

		Project: Sherlock Self-Storage			
Review Date:	4/5/17	Project Address:	14441 Carnation-Duvall Rd Ne		
Rev.1	4/6/17				
Rev.2	7/26/17				
Reviewer:	ASK				
Kovach Architects 2115 Colby Ave. Everett, WA 98201 <a href="mailto:andrew@kovacharchitects.com">andrew@kovacharchitects.com</a>	Parcel Number	2426069058			
	File Number	17014			
	Current Zoning:	LI			
	Comprehensive Plan Designation:	LI			
	Review Type:	Peer			
	Regulatory Code:	City of Duvall Municipal Code			
	Section:	Unified Development Regulations			
	Chapter:	14.34 Design Guidelines	Version: 2007 UDR Update-March 29, 2017 Supplement 31		
	Companion Documents:	Duvall Comprehensive Plan, Downtown Sub-area Plan, City Wide Visioning Plan.			
	Applicability:	Criteria 1. Proposed Development meets criteria for Design Review Process			
	Project Status:	First Checklist Review			
	Initial Review Date:	April 5th 2017			
	Second Review Date:				
				Note: New comments in blue type	
	Conformance Rating	Category		Description	
	I	Conforms		Fully meets intent and specific code requirements	
	II	High Level of Conformity		Fully meets intent but not specific code requirements	
	III	Moderate Level of Conformity		Mostly meets intent but not specific code requirements	
	IV	Low Level of Conformity		Somewhat meets intent but not specific code requirements	
	V	Non-Conforming		Does not meet intent or code requirements	
		Design Guideline			
	Section	Title	Summary	Analysis	Comments / Recommendations
					Rating
	14.34.020	Site Planning	Site Review is not part of this Checklist Review and Deferred to Planning		
	1		Site conditions		
	2		Circulation		
	3		Building variety		v
	4		Positive site amenities		
	5		Linkage		
	14.34.030	Grading Storm Water Management and Site Coverage			
	B.1				
	a.		Minimize cut and fill		
	b.		Terraced grades		
	c.		Minimize retaining walls		
	d.		Planted slope in lieu of retaining		
	e.		Daylight basements		
			Other methods		
	B.1				
	a.		Limited retaining wall height		
	b.		Retaining wall landscaping		
	c.		Retaining wall material		
	d.		"Ecology Block" walls		
	e.		Retaining wall fit		
	f.		Residential retaining wall		
	g.		Retaining wall landscape setback		
	h.		Departures		
	14.34.030	Storm Water Management and Sensitive Areas			



