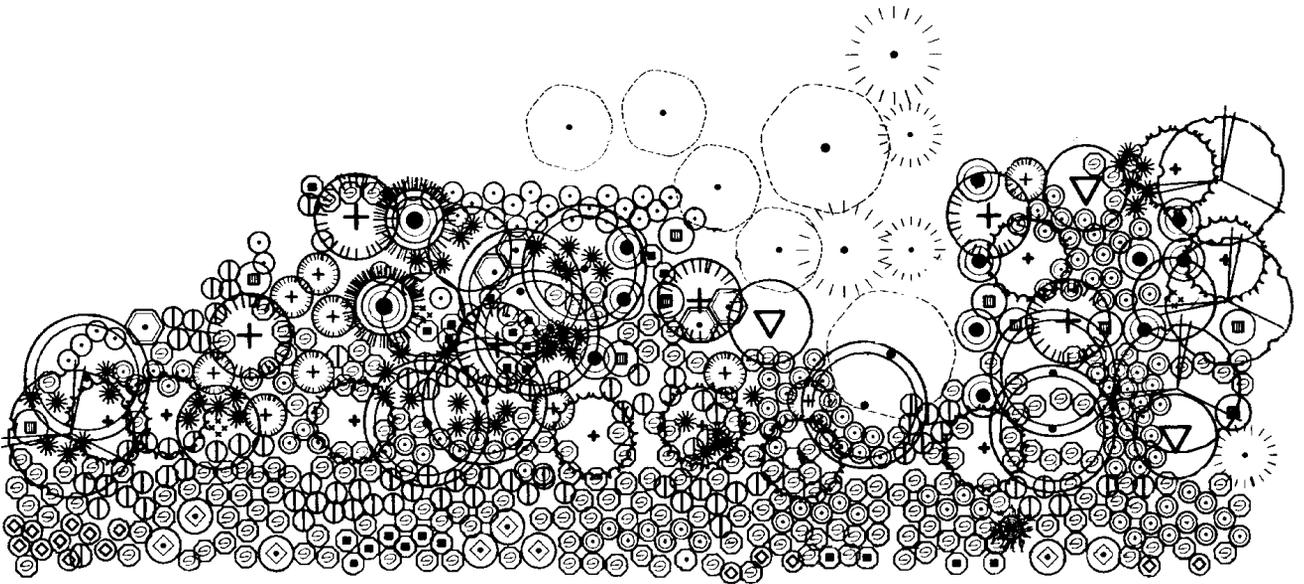


Building Design Guidelines

MMC Section 19.14.050



TREES

SYMBOL	SCIENTIFIC NAME
	ACER CIRCINATUM
	ACER MACROPHYLLUM
	PINUS CONTORTA
	POPULUS TRICHOCARPA
	PSEUDOTSUGA MENZIESII
	PSEUDOTSUGA MENZIESII
	RHAMNUS PURSHIANA
	THUJA PLICATA
	THUJA PLICATA

SHRUBS

SYMBOL	SCIENTIFIC NAME
	CORNUS SERICEA
	HOLODISCUS DISCOLOR
	VACCINIUM OVATUM
	RIBES SANGUINEUM
	ROSA GYMNOCARPA
	ROSA PISOCARPA
	SAMBUCUS RACEMOSA
	SYMPHORICARPOS ALBUS

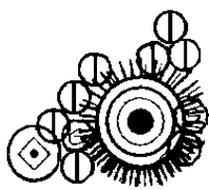


Table of Contents

1) Applicability	ii
2) Relationship of Building (s) to Site and Street Front	1-2
3) Relationship of Building (s) and Site to Adjoining Area	3-4
4) Landscape and Site Treatment	5-11
5) Building Scale Standards	12-17
6) Building Details, Materials, and Colors	17-18
7) Public or Private Open Space	19-20

Purpose

This document is provided as a supplement to Marysville Municipal Code (MMC) Section 19.14.050 – *Site and Building Design Standards*, and the requirements established therein.

Objectives

The objectives of these guidelines are to provide an aid in fulfilling the purposes set forth in Section 19.14.010 by providing: a) guidelines; and b) graphic representations which either meet or do not meet the design requirements established in Section 19.14.050.

Intent

This document is intended to assist the public, developers, and city staff. City staff will use these guidelines as a framework for evaluating development proposals for compliance with site and building design standards.

Applicability

These guidelines apply to the code sections as specified herein.

Discretionary Decision Making

In accordance with Section 19.14.020, the City's Community Development Director retains full authority to determine whether a proposal meets these standards.

(2) Relationship of Building(s) to Site and Street Front.

(a) The site shall be planned to create an attractive street edge and accommodate pedestrian access.

(b) The development shall create a well-defined streetscape to allow for the safe movement of pedestrians.

(c) The development shall provide site development features that are visible and pedestrian accessible from the street.

Meets Standard: A well-defined street edge is achieved by minimizing structure setbacks and siting landscaping adjacent to the sidewalk.



Meets Standard: Parking is relegated to the rear of the building.



Meets Standard: The building entrance is visible from the street and is accessed directly from the five foot wide public sidewalk.



Meets Standard: Street edge is defined by structure, landscaping, and other features including outdoor seating, potted plantings and awnings.



Meets Standard: Sidewalk connects to building and structure defines street edge.



Meets Standard: Plantings define street edge .





Meets Standard: Wide pathways provide safe access to the business while landscaping and human scale objects provide interest.



Meets Standard: Access traversing parking lot is made safer by using pedestrian crossing signage and different paving materials to distinguish the walkway from the drive aisle.



