



WATERFRONT PLACE

@ PORT OF EVERETT



WATERFRONT PLACE CENTRAL DEVELOPMENT

Design Standards & Guidelines Compliance Checklist

Dated: September 30, 2015

WATERFRONT PLACE CENTRAL DEVELOPMENT

Design Standards & Guidelines Compliance Checklist

September 30, 2015

Prepared for:



1205 Craftmen Way
Everett, Washington 98201
(800) 729-7678

Prepared by:

BZ Document Solutions
3405 126th Place SE
Everett, Washington 98208
(805) 990-1671

How To Use This Document

Intended Users

The Waterfront Place Central (WPC) Design Standards & Guidelines Compliance Checklist has been developed specifically to assist a core group of key users involved in the design, review, financing, and approval of this large, multi-phased mixed-use redevelopment project. These core users are anticipated to include, but not necessarily be limited to, City of Everett and Port of Everett officials and all future project element team developers, investors, architects, landscape architects, urban designers, artists, and engineers.

The intent of this checklist is to provide the user with an efficient, reliable, and user-friendly method for reviewing all of the design standards and guidelines that may be relevant to their project review, development, or design needs.

Checklist Organization and Use

Like the underlying design standards and guidelines, the compliance checklist has been organized in the same manner to parallel the development process as much as possible. It also contains two main sections, one for each of the separate but closely related design guideline documents that must be addressed in the compliance process.

Original Design Standards & Guidelines — The first section of the checklist contains the original 2004 Design Standards & Guidelines (as slightly modified by the 2015 City of Everett approval of the revised WPC project design). However, it is important to note that many of the specific standards and guideline provisions in this portion of the checklist also contain references to directly related design element provisions in the second section's Supplemental Design Guidelines (as also modified by the 2015 City of Everett approval of the revised WPC project design).

Before the initial use of this section of the checklist, all users are strongly encouraged to carefully review the **Introduction** section of the WPC Design Standards & Guidelines (page 5 of original guidelines in Exhibit 10 of the Amended and Restated Development Agreement between the City of Everett and Port of Everett for the WPC Planned Development Overlay [PDO] zone) to fully understand their purpose and intent.

Supplemental Design Guidelines — The second section of the checklist contains the WPC modified Supplemental Design Guidelines, which are intended to complement and support the WPC modified Original Design Standards & Guidelines. In many design element areas, these guidelines address more detailed design sub-element issues that are specific to individual WPC project design based concepts not covered by the original standards and guidelines. They also provide more detailed images, suggestions, and design principles to help convey, define, and plan the future for this important new community on Everett's waterfront.

Before the initial use of this section of the checklist, all users are strongly encouraged to carefully review **Section A: Using the Supplemental Design Guidelines** of these guidelines (page 7 of the supplemental guidelines in Exhibit 10 of the Amended and Restated Development Agreement between the City of Everett and Port of Everett for the WPC PDO zone) to fully understand their purpose and intent.

This page intentionally left blank.

Table of Contents

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

<u>Section</u>	<u>Page</u>
1. FRONTAGE IMPROVEMENTS AND BUILDINGS ALONG WEST MARINE VIEW DRIVE	1
2. INTERSECTION TREATMENT AT 13 TH STREET AND WEST MARINE VIEW DRIVE	3
Design Continuity Standards.....	3
3. TREATMENT OF BUILDINGS/BULK ALONG WEST MARINE VIEW DRIVE	4
4. TREATMENT ALONG THE ESPLANADE	5
5-1. SCREENING OF PARKING AREAS	5
5-2. CURB CUTS	6
6. PEDESTRIAN WAYS AND BIKE PATHS	7
7. LANDSCAPING	9
Parking Area Landscape Standards.....	10
8. VIEW PROTECTION	11
9. ARCHITECTURAL DESIGN	12
Prominent Entrances	13
Ground Level Details	14
Massing and Articulation	15
Base, Middle, Top.....	15
Roof Forms.....	16
10. DISTRICT THEMES – USES	17
11. DISTRICT LOCATIONS.....	19
12. LIGHTING	21
13. SIGNAGE CREATIVITY/UNIQUE EXPRESSION	22
Signage Integration with Architecture	23
Signage Commercial Signs	24
Signage Landscaping	24
14. SCREENING OF SERVICE AREAS AND MECHANICAL EQUIPMENT	25

Table of Contents (Continued)

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

<u>Section</u>	<u>Page</u>
B. SITE AND GOALS	27
D. ENVIRONMENTAL DESIGN	27
Art and Other Special Features	27
E. STREETSCAPES AND THE PEDESTRIAN NETWORK	31
Street Master Plan	31
Sidewalks and Walkways	32
Intersections	33
Parking and Transit Connections	33
Streetscape Planting	35
Illumination	35
Lighting Types	36
Streetscape Furnishings	37
F. PUBLIC REALM	40
Parks, Trails, and Open Space	40
Open Space Plan	41
Open Space Hardscape Surfaces	41
Plaza and Open Space Structures	42
Open Space Planting	42
Open Space Furnishings	45
Plaza Walls	48
Plaza and Open Space Utilities	48
The Esplanade at the Water's Edge	50
Esplanade and Other Pedestrian Walkways	50
Marina Parking	51
Plants and Planting	52
Illumination	54
Exterior Lighting Types	55
Esplanade Exterior Furnishings	57
Exterior Furnishing Types	57
Fences and Railings	59
Walls	60
Utilities	61
Dock Access Facilities	63
G. BUILDING SITE & DESIGN STANDARDS	64
Building Site Design Standards	64
Views and Visibility	66
Building Access and Circulation	66
Parking	67
On Site Open Space	69
On Site Landscape	69

Table of Contents

(Continued)

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist (Continued)

<u>Section</u>	<u>Page</u>
Site Lighting	70
Sight Lines	70
Sustainability.....	71
Screening of Service Areas and Mechanical Equipment.....	71
Flags and Banners	72
Electronics.....	72
Building Design General Standards	72
Sustainability.....	78
Architectural Design Common Elements	78
Window Glazing	80
Finishes	81
Detailing	81
Building Mounted Exterior Lighting	81
H. BUILDING TYPE CHARACTER AND QUALITY	81
Character and Quality	81

This page intentionally left blank.

**Waterfront Place Central
Design Standards & Guidelines Compliance Checklist**

Reviewed by:

Date:

Agency/Company:

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

This Design Standards & Guidelines Compliance Checklist is meant to supplement the Port's and City's review of permit documents with regard to the Waterfront Place Central Design Standards & Guidelines and its addendum. The Design & Standards Guidelines book primarily outlines design intent. Therefore, if during the course of the development, new technologies, ideas, or improved materials are desired for use and are consistent with the intent of the standards and guidelines, the Applicant shall include such recommendations for review by the City Planning Director or other authorized city staff member. *The full Design Standards & Guidelines are found in Exhibit 10 of the Amended and Restated Development Agreement.*

Applicant:

Date Prepared:

Design Firm:

Project Parcel Location/Address:

Parcel Use:

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval *	City Approval
SECTION 1. FRONTAGE IMPROVEMENTS AND BUILDINGS ALONG WEST MARINE VIEW DRIVE					
<i>Intent: To create a pleasant and inviting edge for the Waterfront Place Central, while providing a safe pedestrian atmosphere, and establishing a well defined gateway into the site. To provide a sense of order, rhythm and enclosure along the street and to provide a buffer between pedestrians and vehicles.</i>					
6 [†]	1.a	The main entrance at 13 th Street will be designed in such a way as to distinguish it as both the main access to the site and to set the standard for the development that lies beyond.			
6	1.b	A landscaped strip with street trees will be installed per City landscape standard Type III, Section 35.050 of the Everett Municipal Code (EMC) between the curb and the sidewalk. The trees shall have a minimum trunk diameter of 2½" at the time of			

* Or its Representative.

† Page numbers refer to the Design Standards & Guidelines.

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval*	City Approval
		planting. The landscape strip shall be a minimum of 5' in width. <i>(See also Supplemental Design Guidelines items no. E.31, E.32, and F.106 in this document.)</i>			
6	1.c	Spacing of street trees in the landscape strip shall be no more than 30' apart. Spacing may be modified to avoid obscuring pedestrian crossings, street signage, traffic signals and street lights.			
6	1.d	A sidewalk at least 12' wide, along the west side of West Marine View Drive, will be installed behind the landscape strip. The City Engineer will work with the project designers to place a bike path.			
6	1.e	Variation of the facades of the building will be used to break up the mass and scale of the buildings.			
6	1.f	Four access points to the site will be provided off West Marine View Drive, one north of 13 th Street which provides direct access to the Craftsman District, the main entrance at 13 th , and a secondary entrance at 14 th Street, and at another location south of 14 th Street.			
6	1.g	Street light design, signage and landscaping shall be compatible and consistent with the entire Waterfront Place Central Development.			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval*	City Approval
SECTION 2. INTERSECTION TREATMENT AT 13TH STREET AND WEST MARINE VIEW DRIVE					
<i>Intent: To provide a clear and inviting entryway and corridor into the development site while establishing a consistent character for street right-of-ways, architectural features, landscaping, lighting and signage.</i>					
Design Continuity Standards					
7	2.a	Landscaping, accent lighting, earth forms, signage and architectural features will set the standard and design continuity for the development. The building facades will convey the architectural features of the District as well as the underlying theme of the development. <i>(See also Supplemental Design Guidelines items no. D.5–27, E.43–44, F.34–35, F.54, F.114, F.129–130, G.4, and G.54–55 in this document.)</i>			
7	2.b	The facades will include a minimum glass area of 30% of windows with clear “vision” glass allowing views into the interior frontage areas at ground level. See Section 3 below for additional information. <i>(See also Supplemental Design Guidelines item no. 9.1.c in this document.)</i>			
Entrance Standards					
<i>Intent: To mark the entrance at 13th Street, use visually prominent elements such as dramatic building forms and signage to emphasize the importance of this gateway entrance.</i>					
7	2.c	Buildings at the 13 th Street entrance shall be treated to emphasize the entrance into the corridor through the use of major architectural “expression” in facade, roof forms and massing. <i>(See also Supplemental Design Guidelines items no. G.52–55, G.61–64, and G.92–99 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval*	City Approval
SECTION 3. TREATMENT OF BUILDINGS/BULK ALONG WEST MARINE VIEW DRIVE					
<i>Intent: To encourage architectural expression that suggests an urban waterfront and reduces the apparent bulk of the building into a pedestrian friendly proportion.</i>					
7	3.a	Where part or all of buildings facing West Marine View Drive include parking in structures, the facades of those building elements will be treated to create a positive streetscape image by use of landscape, screens, earth berms, windows, etc. <i>(See also Supplemental Design Guidelines items no. G.52–55 and G.75 in this document.)</i>			
8	3.b	Buildings should have a distinct “base” at the ground level using articulation and materials. <i>(See also Supplemental Design Guidelines item no. G.91 in this document.)</i>			
8	3.c	The “top” of the buildings should be treated with a distinct outline, such as a parapet, cornice, or other projections. <i>(See also Supplemental Design Guidelines item no. G.91 in this document.)</i>			
8	3.d	Building entrances should be located along West Marine View Drive, 13 th Street, the east end of Millwright Loop, and Seiner Drive in order to encourage pedestrian use and scale along those facades. <i>(See also Supplemental Design Guidelines items no. G.3–4, G.15, G.77, G.83, G.100, H.29, H.53, and H.56 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval*	City Approval
SECTION 4. TREATMENT ALONG THE ESPLANADE					
<i>Intent: To provide public access through a continuous, well designed pedestrian way around the project site, while facilitating functional access to marina users.</i>					
8	4.a	Provide a continuous public water edge access all the way around the site, connecting to the South, Central, and North Marinas. <i>(See also Supplemental Design Guidelines items no. E.15, F.79–85, F.101, F.107, F.166, F.168, and F.170 in this document.)</i>			
8	4.b	That portion of the water's edge needed for marina operational activity shall be designed and managed to allow pedestrians to safely pass. <i>(See also Supplemental Design Guidelines items no. E.15, F.87, F.89, F.93, and F.97 in this document.)</i>			
8	4.c	Each of the three water edges of the site (south, west and north) shall provide designated public places for gathering including public plazas, view places, seating areas, etc. <i>(See also Supplemental Design Guidelines items no. F.45, F.63, F.79, F.82, F.106–108, F.113, and F.171 in this document.)</i>			
SECTION 5-1. SCREENING OF PARKING AREAS					
<i>Intent: Provide parking areas while enhancing the visual appeal of the site. This section is meant to work in conjunction with City Code parking standards.</i>					
8	5-1.a	Landscaping will be used to partly screen and visually improve parking areas where they may be viewed from roads and the pedestrian circulation system. Where conflicts arise the Planning Director may use the SMP parking standards if he/she so chooses. <i>(See also Supplemental Design Guidelines items no. E.18 and F.86 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval*	City Approval
9	5-1.b	Where parking lots are in front of or beside buildings, parking lots shall provide a 10' wide planting space, between the parking lot and the sidewalk, to a Type III standard. <i>(See also Supplemental Design Guidelines items no. E.18, F.102, F.104, and F.105 in this document.)</i>			
9	5-1.c	Wheel stops shall be used to prevent vehicles from over-hanging into planting areas. <i>(See also Supplemental Design Guidelines item no. F.94 in this document.)</i>			
9	5-1.d	Parking lot landscaping shall be used to reinforce pedestrian and vehicular circulation, such as: <ul style="list-style-type: none"> 1. Parking lot entrances, 2. End of driving aisles, and 3. To define pedestrian walkways through parking lots. <i>(See also Supplemental Design Guidelines items no. E.18 and F.99–100 in this document.)</i>			
SECTION 5-2. CURB CUTS					
<i>Intent: To maintain a continuous uninterrupted sidewalk by minimizing the impacts of driveways.</i>					
9	5-2.1	Curb cuts shall not exceed a 28' width for combined entry/exits unless called out to a different dimension by the City Engineer. <i>(See also Supplemental Design Guidelines items no. G.26–30 in this document.)</i>			
9	5-2.2	Sidewalk patterns and colors shall carry across driveways and cross walks to show pedestrian crossing areas. <i>(See also Supplemental Design Guidelines item no. G.28 in this document.)</i>			
9	5-2.3	Adjacent developments should consolidate (share) vehicular driveways. <i>(See also Supplemental Design Guidelines item no. G.29 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval*	City Approval
SECTION 6. PEDESTRIAN WAYS AND BIKE PATHS					
<i>Intent: To provide safe and enjoyable public access through use of a continuous pedestrian way or path around and through the project site.</i>					
10	6.a	Improvements along West Marine View Drive on the west side shall include a sidewalk, bikeway and landscaping, together with street lighting and signage described in these Guidelines. See Sections 1 and 3. <i>(See also Supplemental Design Guidelines items no. D.5–27 and E.39–46 in this document.)</i>			
10	6.b	The continuous walkway along the water's edge will include enough room (15' minimum unobstructed) to accommodate pedestrians except as provided for in Exhibit 16. Landscaped plazas and public access corridors will be provided along each of the water edges, as shown on the pedestrian and bikeway connection plans.			
10	6.c	<p>The pedestrian corridors will be a continuous pedestrian feature connecting the south, central and north marinas to Jetty Landing at 10th Street and West Marine View Drive with the water's edge.</p> <hr/> <p><i>There will be at a minimum three north-south pedestrian corridors: one along the west side of West Marine View Drive, one from the Central Marina to the North Marina and the 10th Street boat launch, and one along the western Esplanade. There will be four east-west connections: one along the south edge of the development, one at 14th Street, one on the interior of the site between the southern and northern shoreline and one along the south edge of the 12th Street Marina from the west-end Esplanade going east and connecting to the north-south walkway along the east side of the 12th Street Marina. These connections are represented on the following diagram.</i></p> <p><i>(See also Supplemental Design Guidelines items no. E.7–15 and F.10 in this document.)</i></p>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