	C.1	Open Stormwater ponds			
	a.		Stormwater ponds per standards		
	b.		Stormwater pond screening		
	C.2	Bioswales	Encouraged treatment method		
	D	Site coverage			
	1		Per specific zoning requirements		
	2		Preservation of native vegetation		
	3		Pervious surfaces encouraged		
	<b>14.34.040</b>	<b>Street Network</b>			
	A	Pedestrian Facilities			
	1	Purpose			
	2	Sidewalk and Pathway Development Standards			
	<b>14.34.041</b>	<b>Pedestrian Facilities</b>			
	B.1	Primary Pedestrian Corridors			
		Main Street frontage			
	a.		12 ft. minimum sidewalk		
	b.		Street trees @ 30 intervals in tree grates		
	c.		Street trees @ 30 intervals in planter strips		
	d.		12-14 ft. high pedestrian lighting		
	e.		Sidewalks not adjacent to public streets		
	B.2	Secondary Pedestrian Corridors			
		Stephens Street frontage			
	a.		10 ft. minimum sidewalk		
	b.		Street trees @ 30 intervals in tree grates or planters		
	c.		12-14 ft. high pedestrian lighting @ 40-60 ft. OC		
	d.		Sidewalks not adjacent to public streets min 8' wide		
	B.3	Interior pedestrian pathways	Minimum 5 ft unobstructed width		
	<b>14.34.042</b>	<b>New Streets</b>			
	B.1	Purpose			
	B.2	General Goals			
	a.		Safe and convenient network connected to surrounding area		
	b.		Connection to existing and proposed trail systems		
	c.		prototypical street template		
	d.		Duplicate parallel public/private streets discouraged		
	e.		Mid-block connections		
	f.		Calming strategies		
	g.		Signage		
	h.		Gated Community restrictions		
	i.		Sidewalks and Planters		
	<b>14.34.050</b>	<b>Lot Standards</b>			
	<b>14.34.051</b>	<b>Residential developments</b>			
	A				
	1	Purpose			
	2	Old Town			
	3	General Standards			
	a.		Variation		
	b.		Porches, stoops ,window projections		
	c.		Architectural Elements		
	d.		Setback Encroachments		
	4	Building Relationship with Street Grade.			
	a.		Finish floor elevations		
	b.		Down slope entries		

	5	Open Space Requirements			
	a.i		Private yards		
	a.ii		Minimum useable yard		
	a.iii		Private yard reduction		
	a.iv		Reciprocal use easement		
	a.v		Minimum open space		
	b.	Common Open Space Requirements			
	b.i	Purpose			
	b.ii (A)		Hierarchy of space		v
	b.ii (B)		Distribution		
	b.ii (C)		Variety		
	b.ii (D)		Pathways and features		v
	b.iii		25' Minimum width		
	b.iv		Solar Orientation		
	b.v		Visibility		
	b.vi		Trail bonus		
	b.vii		Pedestrian entry bonus		
	b.viii		Tree preservation		
	b.ix		Ground floor access		
	c.	Reciprocal Use Easements			
	c.i		Recording		
	c.ii		Privacy walls		
	c.iii		Foundation protection		
	6	Parking, Garages, and Vehicular Access			
	a.	Front Loaded Garages			
	a.i		20' Property line setback		
	a.ii		5' Building facade setback		
	a.iii		2' Tuck under setback		
	a.iv		50% Max width of ground level facade		
	a.iv (A)		Cul-de-sac exception		
	a.iv (B)		Steep slope exception		
	a.v		Detached garages		
	b.	Side Loaded Garages			
	b.i	20% Maximum per plat			
	b.i (A)		15' Front yard setback		
	b.i (B)		Architectural design elements required		
	b.i (C)		Separation to entry access required		
	b.ii		Rear side load garage allowance		
	b.iii		Repeat restriction		
	b.iv		10' separation requirement @adjacent side entry drives		
	c.	Shared Garages and Driveways.			
	c.i		Where permitted		
	c.ii		Permitted with special provisions		
	c.iii		Assignment of parking space		
	c.iv		44' max ganged width		
	d.	Additional Driveway Standards.			
	d.i		SFR restrictions for multiple driveways		
	d.ii		Tandem parking allowance		
	d.iii		Alley Access		
	d.iv		20' maximum width		
	d.v		Shared driveways are encouraged		
	7	Utility Placement.			
	a.		Priority accommodations for street design elements		
	b.		Utility appurtenance to be screened/hidden to the furthest extent possible		
	c.		Underground utilizes to allow for street trees and lighting		
	d.		Vaults are prohibited from sidewalk areas		
	e.		Utility boxes to be grouped		
	8	Additional Standards for Multifamily Residential Developments.			
	a.		Primary building entry must face public or open space		
	b.		Individual ground floor entries must face public or open space		
	c.		Must include windows that face public streets or space		
	d.		Special provisions option		
	e.		10' min. residential setback from sidewalks		
	f.		36" high raised ground floor levels above street encouraged		
	g.		Fence setbacks and height limits.		
