

AGENDA

Lynnwood Planning Commission

Thursday, May 10, 2012 — 7:00 pm

City Council Chambers, 19100 – 44th Ave. W., Lynnwood WA

A. CALL TO ORDER – ROLL CALL

B. APPROVAL OF MINUTES: Meeting of April 26, 2012

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

D. PUBLIC HEARINGS

- 1. Transition Area Zoning Regulations (2008CAM0003)** Proposed zoning and design guideline regulations for the Alderwood - City Center Transition Area, generally located east of 36th Ave W., south of 188th St. SW and west of Alderwood Mall Blvd. Hearing extended from April 26th.

E. WORK SESSIONS

F. OTHER BUSINESS

1. Proposal to decrease Planning Commission terms from six years to four years.

G. COUNCIL LIAISON REPORT

H. DIRECTOR'S REPORT

I. COMMISSIONERS' COMMENTS

J. ADJOURNMENT

The public is invited to attend and participate in this public meeting. Parking and meeting rooms are accessible to persons with disabilities. Upon reasonable notice to the City Clerk's office (425) 670-5161, the City will make reasonable effort to accommodate those who need special assistance to attend this meeting.

Lynnwood Planning Commission
Meeting of May 10, 2012

Staff Report

Agenda Item:

Alderwood-City Center Transition Area

- Public Hearing
- Informal Public Meeting
- Work Session
- Business
- Information
- Miscellaneous

Community Development Dept./Economic Development Dept.

ACTION

Continuation of the Public Hearing on the proposed Alderwood-City Center Transition Area Zoning and Design Guidelines.

SUMMARY

On April 26, 2012, the Planning Commission opened the Public Hearing regarding the proposed Alderwood-City Center Transition Area Zoning Code and Design Guidelines. The Public Hearing was continued to May 10, 2012.

The Planning Commission is requested to take public testimony. Upon closing of the Public Hearing the Planning Commission is requested to discuss and provide recommendations to the City Council regarding the proposed Alderwood-City Center Transition Area Zoning Code and Design Guidelines.

RECOMMENDATION

Forward the proposed Zoning Code and Design Guidelines to City Council for adoption.

ATTACHMENTS

April 26, 2012 Public Hearing Response Matrix
Draft ACC Design Guidelines
Draft ACC Zoning Code
ACC Parcel Map

Alderwood-City Center Transition Area

April 26, 2012 Planning Commission Public Hearing Comments & Responses

#	Issue	Comment	Response
1	Opening 191 st St SW to through traffic.	Making 191 st SW a through street would negatively impact the residents.	<p>The 2/27/12 City Center amendments removed the proposed grid street for 191st St. SW that ran east west from 36th Ave. W to 33rd Ave. W.</p> <p>The ACC Transition Area does not include any provisions for extending 191st PI SW.</p>
2	Retail limited to 50,000 SF or less.	Why place a limit on the size of retail, eliminating the possibility of stores such as Kohls.	The Comprehensive Plan specifies that principal uses include "retail, excluding big box stores". Staff proposed limiting retail to 50,000 SF per building to meet the Comprehensive Plan directive.
3	Research and Development are allowed uses	Some research and development uses would be inappropriate in this zone. What is the meaning of R&D?	<p>This use is currently allowed in the existing BTP zone for this area; and provides for family wage employment.</p> <p><i>Definitions LMC 21.02.624 Research and development means a use in which research and experiments leading to the development of new products, services or intellectual property are conducted. As part of this work, prototypes of new products or equipment may be produced and tested on site; however, production of products or equipment for sale or distribution is outside the scope of this definition.</i></p>
4	Testing, servicing and repair of goods are allowed uses	These uses should be limited.	This use is intended to compliment R&D and assembly uses for product creation and support of family wage employment.
5	Assembly is an allowed use	This is not appropriate in the ACC; this use is not currently allowed in PCD, (east of 33 rd Ave W)	This use is currently allowed in the existing BTP zone for this area; and provides for family wage employment.

EXHIBIT A

Final Draft – April 13, 2012

1

Chapter 21.61

2

ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE

3

4 **21.61.100 Purpose.**

5 The Alderwood - City Center Transition Area (“Transition Area”) is located in
6 between the City Center, the Alderwood mall area, and a single family
7 neighborhood on the west side of 36th Avenue West. The Transition Area
8 provides a point of connection between the City Center and the Alderwood mall,
9 each of which is a center of substantial activity and is planned for substantial
10 growth and development. At the same time, the proximity of a single family
11 neighborhood (west of 36th Avenue West) means that redevelopment and use of
12 properties in the Transition Area must be appropriately regulated. Therefore, the
13 Alderwood-City Center Transition Area Zone (ACC) is intended to promote
14 development and redevelopment of the transition area in a manner that takes
15 advantage of current and foreseeable opportunities in the real estate market
16 while providing protection for the single-family neighborhood. This zone will
17 create the linkage/connection between the Alderwood mall area and the City
18 Center by allowing a mix of land uses that complements the two areas
19 (Alderwood mall and the City Center) but at a lower intensity than the City Center
20 and in a manner that minimizes impacts on the residential area to the west. In
21 particular, development along the frontage of 36th Avenue West – that faces the
22 single family neighborhood – will be controlled and limited.

23 **21.61.150 Interpretation.**

24 All regulations of the ACC zone and the Transition Area Design Guidelines shall
25 apply to properties within the ACC zone. In the event of differences between the
26 requirements of this zone and other chapters of this Code, the provisions of the
27 ACC zone shall prevail.

28 **21.61.200 Limited Development Area Overlay**

29

30 To provide added protection to the residential areas west of 36th Avenue West,
31 there is hereby created an overlay zone called the “Limited Development Area”
32 (LDA).

33

34 A. The portion of the Alderwood-City Center Transition Area Zone (ACC)
35 designated as the LDA Overlay Zone is:

36 The properties fronting the east side of 36th Avenue West, between 188th
37 Street SW to the North and the future extension of 194th Street SW to the
38 South (as 194th Street SW is identified in the City Center Street Grid
39 Ordinance, as amended), from the 36th Avenue West right-of way Eastern
40 edge/ property line to a line 100 feet deep (easterly) into the properties.

41 B. In the LDA Overlay Zone, certain land uses have specific requirements and
42 the intensity of development is restricted, as stated in this Chapter.

43 **21.61.250 Permitted uses.**

44 A. Uses

- 45 1. Live/Work units
- 46 2. Multi-family dwellings
- 47 3. Caretaker and watchmen quarters
- 48 4. Hotel/motel, except as prohibited in the LDA
- 49 5. Offices (all types)
- 50 6. Personal care services (i.e. barber, hair salon, nail salon, tanning,
51 etc.)
- 52 7. Banks and other financial institutions
- 53 8. Medical clinics
- 54 9. Hospitals, except prohibited in the LDA
- 55 10. Veterinarian clinic, (may include boarding of and day-care for small
56 animals, provided all on-site activities are enclosed in a building)
- 57 11. Retail, up to 50,000 square feet per building; except that, in the
58 LDA retail uses may occupy no more than 50% of the ground floor
59 of a building. Where a building overlaps the LDA boundary, this
60 limitation applies only to the portion of the building in the LDA.
- 61 12. Eating and drinking establishments, including outdoor dining as an
62 accessory use; except that, in the LDA an eating and drinking
63 establishment may occupy no more than 50% of the ground floor of
64 a building excluding out-door dining areas. Where a building
65 overlaps the LDA boundary, this limitation applies only to the
66 portion of the building in the LDA.
- 67 13. Colleges, universities, trade and professional schools, technical
68 and vocational schools
- 69 14. Athletic clubs and facilities, except prohibited in the LDA
- 70 15. Municipal Services
- 71 16. Research and Development
- 72 17. Assembly of Wood, Light Metal, Glass, Electronic, Electrical or
73 Plastic Parts or Components which are extruded, stamped,
74 manufactured, shaped, or prepared elsewhere, not precluding
75 minor processes such as cutting, drilling, soldering, or minor
76 welding
- 77 18. Printing, publishing and electronic media businesses such as copy
78 centers
- 79 19. Testing, servicing and repairing of goods
- 80 20. Clubhouse and fraternal, social, recreation and other not-for-profit
81 associations
- 82 21. Libraries, museums, and similar cultural uses
- 83 22. Wireless communication facilities (attached)
- 84 23. Child day care
- 85 24. Land uses not specifically listed in this section may be allowed
86 when determined by the Community Development Director to be

87 compatible with the listed uses and consistent with the purpose of
88 the Alderwood - City Center Transition Area Zone. The Director's
89 written decision is subject to appeal per LMC 1.35.200 (Process II).
90

91 **B. Uses Allowed by Conditional Use Permit.**

- 92 1. Wireless communication facilities (not attached)
93

94 **C. Allowed Accessory Uses**

- 95 1. Self-storage: Self storage may occupy up to 20% gross floor area
96 of multi-story buildings. All related outdoor display or storage is
97 prohibited.

- 98 2. Outdoor dining.
99

100 **21.61.260. Prohibited Uses**

101 Uses not listed above as permitted outright or allowed by conditional use
102 permit or allowed as an accessory use to a permitted primary use, are prohibited
103 in this zone. Notwithstanding any provision above, the uses listed below are
104 specifically prohibited.

- 105 1. Adult uses and establishments
106 2. Drive-up and drive-through service facilities
107 3. Gas stations
108 4. Recreational Vehicle Parks, campgrounds
109 5. Self-Storage on street level except for front office and lobby
110 functions.
111 6. Uses not fully contained within a building, except outdoor dining is
112 permitted as an accessory use.
113 7. Secure community transition facilities
114 8. Sewage treatment plants
115 9. Vehicle repair, servicing and other auto oriented services unless
116 entirely within a building or a parking structure
117 10. Wrecking yards
118 11. Work release facilities and similar
119 12. Outdoor sales and/or storage
120 13. Warehouse and/or Distribution
121 14. Any other uses similar to those listed above or any other uses
122 determined by the Community Development Director to be
123 inconsistent with the ACC Zone Purpose Statement (LMC
124 21.61.100)

125

126 **21.61.300 Project Design Review.**

- 127 A. Design Guidelines. The following structures and parking facilities
128 permitted in the Alderwood-City Center zone shall comply with the
129 Lynnwood Transition Area Design Guidelines (which are adopted by this
130 reference as if fully set forth herein) and receive approval pursuant to
131 Chapter 21.25 LMC, unless otherwise specified in this chapter. For

132 proposals in the Alderwood-City Center zone, the citywide design
133 guidelines shall be replaced with the Transition Area design guidelines.

134

135 1. Construction (or expansion) of any nonresidential structure or building
136 with a gross floor area of more than 1,000 square feet.

137 2. Construction (or expansion) of any parking lot and/or parking structure
138 with 20 or more stalls or paved parking area of 5,400 square feet or
139 more.

140 3. Construction of or addition to any structure containing residential units.

141

142 B. Applicable Lynnwood Transition Area standards shall supersede any
143 development standards and requirements of this title and other titles of
144 this code that may conflict, unless otherwise specified in this chapter.
145 Where Transition Area standards are silent, development standards
146 provide elsewhere in LMC shall apply.

147

148 C. Gateways and Prominent Intersections. See City of Lynnwood zoning map
149 to identify development project sites within a gateway or prominent
150 intersection location. Such sites shall be subject to applicable gateway
151 and/or prominent intersection design guidelines in the Lynnwood
152 Transition Area design guidelines. If any portion of a project site lies within
153 a gateway or prominent intersection location, then the entire project shall
154 comply with the applicable design guidelines.

155

156 **21.61.400 Development Standards**

157 A. Density (Multiple-Family Residential):

158 1. Maximum Density: 70 dwelling units per acre (There is a cap of
159 300 dwelling units in the North End, including the ACC zone. When
160 that number is reached, the future housing density will be
161 analyzed).

162 B. Minimum lot area: One (1) acre.

163 C. Minimum lot width: 150 feet.

164 D. Minimum and maximum building setbacks:

165 1. 36th Avenue West

166

167 a. Minimum: 40 feet. The 40 foot setback shall consist of a
168 minimum 25 foot wide landscaping buffer from the
169 property line along 36th Avenue West plus an
170 additional 15 feet of open space. Surface and
171 underground parking, plazas, landscaping or other
172 open space is allowed in the additional 15 feet of
173 open space. (See also LMC 21.61.450 for
174 landscaping requirements)

175 b. Maximum: None

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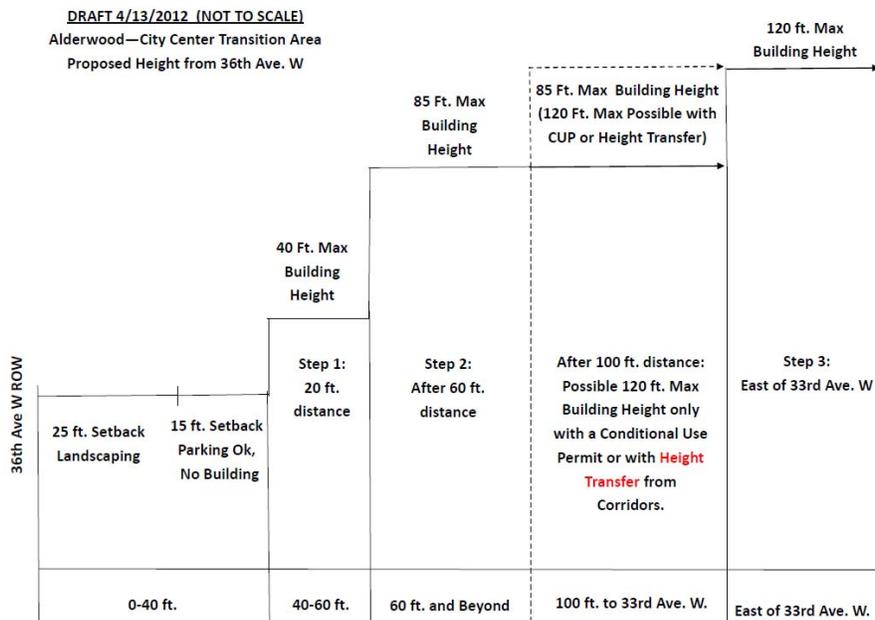
- 177 2. 33rd Avenue West
 178 a. Minimum: None.
 179 b. Maximum: Ten (10) feet, except that a larger setback is allowed
 180 to create pedestrian oriented open space (such as a
 181 forecourt, a plaza or similar pedestrian oriented
 182 environment).
 183
 184 3. 188th Street SW
 185 a. Minimum: Twenty Five (25) feet
 186 b. Maximum: None.
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 188 4. 194th Street SW Extension (to be applied at such time the right of
 189 way exists):
 190 a. Minimum: None.
 191 b. Maximum: Ten (10) feet, except that a larger setback is allowed
 192 to create pedestrian oriented open space (such as a
 193 forecourt, a plaza or similar pedestrian oriented
 194 environment).
 195
 196 5. Alderwood Mall Boulevard
 197 a. Minimum: Ten (10) feet
 198 b. Maximum: None.
 199
 200 6. Interior Property Lines: None
 201 7. Maximum Lot Coverage: 50%, excluding parking structures and
 202 Occupiable Space uses located on the ground floor of parking
 203 structures.
 204
 205 E. Maximum building height:
 206
 207 1. See Table 21.61.01 for maximum building height.
 208