Meets Standard: Building entry accessible via sidewalk and wide, clearly marked walkway which leads to the parking area.

Fails standard: Street edge is not defined with landscaping and there are no clear pedestrian walkways.





Meets Standard: Auto displays are raised from street level and clearly marked.



Fails Standard: Cars on display are not raised above street level or clearly marked for sale



Meets Standard: Plaza area provides space for customers and employees to relax.



Meets Standard: Design incorporates a distinctive entry feature, open space, and architectural focal points.

(3) Relationship of Building(s) and Site to Adjoining Area.

- (a) New buildings and structures should consider the visual continuity between the proposed and existing development.
- (b) Harmony in texture, lines and masses is encouraged.
- (c) Attractive landscape transition to adjoining properties shall be provided.
- (d) Buildings and structures shall be consistent with the established neighborhood character.



Meets Standard: Substantial setbacks, landscaping, and traditional architecture promote visual continuity between existing residential development and the new commercial structure. Harmony in texture, lines and masses is achieved through the use of building materials and lines which complement those of the existing neighborhood.



Meets Standard: This pedestrian thoroughfare leads to a condominium building located behind office and retail space. Large trees were retained on the property and a trail was provided along the perimeter of development. When completed, the condominium building will have similar architectural features and blend well with the character of this retail location.

Fails Standard: The condominium building is taller than the surrounding buildings and creates a stepped look from the street to the tall trees behind the condo.



Meets Standard: The linear design of the new structure complements the lines of the existing structure located to the rear. The existing structure was updated with a paint, trim and stone design treatment which contributes to harmonious esthetic. Landscaping begins along the front of the existing structure and extends back to existing structure for a cohesive appearance.



Meets Standard: These buildings have an entry way and facade treatment on both the front and rear of the building. Enhancing the rear façade encourages off-street parking and creates a more appealing view from this vantage point.

(4) Landscape and Site Treatment.

(a) Parking lot screening and interior landscaping shall be provided consistent with Chapter 19.16, *Development Standards – Landscaping*.

(b) Street landscaping.

(c) Plaza/Pedestrian Area Landscaping within Shopping Centers and Mixed Use Site Plans.

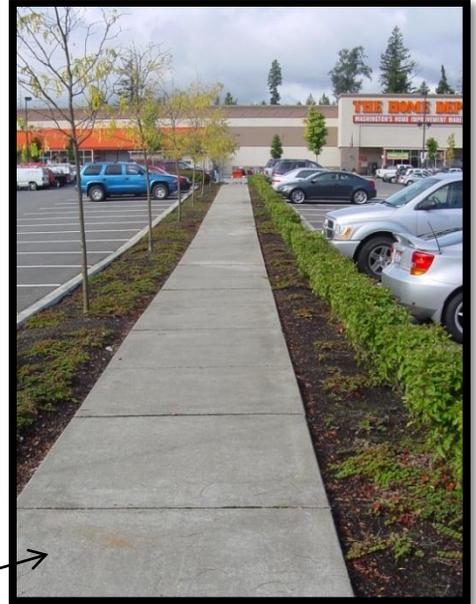
(d) Exterior lighting, when used, shall be part of the architectural concept.

Meets Standard: Landscaping demonstrates visual relief from large expanses of parking areas and provides some physical separation between vehicular and pedestrian traffic by siting a pedestrian pathway between landscaping islands.

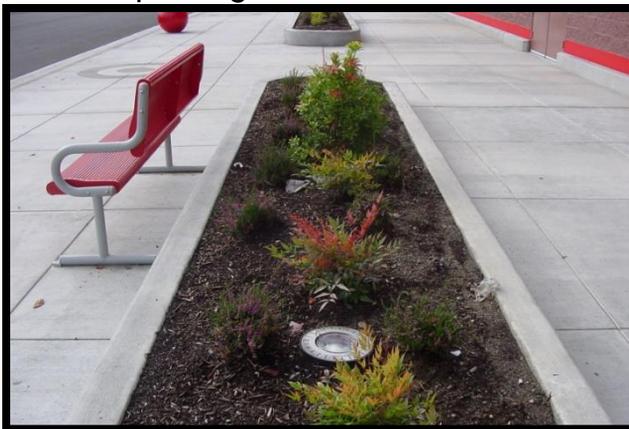




Meets Standard: Landscaping provides physical separation between vehicular and pedestrian traffic.



Fails Standard: Sidewalks and pathways are not separated from the roadway by planting strips. The painted walkway in the image on the right does not extend past the first parking stall it meets.



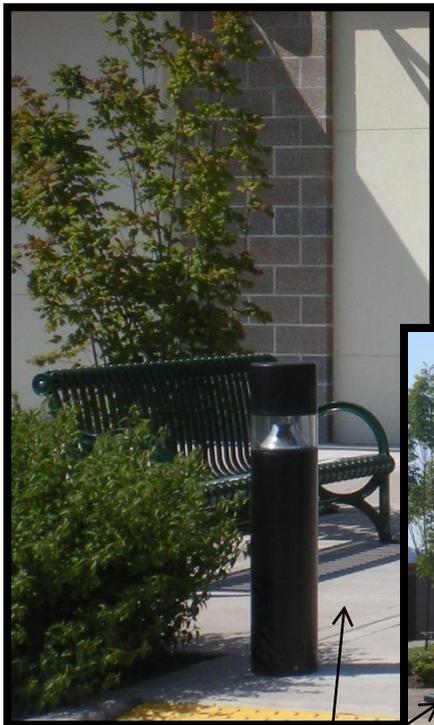
Meets Standard: The placement of vegetation in paved areas is encouraged. The decorative landscaping and bench in this key pedestrian area provide visual relief and the opportunity to relax while the extruded curb protects the vegetation from injury by pedestrians.



