

09/25/2025

Jen Haugen, Planner
City of Arlington
18204 59th Avenue NE
Arlington, WA 98223

Subject: Arlington Gardens Response to CUP / BSP Cycle 3 Resubmittal (PLN 1264-CUP)

Dear Jen:

The Architectural Standards Narrative below is in response to Comment #6:

Please provide a narrative showing how the project meets all required design criteria of AMC 20.110.014(l), Architectural Standards 1-13 listed below.

1. COMPATIBILITY WITH SURROUNDING DEVELOPMENTS: SECTION 20.110.014(l).1

<p>Arlington and Regional Compatibility Standard: Buildings shall be finished in muted, natural-hued colors and natural finishes. Bright colors shall be used as accents only. Buildings shall provide protection from the elements at a minimum at public entries. Protection shall be provided by at least one of the following elements:</p> <ol style="list-style-type: none">1. A roof overhang with a minimum depth of (4) feet where the entry is in a one-story form;2. Recessed into the building to minimum depth of (3) feet;3. An awning or canopy with a minimum depth of (4) feet; and/or4. A gallery, where allowed in a Transect, construction per section 20.110.014(d).	<p>Complies: The buildings are finished in muted, natural-hued colors and natural finishes with deep hue wall colors with a variety of simulated wood finishes. Gabled elements are accented in an off-white color.</p> <p>Entries are recessed into the building. Common entrances are approx. 30 feet deep. Entries at individual unit patios are recessed approx. 5 feet.</p>
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<p>Neighborhood Compatibility Standard : Projects in existing developed areas with an established character shall be compatible with or complement the established architectural character of the neighborhood, specifically in:</p> <ol style="list-style-type: none"> 1. Material and colors 2. Scale and proportions of forms; 3. Scale, proportion, pattern, and approximate head heights of doors and windows; and 4. Approximate floor level elevations 	<p>NA: The project is not in an existing developed area with an established character.</p>
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2. COMPATIBILITY WITH MULTIPLE BUILDING DEVELOPMENT: SECTION 20.110.014(I).2

<p>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.</p>	<p>Complies: Each building complies with the mass and articulation requirements articulated in the Form-Based Code. Compliance diagrams have been added to the architectural drawings on Sheets A.06 - A.22</p>
<p>Standard: Similar building materials: All buildings in a multiple - building commercial development, including pad site buildings, shall be constructed of building materials and colors approved as part of the development application. Applications shall include illustrations and examples of building materials and/or colors.</p>	<p>Complies</p>
<p>Similar Architectural Details: All buildings in a multiple - building development, shall be constructed of building materials and colors approved as part of the development application. Applications shall include illustrations and examples of building materials and/or colors.</p>	<p>Complies</p>

3. FOUR-SIDED DESIGN: SECTION 20.110.014(I).3

<p>Intent: Buildings shall not look like they have a fake façade 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.</p>	<p>Complies: Each building has consistent details and articulation on all sides of the building reflecting both the overall planning requirements and programmatic needs within each building.</p>
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<p>Standard: The design of the building shall provide consistent architectural details and avoid monotonous building massing and design. Architectural details and colors shall be consistent on all building walls.</p>	<p>Complies: Each building has consistent details and articulation on all sides of the building.</p>
<p>Roof/Equipment Screen: Roof equipment shall be screened from view of pedestrians and vehicles on all sides with a screen that is at a minimum the same height as the equipment. The screen shall be constructed from Visually Light Material. Utilities shall be 100% screened from the view of the public and internal streets.</p>	<p>Complies: Each building has a sloped roof without any equipment requiring screening. The mixed-use buildings have a small portion of flat roof. The height of the front parapet will screen any roof-mounted equipment.</p> <p>Ground mounted equipment will be screened with low fencing along front-facing façades and landscaping internal to the site. Landscape planters between the parking areas and the buildings have been widened to accommodate the increased screening. There is no exposed wall-mounted equipment.</p> <p>Wall-mounted switchgear and electrical meters will be screened with free-standing fencing where exposed to public view.</p>