209 **Table 21.61.01 Maximum Building Height**

Distance from the east right of way line of 36 th Avenue West	Maximum Building Height (excluding Corridor)
0 to 40 feet	0 (No buildings allowed)
Greater than 40 feet up to 60 feet	40 feet
Greater than 60 feet up to 100 feet	85 feet
Greater than 100 feet	West of 33 rd : 85 feet; up to 120 with CUP East of 33 rd : 120 feet

- 223 2. Create a “corridor” extending from and centered on 191st Place
 224 Southwest and 192nd Street Southwest; no portion of a building or
 225 structure may exceed 40 feet in height as measured from the 36th
 226 Avenue West eastern most ROW. The corridor shall consist of the
 227 following areas (see Figure 2):
 228
- 229 a. Any area within 40 feet north and south of the centerline of 191st
 230 Place SW as extended to the east from the terminus of 191st
 231 Place SW to 33rd Avenue West.
 - 232 b. Any area within 35 feet north and south of the centerline of
 233 192nd Street SW as extended to the east from the terminus of
 234 192nd Street SW to 33rd Avenue West.
 - 235 c. Properties in the corridor may transfer the difference between
 236 the average finished building height measured at grade and 85
 237 feet, to properties outside the corridor but within the ACC. No
 238 building may exceed 120 feet in height. Properties outside the
 239 corridor receiving a height transfer may build to a height of 120
 240 feet without a CUP.
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Figure 1



F.

FIGURE NOT TO SCALE

268 Access Management and Vehicular Connections.
269 1. A building site or a group of building(s) or uses which are
270 developed, owned, and managed as an operating unit (e.g.,
271 shopping center, business park, multiple-family complex). shall be
272 allowed no more than one driveway access to 36th Avenue West.
273 Additional driveways may be permitted subject to the approval of
274 the Public Works Director. (see LMC 21.02.175)
275

276 G. Service Areas

- 277 1. No service areas including, but are not limited to, trash dumpsters,
278 compactors, refuse and recycling areas and mechanical equipment
279 areas, shall be located within 40 feet of a public street or a
280 residential zone.
281 2. Loading docks shall not be located within 100 feet of a residential
282 zone or public street and shall be screened from direct views using
283 materials compatible with the building.
284 3. All trash and recycling facilities shall either be located within the
285 primary building or shall be enclosed with a solid structure with a
286 minimum height of seven (7) feet and a roof. However if the
287 service area is not visible from an adjacent property or public right-
288 of-way, the enclosure does not require a roof. Exterior materials of
289 the structure shall match or complement those of the primary
290 project buildings; wood is not allowed as an exterior material.
291

292 H Surface Parking and Parking Structures.

293 As provided in LMC Chapter 21.18; except that:

- 294 1. Residential surface parking shall have a minimum of 1 and a
295 maximum of 1.5 spaces per dwelling unit.
296 2. The minimum setback and width of landscaping between a parking
297 structure and a public street is reduced to 10 feet; except that this
298 provision shall not apply to the LDA.
299

300 **21.61.450 Landscaping**

301 A. Signed Plans. All landscaping plans shall bear the seal of a registered
302 landscape architect or signature of a Certified Professional Horticulturalist
303 (CPH) and be drawn to a scale no less than one inch to 20 feet. The
304 landscape architect or CPH shall certify that the species of plants are fast-
305 growing and that the design of the plan will fulfill city code requirements
306 within five (5) years.

307 B. Installation Prior to Occupancy. All landscaping that fulfills the city code
308 requirements shall be installed prior to occupancy of any structure located
309 on the same site. If, due to extreme weather conditions or some
310 unforeseen emergency, all required landscaping cannot be installed prior
311 to occupancy, then a cash deposit or guarantee account with the city shall
312 be provided as financial security to guarantee installation of the remaining
313 landscaping, as provided in 21.04.920

- 314 C Trees shall be selected from the Tree Preservation And Protection
- 315 Guidelines For The City Of Lynnwood.
- 316 D Groundcover shall consist of lawn and/or low evergreen and deciduous
- 317 plantings with a maximum height of 30 inches, and shall be provided so as
- 318 to achieve 50 percent groundcover within two (2) years
- 319 E. Branches shall be eliminated to a height of six (6) feet where necessary to
- 320 prevent sight obstruction.
- 321 F. Surface parking Lot Coverage: Five percent (5%) of the parking area
- 322 located only between the sides of the building opposite the street and
- 323 interior property lines; 10 percent (10%) of parking areas between
- 324 buildings, between buildings and the loosest side property line, or single
- 325 aisle, double loaded parking areas located between buildings and the
- 326 street and 15 percent (15%) of multi aisle areas located between buildings
- 327 and street shall be in landscaping (exclusive of landscaping on the street
- 328 frontage and required landscape buffers) provided that :
- 329 1. No landscaping area shall be less than 25 square feet in area or
- 330 less than three feet in width
- 331 2. No parking stall shall be located more than 45 feet from a
- 332 landscaped area and
- 333 3. All landscaping must be located between parking stalls, at the
- 334 end of parking columns, or between parking stalls and the
- 335 property lines.
- 336

337 **21.61.460 Additional Requirements 36th Avenue West Street and 188th Street**

338 **SW Frontages**

339 A 25 foot wide landscape buffer meeting the following requirements shall be

340 installed along the street/front lot line:

- 341 1. At least one tree must be planted for every 30 linear feet of street
- 342 frontage. At least 50% of the trees shall be evergreen conifers.
- 343 2. All required trees shall be capable of reaching a mature height of at
- 344 least 25 feet but not more than 35 feet. Minimum tree height at
- 345 planting shall be eight (8) feet for evergreen trees and 10 feet for
- 346 deciduous trees.
- 347

348 **21.61.470 Additional Requirements 33rd Ave. W. and the Extension of 194th**

349 **St. SW (from 36th Ave W to 33rd Ave W) Street Frontages**

350 A minimum of 60 percent of the property street frontage shall be buildings or

351 pedestrian oriented open space. Landscaping buffer meeting the following

352 requirements shall be installed in setbacks elsewhere.

- 353 1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-
- 354 foot minimum height, planted 25 feet on centers, plus groundcover.
- 355 2. Minimum tree height at planting shall be eight (8) feet for evergreen
- 356 trees and 10 feet for deciduous trees.
- 357

358 **21.61.480 Additional Requirements Alderwood Mall Boulevard Frontage**

- 359 A ten (10) foot wide landscape buffer meeting the following requirements
360 shall be installed along the property line.
- 361 1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-
362 foot minimum height, planted 25 feet on centers, plus groundcover.
 - 363 2. Minimum tree height at planting shall be eight (8) feet for evergreen
364 trees and 10 feet for deciduous trees.

365 **21.61.600 Nonconforming Uses and Structures.**

366 It is expected that much development within the ACC Zone will be as a result of
367 renovations and expansions as much as entirely new development. It is not the
368 intent of the city to discourage such development, as new investment should
369 enhance the image and appeal of the ACC. However, it is also necessary to
370 ensure that all forms of development contribute positively to the character and
371 quality of the area. The general principle to be applied is that changes to
372 nonconforming conditions should not increase the degree of the nonconformity,
373 but rather move the site and its uses and buildings towards greater conformity.
374 Given the location and configuration of current buildings, application of all design
375 standards may not be possible or practical; however, every effort should be
376 made to comply with such standards for the portions of sites and buildings in
377 proximity to the alterations being made. This section supersedes Chapter 21.12
378 LMC.

- 379
- 380 A. Nonconforming Uses. Any “prohibited” uses legally existing at the time of
381 the adoption of the ordinance codified in this chapter shall be considered
382 “legal nonconforming uses.” Such uses are not permitted to expand.
383 Exterior landscaping, facade improvements, repair/maintenance or interior
384 upgrades are permitted.
385
 - 386 B. Nonconforming Sites. Throughout the ACC zone, there are many
387 properties where site development existing at the time of the adoption of
388 the ordinance codified in this chapter does not comply with the site design
389 standards and guidelines in this chapter. Certain types of minor changes
390 to existing site development would not trigger compliance with the
391 development standards and design guidelines in this chapter, such as re-
392 striping of parking stalls, and new or altered signage (see LMC 21.16) or
393 lighting or renovation of landscaping. Any other site improvements,
394 exterior renovation or expansion of building footprints shall incorporate site
395 design features that bring the site more into compliance with the standards
396 of the Transition Area design guidelines, regardless of whether or not the
397 site improvements, renovation and/or expansion is subject to the design
398 review requirements per LMC 21.61.300.
399
 - 400 C. Nonconforming Buildings: Throughout the ACC zone, there are buildings
401 and other structures existing at the adoption of the ordinance codified in
402 this chapter that do not comply with the regulations in this chapter and
403 Transition Area Design Guidelines. Expansion of building footprints or
404 increases in building height of such structures shall incorporate standards

405 that bring the site and building more into compliance with the requirements
406 of this Chapter and the ACC Zone Guidelines. Compliance shall be
407 localized to the area of the building being altered. Particular emphasis
408 should be given to the provision of pedestrian amenities oriented towards
409 the streets. For example, if a building is expanded towards the street,
410 elements such as parking lot landscaping and pedestrian connections to
411 the sidewalk are expected to be accomplished.

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- D. Alternative Process for Compliance. The Community Development Director may approve a plan and design for alteration of a nonconforming site or building that does not fully comply with the requirements of subsections (B) and (C) of this section if the Director finds that the alternative plan and design provides overall a greater degree of compliance with the principle of this section (as stated above). Appeals of the Community Development Director's decision shall be processed as a Process II application (LMC1.35.200).

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CHAPTER 21.16
SIGNS

21.16.335 Signs in the Transition Area

Only the following signs are permitted in the Transition Area:

- A. General Regulations
 1. Back-lit signs are prohibited; signs with individual backlit letters are acceptable.
 2. Illuminated signs are permitted except on top floor building facades facing westerly that would be visible from the residential areas west of 36th Avenue W.
 3. External sign lighting is permitted. The lighting shall not shine directly toward adjacent residentially-zoned properties and shall not project towards the night sky.
 4. For residential real estate signs, see LMC 21.16.290.D.
 5. For Commercial Incidental signs, Internal Information signs, Portable Business signs, Temporary Commercial Event signs, Real Estate signs, Construction signs and variances for commercial signs, see LMC 21.16.310.
- B. Monument Sign Standards. Monument signs shall conform to the requirements of Table 21.61.02 below.

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Table 21.61.02 Monument Sign Standards

Requirements ^{a, b, c}	Single and Multi-Tenant Developments		
	(less than 25,000 square feet (sq. ft.) of floor area)	(25,000-50,000 square feet (sq. ft.) of floor area)	(more than 50,000 square feet (sq. ft.) of floor area)
Maximum Height	4 feet	6 feet	8 feet
Maximum Sign Area	20 sq. ft.	30 sq. ft.	40 sq. ft.
Minimum Setback from Front Property Lines ^d	For signs 4 feet in height or less: Five (5) feet. For signs greater than four (4) feet in height up to eight (8) feet in height or less: 10 feet		
Minimum Setback – Side ^d	Five (5) feet		
Landscaping ^e	Two (2) feet of landscaping surrounding the entire base of the sign		
Minimum Separation ^f	250 ft. between signs		

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Notes for Table:

- a. Monument signs shall include the address number on the face of the sign. Address numbers shall meet Fire Department requirements and shall not be counted towards the sign area.
- b. The sign shall consist of materials and colors that minimize reflection capabilities and are consistent and complimentary to the architecture of the primary building on site. Materials shall be easily maintained and shall retain their shape, color, texture and appearance over time.
- c. The sign shall comply with the design criteria in Figure 5 of LMC Chapter 21.16.
- d. Signs shall not be located within a triangular area at street intersection or street and driveway intersections formed by two points measuring 20 feet back from the point where the two street right-of-way lines merge or a street right-of-way line and edge of driveway merge and extending a line that connects these two points to complete the triangle (see Figure 4 of LMC Chapter 21.16).
- e. Landscaping shall include a decorative combination of groundcover and shrubs to provide seasonal interest in the area surrounding the base of the sign. Landscaping shall be well maintained at all times of the year. The required landscaping area shall be protected by a raised curb if not surrounded by additional landscaping.
- f. An individual building, development, or complex may not display more than one monument sign per street frontage. However, additional

473 monument signs can be used on the site as long as they advertise a
474 different business onsite and can be placed at least 250 feet from the
475 first sign along applicable street frontages. No two signs shall be closer
476 than 250 linear feet.