Meets Standard: This exceptional decorative landscaping provides a focal setting for signage.



Meets Standard: This drive-thru sign, which is visible from the public right-of-way, becomes a focal feature through the use of complementary landscaping.



Meets Standard: Landscaping provides focal setting for pedestrian seating.

Meets Standard: Landscaping provides a focal setting for signage.





Meets Standard: Outdoor waste and recycling area is screened through the use of a brick enclosure with sturdy gates. Note how the brick treatment on the enclosure is similar to the brick treatment on the building and how the metal frame on the gates matches the awning.



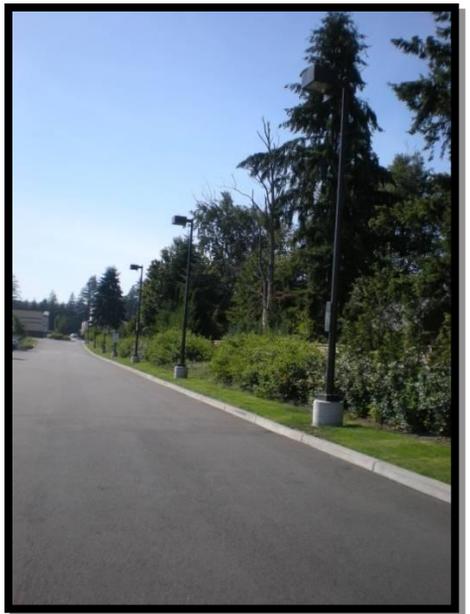
Meets Standard: The service area is screened by brick walls.

Meets Standard: Landscaping and a brick wall effectively screen the service area.



Fails Standard: Lack of screening of outdoor results in an unsightly service areas.

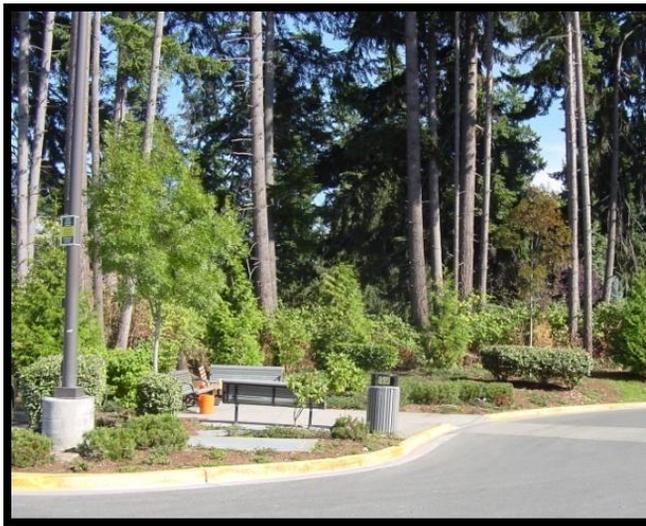




Meets Standard: Landscaping was designed to create definition between public (shopping center) and private (residential neighborhood) spaces. A variety of trees and shrubs, and fencing provide privacy to residences.



Meets Standard: Sight-obscuring fencing, evergreen trees and shrubs provide privacy to residences located adjacent to a shopping center.



Meets Standard: Utilizing plants native to the Northwest provides an effective transition to the adjacent native growth protection area.

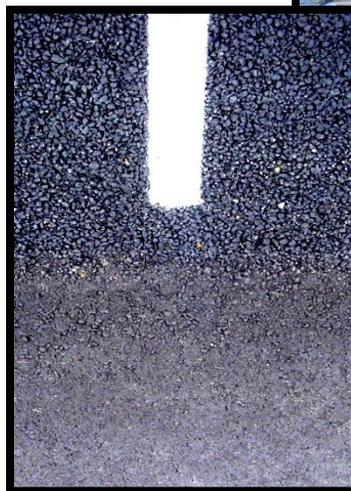


Meets Standard: An arch and plantings enable pedestrians to locate the walkway and open space from any location in the parking lot.



Meets Standard: Plantings are used to highlight significant site features such as the bench.

Meets Standard: Integrating natural approaches to stormwater management (low impact development), such as these semi-permeable pavers, is desirable.





Meets Standard: These permeable pavers not only provide natural stormwater management, they also add aesthetic value.

