JOHNSON BRAUND INC.

September 23, 2022

RE: ROCKEFELLER APARTMENTS – 1802 PACIFIC AVENUE
PROJECT NARRATIVE

The proposed project, located on an assemblage of parcels referenced as 1802 Pacific Avenue, and reviewed under Pre-application # PREAPP22-027, will consist of a single podium style building with 5 stories of Type V-A wood-frame construction over 2 stories of Type I-A concrete construction. The project will have 6 above grade stories with one basement level. The property under development currently consists of a mix of parcels zoned MU and UR4. The parcels will be merged, together with vacation of the remaining alleyways on the block, and the existing zoning is will remain unchanged. A summary of the relevant portions of the Everett Municipal Code and the ways in which our project complies with the standards of this code follows.

The applicable sections of the EMC are:

Compliance with the Everett Municipal Code

Chapter 19.03 Zoning Districts and Maps
Chapter 19.05 Uses
Chapter 19.06 Lots, Setbacks, and Residential Densities
Chapter 19.08 Residential Uses – Not Applicable
Chapter 19.09 Multifamily Development Standards
Chapter 19.12 Building Form and Design Standards
Chapter 19.22 Building and Structure Heights
Chapter 19.33 Streets Sidewalks and Pedestrian Circulation
Chapter 19.34 Parking, Loading and Access Requirements
Chapter 19.35 Landscaping
Chapter 19.36 Signs
Chapter 19.39 General Provisions

Our project proposes to comply with the EMC in the following ways.

Chapter 19.03 Zoning Districts and Maps
19.03.030 B & C – UR4 Urban Residential 4 is classified as a Residential Zone, MU Mixed Urban is classified as a Business and Commercial Zone.

Chapter 19.05 Uses
19.05.030 D – Street type designations are TOD for Pacific and Rockefeller avenues, and Connector for Oakes Avenue and 32nd Street.

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
Phone 206.766.8300
www.johnsonbraund.com

19.05.030 D 3 – The provisions of this section apply to the corner at the intersection of Rockefeller Avenue (TOD) and 32nd Street (Connector). The first 50' of the 32nd Street frontage, measured from the Rockefeller frontage must comply with the TOD street frontage standards.

19.05.080 Table 5-1 – Multiple family dwelling is a permitted use in the MU zone and the UR4 zone. In the MU zone, on TOD streets, the residential use on the ground floor cannot exceed 25% of the street frontage of the block. Our project does not propose any residential use areas on the ground floor. Provided parking, administrative offices and other recreation and support spaces are provided as accessory uses to the multiple family dwelling units.

Chapter 19.06 Lots, Setbacks, and Residential Densities
19.06.010 Table 6-1 – The proposed final property configuration meets all minimum standards for the MU zone and the UR4 zone. There is no maximum building lot coverage for either zone.

19.06.020 Table 6-2 – The UR4 zone has a minimum 10' Front setback, 10' Rear setback, 10' Side Street setback, and 5' Side Interior setback. As the project Front has been established as Pacific Avenue, and the alleyways are vacated and merged, the UR4 zoned portion of the property will only have Side Street setbacks. The building has been configured to meet these minimum setback requirements along 32nd Street and Oakes Avenue.

The MU zone has no minimum setbacks. The 10' minimum Rear setback adjacent to Residential zones when no alley is present will not be applicable after the merger of the lots.

19.06.020 C – Landscaping design features will be provided in the 10' setback zone along 32nd Street and Oakes Avenue to create the impression of a continuous façade line at the front of the setback zones.

19.06.050 A – The Front lot line has been determined via the pre-application meeting to be Pacific Avenue.

19.06.100 Table 6-6 – The proposed project will provide 227 residential units, which exceeds the minimum standards for both the MU and UR4 zones. There is no maximum residential density in these zones.

Chapter 19.09 Multifamily Development Standards
19.09.010 B 1 – These standards are applicable to the MU and UR4 zones.

