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November 2021

# TABLE OF CONTENTS

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i. INTRODUCTION	4
ii. SITE PLAN REVIEW SUBMITTAL	5
<b>A. DESIGN INTENT STATEMENT</b>	6
A.1 DESIGN INTENT STATEMENT	7
<b>B. URBAN DESIGN</b>	8
B.1 CONTEXT	9
B.2 CONNECTIONS	13
B.3 SITE DESIGN AND OPEN SPACE	12
B.4 COMPLETE STREETS	14
<b>C. BUILDING DESIGN</b>	16
C.1 PROGRAM	17
C.2 GROUND FLOORS	18
C.3 MASSING	20
C.4 PARKING	22
C.5 AMENITY SPACE	24
C.6 COMPACT LIVING	26
C.7 ROOFS	28
C.8 ARCHITECTURAL MATERIALS AND DETAILS	30



## CITY OF EVERETT

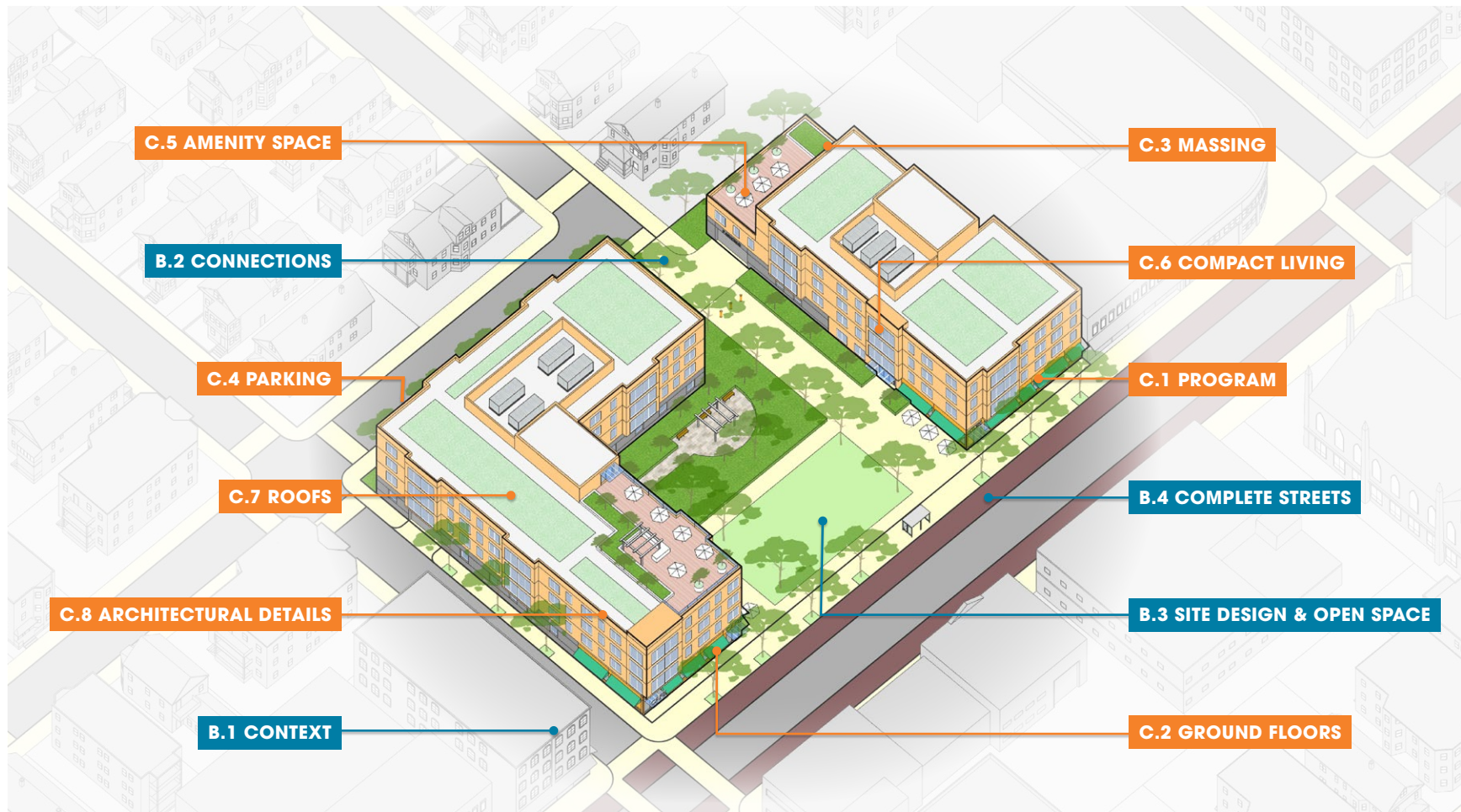
84 Broadway  
Everett, MA 02149  
(617) 394-2270  
[www.cityofeverett.com](http://www.cityofeverett.com)

## CONTACT

Matthew S. Lattanzi, Esq.  
Acting Director Planning and Development  
[Matt.Lattanzi@ci.everett.ma.us](mailto:Matt.Lattanzi@ci.everett.ma.us)

## TABLE OF CONTENTS

### WHAT ASPECTS OF DESIGN ARE REGULATED?



Everett's Planning Board has adopted these **Design Regulations** to establish a standard for the Site Plan Review process. The Regulations cover a wide range of design aspects, from site design to architectural materials. The graphic above provides an indication of the different sections and what part of a building or site each section addresses.



i.

# INTRODUCTION

## AUTHORITY

Section 19 of the Everett Zoning Ordinance establishes the Site Plan Review process for development applications. This document, the Everett Design Regulations (Regulations), 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 applicants.

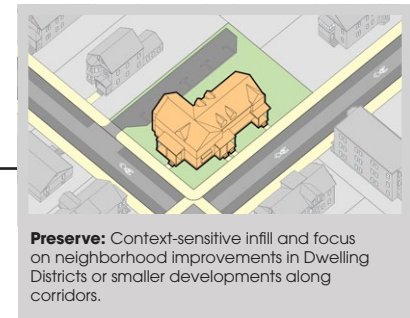
These Regulations support Everett's ambition to become a more walkable, transit-friendly, and mixed-use community by ensuring consistently high-quality site and architectural design throughout Everett. The desired outcome is technologically and economically viable urban places. These Regulations also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

The Regulations 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.



## AREAS OF APPLICABILITY

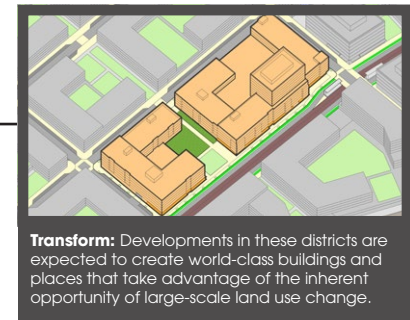
Because the Design Regulations apply citywide over a wide range of building scales, such as from 4 dwelling units up to 300 dwelling units, the requirements are illustrated in three area types: **PRESERVE**, **UPGRADE**, and **TRANSFORM**. These area types are referenced throughout these Regulations. Preserve shows how the Regulations can be applied within existing residential neighborhoods. Upgrade shows how the Regulations can be applied along major corridors and commercial areas. Transform shows how the regulations can be applied in the development of new neighborhoods.