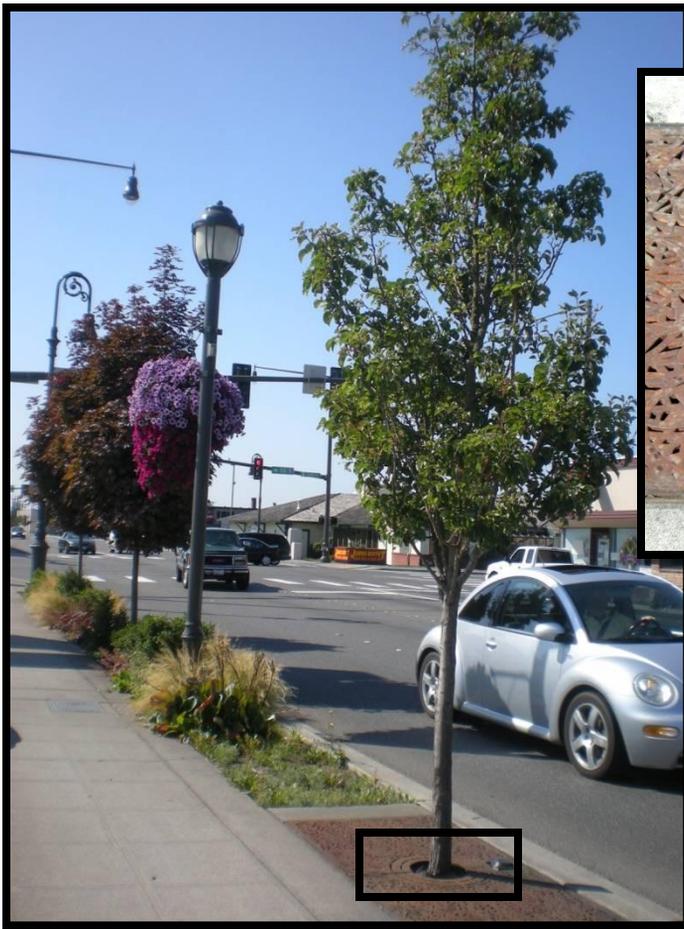


Meets Standard: An effective I transition is accomplished within the site from required landscaping to a rain garden. The rain garden is a low impact development technique for stormwater management.



Meets Standard: Planting strips should generally be at least five feet in width.



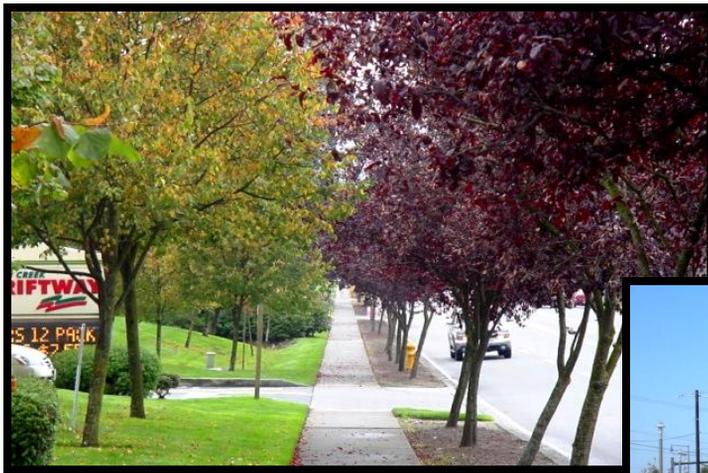


Meets Standard: Street trees placed in tree grates may be more desirable than planting strips in key pedestrian areas.



Meets Standard: Use of plantings with special qualities such as spring flowers are strongly encouraged to unify development.





Meets Standard: Sidewalks are separated from the roadway by planting strips containing trees with good color.



Meets Standard: Trees and shrubs have good fall color.



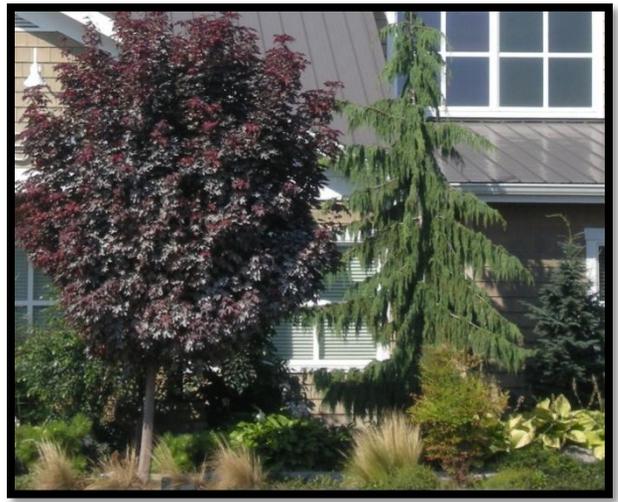
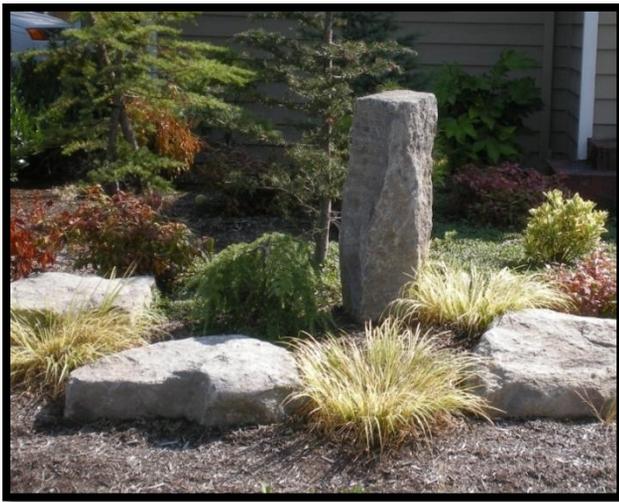
Meets Standard: Varied plant textures add interest.