19.09.020 A 1 – Finish floor levels and building modulation are to be per 19.12.030. Please see the summary later in this narrative.

19.09.020 A 2 – Not applicable as the project is within the Metro Everett area.

19.09.020 B 1 – Façade design are to be per 19.12.040. Please see the summary later in this narrative.

19.09.020 B 2 – Street facing facades of residential buildings must be designed to look as a series of buildings no wider than 50' each. Our facades have incorporated modulation, material, and color variation to create the appearance of a series of buildings meeting this requirement.

19.09.020 B 3 – Not applicable to the structured parking.

19.09.020 B 4 – Not applicable.

19.09.020 C – Weather projection design to be per 19.12.120 and Table 12-4. Please see the summary later in this narrative.

19.09.020 D – Transparency design to be per 19.12.130 and Table 12-4. Please see the summary later in this narrative.

19.09.020 E – Structured parking design to be per 19.12.110. Please see the summary later in this narrative.

19.09.030 A – Building entrances and pedestrian pathways will comply with the provisions of this section. See the submitted drawings for specific information.

19.09.030 B 2 – A prominent entry way and lobby are located facing Pacific Avenue with an exterior covered entryway at the intersection of Pacific Avenue and Rockefeller Avenue.

19.09.030 B 3 – The main entrance described above is within 8' of the Rockefeller facing wall and opens onto a porch area that is greater than 64 square feet. A covered area less than 12' above the walking surface of the porch is provided.

19.09.030 C – The main entrance described above is within 4' of the Average Grade. See the submitted drawings for specific information. Measurements are provided per Figure 9-6.

19.09.030 D – No exterior stairs providing access to an upper level are proposed.

19.09.050 – Required outdoor and common areas

Compliance: All developments shall provide a minimum amount of open space per resident units

Requirements: at a rate of
1 bedroom: 75 sf per unit
2 bedrooms: 100 sf per unit

150 units x 75 sf = 11,250 sf
77 units x 100 sf = 7,700 sf
Total 18,950 sf
Common area required (25% of total): 4,737.5 sf
Outdoor area (min. 50% of common area): 2,368.75 sf
Indoor area (max. 50% of common area): 2,368.75 sf
Private or common open space (Allowable reduced total open space):18,950 - 4,737.5 = 14,212.5 sf

As Provided:
Open space 1 (L2 courtyard): outdoor lounge
Open space 2 (L2 courtyard): outdoor lounge and BBQ and activity space
Open space 3 (L2 courtyard): outdoor lounge and BBQ and dog run
Total Outdoor common open space = 17,537 sf

Indoor common area (L1): 7,502 sf
Indoor common area (L2): 4,008 sf
Total Indoor common area = 11,510 sf

Total private decks: 13,388 sf

Total open space provided: 42,435 sf

19.09.060 – Requirements for Density, Lot and Building Placement, Building Height, Landscaping and Trees, Off-Street Parking, and Streets, Sidewalks and Pedestrian access are addressed elsewhere in this narrative.

19.09.100 – Modification of development standards is not requested for this project.

Chapter 19.12 Building Form and Design Standards
19.12.020 A 2 – Multifamily development standards shall be per Chapter 19.09, and the standards of 19.12 apply only as referenced from 19.09.

19.12.030 A Table 12-1 – Finish floor levels are not limited as the ground floor areas in the MU zone and UR4 zone are accessory to a Residential use. Ground floor ceiling height minimum in the MU zone is 12’-0” as the ground floor areas are accessory to a Residential use. Building depth in the MU zone is 50’-0” minimum. Building Height is per Chapter 19.22 and is summarized later in this narrative.

19.12.030 B Table 12-2 – Front and Side street building modulation and upper floorplate limits are 10’ minimum in the MU zone for floors 4-6, and 10’ minimum in the UR4 zone for floor 6.

These upper floor modulation limits are measured from the building façade at grade. The project proposes complying with and exceeding these limits by beginning the 10' modulation in both zones at Floor 2. The UR4 zone does not have an interior side lot line, and the minimum modulation per the Table does not apply. The MU zone does not have a minimum Interior Side setback.

