

CITY CENTER

September 8, 2011 Public Hearing
Planning Commission
Recommended Amendments



LYNNWOOD
WASHINGTON

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CITY OF LYNNWOOD
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON,
AMENDING SECTION 1 AND SECTION 2 OF ORDINANCE NO.
2627, AMENDING LMC SECTIONS 21.02.715, 21.60.075, 21.60.100,
21.60.200, 21.60.300, 21.60.400, 21.60.500, 21.60.600, 21.60.700,
21.60.800, ADDING A NEW SECTION 21.60.475 AND AMENDING
THE CITY CENTER DESIGN GUIDELINES AND PROVIDING FOR
SEVERABILITY, AN EFFECTIVE DATE, AND SUMMARY
PUBLICATION

WHEREAS, the City of Lynnwood is a municipal corporation organized under the laws of the State of Washington; and,

WHEREAS, the City Council is authorized by RCW 35A.11.020 to adopt and enforce ordinances of all kinds relating to municipal affairs and appropriate to the good government of the City; and,

WHEREAS, on March 14, 2005, the Lynnwood City Council passed Ordinance No. 2553 adopting the City Center Sub-Area Plan as an amendment to the City of Lynnwood Comprehensive Plan; and,

WHEREAS, on March 14, 2005 the Lynnwood City Council passed Ordinance No. 2554 adopting zoning regulations and design guidelines for the Lynnwood City Center, adding a new chapter to Lynnwood Municipal Code Title 21; and,

WHEREAS, on July 10, 2006, the Lynnwood City Council passed Ordinance No. 2625 amending Section 21.60.600 of the Lynnwood Municipal Code regarding protection of planned sites of public streets and parks/plaza in the City Center; and,

WHEREAS, on July 10, 2006, the Lynnwood City Council passed Ordinance No. 2627 establishing a street grid protection ordinance for the City Center ~~Sub-A~~area; and,

WHEREAS, the Lynnwood City Center Sub-Area Plan identifies the need for parks/plazas in the City Center; and,

WHEREAS, the City Center Sub-Area Plan identifies the locations of the City Center parks as general, and not specific, evidenced by statements in the City Center Sub-Area Plan that the location of the Town Square park in the Core "should be roughly in the center" and CCPS #3 "...These parks and public spaces, or their spatial or functional equivalent, shall be provided as new development occurs in the City Center"; and,

WHEREAS, the City of Lynnwood zoning code (LMC section 21.60.600 entitled "Design Review"), provides for specific locations of the City Center parks requiring that development demonstrate consistency and compatibility with the planned location of City Center parks and plazas, the location of which are described in detail in that section (21.60.600); and,

WHEREAS, the City Center Sub-Area Plan identifies the need for a finer City Center street grid system in the City Center to break down superblocks and encourage a more pedestrian friendly environment; and,

48 WHEREAS, the City Center Street Grid Protection Ordinance (Ordinance No. 2627) establishes a
49 regulatory mechanism to require the dedication of public right of way to implement a finer City Center
50 grid street system and to also provide for the acquisition of public right-of-way for streets that will serve
51 to mitigate City Center transportation impacts; and,
52

53 WHEREAS, since the adoption of the City Center Sub-Area Plan the City of Lynnwood has
54 conducted studies (“Lynnwood City Center Access Study” Perteet Engineering., September 2007 and
55 “Lynnwood City Center Street Master Plan” David Evans and Associates, Inc., December 2009) to
56 further analyze the City Center Street system and, the optimal location of the proposed street grid, to
57 refine the transportation network and to identify improvement needs for the City Center with specific
58 attention to analysis of the secondary street network and transportation improvements necessary to
59 mitigate transportation impacts; and,
60

61 WHEREAS, the Lynnwood City Center Street Master Plan concluded that two new secondary
62 streets (42nd Avenue W. and 194th Street SW extension) were “system improvements”, both needed to
63 mitigate capacity within the City Center, and that the remainder of the new secondary streets (e.g. 41st
64 Avenue W. 43rd Avenue W. etc.) are identified as “project improvements” and are not necessary to
65 mitigate transportation capacity needs for the City Center; and,
66

67 WHEREAS, based on the conclusions of the above referenced studies, the City finds that the
68 current street grid regulation (Ordinance No. 2627) is more comprehensive and encumbering than
69 necessary to achieve the purpose of ensuring transportation mitigation than what was originally
70 envisioned when the City Center Plan was adopted; and,
71

72 WHEREAS, with the passage of time since the adoption of the City Center zoning code,
73 amendments to the code have been identified to better implement the intent of the City Center Sub-Area
74 Plan; and,
75

76 WHEREAS, factors influencing the preparation of amendments to City Center development
77 regulations include recognition of the need to be responsive to the change in market conditions brought on
78 by the “Great Recession” by offering more flexibility, findings of studies conducted since the time of the
79 adoption of the City Center Sub-Area Plan, and the identification of opportunities to increase code clarity
80 and predictability of the regulations; and,
81

82 WHEREAS, on June 7, 2011 the proposed amendments were received by the Washington State
83 Department of Commerce for State agency review in accordance with RCW 36.70A.106 with no
84 comments having been received; and,
85

86 WHEREAS, the City of Lynnwood Planning Commission held a duly noticed public hearing on
87 June 9, 2011, which was continued to July 14, 2011 and then further continued to September 8, 2011; and
88

89 WHEREAS, the City of Lynnwood Planning Commission determined that the Hearing
90 Continuations were appropriate to allow for further public outreach including informational meetings held
91 on June 16, 2011 and June 29, 2011 as well as meetings with individual property owners that requested
92 further meetings; and
93

94 WHEREAS, following the public hearing and considering the testimony, the City of Lynnwood
95 Planning Commission made a recommendation to City Council; and
96

97 WHEREAS, the City Council held a duly noticed public hearing on [INSERT DATE], 2011
98

99 WHEREAS, the City Council finds that there are sufficient reasons to take action to ensure that
100 the zoning ordinance and other implementing development regulations provide the level of predictability,
101 certainty and consistency needed for redevelopment of the City Center by all property owners, businesses,
102 citizens; and,

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WHEREAS, based on these findings, it is appropriate to amend the City of Lynnwood zoning code, City Center Design Guidelines, and Ordinance No. 2627; and,

WHEREAS, the City Council finds that it is in the interest of the public health, safety and welfare to adopt this ordinance, now therefore,

THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 1 of Ordinance No. 2627 adopted by the Lynnwood City Council on July 10, 2006, is hereby amended as follows:

Section 1. The following new streets shall be located in the City Center Sub-Area:

The proposed new streets in the City Center would follow centerlines defined approximately as follows. Such streets may deviate pursuant to the determination of the Public Works Director from the centerlines described below ~~may be built with the centerline deviating up to 35 feet to either side of these descriptions, to take best advantage of physical conditions in the field and to coordinate with legal parcel boundaries. The true alignment of the centerline of each route would run generally parallel to existing 44th Avenue W or existing 196th Street SW, to the extent practical.~~

~~41st Avenue W would run in a straight line generally aligned parallel to existing 44th Avenue W, from existing Alderwood Mall Boulevard to proposed 195th Street SW, approximately 360 feet north of the centerline of existing 196th Street SW. The centerline would cross existing 196th Street SW approximately 990 feet east of the centerline of existing 44th Avenue W. This street would not continue north of proposed 195th Street SW.~~

~~42nd Avenue W would run generally in a straight line ~~generally~~ aligned parallel to existing 44th Avenue W, from existing 200th Street SW to existing 194th Place SW. The centerline would cross existing 194th Street SW approximately 680 feet east of the centerline of existing 44th Avenue W.~~

~~42nd Avenue W Extension would continue southerly from Alderwood Mall Boulevard, curving southwesterly to reach 44th Avenue W in the alignment of proposed 201st Street SW. This route is more specifically described as follows. Beginning at the centerline of Alderwood Mall Boulevard, 42nd Avenue W Extension would proceed southward, following along an arc concave to the northwest of radius approximately 250 feet through 50 degrees of arc for a distance of 218 feet, then continue southwesterly on a tangent line for 235 feet, then follow along an arc concave to the northwest of radius approximately 250 feet through 40 degrees of arc for a distance of 174 feet, then follow the alignment of proposed 201st Street westward for approximately 250 feet to intersect with existing 44th Avenue W. The centerline of proposed 201st Street SW at 44th Avenue W would be located approximately 417 feet south of the centerline of existing Alderwood Mall Boulevard.~~

~~43rd Avenue W would run in a straight line generally aligned parallel to existing 44th Avenue W, from existing Alderwood Mall Boulevard to existing 194th Place SW. The centerline would cross existing 194th Street SW 260 feet east of the centerline of existing 44th Avenue W.~~

~~45th Avenue W would run in a straight line generally aligned parallel to existing 44th Avenue W, from existing 200th Street SW to existing 194th Street SW. The centerline~~

156 ~~would cross existing 194th Street SW 384 feet west of the centerline of existing 44th~~
157 ~~Avenue W.~~

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159 ~~**191st Street SW** would run in a straight line generally aligned east west, from existing~~
160 ~~33rd Avenue W to existing 36th Avenue W. The centerline would cross existing 36th~~
161 ~~Avenue W 1021 feet south of the centerline of existing 188th Street SW.~~

162
163 ~~**194th Street SW Extension** would follow a meandering line proceeding from a point of~~
164 ~~beginning located on the centerline of existing 194th Street SW approximately 140 feet~~
165 ~~west of the centerline of existing 40th Avenue W, then bearing generally east-~~
166 ~~northeasterly to existing 36th Avenue W, crossing existing 36th Avenue W approximately~~
167 ~~220 feet north of the point of beginning. From the centerline of 36th Avenue W the route~~
168 ~~would continue east-southeasterly approximately 78 feet, then east approximately 956~~
169 ~~feet to the centerline of existing 33rd Avenue W, meeting existing 33rd Avenue W~~
170 ~~approximately 220 feet north of the point of beginning.~~

171
172 ~~**195th Street SW** would run in a straight line generally aligned parallel to existing 196th~~
173 ~~Street SW, from existing 40th Avenue W to proposed 45th Avenue W. The centerline~~
174 ~~would cross existing 44th Avenue W 360 feet north of the centerline of existing 196th~~
175 ~~Street SW.~~

176
177 ~~**197th Street SW** would run in a straight line generally aligned parallel to existing 196th~~
178 ~~Street SW, from existing 40th Avenue W to existing 44th Avenue W. The centerline~~
179 ~~would cross existing 44th Avenue W 257 feet south of the centerline of existing 196th~~
180 ~~Street SW.~~

181
182 ~~**198th Street SW** would be extended west of 44th Avenue W to proposed 45th Avenue W,~~
183 ~~a distance of approximately 384 feet.~~

184
185 ~~**199th Street SW** would run in a straight line generally aligned parallel to existing 196th~~
186 ~~Street SW, from existing 40th Avenue W to existing 44th Avenue W. The centerline~~
187 ~~would cross existing 44th Avenue W 925 feet south of the centerline of existing 196th~~
188 ~~Street SW.~~

189
190 **Section 2.** Section 2 of Ordinance No. 2627 adopted by the Lynnwood City Council on July 10, 2006, is
191 hereby amended as follows

192
193 “Section 2. All development shall dedicate **r**ight of **w**ay for streets designated herein,
194 and shall be a width in accordance with the adopted City Center Sub-Area plan or as
195 approved by the Public Works Director. **The Public Works Director may make a**
196 **determination to waive or modify the extent of the dedication to ensure that the extent of the**
197 **dedication, if any, is roughly proportional to the project impacts. The Public Works Director**
198 **shall also have the authority to waive the requirement for right of way dedication for the**
199 **streets designated herein and/or approve modified alignments if the Public Works Director**
200 **finds that such waiver or modification does not impact the functions for those streets**
201 **including fire lane standards.** For purposes of this ordinance, the term "development" shall
202 include subdivisions, short subdivisions, planned unit developments, binding site plans and
203 design review approvals.” Appeals of the Public Works Director’s decision shall be
204 processed as a Process II application (LMC 1.35.200).”

205
206 **Section 3.** LMC Section 21.02.715 is hereby amended as follows,

207
208 **21.02.715 Sign, roof.**

209 “Roof sign” means a business sign erected upon or above a roof or, in cases where a parapet is
210 present, above the parapet of a building. This definition does not apply to signs attached to

211 [parapets or walls when such parapets or walls are at a point six \(6\) feet in height or less above the](#)
212 [roof deck.](#)

213 **Section 4.** LMC Section 21.60.075 is hereby amended as follows,

214 **21.60.075 Relationship to rest of title.**

215 The regulations in this chapter, together with the applicable regulations in the rest of LMC Title
216 [21](#) and other titles of the Lynnwood Municipal Code, shall govern development and use of
217 property in the city center [zones](#)~~districts~~. Where the regulations of this chapter conflict with [or](#)
218 [vary from](#) regulations in other chapters or titles, the regulations in this chapter shall control.