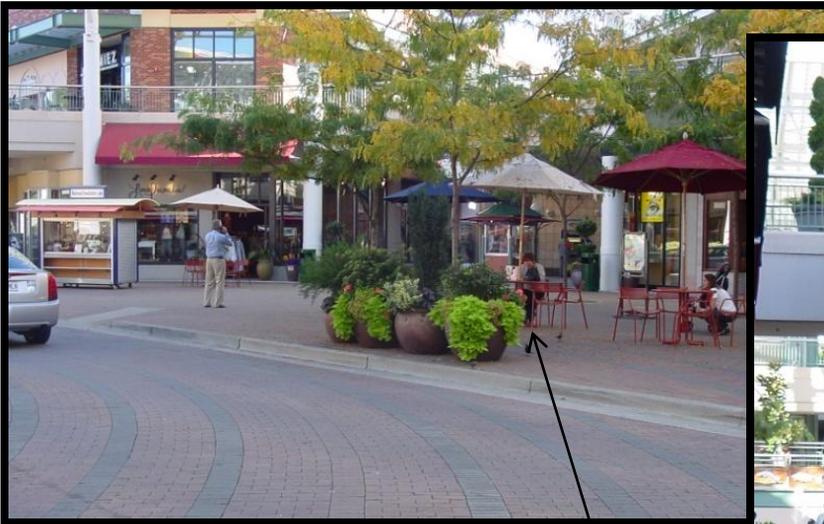
Fails Standard: The planting area is sparse and provides little visual relief to the parking area.



Meets Standard: The planting area has varied colors and textures.



Meets Standard: A range of landscape materials – trees, evergreen shrubs, ground covers, and seasonal flowers, are provided for color and visual interest.



Meets Standard: Planters or large pots with small shrubs and seasonal flowers are used to create protected areas within plazas for sitting and people watching.



Meets Standard: Creative use of plant materials such as climbing vines or trellises, and use of sculptural groups or similar treatments are encouraged.

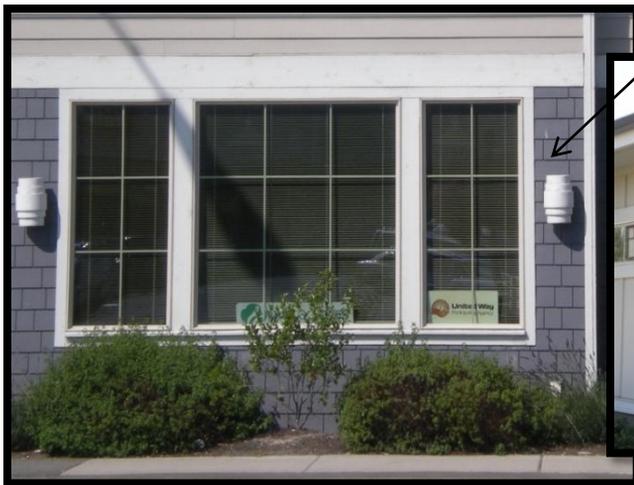




Meets Standard: Exterior lighting provides a distinctive character to the area and provides adequate lighting to ensure safety and security.



Meets Standard: Lighting is part of the architectural concept and enhances the building design.





Meets Standard: Lighting is part of the architectural concept and enhances the building design.

Meets Standard: Adequate lighting ensures safety and security while enhancing and encouraging evening activities.



Meets Standard: The landscaped area is enhanced by providing uplighting on trees which also increases safety. Accent lighting on architectural or land landscape features is encouraged to add interest and focal points.



Meets Standard: Parking area lighting does not exceed 25 feet in height and is shielded to minimize glare and spillage into the surrounding community. Adequate lighting in order to ensure safety and security is provided.



(5) Building Scale Standards.

All elements of building design should form an integrated development, harmonious in scale, line, and mass to ensure that buildings are based on human scale (i.e., the relationship of the size of the building's features to the people that use the building). Design elements should also ensure that large buildings reduce their apparent mass and bulk on elevations visible from streets or pedestrian routes through such methods as facade modulation and architectural detailing, roof treatment, colors materials, and other special features: (a) Integration; (b) Facade modulation; (c) Articulation; (d) Window Treatments; (e) Architectural elements; (f) Rooflines;(g) When there is a change in the building plane, a change in the building materials, colors or patterns should also be considered; (h) Landscaping; (i) Upper story setback; and (j) Small scale additions.



Meets Standard: This large grocery store is tallest in the center and steps down to a lower height at its edges. This transition in height helps the structure to achieve an architectural scale consistent with nearby structures.



Meets Standard: The use of brick on the structure integrates it with nearby structures. Pedestrian-level windows and walkways promote an architectural scale consistent with nearby structures as the focus of activity is brought down to a human scale.



Meets standard: This large, newer building utilizes features that include **modulation**, a **varied roofline**, and windows on the ground floor in order to reduce the apparent building mass and achieve an architectural scale consistent with nearby structures. The design is further **integrated** using similar trim, building materials and colors, and a similar triangular gable on the entry feature.

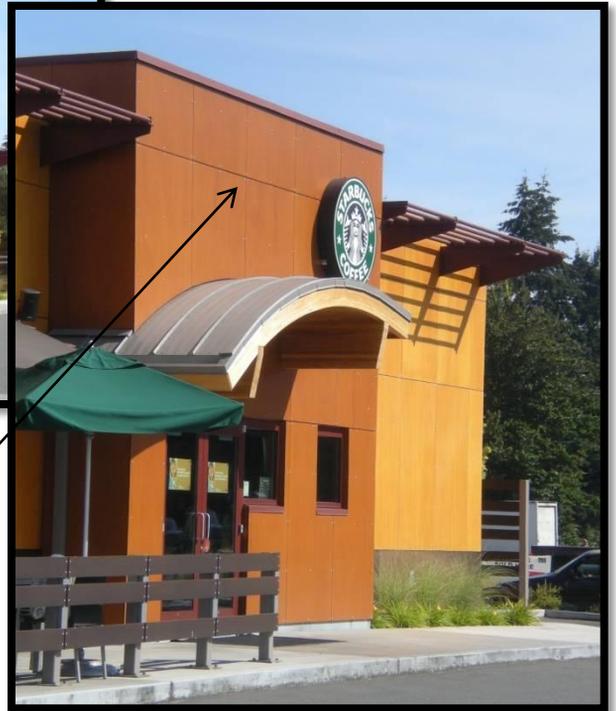


Meets Standard: The apparent mass and bulk of this structure is reduced through **integration** of common design elements such as a covered walkway and pedestrian scale windows and through **façade modulation** which steps back portions of the structure.