19.12.040 Façade design standards in the MU zone include Vertical Articulation, Horizontal Articulation, Facades longer than 100', Blank Wall standards, Exposed fire wall standard, Exterior Building Materials, and Street Corner buildings. All of these same standards, except for Street Corner buildings are applicable in the UR4 zone as well.

19.12.040 A – Vertical articulation is required to distinguish the building's top middle and ground story on front and side street facades. The building ground is articulated via the larger ground floor, extending approximately 10' or more beyond the façade of the residential levels above. This level is articulated with a mixture of storefront, exposed concrete, cement fiber siding, and decorative garage screens at the natural ventilation openings. The building's middle is a more typically articulated residential façade, with additional Horizontal Articulation features. The building's top is articulated with a mixture of different band and parapet treatments, also incorporating additional Horizontal Articulation features.

19.12.040 B – Horizontal articulation is provided in the areas of the building which are not Structured Parking to break up visually the façade into segments no greater than 25' in width.

19.12.040 C – The proposed building will have facades longer than 100' and thus will be using a combination of Vertical and Horizontal articulation.

19.12.040 D – Blank walls at the ground floor will be screened with landscaping features, or addressed with architectural detailing.

19.12.040 E – No exposed fire walls are proposed in this project.

19.12.040 F – Exterior building materials proposed for this project include: cement fiber siding, aluminum storefront, architecturally finished concrete, decorative metal screens, and aluminum railings. No EIFS, exposed CMU, or any of the listed prohibited materials will be used as an exterior finish material.

19.12.040 G – A prominent corner facing building entrance is provided at the intersection of Pacific Avenue and Rockefeller avenue, meeting the requirement of this section.

19.12.100 Table 12-4 – Street standards requirements are as follows:

<u>TOD Streets</u>

1. Structured parking limited to 10% of the Front (Pacific Avenue) façade.
    a. We are proposing no structured parking along Pacific Avenue.
2. Weather protection must extend along 90% of the front building façade.
    a. We are proposing to provide weather protection along 100% of the Pacific Avenue façade. The weather protection is 8' deep minimum and between 8' and 15' above the sidewalk level.
    b. Additional weather protection will be provided at pedestrian building entrance locations not located along the Front façade.
3. Transparency is required for 90% of the wall area.
    a. We are proposing 90% transparency along the TOD streets for all areas that are not Structured Parking.
4. Sidewalk standards include a 2' minimum frontage zone, 8' minimum pedestrian clear zone, and 6' minimum landscape/furniture zone.
    a. See the Civil and Landscape drawings for detailed information on the proposed sidewalk configurations along Pacific, Rockefeller, and the first 50' of 32nd extending East from Rockefeller.
5. Sidewalk treatments per 19.33.040.
6. Minimum building height of 4 floors at MU on TOD streets is met.

<u>Connector Streets</u>

1. Structured parking limited to 50% of the Front (Pacific Avenue) façade.
    a. No Connector Street is a designated Front for the project, so this limitation is not applicable.
2. Weather protection must extend along 45% of the front building façade.
    a. No Connector Street is a designated Front for the project, so this limitation is not applicable.
    b. Weather protection will be provided at pedestrian building entrance locations.
3. Transparency is required for 45% of the wall area.
    a. We are proposing 45% transparency along the Connector streets that are not structured parking.
4. Sidewalk standards include a 6' minimum pedestrian clear zone, and 6' minimum landscape/furniture zone.
    a. See the Civil and Landscape drawings for detailed information on the proposed sidewalk configurations along 32nd and Oakes.
5. Sidewalk treatments per 19.33.040.
6. Minimum building height of 2 floors at MU or UR4 on non-TOD streets is met.

19.12.110 A - Structured parking frontage standards from Table 12-4 apply to the ground floor, 20' in depth, perpendicular to the Front lot line. No structured parking is proposed at the ground floor within 20' of the Front lot line.