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478 C. Wall Sign Standards

- 479 1. Single story building:
- 480 a. Business tenants with building frontage: One (1) square foot of
481 signage for each linear foot of building frontage, provided that each
482 tenant is allowed a minimum of 40 sq. ft. of signage.
 - 483 b. Business tenants without building frontage: 1/2 square foot for each
484 lineal foot of building façade, not to exceed 100 square feet
485 maximum.
 - 486 c. Allowable sign area may not be transferred from one façade and/or
487 building frontage to another.
- 488 2. Multi-story building:
- 489 a. Ground-floor business tenants with a direct exterior entrance into
490 the business (not a lobby) are permitted one (1) square foot of
491 signage for each linear foot of building frontage of the applicable
492 tenant space, provided that each tenant is allowed a minimum of 40
493 square foot of signage. This signage shall be located at their
494 exterior entry on the ground floor.
 - 495 b. Other business tenants with building frontage. The total exterior
496 wall signage allowed shall be a maximum of one (1) square foot of
497 signage for each linear foot of building, up to a maximum of 250
498 square foot per building frontage (total for all business tenants).
499 This signage may identify either the building, a major tenant of the
500 building, or individual tenants that do not have a direct exterior
501 entrance into their tenant space (or a combination of all three), as
502 determined and allocated by the building owner. This signage may
503 be located only on either the ground floor or the top floor (below the
504 cornice or edge of the roof) of the building (or both), as determined
505 by the owner.
 - 506 c. Business tenants without building frontage. The total exterior wall
507 signage allowed shall be a maximum of ½ square foot for each
508 lineal foot of building façade which does not meet the definition of
509 building frontage, up to a maximum of 100 square foot (total for all
510 business tenants). The property owner shall allocate this signage
511 among tenants without building frontage, including tenant spaces
512 without wall space along the exterior façade. This signage may
513 located only at the ground floor or the top floor of the building (or
514 both), as determined by the owner.
 - 515 d. Allowable sign area may not be transferred from one façade and/or
516 building frontage to another.
 - 517 e. In no case shall allowable sign area be permitted on intermediate
518 floors (above the first story or below the top story).

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3. Residential Development or Institutional Identification Signs. Wall signs for multi-family development identification are permitted. Signs at ground-floor public residential or institutional entrances shall have a maximum size of 20 square feet per such entrance. Additional signs may be permitted on the top floor (below the cornice or roof edge), provided such signs shall be allocated as part of the total allowable sign area per facade by the owner (see above).
 4. Home Occupation Signs. Home Occupations may be allocated sign area as part of an internal or external sign directory; no other signage is permitted.
 5. Maximum Height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.
 6. Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of one (1) foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.
- D. Projecting, Marquee and Awning Signs. Projecting, marquee and awning signs shall meet the requirements of LMC 21.16.310(B)(2) in addition to the following:
1. The sign shall not project more than five (5) feet from the building, unless the sign is a part of a permanent marquee or awning over the sidewalk. Vertically oriented signs shall not project more than three (3) feet from the building. Signs shall not project into the public right-of-way.
 2. Sign area shall be counted as part of the allocation for wall signs, above.
 3. Signs shall not extend above the building parapet, soffit, eave line or the roof of the building, except for theaters.
 4. Marquee and awning signs shall not cover more than 70% of the applicable storefront or awning.
- E. Blade Signs. Blade signs are small signs with faces perpendicular to the building façade. They generally are mounted directly to the building façade or hung below a canopy or projecting weather protection. Blade signs are generally oriented to face pedestrians walking down the fronting sidewalk. Blade signs meeting the following conditions are allowed for commercial uses:
1. Projection: Blade signs may project up to three (3) feet. Bracket signs shall have one (1) foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
 2. Clearance: Blade/bracket signs shall maintain a minimum clearance of eight (8) feet between the walkway and the bottom of the sign.
 3. Dimensions: Blade signs shall not exceed six (6) square feet in area. Bracket signs shall not exceed two (2) feet in height.

- 564 4. Mounting: Blade signs must avoid covering or modifying windows or
565 other architectural feature.
566 F. Prohibited Signs. The following signs are specifically prohibited:
567 1. Pole-mounted signs.
568 2. Signs employing moving or flashing lights.
569 3. Signs employing exposed electrical conduits.
570 4. Visible ballast boxes or other equipment.
571 5. Roof-mounted signs.
572 G. Other Signs – See LMC 21.16.310 C-J.
573
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575

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576 **NEW DEFINITIONS**

577

578 **Chapter 21.02**

579 **Definitions**

580

581 **21.02.460 Live/Work Unit**

582 "Live-work unit" means a building or portion thereof that combines a business
583 that is allowed in a zone with a residential dwelling unit for the owner or
584 employee of the business. The dwelling unit may the same share floor area with
585 the business or may be an individual dwelling unit within the same building.
586 Buildings with Live/Work units do not need to meet the definition of a multi-family
587 dwelling.

588

589 **21.61.400 Occupiable Space**

590 Occupiable Space means spaces for uses such as retail, office, residential,
591 personal service shops, customer serving offices, restaurant, entertainment, and
592 the like. Structured parking and self-service storage facilities (mini-storage and
593 similar spaces designed to contain objects, not persons as the primary use are
594 not considered occupiable space.)
595

EXHIBIT A

Final Draft – April 13, 2012

1

Chapter 21.61

2

ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE

3

4 **21.61.100 Purpose.**

5 The Alderwood - City Center Transition Area (“Transition Area”) is located in
6 between the City Center, the Alderwood mall area, and a single family
7 neighborhood on the west side of 36th Avenue West. The Transition Area
8 provides a point of connection between the City Center and the Alderwood mall,
9 each of which is a center of substantial activity and is planned for substantial
10 growth and development. At the same time, the proximity of a single family
11 neighborhood (west of 36th Avenue West) means that redevelopment and use of
12 properties in the Transition Area must be appropriately regulated. Therefore, the
13 Alderwood-City Center Transition Area Zone (ACC) is intended to promote
14 development and redevelopment of the transition area in a manner that takes
15 advantage of current and foreseeable opportunities in the real estate market
16 while providing protection for the single-family neighborhood. This zone will
17 create the linkage/connection between the Alderwood mall area and the City
18 Center by allowing a mix of land uses that complements the two areas
19 (Alderwood mall and the City Center) but at a lower intensity than the City Center
20 and in a manner that minimizes impacts on the residential area to the west. In
21 particular, development along the frontage of 36th Avenue West – that faces the
22 single family neighborhood – will be controlled and limited.

23 **21.61.150 Interpretation.**

24 All regulations of the ACC zone and the Transition Area Design Guidelines shall
25 apply to properties within the ACC zone. In the event of differences between the
26 requirements of this zone and other chapters of this Code, the provisions of the
27 ACC zone shall prevail.

28 **21.61.200 Limited Development Area Overlay**

29

30 To provide added protection to the residential areas west of 36th Avenue West,
31 there is hereby created an overlay zone called the “Limited Development Area”
32 (LDA).

33

34 A. The portion of the Alderwood-City Center Transition Area Zone (ACC)
35 designated as the LDA Overlay Zone is:

36 The properties fronting the east side of 36th Avenue West, between 188th
37 Street SW to the North and the future extension of 194th Street SW to the
38 South (as 194th Street SW is identified in the City Center Street Grid
39 Ordinance, as amended), from the 36th Avenue West right-of way Eastern
40 edge/ property line to a line 100 feet deep (easterly) into the properties.

41 B. In the LDA Overlay Zone, certain land uses have specific requirements and
42 the intensity of development is restricted, as stated in this Chapter.

43 **21.61.250 Permitted uses.**

44 A. Uses

- 45 1. Live/Work units
- 46 2. Multi-family dwellings
- 47 3. Caretaker and watchmen quarters
- 48 4. Hotel/motel, except as prohibited in the LDA
- 49 5. Offices (all types)
- 50 6. Personal care services (i.e. barber, hair salon, nail salon, tanning,
51 etc.)
- 52 7. Banks and other financial institutions
- 53 8. Medical clinics
- 54 9. Hospitals, except prohibited in the LDA
- 55 10. Veterinarian clinic, (may include boarding of and day-care for small
56 animals, provided all on-site activities are enclosed in a building)
- 57 11. Retail, up to 50,000 square feet per building; except that, in the
58 LDA retail uses may occupy no more than 50% of the ground floor
59 of a building. Where a building overlaps the LDA boundary, this
60 limitation applies only to the portion of the building in the LDA.
- 61 12. Eating and drinking establishments, including outdoor dining as an
62 accessory use; except that, in the LDA an eating and drinking
63 establishment may occupy no more than 50% of the ground floor of
64 a building excluding out-door dining areas. Where a building
65 overlaps the LDA boundary, this limitation applies only to the
66 portion of the building in the LDA.
- 67 13. Colleges, universities, trade and professional schools, technical
68 and vocational schools
- 69 14. Athletic clubs and facilities, except prohibited in the LDA
- 70 15. Municipal Services
- 71 16. Research and Development
- 72 17. Assembly of Wood, Light Metal, Glass, Electronic, Electrical or
73 Plastic Parts or Components which are extruded, stamped,
74 manufactured, shaped, or prepared elsewhere, not precluding
75 minor processes such as cutting, drilling, soldering, or minor
76 welding
- 77 18. Printing, publishing and electronic media businesses such as copy
78 centers
- 79 19. Testing, servicing and repairing of goods
- 80 20. Clubhouse and fraternal, social, recreation and other not-for-profit
81 associations
- 82 21. Libraries, museums, and similar cultural uses
- 83 22. Wireless communication facilities (attached)
- 84 23. Child day care
- 85 24. Land uses not specifically listed in this section may be allowed
86 when determined by the Community Development Director to be

87 compatible with the listed uses and consistent with the purpose of
88 the Alderwood - City Center Transition Area Zone. The Director's
89 written decision is subject to appeal per LMC 1.35.200 (Process II).
90

91 **B. Uses Allowed by Conditional Use Permit.**

- 92 1. Wireless communication facilities (not attached)
93

94 **C. Allowed Accessory Uses**

- 95 1. Self-storage: Self storage may occupy up to 20% gross floor area
96 of multi-story buildings. All related outdoor display or storage is
97 prohibited.

- 98 2. Outdoor dining.
99

100 **21.61.260. Prohibited Uses**

101 Uses not listed above as permitted outright or allowed by conditional use
102 permit or allowed as an accessory use to a permitted primary use, are prohibited
103 in this zone. Notwithstanding any provision above, the uses listed below are
104 specifically prohibited.

- 105 1. Adult uses and establishments
106 2. Drive-up and drive-through service facilities
107 3. Gas stations
108 4. Recreational Vehicle Parks, campgrounds
109 5. Self-Storage on street level except for front office and lobby
110 functions.
111 6. Uses not fully contained within a building, except outdoor dining is
112 permitted as an accessory use.
113 7. Secure community transition facilities
114 8. Sewage treatment plants
115 9. Vehicle repair, servicing and other auto oriented services unless
116 entirely within a building or a parking structure
117 10. Wrecking yards
118 11. Work release facilities and similar
119 12. Outdoor sales and/or storage
120 13. Warehouse and/or Distribution
121 14. Any other uses similar to those listed above or any other uses
122 determined by the Community Development Director to be
123 inconsistent with the ACC Zone Purpose Statement (LMC
124 21.61.100)

125

126 **21.61.300 Project Design Review.**

- 127 A. Design Guidelines. The following structures and parking facilities
128 permitted in the Alderwood-City Center zone shall comply with the
129 Lynnwood Transition Area Design Guidelines (which are adopted by this
130 reference as if fully set forth herein) and receive approval pursuant to
131 Chapter 21.25 LMC, unless otherwise specified in this chapter. For

132 proposals in the Alderwood-City Center zone, the citywide design
133 guidelines shall be replaced with the Transition Area design guidelines.

- 134
- 135 1. Construction (or expansion) of any nonresidential structure or building
136 with a gross floor area of more than 1,000 square feet.
 - 137 2. Construction (or expansion) of any parking lot and/or parking structure
138 with 20 or more stalls or paved parking area of 5,400 square feet or
139 more.
 - 140 3. Construction of or addition to any structure containing residential units.

141

142 B. Applicable Lynnwood Transition Area standards shall supersede any
143 development standards and requirements of this title and other titles of
144 this code that may conflict, unless otherwise specified in this chapter.
145 Where Transition Area standards are silent, development standards
146 provide elsewhere in LMC shall apply.

147

148 C. Gateways and Prominent Intersections. See City of Lynnwood zoning map
149 to identify development project sites within a gateway or prominent
150 intersection location. Such sites shall be subject to applicable gateway
151 and/or prominent intersection design guidelines in the Lynnwood
152 Transition Area design guidelines. If any portion of a project site lies within
153 a gateway or prominent intersection location, then the entire project shall
154 comply with the applicable design guidelines.

155

156 **21.61.400 Development Standards**

157 A. Density (Multiple-Family Residential):
158 1. Maximum Density: 70 dwelling units per acre (There is a cap of
159 300 dwelling units in the North End, including the ACC zone. When
160 that number is reached, the future housing density will be
161 analyzed).