219
220 A. Exceptions. The following chapters of ~~this code~~ [LMC 21](#) shall not apply in the city center:

221 [1. Chapter 21.06 LMC;](#)

222 [24. Chapter 21.12 LMC;](#)

223 [32. Chapter 21.14 LMC.](#)

224 **Section 5.** LMC Section 21.60.100 is hereby amended as follows,

225 **21.60.100 Definitions.**

226 [The following definitions shall only be applicable to the City Center zones.](#)

227
228 ~~“Canopy” means a cover over a sidewalk, providing protection from rain, that is constructed of~~
229 ~~permanent materials. The height shall range between eight feet and 12 feet, and it shall be a minimum of~~
230 ~~six feet in width.~~

231 [A. “City center” means the land area designated on the official zoning map ~~comprised of the~~ as a city](#)
232 [center ~~zones~~district.](#)

233 [B. “Donation to Public Park Fund” shall mean a voluntary contribution from the developer to a dedicated](#)
234 [City fund established specifically for the purpose of acquiring and development of public park land to](#)
235 [serve new development and growth consistent with the City Center Sub-Area Plan. The voluntary](#)
236 [donation shall be executed by an agreement acceptable to the City.](#)

237 [C. “Floor area ratio” means the amount of floor area within a building as a multiple of the lot area.](#)

238 [D. “New Development” means construction of a new building or the expansion of an existing building](#)
239 [footprint \(in which case that portion of the building being expanded shall constitute new development\).](#)
240 [Exterior reconstruction of existing buildings \(involving wall and/or roof removal\) within existing](#)
241 [footprints, and construction of new facades, parapets, entrances, vestibules, and similar shall not](#)
242 [constitute New Development.](#)

243 [E. “Occupiable Space” means spaces for uses such as retail, office, residential, personal service shops ,](#)
244 [customer serving offices, restaurant, entertainment, and the like. Structured parking and self-service](#)
245 [storage facilities \(mini-storage and similar spaces designed to contain objects, not persons as the primary](#)
246 [use are not considered occupiable space.](#)

247 ~~“Green roof” means a roof designed with principles of environmental sustainability, involving the use of~~
248 ~~vegetation and storm water collection and cleaning. It may or may not be accessible.~~

249 [F. “Parking, below grade” means any portion of a structure containing parking that is located below the](#)
250 [average finished grade around a building.](#)

251 [G. “Parking, structured” means parking contained within a ~~multi-story structure above grade. n enclosed~~](#)
252 [building, designed to appear like it is part of the larger building complex.](#)

253 [H. “Promenade Street” means the public pedestrian and vehicular way along 198th St. SW identified in the](#)
254 [City Center Sub-Area Plan bounded on the east by 40th Ave. W. and 44th Ave. W. unless 198th Street SW](#)
255 [is extended west of 44th Avenue in which case the west boundary shall be the westerly terminus of 198th](#)
256 [Street SW within the City Center.](#)

257 [I. “Promenade Walkway” means the pedestrian connection conceptually illustrated in the City Center](#)
258 [Sub-Area Plan that connects the Promenade Street to the Transit Center on the South and the Convention](#)
259 [Center and towards Alderwood Mall on the North .](#)

260 “Public art” means any form of painting, mural, mosaic, sculpture, or other work of art, so long as it can
261 be appraised as a work of art and its value as such documented. It must be displayed on the exterior of a
262 building, at or near the pedestrian entrance or on a public plaza.

263 J.I. “Public plaza” means an open space that is accessible to the public at all times, predominantly open to
264 the sky, and for use principally by people, as opposed to merely a setting for the building. It must abut
265 and be within three feet in elevation of a sidewalk, and at least 10 percent of the area shall be planted with
266 trees and other vegetation. There must be seating, lighting and penetration of sunlight.

267 K. J. “Story” means the portion of a building included between the upper surface of the floor and the
268 upper surface of the floor or roof next above, measured as the vertical distance from top to top of two
269 successive tiers of beams or finished floor surfaces and for the topmost story, from the top of the floor
270 finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

271 L. K. “Street level retail” means any pedestrian-oriented uses providing goods and services, including
272 food and drink, adjacent to, visible from, and accessible from the sidewalk, including any pedestrian-
273 oriented use, such as retail stores, groceries, shoe repair shops, dry cleaners, floral shops, beauty and
274 barber shops, art galleries, travel agencies, restaurants, theaters, public offices, libraries and other
275 businesses that are intended to be pedestrian-attracting or pedestrian-generating in nature.

276 “Water feature” means a fountain, cascade, stream, fall, pond of water, or combination thereof, that serves
277 as a focal point. It must be located outside of a building and be publicly visible and accessible. It must be
278 active during daylight hours.

279 **Section 6.** LMC Section 21.60.200 is hereby amended as follows,

280 **21.60.200 District Zones established and described.**

281 A. City Center – Core (CC-C). This district zone is envisioned to have the highest intensity uses,
282 especially office buildings, residences, and hotels contained within high-rise buildings. Shops and
283 restaurants would be located along key streets, particularly the a principal pedestrian corridor,
284 referred to as the “Promenade” in the City Center Sub-Area Plan. A major public open space
285 would anchor the district zone. Over time, parking would be increasingly located within parking
286 structures. The convention center is planned located in for the northeast corner of this district zone.

287 B. City Center – West (CC-W). This district zone is envisioned to have a mixture of higher density
288 housing, retail and restaurants, and some office buildings contained within mid-rise buildings. A
289 public open space would anchor the district zone. Over time, parking would be increasingly found
290 within parking structures.

291 C. City Center – North (CC-N). This district zone is envisioned to have a mixture of mid-rise office
292 buildings and retail, Over time, parking would be increasingly found within parking structures.
293 with a relatively small amount of housing. Parking would largely be on the surface, but over time,
294 some parking may be within structures.

295 **Section 7.** LMC Section 21.60.300 is hereby amended as follows,

296 **21.60.300 Use limitations.**

297 All uses shall be allowed in the city center districts zones unless specifically prohibited below.

298
299 A. Prohibited in all city center districts zones:

- 300 1. Adult establishments;
- 301 2. Billboards;
- 302 3. Industrial uses (excluding management, research and development, and sales operations);
- 303 4. Outdoor storage or display of materials and equipment (except during construction);
- 304 5. Repair of vehicles, unless entirely within a building; Auto-oriented uses, including:
 - 305 a. Vehicle washing;
 - 306 b. Drive-throughs, including drive-up windows and drive up kiosks;
 - 307 c. Vehicle Repair;
 - 308 d. Battery Exchange Station (Electric Vehicles);

- 309 e. Battery Charging Station (Electric Vehicle), Level 1, Level 2 or Level 3, (unless
- 310 contained within an enclosed parking structure or attached to the exterior of a
- 311 building containing a principal use.);
- 312 f. Gasoline service stations;
- 313 g. Rental-Car agencies with outdoor fleet;
- 314 h. Outdoor sales of boats, vehicles, or equipment.
- 315 6. Sewage treatment plants;
- 316 7. Work release facilities;
- 317 8. Wrecking yards;
- 318 9. Secure community transition facilities;
- 319 10. Uses not fully contained within a building except;
- 320 a. Accessory outdoor dining;
- 321 b. Accessory outdoor display of merchandise up to a maximum of 200 square feet and
- 322 where the display only occurs during business hours;
- 323 c. Temporary special events;
- 324 d. Accessory outdoor recreation areas, in an amount not greater than the gross floor area
- 325 of the principal use it serves, not to exceed half an acre;
- 326 11. Self-service storage facilities (also known as mini-storage) consisting of more than 20% of
- 327 the building's total gross floor area.
- 328 12. Warehouses consisting of more than 20% of the building's gross ground floor area.
- 329 13. Any other uses similar to those listed above or any other use determined by the Ceommunity
- 330 Development Ddirector to be inconsistent with the intent of city center districts-zones as
- 331 described in this chapter and the Ceity Ceenter Ssub-Aarea Pplan. Appeals of the Community
- 332 Development Director's decision shall be processed as a Process II application (LMC 1.35.200).
- 333 ~~B. Additionally prohibited in the city center — core district (CC C) (allowed in other districts):~~
- 334 ~~1. Vehicle washing, unless located within a building or parking structure;~~
- 335 ~~2. Drive through businesses, unless located within a building or parking structure;~~
- 336 ~~3. Gasoline service stations;~~
- 337 ~~4. Mini storage on the street level;~~
- 338 ~~5. Outdoor sales of boats, vehicles, or equipment.~~
- 339 BC. Additionally prohibited in the portion of the city center – core districtzone (CC-C) that is north of
- 340 194th St. SW:
- 341 1. Multiple-family residential.
- 342 C. Ground floor principal uses in all City Center Zones shall be Occupiable Space.
- 343 1. Exception. Parking may occupy the ground floor of a building; provided that, the parking does not
- 344 occupy ground floor space facing a street frontage. In such instances, that portion of the building facing
- 345 the street shall still consist of occupiable space.
- 346 D. For buildings that directly front the Promenade Street, no less than 40 percent of the lineal frontage of
- 347 any building shall be Street Level Retail uses.
- 348

349 **Section 8.** LMC Section 21.60.400 is hereby amended as follows,

350 **21.60.400 Basic development standards.**

- 351 A. Height.
- 352 1. Minimum Building Height.
- 353 The intent is that the City Center zones accommodate dense urban form development and that all New
- 354 Development shall be built to at least the minimum building height. However, due to current economic
- 355 conditions, in the first five (5) years from the date of adoption of this ordinance, this requirement is
- 356 waived and if conditions are not improved beyond this five (5) year period, City Council may extend this
- 357 waiver further.
- 358 a. New Development effective [INSERT EFFECTIVE DATE]: Three Stories at no less than 30
- 359 feet. This requirement shall not apply to uses predominantly characterized as places of public
- 360 assembly featuring auditoriums or meeting facilities including but not limited to religious
- 361 institutions, movie or performing arts theaters, symphony halls, and convention facilities.

- 362 2. Maximum Building Height
- 363 a. In the City Center – Core (CC-C) zone, the maximum building height shall be 350 feet,
- 364 except as follows:
- 365 i. From the centerline of 196th St. SW north up to but not exceeding a distance of 360 feet,
- 366 the maximum building height of any portion of a building shall be 240 feet.
- 367 ii. North of a line 360 feet north of the centerline of 196th St. SW, the maximum building
- 368 height of any portion of a building shall be 130 feet.
- 369 iii. Notwithstanding the above paragraphs, the maximum height of any portion of a
- 370 building 150 feet or less from a residential zone shall be 35 feet.
- 371 b. In the City Center – West (CC-W) and City Center – North (N) zones, the maximum building
- 372 height shall be 140 feet, except as follows:
- 373 i. The maximum height of any portion of a building 150 feet or less from a residential zone
- 374 shall be 35 feet.
- 375 3. Mechanical penthouses, stair/elevator overruns, and antennas shall be excluded from building height
- 376 calculation, provided they are no more than 20 feet above the roof deck.
- 377 4. Building height may be increased by up to 20 percent for a non-habitable, architectural roofline
- 378 element. This allowance does not apply within 150 feet from a residential zone or in the city center –
- 379 core zone (CC-C) where the maximum height is less than 350 feet.

381 B. Setbacks

382 1. From Streets:

- 383 a) To permit the widening of City Center streets without creating nonconforming situations or
- 384 the need to impact buildings, all buildings shall be located at the property line established by
- 385 the future street right of way contained in Table 21.60.4 utilizing the fronting street for fire
- 386 access except as permitted otherwise in this chapter, the City Center Design Guidelines or
- 387 unless there is or will be a building between such building and the future street right of way.
- 388 In exceptions where buildings do not utilize the street for fire access, a circulating fire lane
- 389 may be required.
- 390 b) Buildings may be setback from the street for the purpose of providing public plazas as a FAR
- 391 bonus feature and as required by the City Center Design Guidelines. The public plaza may
- 392 exceed the minimum open space/public plaza size requirement provided in the Design
- 393 Guidelines. Up to 30% of any building’s street frontage per street may be setback from the
- 394 setback line to accommodate a Public Plaza. Open Space/Public Plaza space may be
- 395 combined at intersections.
- 396 c) To allow buildings to be setback from wider streets, buildings along Boulevard streets may be
- 397 setback up to 17 feet from the property line established by the future street right of way
- 398 provided in Table 21.60.4 subject to the following requirements:
- 399 i. The Boulevard street shall be utilized as the fire lane. No setback shall be allowed
- 400 that would result in requiring a fire lane between the building and the street
- 401 ii. The setback shall be utilized only for Open Space/Public Plazas complying with
- 402 LMC 21.60.400 B (1) (b) and the City Center Design Guidelines.

403 2. Interior Side: None required.

404 3. Interior Rear: None required.

405 A.C. Floor Area Ratio.

406 1. Basic Allowable Floor Area Ratio. The basic floor area ratio (FAR) of buildings in the city center shall

407 be limited as shown in Table 21.60.1. The bonuses are described in subsection (A.C)(2) of this section.