19.12.110 B 1 – The view of parked cars in the structured parking will be obscured by use of concrete walls, and natural ventilation openings infilled with decorative screens. Landscaping will be provided in the frontage landscape zone to additionally screen the view of parked vehicles.

19.12.110 B 2 – Structured parking is not proposed at the sidewalk edge.

19.12.110 B 3 – No structured parking is proposed above the ground floor.

19.12.120 A – Weather protection standards apply to any façade fronting a public street, per Table 12-4. See the summary above.

19.12.120 B – Weather protection for the project will be provided by metal framed canopies, secured to the building via structural connections and provided with metal tie-rods for further stability. All pedestrian entrances, including the entire width of the main building entrance will be provided with weather protection.

19.12.120 C – Areas with recessed entries are proposed, and included in the calculations to meet the standards of Table 12-4

19.12.130 – Building transparency diagrams are provided in the drawing set, identifying the extent of window transparency between 2' and 10' above the grade along the ground floor of street-facing facades.

The remainder of Chapter 19.12 is not applicable, as the provisions of Chapter 19.09 govern.

Chapter 19.22 Building and Structure Heights
19.22.020 Table 22-1 – Building height maximums are per the Building and Structure Height map. Per the map, the entirety of the block at the southeast corner of Pacific Avenue and Rockefeller Avenue has a Base Height of 7 floors with a maximum Incentive Height of 11 floors.

19.22.020 B Table 22-3 – Minimum building heights in the MU and UR4 zones are met by the proposed project.

19.22.030 Table 22-4 – The height limits in both the MU and UR4 zones are 7 floors to 11 floors, so no reduction is required for portions of the building in the MU zone within 50' of the UR4 zone.

19.22.060 B 1 and B 3 a – Building heights are provided on the exterior elevations, measured from the average sidewalk elevation at the Front lot line.

19.22.060 E – Building story height for MU zone is 15' for the first floor and 10' for all other floors. Story height for the UR4 zone is 10' for all floors. Building height measurements are provided in the drawings accompanying this narrative.

19.22.080 – The project does not propose utilizing any incentive height.

19.22.100 – No building height modifications are proposed.

Chapter 19.33 Streets, Sidewalks and Pedestrian Circulation
19.33.020 – Street designations

Pacific Avenue – TOD Street
Rockefeller Avenue – TOD Street
32nd Street – Connector Street
Oakes Avenue – Connector Street

19.33.020 B - The provisions of this section apply to the corner at the intersection of Rockefeller Avenue (TOD) and 32nd Street (Connector). The first 50' of the 32nd Street frontage, measured from the Rockefeller frontage must comply with the TOD street frontage standards.

19.33.020 C Table 33-1 – See summary of Table 12-4 above.

19.33.030 – Public Sidewalk Requirements

A. 1. Public *Sidewalk* Standards for Designated Streets.
Table 33-2: Public Sidewalk Widths by Street Designation
Compliance: Pacific Ave and Rockefeller Ave are TOD streets. Both streets have an 8' wide pedestrian clear zone. Rockefeller Ave has a 10' wide landscape/furniture zone, and a 6' wide frontage zone. Pacific Ave has a 6'-9" wide landscape/furniture zone, and a minimum 2' wide, varying up to 5'-3" wide frontage zone.

Oakes Ave and 32nd St are connector streets. Oakes Ave has a 6' wide pedestrian clear zone, a 6' wide landscape/furniture zone, and a 12' wide frontage zone (outside of the property line). The West portion of 32nd St has an 8' wide pedestrian clear zone, a 10' landscape/furniture zone, and a 6' frontage zone. While east portion has a 6' wide pedestrian clear zone, a 10' landscape/furniture zone, and a 12' frontage zone. A gradual transition links the two portions.

