

**SNOHOMISH COUNTY DESIGN REVIEW BOARD
RECOMMENDATIONS**

The Snohomish County DRB held a public meeting on **March 15, 2018** to provide design guidance on the **Point Wells** development application. Pursuant to chapter 30.34A SCC, the DRB shall provide written recommendations on potential modifications to the design of the project. After reviewing the public input and information provided by PDS staff and the applicant, the DRB voted unanimously on the following recommendations.

PROJECT NAME: POINT WELLS
Project File No: **11-101457 LU, + related permits**

PROJECT DESCRIPTION:
The proposal is to replace the existing industrial uses with 3,080 residential units, public amenities, retail and services.

DESIGN REVIEW BOARD RECOMMENDATIONS:

The following recommendations were made:

1. Recommend that a certified agreement between the Applicant and Sound Transit providing for a Sound Transit rail service to the site be in place prior to approval of project.
2. Recommend that public access and public space have to be usable to the public by including restrooms and adequate parking facilities for those spaces intended to be accessed by the public. These facilities should be readily visible and easily identifiable with way finding provided.
3. Recommend that nighttime lighting for the project should comply with Boundary Up-lighting Glare (BUG) standards.
4. Recommend that there is a visual and textural difference for crosswalks over vehicular roadways.
5. Recommend that the multi-height building concept be retained even if allowable building height changes from the current proposal.
6. Recommend the building and site design should closely approximate to the look and feel of the color palette and rendering shown in the applicant's presentation.
7. Recommend that each phase of development construction being substantially complete prior to commencement of the next phase of development.

The Design Review Board (DRB) notes that they cannot comment on physical appearance of buildings and vegetation design due to lack of submitted documentation.

There are significant aspects of the proposal that the DRB likes; the project will be Leadership in Energy and Environmental Design (LEED) certified, the garbage collection system, integration of the planting schedule, planning for bus terminal and turn around for public transit, and provision for public spaces. The DRB also notes that the lack of surface parking is a positive part of the design.



Phillip Baldwin 3-26-18

Acting Chairman
Snohomish County Urban Center Design Review Board