



JOHNSON BRAUND INC.

November 18, 2020

**RE: RUCKER MIXED USE
PROJECT NARRATIVE – HISTORIC COMMISSION**

Compliance with the Everett Municipal Code & Historic Standards

Chapter 19.19 Metro Everett Uses

Chapter 19.20 Metro Everett and Core Residential Area Development Standards

Chapter 19.33 Historic Overlay Zone

Chapter 19.34 Parking

Chapter 19.35 Landscaping

Chapter 19.36 Signs

Chapter 19.39 General

Neighborhood Conservation Guidelines and Historic Overlay Zone Standards for Historic Overlay Neighborhoods (Revised 2008)

Compliance with Chapter 19.19, 19.20, 19.34, 19.35, 19.36 and 19.39 is summarized in our Design Review narrative, attached for reference after this document. The purpose of this narrative is to specifically address compliance with the requirements of Chapter 19.33 Historic Overlay Zones and the Historic Overlay Zone Standards.

Historic Overlay Zone Standards

The Western portion of the proposed project, identified as Building A and Building C is located in the Norton-Grand Historic Overlay Zone. The underlying zoning for Building A is UM, and the underlying zoning for Building C is UR. The interaction of the UR zoning and the Overlay Zone standards is specifically addressed in the Standards and Chapter 19.33, however the interaction for the UM zoning is not specifically addressed. It is understood that for portions of the proposed project zoned UM that the height and bulk regulations applicable to the UM zone will govern, and the Standards relating to appearance, materials, and overall design compatibility with the Historic Overlay Zone will be the only elements to be addressed by that structure. We will identify specifically in each section of the below summaries where we understand that the Standards will not apply.

Neighborhood Conservation Guidelines

A. Streetscape

a. Front Yards

1. Building C is set back from the property line 10' as required by the UR zone and district standards. The nearest adjacent residential structures are on the next block south of 32nd Street and are closer than 10' to the front property lines, so our project will infill neighborhood fabric that is currently absent. Building A is in the UM zone and is not required to

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
Phone 206.766.8300

www.johnsonbraund.com

provide a setback from the property line. The right of way has an approximately 13' wide stretch of space between the back of the sidewalk and the property line in this area. This zone will be planted in a way to maintain visual openness through this area with planting set a few feet back from the sidewalk and shape and form of planting will complement the architecture.

2. Landscaping along the Front Yard and between the property line and sidewalk will be in keeping with the character of the neighborhood, consisting of lawns, focal trees, and massings of flowering shrubs. Constructed planters will be provided on the subject parcels only, with planting occurring in the right-of-way zones in accordance with City of Everett standards.
3. No accessory buildings are currently proposed. Garages are provided interior to the structures either as part of a structured parking as in Building A, or as a basement Garage level as in Building C.
4. Decks are currently proposed in the front yard setback for Building C, in keeping with the setback standards for the UR zone. These have been integrated into the overall building design and are heavily influenced by the character of existing neighborhood buildings, which often incorporate stoops or large porches with room for outdoor seating. These decks are not provided with direct access to the street for increased safety of residents.

b. Fences

1. All proposed fences inside the Front Yard setback will be no higher than 3'-6" measured from the highest adjacent grade. They will not be more than 70% solid. Materials will be powder-coated black aluminum to visually appear similar to a wrought-iron fence.
2. No chain link fences are proposed in any front yards, however some chain link will be used at the courtyard play areas of Building B for safety reasons. Building B is not within the historic overlay.

c. Entries.

1. All building entrances are clearly identifiable from the street and oriented towards Grand Avenue, our north/south street. Commercial spaces in Building A are oriented towards Pacific Avenue, to separate commercial traffic from the neighborhood traffic along Grand Avenue. Sidewalks will be provided linking the building entries to the pedestrian sidewalk at the street.
2. Weather protection is proposed at all building entrances.
3. Materials at entryways will be lap siding, and stone veneer, consistent with the neighborhood character.