4. SIGNAGE AND DESIGN ELEMENTS: SECTION 20.110.014(I).4

<p>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.</p>	<p>Complies: Corporate and/or trademark architectural details will be limited to tenant signage or secondary detail elements. Current and future buildings will be compatible with each other.</p>
<p>Standard: Corporate or Trademark Architecture. Individual corporate image, trademark, or marketing architectural design elements and colors shall be incorporated only as secondary design elements to the development and not as dominant elements. These architectural design elements shall be compatible with surrounding development and shall not define the character or style of the building or development.</p>	<p>Complies: Residential and mixed-use buildings will not have Corporate or Trademark architecture or images that dominate the façade.</p>

<p>Building Signage: All street frontages, signage material shall be integrated into the overall design of the building. Signs shall be located to complement the architectural features of a building such as above the building entrance, storefront opening, or other similar features.</p>	<p>Complies: Residential buildings will not have any signage other than code-required signage. Commercial signage will occur over tenant entries in conformance with the city's sign ordinance.</p>
<p>Sign Ordinance: See Section 20.68 of the AMC.</p>	<p>Complies: Residential buildings will not have any signage other than code required signage, and Mixed-Use Buildings will have tenant signage in compliance with the City's Sign Ordinance.</p> <p>A freestanding monument sign is proposed along 59th Ave. NE near the project entrance in compliance with the City's sign ordinance.</p>
<p>Standardized Marketing Features: The city reserves the right to require significant departures from standardized architectural "themes" that are intended to market or brand any type of entity that will occupy the structure.</p>	<p>Complies: Noted</p>

5. BUILDING HEIGHT AND TRANSITIONS: SECTION 20.110.014(l).5

<p>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.</p>	<p>Complies: All residential buildings have a consistent height, massing, and articulation, and some buildings are stepped to follow the finished grade. The centrally-located clubhouse is 1-story with high ceilings. It is separated from residential buildings providing an appropriate scale transition.</p>
<p>Standard: Building height. Building heights are regulated by Section 20.110.014(c) (Place Types).</p>	<p>Complies</p>

<p>Height transition to adjacent residential or mixed uses: any portion of a building closer than 50 feet from a common property line which has an existing residential or mixed use shall be no higher than twelve (12) feet above the highest point of the closest existing residential or mixed-use structure. The closest existing structure shall be defined as the residential or mixed-use structure that is closest to the common property line that the existing structure(s) and the proposed development share. This does not apply if the existing structure is located across a street from the proposed development.</p>	<p>Complies: There is an existing single-family home adjacent to the east property line. All multi-story buildings have been setback more than 50 feet from the shared property line.</p>
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6. BUILDING MATERIALS: SECTION 20.110.014(I).6

<p>Intent: Buildings shall be attractive and durable. To insure this, buildings shall be constructed of high-quality materials and require minimal maintenance.</p>	<p>Complies: All buildings are constructed with high-quality materials requiring minimal maintenance.</p>
<p>Standard: Building materials. Exterior building materials are classified according to their visual weight; exterior materials shall include, but shall not be limited to the materials shown in: Table 20.110-20 Allowed Exterior Materials</p>	<p>Complies: Exterior building materials comply with the requirements of Table 20.110-20</p>
<p>Location: Heavy materials shall be located below medium and light materials; medium materials shall be located below light materials. Heavy materials shall extend to grade.</p>	<p>Complies: Heavy materials, defined as horizontal wide-exposure wood siding articulates the base of all buildings and extend up to the roof as an accent material at gables. This siding is wider in profile than siding on upper floors. Thin-brick veneer is also incorporated at required frontages to highlight building entrances and provide additional variety along the building base.</p>
<p>Required Exterior Materials: At least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. The balance of exterior wall area shall be medium or light materials.</p>	<p>Complies: More than 50% of each building elevation consists of "heavy materials". All buildings incorporate horizontal wide-exposure siding. Buildings facing public streets also incorporate thin brick at the ground floor. See compliance tables on Sheets A.14 and A.15 for demonstrated compliance.</p>
<p>Synthetic Stone: Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete is permitted, provided it is identical in appearance and of equal or greater durability to natural stone.</p>	<p>Complies: Synthetic stone is not proposed.</p>