**Preserve:** Context-sensitive infill and focus on neighborhood improvements in Dwelling Districts or smaller developments along corridors.



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



**Transform:** Developments 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.



ii.

# SITE PLAN REVIEW REQUIREMENTS

## SUBMITAL REQUIREMENTS

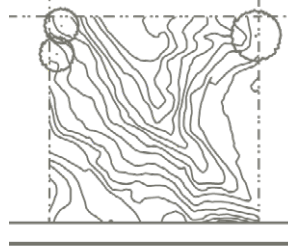
See the Site Plan Review Application for the complete list of requirements. This section is intended to clarify expectations related to the Design Regulations.

Applicants for Site Plan Review should be at the Schematic Design phase (approximately 20% of design) to present sufficient information to allow a reviewer to fully understand the main design concepts and orientation while still being able to accept the Planning Board's feedback without creating hardship.

The documents will identify area allocations, conceptual organization of exterior and interior spaces, conceptual image and building massing, and usage of exterior materials.



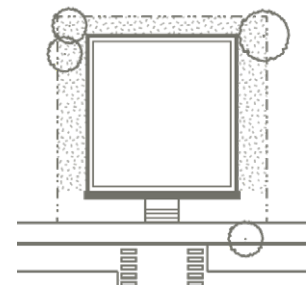
**DESIGN INTENT STATEMENT** stating the organizing design principles that shape the design and relate the design to its context.



**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.



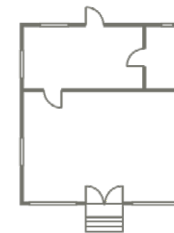
**CONTEXT PLAN** showing urban design features, transportation infrastructure, and connections as described in sections B.1. and B.2.



**SITE LAYOUT** with locations of proposed buildings and landscape features including outdoor program areas, parking, pedestrian and vehicle circulation, and relationship with adjacent buildings.



**ELEVATIONS** of all facades visible from public streets and parks with materials and color.



**FLOOR PLANS** 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 building including context of surrounding areas.

# DESIGN INTENT STATEMENT

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The 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 reinforce a sense of design consistency and harmony.





## A.1

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

## Design Intent Statement

- A. Submit a design intent statement that describes the vision for the development, the architectural style, how the development relates to the public realm, and how the development addresses each of the design regulations. The narrative shall be a maximum of two pages in length.
- B. The narrative shall be sufficient for reviewers to evaluate the application's consistency with the design regulations, 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.
- C. The narrative may also describe the development's unique character, consistency with neighborhood plans, contributions to economic activity, and contributions to Everett's identity.



Buildings should convey a holistic design vision while also fitting within the neighborhood's character.



# URBAN DESIGN

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



## B.1

# CONTEXT

**Developments shall be responsive to the existing pattern of development** including overall image, scale, and character.

## Context Area Map

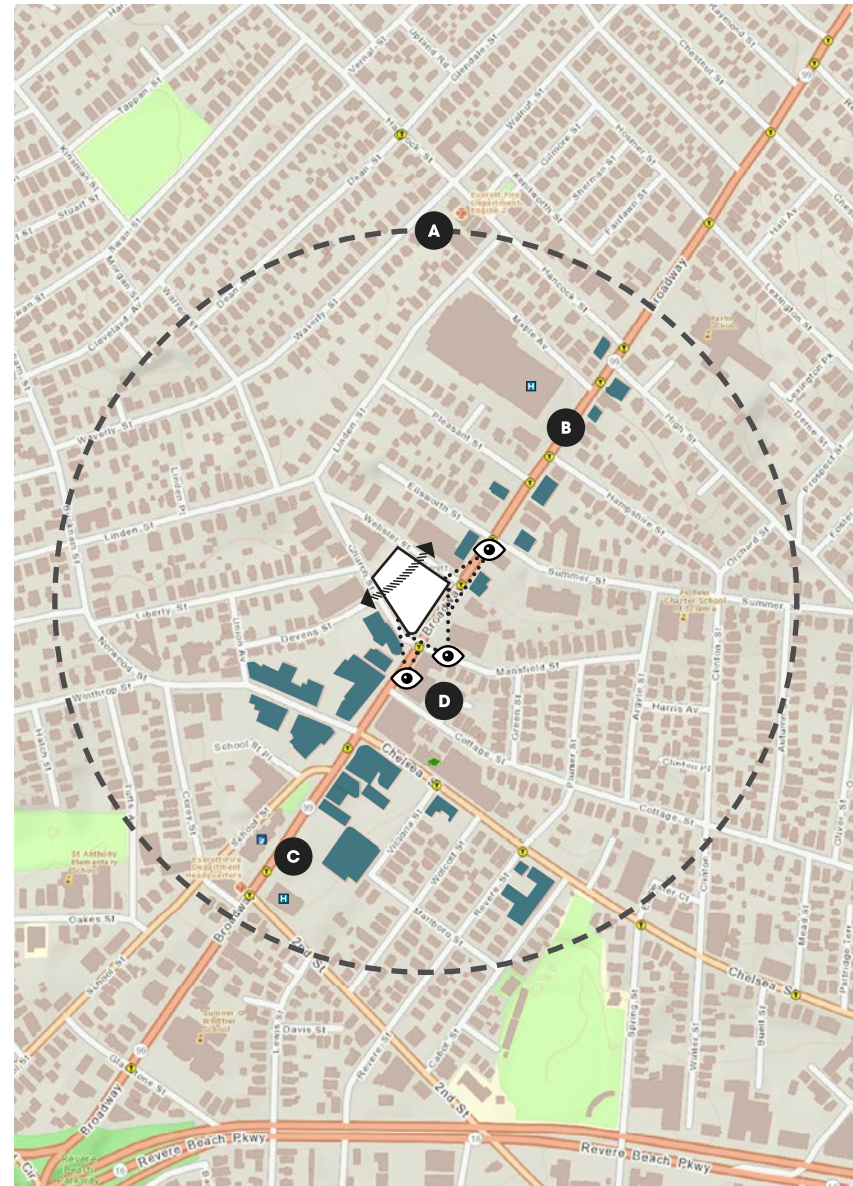
- A. Applications shall provide a context map beyond the site boundaries. The map shall identify building footprints, parcel lines, street names, water bodies, schools, community facilities, and commercial/retail areas.
- B. The map shall identify landmark features including towers, vertical elements, building entries, and public open spaces.
- C. The map shall identify view corridors, for example, down rights-of-way or across open spaces.

## Site survey

- D. 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

- E. Building design and orientation shall be consistent with the established streetscape abutting the site including the pattern of setbacks and heights.
- F. Buildings on corners of intersections between two streets and at the ends of significant view corridors shall have accentuated design as visual landmarks.
- G. If applicable, the application shall specify how the development mitigates, limits, or minimizes any potential adverse effects that the development may have on historic resources.
- H. 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.2

# CONNECTIONS

**Developments shall integrate with surrounding streets, sidewalks, and bicycle facilities and improve the connectivity in Everett by providing public access across sites where appropriate.** Applications shall consider any existing and anticipated sidewalks, paths, bicycle facilities, and transit connections. Developments 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 site boundaries.
- B. The map shall identify sidewalks, paths and trails, open spaces, transit stops and lines, and bicycle facilities.