408 See also subsection (D.C) of this section.

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Table 21.60.1: Floor Area Ratio (FAR)

	Basic Allowable “As of Right”		Basic Allowable with Bonuses	
District	Nonresidential	Residential	Nonresidential	Residential

CC-C	0.5	1.0	8.0	10.0
CC-W	0.5	1.0	3.0	5.0
CC-N	0.5	1.0	3.0	5.0

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Table 21.60.1: Floor Area Ratio (FAR)				
Basic Allowable/Maximum FAR		District		
		CC-C	CC-W	CC-N
Basic Maximum Allowable “As of Right” for Existing Nonconforming Sites and Structures	Nonresidential	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>
	Residential	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>
Basic Maximum Allowable FAR “As of Right” for New Development	Nonresidential	<u>2.0</u>	<u>2.0</u>	<u>2.0</u>
	Residential	<u>3.0</u>	<u>3.0</u>	<u>3.0</u>
Maximum with Bonuses	Nonresidential	<u>8.0</u>	<u>3.0</u>	<u>3.0</u>
	Residential	<u>10.0</u>	<u>5.0</u>	<u>5.0</u>

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Notes:

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a. Floor area is measured to the inside face of exterior walls.

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b. The following uses shall be excluded from floor area calculation:

418

- Space underground (e.g. basements) ~~below grade~~;

419

- Space dedicated to parking;

420

- Mechanical spaces;

421

- Floor Area devoted to Rainwater collection;

422

- Floor Area devoted to Greywater collection/storage/distribution;

423

- Floor Area devoted to Waste recovery/separation;

424

- Floor Area devoted to Bicycle storage facilities;

425

- Floor Area devoted to Service areas

426

- Elevator and stair shafts;

427

- Lobbies and common spaces, including atriums;

428

- Space used for ~~any~~ as a FAR bonus feature (see Table 21.60.2).

429

c. Privately owned Land area for the Promenade Walkway with the required public access easement shall be included in determining the basic allowable FAR.

430

d. ~~b.~~ Allowable FAR for nonresidential and residential uses ~~shall~~ may be added together for the respective use types within a mixed-use residential project, to provide for a combined FAR total.

431

e. ~~e.~~ Hotels shall be considered nonresidential for the purpose of this chart.

432

f. In situations where both conforming and non-conforming development are located on a site, the maximum FAR for conforming and non-conforming development may be combined, but each shall be limited to their respective maximum FAR per Table 21.60.1. (For example, conforming development FAR maximum is 2.0; non-conforming FAR maximum is 0.5. Conforming development on the site may have a maximum FAR of 2.0; non-conforming a maximum FAR of 0.5.)

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2. FAR Bonus. The FAR at a property may be increased above the amount permitted “as of right” shown in Table 21.60.1 by including any of the features listed in Table 21.60.2 into development of the property.

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Table 21.60.2: Bonus Features Allowing Increased Floor Area Ratio

Feature	Additional Floor Area for Each Feature

Street level retail	100 sq. ft. of floor area for each linear foot of retail frontage
Public plaza	5 sq. ft. of floor area for each sq. ft. of plaza
Canopy	4 sq. ft. of floor area for each sq. ft. of canopy
Public art	10 sq. ft. of floor area for each \$100.00 of valuation
Water feature	10 sq. ft. of floor area for each \$100.00 of valuation
Structured parking	0.5 sq. ft. of floor area for each sq. ft. of required parking above grade
Below grade parking	1 sq. ft. of floor area for each sq. ft. of required parking below grade
Green roof	2 sq. ft. of floor area for each sq. ft. of green roof
Residential use	2 sq. ft. of floor area for each sq. ft. of residential

443

Table 21.60.2: Bonus Features Allowing Increased Floor Area Ratio

<u>Bonus Features</u>	<u>Feature Requirements</u>	<u>Additional Floor Area for Each Feature</u>
<u>LEED Silver or Similar Certification Elements</u>	<u>Checklist stamped by the project architect illustrating LEED Silver or similar certification elements have been incorporated into project.</u>	<u>10 percent increase in total floor area for meeting LEED Silver Certification standards (or similar) or above</u>
<u>LEED Gold or Similar Certification Elements</u>	<u>Checklist stamped by the project architect illustrating LEED Gold or similar certification elements have been incorporated into project.</u>	<u>25 percent increase in total floor area for meeting LEED Gold Certification standards (or similar) or above</u>
<u>LEED Platinum or Similar Certification Elements</u>	<u>Checklist stamped by the project architect illustrating LEED Platinum or similar certification elements have been incorporated into project.</u>	<u>40 percent increase in total floor area for meeting LEED Platinum Certification standards (or similar) or above</u>
<u>Office Use Above the Ground Floor</u>		<u>2 sq. ft. of floor area for each sq. ft. of office use above the ground floor</u>
<u>Parking, underground</u>		<u>2 sq. ft. of floor area for each sq. ft. of parking below grade</u>
<u>Parking, structured</u>		<u>1 sq. ft. of floor area for each sq. ft. of structured parking above grade</u>
<u>Public Plaza</u>	<u>Provision of public plaza in excess of the requirement identified in the City Center Design Guidelines.</u>	<u>5 sq. ft. of floor area for each sq. ft. of plaza above the amount required by the City Center Design Guidelines.</u>
<u>Promenade Walkway (along public right of way)</u>	<u>Portions or all of the Promenade Walkway that are adjacent to or near and parallel to the public right of way or are located within the public right of way. (Access easement dedication where on private property to the public must be recorded with approved maintenance provisions). The Promenade Walkway must conform to the Design Guidelines.</u>	<u>5 sq. ft of floor area for each sq. ft. of Promenade</u>

<u>Bonus Features</u>	<u>Feature Requirements</u>	<u>Additional Floor Area for Each Feature</u>
<u>Promenade Walkway (bisecting large blocks)</u>	<u>Promenade Walkway providing a connection through a large block not adjacent to or in the public right of way. However, up to 5 percent of the project's Promenade Walkway (bisecting large blocks) can be adjacent to or within the public right of way and still receive 20 sf of floor area bonus.</u> <u>(Access easement dedication to the public must be recorded with approved maintenance provisions). The Promenade Walkway must conform to the Design Guidelines.</u>	<u>20 sq. ft of floor area for each sq. ft. of Promenade</u>
<u>Residential Use (single purpose building)</u>	<u>Residential development granted as bonus square footage cannot be used to achieve additional square foot bonus.</u>	<u>2 sq. ft. of floor area for each sq. ft. of residential use</u>
<u>Residential Use in Vertically Mixed-Use Building</u>	<u>Residential development granted as bonus square footage cannot be used to achieve additional square foot bonus.</u>	<u>4 sq. ft. of floor area for each sq. ft. of residential use if the development is vertical mixed-use.</u>
<u>Street Level Retail</u>	<u>See definition (LMC Section 21.60.100.L)</u>	<u>200 sq. ft. of floor area for each linear foot of retail frontage</u>
<u>Donation to Public Park Fund</u>	<u>See definition (LMC Section 21.60.100.B)</u>	<u>20 sq. ft per \$100 contributed to Public Park Fund</u>

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3. Change of Use and Continuation of Bonus.

a. FAR bonuses granted based on the use of the building (e.g. office use, residential use, Street Level Retail) and use of an area (e.g. Promenade Walkway or public plaza) shall be acknowledged in a document recorded in a form acceptable to the City with the Snohomish County Auditor's Office. The document shall also reflect the requirement in subsection LMC 21.60.400 (3)(b) below.

b. If a business, ~~or~~ activity, or feature that supported a FAR bonus under this section is terminated, that use shall either be replaced by another use or feature of the same type (as listed in Table 21.60.2) or by another use that qualifies for an equal (or greater) FAR bonus. Alternatively and only in the case of a bonus use terminating, the property owner may request approval of a substitute method to qualify for the FAR bonus. Such substitution shall be subject to the approval of the ~~C~~ommunity Development ~~D~~irector, who shall approve the substitution if he/she finds that the proposed substitution complies with this section and chapter. Appeals of the Community Development Director's decision shall be processed as a Process II application (LMC 1.35.200)

~~B. Building Height. The height of buildings in the city center shall be limited as shown in Map CC-1 at the end of this chapter.~~

~~C.D. Parking Ratios. Notwithstanding Chapter 21.18 LMC, off-street parking shall be provided in conformance with Table 21.60.3 and the regulations in this subsection.~~

Table 21.60.3: Required Off-Street Parking

Use Type	Minimum	Maximum
Retail, Personal services and Offices serving customers on site	3 stalls/1,000 Gross Floor Area (gfa) nsf *	4 stalls/1,000 gfa nsf *
Offices, not serving customers on site.	2 stalls/1,000 gfa nsf *	4 stalls/1,000 gfa nsf *
Residential	0.5 stalls per unit	3 stalls per unit
Senior housing	0.25 stalls per unit	1 stalls per unit
Restaurant	1 stall per 4 seats	2 stalls per 4 seats
Hotels, Motels or Other Overnight Accommodations	1 stall per room, plus additional parking in accordance with this table for other businesses or facilities associated with the hotel or motel.	1.5 stalls per room plus, additional parking in accordance with this table for other businesses or facilities associated with the hotel or motel.
Institutional uses	20 percent less than required in LMC Table 21.18.03	Same as Required in LMC Table 21.18.03
Places of Assembly	20 percent less than required in LMC Table 21.18.06	Same as Required in LMC Table 21.18.06
Entertainment/Recreational Activities	20 percent less than required in LMC Table 21.18.07	Same as Required in LMC Table 21.18.07
Other uses	20 percent less than required in LMC Table 21.18.11	Same as Required in LMC Table 21.18.11
*nsf = net square feet		

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Notes:

1. Parking requirements for [permitted](#) uses not listed in [Table 21.60.3](#) shall be determined by a study of parking demand for that use.
 2. Uses sharing a common parking facility [that is accessible to all respective uses](#) may reduce the required number of stalls by 40 percent.
 3. Parking may be located off-site, so long as it is within 1,000 feet of the property (measured along public sidewalks or walkways), is connected to the property by sidewalks or walkways, and is tied to the site by a contractual agreement that is filed with the city and deed of record at the county.
 4. [All developments with more than 50 parking spaces shall provide a minimum of one dedicated and signed carpool/vanpool space. All developments with more than 100 parking spaces shall provide a minimum of two dedicated and signed carpool/vanpool spaces.](#)
- [54. The Community Development Director may allow ratios higher than the maximums allowed if a parking demand study for a particular development indicates that additional parking is needed and a parking demand management program would not be effective. Appeals of the Community Development Director’s decision shall be processed as a Process II application \(LMC 1.35.200\)](#)

[E. Bicycle Facilities.](#)

1. [All non-residential developments providing 20 or more parking stalls, shall be required to provide at least one bicycle stall for every 20 vehicular parking stalls, up to a maximum of 20 bicycle stalls. Bicycle stalls may be storage lockers or bicycle racks/stands.](#)
2. [Bicycle stalls shall be located either inside of a building or outside within 100 feet of a building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement or to a structure. It is not necessary for all on-site bicycle stalls to be located in one central location. Bicycle stalls may be located within vehicular parking areas.](#)

494 3. One indoor bicycle stall shall be provided for every four dwelling units in multifamily residential
495 uses, with the exception of senior housing, unless individual garages are provided for every unit.

496
497 F. Service Areas.

498 1. Exterior service areas shall not be located within 30 feet of a residential-zoned property. Service
499 areas include but are not limited to: loading docks, trash dumpsters, compactors, all equipment, dedicated
500 parking or serving areas, refuse and recycling areas, and mechanical equipment areas.

501 2. External services areas shall be located within the dedicated parking areas.

502 3. All external refuse and recycling shall be enclosed on three sides within masonry walls with a
503 minimum height of seven feet that shall match or complement the exterior materials of primary
504 building(s). Enclosure doors shall be provided and shall not be constructed of wood or chain link (with or
505 without slats).

506
507 G. Fire Standards

508 1. To eliminate private land devoted to fire lanes between the building and the right of way, all New
509 Development in the City Center shall be constructed with sprinklers regardless of size.

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511
512 **Section 9.** A new section LMC 21.60.475 entitled “Signs” is hereby adopted as follows,

513
514 **21.60.475 Signs.**

515 Signs in the City Center zones shall comply with LMC 21.16.310 and other applicable sections of that
516 chapter. Notwithstanding the regulations in LMC 21.16, the following sign regulations apply in the City
517 Center zones:

518 A. Prohibited signs. The following signs are prohibited in the City Center zones:

519 1. Pole Signs

520 2. Electronic Changing Message Signs and Changeable Letter Signs, except for
521 entertainment, public transportation uses, places of assembly, and institutional uses with
522 an occupancy load of 200 persons or greater.

523 3. Roof Signs.

524 4. Cabinet Signs for New Development.

525 B. Monument Signs: Maximum height shall be eight (8) feet.

526 C. Neon signs are permitted, however outlining buildings or portions of buildings in neon is
527 prohibited.

528 D. Window signs (signs located on the inside of a window so as to be easily and readily viewed from
529 outside the window) may occupy up to 20 percent of the area of the window.

530 E. Non-conforming signs shall be governed by LMC 21.16.250, except that the structure, frame or
531 support of an existing non-conforming pole sign, or monument sign may be modified provided:

532 1. Such modifications result in a sign that is more conforming; and,

533 2. Such new or modified sign is located in the same location as the existing sign.