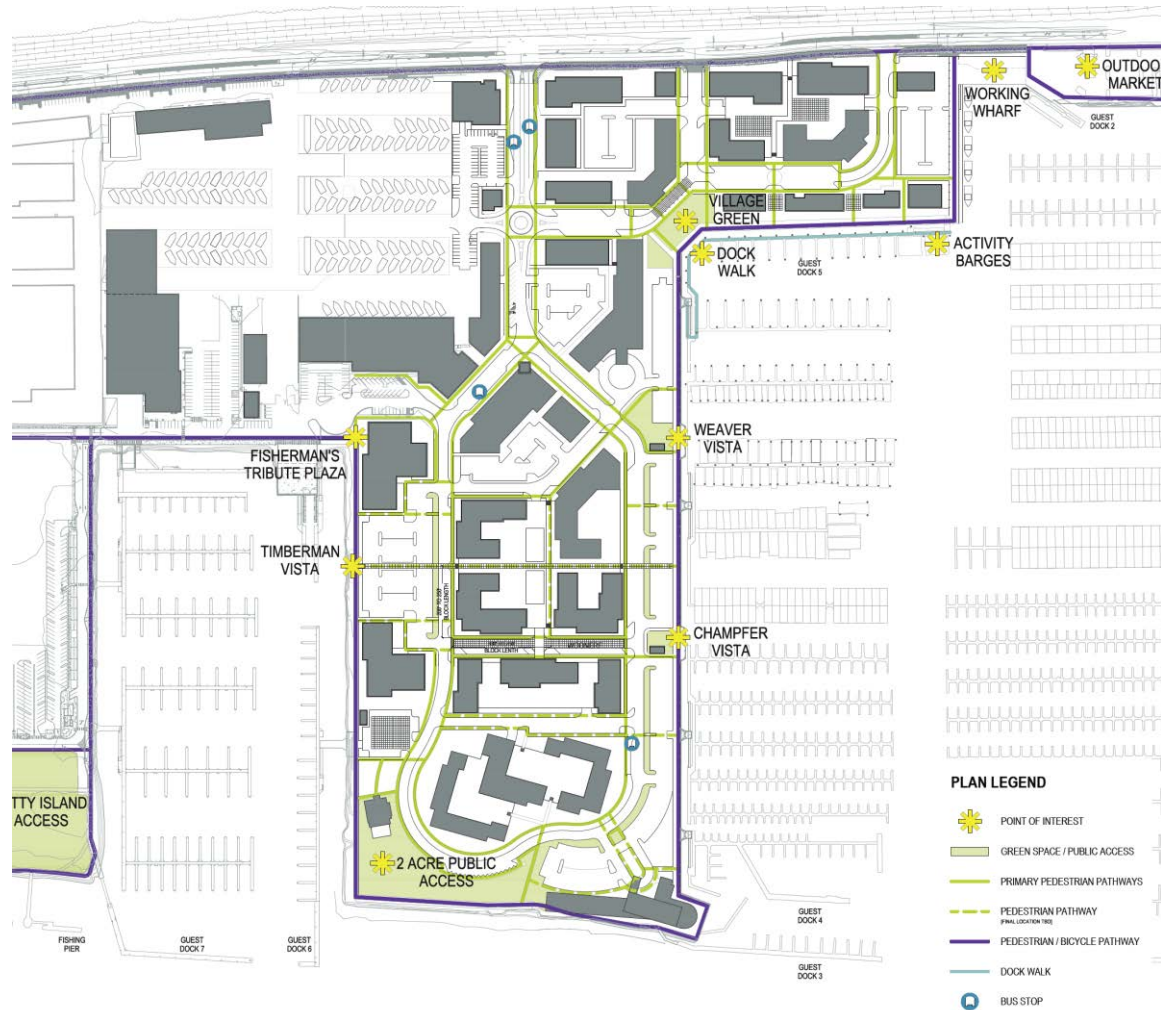


Figure 2.2a. Pathways and Public Access/Circulation

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
12	6.d	Both vehicular and pedestrian access points should be clearly visible from adjacent streets and, to the extent possible, they should be kept separated. <i>(See also Supplemental Design Guidelines items no. B.1, E.21, and F.149 in this document.)</i>			
12	6.e	Pedestrian safety at cross-walks shall be enhanced and crossing points well defined, by extending walkway materials/textures/colors across vehicle travel lanes where cross-walks are provided. Crossing areas can also be elevated slightly within parking areas. Pedestrian crosswalk designs shall be designed in a manner acceptable to the City Engineer. <i>(See also Supplemental Design Guidelines item no. G.28 in this document.)</i>			
12	6.f	The Waterfront Place Central pedestrian corridors will connect with the City-wide bike trail system.			
12	6.g	A north-south pedestrian connection will be provided from the Waterfront Place Central area to the North Marina, along the water's edge on the east side of the North Marina.			
SECTION 7. LANDSCAPING					
<i>Intent: To integrate the entire site with an overall landscape design and to provide variety and interest within landscaped areas. Where questions occur, refer to the Landscaping Section of the Zoning Code.</i>					
13	7.1.a	Living plants shall be used. If drought-tolerant plant materials are not used, permanent irrigation shall be required. Where drought-tolerant plants are used, temporary irrigation shall be provided for two years. <i>(See also Supplemental Design Guidelines item no. G.39 in this document.)</i>			
13	7.1.b	Low maintenance, living ground cover should be used wherever possible, as well as grass. <i>(See also Supplemental Design Guidelines item no. F.19 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
13	7.1.c	Gravel, river rock, pavement or similar non-living materials should not be used as ground cover substitutes, but may be allowed as accent features within landscape planting areas.			
13	7.1.d	Plant material should be used to enhance street corners and intersections but should not interfere with the "site clear-view triangle" set forth in the code. <i>(See also Supplemental Design Guidelines items no. E.29 and F.15 in this document.)</i>			
Parking Area Landscape Standards					
<i>Intent: To reduce the visual impact of parking lots through landscaped areas, trellises and/or other architectural features</i>					
14	7.2.a	Parking lot landscape shall be used to reinforce pedestrian and vehicular circulation, such as: <ol style="list-style-type: none"> 1. Parking lot entrances, 2. Ends of driving aisles, and 3. To define pedestrian walkways through parking lots. <i>(See also Supplemental Design Guidelines items no. F.99–100 in this document.)</i>			
14	7.2.b	A minimum (Type III) 5' wide landscape planting area shall be provided between parking lots and adjacent developments, to include a year-round sight barrier, visual screen. NOTE: Root barriers or other methods for root containment shall be used in rights-of-ways. <i>(See also Supplemental Design Guidelines items no. E.18 and F.99–100 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
14	7.2.c	If the parking lot is located in front of a building, the landscaping planting area shall be increased to 10' wide between the parking lot and the sidewalk. This landscape area may include masonry walls or planted rockeries no higher than 30" to allow visibility for safety reasons. <i>(See also Supplemental Design Guidelines items no. E.18, F.64, F.172–173, and F.177 in this document.)</i>			
14	7.2.d	At least one tree shall be provided for every six stalls. However, when lots are located between the principal structure(s) and the street, the ratio will be one tree for every four stalls. All trees should be a minimum of 2.5" in caliper, when planted. <i>(See also Supplemental Design Guidelines item no. E.33 in this document.)</i>			
14	7.2.e	All trees should be selected for adult size that will preserve water views for buildings and adjacent upland areas. <i>(See also Supplemental Design Guidelines items no. E.32–34 and F.106 in this document.)</i>			
SECTION 8. VIEW PROTECTION					
<i>Intent: Protect existing views of the Sound and marina to the extent possible, while allowing the height of some of the new buildings in the development area to be 65'.</i>					
15	8.a	Buildings within the 200' Shoreline Jurisdiction will be limited to a maximum of 35' except for a relocated Weyerhaeuser Building.			
15	8.b	Buildings should be located so as to protect views from existing residences east of the development area looking out to the Sound. <i>(See also Supplemental Design Guidelines item no. G.12 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
15	8.c	Maintain a view corridor along the 14 th Street right-of-way from West Marine View Drive to the marina area. <i>(See also Supplemental Design Guidelines item no. G.68 in this document.)</i>			
SECTION 9. ARCHITECTURAL DESIGN					
<i>Intent: To establish designs consistent with the maritime heritage of the Everett waterfront.</i>					
16	9.1.a	Ground level details should convey “visual interest” and reinforce the marine theme of the development (see Sec. 9.3. [item no. 9.3.a in this checklist] below). <i>(See also Supplemental Design Guidelines items no. G.53, G.91, and G.106 in this document.)</i>			
16	9.1.b	Residential structures should have a variety of massing, materials, fenestrations, heights and roof treatments to ensure visual diversity. <i>(See also Supplemental Design Guidelines items no. H.44–48 in this document.)</i>			
16	9.1.c	For commercial store fronts, a minimum of 60% of ground floor facade between 2’ and 10’ above grade facing the pedestrian corridors shall be comprised of windows with clear glass. This standard is reduced to 50% for ground floor facades facing West Marine View Drive.			
16	9.1.d	“Clerestory” windows located above the principal storefront windows are encouraged.			
16	9.1.e	Tinted, dark, gray, green, mirrored or reflective glass or film shall not be permitted on ground floor level of any building.			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
17	9.1.f	Weather Protection. Canopies or awnings shall be provided at the access areas of commercial/retail and office buildings. Such covers shall also be provided for main entrances of residential buildings. <i>(See also Supplemental Design Guidelines items no. G.77–78 in this document.)</i>			
17	9.1.g	Plazas are integral to the overall site. They shall be placed at or near each of the water edges of the site as illustrated on the conceptual site plan. Total space provided in each plaza area shall cover an area approximate to that shown on the conceptual site plan. <i>(See also Supplemental Design Guidelines items no. F.4 and F.9 in this document.)</i>			
17	9.1.h	Plazas and surrounding facades shall be “interactive,” meaning that a visual relationship is established between outdoor and indoor spaces and that there is transparency to the facade. <i>(See also Supplemental Design Guidelines item no. G.33 in this document.)</i>			
Prominent Entrances					
<i>Intent: To make major entrances to buildings obvious and welcoming, emphasized by details, lighting and signage.</i>					
18	9.2.a	Visual Prominence – The principal entry to the building shall be marked by at least one element from each of the following groups: Group A – recess – overhang – canopy – portico – porch Group B – clerestory – glass window(s) flanking door – ornamental lighting fixtures – large entry door(s)			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
		<p>Group C</p> <ul style="list-style-type: none"> – stone, masonry or tile paving in entry (not in right-of-way) – ornamental building name or address – planters with flowers – seating <p><i>(See also Supplemental Design Guidelines items no. D.10, G.4, G.77–78, G.100–102, H.8, H.24, H.29, H.33, H.36, H.40, H.50, H.53, and H.56–57 in this document.)</i></p>			
Ground Level Details					
<i>Intent: To create visual and textural interest at eye level for pedestrians.</i>					
19	9.3.a	<p>Buildings within pedestrian areas are to incorporate at least four of the following elements into any ground-floor, street-facing facade:</p> <ol style="list-style-type: none"> 1. Lighting, hanging baskets or signage supported by ornamental brackets, 2. Medallions, 3. Belt Courses, 4. Plinths for columns, 5. Kick plates for storefront windows, 6. Prominent sills, 7. Tile work, 8. Pedestrian scale sign(s) or sign(s) painted on windows, and/or 9. Planter boxes. <p><i>(See also Supplemental Design Guidelines items no. G.52–54, G.91, G.106, H.2, and H.23 in this document.)</i></p>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
Massing and Articulation					
<i>Intent: To reduce the apparent bulk of buildings by breaking them down into smaller components that are consistent with maritime vernacular, while providing visual variety along the pedestrian and street faces.</i>					
19	9.4.a	Walls longer than 100' shall be modulated above ground level with bays and recesses (at least 8' wide and 2' deep). <i>(See also Supplemental Design Guidelines item no. G.64 in this document.)</i>			
19	9.4.b	Modulation shall extend to the roof, except at balconies. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways. <i>(See also Supplemental Design Guidelines items no. G.61 and G.63 in this document.)</i>			
19	9.4.c	Flat, windowless, blank walls are discouraged. <i>(See also Supplemental Design Guidelines item no. G.62 in this document.)</i>			
Base, Middle, Top					
<i>Intent: To ensure that buildings within the Waterfront Place Central area display the greatest amount of visual interest possible. These standards apply to buildings with three or more stories.</i>					
20	9.5.1	Base: The base should have the richest collection of materials to create visual and textural complexity at eye level. Masonry cladding in some form (on walls, pilasters, or a plinth) is strongly encouraged. Other methods could include one or more of the following: <ul style="list-style-type: none"> a. windows, b. details, c. canopies, d. bays, e. overhangs, f. artwork, g. masonry strips, h. cornice lines. <i>(See also Supplemental Design Guidelines item no. G.91 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
20	9.5.2	Middle: The middle should include elements such as: a. windows, b. signage. <i>(See also Supplemental Design Guidelines item no. G.91 in this document.)</i>			
20	9.5.3	Top: The topmost portion of a building should be made visually prominent through a method such as: a. a change of materials or color, b. stepping back slightly, c. brackets supporting an overhanging roof, d. projecting cornice line, e. pitched roofline. <i>(See also Supplemental Design Guidelines item no. G.91 in this document.)</i>			
Roof Forms					
<i>Intent: To ensure that rooflines within the Waterfront Place Central area represent a distinctive profile and appearance.</i>					
21	9.6.a	Commercial buildings shall include extended parapets and projecting cornices to create a prominent edge when viewed against the sky. Sloping roof elements are encouraged. <i>(See also Supplemental Design Guidelines items no. G.92–99 and H.31–32 in this document.)</i>			
21	9.6.b	Buildings containing predominantly residential uses with pitched roofs shall have dormers with windows or intersecting roof forms that break up the mass of the roofs. <i>(See also Supplemental Design Guidelines items no. H.40 and H.42 in this document.)</i>			
21	9.6.c	Roof forms shall be either: 1. Pitched in a range from 1:12 to 12:12, or 2. Stepped or terraced. 3. Barrel vaults and other forms may be allowed. <i>(See also Supplemental Design Guidelines items no. G.92–99 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
21	9.6.d	All mechanical equipment located on the roof shall be concealed by at least one of the following: <ol style="list-style-type: none"> 1. Extended parapets around the equipment, and/or 2. mechanical equipment worked into the roof form. <i>(See also Supplemental Design Guidelines items no. G.70 in this document.)</i>			
21	9.6.e	Not Allowed: <ol style="list-style-type: none"> 1. Flat, unembellished rooflines, 2. Merely painting rooftop mechanical equipment or surrounding it with fencing, 3. Bright colors (not desired), and/or 4. Facades which extend above the roofline solely for the purpose of making room for a sign. <i>(See also Supplemental Design Guidelines items no. G.97–98 in this document.)</i>			
SECTION 10. DISTRICT THEMES – USES					
<i>Intent: None stated.</i>					
22	10.a	Fisherman's Harbor: The Fisherman's Harbor surrounds the area where the Everett fishing fleet will be located. The activities of the fleet will be front and center, engaging visitors at the waterfront in the working nature of the area. Fisherman's Harbor will include a lively mix of retail, restaurants and residential uses that will form the heart of the district and function as the gateway to Waterfront Place Central. Types of Uses: Retail, restaurants, services, multi-family residential, hospitality. <i>(See also Supplemental Design Guidelines items no. E.13, G.24, H.1, H.22, and H.25 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
22	10.b	<p>Craftsman District: This district is devoted to all types of marina support activities. It is a predominantly light industrial area which includes a commercial boat yard where boats are stored and repaired.</p> <p>Types of Uses: All facets of commercial marine activity, marine related retail, services and other commercial.</p> <p><i>(See also Supplemental Design Guidelines items no. E.12, G.24, H.1–2, H.7–8, and H.13 in this document.)</i></p>			
22	10.c	<p>The Millwright District: The Millwright District speaks directly to the history of the development area as the site of bustling lumber and shingle mills from years past. This pedestrian oriented district is devoted to employment, with an interesting mix of commercial street level spaces, supported by office and residential spaces above. It is a place where people will operate both small and large businesses while keeping the mechanisms of life in motion — whether with recreation, a home or a business.</p> <p>Types of Uses: Commercial, limited retail, multi-family residential.</p> <p>This is a pedestrian oriented retail/office area which provides a pedestrian crossing along a north/south route. The crossing “path” will provide a connection between the central marina and north marina area/boat launch. The District also provides an east-west transition from the office/retail use in the Fisherman’s Harbor District.</p> <p>Use: Retail, office, farmer’s market.</p> <p><i>(See also Supplemental Design Guidelines items no. E.11 and H.22 in this document.)</i></p>			

