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i.

INTRODUCTION

AUTHORITY

Section 19 of the Everett Zoning Ordinance establishes the Site Plan Review process for development project applications. This document, the Everett Design Guidelines (Guidelines) establishes the design and planning standards as the basis for the Site Plan Review process.

APPROACH

Everett's pace of redevelopment is accelerating. The City must ensure that changes serve the local community and provide a predictable process for project applicants.

These Guidelines support Everett's ambition to become a more walkable, transit-friendly, and mixed-use community by ensuring consistently high-quality site and architectural design throughout Everett. The desired outcome is technologically and economically viable urban places. These Guidelines also address pre-existing conditions related to existing uses and buildings.

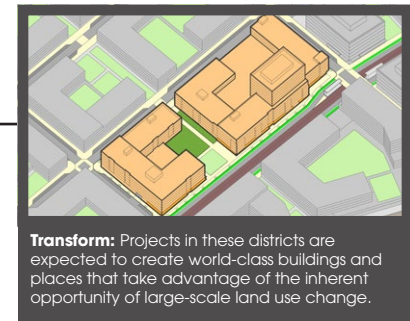
The Guidelines are primarily principle-based rather than strictly prescriptive. This affords applicants the flexibility to design creatively while achieving and maintaining a high level of quality and continuity throughout Everett.



Preserve: Context-aware infill and focus on neighborhood improvements for projects primarily in Dwelling Districts or smaller projects along corridors.



Upgrade: In Business Districts, Apartment Districts, and along commercial corridors, applicants shall relate to underlying development patterns and appropriate transitions.



Transform: Projects in these districts are expected to create world-class buildings and places that take advantage of the inherent opportunity of large-scale land use change.

AREAS OF APPLICABILITY

The design guidelines are applicable to any project requiring Site Plan Approval. Site Plan Review is expected in transformative areas and along primary corridors, as well as for larger projects within neighborhoods. The design guidelines are interpreted for three "types" of development that span the anticipated range of scales. The three area types are: **PRESERVE**, **UPGRADE**, and **TRANSFORM**.

ii.

SITE PLAN REVIEW SUBMITTAL

SUBMITAL REQUIREMENTS

Applicants shall submit a Schematic Design drawing package at least seven (7) days prior to the Design Review meeting.

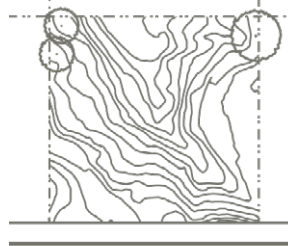
Schematic Design (approximately 20% of design) should present sufficient information to allow a reviewer to fully understand the main design concepts and orientation. The documents will identify area allocations, conceptual organization of exterior and interior spaces, conceptual image and building massing, and usage of exterior materials.

Drawings shall include labels indicating key features, a scale bar and north arrow where applicable, the applicant's name, and date of submission.

The package shall contain the following: narrative, drawings, and renderings to demonstrate how the Guidelines are met.



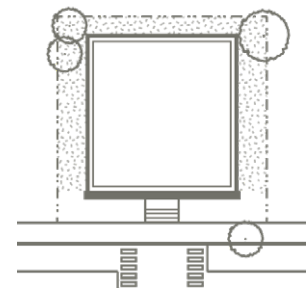
DESIGN INTENT STATEMENT stating the organizing design principles that shape the design and relate the design to its context.



SITE SURVEY prepared by a registered surveyor showing topography at two-foot intervals, caliper and species of trees of 6-inch caliper or more, location of significant natural features, structures, paved surfaces, and utilities lines on the site.



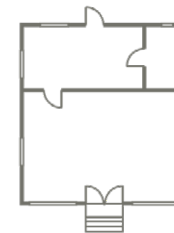
CONTEXT MAP within a ¼ mile from the site's perimeter showing urban design features, transportation infrastructure, and connections as described in sections B.1. and B.2.



PLAN VIEW DRAWING of the entire site with locations of proposed buildings and landscape features including outdoor program areas, parking, pedestrian and vehicle circulation, and relationship with adjacent buildings.



ELEVATION DRAWINGS of all elevations visible from public streets and parks with materials and color.



FLOOR PLAN DRAWINGS for the ground floor and at least one other typical floor with uses, entrances, and vertical circulation.



RENDERED PEDESTRIAN LEVEL VIEW(S) of the proposed project including context of surrounding areas.

DESIGN INTENT STATEMENT

The project's design intent shall be reflected in each architectural element. Overall massing and proportion, and individual elements such as doors and windows, shall contribute to the legibility of each building and reinforcing a sense of design consistency and harmony.



A.

DESIGN INTENT STATEMENT

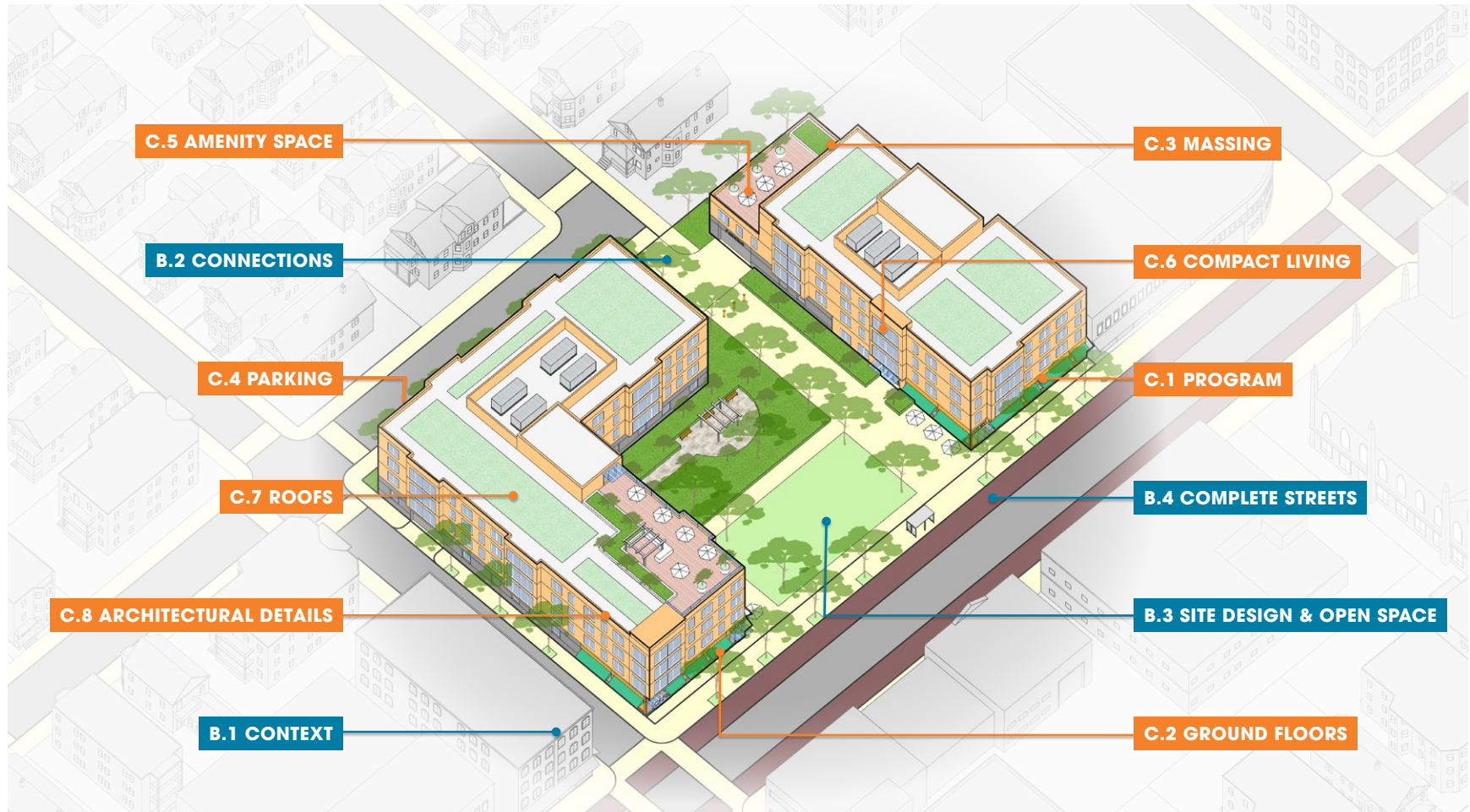
The application shall provide a narrative description of the proposal's vision and how the proposal addresses each of the design features.

