



A R C H I T E C T S I N T E R I O R S P L A N N E R S

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**PROJECT:** Smokey Point Ridge Mixed Use  
**CDA#** 22007

**SUBJECT:** Statement of Compliance with AMC 20.110, specifically as listed in 20.110.014(l) Architectural Standards #1-13.

Dear Amy and the City of Arlington:

It is my professional belief that the proposal we are calling the **SMOKEY POINT RIDGE MIXED USE** project complies with the Architectural Standards # 1-13 as noted in the City of Arlington's Mixed Use Development Regulations.. My analysis of our projects design compliance with the Architectural Standards is as follows:

### **1. Compatibility with Surrounding Developments**

**Intent:** Developments should fit within their community and respond to their context.

**The current immediate architectural context is one of low scale single family homes on relatively large parcels of property. The more densely developed parcels are several blocks to the north and south of the subject property. This project both in scale and form will connect the more intensely developed areas to the north and south of the project and yet respect the immediacy of the adjacent context which may be in a transitional phase. The buildings as proposed display roof forms i.e., shed, gabled, and hipped that are not only consistent with the immediate neighborhood but are widely used throughout Arlington and the wider Puget Sound region. The colors and materials proposed are muted in tone but offer a sophisticated polychromic natural palette of colors and textures that link the buildings together but also offer some distinction from each other for visual stimulation. This is a multi-building development, and the proposed structures share roof forms, all have covered entries and an exterior palette of colors and textures for a cohesive design.**

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## **2. Compatibility within a Multiple Building Development**

**Intent:** Multiple building developments shall be designed with size, building massing, and setbacks that are consistent with the Place Types in which they are located.

**As noted above, this project is a multi-structure assemblage of buildings that consist of eight, two-story townhomes, two, three story live/work row townhomes and eight, 2-story flex space commercial buildings that could incorporate a residential component depending on tenant interests. The structures share a palette of exterior materials and textures with an occasional design departure of exterior materials between the building types for increased vitality. The proposed building finishes and color schemes are clearly called out the attached rendered elevations and 3D renderings.**

## **3. Four-Sided Design**

**Intent:** Buildings shall not look like they have a fake facade pasted on the front of them. Buildings shall be designed to ensure that they look like the same building on all sides. Consistent building details and proportions on all sides ensure a "four-sided" quality to a building.

**As noted above, the structures share a palette of exterior materials and textures with an occasional design departure of exterior materials between the building types for increased vitality. Rather than a concentration of visual interest at a "front" building façade each of the individual buildings in this proposal presents visual interest on all 4-sides of the structure through the articulated roof forms, residential scaled doors and window fenestration, entry canopies, building wall articulation elements and the insertion of private decks and patios. In addition, the proposed architectural details and colors are consistent on all building facades. It should also be noted that all HVAC elements will be screened from the view of pedestrians and vehicles on all sides with a screen that is at a minimum the same height as the equipment.**

## **4. Signage and Design Elements**

**Intent:** A building shall not be dominated by corporate or trademark architectural details; a building shall be compatible with other surrounding buildings and should not consist of building forms that primarily serve as signage and marketing elements.

**Commercial signage for the commercial elements of this project will be strictly regulated by the project management and operations team. A Signage Program will be established and will be part of any commercial tenant lease that is signed. The building elevations for Buildings B1, B2 and the commercial flex building includes schematic signage placement and proportions. All signage will be restricted to building facades fronting Smokey Point Blvd commercial portion of the interior ring road. All proposed signs**

**shall be located to complement the architectural features of a building such as above the building entrance, storefront opening, or other similar features.**

## **5. Building Height and Transition**

**Intent:** Abrupt or severe differences in building scale or massing within mixed use developments, or in adjacent developments can dwarf or overwhelm the neighboring areas. Buildings shall be designed to minimize this difference in scale.