	9	Additional Standards for Old Town Neighborhood District			

	14.34.052	Mixed Use and Non-Residential Developments			
	B	General Site Design			
	1		Compliment adjacent structures		
	2		Environmental respect		
	3		Pedestrian features and interaction		
	4		Pedestrian safety		
	5		Overall Title compliance		
	C.1	Primary Pedestrian Corridors			
	a.		Pedestrian oriented facades		
	b.		Behind building parking		
	C.2	Secondary Pedestrian Corridors			
	a.		Main pedestrian entry		
	b.		Ground floor to be near grade of sidewalk		
	c.		Pedestrian oriented facades		
	d.		Behind building parking		
	e.		Landscape screening		
	f.		Abutting non-residential or mixed use zones		
			Two frontages		
	D	Main Street South of Old Town			
	E	Big Rock Road			
	F	All other streets not designated			
	G	Pedestrian Access			
	1		Sidewalk access		
	2		8 ft. minimum walk		
	3		Multiple buildings entry linkage		
	4		Future linkage opportunities		
	5		Internal elements linkage to public ROW's		
	6		Pedestrian linkage to existing offsite pedestrian ways		
	7		Linkage to City trail systems		
	8		Commercial / residential onsite linkage		
	9.a		Safe pedestrian passage through parking lots		
	b.		Minimum 5' walkways (exclusive of car overhang)		
	c.		Walkway design feature credit for DMC. 14.34.52.D		
	d.		Maximum 14 ft. high pedestrian lighting required		
	e.		Access shall accommodate ADA accessibility standards		
	f.		Articulated crosswalk designation may be required		
	H	Pedestrian-Oriented Spaces			
	1		Accessible public courtyards and plazas		
	2	Qualification			
	a.		Pedestrian access from street to building, parking and courts		
	b.		Concrete or unit pavers required		
	co.	(2-foot candles throughout the space)	Complimentary pedestrian lighting required		
	d.		Seating requirement		
	e.		Space must be located areas strategic to primary pedestrian ways		
	f.		Seasonal interest landscaping		
	3	Encouraged features			
	a.		Pedestrian amenities		
	b.		Pedestrian oriented facades		

	c.		Environmental factors for consideration		
	d.		Optional pedestrian related uses		
	e.		Movable seating		
	4	Prohibited features	Undesirable materials and elements		
	i.	Additional Landscaping Requirements	Main Street landscape screening		
	j.	Parking, Garages, and vehicular Access			
	1		Parking lots to be located behind buildings		
	2		Parking lots to be located behind buildings		
	3		Parking lots to be located away from intersections		
	4		Exceptions to location		
	5		Parking lot scale		
	6		Shared parking encouraged		
	7		Perpendicular aisle alignment to buildings encouraged		
	8		Shared parking access encouraged		
	9		Main Street special driveway regulations		
	10		Main Street access restrictions		
	11		Main Street shared driveways encouraged		
	<b>14.34.060</b>	<b>Building Design</b>			
	<b>14.34.061</b>	<b>Residential developments</b>		N/A (Comercial Development)	
	A	Residential Building Design			
	1	Purpose			
	2	General Provisions			
	a.	Elevations and Models.			
	a.i		Variation and modulation required		
	a.ii		Model repetition restrictions		
	a.iii		Elevation repetition restrictions		
	a.iv		Color and material variation		
	a.v		Architectural style variation		
	a.vi		Significant floor plan and modulation variations		
	a.vi (A)		Floor plan configurations and massing		
	a.vi (B)		Roof Types		
	a.vi (B)(A)		Siding styles		
	a.vi (B)(B)		Window configurations/detailing		
	3	Massing and Composition			
	a.		Clear pattern of massing and interest		
	b.		Primary and secondary elements		
	4		One story porch height		
	5	Massing and Composition			
	a.		Primary forms to be dominant		
	b.		Secondary forms to be proportional		
	c.		Primary porch to be one story and proportional to main structure		
	d.		Multistory porches allowed if appropriate to building scale		
	6	Building Modulation			
	a.	Multifamily Residential Buildings			
	a.i		Modulation requirements		
	a.ii		Modulation options		
	a.iii		Dormers and interrupted rooflines		
	a.iv		Primary facade physical breaks		
	b.	Attached and detached residential buildings			