534
535 **Section 10.** LMC Section 21.60.500 is hereby amended as follows,

536
537 **21.60.500 Street types.**

538 Notwithstanding LMC Title 19 and other adopted street standards, development and redevelopment of
539 streets in the city center shall comply with Table 21.60.4 entitled Street Standards. the following
540 paragraphs:

541 A. ~~Boulevards. These are the principal arterial streets serving the city center and connecting it to~~
542 ~~other parts of the community. They are connected to the regional highway system. While they can~~
543 ~~be visually pleasing and allow for safe and convenient pedestrian movement, their primary~~
544 ~~purpose is to move vehicular traffic. Developments along boulevards exhibit an emphasis on~~
545 ~~planting more so than retail storefronts.~~

Boulevards: Standards	
Street:	5—7 travel lanes with left turn restrictions, except at intersections

Sidewalks:	12 feet wide, including 5-foot wide planting zone along curb
Street trees:	30—35 feet on center, minimum of 2-inch cal.
Building line:	5—15 feet from back of sidewalk

546 B. Pedestrian Streets. These streets accommodate both vehicles and pedestrians, but provide greater
547 accommodations for people. Vehicles move at a relatively slow speed. Sidewalks are very wide,
548 on-street parking is present, and vegetation is emphasized. Pedestrian-oriented street furnishings
549 are also present.

Pedestrian Streets: Standards	
Street:	2—3 travel lanes, with left turn restrictions, except at intersections
Sidewalks:	14—16 feet wide, including a 5-foot wide planting zone along curb
Street trees:	25 feet on center, minimum of 3-inch cal.
Building line:	Locate buildings at back of sidewalk, except for public spaces
Curb cut limitations:	200-foot minimum separation or from intersection
Street furnishings:	Pedestrian-scaled lighting, seating, waste cans, art

550 C. Other Streets. These streets serve to break up the super blocks into smaller increments and to
551 provide for vehicular access to development. They are visually pleasing and speeds and volumes
552 are relatively low.

Other Streets: Standards	
Street:	2—3 travel lanes, on-street parking is present
Sidewalks:	12 feet wide, including a 5-foot wide planting zone along the curb
Street trees:	25—30 feet on center, minimum of 2-inch cal.

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Table 21.60.4: Street Standards

Design Standards	Boulevard	Collector Arterial	Grid Street	Promenade Street
Streets	44th Ave W , 200th St SW/AMB , 196th Street SW , 36th Ave W	194th St SW , 40th Ave W	42nd Ave W	198th St SW (see definition for Promenade Street)
Right of Way Width	200th: 5 Lanes: 99 feet 200th: 6 Lanes: 110 feet 200th: 7 Lanes: 121 feet 196th: 7 Lanes: 111 feet 44th: 7 Lanes: 111 feet 44th: 8 Lanes: 122 feet 36th: 6 Lanes: 97 feet 36th: 5 Lanes: 85 feet	194th: 2 Lanes with on-street parking: 73 feet 40th: 3 Lanes without on-street parking: 76 feet	2 Lanes with on-street parking: 77 feet	2 Lanes with on-street parking: 73 feet
Parking Lane	No Parking	194th St. SW: Both sides, 8 feet wide 40th Ave W: No Parking	Both sides: 8 feet wide	Both sides: 7 feet wide
Sidewalks	Both sides, 12 feet wide, including 5-foot wide zone for tree wells along the curb (Plus 6" curb)	Both sides, 194th St. SW: 12 feet wide, including 5-foot wide zone for tree wells along the curb (Plus 6" curb) 40th Ave. W.: 16 feet wide, including 5-foot wide zone for tree wells along the curb (Plus 6" curb)	Both sides, 16 feet wide, including 5-foot wide zone for tree wells along the curb (Plus 6" curb)	Both sides, 16 feet wide, including 5-foot wide zone for tree wells along the curb (Plus 6" curb)

<u>Design Standards</u>	<u>Boulevard</u>	<u>Collector Arterial</u>	<u>Grid Street</u>	<u>Promenade Street</u>
<u>Curb and Gutter</u>	<u>Both sides;</u> <u>6" Raised</u>	<u>Both sides;</u> <u>6" Raised</u>	<u>Both sides;</u> <u>6" Raised</u>	<u>Both sides;</u> <u>6" Raised (or Rolled</u> <u>with Decorative</u> <u>Bollards for Pedestrian</u> <u>Safety)</u>
<u>Travel Lanes and</u> <u>Turning Lanes</u> <u>(maximum #)</u>	<u>5-8</u>	<u>194th St. SW: 2</u> <u>40th Ave. W: 3</u>	<u>2</u>	<u>2</u>
<u>Travel Lane</u> <u>Width</u>	<u>11-12 feet</u>	<u>11 feet</u>	<u>14 feet</u>	<u>13 feet</u>
<u>Bicycle Travel</u> <u>Lane</u>	<u>44th Ave W., 196th St.</u> <u>SW., and 36th Ave W.:</u> <u>No bicycle travel lane</u> <u>200th St. SW: 5-foot</u> <u>on-street bicycle lanes</u> <u>(both sides)</u>	<u>5-foot on-street bicycle</u> <u>lanes (both sides)</u>	<u>No separate on-street</u> <u>bike lane. Incorporate</u> <u>sharrows in traffic</u> <u>lane of street section</u>	<u>No separate on-street</u> <u>bike lane. Incorporate</u> <u>sharrows in traffic lane</u> <u>of street section</u>
<u>Intersection Curb</u>	<u>35-foot radius with no</u> <u>curb bulb extension</u> <u>along boulevard</u>	<u>35-foot radius at</u> <u>boulevard;</u> <u>25-foot radius at all other</u> <u>with 6-foot curb bulb</u> <u>extension</u>	<u>35-foot radius at</u> <u>boulevard;</u> <u>25-foot radius at all</u> <u>other with 6-foot curb</u> <u>bulb extension</u>	<u>35-foot radius at</u> <u>boulevard;</u> <u>25-foot radius at all</u> <u>other with 6-foot curb</u> <u>bulb extension</u>
<u>Raised Landscape</u> <u>Median (width)</u>	<u>6 feet in left turn pocket</u> <u>areas; 18 feet at all</u> <u>other areas</u>	<u>None</u>	<u>None</u>	<u>None</u>

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Notes:

- A. Refer to City Center Design Guidelines for access requirements.
- B. The Public Works Director may, with the concurrence of the Fire Marshal, modify the street standards in Table 21.60.4 above if the modification does not impact the function for those streets. Appeals of the Public Works Director's decision shall be processed as a Process II application (LMC 1.35.200)

563 **Section 11.** LMC Section 21.60.600 is hereby amended as follows,

564 **21.60.600 Design review.**

- 565 A. Design Guidelines for ~~Nonresidential Uses~~. The following structures and parking facilities
- 566 permitted in the city center ~~district~~ zones shall comply with Lynnwood city center design
- 567 guidelines (which are adopted by this reference as if fully set forth herein) and receive approval
- 568 pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter: for proposals in these
- 569 ~~district~~ zones, the citywide design guidelines shall be replaced with the city center design
- 570 guidelines.
- 571 1. Construction of any nonresidential structure or building with a gross floor area of more than
- 572 1,000 square feet.
- 573 2. Construction of any parking lot and/or parking structure with 20 or more stalls or paved
- 574 parking area of 5,400 square feet or more.
- 575 3. Construction of any multiple-family residential structure.
- 576 B. Supersede. Applicable Lynnwood city center design guidelines shall supersede any development
- 577 standards and requirements of this title and other titles of this code that may conflict, unless
- 578 otherwise specified in this chapter.
- 579 C. Gateways and Prominent Intersections. See city of Lynnwood zoning map to identify
- 580 development project sites within a gateway or prominent intersection location. Such sites shall be
- 581 subject to applicable gateway and/or prominent intersection design guidelines in the Lynnwood
- 582 city center design guidelines. If any portion of a project site lies within a gateway or prominent
- 583 intersection location, then the entire project shall comply with the applicable design guidelines.

- 584 D. Compliance with Sub-~~a~~Area Plan and Related Documents. For determining compliance with the
 585 comprehensive plan (that includes the ~~C~~city ~~C~~center ~~S~~sub-~~a~~Area ~~P~~plan), as required by LMC
 586 21.25.145(B)(2), an application for approval of structures and facilities under this section shall:
 587 1. Demonstrate consistency and compatibility with the ~~following locations and design of public~~
 588 ~~streets and parks/plazas:~~
 589 a. ~~Planned location and design of streets, as shown in the street protection ordinance, as~~
 590 ~~amended.~~
 591 b. ~~Planned location of public parks/plazas, as follows:~~
 592 i. ~~Town Square (Core District. The rectangular parcel formed by the existing right of way~~
 593 ~~of 198th St. S.W. and the future rights of way of 42nd Ave. W., 199th St. S.W., and 43rd~~
 594 ~~Ave. W., as those streets are described in Ordinance No. 2627, also known as the street~~
 595 ~~protection ordinance.~~
 596 ii. ~~West End Square. Starting at the intersection of the eastern right of way line of 44th Ave.~~
 597 ~~W. and the southern right of way line of 198th St. S.W., then west a distance of 480 feet~~
 598 ~~to the eastern boundary of the square (true starting point), then south a distance of 200~~
 599 ~~feet to the southeast corner of the square, then west a distance of 210 feet (southwest~~
 600 ~~corner), then north a distance of 460 feet (northwest corner), then east a distance of 210~~
 601 ~~feet (northeast corner), then south to the true starting point.~~
 602 iii. ~~North End Park/Plaza. Starting at the southwest corner of Snohomish County Tax Lot~~
 603 ~~Parcel No. 00-3726-002-008-05, then generally east along the south boundary of this~~
 604 ~~parcel a distance of 320 feet, then generally north and perpendicular to the south property~~
 605 ~~line a distance of 235 feet to the north boundary of this parcel, then west along the north~~
 606 ~~boundary of this parcel to the northwest corner of this parcel (300 feet), then generally~~
 607 ~~south along the west boundary of this parcel to the starting point.~~
 608 iv. ~~West End North Park/Plaza. The rectangular parcel formed by the existing right of way~~
 609 ~~of 194th St. S.W. and 44th Ave. W. and the future rights of way of 195th St. S.W. and~~
 610 ~~45th Ave. W., as those streets are described in Ordinance No. 2627, also known as the~~
 611 ~~street protection ordinance.~~
 612 Where any locations and designs in subsections (D)(1)(a) and (b) of this section conflict
 613 with the ~~c~~City ~~C~~center ~~S~~sub-~~a~~Area ~~P~~plan, such locations and designs shall supersede the
 614 conflicting provisions of the ~~C~~city ~~C~~center ~~S~~sub-~~A~~area ~~P~~plan.
 615 a) 2. Locate “retail frontage land uses” along the portion of the Promenade, as depicted and
 616 described in the city center subarea plan, that is south of 196th St. S.W. and also around
 617 public parks/plazas that abut the Promenade. “Retail frontage land uses” in this case includes
 618 any pedestrian-oriented use, such as retail stores, groceries, drug stores, shoe repair shops,
 619 cleaning establishments, floral shops, beauty and barber shops, department stores, apparel
 620 shops, art galleries, travel agencies, restaurants, theaters, public offices, libraries and other
 621 businesses that are intended to be pedestrian-attracting or pedestrian-generating in nature (as
 622 determined by the community development director).
 623

624 **Section 12.** LMC Section 21.60.700 is hereby amended as follows,
 625

626 **21.60.700 Nonconforming structures, sites and uses.**

627 It is expected that much development within the city center will be as a result of renovations and
 628 expansions as much as entirely new development, especially in the years before 2015 or 2020. It is not the
 629 intent of the city to discourage such development, as new investment should enhance the image and
 630 appeal of the city center. However, it is also necessary to ensure that all forms of development contribute
 631 positively to the character and quality of the area. The general principle to be applied is that changes to
 632 nonconforming conditions should not increase the degree of the nonconformity, but rather move the site
 633 and its uses and buildings towards greater conformity. Given the location and configuration of current
 634 buildings, application of all design standards may not be possible or practical; however, every effort
 635 should be made to comply with such standards for the portions of sites and buildings in proximity to the
 636 alterations being made. This section supersedes Chapter 21.12 LMC.

- 637 A. Nonconforming Uses. ~~A relatively small number of land uses have been identified that are~~
 638 ~~determined to not comport with the long term vision for the city center. Therefore, they are not~~

639 ~~permitted.~~ Any ~~such~~ prohibited uses legally existing at the time of the adoption of the ordinance
640 codified in this chapter shall be considered “legal nonconforming uses.” Such uses are not
641 permitted to expand. Exterior landscaping, facade improvements, or interior upgrades are
642 permitted.

643 B. Nonconforming Sites. Throughout the city center, there are many properties where site
644 development existing at the time of the adoption of the ordinance codified in this chapter does not
645 comply with the site design standards and guidelines in this chapter. Certain types of minor
646 changes to existing site development would not trigger compliance with the development
647 standards and design guidelines in this chapter, such as re-stripping of stalls, and new or altered
648 signage or lighting or renovation of landscaping. Any other site improvements, exterior
649 renovation or expansion of building footprints, ~~however~~, shall incorporate site design features that
650 bring the site more into compliance with the standards of the City Center Design Guidelines
651 regardless of whether or not the site improvements, renovation, and/or expansion triggers the
652 design review process requirement per LMC 21.60.600.