## Designing for Connections

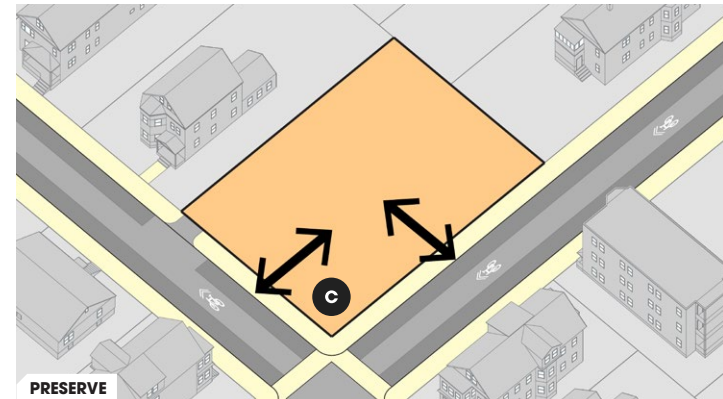
- C. Sites and buildings shall be designed for safe and convenient access by pedestrians and bicyclists to encourage movement within the site and between adjacent sites.

- D. Sites and buildings shall contribute to transit access with direct pedestrian paths along the shortest distance between transit stops and potential riders.

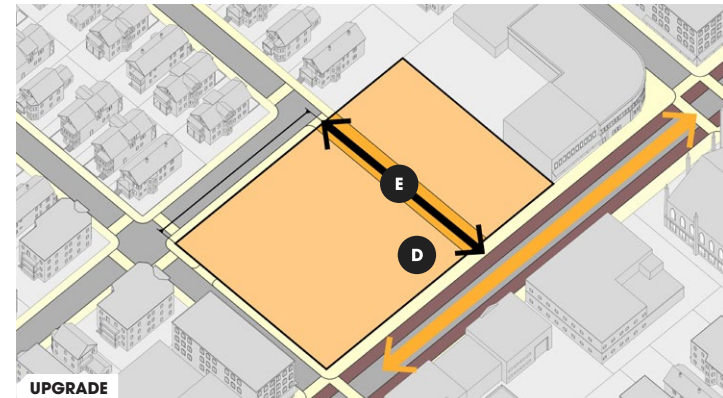
## Mid-Block Passages

- 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 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.

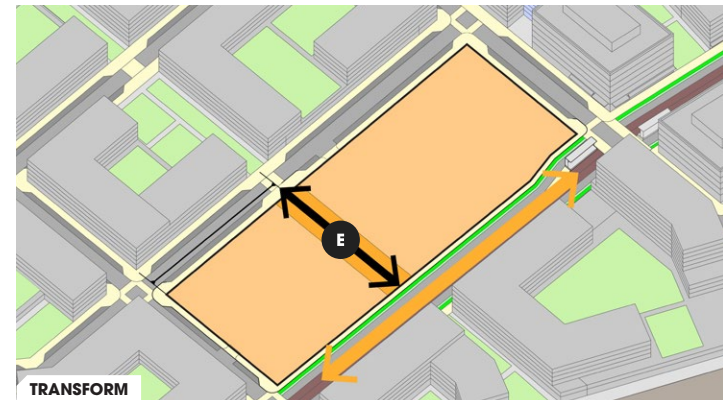
CONNECTIONS TO SIDEWALKS



TRANSIT ACCESS WHERE APPLICABLE

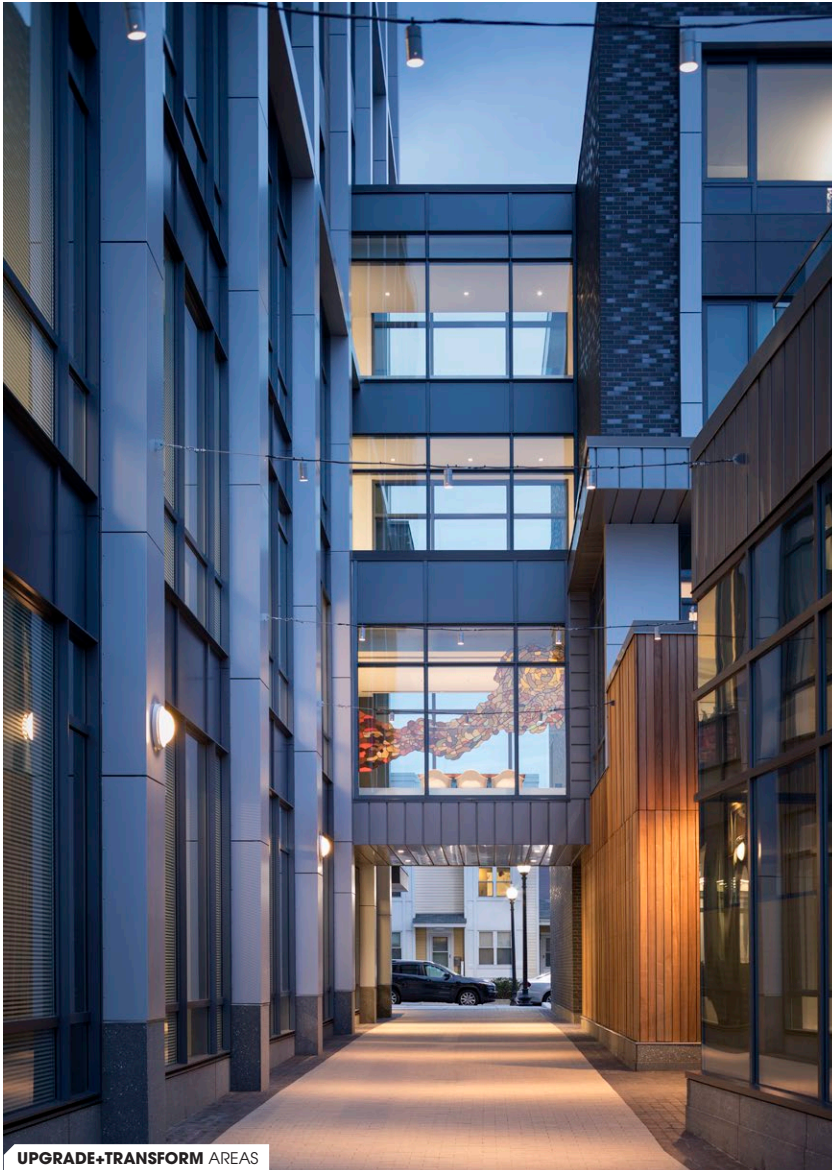


DIRECT PUBLIC ACCESS ACROSS THE SITE





## B.2 CONNECTIONS: EXAMPLES OF MID-BLOCK PASSAGES



A mid-block passage with connections between buildings above.



A green pedestrian passage is a welcome refuge and connection.



A useful 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 developments 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 development'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 sites shall be dedicated to publicly-accessible 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, accessible from public streets, and open to the general public 24 hours a day, 7 days a week.
- E. Pavilions, amphitheaters, 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 building 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 users 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 AREAS**

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



**UPGRADE+TRANSFORM AREAS**

The open space is a pedestrian connection and separates public and private uses.