<p>Vertical Change of Materials: A vertical change of materials shall occur at an interior corner or shall not occur within four (4) feet of an exterior corner.</p>	<p>Complies: Changes of materials do not occur within 4' of an outside corner.</p>
<p>Building Rehabilitation: The rehabilitation of existing buildings shall comply with the requirements for exterior building materials. Use of alternate exterior materials for the rehabilitation of existing buildings is subject to approval by the Design Review Board.</p>	<p>NA: All buildings are new construction.</p>
<p>Column Standards: Columns shall be sized so that they have the visual weight necessary for their purpose. Visually Heavy Material columns shall be a minimum of 16" in any direction. Finished wood, or synthetic wood, columns shall be a minimum of 5 ½" in any direction if not supporting just a roof, or a minimum of 7" in any direction if supporting upper floors. Exposed structural steel columns may be any size necessary for their structural support.</p>	<p>Complies: Synthetic wood columns are provided at the clubhouse and at stoops which meet or exceed 5-1/2"</p>
<p>Prohibited materials: unless approved by the Design Review Board, exterior building shall not include the materials shown in: Table 20.110-21 Prohibited Materials</p>	<p>Complies: Prohibited materials from Table 20.110-21 are not proposed.</p>
<p>Intent: Brick, stone, and other types of masonry or masonry veneer shall be detailed as Masonry bearing walls, especially at openings. Proper masonry detailing allows the building to be more pleasing to the eye because masonry openings and corners appear to be structurally supported.</p>	<p>Complies: Thin brick will be incorporated on certain buildings in key locations and will be detailed with different coursing at lintels and sills. Corner bricks will be used where the material turns the corner.</p>
<p>Standard: Exterior Corners. Stone and brick used on exterior walls shall not terminate at exterior corners.</p>	<p>Complies: Thin brick will be return at building corners or where there is a building wall transition.</p>
<p>Masonry Openings. Openings in a brick or stone façade shall have a stone lintel, a stone or brick arch, or a brick soldier course. Window and door openings shall be classified as masonry openings.</p>	<p>Complies: Openings will have soldier course lintels.</p>
<p>Vertical Change of Materials. A vertical change of materials from stone or brick to another material shall occur at an interior corner or shall not occur within four (4) feet of an exterior corner.</p>	<p>Complies: A vertical change of material occurs at wall transitions or beyond 4 feet from an exposed building corner.</p>

<p>Horizontal Change of Materials: Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill; the cap or sill shall project from the face of the building.</p>	<p>Complies: A horizontal change of material will have a brick cap.</p>
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7. BUILDING MODULATION AND ARTICULATION: SECTION 20.110.014(I).7

<p>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.</p>	<p>Complies: All building elevations have consistent details and articulation with an apparent base, middle, and top.</p>
<p>Standard: Façade Modulation. Any façade 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 façade; this projection or recess shall extend over at least 20% percent of the entire length of the façade.</p>	<p>Complies: All façades greater than 30 feet in length will have at least one change in wall plane:</p> <p>The maximum residential building wall length is approx. 133 feet which requires 4 ft deep recesses (3%) extending for a total of 26.6 ft. (20%). Each long façade has a minimum of 4 balconies per floor. Each balcony is 5 ft deep and combined, provide a minimum of 28 ft of recessed wall area per façade.</p> <p>The end elevations of residential buildings are approx. 60 ft long which requires a plane change of 1.8 ft extending 12 ft. in length. Each end elevation has a single-story shed extension that projects 6 ft. and extends 16 ft.</p>
<p>Roofs: Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.</p>	<p>NA: There are no buildings larger than 50,000 SF.</p>
<p>Vertical Building Bays: All building façades 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.</p>	<p>Complies: All façades consist of vertical bays that breakup the façade into bays that are a maximum of 30 ft in width.</p> <p>Bays are articulated with either balconies that are recessed 5 ft and project 2 ft beyond the façade or gables extending out a minimum of 8 inches.</p>

<p>Building Base: A recognizable base shall include, but shall not be limited to:</p> <ul style="list-style-type: none"> • Thicker walls, ledges, or sills. • Integrally textured, colored, or patterned materials such as stone or other masonry. • Raised planters which are integral to the building face. 	<p>Complies: The residential buildings are articulated with a 1-story building base consisting of wide horizontal lap siding differentiated in color and texture from the rest of the wall area. This building base is differentiated from the wall above with a different material texture and a 4" thick ledger trim which creates a shadow line at the transition of materials.</p> <p>The mixed-use buildings incorporate a concrete wall base and thin-brick veneer at the building base to enhance the Shopfront frontage. The clubhouse also incorporates thin-brick veneer at the building base, and retail buildings incorporate thin-brick veneer at the stoops to enhance the building entrances.</p> <p>Raised planters integral with a wood-frame structure create water intrusion issues and are not incorporated.</p>
<p>Building Top: A recognizable top shall include, but shall not be limited to:</p> <ul style="list-style-type: none"> • Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials. • Sloping roofs with eaves and bracket. 	<p>Complies: All buildings have a building top defined by a sloped roof. Decorative brackets have been added to the main building gables.</p> <p>The commercial portion of the mixed-use buildings have a parapet with a shaped cornice creating an enhanced cap to the wall.</p>