4. As a for-rent affordable housing project, pre-fabricated metal railings which will be similar to wrought iron in final appearance are proposed for long-term durability and ease of maintenance.
 5. Entry doors are separated along the Grand Avenue frontage and spaced with a rhythm similar to the existing houses on the west side of the street.
- d. Grouped Mailboxes
 1. No exterior mailboxes are proposed. Our project will provide interior mail rooms.
 - e. Setbacks
 1. This project will infill missing fabric and be consistent with existing setbacks along Grand Avenue, transitioning to a 0' setback in the UM zone, where we interface with the higher density Metro Everett zoning areas.
- B. Massing
- a. Guidelines for new multifamily construction
 1. The proposed project consists of two multifamily buildings. We have looked extensively at the surrounding homes and integrated design features consistent with the neighborhood character such as window bays, deep overhangs, details such as knee braces, lentils, and lap siding siding as found on the existing historic homes in the District. The scale of these elements has been adjusted as necessary to transition from the scale of the historic neighborhood to the larger multifamily buildings in this proposal. The scale transition also helps to soften edge condition between the higher-density Metro Everett zones along Pacific and Rucker and the lower-density character of the Norton-Grand Historic Zone. Proposed building heights for Building C are based on the 24' eave height and 35' maximum building height as identified elsewhere, measured from the sidewalk elevation at the building entrance on the South side of Building C as identified in Chapter 19.33 below.
 2. Both Building A and Building C are greater than 50' wide. Each structure provides enhanced vertical and horizontal layered modulation features to reduce the overall apparent size of the structure as facing Grand Avenue. Building A steps back 10' from the property line beginning at Level 3, and further modulates inward to create an upper-level court.
 3. The project site is sloped from South to North descending from 32nd Street to Pacific Avenue along Grand Avenue. Building C is stepped down with the slope to provide variety as described. Building A is in the underlying UM zone and those height regulations govern for that structure.

The project does not have either R-3 or R-4 underlying zoning so our understanding is that the modifications listed here are not applicable.

C. Roof Lines

a. Guidelines for new construction

1. Our project proposes roof slopes of 6:12 where visible from pedestrians. Building A's height places its highest roof area out of sight from ground based observers, and incorporates a flat roof to meet code-required height limits and provide convenient area for installation of solar panels. Lower roofs of this building are pitched at 6:12 to better fit with the character of the neighborhood. Building C's roof incorporates a mansard parapet element with a 6:12 minimum pitch surrounding a lowered flat roof area for centralized mechanical equipment and the installation of solar panels. The height of the mansard ridge is within the 35' maximum for the zone, and the flat roof area is lowered so that the mansard will screen any rooftop equipment to be installed.
2. Dormers are provided and living space is proposed behind some roof areas.

b. Roof Decks

1. No occupiable roof decks are proposed for Building C. Building A is in the UM zone and will incorporate an amenity terrace area in the central courtyard at Level 3. No roof decks are proposed above this level.
2. A small area for equipment is planned to be incorporated on the roof of Building C, to be screened by the ridge of our sloped roof, so as not to be visible from pedestrians on 32nd or Grand.

D. Windows and Doors

a. Guidelines

1. Windows proposed will be in keeping with the size and style present in the neighborhood context.
2. No window openings are proposed between floor levels.
3. Horizontally proportioned window units are divided vertically to appear as mullied groupings of vertically oriented windows.
4. Windows facing the street will have casement operation.
5. No metal window frames are proposed for Building A or Building B
6. Vinyl-covered wood windows are not proposed for the project.
7. Vinyl window frames are proposed for the project. All windows will be surrounded with James Hardie cement fiberboard trim to provide depth consistent with the neighborhood character.

E. Exterior Materials

a. Guidelines

1. Exterior materials consist of Hardiplank lap siding with compatible trims and details. Accent is provided at building bases with an applied simulated stone veneer, the material proposed has a character similar to stone provided at other existing neighborhood residences.

