

# **AGENDA**

## **Lynnwood Planning Commission**

**Thurs., Mar. 25, 2004 — 7:00 pm** — City Council Chambers, 19100 – 44<sup>th</sup> Ave. W., Lynnwood

**A. Call to Order**      Chair JOHNSON  
                                 Commissioner BIGLER  
                                 Commissioner DECKER  
                                 Commissioner PEYCHEFF  
                                 Commissioner POWERS  
                                 Commissioner WALTHER  
                                 Commissioner ELLIOTT

**B. APPROVAL OF MINUTES:**

- Minutes of February 26, 2004 meeting

**C. CITIZEN COMMENTS** – on matters **not** on tonight's agenda:

**D. COMMISSION MEMBER DISCLOSURES:**

**E. PUBLIC HEARING:** None Scheduled

**F. NEW BUSINESS:** None

**G. WORK SESSIONS:**

**1. City Center Planning Project**

Review two draft documents of the City Center project – Proposed Land Use Regulations for Lynnwood City Center and City Center Design Guidelines.

**H. DIRECTOR'S REPORT & INFORMATION:**

**1. Recent City Council Actions**

**2. Upcoming Commission Meetings**

**I. ADJOURNMENT**

The public is invited to attend and participate. To request special accommodations for persons with disabilities, contact the City at 425-670-6613 with 24 hours advance notice.

# **Proposed Land Use Regulations**

## **Lynnwood City Center**

### **I. Overall Purpose**

- To create a distinct, strong identity for the City Center, producing a heart for Lynnwood that is surrounded by solid neighborhoods.
- To provide opportunities to increase the City's tax base, thereby helping to fund public improvements and public services.
- To encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.
- To produce a concentration and a mixture of commercial, office, retail, residential, and civic uses within the City Center.
- To develop a City Center that supports pedestrian movement and use of public transit.
- To implement both the City's Comprehensive Plan and the City Center Sub-Area Plan.
- To promote attractive streetscapes and urban green spaces.

## **II. Districts Established and Described**

*(Map)*

### **A. CC- C City Center Core**

This district is envisioned to have the highest intensity uses, especially office buildings, residences, and hotels contained within high-rise buildings. Shops and restaurants would be located along key streets, particularly a principal pedestrian corridor. A major public open space would anchor the district. Over time, parking would be increasingly located within structures. The convention center is planned for the north east corner of this district.

### **B. CC- W City Center West**

This district is envisioned to have a mixture of higher density housing, retail and restaurants, and some office buildings contained within mid-rise buildings. A public open space would anchor the district. Over time, parking would be increasingly found within structures.

### **C. CC- N City Center North**

This district is envisioned to have a mixture of mid-rise office buildings and retail, with a relatively small amount of housing. Parking would largely be on the surface, but over time, some parking may be within structures.

### **III. Use Limitations**

All uses shall be allowed, unless specifically prohibited below.

Prohibited in All City Center Districts:

Adult Establishments

Billboards

Industrial Uses

Outdoor Storage of materials and equipment (except during construction)

Repair of Vehicles, unless entirely within a building

Sewage Treatment Plants

Work Release Facilities

Wrecking Yards

Any other use determined by the Planning Director to be inconsistent with the intent of City Center districts

Additionally Prohibited in the CC-C City Center Core District:

Vehicle Washing, unless located within a building or parking structure

Drive-Through Businesses, unless located within building or parking structure.

Gasoline Service Stations

Mini-Storage on the street level.

Outdoor Sales of Boats, Vehicles, or Equipment

## IV. Basic Development Standards

### A. Floor Area Ratio

Floor Area Ratio is the amount of floor area within a building as a multiple of the lot area.

Floor Area Ratio (FAR)

District	Basic Allowable “As of Right”		Maximum Allowable with Bonuses	
	Non-Residential	Residential	Non-Residential	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

Notes:

1. Floor area is measured to the inside face of exterior walls. The following shall be excluded from floor area calculation:
  - Space below grade
  - Space dedicated to parking
  - Mechanical spaces
  - Elevator and stair shafts
  - Lobbies and common spaces, including atriums
  - Space used for any bonused feature
2. Allowable FAR for non-residential and residential uses may be added together within a project, for a combined total.
3. Hotels shall be considered non-residential for the purpose of this chart.

**Bonus Features Allowing Increased Floor Area Ratio**

Feature	Additional Floor Area for each Feature
Street Level Retail	100 sf of floor area for each linear foot of retail frontage
Public Plaza	5 sf of floor area for each sf of plaza
Canopy	4 sf of floor area for each sf of canopy
Day Care	4 sf of floor area for each sf of day care
Health Club	2 sf of floor area for each sf of health club
Public Meeting Room	5 sf of floor area for each sf of meeting room
Public Art	10 sf of floor area for each \$100 of valuation
Water Feature	10 sf of floor area for each \$100 of valuation
Structured Parking	0.5 sf of floor area for each sf of required parking above grade
Below Grade Parking	1 sf of floor area for each sf of required parking below grade
Green Roof	2 sf of floor area for each sf of green roof
Residential Use	2 sf of floor area for each 1 sf of residential

Contribution to a Park                      10 sf of floor area for each \$100 of contribution to acquisition or development. This can be used to exceed the Maximum FAR and Maximum Height by up to 25%.

