

## **PILCHUCK DISTRICT GOALS AND POLICIES**

The Pilchuck District land use designation is envisioned to appear and function as a traditional, compact, and walkable neighborhood, an “urban village,” within the context of the larger Snohomish community. The intent is to achieve a mix of land uses within the area to reduce the need for automobile trips required to meet the daily needs of residents. Land uses will be designed for compatibility and will include a variety of residential, commercial, and recreational activities. Development may take a various forms, from single-family homes to townhomes to four- and five-story residential, mixed-use, and office buildings.

Prescribed urban form will emphasize:

- streets and sidewalks designed for on-street parking; pedestrian convenience, comfort and safety; and emergency access;
- the relationship of buildings to the public sidewalk to create continuous, active, interesting, and intimate streetscapes;
- minimizing the prominence of parking facilities; and
- continuation of the appearance of small-scale building forms that characterize the community.

The following goals and policies further describe the function and form envisioned for the area designated as Pilchuck District on the Land Use Designation Map.

### **GOAL LU 12: Establish and maintain a distinctive, desirable, vital, and walkable, mixed-use neighborhood in the Pilchuck District.**

- PD 12.1:** Maintain the Pilchuck District Subarea Plan as a guide for future public and private improvements in the Pilchuck District consistent with the community’s vision for the area.
- PD 12.2:** Periodically review the Pilchuck District policies, regulations, boundaries, and physical development to ensure that public and private improvements are consistent with the intended character, form, and compatible land use mix.
- PD 12.3:** The Pilchuck District designation is a designated receiving area for Transfer of Development Rights.
- PD 12.4:** Building heights of five stories should be allowed in the Pilchuck District in accordance with the Pilchuck District Plan and development standards. Building heights over three stories should only be permitted through transfer of development rights.
- PD 12.5:** Encourage the development and use of gateway features, focal points, and unique design features that contribute to the identity of the City and the Pilchuck District.

### **GOAL LU 13: Foster a walkable district with a focus on the Centennial Trail as the centerpiece.**

- PD 13.1:** Sidewalks within the Pilchuck District should be a minimum of eight feet wide. Adjacent to commercial and higher-density multi-family uses, sidewalks should be as wide as available right-of-way will allow to provide a dynamic and flexible public space. In all cases, pedestrian comfort should be paramount in sidewalk design.

- PD 13.2:** Sidewalks should include amenities to enhance the pedestrian experience such as street trees and other landscaping, street furniture, pedestrian lighting, artwork, and interesting paving materials, as appropriate.
- PD 13.3:** Buildings adjacent to public sidewalks should relate to the street and incorporate features of pedestrian interest and, where appropriate, weather protection.
- PD 13.4:** New development shall support a continuous built streetscape, where feasible. Parking areas between the building and the sidewalk or visible from the sidewalk should be avoided. The preferred location for parking is behind or beneath buildings.
- PD 13.5:** Vehicle access points from the street should be minimized to avoid conflict with pedestrians and to maintain a constant sidewalk grade. Where feasible, parking access should be from alleys or consolidated for multiple sites.
- PD 13.6:** On-street parking is encouraged to provide convenient parking and to separate moving vehicles from sidewalks.
- PD 13.7:** Intersections should have pedestrian bulb-outs, clear demarcation of crosswalks, and other measures, as appropriate, to promote safe passage.
- PD 13.8:** Pedestrian connections to the Centennial trail are encouraged, but should be consolidated and controlled to promote access safety.

**GOAL LU 14: Encourage a network of public and private open spaces.**

- PD 14.1:** Encourage connections between adjacent development.
- PD 14.2:** Encourage private and quasi-public open spaces such as alcoves, plazas, patios, trails, landscaped areas, and other pedestrian use areas to be included in residential and commercial development.
- PD 14.3:** Encourage mixed-use and residential buildings to provide an easily accessible gathering space for building occupants and their guests. Examples include an upper level or roof-top patio area or an at-grade courtyard.
- PD 14.4:** Encourage the addition of detail and texture to sidewalks and plazas with unit pavers, bricks, tiles, decorative scoring, or public artwork.
- PD 14.5:** Require where appropriate awnings, arcades, pergolas, and/or overhangs to protect pedestrians from inclement weather.

**GOAL LU 15: Encourage investment in the Pilchuck District.**

- PD 15.1:** Promote the vision for the Pilchuck District as outlined in the Pilchuck District Subarea Plan to encourage investment in existing land uses and redevelopment of underdeveloped properties.
- PD 15.2:** Create certainty for property owners and developers in the future character and compatible land use mix of the Pilchuck District through development and design standards.

**PD 15.3:** Encourage land uses and public and private improvements that are consistent with the Pilchuck District Subarea Plan and further the vision for the District.