653 C. Nonconforming Buildings. Throughout the city center, there are many buildings and other
654 structures existing at the adoption of the ordinance codified in this chapter that do not comply
655 with the building standards and guidelines in this chapter. In keeping with the general principle
656 that changes to nonconforming conditions should not increase the degree of the nonconformity,
657 but rather move the site and its uses and buildings towards greater conformity, the following shall
658 apply:

659 1. Exterior renovation of buildings and structures shall not increase the degree of non-
660 conformance.

661 2. All expansion of building footprints or increases in building height shall incorporate standards
662 that bring the ~~site and~~ building more into compliance with the requirements of this Chapter
663 and the City Center Design Guidelines regardless of whether or not the expansion triggers
664 subject to the design review process requirement per LMC 21.60.600. ~~Expansion or major~~
665 ~~renovation of such structures shall trigger compliance with both site design and building~~
666 ~~design standards.~~

667 3. When practicable, as determined by the Community Development Director, the expansion of
668 building footprints shall locate towards the property line of the future street right of way as
669 described in Table 21.60.4. Appeals of the Community Development Director’s decision shall
670 be processed as a Process II application (LMC 1.35.200).

671 4. Compliance with standards ~~should~~ shall be localized to the area of the building being altered.
672 Particular emphasis ~~should~~ shall be given to the provision of pedestrian amenities oriented
673 towards the streets. For example, if a building is expanded towards the street, elements such as
674 building design features and transparency, parking lot landscaping and pedestrian connections
675 to the sidewalk are expected to be accomplished.

676 5. For buildings that are demolished, the replacement structure shall be considered New
677 Development.

678
679 D. Alternative Process for Compliance. The Community Development Director may approve a
680 plan and design for alteration of a nonconforming site or building that does not fully comply with
681 the requirements of subsections (B) and (C) of this section if the director finds that the alternative
682 plan and design provides overall a greater degree of compliance with the principle of this section
683 (as stated above). Appeals of the Community Development Director’s decision shall be processed
684 as a Process II application (LMC 1.35.200). (Ord. 2554 § 10, 2005)

685 **Section 13.** LMC Section 21.60.800 is hereby amended as follows,

686 **21.60.800 Maximum amount of development in city center.**

687 In no case shall the total amount of development (including all land uses) in the city center exceed 9.1
688 million square feet. (Ord. 2554 § 11, 2005)

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690

691 **Map CC-1**

Building Height Map

Note: maximum heights listed do not include allowance for unoccupied architectural features

Legend

- West End
- Core
- North End
- Minimized Area
(may be within 150' of single or multiple family zone)



City of Lynnwood

October 20, 2004

Notes to Map CC-1:

1. —Mechanical penthouses, stair/elevator overruns, and antennas may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck.
2. —Building height may be increased by up to 20 percent if the top is designed as a nonhabitable, architectural element. This allowance does not apply in the city center—core district (CC-C) where the maximum height is less than 350 feet.
3. —The maximum height of any portion of a building lying within 150 feet of a residential district shall be 35 feet.
(Ord. 2554 § 6, 2005)

Section 14. The Lynnwood City Center Design Guidelines is hereby amended as provided for in Exhibit “A”, attached to this ordinance and incorporated herein by reference.

711 **Section 15.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or
712 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect
713 the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

714 **Section 16.** This ordinance or a summary thereof consisting of the title shall be published in the official
715 newspaper of the City, and shall take effect and be in full force five (5) days after publication.

716 PASSED BY THE CITY COUNCIL, the _____ day of _____, 2011.

717
718 APPROVED:

719
720
721 _____
722 Don Gough, Mayor

723
724 ATTEST/AUTHENTICATED:

725
726
727
728 _____
729 Lorenzo Hines
730 Finance Director

731
732 APPROVED AS TO FORM:

733
734
735
736 _____
737 Rosemary Larson
738 City Attorney

739
740
741 FILED WITH ADMINISTRATIVE SERVICES: _____

742 PASSED BY THE CITY COUNCIL: _____

743 PUBLISHED: _____

744 EFFECTIVE DATE: _____

745 ORDINANCE NUMBER: _____

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On the _____ day of _____, 2011, the City Council of the City of Lynnwood, Washington, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, .

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 2011.

LORENZO HINES, FINANCE DIRECTOR

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EXHIBIT A

772

773

Amendments to Lynnwood City Center Design Guidelines

774

775



CITY CENTER

Design Guidelines

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INTRODUCTION

The provisions of this document shall apply to all development and redevelopment within the Lynnwood City Center. The degree to which each standard applies to a development or redevelopment project shall be evaluated on a case by case basis in an effort to achieve an overall design that meets the purpose and intent of the City Center Design Guidelines. These guidelines are intended to carry out the Comprehensive Plan for the City of Lynnwood with respect to the Planning and Urban Design Principles of the City Center Sub-Area Plan, including:

- ~~Humanize the streets~~ Establish streetscapes ~~in order~~ to provide a strong visual character and to encourage pedestrian activity;
- Create an array of public spaces;
- Present a distinctive skyline for the City Center ~~as a highly visible symbol of commerce and vitality~~; and
- Encourage new ~~intense~~ high density development to display quality and character through materials and architectural expression.

Each standard includes examples and illustrations of ways in which the intent of the standard can be achieved. The graphic images are meant to be examples, and are not the only acceptable means towards accomplishing the intent of the standards. Applicants and project designers are encouraged to consider designs, styles, and techniques not pictured in the examples that fulfill the intent of the design standard.

The Community Development Director may approve design departures from the guidelines, pursuant to LMC Section 21.25.150, upon written request by the applicant and a finding that the proposal provides equivalent or superior results to the original guideline.

Some of the guidelines contained in this document use the word “shall” while others use the word “should”.

Regardless of which term is used, each guideline must be addressed by an applicant. The City will expect to see how the design of a project has responded to every one of the guidelines.

The “shall” statements, with such wording, are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. All projects must include these elements as described.

However, guidelines that use the word “should” are meant to be applied with some flexibility. They indicate that the City is open to design features that are equal to, or better than, that stated - so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets this test and determination will be made by the Community Development Director.

CITY CENTER

SITE DESIGN STANDARDS

Curb Cuts & Access Control

INTENT

To ensure that curb cuts do not detract from the continuity and safety of sidewalks, particularly along Pedestrian Streets.

GUIDELINES

Access control within the city center shall comply with the City of Lynnwood Access Control Policy except as amended as follows:

1. Curb cuts shall be no wider than ~~36~~ 30 feet at the property line.
2. Curb cuts shall be no closer together than 200 feet at the property line, unless the dimension of a property's frontage precludes such spacing.
3. Curb cuts shall not be located along the Promenade ~~Pedestrian Streets~~, unless no other access to a property is available.
4. Curb cuts along Boulevards shall be located a minimum of 150 feet from signalized intersections, 100 feet from unsignalized intersections. For all other city center streets, curb cuts shall be located a minimum of 75 feet from an intersection. Left turn restrictions shall be imposed at curb cuts that do not meet these criteria.
5. Curb cuts shall be located within Driveway Access Zones (see Figure 1) and shall be consolidated and shared through access agreements, where possible.
6. Curb cuts are not required to be setback from internal property lines.



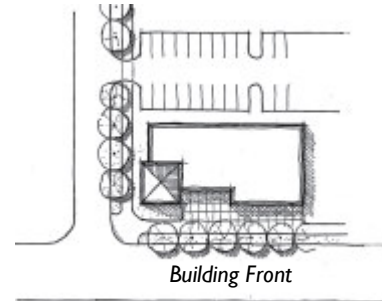
Surface Parking Lot Location

INTENT

To ensure that surface parking lots are not the dominant visual element within the City Center and to create a pedestrian-friendly environment.

GUIDELINES

1. Along designated Pedestrian the Promenade Streets (198th Street SW), surface parking shall ~~not be located between a building and the street.~~ be located to the rear of a building. No surface parking shall be adjacent to the street.
2. Along designated Boulevards Along any public street other than the Promenade Street surface parking ~~should~~ shall be located either to the side rear of a building or to the rear., but may be located to the side of a building if the building abuts a street and the parking is not located at any intersection.
 Parking lots shall not be located at intersections or within 150 feet of any intersection.



Parking is located behind the buildings, not between the building and the street nor at the intersection

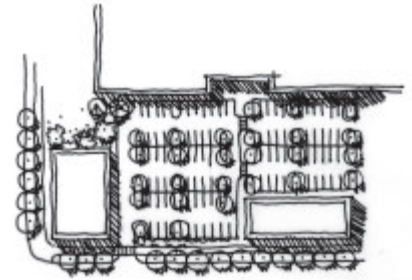
Interior Parking Lot & Site Landscaping

INTENT

To diminish the visual effect of ~~large areas~~ of surface parking and to contribute to the amount of vegetation in the City Center.

GUIDELINES

1. Surface parking lot landscaping shall be used to reinforce pedestrian and vehicular circulation, including:
 - Parking lot entrances
 - Ends of driving aisles
 - Defining pedestrian connection/walkways through parking lots.
2. Landscape areas next to a pedestrian connection/walkway shall be maintained and or plant material ~~chosen~~ selected to maintain a clear zone, except for tree trunks between 3 and 8 feet from ground level.
3. A setback shall be provided that allows space for all trees and shrubs where vehicle overhang extends into landscape areas.
4. The number of trees required in the interior landscape area in parking lots shall be dependant upon the location of the parking lot in relation to the building and public right-of-way:
 - ~~Where the parking lot is located between the building and the public right-of-way, one tree for every four spaces shall be provided (1:4).~~
 - Where the parking lot is located to the side of the building and or partially abuts is visible from the public right-of-way, one tree for every six spaces shall be provided (1:6).
 - Where the parking lot is located behind the building and is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).
5. Drought tolerant plants and/or plants native to the Pacific Northwest should be used. Temporary irrigation for plant establishment shall be provided.
6. All landscaped areas should be designed to minimize stormwater run-off by utilizing bioswales, rain gardens, filtration strips and other facilities where appropriate.
7. Pedestrian connection/walkways meeting provisions of that guideline may traverse required landscape areas.
8. A landscape maintenance plan, identifying maintenance tasks and schedules, shall be submitted to the City for review.



Parking Lot Screening

INTENT

To soften the impact of surface parking on the streetscape.

GUIDELINES

1. Parking lots that abut the public right-of-way and/or adjacent developments neighboring properties shall be screened with one or a combination of the following treatments:

- Low walls made of concrete, masonry, or other similar material and not exceeding a maximum height of 3 feet.
- Raised planter walls planted with a minimum of 50% evergreen plant materials not to exceed a total height of 3 feet, including the plant material planted on top.
- Landscape planting consisting of 50% ~~evergreen trees,~~ evergreen plants and shrubs, and evergreen groundcovers.

~~2. A minimum 5 foot wide landscape planting area shall be provided between parking lots and adjacent developments to include a year-round sight barrier except where parking lots have been consolidated.~~

3. Walls and raised planters shall not exceed a maximum height of 3 feet, unless all of the following are provided:

- Screen treatment does not create a safety hazard.
- Portion of treatment that is above 3 feet in height is a minimum of 75% transparent (i.e. see-through metal railing or other similar treatment).

4. ~~Chain link fencing shall not be permitted to screen or enclose parking along a public sidewalk. In addition, the use of~~ chain link fencing, wood fencing, razor ribbon, ~~or~~ barbed wire, or similar shall be prohibited.



Sidewalks and Street Trees

Streetscape

INTENT

To produce a streetscape that is safe, convenient, comfortable and appealing for people on foot and to help frame the streets with vegetation.

GUIDELINES

1. Sidewalks and Street trees shall be provided in accordance with the descriptions associated with each street type:

Boulevard (public):

- Sidewalks: 12 foot wide, including 5 foot wide planting zone along curb
- Street trees: [Per City Center streetscape program](#), 30-35 feet on center, minimum of 2" caliper at time of planting

Pedestrian Promenade Street (public, 198th St SW):

- Sidewalks: 16 feet wide, including a 5 foot wide planting zone along curb
- Street trees: [Per City Center streetscape program](#), 25 feet on center, minimum of 3" caliper at time of planting

Other Collector Arterial and Grid Street (public):

- Sidewalks: 12 feet wide, including a 5 foot wide planting zone along curb
- Street trees: [Per City Center streetscape program](#), 25-30 feet on center, minimum of 2" caliper at time of planting

~~Street trees shall be selected from an approved list found in Appendix A.~~

2. Sidewalks shall be cast in place concrete with broom finish and scoring every 4 feet and shining around dummy joints and regular joints or as required per the City Center Streetscape Program. Alternative sidewalk design concepts may be approved by the City Engineer.

3. Tree planting pits shall be covered by ADA compliant decorative cast iron tree grates per City Center streetscape program. An electrical outlet shall be provided for street tree lighting. ~~one of the following:~~

- ~~Living plant material, surrounded by a low, protective and decorative metal fence.~~
- ~~Cast iron tree grates, of a type that meets ADA requirements.~~



4. Pedestrian scale decorative street lighting, no taller than 15 feet shall be provided at regular intervals. The lighting support shall have banner arms or basket hooks. Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest editions.

