

AGENDA
Lynnwood Planning Commission
Meeting
Thursday, March 12, 2015 — 7:00 pm
Council Chambers, Lynnwood City Hall
19100 44th Ave. W, Lynnwood, WA 98026

A. CALL TO ORDER – ROLL CALL

B. APPROVAL OF MINUTES

1. February 26, 2015 meeting

C. CITIZEN COMMENTS – (on matters not scheduled for discussion or public hearing on tonight's agenda) Note: Citizens wishing to offer a comment on a non-hearing agenda item, at the discretion of the Chair, may be invited to speak later in the agenda, during the Commission's discussion of the matter. Citizens wishing to comment on the record on matters scheduled for a public hearing will be invited to do so during the hearing.

D. PUBLIC HEARINGS

E. WORK SESSION TOPICS

1. Comprehensive Plan: Generalized neighborhood map
2. Comprehensive Plan & Zoning Code: College District
3. Comprehensive Plan & Zoning Map: Mixed Use Designation at Alderwood Mall Blvd. & I-5

F. OTHER BUSINESS

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.



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**CITY OF LYNNWOOD
PLANNING COMMISSION MINUTES
February 26, 2015 Meeting**

Commissioners Present:	Staff Present:
Richard Wright, Chair	Paul Krauss, Comm. Devt. Director
Chad Braithwaite, Vice Chair	Michele Szafran, Assoc. Planner
George Hurst, Second Vice Chair	Todd Hall, Senior Planner
Robert Larsen	David Mach, Project Manager, PW
	Jeff Elekes, Deputy Director, PW
Commissioners Absent:	
Maria Ambalada	Other:
Doug Jones	Councilmember Van AuBuchon
Michael Wojack	Victor Salemann, Consultant for PW

Call to Order

The meeting was called to order by Chair Wright at 7:00 p.m. Todd Hall gave the roll call noting the absence of Commissioners Ambalada, Jones, and Wojack. Chair Wright commented that Commissioner Jones had communicated with him that he would be traveling this week and absent.

Approval of Minutes

1. Approval of minutes of the February 12, 2015 Meeting

Motion made by Commissioner Hurst, seconded by Commissioner Braithwaite, to approve the minutes as presented.¹ **Motion** passed unanimously (4-0).

Citizen Comments

None.

Public Hearing

1. Code Amendment: Shipping Containers as Accessory Structures within Residential Zones (CAM-002289-2014)

Chair Wright opened the hearing at 7:05 p.m.

¹ Prior to the February 26, 2015 meeting, Commissioner Ambalada indicated the minutes of the February 12, 2015 incorrectly identified her vote regarding the Essential Public Facilities Ordinance. Ms. Ambalada voted "nay" on the motion, with the motion passing by a vote of 5-1. The minutes of that meeting have been corrected accordingly.

1 Staff Report:

2

3 Associate Planner Michele Szafran gave the staff report. She explained that the
4 purpose of the hearing was to receive testimony regarding a proposed code
5 amendment which would prohibit shipping containers upon residentially-zoned
6 property. The City of Lynnwood currently has no regulations prohibiting the
7 placement of shipping containers. Some City of Lynnwood residents initially
8 raised concerns over the use of shipping containers as accessory structures
9 within residential zones. As a result of that, on November 17, 2014 the City
10 Council authorized the preparation of draft legislation to prohibit the use of
11 shipping containers as accessory structures within residential zones. Staff
12 previously met with the Planning Commission on December 11, 2014 and again
13 on January 22, 2015. Two draft ordinances have been thoroughly discussed in
14 the prior two work sessions. The first draft presented was to prohibit the use of
15 these, but at the December 11 meeting the Planning Commission asked staff to
16 come back with alternative legislation that would allow shipping containers with
17 certain conditions. Staff came back with that alternative on January 22, and the
18 outcome of that meeting was direction was given to prohibit the structures in
19 residentially-zoned properties. Ms. Szafran stated that a staff report had been
20 provided to the Planning Commission in their packet. She asked the Planning
21 Commission to consider any public hearing testimony. If there are no concerns,
22 staff is asking the Planning Commission to forward its recommendation for
23 approval to the City Council.

24

25 Public Testimony:

26

27 Shirley Nordin, 7413 – 204th Street SW, Lynnwood, stated she and her neighbors
28 have been to the Council meetings to discuss this matter which is of concern to
29 them. She has a neighbor at 7415 – 204th Street who has two of these large
30 storage containers. She understands that when they were put in it was supposed
31 to be on a temporary basis, but it isn't. He uses them to grow marijuana. There
32 has been a raid on his property, but he is growing it again. She stated that the
33 yard is a mess and the shipping containers look atrocious. The containers have
34 siding, but no insulation for sound-proofing and nothing on the top. There is
35 constant noise from the motors. She urged the City to find a way to get him and
36 his growing operation out of there. She also expressed concern that he is right
37 across from a school.