**UPGRADE+TRANSFORM AREAS**

Spaces between buildings are important for social congregation.



**TRANSFORM AREAS**

Open spaces are 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. Developments 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.
- D. Any shrubs to be planted at the property line shall be low for site viewing purposes for vehicular and pedestrian safety.

## Transit Facilities

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

## Bicycle Facilities

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

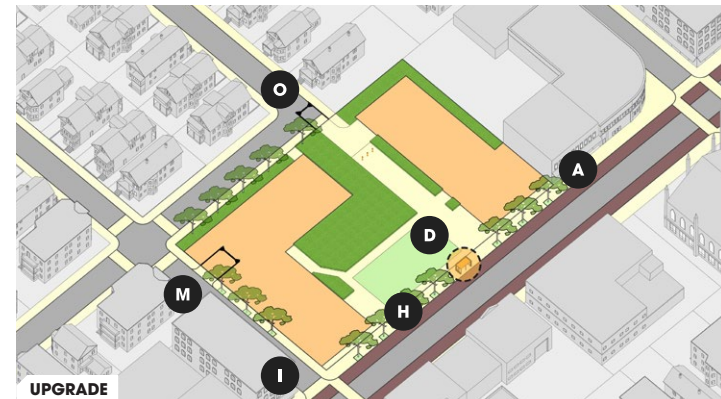
## Crosswalks

- J. 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.
- K. Crosswalks shall be located near all transit stops.
- L. Curb extensions shall be provided at crosswalks on the sides of streets where on-street parking lanes are present to reduce pedestrian crossing length.

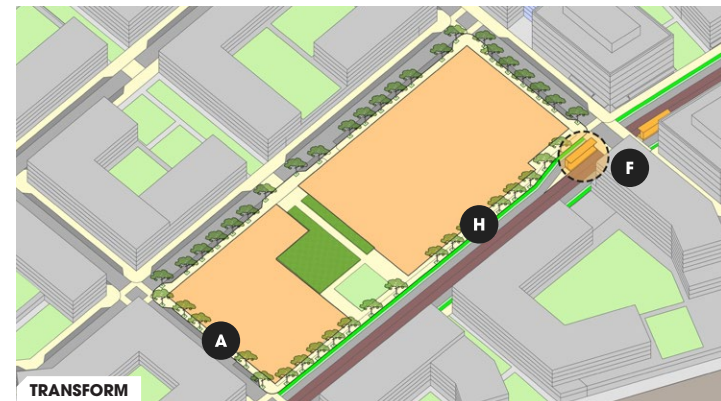
SHARED RESIDENTIAL STREET



BUS-PRIORITY MAIN STREET



BOULEVARD COMPLETE STREET



### B.3 COMPLETE STREETS

#### Vehicular Lanes

M. 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

- N. Parking garage and parking lot drive curb cuts shall not exceed 20 feet in width, plus curb radii.
- O. Residential surface parking driveway curb cuts shall not exceed 10 feet in width, plus curb radii.
- P. 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

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

#### Lighting

- S. 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

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

#### Utilities

- X. 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

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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 site.

## Balance of Uses

- A. Expansion of the housing inventory is encouraged. Housing is a welcome component of commercial development.
- B. Mixed-use buildings shall contribute to walkable and affordable neighborhoods by balancing existing uses with complementary new uses. Complementary 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.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 building, 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.

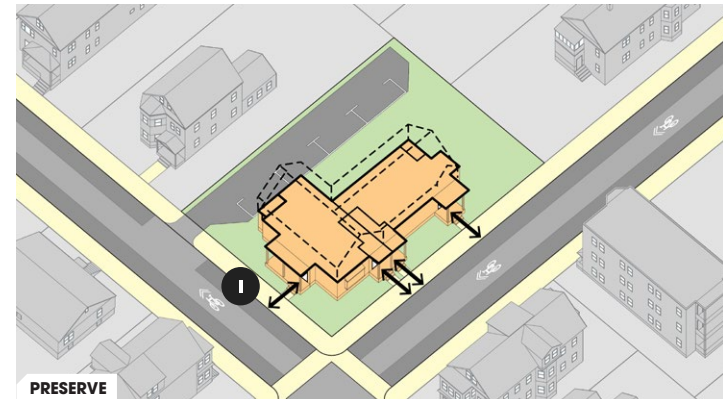
## Setbacks

- 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.

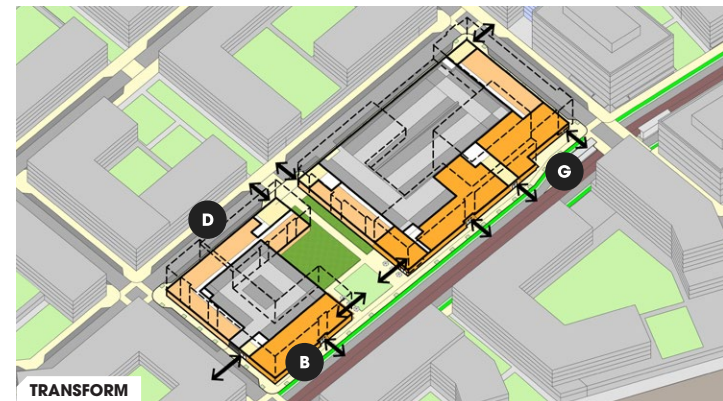
INDIVIDUAL ENTRANCES



ACTIVATED FRONTAGE



ACTIVATED FRONTAGE &amp; OPEN SPACES





## C.2 GROUND FLOORS

### Retail Regulations

- K. 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.
- L. Retail establishments shall be lit in the warmer spectrum (similar to incandescent lamps). Avoid a uniform wash of light.
- M. Retail entrances shall have alcoves between 15 and 100 square feet in size, paved to match the sidewalk.
- N. Large floorplate retail (greater than 10,000 leasable square feet) shall consider setting back the larger floor plate use to accommodate smaller commercial spaces along the frontage and, if relevant, properly address the public realm to support active street life.
- O. Stand-alone retail buildings are discouraged. If stand-alone retail is unavoidable, the building shall have a distinctive roofline and be adaptable for changes in future users. Upper story mezzanines and terraces are recommended.
- P. Retail uses shall refer to the stand-alone signage guidelines document.

### Service Areas

- Q. Mechanical equipment, refuse storage, service areas, and loading areas not entirely enclosed within buildings shall (1) be located outside required setbacks and not within 10 feet of 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.



**PRESERVE AREAS**

Grade separation gives ground floor residences privacy from street life.



**UPGRADE+TRANSFORM AREAS**

Ground floor units are slightly elevated to provide privacy.



**UPGRADE+TRANSFORM AREAS**

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



**UPGRADE+TRANSFORM AREAS**

Individual entrances for each retail store creates an active frontage.

## 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. Developments 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.