	b.i		Modulation requirements		
	b.ii		Modulation locations		
	b.iii		Change in materials/colors/details allowances		
	b.iv		Number of joined units (8 max)		
	7	Entries			
	a.		Covered porches and stoops required		
	b.		Architectural design must be integrated		
	c.		Porch and stoop size		
	c.i	Porch	48 sq. ft min (6'w x 8'd)		
	c.ii	Stoop	30 sq. ft. min. (6'w x5'd)		
	c.iii	Porches and stoops	To be raised 18" above grade		

	c.iv		Wrap round porch on corner lots		
	8	Decks			
	a.		To be architecturally integrated with main structure		
	b.		To key into primary structure		
	b.i		To be architecturally integrated with main structure		
	b.ii		To key into primary structure		
	b.iii		Minimum support thickness of 7.25" w/10' max unsupported height		
	b.iv		Covered deck structures to be architecturally integrated with primary roof		
	9	Roof Pitch	To be residential in character		
	a.		Minimum 12" overhangs		
	10	Architectural Details			
	a.	Doors			
	a.i		Entry doors to match architectural style of building		
	a.ii		Panels or inset glass required on entry doors		
	a.iii		Sliding glass entry doors prohibited		
	a.iv		3 1/2" trim required at all entry doors		
	b.	Primary Windows			
	b.i		Vertical orientation required		
	b.ii		Window trim required throughout		
	b.iii		Trim to be 3 1/2" min and complimentary to architectural style of building		
	b.iv		Vertical windows may be ganged		
	b.v		Divided lite windows encouraged		
	c.	Chimneys	Chimney's to compliment architectural style of building		
	c.i		20"x24" min. cross section above roof dimension		
	c.ii		Metal cap shrouds required		
	c.iii		Chimney shape and materials to compliment architectural style of building		
	d.	Columns, Trim and Corner boards			
	d.i		Trim detailing and materials to compliment architectural style of building		
	d.ii		Exposed 4x4 and 6x6 posts prohibited		
	d.iii		Metal or wood corner clips/boards required		
	d.iv		2 1/2" min corner board width		
	e.	Architectural Detail and Features	To provide elements of human interest		
	e.i		Shutters		
	e.ii		Flower boxes		
	e.iii		Knee braces		
	e.iv		Columns		
	e.v		Trellises		
	f.	Trash and Recycling Containers			
	f.i		Within garages or screened enclosures		
	f.ii		Prohibited in front yards		
	f.iii		Locate to minimize odor and visibility		
	f.iv		To be easily accessed by residents		
	f.v		Enclosures to be made of wood/masonry. Chin link prohibited		
	g.	Mail and Newspaper Boxes.			
	g.i		Design and materials to compliment architectural style of building		
	g.ii		To be well lit, accessible and non obstructive to walkways		
	g.iii		To be clustered and architecturally enhanced and complimentary with buildings		
	h.	Accessory structures			
	h.i		Design and materials to compliment architectural style of building		
	h.ii		12' max height/18' max height w/ pitched roof		
	h.iii		Portable storage containers prohibited		
	11	Materials			
	a.		Vertical material transitions to wrap corners		
	b.		Horizontal material transitions to have separation trim		
	c.		Acceptable materials		
	d.		Trim requirement and materials		
	e.		Finish materials to wrap corners		
	12	Color			
	a.		Multiple colors to be used		
	b.		Muted colors to be dominant		
	c.		Grey's and beige colors to be secondary		
	d.		Color palettes to be submitted for approval	Additional detail required.	
	14.34.062	Mixed Use and Non-Residential Developments			
				N/A (Residential Development)	

	B	Purpose and Design intent	Preserve and enhance village character in OT, foster innovative yet regionally complimentary expression elsewhere	Appears to be in compliance.	Visual variety greatly benefits the project overall and warrants approval.	II
					Playful colorful mock windows offer much needed relief to otherwise uninteresting massive building facades. The artful approach effectively adds personality and interest in alignment with Duvall's artistically expressive community.	
	2	Applicability	Zones (includes OT)		The Main Street facing facades are respectful to the towns rural character and help reduce the over-all scale of the project.	