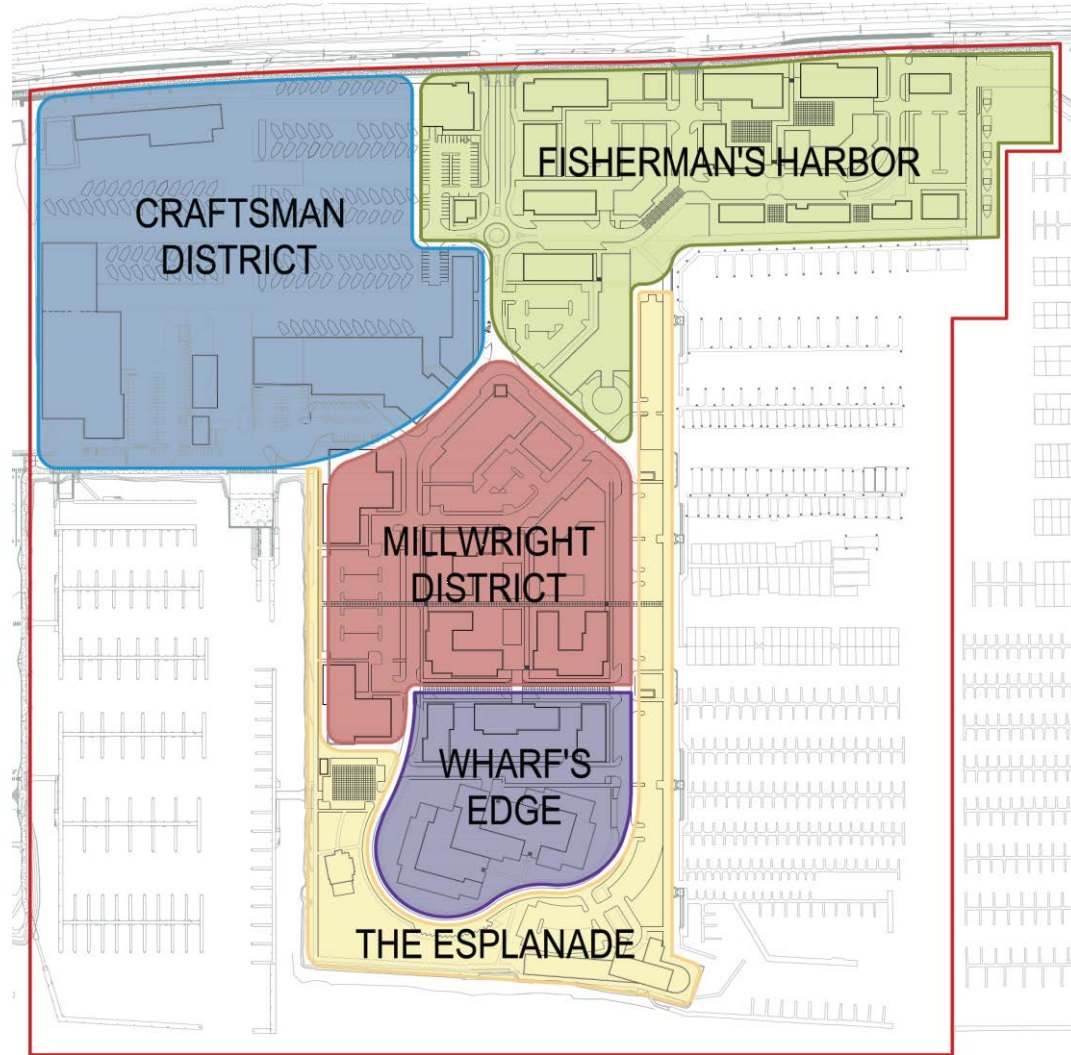
Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
22	10.d	<p>Wharf's Edge: Characterized by quiet high end residential multi-family uses and street level commercial, this area at the west end of the development area will be focused on a large publicly accessible park and the water views beyond.</p> <p>Types of Uses: Multi-family residential, commercial, hospitality, office.</p> <p><i>(See also Supplemental Design Guidelines items no. H.44, H.49, and H.55 in this document.)</i></p>			
22	10.e	<p>The Esplanade: This district is defined by its primary use – a long casual walkway along the water. It includes several public access components: plazas, marina overlooks, landscaping, community facilities, and a large park with extraordinary views to Jetty Island, Puget Sound, and the Olympic Mountains. A hotel, restaurant and limited retail at the southeast corner will take full advantage of all of these amenities.</p> <p>Types of Uses: Public access, hospitality, restaurant, limited retail.</p> <p><i>(See also Supplemental Design Guidelines items no. F.79–85 in this document.)</i></p>			
SECTION 11. DISTRICT LOCATIONS					
<i>Intent: None stated.</i>					
<i>Note: The development project will convey a common development theme while conveying defining characteristics of each District according to their primary function. Uniting sub-theme uses will allow them to reinforce each other, while less compatible uses will be separated.</i>					
–	–	See diagram on the following page.			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:



District Locations

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
SECTION 12. LIGHTING					
<i>Intent: To ensure that site lighting contributes to the character of the development, minimizes disturbance to housing on the bluff and provides pedestrian scale lighting in parking lots.</i>					
24	12.a	Lighting shall be provided along streets, within parking lots and along pedestrian walkways. <i>(See also Supplemental Design Guidelines items no. E.39–47, F.29–38, and F.123–136 in this document.)</i>			
24	12.b	Lighting fixtures shall be limited to heights of 24' for parking lots and 18' for pedestrian walkways. The pedestrian scale lighting (max 18') shall be used to define pedestrian walkways, crosswalks, connections, and/or other pedestrian areas within a parking area. <i>(See also Supplemental Design Guidelines items no. F.125 and G.40 in this document.)</i>			
24	12.c	All lighting shall be shielded from the sky and adjacent properties and structures, whether through exterior shields or through optics within the fixtures. Direction of light shall be downward. <i>(See also Supplemental Design Guidelines items no. E.37, E.45, F.30, F.33, F.36, F.125, F.132, and G.40 in this document.)</i>			
24	12.d	Accent lighting should be used to highlight building/site entrance and special landscape features. <i>(See also Supplemental Design Guidelines items no. E.43–44, F.34–35, and F.129–130 in this document.)</i>			
24	12.e	An overall lighting scheme will be developed for the Waterfront Place Central area.			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
24	12.f	Pedestrian scale lighting (maximum 18' height) and/or bollard lighting shall be used to define pedestrian walkways, crosswalks, connections and/or pedestrian areas within the Waterfront Place Central area. <i>(See also Supplemental Design Guidelines items no. E.41, F.31–33, and F.123–136 in this document.)</i>			
24	12.g	Lighting standard design shall complement other design elements used throughout the site, parking and/or adjacent developments and public right-of-way, as well as, represent the commercial character of the Waterfront Place Central area. <i>(See also Supplemental Design Guidelines item no. G.88 in this document.)</i>			
24	12.h	Festival lighting is encouraged during holidays and festivals, however, no flashing, moving, or traveling lighting will be permitted. <i>(See also Supplemental Design Guidelines items no. G.41 and G.89 in this document.)</i>			
SECTION 13. SIGNAGE CREATIVITY/UNIQUE EXPRESSION					
<i>Intent: Encourage interesting, creative and unique approaches to the design and use of signs.</i>					
25	13.1.a	Signs should be highly graphic in form, expressive and individualized. Marine themes are encouraged. <i>(See also Supplemental Design Guidelines items no. D.9, D.11, and D.27 in this document.)</i>			
25	13.1.b	Signs should convey the product or service offered by the business in a bold, graphic form. <i>(See also Supplemental Design Guidelines item no. D.12 in this document.)</i>			
25	13.1.c	Projecting signs, supported by ornamental brackets and oriented to pedestrians, are strongly encouraged. <i>(See also Supplemental Design Guidelines item no. D.16 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
25	13.1.d	No pole signs. Signs will be on buildings or will be monument signs. <i>(See also Supplemental Design Guidelines item no. D.23 in this document.)</i>			
25	13.1.e	An overall sign design scheme for the Waterfront Place Central area will be submitted to and approved by the Planning and Community Development Director prior to application for sign permits. <i>(See also Supplemental Design Guidelines items no. D.6–7 in this document.)</i>			
25	13.1.f	No flashing, digital, or electric message signs will be permitted. <i>(See also Supplemental Design Guidelines items no. D.23, G.41, and G.89 in this document.)</i>			
25	13.1.g	No billboards will be allowed. <i>(See also Supplemental Design Guidelines item no. D.23 in this document.)</i>			
25	13.1.h	Temporary marketing signs and banners for the purpose of selling, leasing or renting residential, retail or commercial offices are permitted provided permits are obtained and receive prior review from the City where required. <i>(See also Supplemental Design Guidelines items no. D.20–21 in this document.)</i>			
Signage Integration with Architecture					
<i>Intent: Ensure that signage is a part of the overall design approach to a project and not a separate design statement.</i>					
26	14.2.a	The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, it is expected that such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development. <i>(See also Supplemental Design Guidelines item no. D.7 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
Signage Commercial Signs					
<i>Intent: To encourage commercial signs that are complimentary to buildings, that communicate the availability of goods and services in a lively, creative manner to both pedestrians and vehicles, and that contributes to the character of the Waterfront Place Central area.</i>					
27	13.3.a	In pedestrian areas, all signs shall be mounted on buildings. These include wall signs, window signs, projecting signs, signs painted on awning fascias, and signs suspended from canopies. (At least an 8' clearance over sidewalks.) <i>(See also Supplemental Design Guidelines items no. D.13 and D.16 in this document.)</i>			
27	13.3.b	In addition to signs permitted by the sign code, any business may be allowed to have one additional sign, provided that it meets the following criteria: <ol style="list-style-type: none"> 1. It is principally a 2-dimensional or 3-dimensional graphic symbol denoting what is offered by the business, 2. It is oriented to pedestrians, rather than to people in vehicles, 3. It is no more than 12 square feet in area per side. <i>(See also Supplemental Design Guidelines items no. D.5–16 in this document.)</i>			
Signage Landscaping					
<i>Intent: Plantings around the base of monument signs will ensure that signage is a part of the overall design approach to a project and not added as a separate design statement.</i>					
27	13.4.a	Free-standing monument type signs shall include low plantings around the base of the sign to tie it to (make it part of) the landscape feature. <i>(See also Supplemental Design Guidelines item no. D.24 in this document.)</i>			

Waterfront Place Central Design Standards & Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval	City Approval
SECTION 14. SCREENING OF SERVICE AREAS AND MECHANICAL EQUIPMENT					
<i>Intent: To provide a separation between service areas and pedestrian areas.</i>					
28	14.a	All loading and trash collection areas shall be screened by a combination of masonry walls and plantings. <i>(See also Supplemental Design Guidelines item no. F.59, F.161, and G.46 in this document.)</i>			
28	14.b	All garbage bins shall be equipped with rubber lids to reduce noise impacts on adjacent residential and other uses. <i>(See also Supplemental Design Guidelines item no. G.46 in this document.)</i>			
28	14.c	All mechanical equipment (such as air conditioning units) located on the ground shall be screened by a combination of masonry walls and plantings. Sound buffering should be used to reduce noise impacts. <i>(See also Supplemental Design Guidelines item no. G.47 in this document.)</i>			
28	14.d	Mechanical units shall be located and screened in such a way as to direct exhaust and noise away from residential structures to the east on the bluff. <i>(See also Supplemental Design Guidelines item no. G.47 in this document.)</i>			

– END –

This page intentionally left blank.

