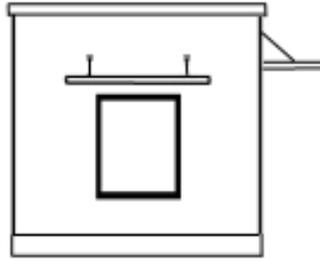
Closed sided awning



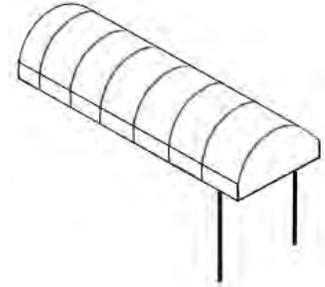
Open sided awning



Canopy (bracket-mounted)



Canopy (cable stay-mounted)



Entry Awning

B. General Guidelines

1. Awnings and canopies are encouraged where appropriate for the building architecture. New awnings and canopies should be carefully considered to avoid covering significant elements or detracting from the building's historic character.
2. Due to prolonged exposure to sun and rain, awnings and canopies wear over time and require regular maintenance. Awnings and canopies should be regularly checked for damaged or broken components. Faded fabric and rusted or damaged support elements should be replaced.
3. When a building has multiple tenants, awnings and canopies should be coordinated to present a unified, complementary appearance.
4. Building faces with multiple windows should integrate one awning per window, rather than a single awning spanning multiple windows, to define individual openings.
5. Awnings and canopies may project into the public way, subject to compliance with applicable building codes and public works standards.

C. Awnings

1. Materials

Lightweight fabric stretched over a triangulated metal frame is the most appropriate material for awnings. Fabric may include canvas, canvas blends, matte finish fibers, and other material similar in appearance and texture. Metals including copper and bronze may be appropriate, subject to a determination of consistency by the Design Review Board. Materials with a glossy finish, such as vinyl, plastics, or leatherette are not permitted.

2. Location

- a. The attachment point shall correspond to building features. Historical components and character defining features of a building shall not be altered, removed, or obscured to accommodate installation. Clamps and fasteners used to attach awning frames shall penetrate mortar joints rather than brick or masonry.
- b. Storefront awnings shall be located below the level of the second story windows and shall relate to the storefront entry for weather protection.

V. SITE ELEMENTS – AWNINGS | CANOPIES

- c. Upper story awnings shall be located above the level of the top window molding. Each upper story window bay shall have its own awning.

CONSISTENT



Closed side concave shaped awnings that enhance building elements.

INCONSISTENT



Awning shape obscures building elements and overwhelms the structure

3. Design Considerations

- a. Awnings shall be open on the underside. Both open and closed sides are appropriate.
- b. Traditional, sloped shed and concave awnings are the most appropriate shape for historic buildings. Retractable and operable awnings are encouraged. Contemporary barrel, bull-nose, and balloon-shaped awnings are not appropriate.
- c. Awning size and scale shall relate to that of the building architecture and features.
- d. Back-lit awnings are prohibited.
- e. Awning illumination integrating a visible light source for the purpose of ornamentation is prohibited.
- f. Entry awnings as defined herein are prohibited.

CONSISTENT



Open-sided, sloped shed awning.

INCONSISTENT



Entry awnings are inappropriate.

D. Canopies

1. Materials

Canopies shall be constructed of durable materials that are consistent and complementary to the structure upon which they are installed. Appropriate materials include wood, metal, and glass. Plastic, vinyl, and glossy materials are inappropriate.

2. Location

- a. Canopies shall not interrupt, obscure, overlap, or disrupt architectural elements.
- b. The attachment point shall correspond to building features. Historical components of a building shall not be altered or removed to accommodate installation. Clamps and fasteners used to attach canopies shall penetrate mortar joints rather than brick or masonry.
- c. Canopies shall not be installed above the first floor ceiling height.
- d. Canopies shall be installed in locations where they are functional for weather protection.

CONSISTENT



Canopies are installed above first floor windows.

INCONSISTENT



Upper floor canopies have a contemporary, non-functional appearance.

3. Design Considerations

- a. Canopies shall be flat, projecting perpendicular from the building wall.
- b. Canopies may be supported with cable stays from above, by wall-mounted brackets below, or with wood or cast iron posts.

V. SITE ELEMENTS – AWNINGS | CANOPIES

1. If support posts are used, they shall be located outside the public right of way, evenly spaced across the building façade, with a post at both ends of the canopy.
 2. The type, material, and style of the supporting system shall be consistent with the building's architectural style.
- c. Lighting may be installed below the canopy surface and directed toward the walkway or building façade. Light fixtures shall be consistent with standards contained in Section III.1.C.7.
- d. Canopy illumination integrating a visible light source for the purpose of ornamentation is prohibited.

CONSISTENT



Simple canopy shape enhancing storefront windows.

INCONSISTENT



Rounded canopy shape has a modern appearance.

9. Doors and Hardware

- a. Wood is the preferred material for doors. Bronze, brass, and painted metal is acceptable. Bright finish stainless steel or aluminum, fiberglass and plastic shall not be used.
- b. All primary commercial doors shall have extensive glazing, with a minimum of one foot between the glass and the bottom of the door. Kickplates are encouraged below the glazing.
- c. Metal used for exterior hardware shall be dark and shall not have a bright or shiny finish, with the exception of copper and copper alloys (including brass and bronze). Bright finished aluminum shall not be used.
- d. Hardware shall be traditional and historic in character, to the extent allowed under the applicable building code.

CONSISTENT



Wood doors with extensive glazing, kick plates and bronze hardware.

INCONSISTENT



Aluminum-frame doors with minimal space below the glazing.

~~10. Additions~~

~~Additions of new floor area to existing buildings may be an acceptable alternative to reconfiguring existing interior space as businesses grow and expand. Building additions can enhance or detract from the appearance of an historic structure. An addition that is small in relation to the main structure will have minimal visual impacts compared to an overly large, visually dominating addition.~~

~~While some destruction of original materials may be expected to accommodate the addition, such loss should be minimized. Careful planning and thoughtful designs~~

This section is not relevant to this meetings discussion