Meets Standard: This building façade, which is visible from the public street, is **modulated** by projecting the rust-colored portion of the structure forward. **Articulation** is provided by a change in colors from this portion of the structure to the next and variation in façade elements such as the trellis at the top of the structure and the covered entry feature.



Meets Standard: **Modulation** is provided by the rounded bump out which breaks up the linear façade. Vertical **articulation** is provided by a change in building materials and colors.



Meets Standard: This large building almost looks like three smaller buildings due to **roofline** changes along the façade, **modulation** (stepping structure in and out), varied overhead weather protection and varied entry features.





Meets Standard:
Modulation is provided to the structure through a distinctive entry feature and recessed windows above the entry. **Tripartite articulation** is achieved through changes in colors and materials which separate the structure into top, middle, and bottom.



Modulation (stepping back portions of the structure), roofline variation, and articulation through varied colors and building materials are demonstrated.

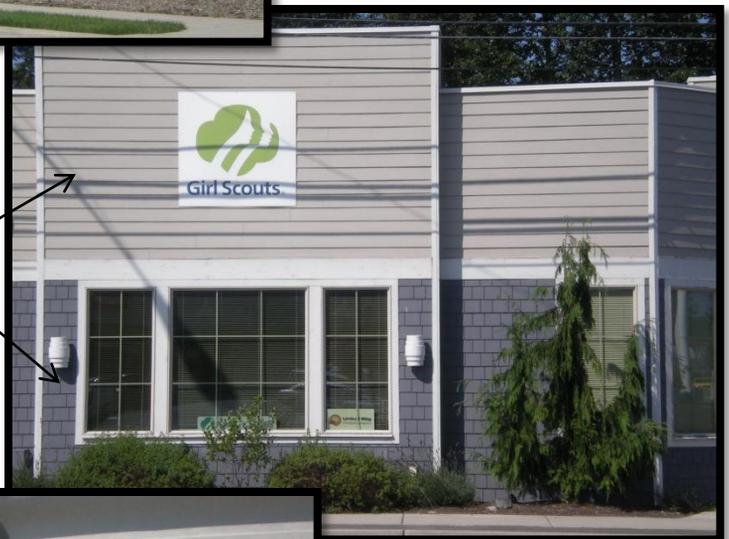


Meets Standard:
 Utilizing a brick and window treatment on the lower half and a metal treatment on the upper half **articulates** the structure into a distinct top and bottom. Color changes and the awning further enhance the articulation.



Meets Standard: The use of brick and windows on the lower portion of the structure and alternate colors and materials on the upper portion of the structure provides **articulation** that reduces the apparent bulk of the structure. **Roofline variation** reduces the perceived building height and adds interest to the overall design of the building.

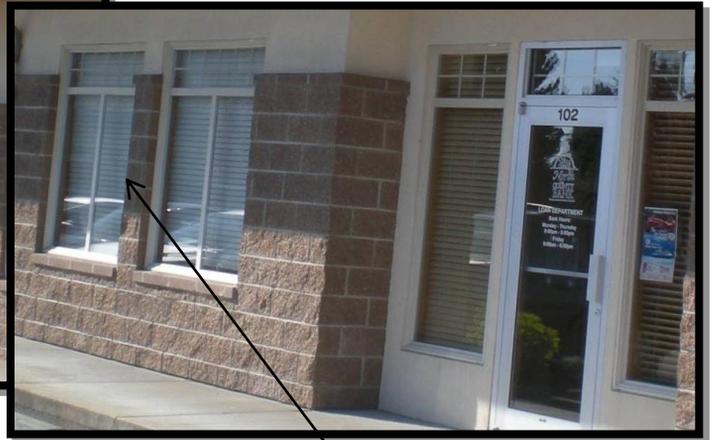
Meets Standard: **Articulation** reduces the apparent scale of the structure by using a beige siding treatment on the upper half and a blue gray shingle treatment on the lower half. The white belly band provides a finished look to the materials and color transition.



Meets Standard: Ample **articulated window treatments** are visible in this façade which is viewed from the public street. Articulation is provided by the framing of individual windows rather than having a single window. The **column** is an **architectural element** adds visual interest to the structure while breaking up the façade.



Meets Standard: The mass of this long building is made more visually interesting by incorporating **architectural elements** such as **balconies** and the dormer-like feature along the roofline. The alternating **dormers** reinforce the **modulation** created by the balconies on the upper story (the balconies and dormers project out from the rest of the façade).



Meets Standard: **Mullions**, a structural element which divides adjacent window units, articulate the window treatments for added **architectural interest**. Complementary **articulation** of the doorway is provided through use of mullions.



Meets Standard: **Awnings** add interest to window treatment.

Meets Standard: Ample **articulated window treatments** provide architectural interest and **human scale**. Note how the glass is **recessed** slightly from the framework.





Meets Standard: **Multi-planed** rooflines provide a second vertical dimension to the structure. The curvature to the roofline, variation in color and materials, and the **trellis** structure are other interesting design elements.