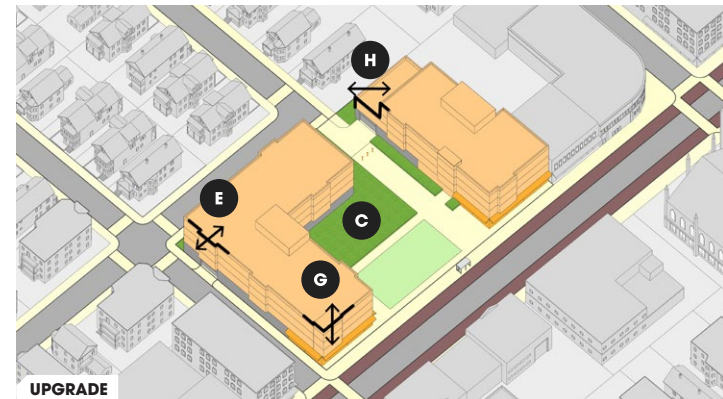
## Transitions

- 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.

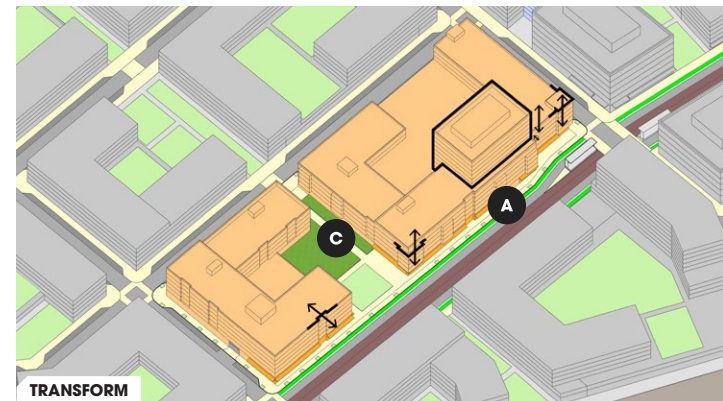
TRADITIONAL MASSING



TRANSITIONS TO THE CONTEXT



INCREASED DENSITY BY TRANSIT

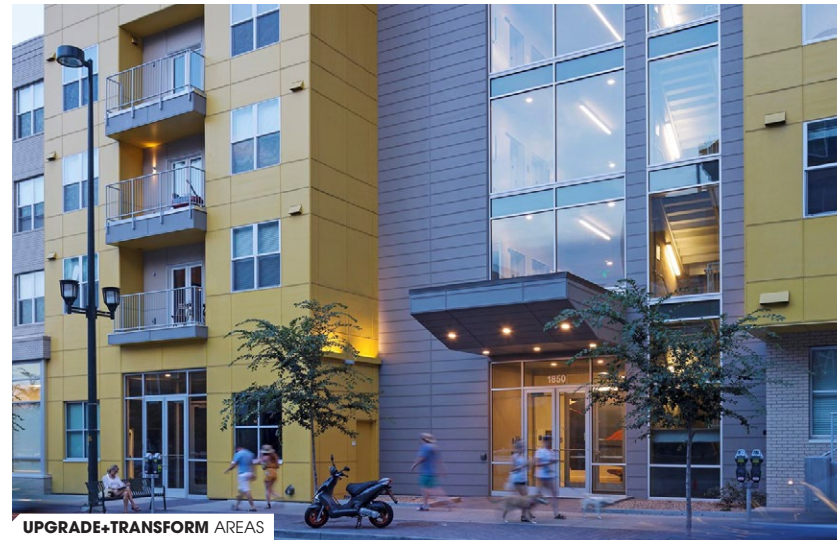




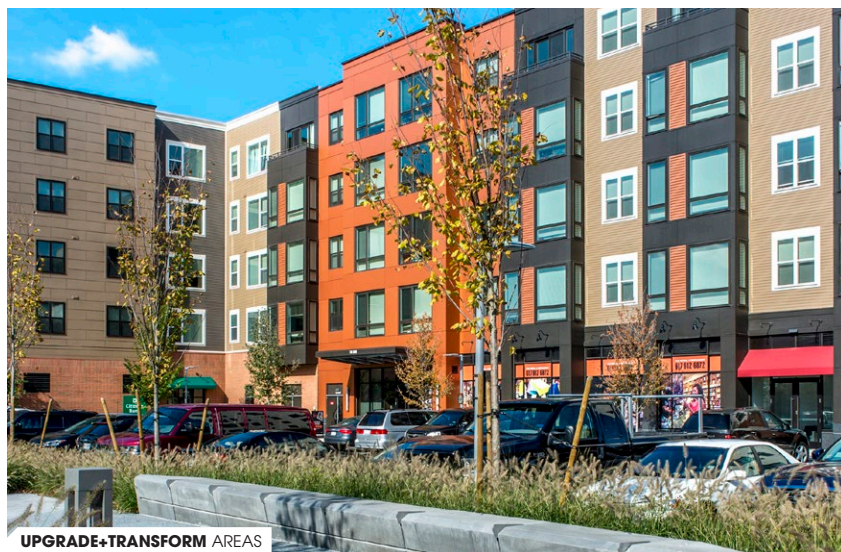
### C.3 MASSING



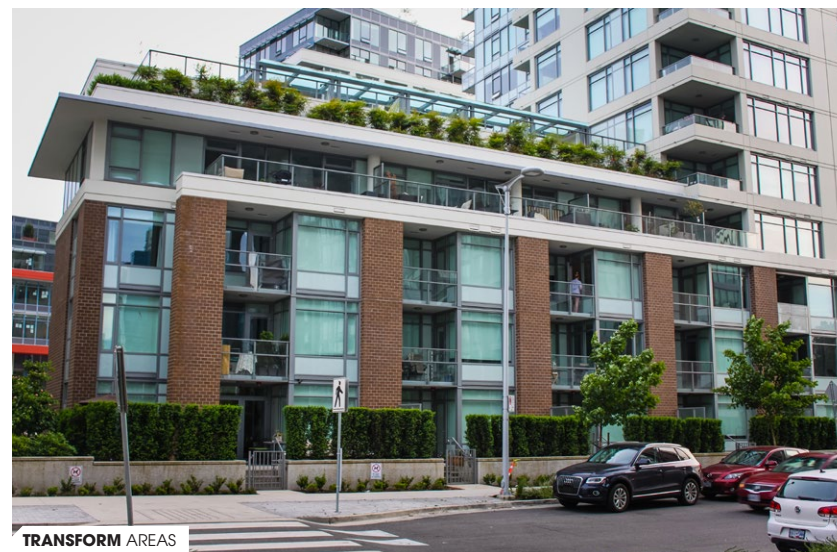
An example of residential townhouse frontages that mimic pitched roofs.



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



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



Point towers with floorplates less than 10,000 ft<sup>2</sup> are encouraged to create a skyline.



## C.4

# PARKING

**Developments 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. Developments with non-residential uses shall provide bicycle parking at a rate set by the City comparable to the intensity of use.
- C. Developments 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.