19.33.040 – Public Sidewalk Treatments

On streets designated in Map 33-1 as TOD or pedestrian, at least two sidewalk treatments are required from the following list
Compliance: Project will meet A (special surfacing treatment) and C (decorative tree grates). Concrete pavement with 2' x 2' score pattern matching nearby historic district

(Norton Grand Historic District) to strengthen community identity. Tree grate (4' x 6') with pattern will be provided along the two TOD streets.

19.33.050 – Exceptions to public sidewalk standards

A. Point Obstructions.

Compliance: There is a power line (and corresponding poles) present along 32nd St. located within the landscape/ furniture zone. The pedestrian clear zone meets the minimum width requirement of 6'.

19.33.060 – All internal pedestrian connections are within the building and will be governed by the requirements of the Building Code.

19.34 Parking, Loading and Access Requirements

19.34.025 Table 34-2 – multifamily residential off street parking requirements

The project is within Parking Area B per Map 34-1
1-Bedroom units: 1.00
2-Bedroom units: 1.40
3- or more Bedrooms: 1.90

The project must provide at least
150 1-Bedroom units = 150 stalls
62 2-Bedroom units = 86.8 stalls
15 3-Bedroom units = 28.5 stalls
Total required stalls = 265 parking stalls

Our project proposes 366 parking stalls, which meets the minimum requirement.

19.34.030 A 2 – Bicycle parking is required as our project proposes 4 or more dwelling units.

19.34.030 B 2 – Four covered bicycle spaces are required for every 10 dwelling units.

(227 units / 10) * 4 = 90.8

91 covered bicycle parking spaces must be provided. The project will provide bicycle storage rooms in the main garage levels as well as covered bicycle racks at the main building entrance to meet the required minimum number of bicycle parking spaces.

19.34.080 A 1 a – A TDM is required as the proposed building has > 50,000 SF of gross floor area.

19.34.100 A 2 b – No parking is proposed within required setbacks.

19.34.100 A 4 – No parking is proposed closer to the street than other non-parking portions of the building.

19.34.100 D – Structured parking for this project will provide internal turnaround capability so no alley setback is required.

19.34.110 B – The project proposes parking garage access to the lowest level of parking from Oakes Avenue due to the topography of the site making the Alley unusable for access to this level. Alley access is provided for the Level 1 parking access between our project and Jackson House. This access will be via an easement and not a dedicated Alley. Additionally, this project requests a modification to allow an access from the Level 1 parking to 32nd Street via an entrance aligned with the north-south Alley being vacated. The purpose of this secondary exit is to minimize the amount of traffic from our project which is competing for use of the easement with the existing upper level garage access to Jackson House.

19.34.120 – Structured parking will be provided with durable surface materials and screening per the requirements of this section.
19.34.120 E – Accessible parking stalls are provided in accordance with WAC 51-50 and the 2010 ADA Standards.

19.34.130 – No drive through facilities are proposed.

19.34.140 – Pedestrian access to the structured parking facility is per the requirements of Chapter 19.33

19.34.150 – No off-street loading spaces are required.

19.35 Landscaping
19.35.050 - Landscaping type definitions and requirements (Types I—IV).
C. Type III: Ornamental Effects Landscaping.
Compliance:

1. A mixed palette of evergreen trees and deciduous trees are selected for planting. Deciduous trees will have a minimum 2” caliper at the time of planting. Evergreen trees will have a minimum 6’ height at time of planting. Trees are spaced at intervals no greater than 30’ on center. Cornus kousa (Kousa Dogwood), Amelanchier x grandiflora (Autumn Brilliance Serviceberry), Acer circinatum (Vine Maple) are trees planted in Type III landscaped areas along street frontages. They all have a minimum spread of 10’ and a minimum height of 20’ at maturity.
2. Shrubs and ground cover are planting at a density to attain coverage of 90% within three years of planting. Shrubs will be of a minimum 18” height at the time of planting and are planted at a density of 5 shrubs per 100 sf.