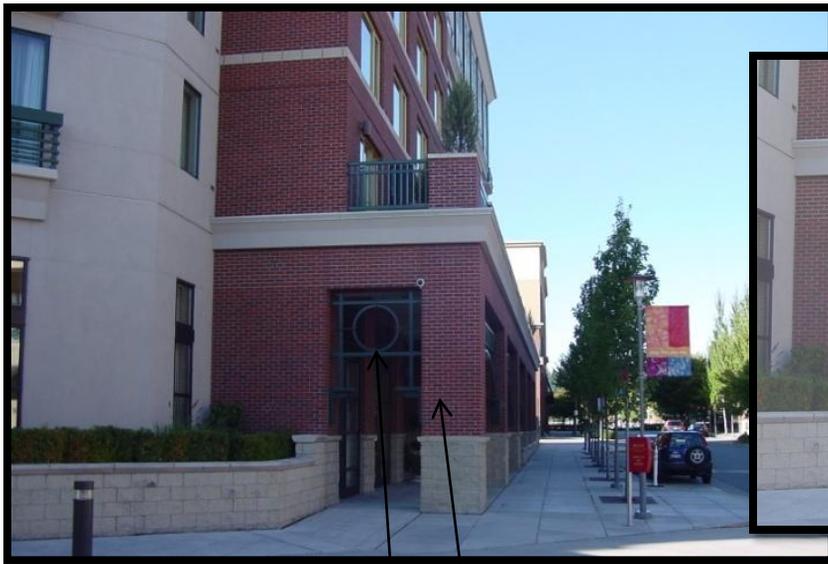
Meets Standard: **Roofline and building plane variations** are accompanied by color changes. **Cornices**, horizontal molded projections, add interest to the roofline. **Upper story setbacks** reduce the apparent bulk of the structure.



Meets Standard: The intersecting **building planes** are encouraged design elements. The skylight adds interest.



Meets Standard: The roofline incorporates multiple-planes including this dormer which helps to modulate the structure.



Meets Standard: Setting back the **upper story** helps to reduce the apparent bulk of a building and promotes human scale. **Columns** and metal detailing further promote human scale.



Meets Standard: In retail areas, small-scale additions to a structure can reduce the apparent bulk by articulating the overall form.

Meets Standard: Small retail or display spaces, such as the plant sales shown here, are inviting and add activity to the streetscape.





Fails Standard:
This large building does not have any changes in color, building material, and has very little roof line modulation

(6) Building Details, Materials, and Colors.

(a) The building should provide visual interest, distinct design qualities, and promote compatibility and improvement within surrounding neighborhoods and community development through effective architectural detailing and the use of traditional building techniques and materials.

(b) Design Criteria. (i) Building materials and building techniques should be of high durability and high quality. The use of brick is encouraged on walls or as accents. (ii) Buildings should be enhanced with appropriate details.



Meets Standard: These structures are located adjacent or across the street from one another. Compatibility and neighborhood improvement is promoted through the use of shared design details such as belly bands, complementary paint and trim colors, similar siding and roofing materials, and common landscaping elements.



Meets Standard: Building materials and techniques are of a high durability and quality. Distinct design qualities shared by these structures include the use of brick, roofline variation, and overhead protection along walkways.



Overhead weather protection along walkways.



Meets Standard: Ornate and varied roofline featuring molding.



Meets Standard: Overhead weather protection along sidewalks.



Meets Standard: Varied roofline, use of brick, weather covered entry and skylight are distinct architectural elements.

Meets Standard: Trim and a roof treatment which frames the window enhance an otherwise unvaried roofline.



Meets Standard: Ornamental molding is a detail which enhances this structure.



Meets Standard: Overhead weather protection and a decorative window sill that includes live plantings contribute significantly to human scale.





Meets Standard: **Detailed treatment** of windows and doors with **molding** and **trim** enhances the structure.

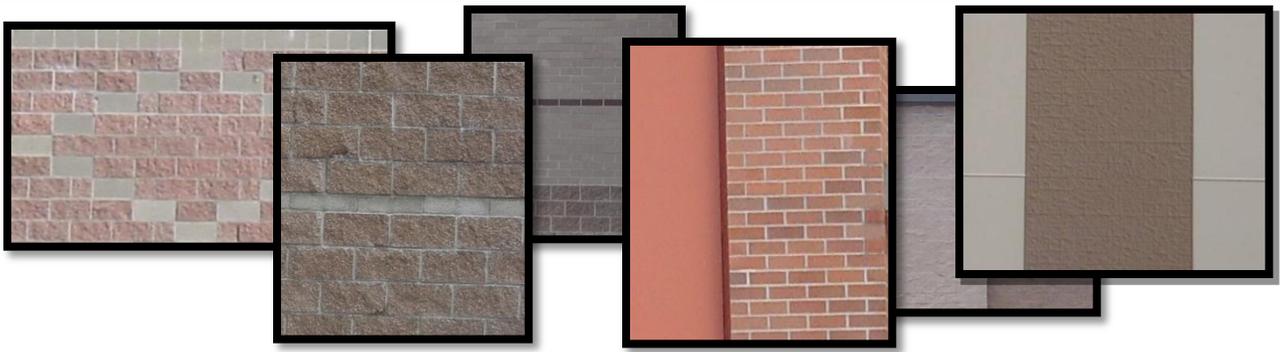


A whimsical detail: a patient-sized entry feature.