Contribution to a Cultural Facility such as Library, Museum, or Theatre.                      10 sf of floor area for each \$100 of contribution. This can be used to exceed the Maximum FAR and Maximum Height by up to 25%.

**B. Maximum Building Height**

District	Height
CC-C	350 ft.
CC-W	140 ft.
CC-N	140 ft.

Notes:

1. Mechanical penthouses, stair/elevator overruns, and antennae 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% if the top is designed as a non-habitable, architectural element. This element may extend above the increased height limit.
3. The maximum height of any portion of a building lying within 150 feet of a single family district shall be 50 feet.

**C. Parking Ratios**

Use Type	Minimum	Maximum
Retail	3 stalls / 1000 nsf	4 stalls / 1000 nsf
Office	2 stalls / 1000 nsf	4 stalls / 1000 nsf
Residential	.5 stall per unit	3 per unit
Senior Housing	0.25 stall per unit	1 per unit
Restaurant	1 stall per 4 seats	2 stalls per 4 seats

Notes:

1. Parking requirements for uses not listed shall be determined by a study of parking demand for that use.
2. Uses sharing a common parking facility may reduce the required number of stalls by 40%.
3. Parking may be located off site, so long as it is within 1000 feet of the property, 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. 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.

## V. Street Types

### A. Boulevards

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

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” cal

*Building line:* 5-15 feet from back of sidewalk

### B. Pedestrian Streets

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

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” cal

*Building line:* set up to back of sidewalk, except for public spaces

*Curb cut limitations:* 200’ minimum separation or from intersection

*Street furnishings:* pedestrian-scaled lighting, seating, waste cans, art

### C. Other Streets

These streets serve to break up the super-blocks into smaller increments and to provide for vehicular access to development. They are visually pleasing and speeds and volumes are relatively low.

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” cal

## **Definitions:**

### **Canopy**

A cover over a sidewalk providing protection from the rain, that is constructed of permanent materials. The height shall range between 8 feet and 12 feet and shall be a minimum of 6 feet in width.

### **Day Care**

A use providing for the care of children, generally during the hours of 6am and 7pm. Such use shall comply with all applicable State standards.

### **Green Roof**

A roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. It may or may not be accessible.

### **Health Club**

A use that offers exercise and recreational activities for tenants and/or the general public, either with or without a fee.

### **Parking, Below Grade**

Any portion of structure containing parking that is located below the average finished grade around a building.

### **Parking, Structured**

Parking contained within an enclosed building, designed to appear like it is part of the larger building complex.

### **Public Art**

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

### **Public Meeting Rooms**

A space that can be used by the general public and having a capacity of at least 50 people. It may operate under a reservation or nominal fee system, but must be easily accessible from a lobby or plaza.

### **Public Plaza**

An open space that is accessible to the public at all times, predominantly open to the sky, and for use principally by people, as opposed to merely a setting for the building. It must abut and be within 3 feet in elevation of a sidewalk, at least 10% of the area shall be planted with trees and other vegetation. There must be seating, lighting and penetration of sunlight.

### **Street Level Retail**

Uses providing goods and services, including food and drink, adjacent to, visible from, and accessible from the sidewalk.

### **Water Feature**

A fountain, cascade, stream, fall, pond of water, or combination thereof, that serves as a focal point. It must be located outside of a building and be publicly visible and accessible. It must be active during daylight hours.

***Lynnwood Planning Commission***  
**Meeting of Mar. 25, 2004**

**Staff Report**

**Agenda Item: H-2**

**Upcoming Commission Meetings**

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information**
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

- The following schedule is for planning purposes – subject to adjustments.

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**March 11 Meeting Cancelled** [lack of business]

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**Mar. 25 Public Hearing:** None scheduled  
**Work Sessions:** City Center Plan – Proposed Regs. & Design Guidelines

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**Apr. 8 Public Hearing:** 2004 Comprehensive Plan Amendments  
**Work Session:** Development Regulations Update – Residential proposals

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**Apr. 22 Public Hearing:** Development Regulations Update – Residential Proposals  
**Business:** 2004 Proposed Amendments List – Recommendations  
**Work Session:** City Center Plan – Dev. Regs. & Design Guidelines

**\* City Center Plan – Tentative Schedule:**

- ✓ Feb. 26 Subarea Plan
- ✓ March 25 Development Regulations and Design Guidelines
- April 22 Draft SEIS
- May 27 Implementation Strategy
- June 24 CFP and Financing Strategy