2. No stucco is proposed for this project.
 3. None of the proposed materials are proposed.
- F. Paint Scheme and Colors
- a. Guidelines
 1. Two separate color schemes are proposed for Building A and Building B, with muted earth tones. Building A also incorporates a dusty blue color, as a nod to the nautical heritage of the City as well as the project's proximity to West Marine View drive and the waterfront.
 2. The proposed color palette consists of a total of 8 different colors. The number of colors is a function of providing additional emphasis on different building elements, further breaking down the perceived mass of both Building A and Building C, as well as providing additional differentiation between the two buildings. Building C's palette proposes three of these colors together with stone. Building A incorporates five colors plus the same stone material used at Building C.
 3. Window frames proposed for the project will be white vinyl. Trims will be light-colored as well.
 4. Noted.
- G. Alleyways and Vehicular Access
- a. Guidelines for all development
 1. An alley provides access to both Building A and Building C. No driveways are proposed on Pacific Avenue, Grand Avenue, or 32nd Street. Garage access for both buildings will be from the alley.
 2. Trash, recycling, and other service functions will be accessed from the alley.
- H. Garages and Driveways
- a. Guidelines for all development
 1. No detached garages are proposed. All garage access will be from the alley.
 2. Garage materials are consistent with the overall project appearance.
 3. Garages are proposed to be covered with materials so as to obscure the visibility of exposed concrete or concrete block from the street.
 4. No open carports are proposed.
- I. Parking
- a. Guidelines
 1. No parking is proposed between the buildings and the street.
 2. All parking access will be from the alley.
 3. Off street parking is provided in accordance with City of Everett standards.
- J. Infill in Rear Yards
- a. The project does not propose any infill construction.

K. Tree Preservation

a. Guidelines

1. Significant trees on the site include a pine, mature big leaf maples and an apple tree. The apple tree has matured to the point of decline having been neglected since the removal of a home that had previously existed on site.
2. The apple trees are in a state of decline and the maples and pine are located on very steep slopes and against a failing retaining wall that would leave them unstable and hazardous after demolition of the wall and re-grading.
3. New trees are proposed for the site that would enhance the architectural features of the buildings and leave the area where most of the trees currently stand more open to view opportunities.

L. Landscaping

a. Guidelines

1. The Grand Avenue front yards are planted with lawn, flowering shrubs and focal trees in keeping with the neighborhood landscape aesthetic.
2. Sidewalks are patterned concrete, 6' wide with seating opportunities per the Everett Core Residential Design Guidelines and will be lit with pedestrian level lighting spaced no more than thirty feet on center.
3. Street trees will be planted at 2.5" caliper size and spaced on average, fifty feet on center.
4. Building C will feature a significant open space in the SW corner of the site, terraced with the slope to maintain view lines from Grand Avenue to the east.
5. The foundation of the buildings will be completely planted so as to not expose any foundations.
6. Retaining walls provided will primarily be exposed to the interior of the site; such walls would not exceed two feet height exposed to the public.

M. Clinics and Commercial construction

a. Guidelines for clinics and commercial construction

1. Building A
 - Building A has commercial uses on the ground floor facing Pacific Avenue. These entrances are provided with lighting and weather protection.
 - Landscaping is provided along Pacific Avenue in accordance with the City's frontage regulations for TOD streets with a frontage zone of minimum two feet, a clear pedestrian zone of eight feet and a six foot minimum wide landscape furniture zone, accented with bench seating, street trees of minimum 2.5" caliper set in

decorative tree grates and pedestrian level lighting. The sidewalk will be concrete with a score pattern.

- Site lighting will be directed away from neighbors and streets, except where required by City standards.
- Service areas are proposed on the alley side of the building, in a location not visible from the street.
- Front yard type landscaping will be provided in the right-of-way strip between Building A and the sidewalk on Grand Avenue. This landscaping will feature street trees in lawn to match the established landscape pattern on this street.
- Building design features are considered in response to the neighborhood context.
- A variety of features is proposed to provide human scale at the street level.
- All materials proposed will be durable and attractive.