**Waterfront Place Central
Supplemental Design Guidelines Compliance Checklist**

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

The Supplemental Design Guidelines have been numbered in this checklist for ease of reference. These item numbers do not appear in the Supplemental Design Guidelines, Exhibit 10 of the Waterfront Place Central Formal Application for Land Use Entitlements. *The full Supplemental Design Guidelines are provided in Exhibit 10 of the Amended and Restated Development Agreement.*

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
SECTION B. SITE AND GOALS					
11 [§]	B.1	Site Access and Circulation: Site access and circulation at Waterfront Place Central will balance vehicular, bike, and pedestrian access. All must be clearly visible from adjacent streets and to the extent possible they should provide some separation and definition.			
SECTION D. ENVIRONMENTAL DESIGN					
Art and Other Special Features					
<i>Materials and Finishes</i>					
29	D.1	Exterior art and other special features must be made of materials that are durable in the marine climate.			
29	D.2	Where light and sound are used for art, the housing and fixtures must be weather and vandal resistant. For all art, finishes must be long-lasting and low maintenance.			
<i>Art and Other Special Feature Types – Integrated Art</i>					
29	D.3	Scale can and should vary widely from small touches of art to large scale environmental works.			
29	D.4	Large scale environmental works will explore concepts in the open space areas.			

[‡] Or its Representative.

[§] Page numbers refer to the Supplemental Design Guidelines.

