Exhibit C

City of Mukilteo

DESIGN STANDARDS

GUIDELINES FOR MIXED-USE DEVELOPMENT

December 1998
Mixed-Use Development Design Standards

Guideline 1: Overall Form

Buildings should utilize elements such as massing, materials, windows, canopies, and pitched or terraced roof forms to create both a visually distinct "base" as well as a "cap".

Multi-level buildings with commercial, office, or residential uses are strongly encouraged to create more clearly defined street edges (with zero setbacks from the sidewalk) and to provide upper-story activities which overlook the street and plazas. Easy access to the second story is strongly encouraged to allow economic viability for commercial uses and/or separate entrances for residential uses.
Mixed-Use Development Design Standards

Guideline 2: Site Design

Off-street parking areas are to be located at the rear or side of buildings and should be well lit, without creating light spillage onto other properties.
Mixed-Use Development Design Standards

Guideline 3: Lighting Pedestrian Zones

Pedestrian corridors outside of buildings need to be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites.
Mixed-Use Development Design Standards

Guideline 4: Minor Pedestrian Passages

New development and redevelopment are encouraged to include passageways that cut through buildings. These can be simple walkways or can be more elaborate landscaped courtyards. They can be open to the sky or covered.
Mixed-Use Development Design Standards

Guideline 5: Pedestrian Oriented Streetscape

Buildings in the mixed-use zones should provide cover for pedestrians such as awnings along the length of any facade abutting a sidewalk. Other streetscape amenities should include street trees, broad sidewalks, building and pedestrian lighting, overhanging signs for pedestrians, necessary street furniture and on-street parking where feasible.
Mixed-Use Development Design Standards

Guideline 6: Street Walls

The street wall or zero setback of buildings from the sidewalk is intended to have buildings visually and functionally interact with the pedestrians on the sidewalk.
Mixed-Use Development Design Standards

Guideline 7: Ground Floor Transparency

The ground floor of buildings in mixed-use development is required to have windows that allow for visual connections between activities inside and outside the building. The ground floors of buildings should face sidewalks and pedestrian pathways and should have generous amounts of clear glass so people can see into the building.
Mixed-Use Development Design Standards

Guideline 8: Encouraging Varied Detail

Residential and commercial buildings in mixed-use development should include details that create a sense of human scale and that break down the bulk of larger buildings. The following ways to incorporate detail and articulate a building are:

- Base articulation (using solid materials or raising the first floor)
- Visible trim around windows and building corners
- Using columns or vertical relief
- Bay windows and dormers
- Front porches, stoops, or balconies
- Varied height of buildings
- Parapet and roof details

The details on the upper story add interest and give a definite residential feel to this mixed use development.

Pedestrian scaled elements including an outdoor eating area and small arcade make the building relate well to the sidewalk.

Parking is located to the rear of the building.
Mixed-Use Development Design Standards

Guideline 9: Small Scale Building Increments

Breaking buildings into small increments helps to add visual interest and scales the building to human proportions. The facades of buildings are to be divided into small units, such as narrow storefronts, bays, separated roof forms. Long or large uninterrupted walls or windowless walls are not allowed.
Mixed-Use Development Design Standards

Guideline 10: Weather Protection

Weather protection is required in mixed-use developments to give pedestrians some protection from the rain while in these areas. The weather protection such as awning, canopy, or marquee should be located 8 to 10 feet above the sidewalk with a minimum width of 4 feet.
Mixed-Use Development Design Standards

Guideline 11: Design for Pedestrian Safety

Building design should consider "informal" surveillance of public and semi-public outside areas. Visibility should be provided from store fronts, upper story bay windows, balconies, roof decks, porches or outdoor cafe's.

Well marked pedestrian access shall be provided within parking lots and from the interior of parking lots to exterior sidewalks.
Mixed-Use Development Design Standards

Guideline 12: Screening Utility Equipment and Services

Mechanical equipment on roofs or walls should be screened by extending parapets, using roof wells, clerestory, or integrating it into the roofline.

The use of landscaping and site design is required to screen utility vaults and equipment.

Loading, trash dumpsters, recycling bins and storage areas should be located so they are not visible from the street and are concealed with solid fencing and gates/doors. Landscaping should be used to soften the appearance of the enclosure.