Prepare a design intent statement that describes the vision for the project, the architectural style, how the project relates to the public realm, and how the project addresses each of the design guidelines. The narrative shall be a maximum of two pages in length.

The narrative may also describe what gives the project unique character, the project's consistency with neighborhood plans, the project's contributions to economic development, and the project's contributions to Everett's identity.

The narrative shall be sufficient for reviewers to evaluate the application's consistency with the design guidelines, including the design and location of proposed mechanical equipment, location of vehicle parking and loading facilities, mitigation of potential negative impacts on abutters, and accommodations for pedestrian, bicycle and transit access.

A. DESIGN INTENT STATEMENT



The Design Intent Statement's purpose is to ensure that all buildings meet the underlying intent of the guidelines. The Statement should address how the project works as a whole by establishing a vision, organizing principles, and defining architectural features that can then be used as a point of reference during the Site Plan Review process.

URBAN DESIGN

The starting point for urban design in Everett is the pedestrian experience. Buildings and spaces should enhance the quality of the pedestrian environment and be compatible with the surrounding area



COLD BEER
LIVE

COCKTAILS



KIT
S
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OS - START

FRIED CHIC

B.1

CONTEXT

Applications shall provide a context map indicating important buildings, open spaces, and landmarks. Projects shall be responsive to the existing pattern of development including overall image, scale, and character.

Context Area Map

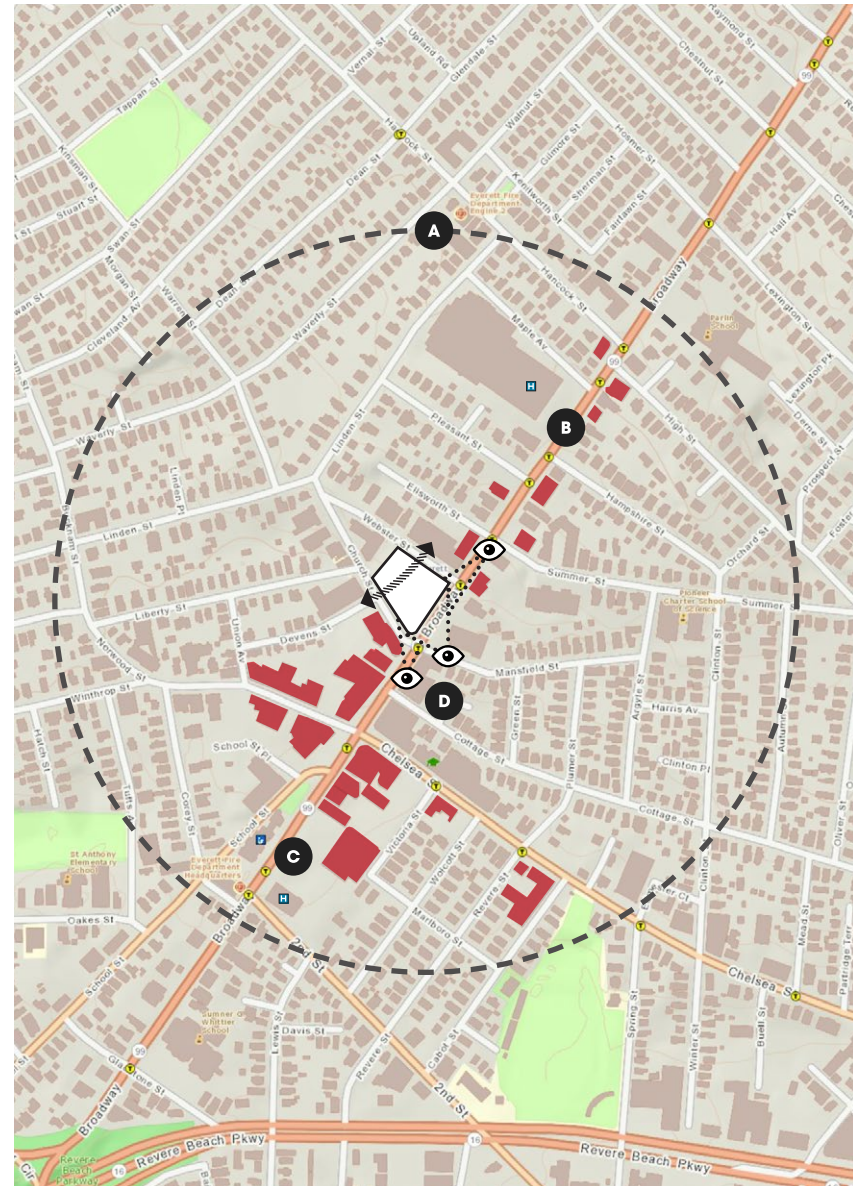
- Applications shall provide a context map showing a quarter mile beyond the project site boundaries. The map shall be a minimum scale of 1"=400' and a minimum size of 11" by 17".
- The map shall identify building footprints, parcel lines, street names, water bodies, schools, community facilities, and commercial/retail areas.
- The map shall identify landmark features including towers, vertical elements, building entries, and public open spaces.
- The map shall identify view corridors, for example, down rights-of-way or across open spaces.

Site survey

- A site survey prepared by a registered surveyor showing topography at two-foot intervals, caliper and species of trees of 6-inch caliper or more, location of significant natural features, structures, paved surfaces, and utilities lines on the site shall be provided.

Responding to the Context

- Building design and orientation shall be consistent with the established streetscape abutting the project including the pattern of setbacks and heights.
- Buildings on corners of intersections between two streets and at the ends of significant view corridors shall have accentuated design as visual landmarks.
- If applicable, the application shall specify how the project mitigates, limits, or minimizes any potential adverse effects that the project may have on historic resources.
- Existing mature trees shall be preserved to the extent possible.



Example of a context and connections map within a ¼ mile from the site's perimeter showing urban design features, transportation infrastructure, and connections as described in sections B.1. and B.2. The minimum map scale is 1"=400'.

B.1 **CONTEXT**



UPGRADE+TRANSFORM A building framed by a view corridor that provides a visual landmark.



UPGRADE+TRANSFORM A building at an intersection of two streets that has accentuated design.

B.2

CONNECTIONS

Applications shall provide a **connections map** with existing and anticipated sidewalks, paths, bicycle facilities, and transit connections. Projects shall provide new pedestrian, bicycle, and transit connections where appropriate.

Connections Map

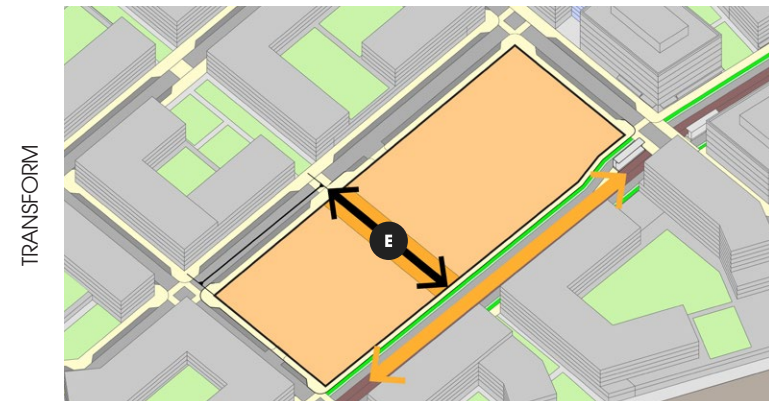
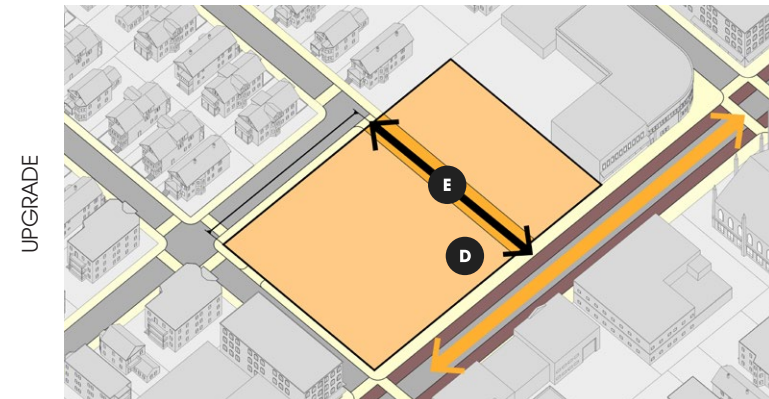
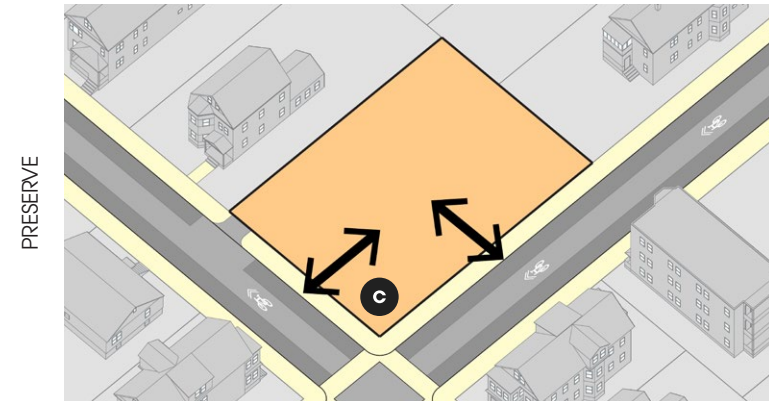
- A. Applications shall provide a map of connections with a minimum extent of a quarter mile beyond the project site boundaries.
- B. The map shall identify sidewalks, paths and trails, open spaces, transit stops and lines, and bicycle facilities.