5. Cabinets and structures for traffic signals, utility connections and the like where needed in the public Right of Way shall be located within the tree well zone between the curb and sidewalk and not obstructing the walking path.

7. Transit shelters should not be considered as merely utilitarian structures but should convey a strong design identity and incorporate features such as artwork.

8. Pedestrian areas should be designed with Crime Prevention Through Environmental Design (CPTED) standards.

9. See City Center Streetscape Program for additional Streetscape requirements.



Site Lighting

INTENT

To ensure that lighting contributes to the character of the site, provides pedestrian scale interest and security throughout the site and does not disturb adjacent developments and residences and the night sky.

GUIDELINES

1. Lighting shall be provided throughout the site to provide a safe and comfortable atmosphere.
2. All lighting should be shielded from the sky and adjacent properties and structures, either through exterior shields or through optics within the fixture.
3. Accent lighting is encouraged but should be combined with functional lighting to highlight special focal points such as building/site entrances, public art and special landscape features.
4. Lighting should contribute to and integrate with the overall character of the site architecture or other site features.
5. Lighting in parking lots shall not exceed a maximum of 30 feet in height. Pedestrian scale lighting a maximum of 15 feet in height shall be provided throughout all Pedestrian Connections/Walkways.
6. Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest editions, for each applicable lighting type (i.e. Parking Lot, Walkways, etc.).



Pedestrian Connections / Walkways

INTENT

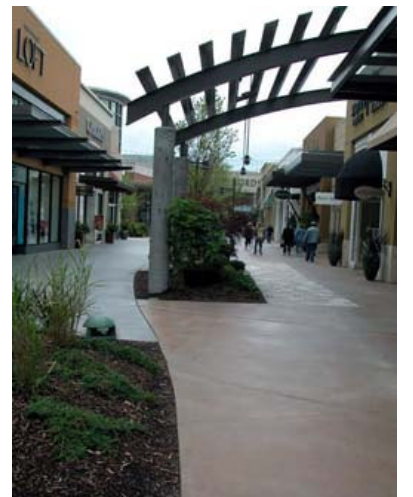
To ensure that the City Center is conducive to pedestrian circulation.

GUIDELINES

1. Walkways Connecting Building Entrances to Nearest Public Sidewalk. All major building entrances shall be connected with the nearest public sidewalk by a walkway that is ~~at least 8~~ a minimum of 10 feet wide and is separated from any adjacent parking stalls by a planting bed a minimum of 3 feet wide. (Buildings set to the back of the sidewalk automatically meet this standard.)
2. Walkways Through Surface Parking Lots. A walkway shall be provided through any surface parking lot with more than 30 stalls. Such walkways shall be a minimum of 10 ~~8~~ feet wide and separated from any adjacent parking stalls by a planting bed at least 3 feet wide.
- ~~3. Walkways should be provided that allow pedestrians to walk safely between adjacent properties~~
3. Walkways Connecting Parcels. Walkways a minimum of 10 feet wide shall be provided that allow pedestrians to connect to all adjacent properties. These walkways shall connect to public sidewalks within the boundaries of the Driveway Access Zones (Figure 1).
4. Promenade Walkway. Providing the Promenade Walkway is optional. The following standards are required to receive the floor area bonus per LMC Table 21.60.2.

The Promenade Walkway shall extend east and north from the 198th Street SW Promenade Street (public) at 40th Avenue W. to connect to 194th Street SW as conceptually depicted by Figure 1. The Promenade Walkway shall be a minimum of 16 feet average width.

Properties located between the Promenade Access Zones shall demonstrate the provision of the Promenade Walkway through the site, connecting to and from other parcels to create a linear or meandering path as conceptually depicted in Figure 1 and will be determined through the project design review process. The objective of the Promenade Walkway in the City Center-Core is to provide pedestrian connectivity centrally through large blocks as conceptually depicted in the City Center Sub-Area Plan. For areas where the Promenade Walkway is provided, but follows the public Right of Way or upgrades right of way with design elements and additional furnishings stipulated below, a different FAR Bonus amount shall be provided.



5. In the absence of a walkway on an abutting property, the walkway constructed shall stub out to the property line which shall set the walkway connection location for the adjacent parcel.
6. Uniform type of pedestrian scale lighting shall be provided along the length of the walkway on an individual parcel.
7. Walkways that are not raised sidewalks shall use special decorative paving such as decorative concrete, or pavers (not exposed aggregate) to distinguish them from vehicular drive aisles.
8. At least three types of pedestrian amenities shall be provided in every 100 lineal feet of walkway, such as: seating, trash receptacles, potted plants or landscape features, artwork, and water features. Other amenities may be proposed that meet the intent of this guideline.
9. The applicant shall submit a plan for the walkway to include a description of all landscaping; lighting; street furniture; paving color and materials; relationship to building frontage; specific location of the walkway on the site and connection to other parcels, and the relationship to and coordination with any plaza.
10. The entire walkway should be open and available to the public 24 hours a day.
11. The property owners of Walkways Connecting Parcels shall execute a legally binding access agreement providing that the walkway is subject to a right of pedestrian use and access by the public. The agreement shall be in form and substance acceptable to the city and shall be recorded with Snohomish County. The obligations under the agreement shall run with the land.
12. Pedestrian areas should be designed with Crime Prevention Through Environmental Design (CPTED) standards.
13. Walkway types may be combined, in total or in part. If they are combined, the portions that are combined will be held to the more restrictive standard.
14. Walkways shall be provided for the area of the site being developed. If the Walkways will be completed in phases accompanying future phases of development, a conceptual phasing plan for all Pedestrian Connections / Walkways shall be provided.



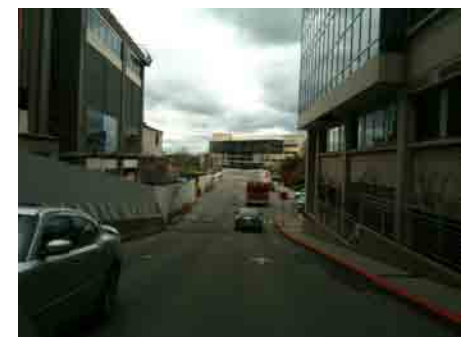
Vehicular Connections

INTENT

To allow private vehicular connections through blocks between public streets in coordination with pedestrian connections / walkways, with pedestrian safety and experience as the priority.

GUIDELINES

1. Vehicular connections shall meet all of the standards of Pedestrian Connections/Walkways.
2. Vehicular connections shall be a maximum of two lanes, with a maximum 10 feet wide lane width or as needed per the building and/or fire code.
3. No parking other than parallel or angled parking shall be allowed on vehicular connections. Parallel parking may be located on one or both sides of the vehicular connection and shall be 8 feet in width per side. Angled parking may be on only one side of the vehicular connection.
4. Pedestrians shall be protected from vehicles by sidewalk or by use of design elements such as decorative protective bollards or large potted plants. Use of traffic calming features should also be incorporated, including but not limited to curb -extensions, speed tables, textured pavement, decorative pavers, and mini-roundabouts. Raised or flat cement concrete curb or curb and gutter are required on both sides of vehicular connections. Decorative storm drain covers should be provided. In areas with flat curb, appropriate storm drainage features are required.



Bicycle Facilities

INTENT

To provide bicycle stalls, storage and facilities and support reducing demand for parking.

GUIDELINES

1. All bicycle stalls shall be located in secure locations that do not impede pedestrian or vehicular flow and shall be well lit for nighttime use.
2. Design of the outdoor bicycle stalls shall compliment other pedestrian features and design of the building(s).



Open Space/Public Plazas

INTENT

To provide a variety of public spaces in association with individual buildings, so that, over time, there ~~is~~ are numerous choices for gathering, meeting friends and associates, and enjoying good weather.

GUIDELINES

1. Every new building shall provide Open Space/Public Plazas in an amount at least equal to 1% of the sum of the square feet of building area and the square feet of site area. This requirement may be combined with the Promenade Walkway and/or Community Gateways and Prominent Intersection guidelines to meet both requirements.
2. ~~Such space shall be located where it is visible and accessible from either a public sidewalk or a pedestrian connection.~~ Open Space/Public Plazas shall abut and be no greater than three feet in elevation from the adjoining sidewalk and allow penetration of sunlight. Open Space/Public Plazas may include or consist of active recreation areas.
3. ~~Such space~~ Open Space/Public Plazas shall include at least four types of the following features coordinated with amenities provided in walkways on the same site:
 - Benches. Ledges are also acceptable, as long as they are 15" to 18" in height.
 - Planting, including specimen trees, shrubs and seasonal plantings. Plantings may be potted.
 - Pedestrian scaled lighting
 - ~~Artwork.~~ Public Art
 - Water feature(s)-
 - Where open space abuts storefronts, accommodate accessory outdoor dining/seating
 - Trellis and/or shelter-
 - Decorative paving.
 - Other methods may be proposed that meet the intent of this guideline ~~Another feature not listed above~~
4. Between ~~625%~~ and 8075% of the area of the space ~~should~~ shall be hardsurfaced.
5. ~~The space and any art or water within it qualify as bonus feature(s).~~ All features provided shall be durable materials designed for outdoor public use.
6. Pedestrian areas should be designed with Crime Prevention Through Environmental Design (CPTED) standards.



Community Gateways and Prominent Intersections

INTENT

To mark key intersections within and around the edges of the City Center.

GUIDELINES

1. ~~At designated Gateways and Prominent Intersections, there shall be a~~ Special features shall be provided at the corner of a site abutting or adjacent to ~~next to the~~ Gateways or Prominent Intersections (see Citywide Zoning Map for locations). ~~street(s) and composed of at least two~~ Three or more of the following ~~elements~~ features shall be included:

- Seasonal plantings
- ~~Flowering~~ Specimen tree(s).
- Public Artwork
- Monument
- Open space / plaza ~~Public Space~~
- Special landscape treatment
- Water fFeature
- Unique pedestrian-scale lighting
- Decorative paving
- Other methods ~~may be proposed that meet the intent of this guideline~~

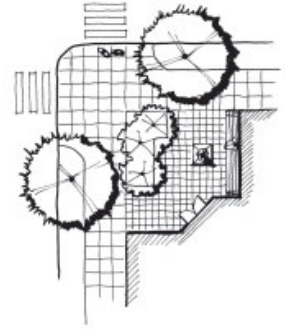
2. ~~A Gateway or Prominent Intersection f~~Features may also be combined with a the Open Space/Public Space ~~Plazas~~ to meet both requirements.

3. Corners of buildings may be setback from the property line to provide public plazas per Open Space / Public Plaza guidelines.

4. Features used shall be oriented towards both pedestrians and vehicles along the street right-of-way.

5. Features used shall not block vehicular sight distance requirements.

6. Pedestrian areas should be designed with Crime Prevention Through Environmental Design (CPTED) standards.



CITY CENTER

**BUILDING
DESIGN
STANDARDS**

Building / Sidewalk Relationship

INTENT

To ensure that buildings within the City Center contain frame and enliven the streets and sidewalks.

GUIDELINES

1. Within the City Center, ~~it is expected that~~ buildings shall will be oriented to the adjacent street rather than ~~merely~~ to a parking lot or structure. ~~In general, buildings should be set relatively~~ shall close to the directly abut the back of the sidewalk (be located at the future Right of Way line per the LMC Table 21.60.4 Street Standards), if not ~~directly abutting~~ it. The façade nearest the sidewalk ~~shall~~ ould incorporate windows, entrances, canopies and other features (see other guidelines which address these elements.)
2. Buildings may be set back from the sidewalk for the purpose of providing articulation of a building façade, and/or usable public space, ~~forecourts that are primarily hardscaped,~~ or in order to provide vegetative screening of parking structures.
3. Along Pedestrian Streets, ~~it is expected that there will be~~ relatively continuous facades lining the back of the sidewalk.
34. Setting full floor building facades close-up to the street may be accomplished through base ~~structures~~ building area that extends out to the sidewalk, not necessarily the full height of the building.
4. Design of buildings shall avoid requiring a fire lane between the building and the street.



Street-Facing Entrances

INTENT

To reinforce pedestrian activity and orientation and enhance liveliness of streets through building design.

GUIDELINES

1. Entrances to buildings shall be visible from the street and oriented toward the sidewalk so that [pedestrian](#) access by foot is clear and convenient.
2. Entrances shall be given a visually distinct architectural expression by two or more of the following elements:
 - [Prominent door and windows](#)
 - Taller [Bay\(s\)](#)
 - Projecting [Canopy](#)
 - Slightly [Recessed](#) [Facade](#)
 - Set [Behind](#) a [Forecourt](#)
 - Portico with [Distinctive](#) [Roof](#) [Form](#)



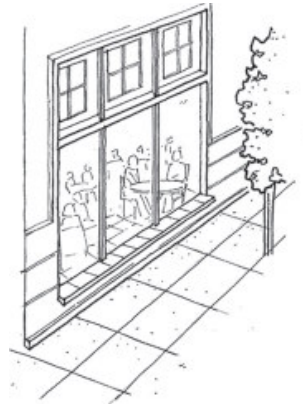
Street Level Uses and Transparency

INTENT

To ensure that sidewalks are lined with activities ~~and uses and~~ visibility for that attract pedestrians.