8. BUILDING SCALE: SECTION 20.110.014(I).8

<p>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.</p>	<p>Complies: Each building is divided into smaller components with porches and balconies, gables, and changes in materials.</p>
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<p>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.</p>	<p>Complies: Long residential facades are subdivided with balconies, windows, and entrances covering at least 120 ft (90%) of the front wall length.</p> <p>Side elevations are subdivided with windows, gables, and other similarly scaled features covering at least 36 ft. (60%) of the wall length.</p>
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9. PITCHED ROOF AND EAVES: SECTION 20.110.014(I).9

<p>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.</p>	<p>Complies: All buildings have a hipped or gabled roof with a variety of alternating gables to provide visual relief along each façade.</p>
<p>Standard: Allowed Pitch Roof Configurations. Pitched roofs shall be gable, hip, or shed configurations with overhanging eaves.</p>	<p>Complies: All buildings have hipped or gabled roof.</p>
<p>Visible Roof Standards: Roofs visible from pedestrian and vehicles shall be sloped and of an approved material in section 20.110-20. Sloped roofs shall have a pitch of 3:12 rise: run to 12:12 rise: run. Any portion of visible sloped roofs exceeding (80) feet in length shall include scaling elements including, but not limited to, a change in plate height, dormers, stepped roofs, and / or gables.</p>	<p>Complies: All buildings have a hipped or gabled roof. The main roof of the residential building has a slope of 5:12. Gables along the façade are steeper between 6:12 and 8:12 to provide more dramatic interest as seen from the ground.</p>
<p>Allowed Slope: Pitched roofs shall have a minimum slope of four (4) feet vertical rise for every twelve (12) feet of horizontal run; the maximum slope is limited to one (1) foot vertical rise for every one (1) foot of horizontal run.</p>	<p>Complies: See Visible Roof Standards above</p>

<p>Roof Modulation: A pitched roof more than 90 feet in length shall include a change in parapet height or pitched roof height at least every 90 feet. This change in height shall align with the vertical building bays. Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.</p>	<p>Complies: The maximum roof ridge length does not exceed 90 feet.</p>
<p>Roof Elements: Continuous pitched rooflines greater than 90 feet in length shall include roof elements that align with the vertical building bays and roof modulation. Roof elements shall include, but shall not be limited to, dormers, stepped roofs, gables, or other roof elements that add significant visual relief to the roof line.</p>	<p>Complies: The maximum roof ridge length does not exceed 90 feet.</p>

10. GUTTER DOWNSPOUTS AND SCUPPERS: SECTION 20.110.014(I).10

<p>Intent: Building devices used to control rainwater shall be compatible with the roofing system and shall not dominate the façade of a building. Parapets and cornices shall not be interrupted by stormwater elements.</p>	<p>Complies: Sloped roofs have rain gutters and downspouts</p>
<p>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.</p>	<p>Complies: Gutters and downspouts will be constructed with high-quality metal. Gutters will be painted to match the building trim color. Downspouts will be painted to match the adjacent wall color.</p>