**Standard:** Building height. Building heights are regulated by Section 20.110.014(c) (Place Types).

**We are proposing a mix of two story and three-story townhomes and commercial flex-space structures that are all tow stories in height. There are no off-site structures within 50' of this project that will be overwhelmed or dwarfed by the desired form and massing we are proposing for the buildings in this project.**

## **6. Building Materials**

**Intent:** Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance.

**Standard:** Building materials. Exterior building materials are classified according to their visual weight; exterior materials shall include, but shall not be limited to the following:

**The building assemblage proposed share many exterior materials, colors, textures, and details in common to provide visual cohesion and compatibility. At the same time, we are proposing some material variety between the different building types chosen for this project to add distinction and visual interest. The breakdown in essential exterior finishes on a building type basis is as follows (Note: see attached rendered building elevations and 3D models for more specific building material applications and colors):**

- 1. Two-Story Townhomes –**
  - A. A base of horizontal wide exposure fiber cement lap siding (heavy).**
  - B. The base material transitions in places as shown on the elevations both horizontally and vertically to a board and batten expression interspersed with a faux- wood vertical metal plank system.**
- 2. Three- Story Live/Work Row Townhomes-**
  - A. A base of a mixture of horizontal wide exposure fiber cement lap siding (heavy) and brick (heavy).**
  - B. The base material transitions in places as shown on the elevations both horizontally and vertically to a board and batten expression interspersed with a faux- wood vertical metal plank system and additional areas of horizontal wide exposure fiber cement lap siding.**
- 3. Two-Story Flex Space Commercial Buildings:**
  - A. A base mixture of a textured CMU wainscotting and fiber cement wood panels with distinctive expressed metal jointing.**
  - B. The base material transitions as shown on the elevations vertically to a board and batten expression.**

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## 7. Building Modulation and Articulation

**Intent:** Long, large buildings can be monotonous if they contain large or long expanses of surface area with no detailing or shadow lines; recesses and projections in building walls help to proportion and subdivide the massing of large buildings. Tall building walls with little detailing emphasize their height and dwarf human beings. Tall building walls shall have an apparent base, middle, and top.

**Standard:** Facade Modulation. Any facade exceeding 30 feet in length shall include at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the facade; this projection or recess shall extend over at least 20% percent of the entire length of the facade.

**Roofs.** Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.

**Vertical Building Bays.** All building facades shall consist of vertical building bays that are a maximum of 30 feet in width. The edges of each bay shall be defined by a vertical architectural feature that projects or recesses from the wall plane a minimum of eight (8) inches.

**The three building types proposed for this project all share an extensive modulation of building planes both vertically and horizontally. This modulation is expressed on all four facades of every proposed structure.**

- A. **The modulation takes the form of distinctive alternating projecting 1<sup>st</sup> floor workspaces at each unit of the live/work row townhouse building fronting on Smokey Point Blvd. combined with projecting entry canopies and is further reinforced by upper story projecting building plains and projecting stair elements. The sides and rear of the live/work row house units provide additional projecting wall plains and further modulation thru the insertion of exterior private decks and balconies at both 2<sup>nd</sup> and 3<sup>rd</sup> floors.**
- B. **At the two-story townhomes the modulation is expressed both vertically and horizontally thru the use of projecting bay windows on all 4-facades of the structure, 2<sup>nd</sup> floor projecting private decks and receding 1<sup>st</sup> floor private patios. It should also be noted that the private entries to each unit have a lower projecting roof element that further enhances building modulation.**
- C. **The two-story commercial flex-structures offer primary modulation thru a distinctive canopy system at the public and private entries to the building. Some of the flex-buildings have offset building volumes for added distinction (see attached proposed site plan) but the goal for these flex-structures is to offer flexible and easily customizable floor configurations to a wide variety of users-tenants.**

## 8. Building Scale

**Intent:** To ensure a comfortable pedestrian experience, the scale of large buildings shall be visually reduced by elements that divide a large building into smaller proportions.

**Standard:** Building walls shall be subdivided and proportioned using features such as windows, entrances, storefronts, arcades, arbors, awnings, trellises, or other similarly scaled architectural

details. These features shall cover at least 90% of the building front wall length and at least 60% of other building wall lengths. The full width of each vertical building bay that contains the

previously listed details shall be counted towards the minimum length of the building that must contain these details.