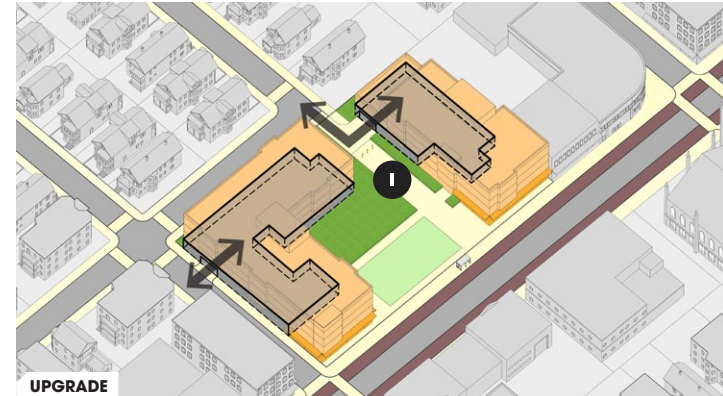
## Motor Vehicle Parking Garages

- 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 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



**PRESERVE+UPGRADE AREAS**

**ALL** Visitor bicycle parking in a setback.



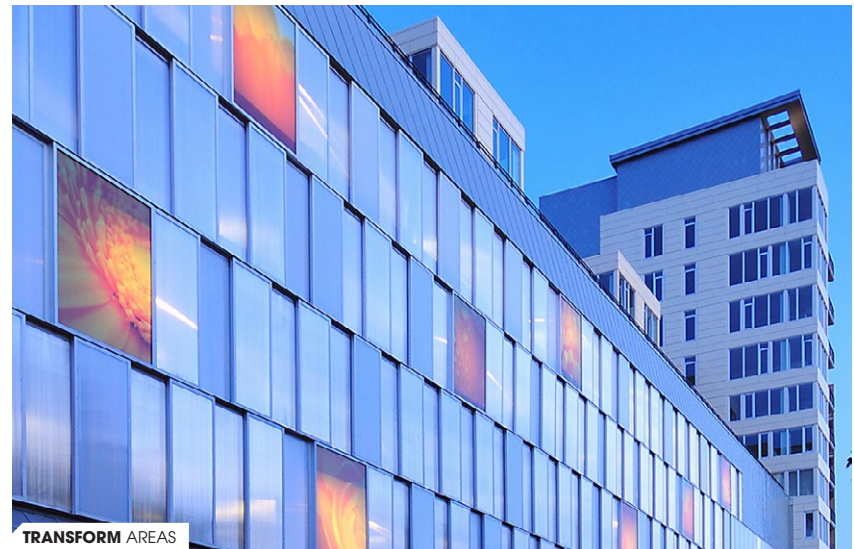
**PRESERVE+UPGRADE AREAS**

Vehicle ramp integrated into the building massing and the surrounding neighborhood.



**UPGRADE+TRANSFORM AREAS**

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



**TRANSFORM AREAS**

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 lounges, fitness rooms, common kitchens and dining rooms, workspaces, outdoor seating, and recreation areas.

## Amenity Space Requirements

- A. Buildings 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 paths of travel and with good access to natural light.

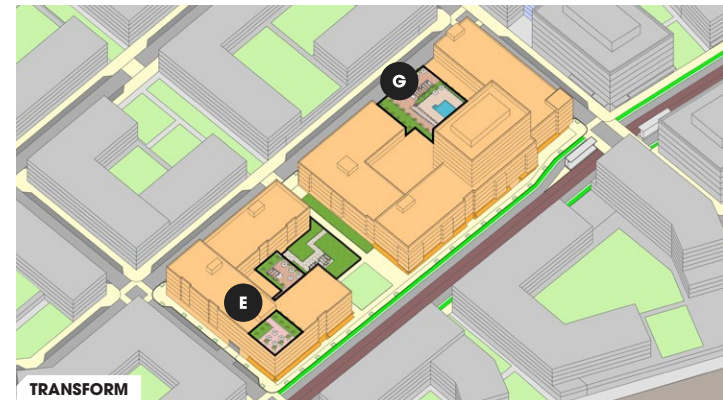
PRIVATE YARDS



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 regulations.** 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 regulations 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, buildings 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.

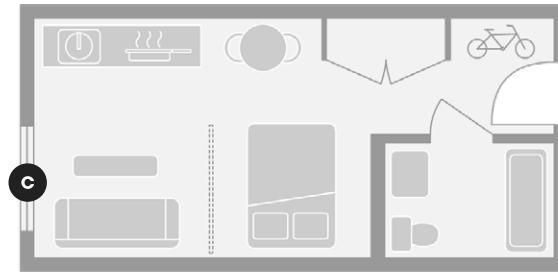
## Transportation

- 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 units 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.

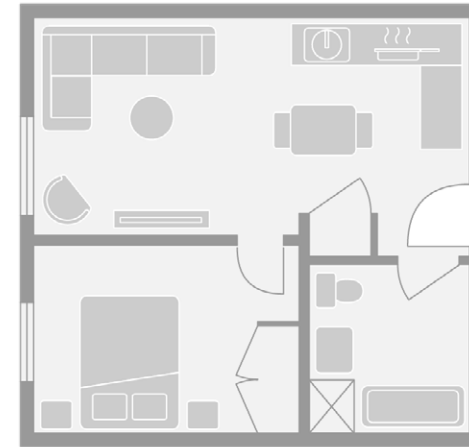
## Storage

- 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. Unit storage space may be supplemented with common area storage space. Other creative solutions like a resident lending library may be provided to reduce in-unit storage needs.

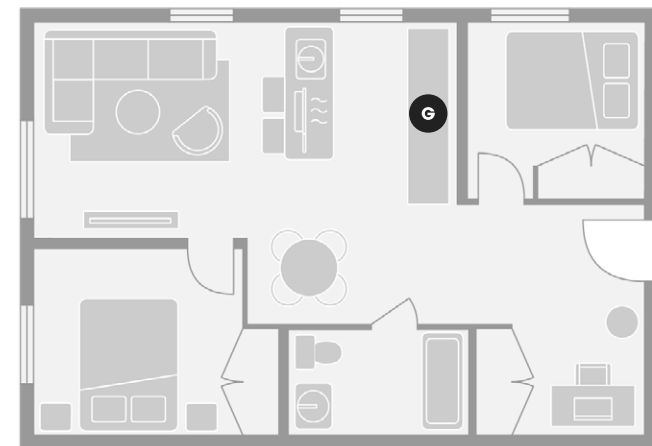
STUDIO  
<500 square feet



ONE BEDROOM  
<650 square feet



TWO BEDROOM  
<850 square feet





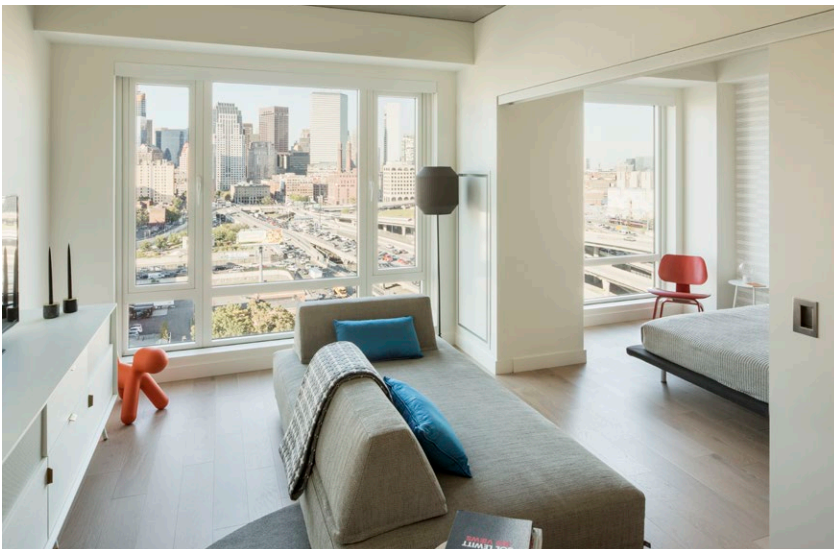
## C.6 COMPACT LIVING



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 building'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.