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Commercial Signage Guidelines</i>					
30	D.5	Signage will be integrated with architecture and will be part of the overall design approach of the district's place making rather than being seen as a separate design statement.			
Sign Design Program and Review					
30	D.6	The design of buildings and sites shall identify locations, sizes, and conceptual character for future signs through a 'sign design program'.			
30	D.7	As tenants or owners install signs, it is expected that such signs shall be in conformance with the approved sign program.			
Sign Types					
<u>Traffic, Regulatory and Safety Signs</u>					
31	D.8	Signs such as traffic directional signs, regulatory signs, speed limit signs, pedestrian safety signs, parking enforcement signs, ADA signs, fire safety signs, etc. shall be designed and placed in accordance with City of Everett, and the State of Washington regulations and requirements.			
31	D.9	Design must use consistent graphic elements such as font type, style, color and size, but should draw on elements of uniqueness to help reflect the quality of each district.			
<u>Street Address Signs</u>					
31	D.10	Buildings will identify their address through street address signs located near the building's main street entry. Design will be compatible with architecture and district character.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<u>Business and Residential Identification Signs</u>					
31	D.11	Interesting colorful and tastefully designed signage will inform, stimulate, and identify the business, building, or retail tenant.			
31	D.12	Commercial signs will be complimentary to buildings, and will communicate the availability of goods and services in a lively, creative manner to both pedestrians and vehicles.			
31	D.13	In pedestrian areas, all signs shall be mounted on buildings.			
32	D.14	In addition to signs permitted by the sign code, any business may be allowed to have one additional sign, provided that it meets the following criteria: <ul style="list-style-type: none"> I. It is principally a 2-dimensional or 3-dimensional graphic symbol denoting what is offered by the business, II. It is oriented to pedestrians, rather than to people in vehicles, III. It is no more than 12 square feet in area per side. 			
32	D.15	All signs whether lit or unlit, should utilize a contrasting background for legibility.			
32	D.16	Projecting signs supported by ornamental brackets and oriented to pedestrians are strongly encouraged. These must maintain an 8' clear height above the walkway. If located in service areas, projecting signs must be located out of the path of delivery trucks.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<u>Other Business and Residential Signage</u>					
32	D.17	For offices and for multifamily residential buildings, an emergency contact sign will be required near the main street entry of each building or store front.			
32	D.18	Directory signs will be needed in mixed use, office, and large multifamily residential buildings. Directory signs must be located inside the building's main entrance.			
32	D.19	Boxes for display of menus, real estate listings, and other types of information display, shall be no greater than six square feet and no part is to extend above 6' – 0" from average grade.			
<u>Temporary/Special Event Signs</u>					
32	D.20	No temporary signs may be attached within 10' – 0" of an active storefront or main entry to a residential or office building unless it is for retail merchandise sales designed as a part of the overall window display.			
32	D.21	Temporary marketing signs and banners for the purpose of selling, leasing or renting residential, retail or commercial offices are allowed.			
32	D.22	Temporary tenant identification signs are allowed during construction and up to 90 days after opening of the store.			
32	D.23	The following will not be allowed: commercial pole signs; flashing, digital, or electronic message signs; and billboards.			
<u>Landscape Signs</u>					
33	D.24	Other than City approved Port signs, monument and other landscape signs are discouraged at Waterfront Place Central.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Sign Sizes					
33	D.25	Projecting and Hanging Signs: Signs that are projecting or hanging from buildings or in arcades shall be allowed 2 square foot of sign face for each 10 feet on lineal front of the business, with a maximum of 12 square feet of sign face seen from either or two directions. Businesses having a frontage of 20' or less may use a maximum of 6 square feet.			
33	D.26	Wall Signs: Wall signs on buildings or in an arcade shall be allowed 1 square foot of sign face for each 10 feet of lineal frontage of the business, with a maximum area of 8 square feet of sign face. Businesses having a frontage of 20' or less may use a maximum of 6 square feet. Wall signs for individual business with their own exterior public entrances must locate wall signs near the entrance.			
33	D.27	Window, Door, and Awning Signs: Painted windows, doors, and awnings with permanent lettering and graphics are allowed for signage and may be used in lieu of sign boards. Size should be compatible with the architectural character, and not exceed 8 square feet.			
SECTION E. STREETSCAPES AND THE PEDESTRIAN NETWORK					
Street Master Plan					
37	E.1	Gateway: The gateway to the project is a three lane road (two 12'6" eastbound and one 15' westbound travel lane with a center median, and a 10' transit stop is provided on each side along with 10' sidewalks.			
38	E.2	General Circulation: These local access streets include two 12' travel lanes and 16' angle parking on one side. Sidewalk widths will vary from 9' to 12' depending on street uses.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
39	E.3	Pedestrian Street: A pedestrian street with two 12' travel lanes and 8' parallel parking on each side. Sidewalk widths are 12' wide.			
39	E.4	Plaza Street: 50' small street to create an intimate setting.			
39	E.5	Interior Streets: These shorter, local connecting streets include two 12' travel lanes, 6' and 18' angled parking on one side with 8' sidewalks.			
40	E.6	Woonerf: this "living" street includes two 12' travel lanes, 16' angled parking on one side and 8' wide sidewalks, bollards, special paving treatment and landscaping to achieve traffic calming.			
Sidewalks and Walkways					
<i>Dimensions</i>					
42	E.7	Sidewalks and walkways will have a minimum 5' clear width Travel Zone. This width shall be continuous and unobstructed.			
<i>Accessibility</i>					
42	E.8	Pedestrian sidewalks and walkways shall comply with Chapter 11 of the Americans with Disabilities Act (ADA) Handbook and all other accessible requirements and guidelines of the Access Board, State of Washington, and City of Everett.			
<i>Specific Sidewalk and Walkway Treatments</i>					
42	E.9	West Marine View Drive: Frontage improvements will use the Type 4 sidewalk.			
42	E.10	13th Street gateway entry: The 13th Street uses the Type 2 sidewalk.			
42	E.11	Millwright District's Loop Road is the project's key street, and uses Type 1, 2 and 3 sidewalks depending on the abutting uses.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
42	E.12	Craftsman District Streets: [The Craftsman District] calls for the minimum Type 1 sidewalk in the few areas where a sidewalk may be needed.			
42	E.13	Seiner Drive: This unique street configuration in the Fisherman's Harbor District is pedestrian focused with Type 3 side- walks flanking a special walkable surface treatment.			
42	E.14	Interior Cross Streets: Sawyer and Weaver Street have Type 1 sidewalks for servicing the predominantly mixed use residential areas that may include some retail production, neighborhood retail, and office on the ground floor at corners.			
43	E.15	Esplanade Streets: The primary access street to the Central docks marina is Millwright Loop south, which has Type 1 sidewalks.			
Intersections					
43	E.16	Design must reflect the character of the Waterfront Place Central maritime waterfront environment through dimensions, materials, and color that demarcate the intersection as an area of special interest. Pedestrian areas will include unobstructed durable surfaces and safe grade transitions in accessible routes for those with limited mobility and clearly indicated crossing zones.			
Parking and Transit Connections					
43	E.17	Parking stalls must be placed to avoid conflicts with door swings.			
43	E.18	Parking areas and transit connections must be clearly marked. Minimize visual impact of parking with the use of planting and other design elements at the sidewalk's edge, at bulb outs, and in parking lot planters.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
43	E.19	Access shall include safe and convenient barrier free travel ways to and from bus stops along the main vehicular streets intersecting with Millwright Loop north and south.			
43	E.20	Transit stops and connections shall be clearly marked and emphasized through a variety of design elements.			
43	E.21	Vehicular access to parking will not impede pedestrian connection ways. For parking lots, pedestrian connections shall be integrated into the parking lot layout to provide safe, clear, and unobstructed access.			
43	E.22	Special consideration must be given for providing convenient access for those with limited mobility.			
<i>Dimensions and Layout</i>					
44	E.23	Transit and parking stall dimensions, aisle widths, and layout shall conform to City of Everett and local Fire Department standards, codes, and regulations unless otherwise approved by the City and Fire Department.			
44	E.24	On-street parallel parking shall be 8' wide and angled spots will be "back in" and assume a 2' maximum overhang on the curb. Both types of on street parking will be separated from the pedestrian way by a 6" wide curb with a 4'wide planting strip, or grated street trees.			
44	E.25	Parking will not be allowed in roadside areas defined for pedestrian access.			
<i>Sight Lines</i>					
44	E.26	Parking must be located to ensure clear visibility to and from moving vehicles. For parking lot entries, sight lines will be consistent with the City of Everett sight line standards.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Streetscape Planting					
44	E.27	Plants will define the street edge and add scale, visual interest, and seasonal change.			
44	E.28	Plants shall be appropriate to this urban marine environment and emphasize the unique qualities of their context.			
44	E.29	Planting shall be selected and placed to enhance rather than obstruct views.			
44	E.30	Selections shall be low-water use, and grouped in associations with similar microclimate sun, soil and water requirements.			
44	E.31	All planting shall be irrigated.			
<i>Street Trees</i>					
44	E.32	Street trees shall be used along the curb side of streets between the curb and sidewalk or along the walkway. Trees will be used to reinforce pedestrian connections, define edges, and provide shade for seating areas.			
44	E.33	All street trees shall have a minimum of 2 V2" caliper at the time of planting.			
44	E.34	All street and public space trees will be chosen from species that will not obstruct views of any user-groups on the project site or those of potentially affected nearby residential areas as they reach maturity.			
Illumination					
<i>Dark Sky Requirement</i>					
45	E.35	Fixtures for the streetscape will be selected to minimize light pollution.			
45	E.36	Dark sky criteria must be adhered to as much as possible.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
45	E.37	Lighting must be shielded from the night sky and adjacent residential properties through down casting, exterior shields, and/or fixture optics.			
<i>Illumination Quality and Levels</i>					
45	E.38	In areas where lighting is needed for safety, foot-candle levels shall meet the IESNA recommended standards.			
Lighting Types					
<i>Exterior Lighting</i>					
Street Lights					
45	E.39	Tall cobra head and box highway type light poles on the roadways are not allowed.			
45	E.40	Residential street lighting shall mount on lower poles that are no higher than second story residential window level).			
Pedestrian Lighting					
45	E.41	Pedestrian lighting for sidewalks and walkways will be achieved with wall mounted lights, illuminating bollards, footpath lights, or pole mounted lighting.			
Parking Entry Lighting					
46	E.42	Lighting for parking entries and exits must ensure areas of potential conflict between pedestrian and vehicles are well lit for safety.			
Accent Lighting					
46	E.43	Accent lighting will be used to emphasize special features such as fountains, sculpture, planters, or trees for decorative effects.			
46	E.44	Fixtures shall be inconspicuous and durable.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Building Mounted Illumination					
46	E.45	Building lighting shall be designed to cast downward and be shielded to minimize glare.			
46	E.46	Because building lights may be turned off, building lighting shall not be depended on exclusively for illuminating walkways.			
Special Event Lighting					
46	E.47	Special Event Lighting shall meet all safety requirements for public gatherings and must be designed to be easily managed for both event and non-event times.			
Streetscape Furnishings					
Materials					
47	E.48	Exterior furnishings will be constructed of materials durable enough for urban use and the marine climate.			
Finishes					
47	E.49	Finishes will be durable and low maintenance.			
47	E.50	Finishes for metals shall be stainless, galvanized, or powder coated.			
47	E.51	Finishes for masonry shall be smooth.			
47	E.52	Finishes for wood shall also be smooth, but must also include appropriate protective sealing and treatments for longevity.			
Exterior Furnishings Types					
<u>Benches</u>					
47	E.53	Benches will be integrated into streetscape areas. They will be located in public areas that provide opportunities for views out to the water, people-watching, catching sun, waiting for others, and finding some semi-private space for reading and relaxation.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
47	E.54	When possible, bench design shall include integration into walls and planters.			
47	E.55	Freestanding benches will be selected for durability and design.			
47	E.56	Benches must minimize water accumulation on the seating surface and deter abuse from skateboards or other vandalism.			
<u>Trash and Recycling Receptacles</u>					
47	E.57	Trash and recycling receptacles shall be located in public gathering areas, areas of high pedestrian activity, and areas that produce trash such as concessions and cafes.			
47	E.58	Trash cans will be lidded and enclosed to keep out seagulls and rodents. They also must be durable, and easy to maintain and change bags.			
47	E.59	Design of the trash receptacle will relate to the streetscape aesthetic of the street, district, or area.			
<u>Bollards</u>					
47	E.60	Bollards will be both permanent and removable.			
47	E.61	Removable bollards are to be placed in areas where emergency or maintenance access is required.			
48	E.62	Bollards will relate to the streetscape aesthetic of the street, district, or area from the choices presented here.			
<u>Bicycle Amenities</u>					
48	E.63	Bike racks shall be placed in areas where bikers may need to park their bikes and wish to walk, shop, eat, or rest.			
48	E.64	Bike racks must be double-poled and wide for resting the entire bike against the rack rather than single poled.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<u>Kiosks</u>					
48	E.65	Kiosks are to be designed as an identifiable reoccurring element providing an opportunity for integrated art.			
48	E.66	Kiosks will include areas for permanent information such as an area map, and for temporary information such as a community events calendar.			
48	E.67	Kiosk size must be kept to a minimum to reduce visual obstruction.			
48	E.68	Kiosk design will include information display to be set at heights readable for adults and children, and for those with varying physical abilities.			
<u>Signage</u>					
48	E.69	Interpretive signs may be included in the streetscape, but shall not block views or pedestrian flow.			
Fences, Railings, and Hedges					
48	E.70	Design of fences and railings will be compatible with each other through form, materials, and finishes.			
48	E.71	Design will reflect the aesthetic of the Waterfront Place Central and should be informed by the district or area character.			
Street and Sidewalk Utilities					
49	E.72	Utility cabinets that must be above ground will be screened or concealed away from public areas.			
49	E.73	Location: All utilities that are not under grounded, concealed, or screened must be located in coordination with exposed elements. They will be aligned and integrated with the layout of other design elements.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
49	E.74	Materials: Utility grates, covers and other exposed elements will be constructed of materials durable enough for the marine climate. This includes cast iron, brass, steel heavy gauge aluminum, and masonry.			
49	E.75	Finishes: Finishes will be durable and low maintenance. Finishes for metals other than brass or cast iron shall be stainless, galvanized, or powder coated. Finishes for masonry shall be nonporous.			
49	E.76	Colors: For exterior utilities that are not cast iron stainless, or galvanized, finishes shall be black or silver.			
Utilities Types					
49	E.77	Grates such as trench drains and catch basin covers must be both functional and can also be decorative.			
49	E.78	Concrete lids are to be placed in areas out of sight and out of travel ways.			
49	E.79	Cabinets and boxes for utilities must be placed in areas out of sight and out of travel ways.			
Transit					
50	E.80	Bus shelters, signage, and bus stop ground plane treatments must enhance overall aesthetic of the streetscape or district character.			
50	E.81	Specific locations of bus stops and bus shelters must be coordinated with transit agencies. Their location will be integrated with the layout of other design elements.			
SECTION F. PUBLIC REALM					
Parks, Trails, and Open Space					
53	F.1	These spaces shall be placed near each of the water edges of the site, and in areas with views to the water.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
53	F.2	These public spaces will be created in accordance to the development goals set forth between the Port of Everett and the City of Everett.			
53	F.3	Total space provided shall cover the agreed upon preferred site master plan.			
Open Space Plan					
54	F.4	The Pacific Rim Plaza at the end of 14 th Street will serve as a formal open space, with hardscapes and a water feature at the heart of the project.			
54	F.5	[View points and vistas] are placed around the edge of the pier and upper level stories when possible, and each have their own personality.			
Open Space Hardscape Surfaces					
60	F.6	Hardscape material surfaces will be high quality, durable, and designed to provide safely unobstructed and accessible routes of travel and plan.			
60	F.7	Treatments of surfaces through colors and patterns will create environments that are inviting and help create a coherent sense of place.			
60	F.8	Design must reflect the character of the Waterfront Place Central urban maritime waterfront environment and, at the same time, create unique District qualities.			
<i>Dimensions</i>					
60	F.9	Plaza will be of multiple sizes and shapes to fit the particular constructs of their context.			
60	F.10	Areas defined for pedestrian movement will have a minimum 6' clear width travel zone. This width shall be continuous and unobstructed.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Plaza and Open Space Structures					
60	F.11	Materials must be stainless, galvanized, or painted steel, or they may be wood with weather protected stain or paint.			
60	F.12	Steel, if not galvanized or stainless, shall be painted a dark color or white.			
60	F.13	Structures must also meet all applicable City codes.			
Open Space Planting					
60	F.14	Plants shall be appropriate to this urban marine environment and emphasize the unique qualities of their context.			
60	F.15	Planting shall be selected and placed to enhance rather than obstruct views.			
60	F.16	Selections shall require low-water use, and grouped in associations with similar microclimate needs for sun, soil and water requirements.			
60	F.17	All planting shall be irrigated to ensure health and survival.			
60	F.18	Street Trees: Street trees shall be used in plazas and open space to reinforce pedestrian connections, define edges, and provide shade for seating areas.			
60	F.19	Understory Planting: Shrubs, hedges, grasses, ground covers, and perennials shall be used in plaza and open space planting areas to provide buffers, define spaces, and add color, texture, scent, and seasonal change.			
<i>Tree Grates</i>					
61	F.20	Tree grate surfaces in walkway areas shall be ADA compliant.			
61	F.21	The size is to be a minimum of 4'x 4'.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Dark Sky Requirement</i>					
61	F.22	Fixtures for plazas and open space will be selected to minimize light pollution.			
<i>Illumination Quality and Levels</i>					
61	F.23	Light quality will have well balanced color produced by metal halide, halogen, LED, or incandescent bulbs.			
61	F.24	No high pressure sodium lights are allowed.			
61	F.25	Foot-candle levels shall meet the IESNA recommended standards.			
<i>Materials</i>					
62	F.26	Exterior lighting will be constructed of materials durable in the marine climate. Materials include stainless steel, heavy gauge aluminum, and metals with a powder coat finish.			