**PD 15.4:** In order to promote advancement of ascending property values within the Pilchuck District, promote development that exhibits professional design expertise, durable building materials, integrated architectural detailing.

**GOAL LU 16: Encourage higher density residential development in appropriate locations.**

**PD 16.1:** Allow residential densities proportionate to the height and bulk standards in the development code.

**PD 16.2:** Except in areas identified for single-family dwellings and townhomes, discourage inefficient use of land through low-rise, low-density residential development.

**GOAL LU 17: Promote a residential neighborhood character with allowances for office, retail, and service uses in areas outside of the Second Street corridor.**

**PD 17.1:** Encourage commercial uses that are functionally and visually compatible with a residential context. Land uses that generate significant noise, odor, vibration, or light impacts upon surrounding properties should be discouraged.

**PD 17.2:** Encourage mixed-use buildings with commercial and residential development throughout the Pilchuck District.

**PD 17.3:** Site and building design outside of the Second Street commercial corridor should be designed for visual compatibility with residential and mixed-use structures and uses.

**PD 17.4:** In primarily residential areas, exterior lighting and sign illumination should be limited to avoid light and glare impacts to residential uses.

**GOAL LU 18: Maintain a primarily commercial character and predominantly commercial land use within the Second Street corridor.**

**PD 18.1:** Encourage land uses along Second Street that benefit from visibility by large volumes of traffic, convenient vehicular access, and direct access to public transit.

**PD 18.2:** Encourage multi-story, mixed-use development.

**PD 18.3:** While accommodating vehicle access and parking, new development should be designed to provide direct pedestrian access from a public sidewalk.

**PD 18.4:** Ground-floor spaces along sidewalks should be designed for commercial uses and should have significant storefront windows.

**GOAL LU 19: Create opportunities for visual or physical access to the Pilchuck River where the environmental sensitivity of the riparian area is protected and property rights are respected.**

**PD 19.1:** Work with private property owners and developers on opportunities for trails or public views of the Pilchuck River when compatible with development proposals.

**PD 19.2:** Pursue opportunities to develop street-end, overlook parks within existing rights-of-way on Third Street and Fourth Street at the Pilchuck River.

**GOAL LU 20: Foster development of a distinctive urban village through design standards.**

**PD 20.1:** Develop design standards for the Pilchuck District that are clear in intent and requirements.

**PD 20.2:** New development shall be required to incorporate materials, features, and architectural relationships that reinforce the City's character.

**PD 20.3:** Development should foster an active, pedestrian-oriented streetscape through ground-floor design that allows interaction between building and sidewalk.

**PD 20.4:** Taller buildings shall incorporate architectural features and step-backs to articulate vertical planes and to reduce the overall impression of height.

**GOAL LU 21: Encourage preservation of historic structures where appropriate.**

**PD 21.1:** Modifications to historic structures that are proposed for retention should be encouraged to follow established practices for historic preservation, such as the Secretary of the Interior's Standards for Rehabilitation.

**PD 21.2:** Encourage relocation rather than demolition where sites containing historic structures are proposed for redevelopment.

**GOAL LU 22: Encourage environmentally sustainable development practices.**

**PD 22.1:** Promote infiltration as the primary method of stormwater management in the Pilchuck District.

**PD 22.2:** Encourage low impact development methods to reduce impacts to the Pilchuck River.

**PD 22.3:** Promote development that uses sustainable practices such as LEED certification.

**PD 22.4:** Incorporate measures for pedestrian and bicycle safety and convenience in public and private projects.

**PD 22.5:** Encourage compact development and a mix of land uses that will reduce automobile dependence.

**GOAL LU 23: Encourage new development to orient to public spaces, such as public sidewalks, public parks, the Centennial Trail, and the Pilchuck River.**

**PD 23.1:** Buildings and building entries should orient to adjacent public sidewalks.

**PD 23.2:** Encourage development adjacent to the Pilchuck River to maximize public and private visual access to the river.

**PD 23.3:** Development along the Centennial Trail should provide an appropriate transition between the trail corridor and the site. Development should be discouraged from creating unaesthetic views from the trail, such as unscreened parking or service areas

**GOAL LU 24: Encourage retention of existing single-family land uses where appropriate.**

**PD 24.1:** The existing single-family blocks between Lincoln and the Pilchuck River should be preserved for residential uses compatible in character with single-family homes. Development standards should allow continued single-family homes on existing platted lots and townhouse development for designated areas.

**PD 24.1:** Sites and structures adjacent to areas designated to preserve single-family homes should be sensitively designed to minimize impacts on the single-family uses through a transition of building heights and intensity of use and activity.