162 B. Minimum lot area: One (1) acre.

163 C. Minimum lot width: 150 feet.

164 D. Minimum and maximum building setbacks:

165 1. 36th Avenue West

166

167 a. Minimum: 40 feet. The 40 foot setback shall consist of a
168 minimum 25 foot wide landscaping buffer from the
169 property line along 36th Avenue West plus an
170 additional 15 feet of open space. Surface and
171 underground parking, plazas, landscaping or other
172 open space is allowed in the additional 15 feet of
173 open space. (See also LMC 21.61.450 for
174 landscaping requirements)

175 b. Maximum: None

176

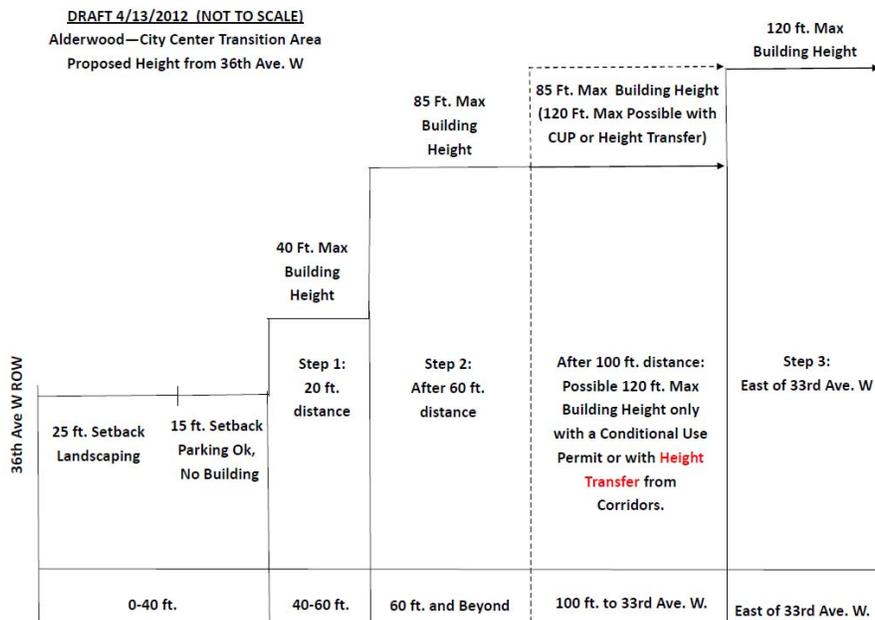
- 177 2. 33rd Avenue West
 178 a. Minimum: None.
 179 b. Maximum: Ten (10) feet, except that a larger setback is allowed
 180 to create pedestrian oriented open space (such as a
 181 forecourt, a plaza or similar pedestrian oriented
 182 environment).
 183
 184 3. 188th Street SW
 185 a. Minimum: Twenty Five (25) feet
 186 b. Maximum: None.
 187
 188 4. 194th Street SW Extension (to be applied at such time the right of
 189 way exists):
 190 a. Minimum: None.
 191 b. Maximum: Ten (10) feet, except that a larger setback is allowed
 192 to create pedestrian oriented open space (such as a
 193 forecourt, a plaza or similar pedestrian oriented
 194 environment).
 195
 196 5. Alderwood Mall Boulevard
 197 a. Minimum: Ten (10) feet
 198 b. Maximum: None.
 199
 200 6. Interior Property Lines: None
 201 7. Maximum Lot Coverage: 50%, excluding parking structures and
 202 Occupiable Space uses located on the ground floor of parking
 203 structures.
 204
 205 E. Maximum building height:
 206
 207 1. See Table 21.61.01 for maximum building height.
 208

209 **Table 21.61.01 Maximum Building Height**

Distance from the east right of way line of 36 th Avenue West	Maximum Building Height (excluding Corridor)
0 to 40 feet	0 (No buildings allowed)
Greater than 40 feet up to 60 feet	40 feet
Greater than 60 feet up to 100 feet	85 feet
Greater than 100 feet	West of 33 rd : 85 feet; up to 120 with CUP East of 33 rd : 120 feet

- 223 2. Create a “corridor” extending from and centered on 191st Place
 224 Southwest and 192nd Street Southwest; no portion of a building or
 225 structure may exceed 40 feet in height as measured from the 36th
 226 Avenue West eastern most ROW. The corridor shall consist of the
 227 following areas (see Figure 2):
 228
- 229 a. Any area within 40 feet north and south of the centerline of 191st
 230 Place SW as extended to the east from the terminus of 191st
 231 Place SW to 33rd Avenue West.
 - 232 b. Any area within 35 feet north and south of the centerline of
 233 192nd Street SW as extended to the east from the terminus of
 234 192nd Street SW to 33rd Avenue West.
 - 235 c. Properties in the corridor may transfer the difference between
 236 the average finished building height measured at grade and 85
 237 feet, to properties outside the corridor but within the ACC. No
 238 building may exceed 120 feet in height. Properties outside the
 239 corridor receiving a height transfer may build to a height of 120
 240 feet without a CUP.
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Figure 1



F.

FIGURE NOT TO SCALE

268 Access Management and Vehicular Connections.
269 1. A building site or a group of building(s) or uses which are
270 developed, owned, and managed as an operating unit (e.g.,
271 shopping center, business park, multiple-family complex). shall be
272 allowed no more than one driveway access to 36th Avenue West.
273 Additional driveways may be permitted subject to the approval of
274 the Public Works Director. (see LMC 21.02.175)
275

276 G. Service Areas

- 277 1. No service areas including, but are not limited to, trash dumpsters,
278 compactors, refuse and recycling areas and mechanical equipment
279 areas, shall be located within 40 feet of a public street or a
280 residential zone.
281 2. Loading docks shall not be located within 100 feet of a residential
282 zone or public street and shall be screened from direct views using
283 materials compatible with the building.
284 3. All trash and recycling facilities shall either be located within the
285 primary building or shall be enclosed with a solid structure with a
286 minimum height of seven (7) feet and a roof. However if the
287 service area is not visible from an adjacent property or public right-
288 of-way, the enclosure does not require a roof. Exterior materials of
289 the structure shall match or complement those of the primary
290 project buildings; wood is not allowed as an exterior material.
291

292 H Surface Parking and Parking Structures.

293 As provided in LMC Chapter 21.18; except that:

- 294 1. Residential surface parking shall have a minimum of 1 and a
295 maximum of 1.5 spaces per dwelling unit.
296 2. The minimum setback and width of landscaping between a parking
297 structure and a public street is reduced to 10 feet; except that this
298 provision shall not apply to the LDA.
299

300 **21.61.450 Landscaping**

301 A. Signed Plans. All landscaping plans shall bear the seal of a registered
302 landscape architect or signature of a Certified Professional Horticulturalist
303 (CPH) and be drawn to a scale no less than one inch to 20 feet. The
304 landscape architect or CPH shall certify that the species of plants are fast-
305 growing and that the design of the plan will fulfill city code requirements
306 within five (5) years.

307 B. Installation Prior to Occupancy. All landscaping that fulfills the city code
308 requirements shall be installed prior to occupancy of any structure located
309 on the same site. If, due to extreme weather conditions or some
310 unforeseen emergency, all required landscaping cannot be installed prior
311 to occupancy, then a cash deposit or guarantee account with the city shall
312 be provided as financial security to guarantee installation of the remaining
313 landscaping, as provided in 21.04.920

- 314 C Trees shall be selected from the Tree Preservation And Protection
315 Guidelines For The City Of Lynnwood.
- 316 D Groundcover shall consist of lawn and/or low evergreen and deciduous
317 plantings with a maximum height of 30 inches, and shall be provided so as
318 to achieve 50 percent groundcover within two (2) years
- 319 E. Branches shall be eliminated to a height of six (6) feet where necessary to
320 prevent sight obstruction.
- 321 F. Surface parking Lot Coverage: Five percent (5%) of the parking area
322 located only between the sides of the building opposite the street and
323 interior property lines; 10 percent (10%) of parking areas between
324 buildings, between buildings and the loosest side property line, or single
325 aisle, double loaded parking areas located between buildings and the
326 street and 15 percent (15%) of multi aisle areas located between buildings
327 and street shall be in landscaping (exclusive of landscaping on the street
328 frontage and required landscape buffers) provided that :
- 329 1. No landscaping area shall be less than 25 square feet in area or
330 less than three feet in width
- 331 2. No parking stall shall be located more than 45 feet from a
332 landscaped area and
- 333 3. All landscaping must be located between parking stalls, at the
334 end of parking columns, or between parking stalls and the
335 property lines.
- 336

337 **21.61.460 Additional Requirements 36th Avenue West Street and 188th Street**
338 **SW Frontages**

339 A 25 foot wide landscape buffer meeting the following requirements shall be
340 installed along the street/front lot line:

- 341 1. At least one tree must be planted for every 30 linear feet of street
342 frontage. At least 50% of the trees shall be evergreen conifers.
- 343 2. All required trees shall be capable of reaching a mature height of at
344 least 25 feet but not more than 35 feet. Minimum tree height at
345 planting shall be eight (8) feet for evergreen trees and 10 feet for
346 deciduous trees.
- 347

348 **21.61.470 Additional Requirements 33rd Ave. W. and the Extension of 194th**
349 **St. SW (from 36th Ave W to 33rd Ave W) Street Frontages**

350 A minimum of 60 percent of the property street frontage shall be buildings or
351 pedestrian oriented open space. Landscaping buffer meeting the following
352 requirements shall be installed in setbacks elsewhere.

- 353 1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-
354 foot minimum height, planted 25 feet on centers, plus groundcover.
- 355 2. Minimum tree height at planting shall be eight (8) feet for evergreen
356 trees and 10 feet for deciduous trees.
- 357

358 **21.61.480 Additional Requirements Alderwood Mall Boulevard Frontage**

- 359 A ten (10) foot wide landscape buffer meeting the following requirements
360 shall be installed along the property line.
- 361 1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-
362 foot minimum height, planted 25 feet on centers, plus groundcover.
 - 363 2. Minimum tree height at planting shall be eight (8) feet for evergreen
364 trees and 10 feet for deciduous trees.

365 **21.61.600 Nonconforming Uses and Structures.**

366 It is expected that much development within the ACC Zone will be as a result of
367 renovations and expansions as much as entirely new development. It is not the
368 intent of the city to discourage such development, as new investment should
369 enhance the image and appeal of the ACC. However, it is also necessary to
370 ensure that all forms of development contribute positively to the character and
371 quality of the area. The general principle to be applied is that changes to
372 nonconforming conditions should not increase the degree of the nonconformity,
373 but rather move the site and its uses and buildings towards greater conformity.
374 Given the location and configuration of current buildings, application of all design
375 standards may not be possible or practical; however, every effort should be
376 made to comply with such standards for the portions of sites and buildings in
377 proximity to the alterations being made. This section supersedes Chapter 21.12
378 LMC.

- 379
- 380 A. Nonconforming Uses. Any “prohibited” uses legally existing at the time of
381 the adoption of the ordinance codified in this chapter shall be considered
382 “legal nonconforming uses.” Such uses are not permitted to expand.
383 Exterior landscaping, facade improvements, repair/maintenance or interior
384 upgrades are permitted.
385
 - 386 B. Nonconforming Sites. Throughout the ACC zone, there are many
387 properties where site development existing at the time of the adoption of
388 the ordinance codified in this chapter does not comply with the site design
389 standards and guidelines in this chapter. Certain types of minor changes
390 to existing site development would not trigger compliance with the
391 development standards and design guidelines in this chapter, such as re-
392 striping of parking stalls, and new or altered signage (see LMC 21.16) or
393 lighting or renovation of landscaping. Any other site improvements,
394 exterior renovation or expansion of building footprints shall incorporate site
395 design features that bring the site more into compliance with the standards
396 of the Transition Area design guidelines, regardless of whether or not the
397 site improvements, renovation and/or expansion is subject to the design
398 review requirements per LMC 21.61.300.
399
 - 400 C. Nonconforming Buildings: Throughout the ACC zone, there are buildings
401 and other structures existing at the adoption of the ordinance codified in
402 this chapter that do not comply with the regulations in this chapter and
403 Transition Area Design Guidelines. Expansion of building footprints or
404 increases in building height of such structures shall incorporate standards

405 that bring the site and building more into compliance with the requirements
406 of this Chapter and the ACC Zone Guidelines. Compliance shall be
407 localized to the area of the building being altered. Particular emphasis
408 should be given to the provision of pedestrian amenities oriented towards
409 the streets. For example, if a building is expanded towards the street,
410 elements such as parking lot landscaping and pedestrian connections to
411 the sidewalk are expected to be accomplished.

412
413 D. Alternative Process for Compliance. The Community Development
414 Director may approve a plan and design for alteration of a nonconforming
415 site or building that does not fully comply with the requirements of
416 subsections (B) and (C) of this section if the Director finds that the
417 alternative plan and design provides overall a greater degree of
418 compliance with the principle of this section (as stated above). Appeals of
419 the Community Development Director's decision shall be processed as a
420 Process II application (LMC1.35.200).

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CHAPTER 21.16
SIGNS

21.16.335 Signs in the Transition Area

Only the following signs are permitted in the Transition Area:

- A. General Regulations
 1. Back-lit signs are prohibited; signs with individual backlit letters are acceptable.
 2. Illuminated signs are permitted except on top floor building facades facing westerly that would be visible from the residential areas west of 36th Avenue W.
 3. External sign lighting is permitted. The lighting shall not shine directly toward adjacent residentially-zoned properties and shall not project towards the night sky.
 4. For residential real estate signs, see LMC 21.16.290.D.
 5. For Commercial Incidental signs, Internal Information signs, Portable Business signs, Temporary Commercial Event signs, Real Estate signs, Construction signs and variances for commercial signs, see LMC 21.16.310.
- B. Monument Sign Standards. Monument signs shall conform to the requirements of Table 21.61.02 below.

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447
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Table 21.61.02 Monument Sign Standards

Requirements ^{a, b, c}	Single and Multi-Tenant Developments		
	(less than 25,000 square feet (sq. ft.) of floor area)	(25,000-50,000 square feet (sq. ft.) of floor area)	(more than 50,000 square feet (sq. ft.) of floor area)
Maximum Height	4 feet	6 feet	8 feet
Maximum Sign Area	20 sq. ft.	30 sq. ft.	40 sq. ft.
Minimum Setback from Front Property Lines ^d	For signs 4 feet in height or less: Five (5) feet. For signs greater than four (4) feet in height up to eight (8) feet in height or less: 10 feet		
Minimum Setback – Side ^d	Five (5) feet		
Landscaping ^e	Two (2) feet of landscaping surrounding the entire base of the sign		
Minimum Separation ^f	250 ft. between signs		

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Notes for Table:

- a. Monument signs shall include the address number on the face of the sign. Address numbers shall meet Fire Department requirements and shall not be counted towards the sign area.
- b. The sign shall consist of materials and colors that minimize reflection capabilities and are consistent and complimentary to the architecture of the primary building on site. Materials shall be easily maintained and shall retain their shape, color, texture and appearance over time.
- c. The sign shall comply with the design criteria in Figure 5 of LMC Chapter 21.16.
- d. Signs shall not be located within a triangular area at street intersection or street and driveway intersections formed by two points measuring 20 feet back from the point where the two street right-of-way lines merge or a street right-of-way line and edge of driveway merge and extending a line that connects these two points to complete the triangle (see Figure 4 of LMC Chapter 21.16).
- e. Landscaping shall include a decorative combination of groundcover and shrubs to provide seasonal interest in the area surrounding the base of the sign. Landscaping shall be well maintained at all times of the year. The required landscaping area shall be protected by a raised curb if not surrounded by additional landscaping.
- f. An individual building, development, or complex may not display more than one monument sign per street frontage. However, additional

473 monument signs can be used on the site as long as they advertise a
474 different business onsite and can be placed at least 250 feet from the
475 first sign along applicable street frontages. No two signs shall be closer
476 than 250 linear feet.