Chapter 19.33 Historic Overlay Zone

19.33.020 The project lies within the Norton-Grand Historic Overlay Zone, requiring Historical Commission review.

19.33.120 Permitted Uses

A. The proposed multifamily residential buildings are a permitted use within the underlying zones, UM and UR.

B. Deviations?

- a. Historic overlay zone guidelines
- b. Building setbacks – front yard reduction.
- d. Roof pitch?
Height?

19.33.150 Use of neighborhood conservation guidelines. The project will follow the neighborhood conservation guidelines for the Norton-Grand district, as outlined above.

19.33.170 Off-street parking requirements. Off-street parking will be provided in accordance with Chapter 19.34. See attached Design Review narrative for a detailed description of project compliance with this chapter.

19.33.180 Minimum setback requirements.

A. Front Setback Requirements

2. Norton Grand Historic Overlay Zone - The project does not have any existing residential structures. The northernmost structure in the Zone has no setback from the Grand Avenue property line or the Pacific Avenue property line. Our project proposes a 10' Front setback facing Grand Avenue on the UR zoned portion of the subject site, and a 0' Front setback facing Pacific Avenue on the UM zoned portion of the site. This is consistent with the underlying zoning requirements for these zones. Decks will project into this front setback area for Building C,

reducing the width in some areas to 6'-4". The total length of this encroachment is approximately 40' of the 93' Building C façade facing Grand Avenue.

B. Side Setback Requirements

1. A 10' setback is proposed from the 32nd Street side property line.

C. Rear Setback Requirements

2. In accordance with the URH zone, the rear setback for Building C will be 20'.

No rear yard setback is proposed for Building A, consistent with the UM underlying zoning.

19.33.190 Building Height and Articulation

A. Allowable Height

1. Building C is in the URH zone, and will have eave heights no higher than 24' above the Average Base Elevation. The overall building height will be no higher than 35' as measured from the sidewalk elevation at the building entrance on the South side of Building C. Building A is within the underlying UM zone and is compliant with the height regulations of that zone.

3. Building C ridges are proposed to be entirely within the 35' height limit.

B. Height Calculation. Building height for Building C as shown on the submittal is measured from the entrance to the building shown on the South side of Building C. As the property slopes downward away from Grand Avenue, it is understood this is the correct measurement method.

19.33.200 Building Modulation

A. Building A and C propose modulated facades facing Grand Avenue. Due to the nature of the project proposal we are requesting a **modification** to remove the requirement to step back a minimum of 10' for a minimum length of 10'.

B. Building A and C both use balconies and porches to provide enhanced modulation along the Grand Avenue façade. Building A incorporates a Level 3 courtyard to further break up the building's appearance. A small court is also proposed between Building A and C at the same level.

C. The primary roof line for Building C steps down with the slope of the site along Grand towards Pacific.

19.33.210 Roof Lines

Building C proposes roof slopes of 6:12 Building A is within the underlying UM zone and is compliant with the roof slope regulations of that zone.

19.33.220 Open Space

Open space area is provided in excess of the spatial requirement specified for the Metro Everett and Core Residential area in the form of children's active play space, a free-play lawn area and community gardens for the residents. All these areas are located beyond the required setback areas and are fenced for security.

19.33.230 Garages

All garage access is proposed from the alley. No direct access is provided from the street to the garages. No carports are proposed. Exterior materials for exposed portions of the garages will be consistent with the overall appearance of the buildings.

19.33.240 Fences

Though fences are permitted within the front setback area, fencing will be located ten feet back from the property line with generous plantings facing the street. In keeping with the character of Grand Avenue with open and unfenced landscaped front yards in the immediate vicinity of this project.

This concludes the architectural portion of the narrative.

Sincerely,

JOHNSON BRAUND, INC.

A handwritten signature in black ink, appearing to read "Seth Terry", written over a faint, larger version of the same signature.

Seth Terry, Project Architect

P:\Housing\2010_DevCo_Rucker Mixed Use\8 Project Management\02_Land Use Submittal\Rucker HC Narrative.docx