62	F.27	Fixtures should have vandalism protection where possible.			
<i>Finishes</i>					
62	F.28	Finishes will be durable and low maintenance. Finishes shall be stainless, galvanized, or powder coated.			
<i>Exterior Lighting Types</i>					
<i>Area Lights</i>					
62	F.29	Lighting shall mount on poles that are no higher than area second story window levels.			
62	F.30	Light must be focused downward and shielded from the night sky and from residences.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Pedestrian Lighting					
62	F.31	Pedestrian lighting will be achieved with wall mounted lights, illuminated bollards, footpath lights, or in some cases pole style lighting.			
62	F.32	Inset stairway and stair step lights are required on all stairs.			
62	F.33	[Pole style pedestrian] lights are 10' maximum height will have a lower illumination than area lights. Light must be focused downward and shielded from the night sky and from residences to minimize any potential impact on views.			
Accent Lighting					
62	F.34	Accent lighting will be used to emphasize or mark special features such as fountains, walls, sculpture, planters, or trees.			
62	F.35	Fixtures shall be inconspicuous and durable should be recessed in walls, ground planes, or steps.			
Building Illumination					
63	F.36	Building mounted lights will be used to light walkways, terraces, and plazas in appropriate areas. Building lighting shall be designed to cast downward and be shielded to minimize glare.			
Event Lighting					
63	F.37	Lighting must meet all safety requirements for public gatherings.			
Decorative Lighting					
63	F.38	Special effects lighting such as neon, running lights, and other types of colored or decorative lighting is only allowed in plazas along the retail areas of the streetscape.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Open Space Furnishings					
63	F.39	Furniture design will reflect Maritime theme with a contemporary feel. Design will reflect the context of the area and help to establish the unique qualities of place within the larger Waterfront Place Central context. These elements will be integrated into the overall design of each district.			
<i>Materials</i>					
63	F.40	Exterior furnishings will be constructed of materials durable enough for urban use and the marine climate.			
<i>Finishes</i>					
63	F.41	Finishes will be durable and low maintenance.			
63	F.42	Finishes for metals shall be stainless, galvanized, or powder coated.			
63	F.43	Finishes for masonry shall be smooth.			
63	F.44	Finishes for wood shall also be smooth, but must also include appropriate protective sealing and treatments for longevity.			
<i>Exterior Furnishing Types</i>					
Benches					
63	F.45	Benches will be integrated into plaza and other open space areas. They will be located in public areas that provide opportunities for views out to the water, people-watching, catching sun, waiting for others, and finding some semi-private space for reading and relaxation.			
64	F.46	Benches must minimize water accumulation on the seating surface and deter abuse from skateboards or other vandalism. They also must relate to the aesthetic of the connecting street, district, or area.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Trash Receptacles					
64	F.47	Trash cans shall be located at or near all active public gathering areas especially those located near concessions and cafes.			
64	F.48	Trash cans must be lidded and enclosed to keep out seagulls and rodents.			
64	F.49	[Trash cans] also must be durable, easy to maintain, and easy to use when changing bags.			
Bollards					
64	F.50	Bollards must be well proportioned and can be either permanent or removable.			
64	F.51	Removable bollards are to be placed in areas where emergency or maintenance access may be required.			
64	F.52	Bollards will relate to the aesthetic of the district and may be custom integrated art.			
Bicycle Amenities					
64	F.53	Bike racks must be double-poled and wide resting the entire bike against the rack rather than single-poled.			
Signage					
64	F.54	Plazas, in general will not include signage except interpretive signs or possibly an information kiosk. Signs and information kiosks shall not block views or pedestrian flow.			
Special Event Banners					
64	F.55	Banners must not contain private advertising, but may include the names of primary event sponsors.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Fences, Hedges, and Railings</i>					
64	F.56	Materials: Exterior fences and railings will be constructed of materials durable in the marine climate. This includes stainless steel, heavy gauge aluminum, and steel with the appropriate finish.			
65	F.57	Finishes: Finishes will be durable and low maintenance such as stainless, galvanized, or powder coated.			
Fence and Railing Types					
<u>Fences</u>					
65	F.58	For security areas, 5'to 8' tall fences will provide controlled access, but maintain visibility such that one cannot hide behind a given area of the fence.			
65	F.59	For the screening of trash dumpsters and utility areas, a 6' high fence or hedge is required that will provide 100% screening when closed.			
65	F.60	In no case shall chain link fences be allowed except as a temporary solution for construction security.			
<u>Hand Railings</u>					
65	F.61	Hand railings will be used for stairways, steep ramps, and other plaza areas where a rail will help assist in balancing as one transitions grade changes. Hand rails must meet all required codes and standards or accessibility.			
<u>Guardrail</u>					
65	F.62	In areas where there is a steep grade drop-off or other potential safety hazard, guardrails will be used. Guardrails shall meet local codes and standards.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Plaza Walls					
65	F.63	Where possible, walls shall be designed as 12" to 24" high seat walls to provide opportunities for public seating.			
65	F.64	Design will reflect Waterfront Place Central environment through recalling historic wharf and sea wall design with materials, stone or masonry unit size, and joinery.			
<i>Materials</i>					
65	F.65	Walls will be constructed of materials durable enough for the marine climate.			
<i>Finishes</i>					
65	F.66	Wall finishes for granite will expose the natural material, but should be textured to various degrees according to its application. Brick finishes shall be unpainted natural brick that has a historic look.			
65	F.67	Sealants shall be required in areas with potential exposure to vandalism or staining. All finishes must be long-lasting and low maintenance.			
<i>Colors</i>					
65	F.68	Granite and brick shall be unpainted with natural color selected to enhance the historic character.			
Plaza and Open Space Utilities					
66	F.69	Where ever possible, utilities will be consolidated and located below grade. If utilities must be above ground, they will be screened or concealed away from active public areas.			
66	F.70	Utility lids and other exposed elements that cannot be concealed or screened must be designed or selected to work with the overall aesthetic of the district character.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
66	F.71	Location: All utilities that are not under grounded, concealed, or screened must be located in coordination with exposed elements. They will be aligned and integrated with the layout of other design elements.			
66	F.72	Materials: Utility grates, covers and other exposed elements will be constructed of materials durable enough for the marine climate. This includes cast iron, brass, steel, heavy gauge aluminum, and masonry.			
66	F.73	Finishes: Finishes will be durable and low maintenance. Finishes for metals other than brass or cast iron shall be stainless, galvanized or powder coated. Finishes for masonry shall be nonporous.			
66	F.74	Colors: For exterior utilities that are not cast iron, stainless, or galvanized, finishes shall be black, silver or consistent with the District theme.			
<i>Utility Types</i>					
66	F.75	Grates such as trench drains and catch basin covers must be both functional and decorative.			
66	F.76	Concrete lids are to be placed in areas out of sight and out of travel ways.			
66	F.77	Cabinets and boxes for utilities must be placed in areas out of sight and out of travel ways were possible.			
66	F.78	For utility banks and lines where future access may be needed, design of surface treatments should take this into account. Design can reflect the area and use materials that can be easily replaced or seamlessly patched.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
The Esplanade at the Water's Edge					
67	F.79	The water edges of the site (Seiner Wharf, Pacific Rim Plaza, Boxcar, Vistas, Fisherman's Tribute, and Boxcar Park) shall provide public gathering places such as areas for viewing and seating.			
67	F.80	Design of the Esplanade shall provide a character that is spacious and marine-focused.			
67	F.81	This [Esplanade] walkway will use repetition and its inherent linear quality to provide a strong and consistent design treatment.			
67	F.82	Between the Esplanade walkway and upland developed areas, a 10' wide transitional zone will be created. This space will be used for planting, seating, grading, or additional amenity space for aesthetic enhancement.			
Esplanade and Other Pedestrian Walkways					
70	F.83	Design of the main walking area called the 'Esplanade Travel Zone' will provide a multiuse path that serves as a strong linear framework and consistent edge to the waterfront environment. These lateral walkways provide pedestrian connections that tie into the Esplanade from upland areas. They will intersect the rectilinear Esplanade Travel Zone walkway pattern with special materials, colors, and patterns that reflect the characteristics of the associated upland district.			
70	F.84	The 'Esplanade Transition Zone' is the area on the land side of the Travel Zone that provides area for seating, low walls, planters, plazas, and other public or semi-public amenities.			
70	F.85	Accessibility: Pedestrian walkways shall comply with Chapter 11 of the ADA Handbook and all other accessible requirements and guidelines of the Access Board, State of Washington, and City of Everett.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Marina Parking					
71	F.86	The visual impact of parking must be minimized with the use of varied paving materials, planting, and other design elements.			
71	F.87	Access to the Esplanade from the marina parking will be clearly demarcated and include well defined pedestrian access ways accented with specialized materials, colors, and patterns. The primary nodes will lead through the parking and to marina services, view points, and dock access areas.			
71	F.88	The design treatment of these pedestrian access ways will help to reduce the visual impact of long expanses of parking and will help in way finding for visitors and boaters.			
71	F.89	Parking at the marina shall be separated from the Esplanade pedestrian walkway by the transition zone. This zone will include a low barrier such as a curb, low wall, or planting bed, except in the areas for pedestrian access connections.			
71	F.90	Marina parking must accommodate areas for drop off and pick up. These should be designed as part of the Access Nodes and near marina service and marina commercial buildings.			
71	F.91	In some areas, removable bollards will be needed to allow fire and maintenance access.			
Parking Layout					
71	F.92	Parking stall dimensions and aisle widths shall conform to City of Everett ordinances, standards, codes, and regulations unless otherwise approved by the City.			
Parking Materials and Finishes					
71	F.93	Marina parking will be concrete, asphalt or permeable pavers except at pedestrian access ways.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
71	F.94	Wheel stops, curbing, or bollards are required to protect all planted areas.			
71	F.95	Vertical curb and gutters are required rather than rolled curbs.			
<i>Parking Access Ways</i>					
71	F.96	Parked vehicles and curbs or wheel stops must not impede pedestrian connection ways through the lot to the Esplanade.			
71	F.97	Pedestrian connections shall be integrated into the parking lot layout to provide safe, clearly visible, and unobstructed points of access to the Esplanade and Marinas.			
71	F.98	Dimensions, materials, colors, textures shall be as recommended in the Pedestrian Walkway standards.			
<i>Landscape Requirements</i>					
71	F.99	Parking lot design landscape requirements shall meet the City of Everett standards, codes, and regulations unless otherwise approved by the City.			
71	F.100	[M]arina parking shall use the plant materials listed in the Planting section of these design guidelines, or other plans with similar character and habitat.			
Plants and Planting					
72	F.101	Plants will define the transition zone of the Esplanade and the access nodes, but will not be located on the water side of the Esplanade.			
72	F.102	In all cases, plants shall be hardy to the marine environment and emphasize the unique qualities of their context.			
72	F.103	Plantings shall be selected and placed to enhance rather than obstruct views from Waterfront Place Central upland development.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
72	F.104	Selections shall be low water use, grouped in associations with similar sun, soil and water requirements.			
72	F.105	All planting must be irrigated.			
<i>Trees</i>					
72	F.106	Deciduous trees shall be used in the transition zone of public plazas, cafes, dining areas, and other gathering places just off of the interior side of the walkway.			
72	F.107	Trees will be used to reinforce pedestrian connections to the Esplanade, and to define and provide shade for seating areas. Trees shall be placed at pedestrian connections, and informal groves at transitions to the water's edge.			
<i>Understory Planting</i>					
72	F.108	Shrubs, groundcovers, grasses and perennials shall be used in the transition zone on the Esplanade interior edge plazas, cafes, dining areas, and other gathering places. Plants along the transition zone will be used to provide a buffer for parking and service areas.			
72	F.109	The plant palette shall be refined.			
<i>Tree Grates</i>					
72	F.110	Tree grates may be used for all trees placed at ground level that are not part of a larger planting area.			
72	F.111	The surface of the tree grate shall be ADA compliant.			
72	F.112	The size is to be a minimum of 4' x 4', but 4' x 6', or 5' x 5' is preferred.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Planters, Pots, and Boxes</i>					
72	F.113	Planters shall be raised to 12" to 24" with seat walls at the edges to protect plants from pedestrian short cut paths and trampling and also provide informal seating areas.			
<i>Planting Integration</i>					
72	F.114	Art, architecture, and signage shall have site specific integrated planting. Planting is to complement and enhance the design through color, fragrance, visual texture, and seasonal change.			
72	F.115	Plant selection and landscape architectural design must consider the plants context and ensure the mature size and character of plants are well integrated.			
Illumination					
<i>Dark Sky Requirement</i>					
73	F.116	Fixtures along the Esplanade will be selected that minimize light pollution. Per the development agreement, a dark sky is required to be maintained for nearby residents.			
73	F.117	Illumination must adhere to dark sky criteria as established by the City of Everett and per industry standards.			
<i>Illumination Quality and Levels</i>					
73	F.118	Well balanced color is required such as that produced by metal halide, halogen or incandescent bulbs. Due to the undesirable color, no high pressure sodium lights are allowed.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
73	F.119	Foot-candle levels shall meet the IESNA recommended standards for the specific uses along the Esplanade. These standards ensure that lighting levels function in a manner that provides safe and clear illumination to motorists and pedestrians, and that the entire development is properly lit to ensure a safe and secure neighborhood.			
<i>Materials</i>					
73	F.120	Exterior lighting will be constructed of materials durable for the marine climate.			
73	F.121	Fixtures should have vandalism protection where possible. This includes stainless steel, heavy gauge aluminum, and metals with a powder coat finish.			
<i>Finishes</i>					
73	F.122	Finishes will be durable and low maintenance. Finishes shall be stainless or powder coated.			
Exterior Lighting Types					
<i>Pedestrian Lighting</i>					
74	F.123	Illuminated bollards and footpath lights will be used to illuminate the ground plane. Where possible, use either recessed, wall mounted, or free standing bollard light fixtures that keep the light low to illuminate sidewalks and pathways.			
74	F.124	Inset stairway and stair step lights are required on all stairs.			
74	F.125	Pole mounted pedestrian lights, if needed shall be 12' – 14' in height with light focused downward and shielded from the night sky and from residences. The height of the pole mounted lights is limited due to glare and the impacts on views.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Marina Access Lighting					
74	F.126	Lighting for accessing the Marina will be of a higher illumination level, especially at dock access points.			
Marina Parking Lighting					
74	F.127	Lighting for marina parking lots shall be the same fixtures to match the pedestrian lights. If pole mounted, the height of the poles shall be minimized as much as possible and, if necessary, a higher wattage bulb shall be used.			
74	F.128	Lighting levels must meet local requirements, dark sky requirements, and IESNA standards.			
Accent Lighting					
74	F.129	Accent lighting will be used to emphasize special features such as fountains, sculpture wall niches, planters, or trees for decorative effects along the Esplanade.			
74	F.130	Fixtures shall be inconspicuous and durable.			
Building Lighting					
74	F.131	Building mounted lighting will be used to light walkways, terraces, and plazas in appropriate areas.			
74	F.132	Building lighting shall be designed to cast downward and be shielded to minimize glare in areas where it affects the Esplanade.			
74	F.133	Because building lights may be turned off, building lighting shall not be depended on exclusively for illuminating the Esplanade walkway and access points.			
Special Event Lighting					
74	F.134	This lighting shall be temporary only and used for the duration of the special event.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Street Lights					
75	F.135	Lighting for roadways and streets connecting to the Esplanade shall not be higher or impede views from the second story residential windows.			
75	F.136	Tall cobra head and box highway type lights are not allowed.			
Esplanade Exterior Furnishings					
75	F.137	[Exterior furnishings] will be integrated into the overall design of the Esplanade and help to establish a high quality and consistent urban structure. Design will reflect the maritime context through strong and simple forms with clean visual lines and well-articulated details and connections.			
Materials					
75	F.138	Exterior furnishings will be constructed of materials durable in the marine climate. This includes steel, heavy gauge aluminum, and masonry.			
Finishes					
75	F.139	Finishes will be durable and low maintenance.			
75	F.140	Finishes for metals shall be stainless, galvanized, or powder coated.			
75	F.141	Finishes for wood shall also be smooth, but it must also include appropriate protective sealing and treatments for longevity.			
Exterior Furnishing Types					
Benches					
75	F.142	Benches will be integrated along the Transition Zone. They will be located in a variety of public areas that provide opportunities for views out to the water, people-watching, catching sun, waiting for others, and finding some semi-private space for reading and relaxation.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
75	F.143	When possible, bench design shall include integration into walls and planters.			
<i>Trash Receptacles</i>					
75	F.144	Trash cans shall be located in public gathering areas, areas of high pedestrian activity, and areas that produce trash such as concessions and cafes.			
75	F.145	Design of the trash receptacle must relate to the marine design aesthetic with clean lines and form.			
75	F.146	Trash cans will be lidded and enclosed to keep out seagulls and rodents. They also must be easy to maintain and change bags.			
<i>Bollards</i>					
75	F.147	Bollards must relate to the marine design aesthetic of other elements.			
76	F.148	Bollards will be both permanent and removable.			
76	F.149	Permanent bollards will define edges and entrances to pedestrian areas and control vehicular access. Permanent bollards may integrate illumination when placed in pedestrian areas where emergency or maintenance access is required.			
<i>Bicycle Amenities</i>					
76	F.150	Bike racks shall be placed in areas near the Esplanade where bikers may need to park their bikes and wish to walk, shop, eat or rest. Bike racks will also be needed near the marinas for boaters and boat visitors.			
76	F.151	Access to and from the bike racks should be clear and unobstructed.			
76	F.152	Bike racks must be wide for resting the entire bike against the rack rather than single-poled.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
<i>Kiosks</i>					
76	F.153	[Kiosks] should be located not in the Esplanade, but rather placed at strategic locations where pedestrians access public facilities and marinas.			