Designing for Connections

- C. Sites and buildings shall be designed for safe and convenient access by pedestrians and bicyclists as well as to encourage movement within the site and between adjacent sites.
- D. Sites and buildings shall contribute to transit access with direct pedestrian paths along the shortest distance between transit stops and potential riders.

Mid-Block Passages

- E. Sites with a side longer than 400 feet shall provide a direct, public or privately-maintained, and 24/7 publicly-accessible mid-block passage connecting from the sidewalk of one street to another on the opposite side of the block.
- F. Mid-block passages may be open-air or covered as long as public access is maintained.
- G. Mid-block connections shall promote convenience and connectivity to useful destinations and, where applicable, contribute to any existing open spaces in the surrounding area.



B.2 CONNECTIONS



UPGRADE+TRANSFORM A mid-block passage with connections between buildings above.



UPGRADE+TRANSFORM A green pedestrian passage is a welcome refuge and connection.



UPGRADE+TRANSFORM A pragmatic passage through a building to provide connectivity.

B.3

SITE DESIGN AND OPEN SPACE

Site design shall integrate with adjacent streets, create privacy zones with distinct boundaries, and integrate stormwater management best practices. Larger projects shall enhance and expand Everett's open space amenities by providing publicly beneficial uses and connecting to existing open spaces where applicable.

Public-Private Transitions

- A. The design of public setbacks, plazas and pedestrian connections shall integrate with the adjacent streetscape by matching or exceeding the quality of paving materials and landscaping.
- B. Site design shall clearly delineate privacy zones between public and private, semi-private and private, and private and private. Boundary types may include low walls, fences, landscaping, hedge planting, berms, and differences in elevation.
- C. The design of any fences shall relate to the project's design intent by using similar materials, design expression, and range of color and style.

Open Spaces

- D. At least 15% of commercial and multi-use project sites shall be dedicated to open space, which shall not include area used for parking or buildings. Public mid-block passages count towards the open space requirement. These open spaces shall be visible and accessible from public streets.
- E. Pavilions, amphitheatres, kiosks, restrooms, and other publicly-accessible buildings and structures are encouraged in public spaces.
- F. Open spaces shall be designed to enhance existing or planned open space networks, including pedestrian and bicycle connections.

Stormwater Management

- G. Site design shall prevent off-site discharge of untreated water from rainfall events up to and including the 95th percentile storm event by incorporating low impact development best practices, such as rain gardens, bioretention and infiltration planters, porous pavements, vegetated swales, green roofs, tree boxes, pocket wetlands, and rainwater harvesting.

PRIVATE OPEN SPACE PER UNIT



PUBLIC AND SEMI-PRIVATE SPACES



GREEN CORRIDOR EXTENSION



B.3 SITE DESIGN AND OPEN SPACE

Wind

- H. Site, open space, and building design strategies shall block wind, particularly prevailing winds and downdrafts. Coniferous vegetation may be planted on the north sides of open spaces and along the edges and against any blank walls.
- I. Proposed buildings that are over 150 feet or at least twice as tall as any adjacent building may be required to study the pedestrian-level wind impact of the project by wind tunnel or other appropriate means of testing.

Sun and shadow

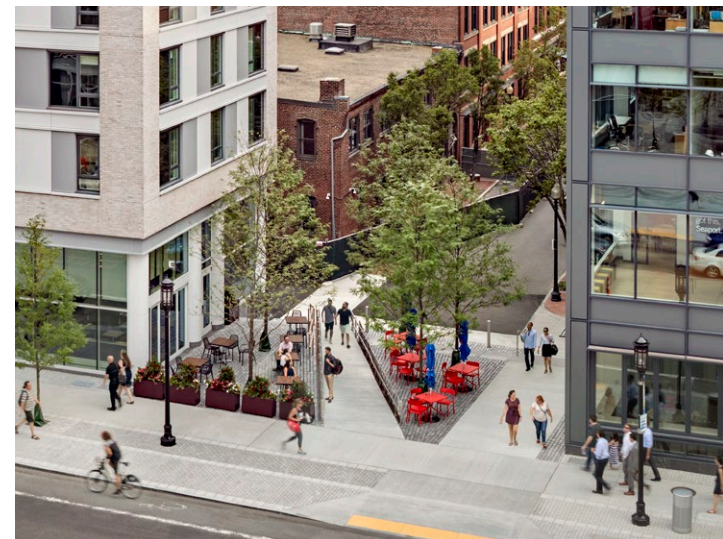
- J. Sites and buildings shall minimize shadows on residential uses and public open spaces.
- K. Applications shall include a shadow analysis with before-and-after scenarios. The analysis shall consider shadows on four representative days of the year (March 21, May 6, June 21, and December 21). For each day, the analysis shall consider those shadows occurring each hour between 1.5 hours after sunrise and 1.5 hours before sunset. The results will be judged according to the seasonal reach and uses impacted.
- L. Preference shall be given to planting deciduous trees on the southern face of a building or outdoor area to provide shade in the summer and allow sunlight to filter in the winter.
- M. Outdoor seating and dining shall be preferred in south-facing areas.

Winter City Design

- N. Site design shall create visual interest with lighting, while being mindful of intensity, spread, contrast and color.
- O. Ramps and stairs shall be textured paving or covered to protect from ice and snow.
- P. Surface parking lots shall facilitate snow removal and shall designate space for on-site snow storage that is mindful of drainage.
- Q. Public art in high pedestrian traffic areas shall consider providing seating and weather protection.



PRESERVE The setback materials integrate with the adjacent sidewalk to create continuity.



UPGRADE+TRANSFORM Spaces between buildings are important for social congregation.

B.3 SITE DESIGN AND OPEN SPACE



UPGRADE The open space creates a new pedestrian connection and separates public and private uses.

B.3 **SITE DESIGN AND OPEN SPACE**



TRANSFORM Open spaces are excellent opportunities to create dynamic social life within blocks.

B.4

COMPLETE STREETS

A complete street approach shall be used for applications proposing alterations within Everett's sidewalks and right-of-way. Projects shall provide facilities for people to safely walk, bicycle, drive, take transit, and socialize in a manner appropriate to the context.

Sidewalks and Uses

- A. Sidewalks shall be present on both sides of every street with an unobstructed walking area with a minimum of 6 feet. In high traffic areas, that minimum is increased to 10 feet.
- B. To promote window shopping and easy access into shops and cafes, the unobstructed sidewalk area shall directly abut the building edge along retail and restaurant-oriented streets.
- C. Outdoor café seating areas may be located within a sidewalk or public space provided a 4-foot clear walkway is maintained. Outdoor café seating shall only use movable furnishings and shall be made from durable materials, such as wood or metal.

Transit Facilities

- D. On-street transit stops shall provide adequate capacity for peak passenger boarding times without interrupting the flow of people walking on sidewalks.
- E. Transit stops shall be appropriately lit with pedestrian-scale lighting.
- F. Transit shelters shall maintain a high level of quality and character.