477
478 C. Wall Sign Standards

- 479 1. Single story building:
- 480 a. Business tenants with building frontage: One (1) square foot of
481 signage for each linear foot of building frontage, provided that each
482 tenant is allowed a minimum of 40 sq. ft. of signage.
 - 483 b. Business tenants without building frontage: 1/2 square foot for each
484 lineal foot of building façade, not to exceed 100 square feet
485 maximum.
 - 486 c. Allowable sign area may not be transferred from one façade and/or
487 building frontage to another.
- 488 2. Multi-story building:
- 489 a. Ground-floor business tenants with a direct exterior entrance into
490 the business (not a lobby) are permitted one (1) square foot of
491 signage for each linear foot of building frontage of the applicable
492 tenant space, provided that each tenant is allowed a minimum of 40
493 square foot of signage. This signage shall be located at their
494 exterior entry on the ground floor.
 - 495 b. Other business tenants with building frontage. The total exterior
496 wall signage allowed shall be a maximum of one (1) square foot of
497 signage for each linear foot of building, up to a maximum of 250
498 square foot per building frontage (total for all business tenants).
499 This signage may identify either the building, a major tenant of the
500 building, or individual tenants that do not have a direct exterior
501 entrance into their tenant space (or a combination of all three), as
502 determined and allocated by the building owner. This signage may
503 be located only on either the ground floor or the top floor (below the
504 cornice or edge of the roof) of the building (or both), as determined
505 by the owner.
 - 506 c. Business tenants without building frontage. The total exterior wall
507 signage allowed shall be a maximum of ½ square foot for each
508 lineal foot of building façade which does not meet the definition of
509 building frontage, up to a maximum of 100 square foot (total for all
510 business tenants). The property owner shall allocate this signage
511 among tenants without building frontage, including tenant spaces
512 without wall space along the exterior façade. This signage may
513 located only at the ground floor or the top floor of the building (or
514 both), as determined by the owner.
 - 515 d. Allowable sign area may not be transferred from one façade and/or
516 building frontage to another.
 - 517 e. In no case shall allowable sign area be permitted on intermediate
518 floors (above the first story or below the top story).

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3. Residential Development or Institutional Identification Signs. Wall signs for multi-family development identification are permitted. Signs at ground-floor public residential or institutional entrances shall have a maximum size of 20 square feet per such entrance. Additional signs may be permitted on the top floor (below the cornice or roof edge), provided such signs shall be allocated as part of the total allowable sign area per facade by the owner (see above).
 4. Home Occupation Signs. Home Occupations may be allocated sign area as part of an internal or external sign directory; no other signage is permitted.
 5. Maximum Height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.
 6. Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of one (1) foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.
- D. Projecting, Marquee and Awning Signs. Projecting, marquee and awning signs shall meet the requirements of LMC 21.16.310(B)(2) in addition to the following:
1. The sign shall not project more than five (5) feet from the building, unless the sign is a part of a permanent marquee or awning over the sidewalk. Vertically oriented signs shall not project more than three (3) feet from the building. Signs shall not project into the public right-of-way.
 2. Sign area shall be counted as part of the allocation for wall signs, above.
 3. Signs shall not extend above the building parapet, soffit, eave line or the roof of the building, except for theaters.
 4. Marquee and awning signs shall not cover more than 70% of the applicable storefront or awning.
- E. Blade Signs. Blade signs are small signs with faces perpendicular to the building façade. They generally are mounted directly to the building façade or hung below a canopy or projecting weather protection. Blade signs are generally oriented to face pedestrians walking down the fronting sidewalk. Blade signs meeting the following conditions are allowed for commercial uses:
1. Projection: Blade signs may project up to three (3) feet. Bracket signs shall have one (1) foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
 2. Clearance: Blade/bracket signs shall maintain a minimum clearance of eight (8) feet between the walkway and the bottom of the sign.
 3. Dimensions: Blade signs shall not exceed six (6) square feet in area. Bracket signs shall not exceed two (2) feet in height.

- 564 4. Mounting: Blade signs must avoid covering or modifying windows or
565 other architectural feature.
566 F. Prohibited Signs. The following signs are specifically prohibited:
567 1. Pole-mounted signs.
568 2. Signs employing moving or flashing lights.
569 3. Signs employing exposed electrical conduits.
570 4. Visible ballast boxes or other equipment.
571 5. Roof-mounted signs.
572 G. Other Signs – See LMC 21.16.310 C-J.
573
574
575

DRAFT

576 **NEW DEFINITIONS**

577

578 **Chapter 21.02**

579 **Definitions**

580

581 **21.02.460 Live/Work Unit**

582 "Live-work unit" means a building or portion thereof that combines a business
583 that is allowed in a zone with a residential dwelling unit for the owner or
584 employee of the business. The dwelling unit may the same share floor area with
585 the business or may be an individual dwelling unit within the same building.
586 Buildings with Live/Work units do not need to meet the definition of a multi-family
587 dwelling.

588

589 **21.61.400 Occupiable Space**

590 Occupiable Space means spaces for uses such as retail, office, residential,
591 personal service shops, customer serving offices, restaurant, entertainment, and
592 the like. Structured parking and self-service storage facilities (mini-storage and
593 similar spaces designed to contain objects, not persons as the primary use are
594 not considered occupiable space.)
595

EXHIBIT B

DRAFT 3/07/12

City of Lynnwood

**TRANSITION AREA
DESIGN GUIDELINES**

_____, 2012

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INTRODUCTION

The provisions of this document shall apply to all development and redevelopment within the Lynnwood Alderwood / City Center Transition Area, ACC Zone, (“Transition Area”), except as provided in the Zoning Code. The degree to which each guideline applies to a development / 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 Transition Area Design Guidelines. These guidelines are intended to carry out the Comprehensive Plan for the City of Lynnwood with respect to the land use and development designation for the Transition Area, including:

- Create a transition area between Alderwood mall and the intense development of the City Center while encouraging development and providing for a pedestrian connection.
- Create a lively, busy and pedestrian-oriented street frontage along 33rd Ave. W. and the future extension of 194th St. SW;
- Soften the appearance of development and redevelopment in the Transition Area as seen from the adjacent single family neighborhood; and
- Encourage new development to display quality and character through materials and architectural expression.

Each guideline 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 for 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 guideline.

TRANSITION AREA

A. SITE DESIGN GUIDELINES

SITE DESIGN

A.1. Site Landscaping

pictures

INTENT

To provide variety and interest within landscaped areas;

To integrate the entire site into the overall landscape design; and

To reduce the visual impact of development on adjacent uses.

GUIDELINES

1. Landscape areas should reinforce pedestrian and vehicular circulation routes and entrances.
2. Plant material should include a variety of seasonal colors, forms, and textures that contrast or compliment each other with a mixture of evergreen and deciduous trees, shrubs, and groundcover and low-maintenance perennials. Continuous expanses of uniform landscape treatment along an entire street front should be avoided.
3. Drought tolerant plants and/or plants native to the Pacific Northwest should be used where opportunity allows.
4. Plant material should be provided to enhance the corners at intersections. Plant material within the intersection sight distance triangle as defined in the City of Lynnwood Municipal Code shall not exceed 36 inches in height.
5. Avoid planting groundcover or shrubs where pedestrian access is anticipated. Pedestrian walkways may extend across required landscape areas.
6. All areas not devoted to required landscape areas, parking lots, structures, or other site improvements, should be planted or developed as open space.
7. Perennials and/or annuals should be provided to highlight pedestrian areas such as building and/or site entrances, public open space, plazas and pedestrian connections.
8. River rock, gravel, driftwood, and similar non-living materials should not be used as groundcover substitutes, but may be allowed as accent features within landscape planting areas so long

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as the area covered by such features does not exceed 5% of the total landscape planting area.

9. Automatic irrigation shall be provided in all required landscape areas.
10. A maintenance plan, including on-going tasks and schedules, shall be submitted to the City for review for all landscape areas, to include:
 - Litter pick-up.
 - Mowing turf.
 - Weeding planting beds.
 - Removing noxious weeds.
 - Sweeping.
 - Replacement of dead or dying plant material.
 - Irrigation repair/adjustments.
 - Trimming hedges.
11. Tree selection within all landscape areas, including street trees, shall consider existing utilities, lighting, existing and proposed signage, adjacent trees, existing natural features, tree root growth, solar access, planting area width, and overall height of trees selected at maturity.

SITE DESIGN

A.2. Location of Surface Parking Lots

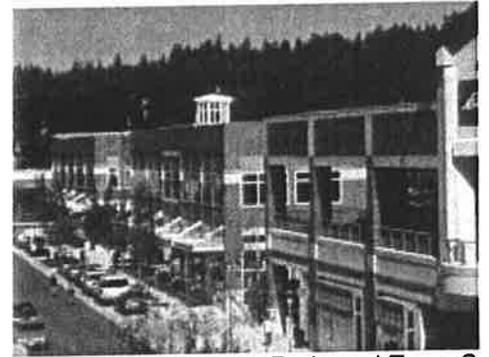
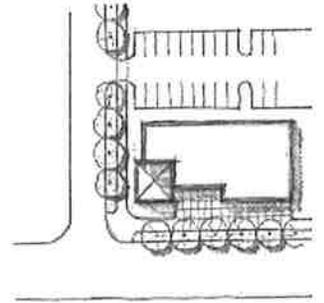
INTENT

To ensure that surface parking lots do not dominate street frontages.

To create a pedestrian-friendly environment in the Transition Area.

GUIDELINES

1. Parking lots shall not be located at intersections of public streets.
2. Along 33rd Ave West, and the future 194th St. SW, surface parking should be located either to the rear or to the side of the building.
3. Phased projects must submit a plan for phasing parking with the intent that, as the property develops over time, surface parking is relocated into structures or underground and is shared by multiple uses, if appropriate.



*Redmond Town C
Parking is located behind the buil
not between the building and the .
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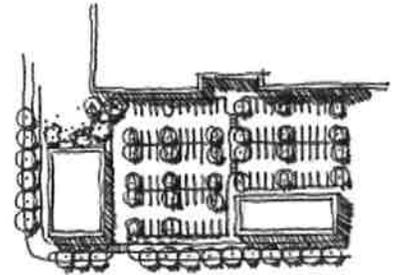
A.3. Parking Lot Landscaping

INTENT

To diminish the visual effect of surface parking and to contribute to the amount of vegetation in the Transition Area.

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 walkways through parking lots.
2. Landscape areas next to a pedestrian walkway or sidewalk shall be maintained and plant material chosen to maintain a clear visual zone between 3 and 8 feet from ground level, except for tree trunks.
3. Curb stops shall be provided that creates space for all trees and shrubs where vehicle overhangs would otherwise extend 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 directly adjacent to the public right-of-way and/or closer to the street than a building, and/or is visible for 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, one tree for every six spaces shall be provided (1:6).
 - Where the parking lot is located behind the building and generally is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).



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SITE DESIGN

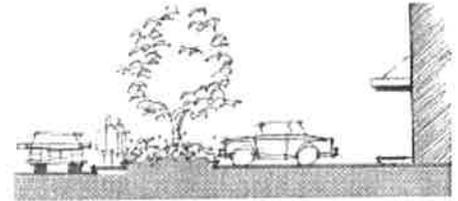
A.4. Parking Lot Screening

INTENT

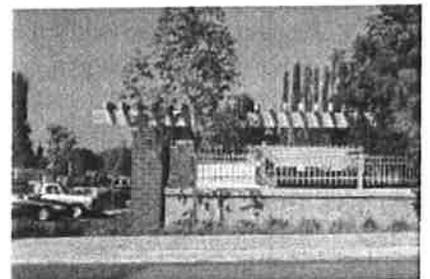
To soften the impact of surface parking on the streetscape.

GUIDELINES

1. Parking lots that front a public right-of-way shall include one of the following
 - A 10 foot wide landscaped planting area along the entire street frontage, except for driveways, walkways and other pedestrian spaces.
 - A 5 foot wide landscaped planting bed with a minimum of 50% evergreen plant materials that incorporates a continuous wall, and/or trellis. The planting bed shall be in front of the wall.
 - An elevated planter with a minimum width of 5 feet constructed of masonry, concrete or other permanent material and which combines groundcover and annuals, perennials, ornamental grasses, low shrubs and or small trees that provide seasonal interest.
2. A minimum 5 foot wide landscape planting area shall be provided between parking lots on adjacent parcels except where parking lots have been consolidated and subject to operational agreements approved by the City..
3. Walls and raised planters shall not exceed a maximum height of 3 feet, unless:
 - 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. The use of wood, razor ribbon, chain link, barbed wire or similar is prohibited.
5. Where parking lots are located in front, beside or in between buildings, 75% of plant material used to meet landscaping requirements between a parking lot and a street right-of-way shall be evergreen varieties.



Bellevue



SITE DESIGN

A.5. Sidewalks and Street Trees

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 following standards for each street:

36th Ave. W.:

- *Sidewalks*: 12 feet wide, including 5 foot wide planting zone along curb
- *Street trees*: 30 feet on center, minimum of 2.5" caliper at time of planting

Other Streets:

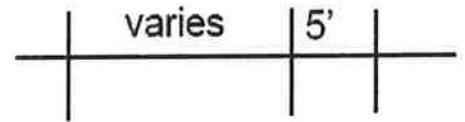
- *Sidewalks*: 12 feet wide, including a 5 foot wide planting zone along the curb
- *Street trees*: 25-30 feet on center, minimum of 2.5" caliper at time of planting

Street trees shall be selected from the City's list of approved trees

2. Tree planting pits shall be covered by 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.

3. Along 33rd Ave West and 194th St SW, pedestrian scale decorative lighting, no taller than 15 feet shall be provided at regular intervals. Lighting design should comply with the illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest edition.