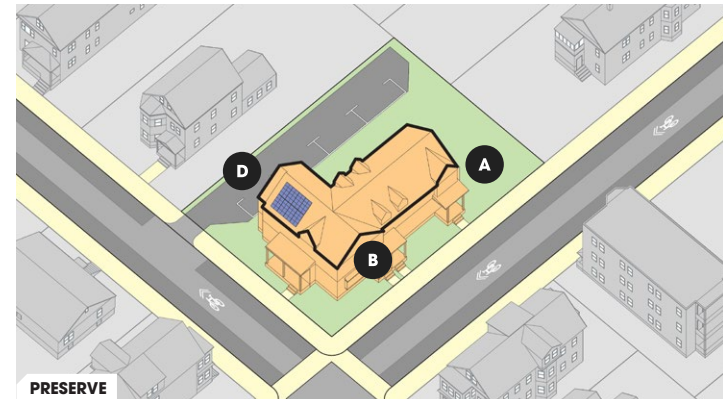
## Horizontal Roof Uses

- 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.

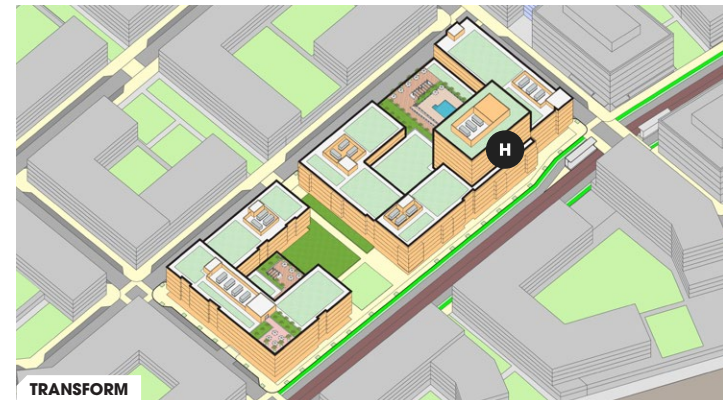
TRADITIONAL SLOPED ROOF



HORIZONTAL ROOF WITH USES



HORIZONTAL ROOF WITH USES





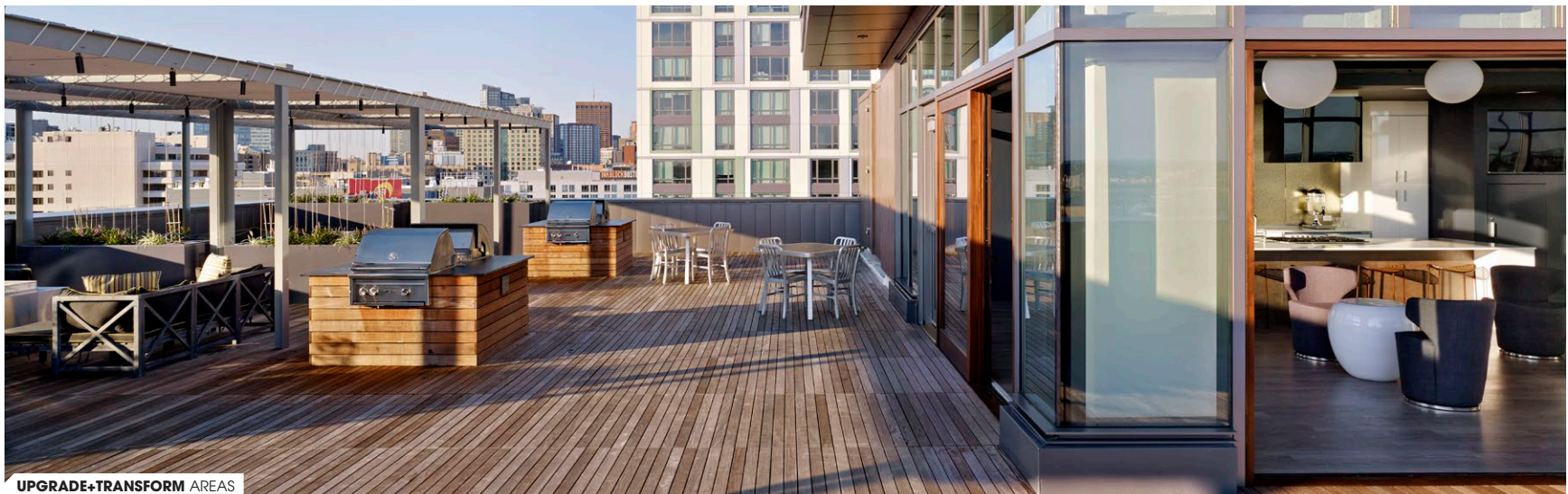
## C.7 ROOFS



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



Horizontal roofs are recommended to include green infrastructure for stormwater.



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



## C.8

# ARCHITECTURAL MATERIALS AND DETAILS

**Architectural materials and details shall interact harmoniously with adjacent buildings** and add depth and interest to the building elevations. Building materials in the Preserve areas should be context sensitive. Building materials in the Upgrade and Transform areas should be predominantly masonry. New buildings in all districts – Preserve, Upgrade, and Transform – shall be designed from both a pedestrian eye-level and long-distance views with details that contribute to a cohesive impression of high quality.

## 360° Design

- A. Architectural character and expression shall be of consistently high quality on all exterior portions and sides of a structure.
  - B. Accessory components and building systems including by 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. In the Preserve area, all sides of buildings (including exterior walls, windows, roofs, accessory structures) shall have a material palette that is coordinated with the predominant neighborhood materials.
  - D. In the Upgrade and Transform areas, opaque surfaces on the first three levels of all building facades shall be at least 60% masonry (brick, stone, or architectural precast concrete) along the primary frontages and 30% masonry along other frontages. All masonry surfaces shall wrap around outside corners and end at an inside corner in plan, and continue from the ground to a building cornice in elevation, corresponding to a setback in the building façade above.
  - E. Preferred materials:
    - Masonry (brick, granite, stone, architectural precast concrete)
    - Wood (painted or sealed with an opaque or semisolid stain or imitation wood rainscreen),
    - Metal elements (natural colored or painted steel, aluminum, copper, or bronze)
    - Glass (except dark tints).
  - F. Chain link fence, barbed wire, razor wire, and chicken wire are not permitted where visible from public streets or public parks.

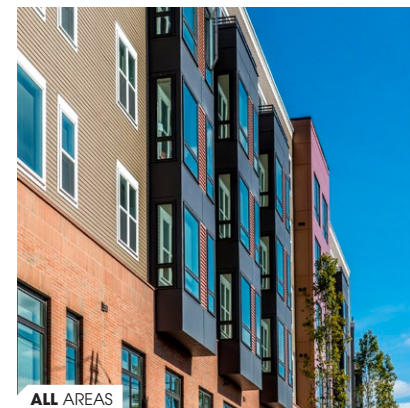
## Materials



Masonry details should add depth, including on precast panels.