Utilities shall be undergrounded in mixed-use districts.
Mixed-Use Development Design Standards

Guideline 13: Sign Integration

Sign integration should be used in new development where ever possible, so signage is part of the overall design approach.
Guideline 14: Signage Creativity

Creativity is encouraged in signage and graphic design. Signs can be expressive in form and lighting. Standard, back-lighted, metal frame and plastic signs are discouraged.
Mixed-Use Development Design Standards

Guideline 15: Building Mounted Signs

Signs can be located on the facades of buildings. This building mounted sign will be the principal location to announce goods and services. The only other signs allowed are the overhanging sign and "open" sign.
Mixed-Use Development Design Standards

Guideline 16: Location of Signs on Buildings

Signage placement shall be centered over tenant storefronts and shall not exceed 24 square feet in total area for each storefront.
Mixed-Use Development Design Standards

Guideline 17: Overhanging, Building Mounted or Blade Signs

These signs mounted perpendicular to the building face are allowed to provide pedestrian oriented signage for retail and office uses. They should be scaled to the pedestrian, must be at least 8 feet above the sidewalk and are encouraged to be creative/symbolic rather than using only letters.
Mixed-Use Development Design Standards

Guideline 18: Awning Signs

Awnings, or similar weather protection are required for along sidewalks in retail/mixed use areas. Signs painted on the awnings are allowed, but awnings cannot be internally illuminated.
Mixed-Use Development Design Standards

Guideline 19: Lighting Signs

Signage needs to be unobtrusive and the form of lighting can only be back lit or externally lit. Internally illuminated signs are not allowed.
Mixed-Use Development Design Standards

Guideline 20: Parks and Open Space

Mixed-use developments will provide 20% in parks and open space. Plazas, playareas, landscape buffers and open space (sensitive areas). Ten percent of the area will be in useable parks, plazas and playareas. Pedestrian and bicycle paths and connections are required within the development and shall be provided to the closest activity areas (i.e. schools, business area, park, major arterial etc.)
Mixed-Use Development Design Standards

Guideline 21: View Corridor

View corridors shall be considered and protected in the waterfront area. The view corridors created by Park Street and SR 525 running north and south in Mukilteo provide important view corridors. Front Street also provides another view corridor to the water. To help protect view corridors and allow for buildings and public areas to share and retain access to these views buildings shall configure their ridge lines to be perpendicular north and south, or to the shore, or to the significant view. The basic structure and pitched roof shall be located to provide maximum view corridors between structures.

![Diagram showing the view corridor with the ridge line pointing towards the direction of the view.]

*Natural Grade*

*The ridge line must point toward the direction of the view.*
Mixed-Use Development Design Standards

Guideline 22: Parking Lots - Landscape Design

Parking lots shall be landscaped to improve the views of parking areas for pedestrians and from views uphill above the parking lots, and to help reduce the apparent size and amount of impervious surface. Landscaping and screening of the perimeter is required using deciduous trees and planting beds. To protect view corridors within and over the WMU zone, trees species should be used that grow to less than 30 feet in the waterfront area and less than 40 feet otherwise. Trees should be a minimum of 2 1/2" caliper in planting beds and planting beds shall be a minimum of five(5) feet wide. Drip irrigation is required. Landscaping should be drought resistant and/or be of indigenous species. Where parking is allowed to overhang the landscaping beds, an additional 2 feet shall be added to the width of the landscape bed and parking stalls length can be decreased by 2 feet for compact stalls. The location of trees, and light poles (luminaries) should be coordinated to ensure minimum light levels.

5 - 7 foot landscaped beds, depending on if vehicle overhang is allowed or a 2' integral curb

Deciduous trees 2 1/2" in caliper, 1 tree for every four parking stalls with 50% of the parking lot being shaded within 5 year period and landscape beds ground cover achieving 90% coverage in 5 years.
Mixed-Use Development Design Standards

Guideline 23: Screening Parking Lots - Pedestrian Environment

Parking lots shall be screened to reduce the negative visual impact of parking lots and parked vehicles. Screening also improves the edge of the streetscape and helps to define the street. All parking lots, storage, loading or maintenance areas within visual proximity of the public sidewalk should be screened using one of two methods:

- Provide a screen wall at least 2 1/2 feet high of durable or attractive materials.
- Provide a landscape perimeter bed or hedge that is maintained at 2 2/2 feet high.

This drawing illustrates a typical standard of perimeter landscaping. Other plant material combinations and dimensions may be appropriate.
Mixed-Use Development Design Standards

Guideline 24: Screening Parking Garages - Pedestrian Environment

Parking garages shall be placed in back of first floor retail. Garage entrances shall not be off arterial streets such as Front Street. At-grade parking structures or garages adjacent to local or secondary streets such as Park Street, should be setback 10 feet from the sidewalk to allow for dense landscaping. Providing either commercial activity or dense landscaping along pedestrian ways will improve the pedestrian environment and reduce the impact of at-grade parking structures.

Street level spaces for small businesses, creating a more active and pedestrian friendly street edge.

Living groundcover to cover 90% of planting strip within 3 years.

Parking garage screening bed.