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A.6. Pedestrian Connections

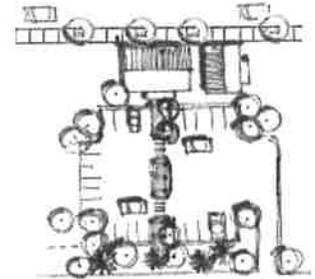
INTENT

To improve the pedestrian environment by making it easier, safer and more comfortable to walk between businesses and residences and public sidewalks.

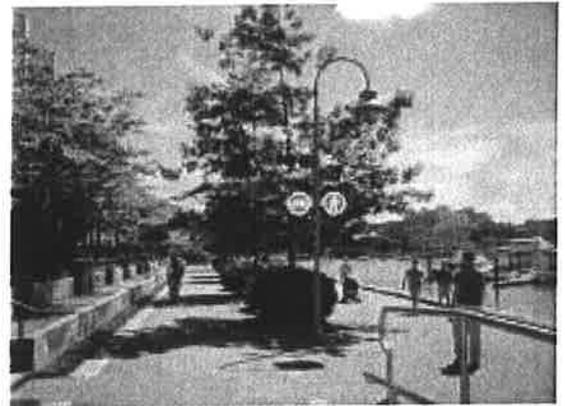
To ensure that the Transition Area is conducive to pedestrian circulation.

GUIDELINES

1. Buildings facing a public right-of way shall connect major building entrances to the nearest public sidewalk by a walkway that is at least 8 feet wide, paved (concrete or unit pavers) and be 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. A walkway a minimum of 8 feet wide shall be provided through any surface parking lot with more than 30 stalls. Such walkways shall be separated from any adjacent parking stalls by a planting bed at least 3 feet wide. Decorative paving or some other material to identify the walkway path from the vehicular drive aisle shall be used. Uniform pedestrian scale lighting shall be used the entire length of the walkway.
 - Generally, walkways should be provided a minimum of every 4 rows and a maximum distance of 180 feet shall be maintained between paths
 - Where possible, align the walkways to connect with major building entries or other sidewalks, walkways or destinations.
3. Walkways a minimum of 8 feet wide should be provided that allow pedestrians to walk safely between adjacent properties. Uniform pedestrian scale lighting shall be installed the length of the walkway.
- 4 Walkways shall be lit to at least 1 foot candle and open to the public. The City may also require other measures to increase safety and security in accordance with Crime Prevention Through Environmental Design (CPTED) principles.



Portland



Vancouver, BC

Draft – Feb 29, 2012

5. All walkways should be defined and identified with a minimum of two of the following features:
- 6-inch vertical curb;
 - Trellis;
 - Special paving;
 - Bollards;
 - A continuous landscaped area, at least 3 feet wide, on one side of the walkway;

A.7. Vehicular Access and Circulation

INTENT

To provide access management from public streets; to reduce turning movements that increase congestion and reduce safety, particularly on 36th Ave West

To provide safe and convenient access routes through large areas by connecting public and/or private roadways and access ways

To enhance the visual character of interior access roads

To minimize conflicts with pedestrian circulation and activity

GUIDELINES

1. Internal access roads should be designed to look and function like streets, utilizing street trees and sidewalks

SITE DESIGN

A.8. Open Space

INTENT

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

GUIDELINES

1. Every new building or development shall provide open space 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.
2. Such space shall be located where it is visible and accessible from either a public sidewalk or a pedestrian connection. Spaces should be adjacent to or visible from a building entry.

3. Such space shall include at least five of the following features:

Benches. Ledges are also acceptable, as long as they are 15" to 18" in height.

Landscaping components that add visual interest and do not act as a visual barrier including planting beds, potted plants or both
Pedestrian scaled lighting.

Artwork (including pavement artwork), with valuation of at least one-half of one percent of the total construction cost.

Water feature(s).

Information kiosk.

Trellis and/or shelter.

Decorative paving.

Another feature not listed above that meets the intent of these guidelines.

4. Between 25% and 75% of the area of the space should be hard surfaced.
5. Open Space shall not have:
 - Asphalt or gravel pavement. Adjacent parking areas or service areas which are not separated by landscaping (min. 3 feet wide)
 - Adjacent chain link fences
 - Outdoor storage or retail that do not contribute to the pedestrian oriented environment



Bellevue



Bellevue



Seattle

SITE DESIGN

A.9. Community Gateways

INTENT

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

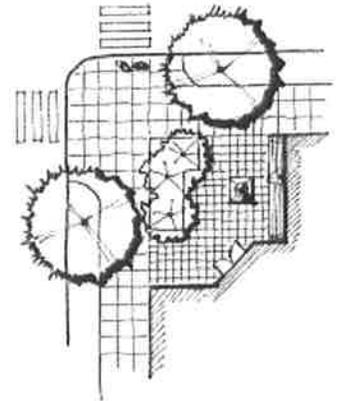
GUIDELINES

1. At designated Gateways, there shall be a special feature provided at the corner of a site next to the street(s) and composed of at least three of the following elements:

- Seasonal plantings
- Specimen tree.
- Public Art
- Water Feature
- Public Open Space
- Unique pedestrian scale lighting
- Monument
- Special Landscape Treatment
- Decorative Paving
- Other methods may be proposed that meet the intent of this guideline

2. A Gateway Feature may be combined with a Public Space to meet both requirements.

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



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11.A.10 Service Areas

INTENT:

To minimize adverse visual, olfactory or auditory impacts of mechanical equipment and service areas at ground and roof levels

To provide adequate, durable, well-maintained and accessible service and equipment areas

To protect adjacent residential uses and adjacent properties from impacts due to location and utilization of service areas

GUIDELINES

Service Areas (loading docks, trash dumpsters, compactors, recycling areas and mechanical equipment areas)

1. Service areas shall be located to avoid negative visual, auditory, olfactory or physical impacts on the street environment and adjacent residential zoned properties.
2. Service area enclosures that are visible from a sidewalk or walkway shall be screened with landscaping and masonry or metal walls using materials consistent with the principal structure. The minimum width of the landscaping area should be three feet.
3. Ground mounted mechanical equipment shall be located and screened by masonry or metal walls using materials consistent with the principal structure. to minimize visual and noise impacts to pedestrians on streets, in open spaces and adjoining properties.
4. Locate and screen utility meters, electrical conduit and other service and utilities apparatus so they are not visible from adjoining properties and nearby streets.
5. A structural enclosure shall be constructed of masonry or heavy gauge metal. The walls must provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials. Gates shall be made of heavy gauge, site obscuring metal.
6. Collection points shall be located and configured so that the enclosing gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right of way.

Draft – Feb 29, 2012

7. Weather protection of recyclables shall be insured with weather proof containers or by providing a roof over the storage area.

A.11. Storm Water Facility Planning

INTENT:

To comply with storm water management requirements.

To integrate storm water management/water quality systems into the site design as an amenity.

To reduce the economic burden of storm water management systems on developments.

Note: These guidelines address design issues and are not intended to diminish or alter other requirements for storm water management measures in Chapter 13.45, LMC.

GUIDELINES:

1. When used, biofiltration swales, rain gardens, storm water planters, and other storm water management measures shall be integrated into the overall site design in a manner that is consistent with the landscape design concept. Methods of filtration are listed below in order of preference:
2. Incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the Director, the storm water facility may be counted as part of the required open space.
3. Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen. Trees may be planted near the grass swale as long as they do not substantially shade the grass or undermine soil structure within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties.
4. Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area. The swale or pond should be landscaped as part of the required internal parking area landscaping and oriented so it does not impede pedestrian circulation.



. The preferred method of handling storm water is through retention systems, such as rain gardens, incorporated as site amenities. Other low-impact development techniques are encouraged.

TRANSITION AREA

**B. BUILDING DESIGN
STANDARDS**

BUILDING DESIGN

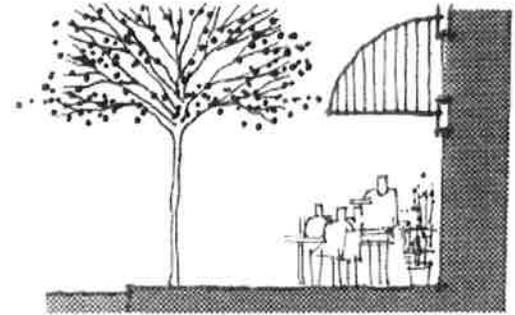
B.1. Building / Sidewalk Relationship

INTENT

To ensure that buildings within the ACC Zone (except those along 36th Ave. W. – see separate setback and landscaping requirements in zoning regulations) are generally located adjacent to a public right of way or walkway and enliven the streets, sidewalks and walkways.

GUIDELINES

1. Other than along 36th Ave. W. building facades facing a sidewalk or walkway should incorporate windows, canopies and other features (see other guidelines which address these elements).
2. Setting facades close to the public right of way may be accomplished through occupiable space that extends out to the sidewalk, not necessarily the full height of the building.



Bellevue



Vancouver, BC



Vancouver, BC

B.2. Building Design

INTENT:

To provide building design that has a high level of design quality and creates comfortable human environments.

To incorporate design treatments which add interest and reduce the scale of large buildings.

To encourage building design that is authentic and responsive to site conditions.

To encourage functional, durable, and environmentally responsible buildings.

GUIDELINES:

New buildings should not exhibit specific historical styles and themes such as “Bavarian” or “Colonial” architecture. Traditional building elements, that are inconsistent with other structures in and near the Transition Area.. Buildings within a multi-building development should generally be designed so that the buildings’ characters complement one another through the use of similar forms, materials, proportions or other characteristics. Although some buildings may include corporate signature elements, such elements that do not meet the intent of these guidelines are not acceptable.

B.3. Building Entrances

INTENT

To ensure entries to buildings and businesses are inviting, easily identifiable and accessible

To encourage pedestrian activity

GUIDELINES

Building entries shall have a direct walkway to a public sidewalk.
Building entries should face the street if feasible

1. For Buildings on 33rd Ave West, 194th St SW and Alderwood Mall Parkway:
Principal building entrances (i.e., the building entrance used by commercial customers, residents, or visitors) shall be visible from the street and oriented toward the sidewalk or walkway so that access by foot is clear and convenient.

Where entries are located to the side of the building they must be visible from the street and connected to the public sidewalk by a pedestrian pathway.

Entries on a building wall opposite the street must be a connected to the public sidewalk by a pedestrian pathway
2. All principal building entrances shall include the following features:
 - A. **Pedestrian covering.** Building entrances shall be covered by at least 50 square feet of pedestrian weather protection. Entries may satisfy this requirement by being set back into the building façade.
 - B. **Lighting.** Pedestrian entrances shall be lit to at least two foot-candles as measured on the ground plane for residential buildings and four foot-candles for all other buildings.
 - C. **Transparency.** Entries shall feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side (not required for entries leading directly to a single residential dwelling).
 - D. **Security.** To the extent feasible, entries shall be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).

- E. Architectural or artwork enhancements. Building entrances shall be enhanced by one or more of the following measures. Entrances on 33rd Ave. W , the future extension of 194th St. SW and Alderwood Mall Parkway shall feature two of these measures.
- Special or ornamental doors, windows, or other architectural elements.
 - Special paving or materials (e.g., decorative tile work).
 - Special architectural lighting.
 - Landscaping.
 - Artwork.
 - Adjacent pedestrian-oriented space.
3. Other Public Access for Commercial Buildings:
The design of secondary public entries shall comply with the following measures (applies only to entries used by the public):
- Weather protection at least 5 feet deep is required over each secondary entry.
 - There must be at least two foot-candles illumination on the ground surface.
 - Two or more of the design elements noted in Guideline 2, above, must be incorporated within or adjacent to the secondary entry
4. Buildings with ground floor residential units within 20 feet of the right-of-way must have entry elevation at least 3 feet above sidewalk grade except for designated universally accessible units.
5. Residential units on the ground floor and within 15 feet of the right-of-way must feature transparency on at least 30% of the ground floor between 5 and 11 feet above grade

BUILDING DESIGN

B.4. Ground Level Building Facades

INTENT

To ensure that sidewalks and walkways are lined with interesting building facades and activities and uses that create a safe, attractive, welcoming environment

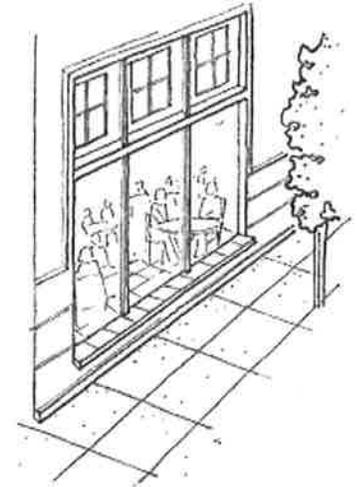
To emphasize the importance of the ground level as a place of activity and visual interest

GUIDELINES

1. The ground level facades of buildings that are oriented to streets or walkways shall have transparent windows, window displays or a combination of sculptural mosaic or bas-relief artwork and transparent windows over at least 75% of the ground floor façade between 2 feet and 10 feet above grade.

Notwithstanding the above, ground floor building façade facing 33rd Ave West 194th St SW and Alderwood Mall Parkway shall feature transparency on at least 50% of the ground floor between 2 and 8 feet above grade.

2. To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.
3. Where Pedestrian-Oriented Uses and transparency are not provided, the façade shall comply with the guideline entitled "Treating Blank Walls."
4. Ground-floor, street-facing façades of commercial and mixed used buildings except on 36th Ave West shall incorporate at least six (6) 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.



Bellevue



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p) an architectural element not listed above, as approved, that meets the intent.

BUILDING DESIGN

B.5. Weather Protection

INTENT

To provide pedestrians with cover from rainfall thereby making the experience of walking during inclement weather more pleasant.