Materials should coordinate with the neighborhood context, whether masonry or siding.



The mix of materials should match the massing and attachments.



## C.8 ARCHITECTURAL MATERIALS AND DETAILS

### Material Details

- A. Where masonry is used, door and window lintels, sills, and jambs, and flat masonry surfaces shall have detailed coursing (such as soldier courses, herringbone or checkerboard patterns, etc. ) that adds interest and pattern to the façade. Design details shall be provided at building entrances and framing commercial tenant areas at the ground floor.
- B. Details around doors and windows shall have extensions or recesses to provide a minimum of 4" of depth to the glass within the window or door frame.
- C. If thin brick is employed, L-shaped bricks shall be used at outside corners and changes in plane of the façade.
- D. At the ground floor, a change of color or material shall be provided as a visual base for the wall at a 12" minimum height.
- E. Fiber cement panels shall not have exposed fasteners, and shall have detailed setbacks and joint patterns that enliven the elevation. Details that provide design interest, such as frames, insets, or reveals shall be provided around doors and windows

### Façade Projections

- F. Main entrances shall have canopies of at least 5' projection for tenant weather protection. At entrances and retail/restaurant/commercial facades, canopy projections with details such as metal hangers or support brackets, free-standing signage, and decorative light fixtures are encouraged.
- G. All balconies and balcony and stair railings shall have a level of detail that adds sophistication to the façade.

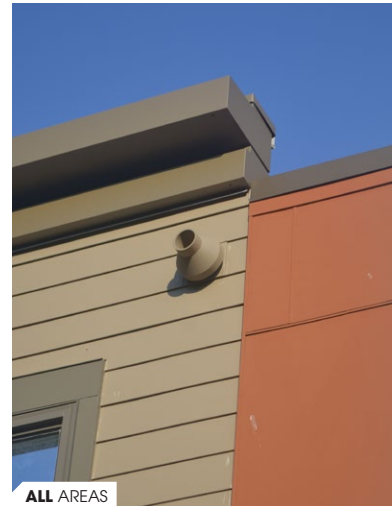
### Windows

- H. Buildings shall provide openings and windows that overlook public streets and parks to establish a sense of human presence and oversight.
- I. 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.
- J. The minimum amount of clear glass for residential uses shall be 20% of the entire façade.
- K. Commercial space users shall not block windows with signs or partitions that obscure views into the building.



UPGRADE+TRANSFORM AREAS

Masonry should be used in more visible locations, such as building corners.



ALL AREAS

Exhaust vents and other mechanical attachments should match the façade.



UPGRADE+TRANSFORM AREAS

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

## C.8 ARCHITECTURAL MATERIALS AND DETAILS

### Lighting

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

### Attachments and Encroachments

- C. Dryer vents and other supply and exhaust vent attachments to a façade must be painted to match the surrounding material.
- D. Overhead weather protection shall be provided at all common entrances to give visitors the feeling of already being inside.
- E. 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.
- F. 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.
- G. Antennas and radar dishes shall not be permitted where visible from public streets or public parks.

### Material Mock-Ups

- H. Material Mock Ups of every material, window, façade base and top are required as part of the City of Everett's design approval process. Mock Up drawings shall be submitted with the Construction Documents package for a building permit, and include the location on site, fabrication schedule, and date for Planning Review. An example mock up panel is provided in the illustrations.



ALL AREAS

Canopies, signage, lighting, and corner windows emphasize the entrance



## C.8 ARCHITECTURAL MATERIALS AND DETAILS



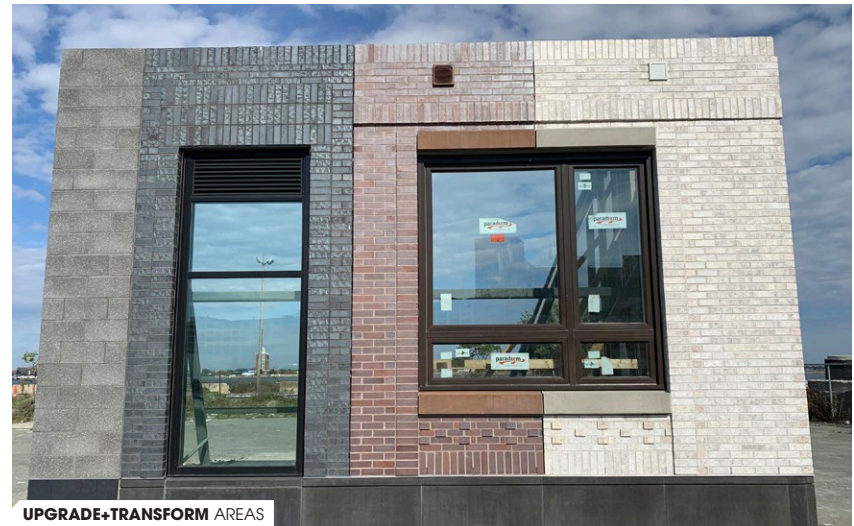
ALL AREAS

The fiber cement color, linear pattern, and window frame composition make this portion of the building special.



ALL AREAS

Brick soldier courses, stepping in and out, variation in the masonry itself, and deep recesses and insets add richness to the façade.



UPGRADE+TRANSFORM AREAS

A material mock-up shows the masonry treatment at the base and top of the building, various brick colors and patterns, details at the windows and doors, and exhaust vents color-coordinated with the nearby materials.

# EVERETT DESIGN REGULATIONS

November 2021

## CITY OF EVERETT

84 Broadway  
Everett, MA 02149  
(617) 394-2270  
[www.cityofeverett.com](http://www.cityofeverett.com)



## ACKNOWLEDGMENTS

### THANKS TO

Mayor Carlo DeMaria  
Everett Planning Board  
Everett Board of Appeals

### IMAGE CREDITS

*By section: left to right, top to bottom.*

Cover: Illustration by Martina Paukova.

Design Intent Statement: Stantec, Channel Center. Stantec.

Urban Design: Stantec, Domain Northside Austin.

Connections: Stantec. Courtesy of Anjali Varghese. Courtesy of Nels Nelson.

Site Design and Open Space: Courtesy of Nels Nelson. Stantec, Seaport Boulevard. Stantec, Charlesview. Stantec, Domain Northside Austin.

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Building Design: Stantec, Watermark.

Program: Stantec. Stantec. Stantec.

Ground Floors: Courtesy of Nels Nelson. Courtesy of Ground Inc, Brockton. Courtesy of Anjali Varghese. Courtesy of Anjali Varghese.

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Parking: Courtesy of Anjali Varghese. Courtesy of Nels Nelson. Courtesy of Nels Nelson. Stantec, Nouvelle.

Amenity Space: Stock. Stantec, Troy. Stantec, Watermark. Stantec, Troy.

Compact Living: Stantec. Stantec. Stantec, Troy. Stantec, Watermark.

Roofs: Courtesy of Nels Nelson. Stantec, Con Edison Learning Center. Stantec.

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