Bicycle Facilities

- G. Bicycle lanes shall be designed according to the MassDOT Separated Bike Lane Planning and Design Guide.
- H. On-street bicycle parking facilities for a minimum of 4 bikes shall be provided at least every 500 feet along rights-of-way.

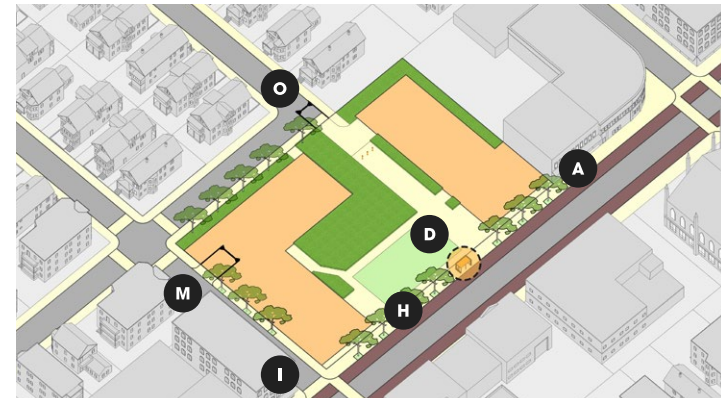
Crosswalks

- I. Crosswalks shall be located to continue all sidewalk trajectories across all intersections and shall be surfaced in a material that contrasts with the street surface.
- J. Crosswalks shall be located near all transit stops.
- K. Curb extensions shall be provided at crosswalks on the sides of streets where on-street parking lanes are present to reduce pedestrian crossing length.

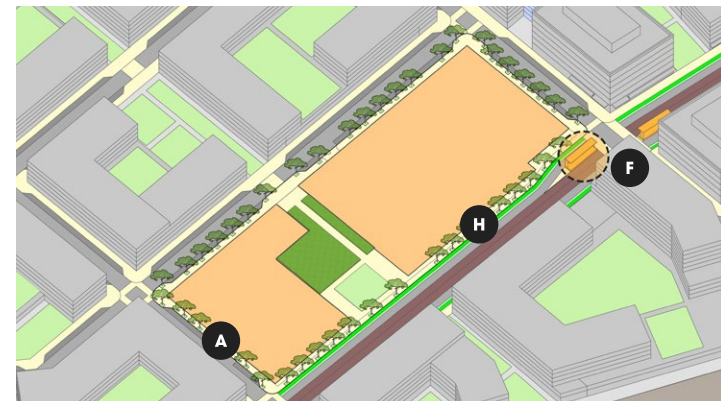
SHARED RESIDENTIAL STREET



BUS-PRIORITY MAIN STREET



BOULEVARD COMPLETE STREET



B.3 COMPLETE STREETS

Vehicular Lanes

- L. Vehicular shoulders, travel lanes, and on-street parking lanes shall be the minimum width as recommended by the MassDOT Project Development and Design Guide.

Curb Cuts

- M. Parking garage and parking lot drive curb cuts shall not exceed 20 feet in width, plus curb radii.
- N. Residential surface parking driveway curb cuts may shall not exceed 10 feet in width, plus curb radii.
- O. Sidewalks crossing parking lot drives and driveway curb cuts shall maintain a level grade, creating a vehicular speed table. The transition from street level shall be a ramp with a slope of 8.33 percent (1:12) or less.

Street Trees

- P. The street-tree pattern shall be spaced consistently at an approximate on-center distance not to exceed 30 feet.
- Q. Street trees shall have a minimum height of 10 feet and a minimum caliper of 3 inches at time of planting.

Lighting

- R. Street lights shall be located at the outer edge of all sidewalks, 10 feet to 15 feet tall, and spaced regularly at least every 100 feet on center.

Street Furniture

- S. Benches shall be provided along retail frontages at a minimum of one per block face.
- T. Benches should ideally be placed near the curb and face another bench, perpendicular to the street.
- U. Benches built into building facades are encouraged and may encroach upon the sidewalk to a maximum depth of 2 feet.
- V. Drinking water fountains shall be available at every park and playground.

Utilities

- W. Especially in Upgrade and Transform areas, utilities shall be placed underground to the maximum extent feasible.



People walking, biking, and taking buses and private cars share this complete street.



Outdoor café seating at the curb allows pedestrians to continue to window shop.



High quality street furniture and plantings create a welcoming environment.

BUILDING DESIGN

Buildings shall be designed to provide exceptional livability while raising the bar for aesthetic and finish quality. Building design shall encourage lively, pedestrian-oriented open spaces that attract interest and interaction with the site and building. Buildings shall contribute to street-level activity and a sense of occupancy through the location and animating design of ground floor uses.



C.1

PROGRAM

Proposed uses shall contribute to Everett's walkability, vitality, and prosperity as well as appropriately use infrastructure capacity available at the project location.

Balance of Uses

- A. Expansion of the housing inventory is encouraged. Housing is a welcome component of commercial development.
- B. Mixed-use projects shall contribute to walkable and affordable neighborhoods by balancing existing uses with complimentary new uses. Complimentary uses may include residential near jobs, jobs near residential, retail in activity centers, and community and institutional facilities where currently lacking.

Intensity of Land Use

- C. Everett is investing in improving infrastructure services, including transportation. The proposed development density shall match available and planned infrastructure capacity, including transit services, to ensure affordability and prosperity in the community.

STACKED RESIDENTIAL UNITS



MIXED USE INFILL WITH HOUSING



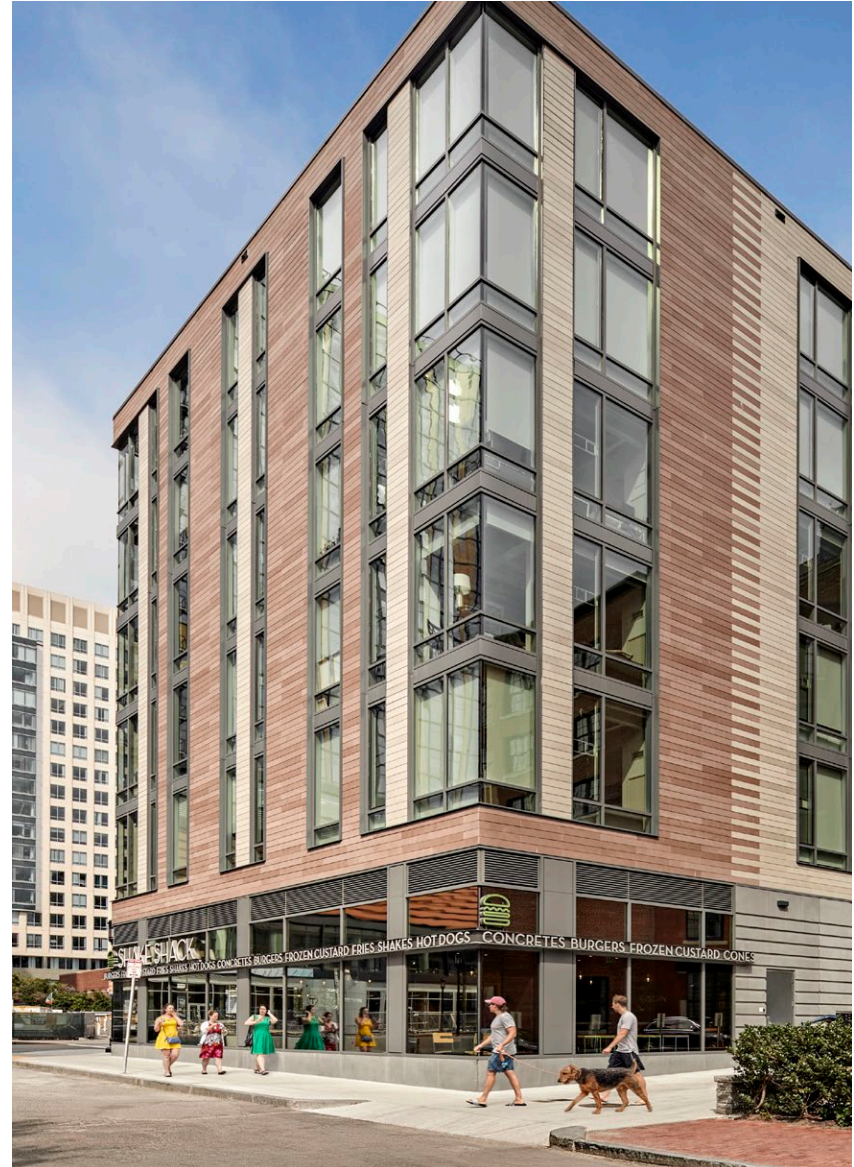
MIXED USE BLOCK WITH HOUSING



C.1 PROGRAM



UPGRADE+TRANSFORM Renovations with residential uses on upper stories are recommended.