76	F.154	Kiosks are to be designed as an identifiable reoccurring element. Design must relate to the area aesthetic and to the opportunity for the kiosks to be sculptural art should be explored.			
76	F.155	Kiosks will include areas for permanent information such as an area map, and for temporary information such as community events calendar.			
76	F.156	Kiosk size must be kept to a minimum to reduce visual obstruction.			
Fences and Railings					
76	F.157	Materials: Exterior fences and railings will be constructed of marine durable materials including stainless steel, heavy gauge aluminum, and steel with the appropriate finish.			
76	F.158	Finishes: Finishes will be durable and low maintenance. Finishes shall be stainless, galvanized, or powder coated.			
<i>Fences and Railing Types</i>					
Fences					
76	F.159	At the Esplanade, tall fences will be used only for screening and security at marina services buildings.			
76	F.160	For security areas, 5' to 8' tall fences will provide controlled access, but maintain visibility such that no one can hide behind any given area of the fence.			
76	F.161	For the screening of trash dumpsters and utility areas, a 6' high fence is required that will provide 100% screening when closed.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
77	F.162	In no case shall chain link fences be allowed except as a temporary solution for construction security.			
77	F.163	Low fences, 2' to 4' tall, will be used for defining areas such as cafes in the transition zone.			
Hand Railings					
77	F.164	At the Esplanade, hand railings will be used for stairways, steep ramps, and other areas where a rail will help assist in balancing as one transitions grade changes.			
77	F.165	Hand rails must meet all required codes and standards for accessibility.			
Esplanade Guardrail					
77	F.166	In areas where there is a steep grade drop-off such as along the water side of the Esplanade or other potential safety hazard, guardrails will be used.			
77	F.167	Guardrails shall meet local codes and standards.			
77	F.168	Along the Esplanade, the guardrail is a significant feature that creates a clear demarcation between the water and land.			
77	F.169	Appropriate design variations will be incorporated to punctuate the special emphasis areas.			
Walls					
77	F.170	Walls at the Esplanade will provide definition, grade retention, and in some areas, may create transition areas to the water.			
77	F.171	Where possible, walls along the Esplanade shall be designed as seat walls (12" to 24") to provide opportunities for public seating.			
77	F.172	Design will reflect the maritime environment through recalling historic wharf and sea wall design with materials, stone or masonry unit size, and joinery.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Materials</i>					
77	F.173	Walls will be constructed of rock and masonry materials. This includes granite, concrete, and brick.			
<i>Finishes</i>					
77	F.174	Wall finishes for rock will expose the natural material, but should be textured to various degrees to correspond to its application.			
77	F.175	Concrete shall have control joints with "V" groove joints or channels at frequent intervals.			
77	F.176	Protective coatings shall be required in areas with potential exposure to vandalism or staining.			
77	F.177	Other masonry materials must be long-lasting and low maintenance.			
<i>Utilities</i>					
77	F.178	Wherever possible, utilities will be consolidated and located below grade. On the Esplanade, this could be under pavers for relative ease of access.			
77	F.179	If utilities must be above ground, they will be screened or concealed.			
77	F.180	Utility lids and other exposed elements that cannot be concealed or screened must be designed or selected to work with the area's maritime aesthetic.			
<i>Location</i>					
78	F.181	All utilities that are not underground, concealed, or screened must be located in coordination with exposed elements. They will be aligned and integrated with the layout of other design elements.			
<i>Materials</i>					
78	F.182	Utility grates, covers and other exposed elements will be constructed of materials durable enough for the marine climate. This includes cast iron, brass, steel, heavy gauge aluminum, and masonry.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Finishes</i>					
78	F.183	Finishes will be durable and low maintenance.			
78	F.184	Finishes for metals other than brass or cast irons shall be stainless, galvanized, or powder coated.			
78	F.185	Finishes for masonry shall be nonporous.			
<i>Colors</i>					
78	F.186	For exterior utilities that are not cast iron, stainless, or galvanized, finishes shall be dark to blend in with their surroundings.			
<i>Utility Types</i>					
Utility Grates					
78	F.187	Grates such as trench drains and catch basin covers must be both functional and decorative.			
Utility Lids and Covers					
78	F.188	Cast iron and galvanized steel utility lids and covers are potential elements for custom art and design.			
78	F.189	Concrete lids are to be placed in areas out of sight and out of travel ways.			
Utility Cabinets and Boxes					
78	F.190	Cabinets and boxes for utilities must be placed in areas out of sight and out of travel ways.			
Utility Corridors and Access					
78	F.191	For utility banks and lines where future access may be needed, design of surface treatments must take this into account.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Dock Access Facilities					
79	F.192	Controlled access to the docks and emergency and maintenance vehicle access are important elements to coordinate for design. Design must be aesthetically unified with other aspects for the Esplanade and be compatible with the maritime environment.			
<i>Materials</i>					
79	F.193	Exterior access facilities will be constructed of materials durable enough for the harsh marine climate in heavy use. This includes steel, heavy gauge aluminum, and masonry. In some cases, wood that is well treated to hold up to the marine environment may be appropriate.			
<i>Finishes</i>					
79	F.194	Finishes will be durable and low maintenance.			
79	F.195	Metals should be stainless, galvanized, or powder coated.			
79	F.196	Finishes for masonry shall be nonporous and sealed with water-repellent sealers.			
79	F.197	Finishes for wood shall be smooth, but must also include appropriate protective sealing treatments for marine climate longevity.			
<i>Access Facility Types</i>					
Marina Dock Access Gates					
79	F.198	At the entry points to the docks and boat slips, security gates are or will be installed to control access. These gates must be designed to have an expression of the marine aesthetic.			
79	F.199	Visibility through the gate is important for safety and security.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
79	F.200	Coordination of design between the access gate and the components of the Esplanade and marina is required through material selection, alignment, surface patterning and dimensions.			
Marina Gangways					
79	F.201	Coordination of design between the gangway and dock is required through material selection, alignment, surface patterning and dimensions.			
Marina Docks					
79	F.202	Docks must meet all the functional requirements including a slip resistant surface.			
79	F.203	Coordination of design between the dock and gangway is required through material selection, alignment, surface patterning and dimensions.			
Vehicle Access					
79	F.204	Access to the Esplanade facilities must meet all maintenance and emergency access requirements.			
79	F.205	For emergency access areas, designers must work with the fire department to develop alternatives to yellow and red paint stripping.			
Boat Ramps and Lifts					
79	F.206	Design of lifts along the Esplanade must be coordinated with safety requirements for pedestrians.			
SECTION G. BUILDING SITE & DESIGN STANDARDS					
Building Site Design Standards					
<i>Building Location and Setbacks</i>					
83	G.1	No setback is required along sidewalk frontage except as may be needed for building design, architectural character, or as may be necessary to meet the requirements of these Design Guidelines or codes.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Frontages</i>					
83	G.2	Street frontages will be designed to complement the streetscape, the district character, and the building type's use.			
<i>Access</i>					
83	G.3	Although much access may be through garages, all buildings will have defined pedestrian entrances along all street frontages.			
83	G.4	A main entrance, defined as such by scale and architectural features, will be provided at the building's street address frontage.			
<i>Building Orientation</i>					
83	G.5	Views to the water must be maximized through building orientation.			
<i>Uses</i>					
83	G.6	Building use will, to some extent, determine orientation on a site. Residences, hotels, and restaurants shall be oriented to maximize views to the water.			
83	G.7	Retail streets will be focused on a strong retail streetscape. Marine related commercial will be laid out for operational considerations.			
<i>Solar Orientation</i>					
83	G.8	Buildings shall be laid out on site to maximize solar gain in winter and minimize it in summer.			
83	G.9	All buildings must have access to natural light and ventilation for users either with windows or sky lights.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Master Plan</i>					
83	G.10	Building orientation will also be subject to meeting the building layout indicated in the Waterfront Place Central Plan.			
Views and Visibility					
<i>View Corridors</i>					
83	G.11	Enhancements will include corridor landscape and public open space treatments.			
<i>Residential Views</i>					
83	G.12	Building site design will improve views from hillside residents to the east through building location, high quality design and by the siting of roof amenities such as planted balconies and rooftop courtyards.			
83	G.13	Views from new residential buildings at Waterfront Place Central will be protected and enhanced by building orientation, tree type and placement, and control of lighting.			
<i>Visibility</i>					
84	G.14	Ground level lighting is required along all walkways to increase safety and security at night.			
<i>Corner Lots</i>					
84	G.15	Special site design consideration will be given to buildings on corner lots. Where possible, site design should emphasize the corner through layout and design. If possible, main entrances to the buildings should be located at the corner.			
Building Access and Circulation					
<i>Vehicular</i>					
84	G.16	In the residential areas, parking garages must accommodate all required parking.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
84	G.17	Site design will need to minimize the visual impact of parking while at the same time provide clear and safe access.			
84	G.18	The site will also include on-street parking on selected sides.			
<i>Pedestrian</i>					
84	G.19	Access must connect building entries to the pedestrian network of the streetscape, plazas, and other public spaces. See Section F, The Public Realm.			
<i>Bike</i>					
84	G.20	All developed areas of the site must accommodate bicyclists by providing secure bicycle storage facilities. These must be integrated into the site or building with consideration of safety, ease of use, and aesthetic character.			
<i>Transit</i>					
84	G.21	Transit will access the site at 13 th Street. Bus stops will be located at four convenient locations throughout the District, including stops near the 13 th Street entrance and at the transit hub located across the street from the Waterfront Place Building. Site design of parcels must consider the potential for transit facilities and access to and from these areas.			
Parking					
<i>On-street Parking</i>					
84	G.22	Selected streets, on-street parking will provide space for visitors and customers. Design of sites must coordinate location of building, parking lot, and garage access with on-street parking.			
84	G.23	On-street parking must be coordinated with location of building uses. See Section E for guidelines related to on-street parking.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
<i>Parking Lots and Parking Courts</i>					
84	G.24	The Esplanade Marina parking lot, the parking lots in the Craftsman and Fisherman's Harbor Districts will provide space for visitors, customers, and workers. Design of sites must coordinate the orientation of the building with parking to minimize its visual impact, but still provide safe and efficient building access.			
<i>Garage Parking</i>					
84	G.25	Access to the garage parking will need to be designed with both safety and visual appearance in mind. The intent is to visually diminish the presence of parking structures through screening strategies like wrapping them with buildings or lowering them into the sub grade.			
<i>Curb Cuts</i>					
85	G.26	Site design shall maintain a continuous uninterrupted sidewalk by minimizing the impacts of driveways.			
85	G.27	Curb cuts shall not exceed 28' width for combined entry/exits unless called out to a different dimension by the City Engineer or Port Engineer.			
85	G.28	Sidewalk patterns, colors or other treatments shall carry across driveways and crosswalks to show pedestrian crossing areas.			
85	G.29	Adjacent developments must consolidate (share) vehicular driveways wherever possible.			
85	G.30	Curb cuts may not be located near intersections per Everett standards.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
On Site Open Space					
85	G.31	All residential buildings and commercial office buildings are required to integrate open space into their building sites. Common open space such as courtyards and pocket parks will supplement private open space such as balconies and patios in residential buildings. See Section on the Public Realm within this document.			
<i>Courtyards, Decks, Terraces, and Patios</i>					
85	G.32	Some building types are required to contain courtyards, decks, terraces, and patios. In some areas, these spaces will be set at a higher grade to increase views. Total space provided in each area shall cover an area approximately to that shown in the master plan and as required.			
85	G.33	For major courtyards that are more public, the surrounding adjacent facades shall be "interactive," meaning that a visual relationship is established between outdoor and indoor spaces and that there is transparency to the façade.			
85	G.34	For more private spaces, design must consider the adjacent uses and provide privacy where appropriate through landscape buffers and architectural separation and screening.			
On Site Landscape					
<i>Locations of Plantings</i>					
85	G.35	Landscape architectural design will include courtyards, plazas, and patios and, in some cases, it will include building frontage enhancements along the streetscape.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Plant Types</i>					
85	G.36	Plants used for site enhancement shall conform to design requirements found in the section on Public Realm contained in this document.			
85	G.37	Courtyards, plazas, and patios shall be developed with planting per [Section F,] the Public Realm sections.			
85	G.38	Building frontages shall be developed with planting guidelines in [Section E,] Streetscapes and the Pedestrian Network[,], found in this document.			
<i>Maintenance</i>					
85	G.39	Permanent irrigation shall be required. Where drought tolerant plants are used, temporary irrigation shall be used; temporary irrigation shall be provided for two years.			
Site Lighting					
86	G.40	Lighting fixtures shall be limited in height and shall be shielded from the sky and adjacent properties and structures, whether through exterior shields or through optics within the fixtures. Direction of the light shall be downward.			
86	G.41	Special lighting is encouraged during holidays and festivals, however, no flashing, moving, or traveling lighting will be permitted.			
Sight Lines					
86	G.42	Site design on the building parcel will adhere to required sight lines to ensure safe visibility at garage entries and driveway curb cuts.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Sustainability					
86	G.43	Sustainable site design practices are strongly encouraged at Waterfront Place Central. Developers may choose not to pursue LEED rating, while still meeting standards for sustainability consistent with these types of practices.			
Screening of Service Areas and Mechanical Equipment					
86	G.44	Visual separation is required between service and mechanical equipment areas, and all other areas of Waterfront Place Central.			
86	G.45	Loading Building dock areas shall be visually screened by walls, tall fences, and/or plants. Service and delivery access to buildings will be out of view from pedestrian areas and from nearby residents and businesses to the maximum degree practical.			
86	G.46	Trash Enclosures: Trash, garbage and recycling dumpsters at pickup areas will be enclosed by fences or walls and accessed through gates. When not in use, gates will be closed. Views to these enclosures from pedestrian areas and from nearby residents and businesses will be minimized with the use of attractive screening and planting. All garbage bins shall be equipped with rubber lids to reduce noise impacts on adjacent residential and other uses.			
87	G.47	All mechanical equipment such as air conditioning units located on the ground shall be screened by a combination of masonry walls with plantings. Sound buffering must be used to reduce noise impacts. Mechanical units shall be located and screened in such a way as to direct exhaust and noise away from residences on and off site.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Flags and Banners					
87	G.48	Flags and banners attached to buildings are limited to the retail and marina areas of the Waterfront Place Central.			
87	G.49	Flags may be displayed, but shall only be raised in morning and taken down nightly, unless lighted.			
87	G.50	Banners may be used on a temporary basis.			
Electronics					
87	G.51	Security systems, TV dishes, cell towers, antennae, and all other electronic based equipment must be minimal in size and hidden from view.			
Building Design General Standards					
<i>Building Façades and Frontage</i>					
89	G.52	Building façade treatment will be designed to create a pedestrian-friendly presence and image by coordinating with the district's streetscape design. This includes compatible use and layout between the architectural façade with the streetscape's landscape, ground plane materials, lighting, furnishings, utilities, etc.			
89	G.53	Ground level building components such as doors, windows, bays, canopy structures, etc. must convey visual interest and reinforce the District theme. These architectural components will create visual and textural interest at eye level for pedestrians. Curtain wall facades are not allowed.			
89	G.54	Buildings within pedestrian-dominated areas should incorporate detailed architectural and decorative elements into ground-floor street-facing façades. These elements include hanging baskets, signage supported by ornamental brackets, medallions, belt courses, plinths for columns, kick plates for storefront windows, prominent sills, tile work, etc.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
91	G.55	Access: All buildings will have defined pedestrian entrances along each street frontage. A main entrance, defined as such by scale and architectural features, will be provided at the building's street address. Access for some buildings will also include garage entrances. Garage entrances must be designed as integral elements and work aesthetically with the building's elevation.			
<i>Building Orientation</i>					
89	G.56	Views to the water from buildings must be maximized through building orientation.			
89	G.57	Building use will, to some extent, determine orientation. Residences, hotels and restaurants shall lay out buildings to maximize views to the water. Some offices may desire views, but many should be laid out with consideration of comfort and ease of use for office workers. Retail streets will be focused on a strong retail streetscape. Marine related commercial will be laid out for operational considerations.			
90	G.58	Buildings shall maximize solar gain in winter and minimize it in summer. Architectural design must explore materials and methods that achieve this goal and meet the requirements of the energy codes.			
90	G.59	All buildings must have access to natural light for users either with windows or sky lights.			
<i>Building Height and Massing</i>					
Height Limits					
90	G.60	Buildings must adhere to the permitted height limits identified in the Waterfront Place Central site plan.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Massing</i>					
90	G.61	Building mass on very large buildings shall be broken down through a variety of design treatments. Articulation will reduce the apparent bulk of buildings by breaking them down into smaller components that are consistent with a district's character, the Wharf's maritime vernacular, and the desired visual variety along the pedestrian and street faces.			
90	G.62	Large, flat, windowless, blank walls will not be allowed.			
90	G.63	Designers will be required to reduce the mass of large walls in creative ways such as expressing the structure or room modules.			
90	G.64	Bland walls longer than 100' should be treated with windows, bays, or recesses, or reduced visually in some other way.			
<i>Building Variation and Visual Diversity</i>					
90	G.65	Variation through unique architectural expression within the parameters of the District and building type guidelines, will help create a more dynamic urban waterfront character.			