19.35.055 - Plant specifications.
A. Trees

Compliance: Amelanchier x grandiflora (Autumn Brilliance Serviceberry) is to be planted under overhead electric power lines (species selected from Snohomish County PUD No. l's Tree Book).
B. Shrubs
Compliance: Shrubs are at least 2-gallon size and at least 18" high at the time of planting.
C. Ground Covers
Compliance: Ground cover includes a mix of low-growing, living plant materials such as perennials, grass, low-growing shrubs. Spaced according to requirements: 12" o.c. for 2.5" pots, 18" o.c. for 4" pots, and 24" o.c. for 1-gallon pots.

19.35.060 - Application of landscape categories and type (Tables 35-1 and 35-2).
B. Landscape category
Table 35-1: Landscape Categories for Use Zones
Compliance: Project site is category A for UR4 and category B for MU.

C. Perimeter Landscaping
Table 35-2: Perimeter Landscape Standards

Compliance:
Street frontage:
UR4 _A landscape category _ TYPE III: Minimum setback depth (10')
MU _B landscape category _TYPE III: 10' or distance between lot line and building
For Pacific Ave and Rockefeller Ave, street trees will be provided between the sidewalk and curb edge within the public right-of-way in a minimum four-foot by six-foot vault to prevent root penetration and sidewalk damage.
Interior lot lines:
UR4: distance between building and lot line (0').
MU: interior lot line abutting an alley (0'. Per EMC 19.35.060.D.Table 35-2, footnote 2.)

19.35.080 - Outdoor display and off-street parking area landscape requirements.
G. Parking in structures visible from a public street, alley and/or adjacent properties
Compliance: The lower two levels of the building complex are parking. Planting is provided to screen a minimum of three feet height. A mix of deciduous trees and shrubs is used. A vine species of rose is proposed to decorate the façade. At least seventy percent of the landscaping is evergreen.

19.35.130 - Additional landscaping requirements and design standards.
B. Landscaping by Bus Stops
Compliance: There is a bus stop along Pacific Ave. Low planting is designed near the bus stop to ensure visibility from all directions.

19.36 Signs

19.36.040 Table 36-1 – UR4 signs must follow the requirements of Sign Category C, MU signs must follow Sign Category B, as the project is within Metro Everett.

19.36.040 Table 36-2 – Freestanding and Wall signs
Category C:
- Freestanding Signs
  - 1 sign allowed for each street frontage (Oakes and 32nd)
  - Maximum 32 SF area,
  - Minimum 1' setback from ROW lot line for each 1' of sign height
  - Maximum height 10'
- Wall Signs
  - Maximum size greater of 24 SF or 15% of façade up to 40 SF maximum

The project does not propose providing signage in the Category C areas.

Category B
- Freestanding Signs
  - 1 sign allowed for each street frontage (Pacific, Rockefeller, Oakes)
  - Maximum 49 SF area,
  - Monument signs setback 5',
  - Freestanding pole signs setback 10'
  - Maximum height 20'
- Wall Signs
  - Maximum size greater of 32 SF or 15% of façade up to 100 SF maximum

The project does not propose providing freestanding signs. Wall Signs are proposed facing Pacific Avenue and Rockefeller with the apartment community name in internally illuminated channel letters.

19.36.040 C – Signage proposed along Pacific and Rockefeller will consist of individually backlit channel letters. All wall signs will protrude less than 1' from the surface of the wall.

19.36.050 B – The proposed signage complies with the requirements of this section.

Chapter 19.37 Critical Areas
On-line and on-site assessments were performed for the presence of critical areas and none were found, per the Existing Conditions Summary prepared by Talasaea Consultants, Inc. dated 20 September 2022.

Chapter 19.40 Fences
19.40.010 - Fences height and location.
Compliance: There will not be any fences on the ground level within nor fronting the right-of-ways. A 42" black vinyl-coated chain link fence is provided for the dog run on the L2 courtyard.

This concludes the architectural portion of the narrative.

Sincerely,

JOHNSON BRAUND, INC.

Seth Terry, Project Architect

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