UPGRADE+TRANSFORM Redevelopment projects should provide neighborhood amenities like restaurants.

C.2

GROUND FLOORS

Ground floors shall enliven the public realm, create interesting pedestrian journeys, ensure privacy for residential uses, and screen service areas from public streets and parks.

Location of Ground Floor Uses

- A. Within 70 feet of the primary frontage lot line, ground floor areas shall be routinely occupiable by people engaged in activities related to the building's uses, such as retail, service businesses, classrooms, building lobbies, residential units, professional offices, manufacturing, and research.
- B. More actively-occupied interior spaces shall correspond to more actively-used public spaces.
- C. Where present within the project, residential uses shall be located adjacent to any existing residential uses on abutting lots.
- D. Residential uses on the ground floor shall be at least 100 feet from roads with speed limits greater than 40 miles per hour.

Setbacks

- E. Residential uses may setback from property lines to provide front yards or forecourts.

- F. Non-residential uses may setback from property lines to create additional public space. Where setbacks are present, they shall include features to enhance their use and enjoyment, such as tables and chairs, seating, street furniture, shade structures, and art work.

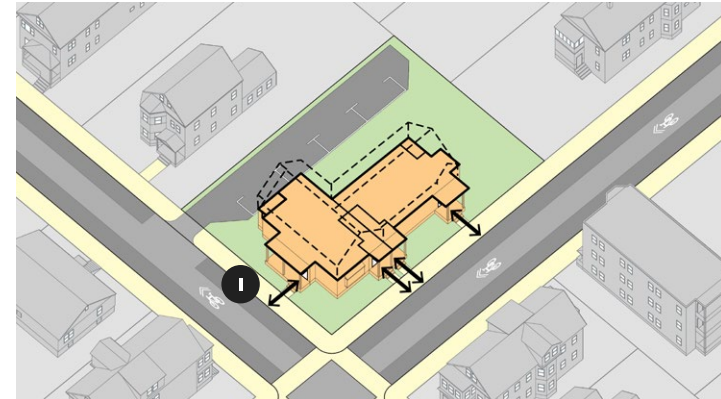
Building Entrances

- G. Primary entrances shall be located on public streets.
- H. Entrances shall be located along safe walking routes, in relation to crosswalks, and for facilitation of public transit use.
- I. At least one building entrance shall front on a street where the building abuts a street.
- J. Each separately leased retail space shall have an individual public entrance onto the abutting street.

Service Areas

- K. Mechanical equipment, refuse storage, service areas, and loading areas not entirely enclosed within buildings shall (1) be located outside required setbacks and not with 10 feet to any property line, (2) be permanently screened from view from adjacent public streets and parks and from abutting property under separate ownership when on the ground, and (3) meet all city, state and federal noise regulations.

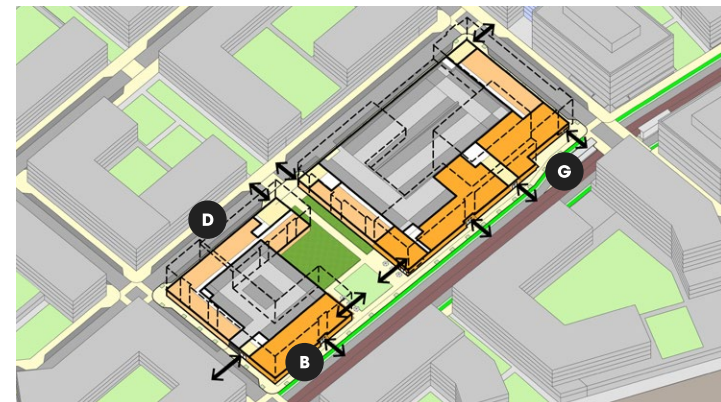
INDIVIDUAL ENTRANCES



ACTIVATED FRONTAGE



ACTIVATED FRONTAGE & OPEN SPACES



C.2 GROUND FLOORS

Retail Guidelines

- L. Retail façades shall have a minimum glazing area of 60%. Restaurants, bars and cafes shall consider operable doors facing streets to integrate with the outdoor environment.
- M. Retail establishments shall be lit in the warmer spectrum (similar to incandescent lamps). Avoid a uniform wash of light.
- N. Retail entrances shall have alcoves between 15 and 100 square feet in size, paved to match the sidewalk.
- O. Large floorplate retail (greater than 10,000 leasable square feet) shall consider setting back the larger floorplate use to accommodate smaller commercial spaces along the frontage and should properly address the public realm to support active street life.
- P. Stand-alone retail buildings are discouraged. If stand-alone retail is unavoidable, the building shall have a distinctive roofline, upper story mezzanines and terraces are recommended, and adaptable for changes in future users.
- Q. Retail uses shall refer to the stand-alone signage guidelines document.



UPGRADE+TRANSFORM Individual entrances for each retail store creates an active frontage.



UPGRADE+TRANSFORM The building is set back from the street to create a public plaza.

C.2 GROUND FLOORS



PRESERVE+UPGRADE Commercial at the corner with adequate glazing on the facade.



PRESERVE+UPGRADE A mixed-use building with retail on the ground floor.



UPGRADE+TRANSFORM Individual entrances to units on the ground floor.



TRANSFORM Ground floor units are slightly elevated to provide privacy.

C.2 GROUND FLOORS



PRESERVE Grade separation gives ground floor residences privacy from street life.

C.3

MASSING

Building massing shall contribute to a sense of place by framing public spaces and creating harmony between buildings with contextually appropriate heights and setbacks.

Orientation

- A. Building mass shall generally parallel streets at the ground level.
- B. Upper-story orientation may vary provided that buildings continue to create a sense of enclosure to public streets and parks.

Daylighting

- C. Projects with internal spaces framed by buildings shall have courtyards to provide daylight on internal façades.

Articulation

- D. Larger buildings shall avoid the appearance of a wall by adding variation to the height profile.
- E. Larger buildings shall articulate at least every 60 feet of facade length throughout the ground floor level by using techniques such as offsets, projections, and recesses.
- F. Building design shall distinguish the podium from upper stories to create visual variety.

Transitions

- G. Building heights shall transition to any nearby residential uses with more restrictive height limits.
- H. The principal wall's roof cornice line facing a residential use with more restrictive height limits shall not exceed the maximum height permitted in the residential zoning district by more than 20 feet before stepping back an appropriate distance for residential privacy.