	3	Massing and Composition				
	a.		Clearly defined base, middle and top	Additional detail required.	Concrete /CMU basement level finishes to be submitted for review	II
	b.		Primary entries require focal expression	Appears to be in compliance.	Entry is clearly defined	I
	c.		Multi-tenant buildings to express individual storefronts	Appears to be in compliance.	The single use structure has been effectively broken into smaller components	I
	d.		Primary uses to focus toward street frontage	Appears to be in compliance.	Added pedestrian frontage interest has improved focus toward street	I
	e.		Buildings with split entries must establish a primary entry	Appears to be in compliance.	Office and loading entries are well separated and defined	I
	f.	Parapets to avoid false front appearance				
	i		Parapets must be integrated with overall massing/design	Appears to be in compliance.	Parapets help enunciate building modulation and are appropriate to the architecture	I
	ii		Back sides of parapets must not be visible to public areas	Appears to be in compliance.	Building height obscures rear side of parapets.	I
	g.		Overhead balconies are encouraged but subject to review	N/A		
	h.		Roof slopes to be broken up by secondary building elements	Appears to be in compliance.	Multiple gables and the roof cupola help reduce roof scale impacts.	I
	4	Building Modulation				
	a.		50 ft. minimum building modulation	Appears to be in compliance.	Mock windows provide consistent human scale design elements	I
	b.		75% fenestration required	The project has no conventional retail component. Additional detail/discussion may be required.	Added pedestrian frontage interest has improved appearance of retail element	II
	c.		Pedestrian-oriented spaces to be integrated with building design	Appears to be in compliance, planning to comment on level of satisfaction.	Pedestrian plazas with multiple amenities are proposed	I
	d.	Zone specific façade requirements	Including OT district			
	i		25 ft. lot rhythm required	Although a strict adherence to a 25' module has not been met, the code intent has.	Although the LI Zone is not included in zone specific facade requirements the conditional use process requires the project to be held to higher standards.	II
	ii		Design elements that enhance a 25 ft. rhythm required	Appears to be in compliance.		II
	iii		Rooflines to enhance a traditional building lot pattern	Appears to be in compliance.	These sections of the code apply as appropriate to the scale and location of the project.	II
	iv		Material/color changes to enhance a traditional building lot pattern	Appears to be in compliance.		I
	v		Modulation to enhance a traditional building lot pattern	Appears to be in compliance.		I
	vi		Other means available per Planning Director		Decorative panels and additional glazing has greatly improved the overall appearance and scale of the building.	I
	5		Prominent cornice required &50 ft. max. roofline w/o modulation.	Appears to be in compliance.		I
	6		6/12 minimum roof slope	Appears to be in compliance.		I
	7		Hip roofs are discouraged	Appears to be in compliance.		I
	5	Blank Wall Treatments				
	1		Blank walls are prohibited	Appears to be in compliance.		I
	i		Doors and windows	Although a strict adherence has not been met the code intent has.		II
	ii		Display windows	Individual display window "suites" along Main Street are encouraged.	Added display windows enhance the pedestrian experience	I
	iii		Landscape plantings	Landscape plantings will be critical to the long term softening of the high visual impact project.	The proposed landscaping will be an integral component for the projects success	I
	iv		Landscape trellis	Vertical trellises have been proposed on earlier renditions and are encouraged to be added back.	The provided compromise of change in building materials and colors suffice	II
	v		Other methods	Director to approve alternative means and methods.	Due to the nature of the building type and occupancy traditional window and door use is not practical. Alternative methods have been proposed	II
	6	Building Details				
	a.		Requirements for new buildings to be substantially provided			
	i		Display Windows	Additional detail required.	Added display windows enhance the pedestrian experience	I
	ii		Transom windows	Appears to be in compliance.	The use of Transom Windows is consistent with code intent	I
	iii		Recessed windows	Appears to be in compliance.	The use of Mock Recess Windows is consistent with code intent	II
	iv		Decorative weather protection features	Should extend over the sidewalk for additional pedestrian protection.	Although not continuous, pedestrian awnings greatly help with building scale	II
	v		Upper and lower level distinction	Primary frontages are in conformance while secondary facades are not. The design is acceptable	Due to the nature of the building type and occupancy this is difficult to achieve.	II
	vi		Window bays	N/A	Not appropriate for proposed architectural style	
	vii		Recessed entry	Appears to be in compliance.	Building entries are all weather protected and most within building recesses	I