11. CUSTOMER AND PUBLIC ENTRANCES: SECTION 20.110.014(I).11

<p>Intent: Customer and public entrances shall ensure accessibility to the public, create primary focal points for the façade, and provide a comfortable proportion for the pedestrian entry.</p>	<p>Complies: Residential buildings incorporate common entrances for residents in conformance with the Stoop Frontage requirements. The clubhouse incorporates a generously proportioned Porch Engaged Frontage with a central gabled canopy entrance. Commercial tenants in the mixed-use buildings will have a Shopfront Frontage.</p>
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<p>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.</p>	<p>Complies: Each building has multiple common or public entrances facing the front street or open space.</p>
<p>Location: Buildings larger than 50,000 square feet (gross floor area) shall orient customer or public entrances toward a public street or an internal street or drive.</p>	<p>NA: There are no buildings larger than 50,000 SF</p>
<p>Prominent Entrances: Each building on a site, regardless of size, shall have clearly defined, highly-visible customer entrances featuring no less than three (3) of the following:</p> <ul style="list-style-type: none"> • Awnings or porticos • Overhangs • Recesses/projections • Arcades • Raised corniced parapets over the door • Peaked roof forms • Arches • outdoor patios • Architectural detail such as tile work and moldings integrated into the building structure and design • Integral planters or wing walls that incorporate landscaped areas and/or places for sitting 	<p>Complies: All buildings have public or common entrances in conformance with frontage types stipulated in the Form-Based Code.</p> <p>Residential buildings incorporate the Stoop Frontage with a projected portico with roof overhang in front of a recessed entrance. Double columns on each side of the stoop add additional architectural detail.</p> <p>Mixed-Use buildings incorporate a Shopfront Frontage with recessed entrances and awnings. Brick veneer with a wainscot base provides additional architectural detail.</p> <p>The clubhouse incorporates a Porch Engaged Frontage with a peaked roof form and arcade which shelters an outdoor patio.</p>
<p>Internal Circulation: All stairwells, corridors, and other circulation components of the building shall be completely enclosed within the building envelope.</p>	<p>Complies: Although the stairs are not within the thermal envelope of the building, they are within the physical envelope defined by the exterior façade and roof. The width of the opening was reduced to match the width of the adjacent windows to increase the sense of enclosure. In addition, the stairs occur at the rear of buildings away from the primary building frontage.</p>

12. WINDOWS: SECTION 20.110.014(I).12

<p>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.</p>	<p>Complies: Windows are vertically proportioned and stacked on all floors.</p>
<p>Standards: Window Proportion. Windowpanes shall be vertically proportioned.</p>	<p>Complies: Windows are vertically-proportioned 3' wide by 5' wide single-hung windows.</p>
<p>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.</p>	<p>Complies: Window trim is greater than 2 inches wide.</p>
<p>Upper Story Windows: Windows located above the ground floor shall align with ground floor windows, ground floor doors, and the building modulation.</p>	<p>Complies</p>
<p>Display Windows: The light source for display windows shall not be visible from the exterior of the building.</p>	<p>Complies: Interior display lighting at commercial windows will be shielded and not visible from the exterior. This will be incorporated into the tenant improvements for each space.</p>

13. GLAZING: SECTION 20.110.014(I).13

<p>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.</p>	<p>Complies: Residential buildings will provide ground-floor transparency based on the operational requirements of individual residential units within each building.</p> <p>Commercial spaces within mixed-use buildings will have transparency based on the Shopfront Frontage standards.</p>
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<p>Standard: Required Transparency for Primary façades. Primary façades shall be glazed and transparent according to the table in this section of the standards: Between 25%and 60% of the second-floor façade and above shall be transparent glazing.</p> <ul style="list-style-type: none"> • Between 25%and 60% of the second-floor façade and above shall be transparent glazing. • Transparent glass shall possess a minimum 60% light transmittance factor. • Areas of the building that are functionally restricted from providing vision glass may be exempted provided other architectural scaling techniques are employed. • No highly reflective glazing shall be permitted within the lower 80% of the building façade (maximum reflectance factor of .20) No first floor reflective coating is permitted. 	<p>Complies: All building facades will incorporate glazing in conformance with the requirements of this code section.</p>
<p>Primary façades: A primary façade shall be considered any front façade or façade that fronts onto a street, access way, pedestrian walkway, or internal drive; alleys and service drives shall not be considered streets, access ways, or internal drives for the purposes of this requirement.</p>	<p>Complies: All primary facades shall meet the requirements of this code section.</p>
<p>Pedestrian View Plane: The pedestrian view plane shall be defined as the exterior wall area located between two (2) feet and ten (10) feet above the exterior grade.</p>	<p>Complies</p>
<p>Exclusions: This standard shall not apply if the Director determines that the required transparency is inconsistent with the operational requirements of the building.</p>	<p>Noted</p>

Sincerely,



Chris Kelly, AIA
 Vice President
 LEED AP