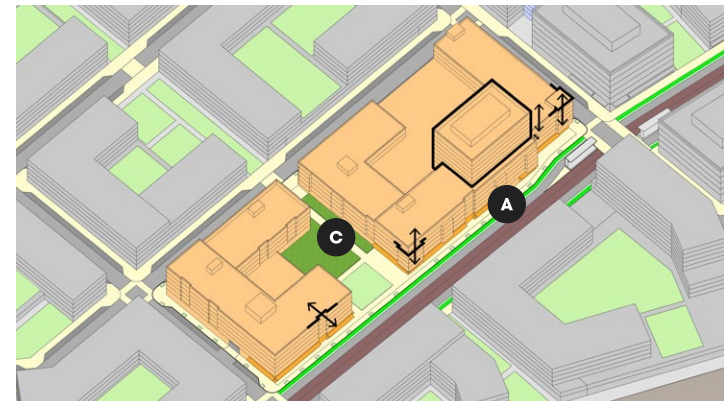
TRADITIONAL MASSING



TRANSITIONS TO THE CONTEXT



INCREASED DENSITY BY TRANSIT



C.3 MASSING



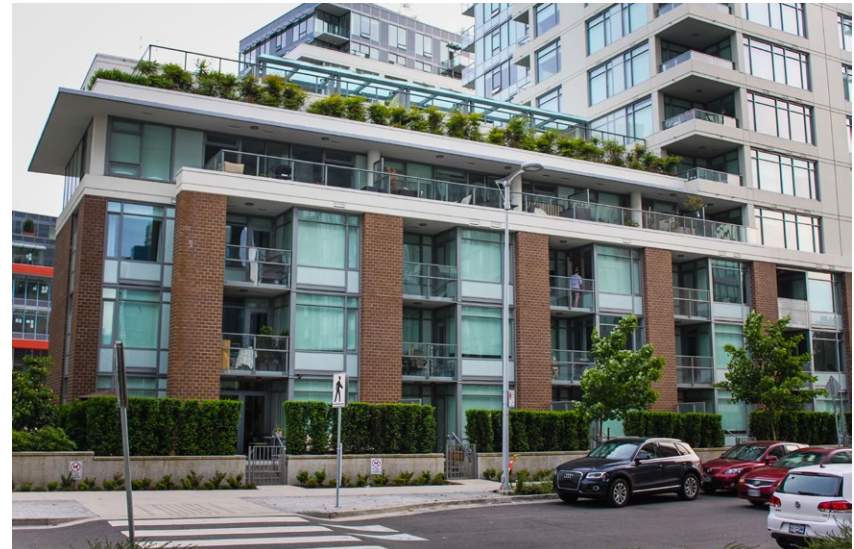
PRESERVE+UPGRADE An example of residential townhouse frontages that mimic pitched roofs.



UPGRADE+TRANSFORM Bold colors, projections, and recesses make for an interesting facade.



UPGRADE+TRANSFORM This typical wood-frame structure is articulated to appear as many buildings.



TRANSFORM Point towers with floorplates less than 10,000 ft² are encouraged to create a skyline.

C.4

PARKING

Projects shall put people first. The visual and functional impact of motor vehicle parking shall be minimized to encourage walking, bicycling, and transit as the preferred modes of travel.

Bicycle Parking

- A. Bicycle parking for visitors and residents shall be safe and convenient and shall take no longer and be no less convenient than parking a car.
- B. Project sites with non-residential uses shall provide bicycle parking at a rate set by the City comparable to the intensity of use.
- C. Projects with residential uses shall provide long-term resident and temporary visitor bicycle parking.

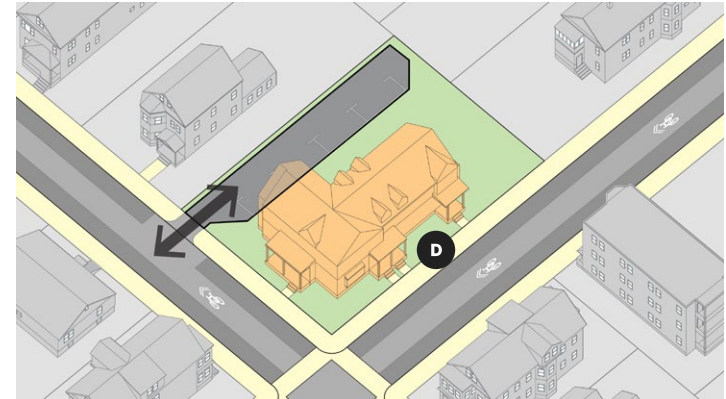
Motor Vehicle Access and Parking

- D. Surface motor vehicle parking is generally prohibited in the area between building frontages and public streets or parks.
- E. Access drives shall provide direct access to parking and loading elsewhere on the site. Each 100 feet of frontage shall have a maximum of one access drive.
- F. Access drives are encouraged to be shared with abutting sites, both existing and planned.
- G. Where possible, access drives shall be located on side streets.

Motor Vehicle Parking Garages

- H. Parking garages shall be located within the interior of the site to minimize visibility from public streets and parks.
- I. People walking and using wheeled devices shall have direct access to parking garages from a public street.
- J. Parking provided by a project shall be designed to have the ability to be shared with other users or be publicly accessible.

MULTI-CAR DRIVEWAY



PARKING ACCESS FROM SIDE STREETS



PARKING INTERNAL TO BLOCK



C.4 PARKING



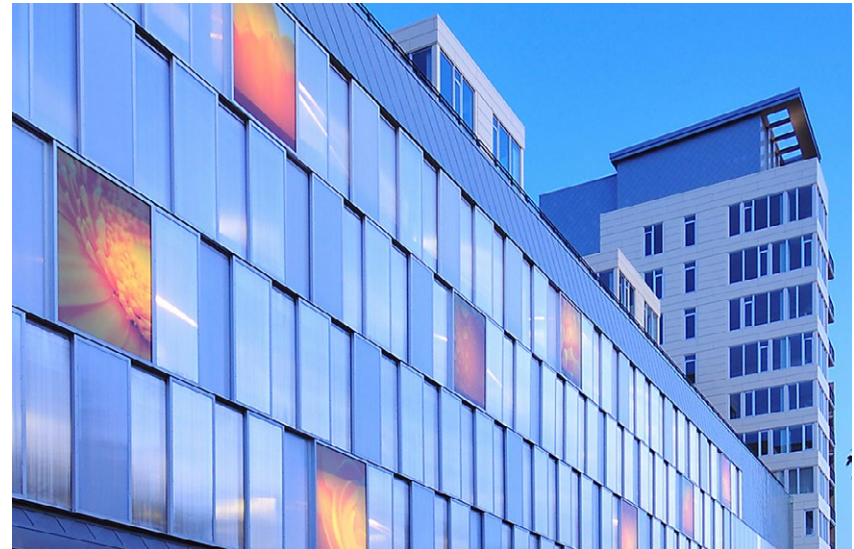
ALL Visitor bicycle parking in a setback.



PRESERVE+UPGRADE Vehicle ramp integrated into the building massing and the surrounding neighborhood.



UPGRADE+TRANSFORM The service entrance is off an alley and integrates with the building style.



UPGRADE+TRANSFORM This parking structure is tastefully obscured with translucent glass and art.

C.5

AMENITY SPACE

Amenity spaces shall be provided by multi-family buildings that are designed for social interaction. Example social spaces include lounge, fitness room, common kitchen and dining room, workspace, outdoor seating, and recreation areas.

Amenity Space Requirements

- A. Projects containing 10 or more dwelling units shall provide a minimum of 25 square feet per dwelling unit of public space, private outdoor amenity space or shared amenity space.
- B. Shared amenity spaces shall not be located in any required setback unless the setback directly abuts a public park.
- C. Shared amenity spaces shall not be less than 500 square feet.

Locations and Uses

- D. Amenity spaces shall be located on the site to bring streets to life and to add eyes on the street.
- E. Courtyards, rear yards, terraces, and rooftops shall be used for outdoor amenity spaces including patios, decks, children's play areas, and gardens.
- F. Outdoor amenity areas shall be designed to be visible from dwelling units while minimizing potential conflicts between users of the space and nearby units, such as noise from pools or cooking areas.
- G. Interior shared amenity spaces shall be located along common path of travel and with good access to natural light.

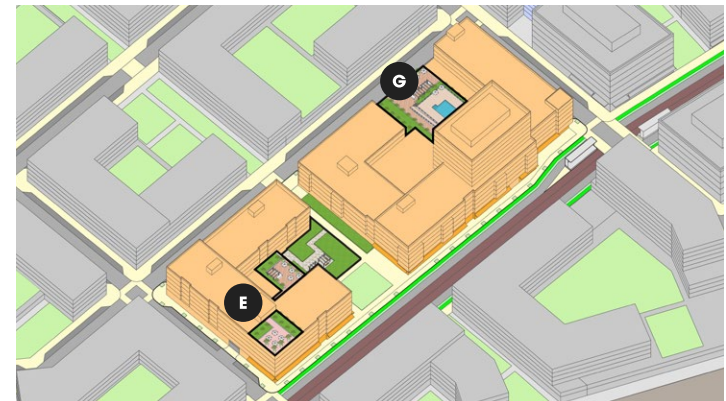
PRIVATE YARDS



MIX OF AMENITY SPACE LOCATIONS



PARKING PODIUMS WITH AMENITIES



C.5 AMENITY SPACE



As unit sizes become more compact, it is important that amenity spaces feel like living rooms.



The amenity space is framed by the building to create a sense of enclosure.



Indoor and outdoor amenity spaces are preferably linked.



Natural light is an important feature for amenity spaces.

C.6

COMPACT LIVING

Compact living units shall follow specific interior, shared space, and transportation guidelines. Compact living is intended to decrease the cost of living by increasing the supply of housing, reducing unit size and housing costs, and lowering transportation costs while also facilitating community cohesion.

