

DESIGN REVIEW BOARD DESIGN GUIDELINE CHECKLIST
MIXED USE TOWN CENTER/ERICKSEN DISTRICT DESIGN GUIDELINES BIMC 18.18.020

☒ Preapplication Conference Checklist

☐ Formal Submittal Checklist

PROJECT NAME	CASE NUMBER	SITE ADDRESS	TAX PARCEL NUMBER(S)
ERICKSEN TOWNHOMES		568 ERICKSEN AVENUE (EXISTING STRUCTURE)	26250220512009
PROJECT DESCRIPTION CONDOMINIUM PROJECT SUBJECT TO SITE REVIEW. SIX NEW FREESTANDING TOWNHOMES (1900SF EACH) AND ONE EXISTING RESIDENCE (ON HISTORIC REGISTER).			

SITE DESIGN			
DESIGN GUIDELINE	INTENT	GUIDELINE	
SITE DESIGN 1	Ensure that the pre-1920s residential character predominates.	PRESERVATION OF HISTORIC BUILDINGS Owners are strongly encouraged to preserve historic (pre-1920) buildings. Any additions to existing historic structures shall be located to the rear and shall be consistent with the character of the older structure.	DRB ACTION (Y/N)
		Applicant Response: The existing residence from 1905 (Henry Groos House) at 568 Ericksen Avenue has been retained. The building was added to the local historic register in April of 2017.	
SITE DESIGN 2	Modest scale of buildings.	SCALE OF BUILDINGS Scale of buildings in this corridor shall remain modest (refer to guideline Building Design 1). Any new development shall be constructed so that building forms, roof shapes and relationship of building to street are compatible with the historic structures on Ericksen Avenue.	DRB ACTION (Y/N)
		Applicant Response: At approximately 800sf footprint each the new residential structures are significantly under the 2500sf maximum footprint (Building Design #1). Forms, roof shapes and slopes, detailing, and street relationships are consistent with the Ericksen Avenue Corridor Design Guidelines.	

SITE DESIGN 3	Reinforce the historic pattern of development by retaining open-air view corridors from Ericksen Avenue through to the Winslow Ravine.	RAVINE VIEW CORRIDORS On the west side of Ericksen Avenue from Winslow Way to 200 feet north of Wyatt Way (where the Winslow Ravine leaves Ericksen to cross under Highway 305), the total of both side yard setbacks shall be at least 30% of the width of the frontage on Ericksen. Driveways may be in the setbacks, but the open-air view from the street through to the Winslow Ravine shall remain unobstructed by buildings or fences.	DRB ACTION (Y/N)
Applicant Response: A view corridor of 30’ in width (30% of the 100’ lot width) is shown in the center of the proposed development. While technically this does not lie within the side yard setbacks, when combined with the 5’ side yards it provides 40’ of total transparency. This approach is a side yard relief allowed under the code provisions for “Historic Structure Relief” (see Project Vision document for more detail).			
SITE DESIGN 4	Reinforce the historic pattern of development.	SETBACKS Buildings shall be set back from the front property line in accordance with the zoning ordinance, which allows porches and bay windows to intrude into the setback.	DRB ACTION (Y/N)
Applicant Response: New structures are set back 15’ or greater from Ericksen (porch intrudes). The existing 568 Residence is located within the front yard setback approximately 5’ from the front property line.			
SITE DESIGN 5	Reinforce the historic pattern of development.	LANDSCAPE FRONT YARDS Landscaped front yards shall be provided. At least 50% of the area between the ROW and the building setback shall be landscaped with trees, shrubs and ground cover.	DRB ACTION (Y/N)

Applicant Response: Landscaped front yards are provided and are shown in the project drawings.			
SITE DESIGN 6	To have signs along this corridor be very unobtrusive.	SIGNS The design of signs should be integrated with the architecture of the building, with features and materials common to pre-1920 structures on Ericksen. No neon or internally lit signs are allowed.	DRB ACTION (Y/N)
		Applicant Response: No signage other than residential addresses numbers are proposed	

Building Design Guidelines continued on following page...

BUILDING DESIGN			
DESIGN GUIDELINE	INTENT	GUIDELINE	
BUILDING DESIGN 1	Ensure that the scale of new development is compatible with historic structures.	MAXIMUM BUILDING FOOTPRINT South of Wyatt, the total footprint of any building shall not exceed 2500 sf. North of Wyatt, buildings shall be designed in sections with footprints not exceeding 2500 sf. There shall be no minimal connections between these sections so that the overall project appears more compatible with smaller, individual buildings to the south of Wyatt.	DRB ACTION (Y/N)
Applicant Response: As noted above, individual building footprints are approximately 800sf of only about 1/3 of the maximum allowable			
BUILDING DESIGN 2	Continue the historic pattern of building forms.	PITCHED ROOFS Buildings should have pitched roofs with one or more visible ridge lines. Roof pitch on main roofs shall have at least 8: 12 and no more than 12: 12. Roof overhang should be at least 12". Roof pitch on shed dormers and attached porches shall be at least 4: 12. No continuous roof ridge shall be over 50' long.	DRB ACTION (Y/N)
Applicant Response: Roof pitches on main roofs at 9:12 with 12" and 18" overhangs. Roof pitch on shed dormers is 4:12. Longest continuous roof ridge is 29'.			

BUILDING DESIGN 3	Continue the historic pattern of building forms.	BUILDING AND SITE ACCESS In new construction, features such as handicap access and pedestrian access to underground parking shall be integrated within buildings, not placed as visible add-ons. In remodel projects, this guideline will be met to the extent feasible.	DRB ACTION (Y/N)
Applicant Response: Parking is provided within first floor garages; handicap unit has internal elevator for accessibility.			
BUILDING DESIGN 4	Continue the historic pattern of building forms.	BUILDING MATERIALS Such features and materials common to the pre-1920 structures on Ericksen as horizontal wood siding, frieze boards, double-hung windows, trim at windows, corner braces, porches, bay windows, prominent roof overhangs and red brick chimneys, are encouraged. It is the responsibility of the applicant to demonstrate that proposed building materials meet the intent of the guideline.	DRB ACTION (Y/N)
Applicant Response: New residences have horizontal wood siding, double hung windows with trim, roofs with corner braces, and roof overhangs. The existing historic residence has wood shingle siding. It is the intent of the design to relate to some of the details and materials the existing residence and as such all new residences have a standing seam metal roof similar to that on the existing home.			

Additional comments/recommendations from the Design Review Board on the following page...

GUIDELINES REQUIRING ACTION PER DESIGN REVIEW BOARD
DESIGN REVIEW BOARD SUMMARY MOTION ON ACTIONS