Snohomish County Urban Center Development Illustrative Assistance Handbook

The illustrations outlined in this handbook may provide assistance in understanding the design standards outlined in chapter 30.34A SCC for development located in the Urban Center (UC) zone. They are not a substitute for actual code requirements but can offer insight into the intent of the regulations.
Sidewalks

**Intent:** To provide a unified streetscape, shade, enhanced air quality and a buffer between cars and pedestrian along urban village streets.

Street Trees

**Intent:** To provide a unified streetscape, shade, enhanced air quality and a buffer between cars and pedestrian along urban village streets.
Curb Cuts

**Intent:** To provide a contiguous, uninterrupted sidewalk by minimizing and/or consolidating driveway access off urban centers streets.

Lighting

**Intent:** To conserve energy, prevent glare and reduce atmospheric light pollution while providing sufficient site lighting for safety and security.
Parking Locations

**Intent:** To reduce the visual impact of parking and enhance the pedestrian experience.

Parking Lot Landscaping

**Intent:** To allow for infiltration of run-off, to offer shade to otherwise bare paved areas, and to visually soften expanses of parking.
Parking Structure Design

**Intent:** Reduce and soften the presence of above ground parking structures.

Pedestrian Connections

**Intent:** To allow for clear and safe pedestrian movement through parking lots.
Open Space

**Intent:** To provide useful open space for both public and private users.

Screening Trash/Service

**Intent:** In order to reduce the visual impacts of trash and service areas.
Set to the Street

**Intent:** To provide pedestrian engaging edge along streets by bring the building up the back of the sidewalk
Step backs

**Intent:** To provide relief to perceived building mass through upper-story step backs.

Massing and Articulation

**Intent:** To reduce the apparent bulk of multi-story buildings and maintain pedestrian scale.
Ground level detail

**Intent:** To reinforce the character of the streetscape and encourage active and engaging design of the pedestrian edge of the streetscape.

Weather Protection

**Intent:** In order to provide pedestrians cover from weather.
Transparency

**Intent:** To provide a visual connection between activities, ground floor façades.

Blank walls

**Intent:** To reduce the visual impact of blank walls by providing visual interest.
Roof edge

**Intent:** To ensure that roof line present a distinct profile and appearance for the building and expresses the neighborhood character.

Screening Mechanical Equipment

**Intent:** To screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.