Compact Living Definition

- A. Compact living guidelines shall be followed by new developments of 10 or more units with unit sizes smaller than the following square footage per number of bedrooms: studio 500 square feet, one-bedroom 650 square feet, two-bedroom 850 square feet, or three-bedroom 950 square feet.

Unit Interiors

- B. Unit interiors shall achieve decreased personal space without reducing livability by accommodating sleeping, lounging, dining, bathing, and cooking with sufficient space.
- C. Each unit shall provide a minimum ceiling height of 9 feet, and minimum windows sizes of at least 15% of habitable room area for access to daylight and natural ventilation.

Additional Shared Amenity Space

- D. To account for the smaller unit sizes, projects with dwelling units within the compact living definition shall provide an extra 20 square feet of amenity space for each of the first 30 units above what is required in C.5. Amenity Space.

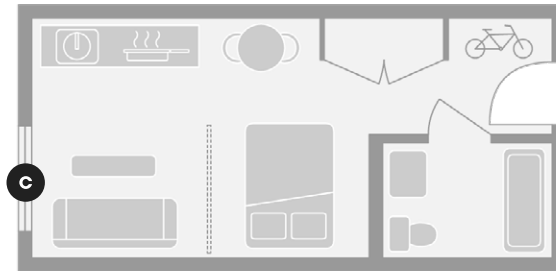
Transportation

- E. Compact living units shall be within a quarter mile of a bus stop with frequent service (as defined by the City or the MBTA) or a half mile of a rapid transit station.
- F. Compact living shall be designed to promote a car-free lifestyle by locating adjacent to or contributing to dedicated bicycle facilities, quality public transportation, and safe and comfortable walking infrastructure.

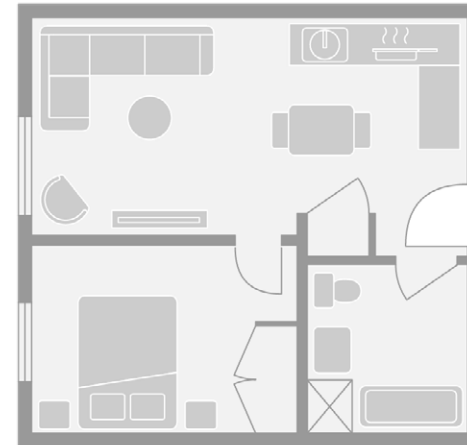
Storage

- G. Compact living units shall provide ample storage space. Closets or cabinets shall provide space for essential items such as clothing, linens, and kitchen and bathroom supplies. Supplement unit storage space with common area storage space or other creative solutions like a resident lending library may be provided to reduce in-unit storage needs.

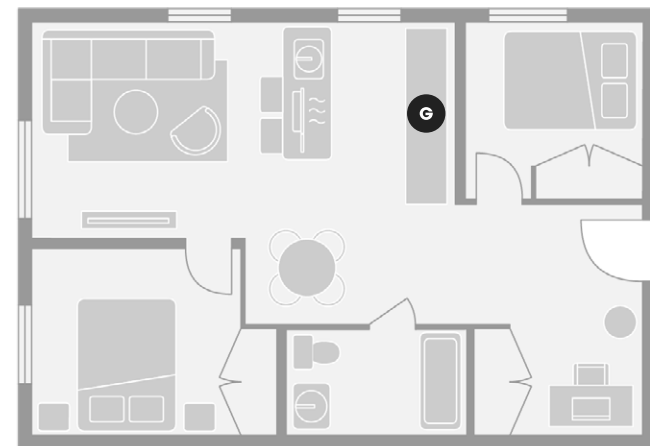
STUDIO



ONE BEDROOM



TWO BEDROOM



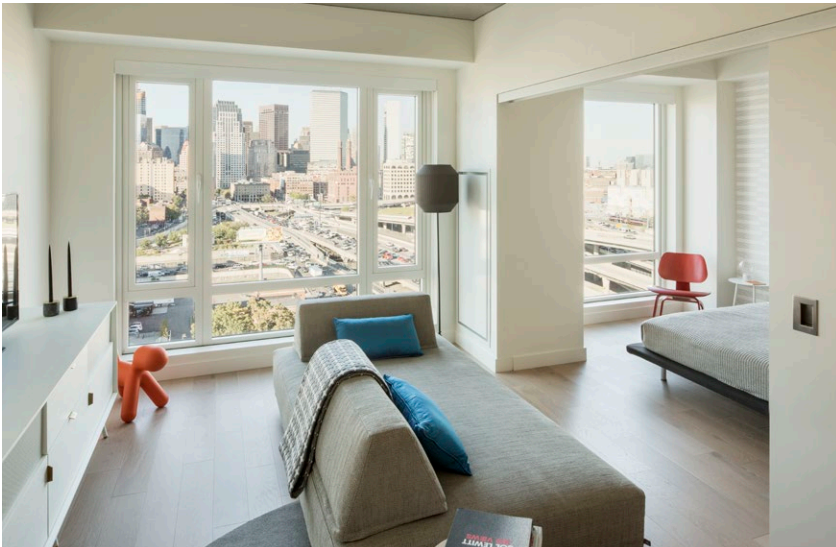
C.6 COMPACT LIVING



Compact kitchen with sufficient storage capacity and natural light.



Tall floor-to-ceiling heights make compact spaces seem larger.



Compact living room with a sliding partition to the bedroom.



Moveable walls create zones for different uses.

C.7

ROOFS

Roofs shall reinforce the project's design intent from the perspective of a pedestrian and minimize the visual impact of mechanical systems.

Roofline

- A. Rooflines shall shape and define building entries and corners.
- B. Roof tops may incorporate distinct features such as roof forms, cornices, eaves and parapets.
- C. Dormers shall be habitable and sized no larger than necessary to hold window(s) and framing.
- D. Solar panels shall follow rooflines and where possible be integrated with the roof design.
- E. Roofs shall be designed to prevent falling ice and snow onto entrances and walkways.

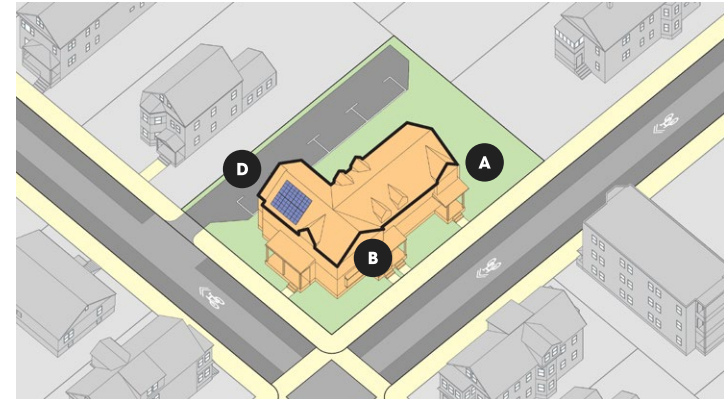
Horizontal Roof Uses

- F. Horizontal rooftop surface not otherwise occupied by mechanical penthouses, properly screened equipment, renewable energy infrastructure, or other ancillary structures shall be vegetated green roofs, 24/7 accessible amenity space, or a combination thereof. Amenity spaces on roofs shall have access to the building edge for views.

Screening

- G. Vent stacks, roof vents, and other mechanical protrusions shall be painted the color of the roof or the adjacent façade.
- H. Mechanical equipment shall have parapets, cupolas or dormers to screen them from the view of public spaces or rights-of-way.