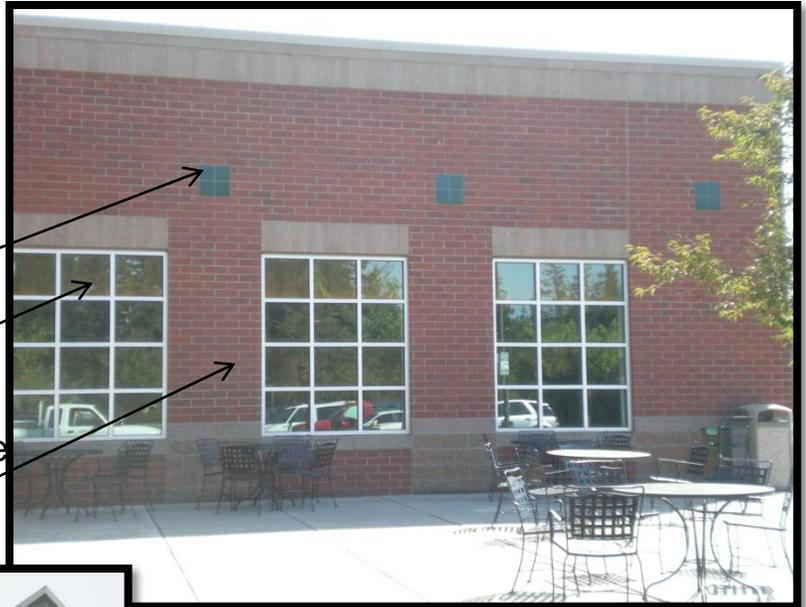
Meets Standard: Board and batt, traditional siding, and shingle treatments are **quality building materials** which provide visual interest through texture and color change. Lighting and **window trim** add interest.





Meets Standard: Use of **brick** is encouraged on walls or as accents.

Meets Standard: **Varied bricks** are utilized to provide detailing to the structure. Large windows are broken into **smaller panes** by intersecting framework and are separated from adjacent window units by greater than six inches of the building's exterior finish material. Ample outdoor seating provides a reprieve to shoppers.



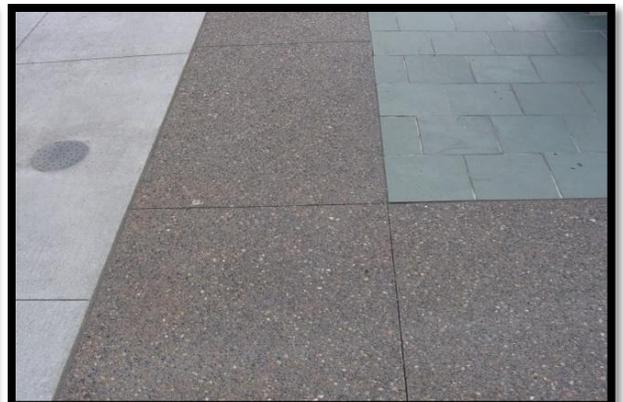
Meets Standard: This historical building's façade includes interesting **entablature**.



Meets Standard: These windows have individual glass **panes** with **dimensions** less than five feet by seven feet; surrounded by trim; and **separated** by at least six inches of the building's **exterior finish material**.

(7) Public or Private Open Space. Where feasible and appropriate, larger (over 10 acres) commercial and residential developments should incorporate open spaces into the site design to provide community gathering space and neighborhood meeting areas. These areas should provide outdoor spaces for relaxing, eating, socializing, and recreating. The following standards apply to these outdoor areas:

- (a) Plazas and Gathering Places.
- (b) Open Spaces and Project Details.

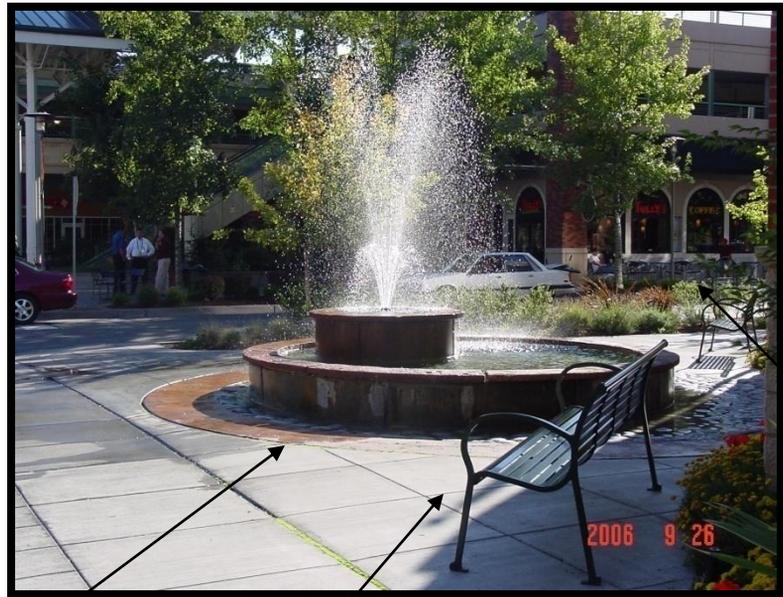


Meets Standard: Decorative pavers with an interesting pattern are an appropriate surface material for community areas.



Meets Standard: This plaza serves as a center for daily activities and includes features such as seating, artwork, and a water feature as a focal point.

Meets Standard:
Plaza design
incorporates several
pedestrian amenities
such as seating
oriented towards a
water feature, shade
trees and other
vegetation.



water feature

seating

plants