90	G.66	Visual diversity through a variety of massing, materials, fenestrations, heights, and roof treatment is required on all buildings.			
<i>Building Setback</i>					
91	G.67	No building setback is required except as is necessary to meet codes and landscaping other requirements of these design guidelines, or as may be needed for building design architectural character or for creation of stoops, courtyards or terraces.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Views and Visibility</i>					
View Corridors					
91	G.68	[B]uildings will maintain a view corridor at 14 th Street.			
Roof Treatments					
91	G.69	Building design will optimize views from the hillside residents to the east through high quality design, height limits, and by providing roof amenities such as planted balconies, rooftop courtyards, terraces, and quality roof material on pitched roofs.			
91	G.70	Mechanical equipment will be screened and roof top color and materials will be selected to minimize glare and visual intrusion.			
On Site Views					
91	G.71	Views from the new residential and other prime buildings on the site will be protected and enhanced by building design, as well as the site design considerations such as building orientation, tree type and placement, and control of streetscape lighting. Building design opportunities will maximize quality views through the organization of floor plan layout, size and location of window glazing, placement of decks, patios and courtyards.			
Visibility					
91	G.72	Safety and security measures will include maximizing visibility by eliminating architectural obstructions and visual barriers in areas of safety concern.			
91	G.73	Placement, type, and illumination levels of lighting are also required to meet safety and security standards.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Parking Garages</i>					
91	G.74	Parking garages are required to be part of the main building structure. They must meet all parking requirements and quantities as established by their use in accordance with all City of Everett Codes and standards.			
91	G.75	Parking garages must be “wrapped” or screened and covered by building usable space and amenities or located within structure while keeping blocks walkable. No parking structures will be substantially visible from any street, residence, or business, except at garage entries. Ventilation openings must be covered with louvers or grills composed with the building elevation.			
91	G.76	Safety and security measures are required in parking garages. Building design considerations for garages such as good lighting, no hiding places, surveillance, and well-defined pedestrian access through parking to elevators are all required in building garages.			
<i>Canopies, Awnings, and Other Overhangs</i>					
91	G.77	Canopies, awnings and overhangs will provide weather protection and serve to add a transitional scale to building facades. Such covers are required for main entrances of residential buildings and commercial office buildings.			
91	G.78	Canopies and awnings may project 4' to 10' over sidewalks, but stay at least 2' from the street edge.			
<i>Stairs and Ramps</i>					
94	G.79	Stairs should be minimized on retail, office and other public oriented buildings.			
94	G.80	All buildings must be accessible.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
92	G.81	Stairs will be used in some residential housing types. Where there is a choice between stairs and ramps, small ramps that meet ADA standards are preferred to provide seamless connections between buildings access ways.			
92	G.82	Stairs and ramps must be slip resistant, clearly marked, properly illuminated, and meet all codes and standards for safety.			
<i>Corner Buildings</i>					
92	G.83	Special design considerations will be given to corner buildings at main intersections. Where possible, buildings will enhance the corner through layout and design. If possible, main entrances to the buildings will be located at the corner.			
<i>Building Integrated Open Space</i>					
92	G.84	Building design will accommodate open space requirements per code and per these design guidelines.			
92	G.85	Courtyards, terraces, balconies, and patios must be integrated with the building architecture.			
<i>Building Lighting</i>					
92	G.86	As with all lighting on this site, lighting glare disturbance to residences is not allowed.			
92	G.87	Illumination will adhere to dark sky requirements through fixture type, optics, height, and shielding. Direction of light shall be downward.			
92	G.88	Building light design shall complement other design elements used throughout the District.			
92	G.89	Decorative lighting on buildings or in windows is encouraged during holidays and festivals, however, no flashing, moving or traveling lighting will be permitted.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Sustainability					
92	G.90	Sustainable building design is strongly encouraged. As with a building's site design, LEED certification or its equivalent provides an excellent methodology and goal for incorporating green building principles into a project.			
Architectural Design Common Elements					
<i>Architectural Ground Floor, Middle, Top</i>					
93	G.91	<p>The following standards will apply to buildings with three or more stories:</p> <ul style="list-style-type: none"> i. Ground Floor – Most buildings should have a distinct “base” at the ground level that emphasizes the edge of the streetscape. A base shall be defined through articulation of a district material or through a change in color or texture. On masonry buildings, a granite or brick (or masonry cladding) in some form on walls, pilasters, or a plinth is strongly encouraged. Ground floor treatments must also include one or more of the following: windows, details, canopies, stoops, bays, overhangs, artwork, masonry strips, and/or cornice lines. ii. Building Middle – The mid-section of a multistory building should include elements such as windows, balconies, and in some cases may include signage. Upper floors shall be articulated both vertically and horizontally at street and main entry elevations. Vertically, the floor height will be expressed through a band of color or material. Horizontally, a rhythm of materials, windows, or structure must be organized and expressed to correspond to the ground floor treatments. No blank wall 			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
		<p>facades shall be allowed at street or main entry elevations in any district.</p> <p>iii. Building Top – Buildings will include a “top” or roof line treatment that has a distinct outline, such as parapet, cornice, or other architectural termination. The topmost portion of a building should visually terminate with a change of material, color, or pattern, a slight step back, brackets supporting an overhanging roof, a protecting cornice line, or with the eaves of pitched roof line. Extended parapets will include color, material, or pattern change with a distinctive cap along the top. Projecting cornices will include reveals and possibly some decorative detailing to capture shadow lines. Exposed sloped roof eaves must create a prominent edge when viewed from ground level against the sky.</p>			
<i>Roof Forms</i>					
94	G.92	Roofs are required to have a distinctive profile and appearance.			
94	G.93	Buildings containing predominantly residential uses with pitched roofs over 6:12 should have dormers with windows, intersecting roof forms, or roof decks that break up the mass of the roofs.			
94	G.94	Roof forms, if pitched, shall be no less than 3:12 or more than 8:12.			
94	G.95	Shed roofs may be pitched 1:12 to 3:12.			
94	G.96	All mechanical equipment located on the roof shall be concealed.			
94	G.97	Painting roof top mechanical equipment or surrounding them with fencing will not generally provide enough concealment to meet this requirement.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
94	G.98	Flat, unembellished roof lines are not allowed on building elevations.			
94	G.99	Roof top decks with integrated landscapes are strongly encouraged.			
<i>Entries and Doors</i>					
94	G.100	Major entrances to buildings must be made prominent and welcoming not only with details and lighting, but also by being either recessed or having an overhang, canopy, portico or porch.			
94	G.101	Brass or stainless steel hardware that relates to Waterfront Place Central historical industrial and marine nautical aesthetic is recommended for entry ways and doors.			
94	G.102	Except for some residences which may include stoops, all main entries should be located on the ground floor and face the main street or prominent corner.			
<i>Exterior Building Materials</i>					
95	G.103	Exteriors will be constructed of quality materials durable for longevity in the maritime climate. Durable materials add dimension of timelessness and allow communities to evolve over time.			
95	G.104	Acceptable materials include masonry, coated steel, heavy gauge aluminum or aluminum alloy, and wood that is well treated.			
95	G.105	Color, texture, and unit size of composite roofs must have an appropriate maritime or natural look.			
Window Glazing					
95	G.106	Tinted, dark gray, green, mirrored or reflective glass or film shall not be permitted at ground level on any building.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
Finishes					
95	G.107	Finishes will be durable, low maintenance, and must fit with the Waterfront Place Central aesthetic.			
95	G.108	Steel finishes shall be stainless, galvanized, painted or powder coated.			
95	G.109	Masonry finishes shall be smooth or lightly textured.			
95	G.110	Wood finishes shall include appropriate protective sealants for longevity.			
Detailing					
95	G.111	Building details, whether decorative or functional, must be thoughtfully designed to convey visual interest and reinforce the aesthetic quality of Waterfront Place Central. Relating to the maritime aesthetic, details must express and celebrate an efficiency of design.			
Building Mounted Exterior Lighting					
95	G.112	Exterior lighting that is mounted to buildings shall be coordinated with the building's architectural design and character as well as the character of the District.			
SECTION H. BUILDING TYPE CHARACTER AND QUALITY					
Character and Quality					
<i>Marine-Related Retail</i>					
100	H.1	Located both in the Craftsman District, Fisherman's Harbor District and the marina areas, these retail buildings will have a character that reflects the maritime environment. This character will be expressed through maritime inspired forms, materials, and details.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
100	H.2	Marine-Related Retail should have clean visual lines and a strong presence at the ground floor that visually ties to the marina or to the working maritime businesses of the Craftsman District.			
100	H.3	Marine-Related Retail may express its character through windows that use narrow dimensioned steel mullions and grid frames reminiscent of Deco or Bauhaus architecture, or perhaps cruise ships of that time period.			
100	H.4	Top treatments of marine retail buildings can be relatively simple without a lot of decorative detailing.			
100	H.5	Relating to the boat aesthetic, details should express materials and their structural connections.			
100	H.6	Materials: Exteriors of Marine-Related Retail buildings should be constructed of materials that tie into a working maritime environment. These materials should express durability and utility, and in all cases should consider the effects of the marine climate within which they are located.			
<i>Maritime Related Office</i>					
100	H.7	Office use related to maritime businesses may, in most cases, be consolidated within light industrial and retail commercial buildings. If independent office buildings are developed in the Craftsman District, they should follow these guidelines, but buildings with offices as a secondary use should follow the guidelines of predominant use.			
101	H.8	Office main entries should be located on the ground floor and face the main street, access area, or prominent corner. Design should emphasize the entry and use it to express the aesthetic quality of the Craftsman District through maritime inspired forms and materials.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [†]	City Approval
101	H.9	Windows should create a strong rhythm that is related to the interior layout of offices.			
101	H.10	Top treatments of marine office buildings can be relatively simple, but should have a distinct visual termination through a change of material, pattern, color, or form.			
101	H.11	Details for the marine office buildings should relate to the maritime aesthetic, express materials and their connections, and also express the nature of the business activity.			
101	H.12	Materials: Exteriors of marine office will be constructed of materials that tie office use with a working maritime environment.			
<i>Light Industrial Marine Services</i>					
101	H.13	These buildings will embody the craftsmanship component of the Craftsman District and should architecturally express this on the ground floor. If the building includes a main entry, it should face the main street or access area and be used to express the building's use.			
102	H.14	Details must express the craftsmanship of maritime industry through well-designed structural connections such as turnbuckles and steel bolts. Unlike the other building types in this district, this building type is more robust and can use a less refined aesthetic of nautical based detailing.			
102	H.15	Materials: Exteriors of marine light industrial buildings will be constructed of materials durable enough for both their use and the climate.			
<i>Marina Services</i>					
102	H.16	Marina services buildings will include bathroom and laundry facilities serving the marina.			
102	H.17	Designers are encouraged to draw inspiration from maritime forms and boat like nautical details.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
102	H.18	These buildings will be experienced on the pedestrian level and design should be appealing with rich ground plane details and possibly with the integration of maritime based artwork.			
102	H.19	Since the buildings will act as pedestrian portals to the Esplanade, they should pronounce this connection by a canopy, lighting, or possibly a flag pole inspired from a sailboat mast.			
102	H.20	Windows in the shower and bathroom facilities, must have obscured glass. Back lit glass block, fritted, or colored translucent glass could act as a beacon at night.			
103	H.21	Details should be used to help reinforce the connection between the building and the maritime aesthetic.			
<i>Commercial Retail</i>					
103	H.22	Located predominantly in Fisherman's Harbor and Millwright Districts, these retail buildings will create the focal point of the community and create a place imbued with a unique maritime village character.			
103	H.23	Retail relationship between the ground floor and the street shall provide for maximum visibility through storefront glazing, and maximum visual interest through design details, color, and decoration.			
103	H.24	Individual storefronts must provide elements of uniqueness to add to the diversity and visual interest of the street. They will serve to emphasize entries and create a pedestrian scale at the retail street level.			
103	H.25	In Fisherman's Harbor, details should be more decorative, traditional, and varied than in other districts. Include decorative paneling and inlays, or well-designed functional elements.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
104	H.26	Materials: Exteriors are encouraged to be constructed of materials that reflect a historic and maritime environment and help to create variety and visual interest. In all cases, consider materials for their durability in the wet and windy marine climate.			
<i>Commercial Office</i>					
104	H.27	The relationship between the ground floor and the street shall provide for visual interest with special forms, materials, and details to tie into the District.			
104	H.28	Locate building main entries on the ground floor facing the main street or the most prominent corner.			
104	H.29	Main entrances must present a strong presence.			
104	H.30	Proportions and patterns of windows must be well designed and organized to create a strong rhythm that is visually pleasing from the exterior.			
104	H.31	Top treatments of commercial office buildings need not be overly ornate, but should have a distinct visual termination through a change of material, pattern, color, or form.			
105	H.32	Materials: Exteriors of commercial office buildings will be constructed of materials that are durable, and evoke a professional image that is distinguished from the other districts.			
<i>Hotel</i>					
106	H.33	The hotel's relationship between the ground floor, street, water, and Esplanade is very important in each case. Arrival and entry spaces shall provide maximum visual interest with special and well-designed forms, materials, and details. A portico, main entry, and lobby should present a strong presence and be the public face that connects the main street with the hotel's prominent gathering space.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
107	H.34	Materials: Hotel exteriors must use durable, but welcoming materials. Materials will help evoke a sense of comfort and hospitality.			
<i>Restaurants</i>					
107	H.35	Restaurants will be predominantly connected to the waterfront in the Esplanade District.			
107	H.36	The entry is the public expression of the restaurant and it should connect strongly with the main street, and be warm and inviting.			
108	H.37	Roof design must be cognizant of views from nearby residences and must be visually attractive.			
<i>Mixed Use</i>					
109	H.38	Mixed Use buildings should express a historic maritime character through the use of maritime forms, materials, and details.			
109	H.39	For most mixed use buildings, the ground floor will be retail type of use and its design should follow the guidelines for Retail.			
109	H.40	The upper floors of Residential will provide a main entry on the street which should create its visual interest through design details, color, and form.			
109	H.41	Materials, forms and details inspired from historic nautical elements will reinforce the aesthetic quality of the District.			
109	H.42	Residential unit layout on the upper floors will help organize exterior elevations and reveal repetition and rhythms with windows and balconies.			
109	H.43	Materials: Exterior materials on the ground floor will convey the unique district identity with stone and/or masonry, limited use of steel may also be acceptable. If concrete is used, it should have an inlaid ornamental building name or address.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
<i>Residential</i>					
110	H.44	A wide range of flats from studios to multi-bedroom and penthouses will be located in the buildings that make up the Wharf's End District. These buildings will be a dominant element in creating the character of this neighborhood. A rich palette of forms, materials, detail and décor will work toward developing the neighborhood's timeless and comfortable character.			
110	H.45	Ground floor windows along pedestrian corridors shall balance visibility from residences with privacy. Windows must be articulated with trim or masonry frame borders and sills.			
110	H.46	Individual buildings must provide some elements of uniqueness from neighboring buildings to add to the diversity of the street.			
110	H.47	If not pitched, [exposed roofs] shall be stepped and terraced.			
110	H.48	Exterior Materials – Residential exterior materials will help convey the unique neighborhood identity of the district by being high quality and visually interesting.			
<i>Townhouses</i>					
111	H.49	Located exclusively in the Wharf's Edge, townhouses will create a smaller scale character. With individual entrances on the street, they create a distinct neighborhood feel and can connect well to the street.			
111	H.50	Entries will help to refine the District's character as a comfortable, elegant, and timeless place to live and work.			
111	H.51	Ground floor windows along pedestrian corridors shall balance visibility from residences with privacy.			

Waterfront Place Central Supplemental Design Guidelines Compliance Checklist

Plan Set Title:

Page	Item No.	Guideline	Applicant Response	Port Approval [‡]	City Approval
111	H.52	Materials: High quality and visually interesting masonry, stone and wood (marine durable) will help to convey the qualities of the neighborhood residential district.			
<i>Lofts</i>					
112	H.53	Freestanding lofts can create a strong relationship between the main floor and the street by providing entry courtyards with well-articulated entrances.			
112	H.54	Ground floor windows along pedestrian corridors shall balance visibility from residences with privacy.			
<i>Live/Work Residential</i>					
113	H.55	Located potentially in Wharf's Edge, these buildings will activate the street and create a more lively and interesting character. They provide a transitional building type that can be less traditional in style and fit better with streets that may also include commercial uses.			
113	H.56	Live/Work buildings must create a strong relationship between the ground floor and the street by providing work spaces and entrances with ample visual interest.			
113	H.57	Incorporate the most expressive materials and decorative detailing near the entry, including special ground plane surface treatments.			
113	H.58	Balconies and terraces will provide distinctness and spatial definition within rhythm of unit windows.			

– END –