GUIDELINES

- The ground level facades of buildings that are oriented to particular streets and the Promenade Connection Walkway shall have ~~Pedestrian-Oriented Uses and~~ transparent windows between an average of 2 feet and 10 feet above grade, starting no higher than 3 feet from grade, according to the following:
 - Along ~~Pedestrian Streets~~ the Promenade Street and Promenade Connection Walkway a minimum of 60% ~~in P-O Uses and~~ transparency
 - Along Boulevards, Collector Arterials, and the Grid Street: a minimum of 40% ~~in P-O Uses and~~ transparency
 - Along Vehicular & Pedestrian Connections ~~Other Streets~~: a minimum of 20% ~~in P-O Uses and~~ transparency
- To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.
- Where ~~Pedestrian-Oriented Uses and~~ transparency ~~are~~ is not ~~provided~~ required, the façade shall comply with the guideline entitled “Treating Blank Walls.”



Weather Protection

INTENT

To provide pedestrians with cover from rainfall with durable and aesthetically pleasing canopies thereby making the experience of walking during inclement weather more pleasant.

GUIDELINES

1. ~~Along Pedestrian Streets,~~ Buildings that abut sidewalks and walkways shall provide canopies with a minimum width of 5 feet over the sidewalk or walkway that to provide weather protection ~~shall be provided~~ along at least 75% of the frontage. Canopies shall be a minimum of 8 feet above and maximum of 14 feet above the sidewalk or walkway.
2. Canopies may be constructed of ~~any permanent, durable material, but glass and/or steel, are strongly suggested.~~ Wood, fabric and plastic awnings may not be used to meet this guideline.
3. Overhead, pedestrian-oriented signs may be hung from canopies.
4. Café table umbrellas are permitted where outdoor dining tables are permitted, but shall not replace provisions of this section.



Ground Level Details

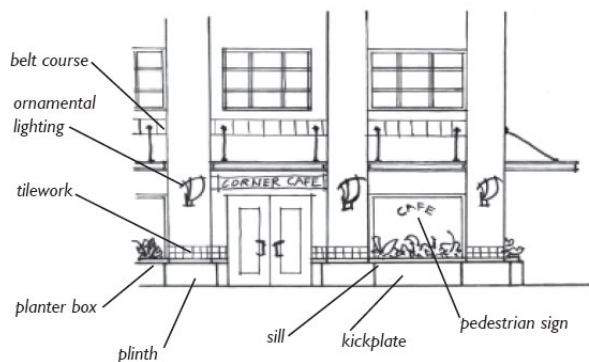
INTENT

To emphasize the importance of the sidewalk level as a place of activity and visual interest.

GUIDELINES

1. Ground-floor, street-facing façades of commercial and mixed used buildings along Pedestrian the Promenade Streets (198th Street SW) and Promenade Connection shall incorporate at least six (6) types of the following elements, while buildings along Boulevards, Collector Arterials, and Grid Street, and Other Streets shall include at least four (4) types of the following elements:

- a) lighting or hanging baskets supported by ornamental brackets.
- b) medallions.
- c) belt courses.
- d) plinths for columns.
- e) shallow recesses.
- f) awnings.
- g) cornice.
- h) pilasters.
- i) kickplate for storefront window.
- j) projecting sills.
- k) tilework.
- l) awnings.
- m) pilasters.
- n) pedestrian scale sign(s) painted on windows.
- o) planter box.
- p) Other methods may be proposed that meet the intent of this guideline
- an architectural element not listed above, as approved, that meets the intent.



Treating Blank Walls

INTENT

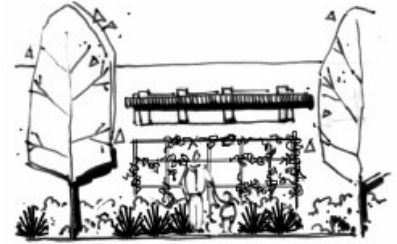
To ensure that situations in which glass windows are not practical, there are still features that add visual interest and variety to the streetscape.

GUIDELINES

1. Where windows are not provided on walls (or portions of walls) longer than 30 feet which face streets or are visible from ~~right-of-way,~~ the street at least four of the following types of elements shall be incorporated:

- a) decorative masonry (but not flat plain concrete block)-
- b) concrete or masonry plinth at base of wall-
- c) belt courses of a different texture, material and/or color-
- d) projecting cornice-
- e) projecting metal canopy-
- f) decorative tilework-
- g) trellis containing planting-
- h) medallions-
- i) opaque or translucent glass windows-
- j) artwork-
- k) vertical articulation-
- l) lighting fixtures-
- m) architectural recesses-
- Other methods may be proposed that meet the intent of this guideline
- ~~n) an architectural element not listed above, as approved, that meets the intent of these guidelines.~~

2. On ~~pedestrian streets~~ the Promenade Street (198th Street SW) and the Pedestrian Walkway where windows are not provided, no more than 10 feet unembellished surface shall be allowed.



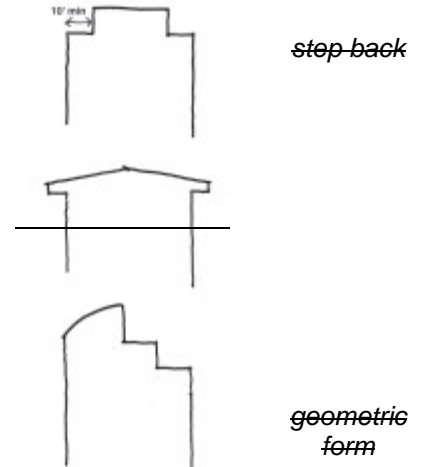
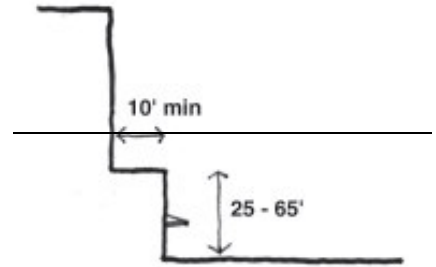
Upper Level Setbacks

INTENT

To reduce the bulk of taller buildings, to reinforce pedestrian scale on street frontages, and to allow for a reasonable visibility of the sky from street level.

GUIDELINES

1. Street-facing facades of buildings should step back. The amount of step back should be sufficient to create a distinct "base." 2. Step backs shall be at least an average of 10 feet.
3. An upper level setback may incorporate a sloping roof.



Kirkland



Roof and Architectural Expression

INTENT

To create a skyline and built environment that is visually interesting.

GUIDELINES

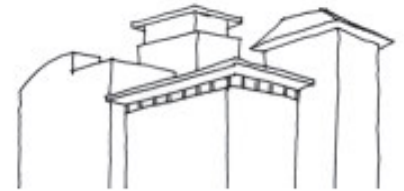
1. Buildings between ~~over 50~~ 40 feet and 140 feet in height should incorporate features that create a visually distinctive roof form. The following are examples

of such features:

- Terraced Step Backs, 8 feet or greater on average
- Pitched Roof Elements
- Projecting Cornice Elements
- Trellises along the Parapet
- Geometric Forms (dome, pyramid, etc.)
- Change of materials or color on top floor

Note: ~~2. Buildings taller than 250 feet should incorporate step backs in their uppermost floors. Such~~

sStep backs need not be located on all sides, but should be enough to create a distinct “top” to the building. Alternatively, a top may be created by another architectural device such as an overhang, geometric form, or decorative architectural feature.



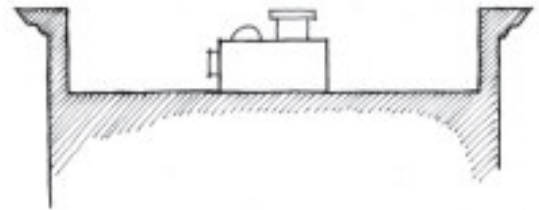
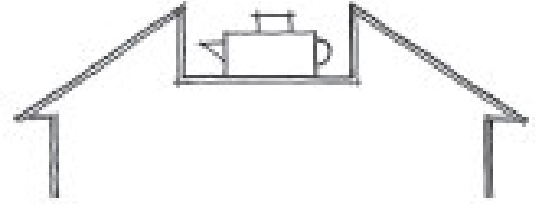
Screening Mechanical ~~Screening~~ and Communications Equipment on the Roof

INTENT

To conceal, to the greatest extent possible, equipment, dishes and other appurtenances located on the roofs of buildings or alternatively, to integrate them into the architecture.

GUIDELINES

1. All mechanical equipment located on or near the roof shall be contained within opaque parapet walls or placed behind (or within) roof forms. Plywood walls or chain-link fencing with slats are not acceptable forms of screening. ~~Whatever the~~ Screening method, it shall be integrated within into the architectural design of the building.
2. Efforts ~~shall~~ should be made to locate communication equipment so that it is not visible from nearby streets. ~~If it is possible to conceal such~~ Equipment shall be concealed behind parapet walls if possible, and still allow it to operate, that is the ~~preferred method~~.



Screening of Parking Structures

INTENT

To reduce the visual impact of structured parking located above grade.

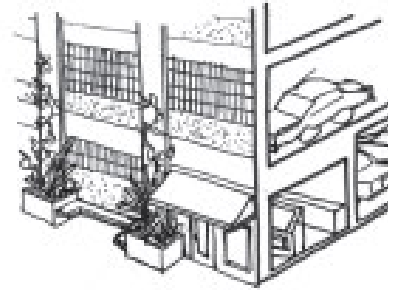
GUIDELINES

1. ~~The s~~Street-facing facades of parking levels ~~within a building should shall~~ be treated in such a way as to ~~seem appear~~ more like a typical floors, rather than open slabs with visible cars and ceiling lights. This may be accomplished by two or more types of the following methods:

- Square openings, rather than horizontal
- Planting designed to grow on the façade
- Louvers
- Expanded metal panels
- Decorative metal grills
- Spandrel (opaque) glass
- Other methods may be proposed that meet the intent of this guideline.

~~Other methods devices may be proposed that will accomplish meet the intent of this guideline.~~

2. Free-standing parking structures shall incorporate the above features on portions of the façade above the ground level. At ground level, parking structures ~~they~~ shall comply with Guidelines addressing Street Level Uses and Transparency, Weather Protection and Ground Level Details.



Gateway Locations

INTENT

To identify and highlight major entrances into the City Center.

GUIDELINES

1. Within designated Gateway Areas, buildings ~~are encouraged~~ to should incorporate architectural features that are bold and dramatic.

The following is a list of possible features:

- Tower forms at corners
- ~~Landscaped forecourts~~
- Large entries
- High bay lobbies
- More intense color
- Accent lighting
- Unusual shapes or forms
- Artwork, such as a sculpture or mural
- Other methods may be proposed that meet the intent of this guideline



CITY CENTER

SIGN DESIGN STANDARDS

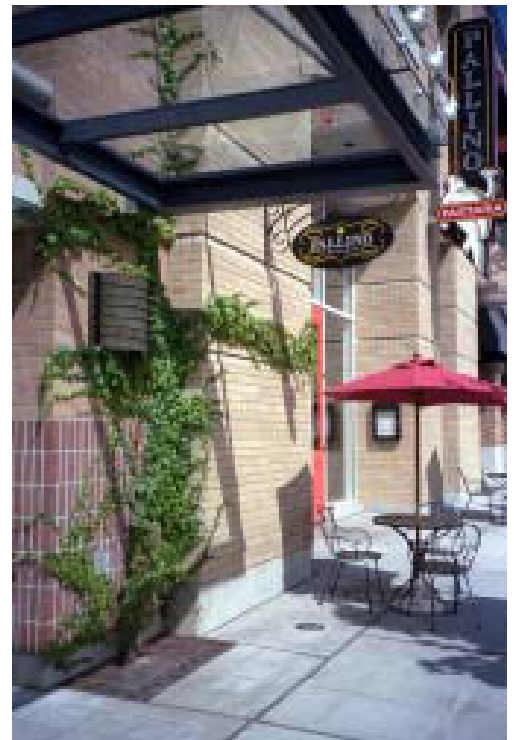
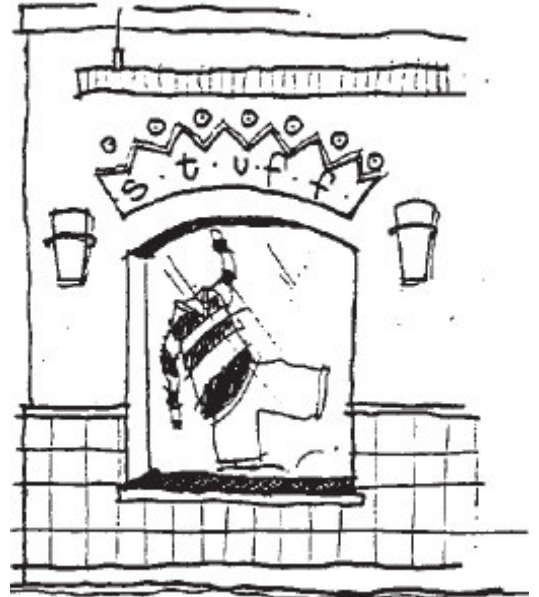
~~Pedestrian-Oriented Signs~~ Sign Types

INTENT

To ensure that the City Center reinforces pedestrian activity and commerce and to convey an image for the City Center that is urban in nature, rather than a collection of auto-oriented uses.