GUIDELINES

1. Canopies that provide weather protection (min. width of five feet) shall be provided along at least 75% of the frontage if the frontage is adjacent to a public right-of way or walkway.
2. Canopies must be constructed of a permanent, durable material, such as glass or steel.
3. Overhead, pedestrian-oriented signs may be hung from canopies (“blade signs”).
4. Canopies shall be a minimum of 8 feet above and a maximum of 14 feet above the sidewalk or walkway.



Bellevue



Bellevue

B.6. Treating Blank Walls

INTENT

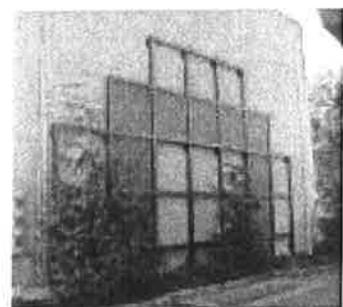
To reduce the impact of large undifferentiated walls

To reduce the apparent size of large walls through the use of various architectural and landscaping treatments

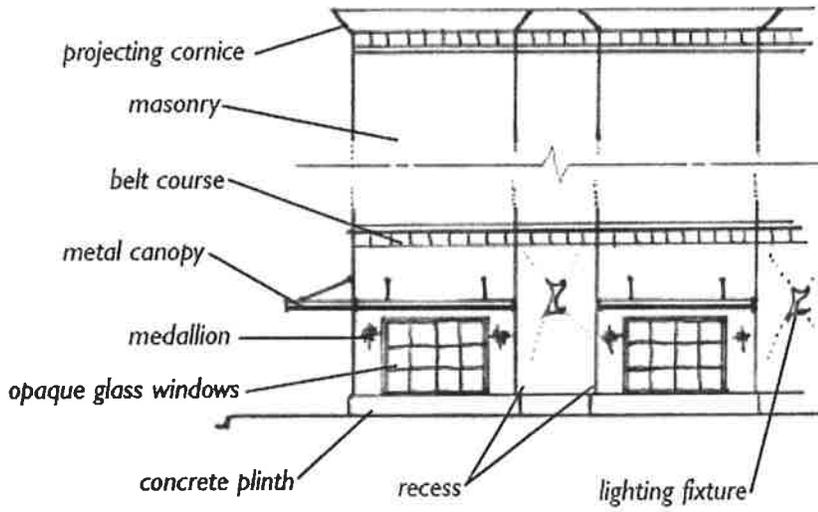
To ensure that all visible sides of buildings provide visual interest and variety

GUIDELINES

1. All blank walls longer than 30 feet and are visible from that street, pedestrian walkway or adjacent property shall be treated with at least four of the following elements.:
 - masonry (but not flat concrete block).
 - concrete or masonry plinth at base of wall.
 - belt courses of a different texture and color.
 - projecting cornice.
 - projecting metal canopy.
 - decorative tile work or medallions.
 - vertical trellis containing climbing vines or plant material.
 - landscaped planting bed at least 8 feet wide or a raised planter bed at least 2 feet high and 3 feet wide at the base of the wall.
 - opaque or translucent glass windows.
 - artwork.
 - vertical articulation.
 - lighting fixtures.
 - recesses.
 - an architectural element not listed above, as approved, that meets the intent.
2. Freestanding walls, such as at trash enclosures or loading docks, shall be constructed of materials and have exterior colors that complement the exterior of the primary buildings.
3. At buildings fronting on 33rd Ave. W. or 194th St SW where windows are not provided, no more than 10 linear feet unembellished surface shall be allowed.



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BUILDING DESIGN

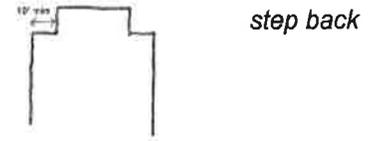
B.7. Upper Level Setbacks

INTENT

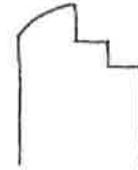
To reduce the bulk of taller buildings, to reinforce pedestrian scale on street frontages, and to allow for a reasonable visibility of the sky from street level.

GUIDELINES

1. Upper facades of buildings over 65 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.



step back

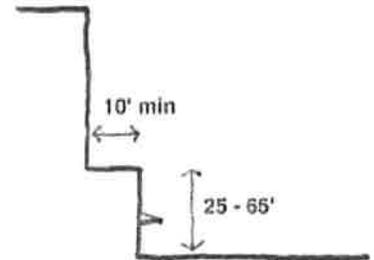


geometric form

buildings taller than 250'



Kirkland



BUILDING DESIGN

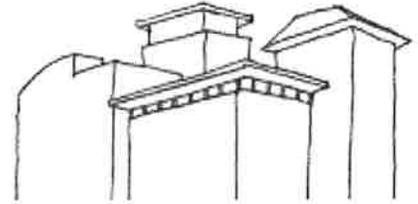
B.8. Roof Expression

INTENT

To create a skyline that is visually interesting.

GUIDELINES

1. Buildings over 65 feet in height should incorporate features that create a visually distinctive roof form. The following are examples of such features:
 - Terraced Step Backs
 - Pitched Roof Elements
 - Projecting Cornice Elements
 - Trellises along the Parapet
 - Geometric Forms (dome, pyramid, etc.)
 - Change of materials or color on top floor



Kirkland



Portland

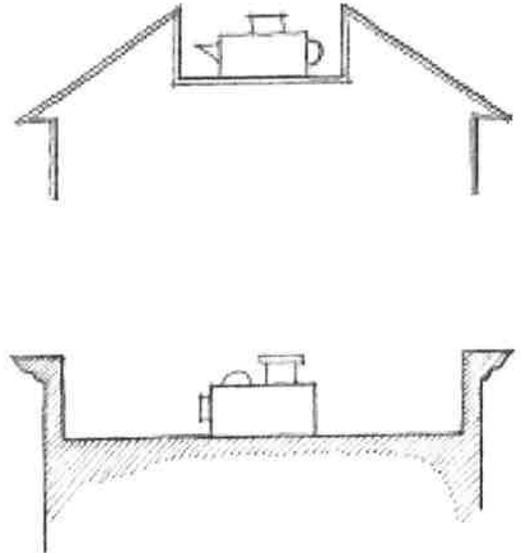
B.9. Screening Mechanical and Communications Equipment on the Roof

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 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 into the architectural design of the building. The screening shall insure that the equipment is not visible within 150 feet of the building when viewed from ground level.
2. Efforts shall be made to locate communication equipment so that it is not visible from nearby streets. Equipment shall be concealed behind parapet walls if possible.



BUILDING DESIGN

B.10. Screening of Parking Structures

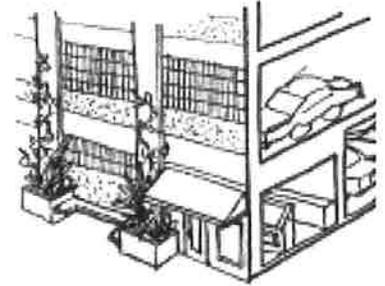
INTENT

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

GUIDELINES

1. The facades of parking levels that are visible from a public street should be treated in such a way as to seem more like a typical floor, rather than open slabs with visible cars and ceiling lights. This may be accomplished by two or more of the following:
 - Square openings, rather than horizontal openings
 - Planting designed to grow on the façade
 - Louvers
 - Expanded metal panels
 - Decorative metal grills
 - Spandrel (opaque) glass
 - Other methods may be proposed that will accomplish the intent.
2. Free standing parking structures shall incorporate the above features on portions of the facade above ground level. At ground level, parking structures adjacent to or where the ground floor is visible from a street or pedestrian walkway, shall comply with Guidelines address Ground Level Building Facades and Treating Blank Walls,

See also LMC 21.18.710.



Portland



Seattle

B.11. Parapet Walls

INTENT:

To insure that portions of parapet walls that extend above the upper edge of the parapet/cornice (“raised parapet wall”) complement the design of the façade on which they are located and do not appear out of proportion or scale with that wall or the building

GUIDELINES:

1. The face of raised parapet walls (generally located above building entries) may extend above the upper edge of the parapet wall generally so long as:
 - the height of the raised parapet does not exceed twice the height of the parapet (measured from the roof deck line)
 - the width of the raised parapet does not exceed 25% of the length (width) of the building frontage on which it is located,
 - the raised parapet is structurally integrated into the rest of the building
 - the appearance of the raised parapet matches or complements the design of the rest of the façade at which it is located.

Signs may be located on these raised parapet walls

B.12. Gateway Locations

INTENT

To identify and highlight major entrances into the City Center.

GUIDELINES

1. Within designated Gateway Areas (see Zoning Map), buildings should incorporate architectural features that are bold and dramatic.

The following is a list of possible/acceptable features:

- Tower forms at corners
- Landscaped forecourts
- Plazas
- Large entries
- High bay lobbies
- Accent lighting
- Unusual shapes or forms
- Artwork, such as a sculpture or mural



Bellevue

B.13. Accessory Buildings and Structures

picture

INTENT

To reduce the visual impact of accessory structures and promote a well-designed and coordinated exterior appearance of a development.

GUIDELINES

1. All exterior materials and colors on an accessory structure shall either match or complement those of the primary structure(s).

B.14. Exterior Materials

INTENT

To ensure that the character of the Transition Area is seen as high quality.

GUIDELINES

1. Buildings should use solid, permanent, low-maintenance materials to add variety, permanence and richness to building and streetscape.
2. Plywood shall not be used as an exterior surface.
3. Exposed concrete walls shall be painted or given an architectural finish.
4. Metal siding when used over 25% of a building façade that is visible from a public street or walkway shall have a matte finish in a neutral color
Include 2 or more of the following
 - Visible window or door trim painted or finished in a complimentary color
 - Color and edge trim that cover exposed edges of the sheet metal panels
 - A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
 - Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meet the intent of this section.
5. Concrete block walls. Concrete block construction used on over 25 percent of a building façade visible from a public roadway or walkway must be architecturally treated in one or more of the following ways:
 - Use of textured blocks with surfaces such as split face or grooved.
 - Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.
 - Use of decorative coursing to break up blank wall areas.
 - Use of matching colored mortar where color is an element of architectural treatment for any of the options above.
 - Other treatment approved by the Director.
6. Requirements for Exterior Insulation and Finish System (EIFS) and similar troweled finishes:
 - To avoid deterioration, EIFS should be trimmed and/or should

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be sheltered from extreme weather by roof overhangs or other methods.

- EIFS may only be used in conjunction with other approved building materials.
- EIFS is prohibited on the first floor of a building.

7. Prohibited materials:

- Mirrored glass.
- Corrugated fiberglass.
- Chain link fencing (except for temporary purposes such as a construction site).
- Crushed colored rock or tumbled glass.
- Wood
- Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.

TRANSITION AREA

**C. SIGN DESIGN
STANDARDS**

SIGN DESIGN

C.1. Pedestrian-Oriented Signs

INTENT

To ensure that the Transition Area reinforces pedestrian activity and commerce and to convey an image for the Transition Area that is urban in nature.

GUIDELINES

1. Pole signs are not permitted on any street within the Transition Area (see zoning regulations). Generally, signs shall be affixed to building facades, but monument signs are allowed. The area around the base of such signs shall be landscaped with shrubs and seasonal color.
2. Roof top signs are not permitted within the Transition Area.



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SIGN DESIGN

C.2. Integrating Signs with Architecture

INTENT

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

GUIDELINES

1. The design of buildings and sites shall identify locations and sizes for future signs and shall recommend a sign program for all project signs. The sign program shall allow for advertising which fits with the architectural character, proportions, and details of the development. As tenants install signs, it is expected that such signs shall be in conformance with the sign program.