	viii		Sills	N/A	Not appropriate for proposed architectural style	
	ix		Pilasters	Appears to be in compliance.	Help define the entry pedestrian plaza areas	I
	x		Landscape trellises	Vertical trellises have been proposed on earlier renditions and are encouraged to be added back.	The provided compromise of change in building materials and colors suffice	II
	xi		Decorative light fixtures	Appears to be in compliance.	Appropriate styling -per cut-sheet submittals	I
	xii		Decorative finish materials	Appears to be in compliance.	Use of colorfully painted recessed panels are key to cohesive quality of project	I
	xiii		Artwork	Artwork is encouraged for pedestrian plaza areas	Painted recessed panels should be complimented with additional site artwork	II
	xiv		Other approved details	Director to approve alternative means and methods.	Use of colorfully painted recessed panels are key to cohesive quality of project	I

	b.		Include decorative signage keeping with the style of the building	Additional detail required.	Final signage plan to be submitted for review	
	c.		6' wide protective awnings over all sidewalks	Currently proposed awning should be extended over sidewalk area		IV
	7	Building Materials and Colors				
	a.		High quality and durable	Appears to be in compliance.	Acceptable design license has bet exercised for materials architectural consistency	I
	b.		Metal to be trimmed and in combination with other durable materials	Appears to be in compliance.	Acceptable design license has bet exercised for materials architectural consistency	I
	c.		Concrete block restrictions	Additional detail required.	Final CMU colors/patterns/finish to be submitted for review	I
	d.		Stucco restrictions	Not used		
	e.	Prohibited materials				
	i.		More than 10% mirrored glass	Not used		I
	ii.		Plywood siding	Not used		I
	iii.		Stucco board	Not used		I
	iv.		Window film	Not used		I
	f.		Bright colors are discouraged	Director to approve alternative means and methods.	Acceptable design license has bet exercised for materials architectural consistency	I
	g.		Color selections samples to be submitted for review	Confirmed- CMU outstanding		II
	h.		Linear building lighting prohibited @ facades and rooflines	Not used		I
	l.		Facades shall not be designed to resemble logos	Confirmed		I
	8	Additional Commercial Building Standards				
	a.		Additional building modulation	Appears to be in compliance.		I
	b.		Significant focal elements	Appears to be in compliance.		I
	c.		Vertical modulation	Appears to be in compliance.		I
	d.		Roof modulation	Appears to be in compliance.		I
	e.		Finish material variety	Appears to be in compliance.		I
	f.		Accessories and features following rhythm of modulation	Appears to be in compliance.		I
	g.		Repetitive distinctive window patterns	Although a strict adherence has not been met the code intent has.	Acceptable design license has bet exercised for materials architectural consistency	I
	h.		Other approved methods	Director to approve alternative means and methods.	Use of colorfully painted recessed panels are key to cohesive quality of project	I
	9	Service areas				
		All utilities and service areas shall:				
	a.		Be enclosed and screened	Additional detail required.		
	b.		Have doors	Additional detail required.		
	c.		Compliment building design and materials	Additional detail required.		
	d.		Be practically located	Additional detail required.		
	e.		Shall not interfere with primary purpose of development	Additional detail required.		
	f.		Be sized to meet project needs	Additional detail required.		
	g.		Shall accommodate recycling	Additional detail required.		
	h.		Be approved by refuse purveyor	Additional detail required.		
	i.		Shall be landscaped on 3 sides	Additional detail required.		
	j.		Service and loading berths to not interfere with pedestrian ways	Additional detail required.		
	k.		Service areas shall be sited for convenient use and access	Additional detail required.		
	l.		Roof Mounted equipment to be located away from public view	Appears to be in compliance.		I
	m.		Roof Mounted equipment to be screened from public view	Appears to be in compliance.		I
	10	Non-Residential Signage				
		Shall be as follows:				
	a.		Compliment the character and scale of the project	Additional detail required.	Final signage plan to be submitted for review	
	b.		Be compatible to scale of the building design and adjacent signs	Additional detail required.	Final signage plan to be submitted for review	
	c.		Compliment the building colors	Additional detail required.	Final signage plan to be submitted for review	
	11	Non-Residential Lighting				
		Shall be as designed follows:				
	a.		To ensure safety and security, and encourage activity	Additional detail required.	Additional lighting has been provided for trash collection area	I
	b.		Lighting color selection restrictions	Appears to be in compliance.		I
	c.		Accent architectural and landscape lighting encouraged	Appears to be in compliance.		I
				End of Section		