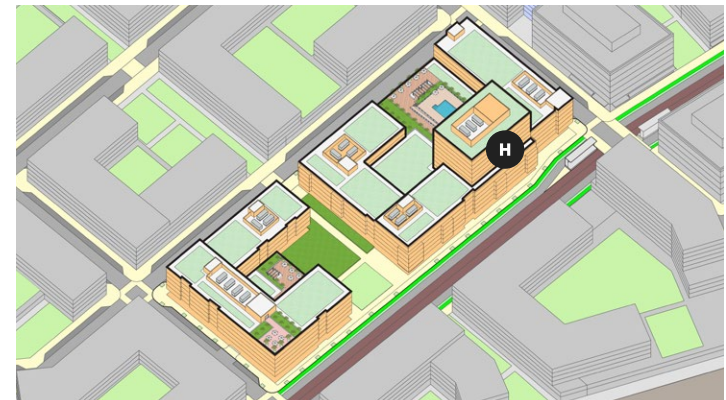
TRADITIONAL SLOPED ROOF



HORIZONTAL ROOF WITH USES



HORIZONTAL ROOF WITH USES



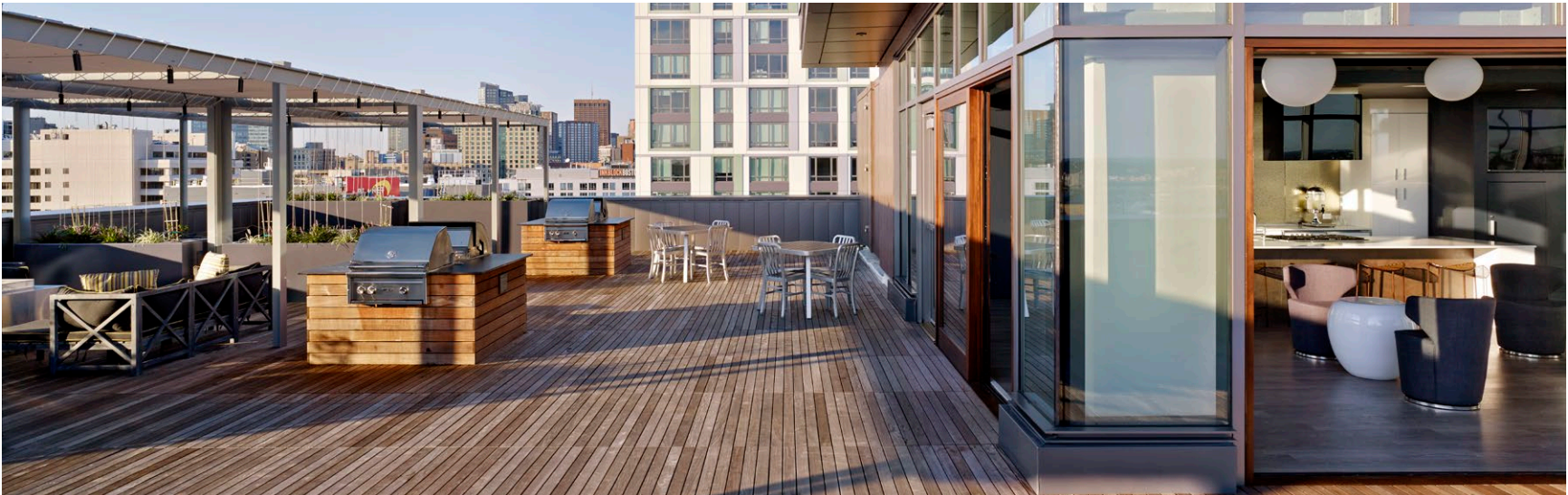
C.7 ROOFS



PRESERVE Pitched roofs are a defining feature of Everett's existing neighborhoods.



UPGRADE+TRANSFORM Horizontal roofs are recommended to include green infrastructure for stormwater.



UPGRADE+TRANSFORM Roof tops are preferred locations for amenity spaces and can offer great views.

C.8

ARCHITECTURAL DETAILS

Architectural and landscape design shall contribute to the attractiveness and vibrancy of the project's surroundings and interact harmoniously with adjacent buildings and public spaces.

360° Design

- A. Architectural character and expression shall be consistent on all exterior portions of a structure visible from public streets and parks including colors and materials.
- B. Accessory components and building systems not limited to porches, canopies, railings, gates, fences, garden walls, lighting, mechanical penthouses, balconies, doors, lighting, weather protection, and gutters shall reinforce the overall building style.
- C. Chain link fence, barbed wire, razor wire, and chicken wire shall not be permitted where visible from public streets or public parks.

Windows

- D. Buildings should provide openings and windows that overlook public streets and parks to establish a sense of human presence and oversight.

- E. The minimum amount of clear glass for non-residential uses shall be 50% of the area of the façade at the ground floor and 25% of the entire façade.
- F. The minimum amount of clear glass for residential uses shall be 15% of the entire façade.
- G. Commercial space users shall not block windows with signs or partitions that obscure views into the building.

Lighting

- H. Building lighting shall encourage pedestrian activity and safety at all hours while respecting residential uses.
- I. Entryway and areas of high activity shall be appropriately illuminated while minimizing potential light glare, spill and light pollution.

Attachments and Encroachments

- J. Overhead weather protection shall be provided at all common entrances to give visitors the feeling of already being inside.
- K. The upper side of weather protection elements shall be designed such that they do not create unsightly conditions or glare from sunlight for upper floors.

- L. Weather protection shall be the only first-floor attachments allowed to occupy the public right-of-way. On the second floor and above, balconies, bay windows, eaves, lights, unenclosed fire escapes, and signs may occupy the public right-of-way. Attachments above motorways shall be at least 15 feet above grade. Attachments above sidewalks shall be at least 7 feet above grade.

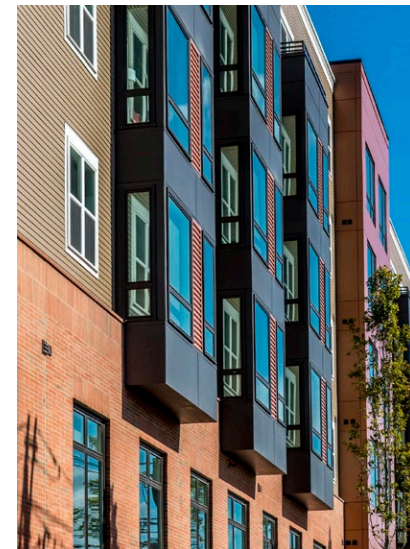
- M. Balconies, porches, and loggias shall not constitute more than 50% of any facade.

- N. Antennas and radar dishes shall not be permitted where visible from public streets or public parks.

Materials

- O. Building facades that face toward Main Street, Broadway, Lower Broadway, the Revere Beach Parkway, Ferry Street, Chelsea Street, Norwood Street, Elm Street, and Hancock Street shall have full depth brick (not face brick) for a minimum of 20% of all opaque surfaces.

- P. Preferred materials for all projects shall be: wood elements (painted or sealed with an opaque or semisolid stain), cementitious panels (Hardie Board or equivalent), cast stone, metal elements (natural colored or painted steel, aluminum, copper, or bronze), architectural precast concrete, granite, and glass (except dark tints).



Balconies and brick compliment building design.

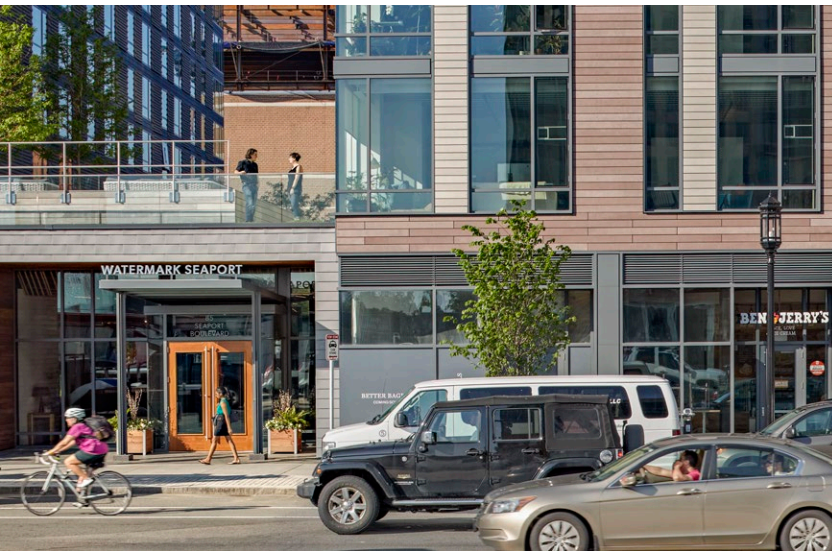
C.8 ARCHITECTURAL DETAILS



ALL Exhaust vents and other mechanical attachments, where present, should match the facade.



ALL Weather protection elements creates a welcoming environment at common entrances.



UPGRADE+TRANSFORM Contemporary buildings can create warmth with a natural palette.



UPGRADE+TRANSFORM Colors, materials, and other details combine to create an overall style.

ACKNOWLEDGMENTS

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DESIGN GUIDELINES

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