Bellevue

SIGN DESIGN

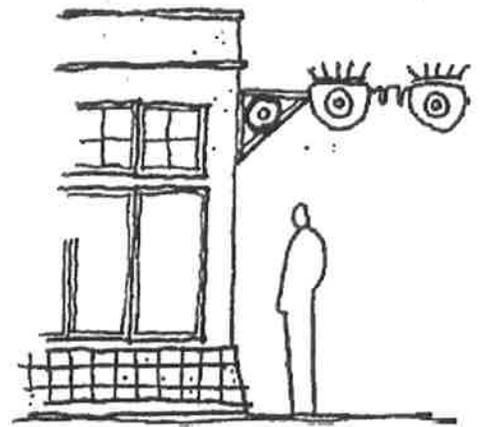
C.3. Creative and Artistic Elements

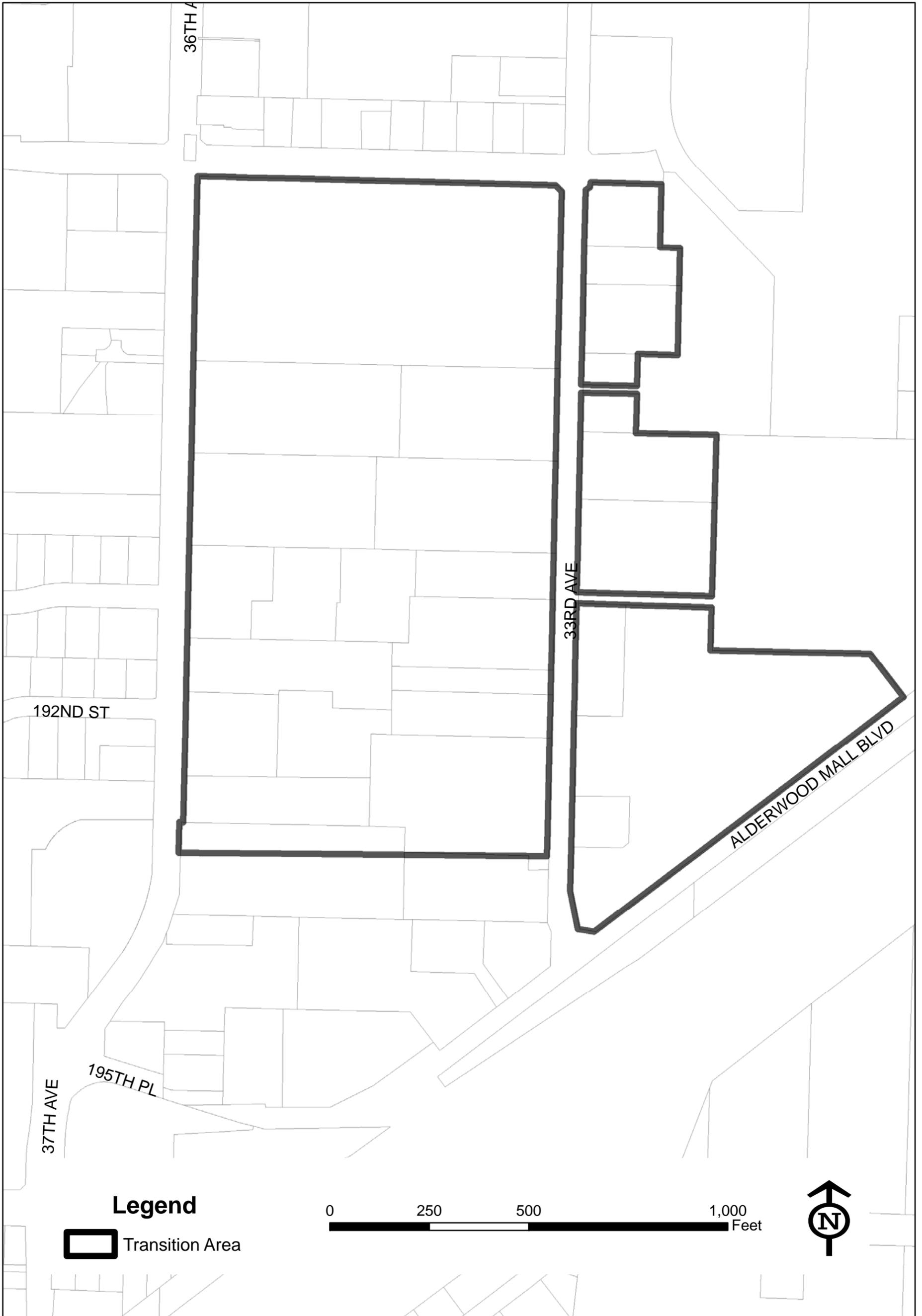
INTENT

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 encourage
4. Neon may be incorporated into signs in an artful way however, simply outlining the roof or building in neon tubing shall not be allowed.





Lynnwood Planning Commission

Meeting of May 10, 2012

Staff Report

Agenda Item:

Planning Commission – Length of Terms

- Public Hearing
- Informal Public Meeting
- Work Session
- Business
- Information
- Miscellaneous

Community Development Dept./Economic Development Dept.

ACTION

For discussion and direction.

BACKGROUND

The purpose of this agenda item is to receive input and direction from the Planning Commission regarding the concept of changing the term for Commissioners from six to four years. Staff has long had a concern that a six year term may be excessive and could make it difficult to recruit otherwise interested candidates. While working to fill the current vacancy, this issue was discussed with Mayor Gough. He asked staff to carry forward an amendment that would address this issue over time. Affirmative action by the Planning Commission is not required since the code section under consideration is outside the Zoning and related Chapters. However, before proceeding to the Council we would like to hear the "sense of the Planning Commission" so it may be conveyed to the Council.

Planning Commissioners serve six-year terms, which is a timeframe longer than any of the City's other advisory committees (see tables below). It can be difficult to recruit new Commissioners, and it is believed that the extended length of term may be perceived by potential candidates as a drawback.

The length of term for Planning Commissioners is the City's discretion, and many jurisdictions use four-year terms. Because of the complexity of land use planning under the Growth Management Act (GMA), staff does not (at this time) advocate terms less than four years. The attached draft Ordinance would reduce Planning Commissioner terms from six to four years, but also allows current Commissioners to complete the six-year term to which they were appointed. Staff requests feedback and direction from the Commission.

Table 1

Advisory Committees	Term (Years)	Code Reference
Library Board	3	LMC 2.25.030
Arts Commission	3	LMC 2.26.030
Tourism Advisory Committee	1	LMC 2.27.030
Park Board	3	LMC 2.28.030
Planning Commission	6	LMC 2.29.030

Advisory Committees	Term (Years)	Code Reference
Historical Commission	3	LMC 2.30.030
Neighborhoods and Demographic Diversity Advisory Commission	3	LMC 2.58.030

Table 2

Other City Groups	Term (Years)	Code Reference
City Council	4	LMC 1.16.030
Disability Board	2	LMC 2.38.030
Public Facility District Board of Directors	4	LMC 2.31.010
Firefighter's Pension Board	2	LMC 2.39.030

This is a procedural matter and is exempt from environmental review (SEPA). It is not a development regulation and prior notification of the Washington State Department of Commerce is not required. No public hearing is required for this amendment of Chapter 2.29 LMC.

RECOMMENDATION

Recommend the length of term for Planning Commissioners be changed from six to four years. A motion consistent with staff's recommendation would be:

“I move the Planning Commission recommend Chapter 2.29 LMC be amended to change Commissioners’ terms from six to four years.”

ATTACHMENTS

- Draft Ordinance
- Chapter 2.29 LMC



LYNNWOOD
WASHINGTON

CITY OF LYNNWOOD

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF LYNNWOOD, WASHINGTON, RELATING TO THE LENGTH OF TERM FOR MEMBERS OF THE PLANNING COMMISSION, AMENDING CHAPTER 2.29 LMC, PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE AND ALLOWING FOR SUMMARY PUBLICATION.

WHEREAS, Chapter 2.29 LMC specifies six-year terms of service for members of the Planning Commission, and

WHEREAS, a six-year commitment can be deemed to be excessive and may be a constraint on the willingness of residents to offer to serve on the Planning Commission; and

WHEREAS, a four-year term of service is more typical and would likely result in greater interest in and diversity of, volunteers offering to serve on the Planning Commission; and

WHEREAS, the amendments to Chapter 2.29 LMC provided by this Ordinance will allow current Commissioners to complete their current six year terms, then transition to four-year terms, and

WHEREAS, on May 10, 2012, this Ordinance was presented to and reviewed by the Planning Commission and subsequently by regular motion the Commission recommended that the City Council _____ this Ordinance, and

WHEREAS, the City of Lynnwood SEPA Responsible Official determined the proposed amendments contained herein are procedural in nature and pursuant to WAC 197-11-800(19) are exempt from SEPA threshold determination and EIS requirements, and

WHEREAS, the City of Lynnwood Community Development Director determined that the proposed change to the length of terms for the Planning Commission is not a comprehensive plan amendment nor an amendment of a development regulation, and therefore notification of the Washington State Department of Commerce in accordance with RCW 36.70A.106 is not required; and

1 WHEREAS, on _____, 2012, during a regularly-scheduled meeting open to the
2 public, the Lynnwood City Council discussed the provisions of this Ordinance; and

3
4 WHEREAS, the City Council has determined that the amendments contained in this
5 Ordinance are consistent with and implement the Lynnwood Comprehensive Plan, are
6 internally consistent with the Lynnwood Municipal Code, and will not result in unmitigated
7 significant adverse impacts; and

8
9 WHEREAS, the City Council has determined that it is in the best interest of the City and
10 necessary for preservation and protection of public's health, safety, and welfare; now,
11 therefore

12
13 THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO ORDAIN AS
14 FOLLOWS:

15
16 Section 1. Amendment. Lynnwood Municipal Code section 2.29.030 ("Membership
17 appointment – Term") is hereby amended as follows:

18
19 **2.29.030 Membership appointment – Term.**

20 ~~Members of the commission shall be appointed to a position for a term of six years (or for~~
21 ~~fulfillment of an unexpired term); the appointees shall serve for terms as follows:~~

22 ~~Position No. 1: Ending December 31, 1998~~

23 ~~Position No. 2: Ending December 31, 1998~~

24 ~~Position No. 3: Ending December 31, 1999~~

25 ~~Position No. 4: Ending December 31, 2000~~

26 ~~Position No. 5: Ending December 31, 2001~~

27 ~~Position No. 6: Ending December 31, 2001~~

28 ~~Position No. 7: Ending December 31, 2002~~

29 A. Members of the commission shall be appointed to a specific position and shall be appointed
30 to either a full term or, in the case of a position vacancy, the remaining portion of an unexpired
31 term.

32 B. Full-term appointments made after the term-ending dates specified in Column 2 below shall
33 be for a term of four years, and shall have term-ending dates as specified in Column 3 below,
34 and shall be thereafter maintained on a four-year cycle.

1	Column 1	Column 2	Column 3
2	<u>Position No. 1:</u>	<u>Ending December 31, 1998 (2016)</u>	<u>2020</u>
3	<u>Position No. 2:</u>	<u>Ending December 31, 1998 (2016)</u>	<u>2020</u>
4	<u>Position No. 3:</u>	<u>Ending December 31, 1999 (2017)</u>	<u>2021</u>
5	<u>Position No. 4:</u>	<u>Ending December 31, 2000 (2012)</u>	<u>2016</u>
6	<u>Position No. 5:</u>	<u>Ending December 31, 2001 (2013)</u>	<u>2017</u>
7	<u>Position No. 6:</u>	<u>Ending December 31, 2001 (2013)</u>	<u>2017</u>
8	<u>Position No. 7:</u>	<u>Ending December 31, 2002 (2014)</u>	<u>2018</u>

9 C. Members may be removed, after public hearing, by the mayor, with the approval of the city
10 council for inefficiency, neglect of duty or malfeasance in office. The members shall be selected
11 without respect to political affiliations. (Ord. 2121 § 5, 1997; Ord. 60 § 2, 1960; Ord. 10 § 1,
12 1959)

13 Section 2. If any section, sentence, clause or phrase of this ordinance should be held to be
14 invalid or unconstitutional by a court of competent jurisdiction, such invalidity or
15 unconstitutionality shall not affect the validity or constitutionality of any other section,
16 sentence, clause or phrase of this ordinance.

17
18 Section 3. This ordinance or a summary thereof consisting of the title shall be published in the
19 official newspaper of the City, and shall take effect and be in full force five (5) days after
20 publication.

21
22 PASSED BY THE CITY COUNCIL, the ____ day of _____, 2012 and
23 approved by the Mayor this ____ day of _____, 2012.

24
25 **APPROVED:**

26
27
28
29
30 _____
31 Don Gough
32 Mayor

33 **ATTEST/AUTHENTICATED:**
34
35
36

1 _____
2 Lorenzo Hines
3 Finance Director, City Clerk
4

5
6 **APPROVED AS TO FORM:**
7

8
9
10 _____
11 Rosemary Larson
12 City Attorney
13

14
15
16 PASSED BY THE CITY COUNCIL: _____
17 PUBLISHED: _____
18 EFFECTIVE DATE: _____
19 ORDINANCE NUMBER: _____
20 VOTE: _____
21

**Chapter 2.29
PLANNING COMMISSION**

Sections:

- 2.29.010 Created.
- 2.29.020 Powers and duties.
- 2.29.030 Membership appointment – Term.
- 2.29.040 Submission of ordinances for recommendation.
- 2.29.050 Number required for action.
- 2.29.060 Promotional duties.

2.29.010 Created.

There is hereby created and established a planning commission of the city of Lynnwood, composed of seven members as hereinafter provided. (Ord. 2121 § 5, 1997; Ord. 10 § 1, 1959; Ord. 60 § 2, 1960)

2.29.020 Powers and duties.

The planning commission shall have all of the powers and perform each and all of the duties specified by Chapter 35A.63 RCW, together with any other duties of authority which may hereafter be conferred upon them by the laws of the state of Washington. The performance of such duties and the exercise of such authority shall be subject to each and all the limitations expressed in such legislative enactment or enactments. (Ord. 2121 § 5, 1997; Ord. 60 § 2, 1960)

2.29.030 Membership appointment – Term.

Members of the commission shall be appointed to a position for a term of six years (or for fulfillment of an unexpired term); the appointees shall serve for terms as follows:

- Position No. 1: Ending December 31, 1998
- Position No. 2: Ending December 31, 1998
- Position No. 3: Ending December 31, 1999
- Position No. 4: Ending December 31, 2000
- Position No. 5: Ending December 31, 2001
- Position No. 6: Ending December 31, 2001
- Position No. 7: Ending December 31, 2002

Members may be removed, after public hearing, by the mayor, with the approval of the city council for inefficiency, neglect of duty or malfeasance in office. The members shall

be selected without respect to political affiliations. (Ord. 2121 § 5, 1997; Ord. 60 § 2, 1960; Ord. 10 § 1, 1959)

2.29.040 Submission of ordinances for recommendation.

The city council may refer to the planning commission, for its recommendation and report, any ordinance, resolution or other proposal relating to any of the matters and subjects referred to in Chapter 35A.63 RCW, and the commission shall promptly report to the council thereon, making such recommendations and giving such counsel as it may deem proper in the premises. (Ord. 2121 § 5, 1997; Ord. 10 § 3, 1959)

2.29.050 Number required for action.

No action which would result in a recommendation to the city council shall be effective unless passed by not less than four members of the planning commission at a public meeting thereof. (Ord. 2036 § 9, 1995; Ord. 545 § 1, 1970; Ord. 10 § 5, 1959)

2.29.060 Promotional duties.

The commission shall obtain and promote an understanding of and an interest in comprehensive planning for the city. The commission shall include in its studies and recommendations, from time-to-time, those areas outside the boundaries of the municipality which have, or may have, an environmental influence on the general welfare of the city. Extraterritorial planning shall be done to promote an adequate county planning program, to estimate future municipal service requirements, to encourage orderly land use and development, and to cooperate in fact finding and reporting, relative to regional planning and local integration on behalf of the city.

The commission shall be responsible for the conduct of neighborhood and community hearings regarding its studies, recommendations and proposals, and shall have the responsibility of promoting satisfactory public relations as a group and individually, upon which the city council in public policy matters can rely. Such relations shall be of both a formal and informal nature, i.e., official hearings as well as informational fact finding discussions.

Plans, reports, administrative matters and recommendations of the planning commission shall be submitted by resolution or report directly to the city council by such commission.

A comprehensive, long range and annual work program of the planning commission is hereby authorized, which authorization shall include a review by the commission of all major public improvements. (Ord. 2121 § 5, 1997; Ord. 60 § 3, 1960)