**The proposed structures are not considered large buildings by any measure. The largest, the 3-story live/work row townhomes, Buildings B1 and B2 are 200' in length and 40' in depth. As noted in the above discussions the B1 and B2 buildings are the most exuberantly modulated with a projecting, brick clad, single story, workspace extending from the main building form by almost 12' including the public entry canopy. These projecting elements face Smokey Point Blvd and include expansive storefront fenestration. Entry canopies, awnings, expansive window systems, and upper story decks and patios are utilized on all buildings throughout the project. Extensive attention has been paid to developing a system of pedestrian walkways, trails and sidewalks that will enhance the pedestrian experience both within and on the perimeter of the project.**

#### **9. Pitched Roofs and Eaves**

**Intent:** Pitched roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.

**Standard:** Allowed Pitch Roof Configurations. Pitched roofs shall be gable, hip, or shed configurations with overhanging eaves.

**As can be seen on the attached elevations and renderings the roof forms chosen for the row townhomes are simple gable forms with overhanging eaves. The roof form chosen for the 2-story townhomes is a combination of gable and hip roof profiles for added visual interest. Lastly, the 2-story flex space commercial buildings adds increased visual interest by adopting a simple hip roof structure with eaves. The roof pitches for the gable and hip roofs are 4/12 and the hip roof pitch is 3/12.**

#### **10. Gutters, Downspouts, and Scuppers**

**Intent:** Building devices used to control rainwater shall be compatible with the roofing system and shall not dominate the facade of a building. Parapets and cornices shall not be interrupted by stormwater elements.

**Standards:** Gutters, downspouts, and scuppers shall be constructed of high-quality, commercial grade metal. These elements shall be integrated into the design of the elevation, placed in harmony with the forms and openings. Parapets shall be continuous above scuppers. Gutters are prohibited on flat roofs. Gutters, downspouts, and scuppers shall be shown on drawings submitted for Architectural Standard approval.

All gutters and downspouts for the proposed structures will be painted 22 ga. Commercial grade metal. They are shown on the attached rendered elevations and 3D renderings.

### **11. Customer and Public Entrances**

**Intent:** Customer and public entrances shall ensure accessibility to the public, create primary focal points for the facade, and provide a comfortable proportion for the pedestrian entry.

**Standard:** Number of Entrances. Buildings larger than 50,000 square feet (gross floor area) shall provide at least two (2) customer or public entrances. Buildings smaller than 50,000 square feet (gross floor area) are encouraged to provide multiple customer or public entrances.

**The proposed structures are as noted above of very modest size and only the 3-story live/work Row townhouse buildings and the flex-space commercial buildings have customer entrances. The public entrances are visually dominant thru the use of projecting canopies, storefront glazing systems, prominent lighting features, signage, structural posts on engaged plinths, and the use of enhanced exterior finishes.**

### **12. Windows**

**Intent:** Windows shall be vertically proportioned; this allows the window opening to appear to be structurally supported. Window trim is not compatible with masonry construction. Upper story windows shall logically align with building bays and windows on the ground floor, so the upper floors look like they are part of the same building as the ground floor.

**Standards:** Window Proportion. Windowpanes shall be vertically proportioned.

**Window Trim.** Window openings on brick, stone, cast stone, or synthetic stone buildings shall not be trimmed. Lintels, sills, and arches are not considered trim. Window openings without trim or molding shall have window frames at least two (2) inches wide when looking at the finished façade of the building.

**For the public entrances to the flex-space commercial buildings and the live/work row townhomes we have chosen a storefront entrance system which is entirely appropriate for this use. The balance of windows throughout the project are wood trimmed residential style windows in a careful arrangement of both horizontal and vertical alignment.**

### **13. Glazing**

**Intent:** The ground floor of commercial buildings shall be transparent. Ground floor transparency guarantees a visual connection to the passers-by and is usually necessary for most retail structures. By exposing the ground floor to the exterior, there is an invitation to participate with the activity inside.

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**Standard:** Required Transparency for Primary Facades. Primary facades shall be glazed and transparent according to the following table:

**As noted in item 12, the ground floor public entrances are part of a storefront glazing system that exceeds the min. standards for required transparency as defined the indicated table. Please see attached elevations and 3D renderings.**

Please do not hesitate to call if you have any questions.

CONCLUSION:

Based on the extensive analysis provided above it is my professional belief that the proposal we are calling the **SMOKEY POINT RIDGE MIXED USE** project complies with the Architectural Standards # 1-13 as noted in the City of Arlington's Mixed Use Development Regulations.

Sincerely,  
**CDA + PIRSCHER ARCHITECTS, INC.**



Carl F. Pirscher AIA, LEED AP  
Principle

enclosure  
cc

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