GUIDELINES

1. Pole signs shall not be permitted on any street within the City Center. Generally, signs shall be affixed to building facades, but monument signs, not exceeding 8 feet in height, are allowed on Boulevards and Other Streets. The area around the base of such signs shall be landscaped with shrubs and seasonal color.
2. Free-standing signs shall not be permitted along the Promenade Street any Pedestrian Street.
3. Roof top signs shall not be permitted within the City Center.



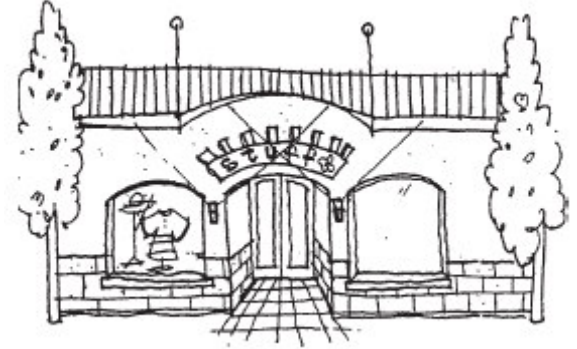
Integrating Signs with Architecture

INTENT

To ensure that signs design is ~~are~~ considered in the design of buildings and that the design of signs ~~is~~ fits with the building they are associated with.

GUIDELINES

1. The design of buildings and sites shall identify locations and sizes for future signs. ~~As tenants install signs, it is expected that such~~ Signs shall be in conformance with an overall sign program for the building and project that allows for ~~advertising which~~ signage that fits with the architectural character, proportions, and details of the development.



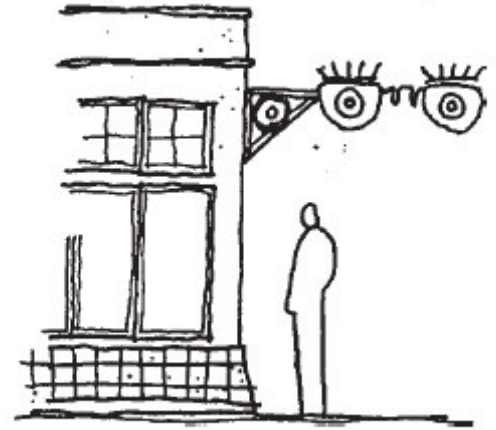
Creative and Artistic Elements

INTENT

To encourage businesses to employ graphic symbols, creative elements, lighting and other features to identify their products and services.

GUIDELINES

1. Signs should be expressive and individualized.
2. Signs should convey the product or service offered by the business in clear, graphic form.
3. Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encouraged.
4. Neon may be used [incorporated into signs](#) in an artful way in signs; however, simply outlining the roof or building in neon tubing shall not be allowed.



1 **DRAFT**

2 **CITY OF LYNNWOOD**

3 **ORDINANCE NO. _____**

4
5
6 AN ORDINANCE OF THE CITY OF LYNNWOOD,
7 WASHINGTON, AMENDING THE OFFICIAL ZONING MAP
8 OF THE CITY OF LYNNWOOD BY ADDING LOCATIONS OF
9 GATEWAYS AND PROMINENT INTERSECTIONS IN THE
10 CITY CENTER ZONES, PROVIDING FOR SEVERABILITY,
11 AN EFFECTIVE DATE, AND SUMMARY PUBLICATION

12 WHEREAS, the City of Lynnwood is a municipal corporation organized under the laws
13 of the State of Washington; and,

14 WHEREAS, the City Council is authorized by RCW 35A.11.020 to adopt and enforce
15 ordinances of all kinds relating to municipal affairs and appropriate to the good government of
16 the City; and,

17 WHEREAS, on March 14, 2005, the Lynnwood City Council passed Ordinance No. 2553
18 adopting the City Center Sub-Area Plan as an amendment to the City of Lynnwood
19 Comprehensive Plan; and,

20 WHEREAS, on March 14, 2005 the Lynnwood City Council passed Ordinance No. 2554
21 adopting zoning regulations and design guidelines for the Lynnwood City Center, adding a new
22 chapter to Lynnwood Municipal Code Title 21; and,

23 WHEREAS, City Center Sub-Area Plan Policy CCUD 9 states,

24
25 “CCUD 9: Designate and Describe gateway treatments

26
27 Locations of gateways should be established, along with the nature of planting,
28 lighting and signage that would reinforce the sense of entering the City Center.”;
29 and,

30
31 WHEREAS, the City Center Sub-Area Plan identifies Gateways as a “Key Concept” and
32 states,

33
34 “2. Gateways

35 Major intersections and access points into the City Center should be identified and treated
36 as gateways. Gateway locations should include landmark type structures, significant
37 buildings and landscaping. These gateway features would provide orientation and
38 identity for the Center;” and,
39

40 WHEREAS, Lynnwood Municipal Code section 21.60.600 C addresses gateways and
41 prominent intersections and states,
42

43 “C. Gateways and Prominent Intersections. See city of Lynnwood zoning map to identify
44 development project sites within a gateway or prominent intersection location. Such sites
45 shall be subject to applicable gateway and/or prominent intersection design guidelines in
46 the Lynnwood city center design guidelines. If any portion of a project site lies within a
47 gateway or prominent intersection location, then the entire project shall comply with the
48 applicable design guidelines.”
49

50 WHEREAS, after due deliberation the City Council of the City of Lynnwood has
51 determined to amend the official zoning map of the City of Lynnwood by adding Gateway and
52 prominent intersection locations in the City Center; and,
53

54 WHEREAS, the proposal was transmitted to State agencies for State agency review in
55 accordance with RCW 36.70A.106; and,
56

57 WHEREAS, on _____, 2011, the City of Lynnwood Planning Commission held a
58 duly noticed public hearing to take testimony on the proposed ordinance on and, following the
59 public hearing, made a recommendation to the Lynnwood City Council; and,
60

61 WHEREAS, on _____, 2011 the City of Lynnwood City Council held a duly
62 noticed public hearing to take testimony on the proposed ordinance; now therefore
63

64 WHEREAS, the City Council finds that it is in the interest of the public health, safety and
65 welfare to adopt this ordinance, now therefore,

66 THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO
67 ORDAIN AS FOLLOWS:

68 **Section 1.** The official zoning map of the City of Lynnwood is hereby amended to
69 identify the location of gateways and prominent intersections as provided for in Exhibit “A”,
70 attached to this ordinance and incorporated herein by reference.
71

72 **Section 2.** If any section, sentence, clause or phrase of this ordinance should be held to
73 be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or
74 unconstitutionality shall not affect the validity or constitutionality of any other section, sentence,
75 clause or phrase of this ordinance.
76

77 **Section 3.** This ordinance or a summary thereof consisting of the title shall be published
78 in the official newspaper of the City, and shall take effect and be in full force five (5) days after
79 publication.
80

81 PASSED BY THE CITY COUNCIL, the _____ day of _____, 2011 and approved
82 by the Mayor this _____ day of _____, 2011.

83
84 APPROVED:

85
86
87 _____
88 Don Gough
89 Mayor

90
91
92
93 ATTEST/AUTHENTICATED:

94
95
96
97 _____
98 Lorenzo Hines
99 Finance Director

100
101
102 APPROVED AS TO FORM:

103
104
105 _____
106 Rosemary Larson
107 City Attorney

108
109 FILED WITH ADMINISTRATIVE SERVICES: _____
110 PASSED BY THE CITY COUNCIL: _____
111 PUBLISHED: _____
112 EFFECTIVE DATE: _____
113 ORDINANCE NUMBER: _____

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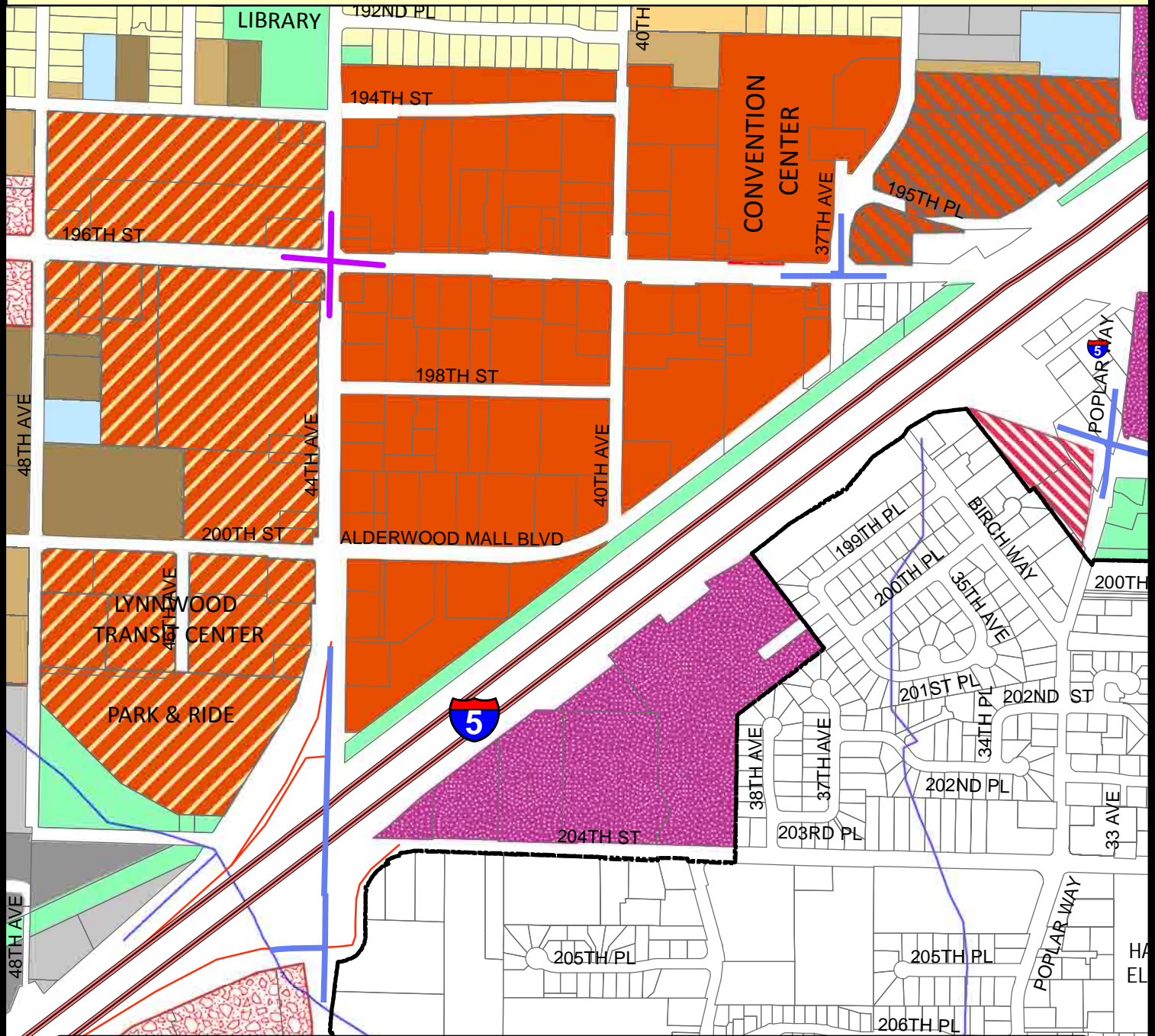
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130

EXHIBIT A

ZONING MAP AMENDMENT

Gateways and Prominent Intersection Locations



CURRENT ZONING

Residential

- RS8 - Residential 8400 Sq Ft
- RS7 - Residential 7200 Sq Ft
- RS4 - Residential 4000 Sq Ft
- MHP - Mobile Home Park
- RML - Multiple Residential Low Density
- RMM - Multiple Residential Medium Density
- RMH - Multiple Residential High Density

Commercial

- B1 - Community Business
- B2 - Limited Business
- B3 - Neighborhood Business
- B4 - Restricted Business
- CG - General Commercial
- PCD - Planned Commercial Development
- PRC - Planned Regional Center

Other

- BTP - Business/Technical Park
- LI - Light Industrial
- P1 - Public
- PUD - Planned Unit Development
- MU - Mixed Use
- CDM - College District Mixed Use
- CC-C - City Center Core
- CC-W - City Center West
- CC-N - City Center North

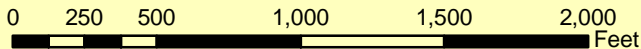
- College District Overlay
- Lynnwood City Limits

Intersection Guidelines (ord #2388)

- Gateway
- Prominent

Highway 99 Overlay (ord #2852)

- Interim Zone Effective 10/25/2009 through 4/25/2011



Note 1: Per section 17.02.250 and Chapter 17.10 of the Lynnwood Municipal Code (LMC), a property shall be subject to additional restrictions if it is located in an environmentally sensitive or critical area. For the location of these areas please see the Environmentally Sensitive Areas map and consult LMC Chapter 17.10.

Note 2: Streets, lots, and plats on this map are maintained by the Snohomish County GIS Department and may not be current.