38

39 Seeing no further public testimony, the public testimony portion of the hearing
40 was closed at 7:12 p.m.

41

42 Commission Comments and Questions:

43

44 Commissioner Braithwaite spoke in support of passing this on to the City Council
45 for approval, but asked staff to make sure that the definition of "shipping

1 container” is adequate in the proposed code. Director Krauss replied that staff
2 looked at definitions in use by several other cities and feels this is sufficient.

3
4 Commissioner Braithwaite asked if the passage of this ordinance would have any
5 effect on the current situation that Ms. Nordin was referring to. Director Krauss
6 replied that it would not. Staff has been to the subject property many times. He
7 has explained to the neighbors that the code is not applicable retroactively. The
8 individual who brought the containers in did so initially without permits, but has
9 since obtained the necessary permits and legitimately anchored them and run
10 electricity to the containers with an electrical permit. There are other ongoing
11 issues referred to by Ms. Nordin that staff is responding to at the moment.

12 Commissioner Braithwaite asked if there is anything more the Planning
13 Commission can do to address that issue. Director Krauss commented that
14 permits were obtained for much of it. He noted that there has been a felony
15 charge filed in the last few weeks on that grow operation. There are also other
16 issues at that particular property He reiterated that the proposed ordinance would
17 not make a difference in this particular situation, but it would prevent it from
18 happening someplace else in the City.

19
20 Commissioner Larsen spoke in support of the ordinance, but said he understood
21 the frustration of the neighbors. He wondered if it is ever possible to retroactively
22 take a nuisance away. Director Krauss stated that the answer is typically no.
23 However, if events occur that cause those units to be pulled out, they cannot be
24 brought back.

25
26 *Motion made by Commissioner Braithwaite, seconded by Commissioner Larsen,*
27 *to recommend forwarding the ordinance prohibiting shipping containers in*
28 *residential zones to the City Council for approval.*

29
30 Commissioner Braithwaite stated that they all agree this change is needed. This
31 ordinance will address shipping containers in residential zones going forward.
32 The Planning Commission hopes that the issue that brought this to the forefront
33 can be addressed quickly.

34
35 Commissioner Hurst stated this is the third time the Planning Commission has
36 reviewed this matter and the third time he has spoken in support of prohibiting
37 them.

38
39 There were no speakers against the motion.

40
41 *Motion passed unanimously (4-0).*
42

1 Work Session

3 1. Comprehensive Plan: Draft Transportation Element

5 Senior Planner Todd Hall presented the first reading of the Transportation
6 Element. He introduced Victor Salemann from Transportation Solutions, Inc. who
7 is a consultant assisting the City with transportation issues. He also introduced
8 Project Manager David Mach and Deputy Director Jeff Elekes from the Public
9 Works Department. Mr. Salemann reviewed the overall changes to the
10 Transportation Element as contained in the Summary on pages 30 and 31.

12 Commissioner Hurst said he was surprised that he didn't see roundabouts
13 mentioned here. He asked if a right-in/right-out is the same thing. Mr. Salemann
14 explained that right-in/right-out refers to restricting movement from an arterial
15 such that channelization prevents left-in/left-out. Roundabouts are used at the
16 intersection of public streets. They save money long-term, but the initial capital
17 cost is much higher because of the right-of-way acquisition involved. The City is
18 implementing a roundabout at 204th and 68th and at 36th going north of Maple.
19 Other intersections will be looked at as intersection analyses are done.

21 Commissioner Larsen commended the work done by staff. He stated he had
22 submitted some minor edits to Todd Hall earlier. He asked about what *Level of*
23 *Service E Mitigated* means. Mr. Salemann said this refers to DOT facilities. DOT
24 prefers a better level of service, but they recognize that the developed area is
25 struggling to meet the preferred standard.

27 Commissioner Hurst referred to page 62, strategy T-1.1 and asked if this refers
28 to red light cameras. Mr. Salemann said it does not. It typically refers to a review
29 of broad, citywide accident patterns and looking for corridors that experience high
30 numbers of accidents. Commissioner Hurst asked if studies are made at
31 intersections to see if the red light cameras are effective. Mr. Elekes replied that
32 they are. It was his understanding that the consultant the City uses for these red
33 light cameras does studies and makes recommendations for certain locations in
34 the city that they believe to be most effective to change driver behavior.

36 Commissioner Larsen expressed support for a prioritized approach for building
37 sidewalks. He asked if staff is comfortable about the current prioritization. Mr.
38 Mach said about five years ago he was tasked with looking at all the missing
39 links in the city. He worked with the Council and put together a prioritization
40 scoring of all capital improvement projects. Commissioner Larsen asked about
41 the status of that. Mr. Mach replied that funding for sidewalk projects is quite
42 difficult; there is very limited capital funding available for transportation projects.
43 The City currently funds sidewalks combined with other improvements, but there
44 is not a dedicated funding source specifically for sidewalks.

1 Commissioner Braithwaite asked if it would be useful to have a policy goal of
2 enhancing the safety of pedestrian crossing of Highway 99. Deputy Director
3 Elekes commented that a couple years ago David Mach worked on a
4 channelization safety project. Staff has been monitoring the area and hasn't seen
5 any pedestrian accidents as a result of car issues. Long-term, there needs to be
6 some kind of aerial bridge or signals at certain spots such as 180th. David Mach
7 noted that currently there is a project that is being constructed on Highway 99
8 and 204th that would construct a new traffic signal at that location with
9 crosswalks. Commissioner Braithwaite expressed support for the proposed
10 changes, and encouraged staff to include verbiage about pedestrian safety
11 across Highway 99.

12
13 Commissioner Larsen referred to Environmental Factors T-7.2 and
14 recommended adding multi-family to the list since those developments often
15 have parking overflow onto the street. David Mach indicated staff could make
16 that change. Commissioner Larsen also expressed concern about people cutting
17 through parking lots to avoid heavy traffic and recommended the City find a way
18 to address that. He then referred to page 74 and asked what the radiating circles
19 on the map refer to. Mr. Salemann explained that it is a planning tool to
20 determine reasonable walking distances to a station. He noted that studies show
21 that people are willing to walk farther now, especially for high capacity transit like
22 light rail. Another interesting trend is that people are bicycling much farther to
23 work and/or to access transit.

24
25 Commissioner Larsen asked if there is an interest on the part of traffic engineers
26 to separate bicycle riders from traffic. David Mach replied that staff is definitely
27 interested in this. The City recently received a \$1.9 million grant from Verdant
28 Health Commission to improve bicycle facilities between Mountlake Terrace,
29 Edmonds, and Lynnwood in a partnership called the Bike Link Project. Over the
30 next few years they will be looking at connecting existing bike lanes together.
31 Once they are connected, they can be expanded. Commissioner Larsen asked if
32 bicycles with power sources are a concern. Deputy Director Elekes said they
33 have not witnessed any accidents related to those kinds of things, but are
34 keeping an eye on it.

35
36 It was the consensus of the Commission that the draft Transportation Element be
37 incorporated into the draft 2015 Comprehensive Plan Update.

38 39 2. Comprehensive Plan: Draft Parks Element

40
41 Michele Szafran presented the second iteration of the Parks Element for the
42 2015 Comprehensive Plan Update. The Commission's first review on November
43 13, 2014 was limited to formatting changes in order to bring consistency with the
44 other elements of the 2015 Comprehensive Plan Update. The Parks Department
45 has made some additional changes which have been summarized in the
46 Summary of Changes sheet in the packet. She introduced Parks and Recreation

1 Director Lynn Sordel who was available to answer any questions. She solicited
2 feedback and/or direction regarding this draft.

3
4 Director Sordel commented that he thinks the changes his staff made are much
5 more reflective of the organization's priorities. He explained that Parks is
6 simultaneously starting development of its own Comprehensive Plan for Parks,
7 Arts, Culture, and Conservation and Recreation because the City's current model
8 has been around way too long and is not reflective of the community. Parks will
9 be back to the Planning Commission sometime this year with a complete report
10 on its Comprehensive Master Plan, level of service, and funding options.

11
12 Commissioner Larsen expressed concern about maintaining adequate access to
13 recreation in Lynnwood as the City grows. He suggested that park level of
14 service ratings would be an important part of this feedback loop to maintain
15 quality of life issues. Director Sordel stated that he and his team are working to
16 create a 10-year Strategic Plan for Healthy Communities. Lynnwood was
17 designated a Healthy Community by the Health District, and they are committed
18 to that. The Parks Department was instrumental in getting the Verdant grant for
19 connectivity. They are doing a lot more collaboration with other departments to
20 work together as teams. He thinks there will be more and more of these ideas
21 surfacing over the next couple years.

22
23 Commissioner Larsen stated that his concern was about the ratio of population to
24 acres. He suggested that the Parks Comprehensive Plan will start talking about
25 not just acres, but programs that don't require a lot of land. Director Krauss
26 agreed and added that the situation is much more complex than a ratio of acres
27 to population. He commented that in Lynnwood there are a lot of facilities that
28 they haven't been able to invest in for decades and some that are falling apart to
29 the point to where they are difficult, if not impossible, to use. There is also a lot of
30 potential for cross-fertilization. Director Sordel and his department have had a lot
31 of success in advancing co-utilization of facilities with the school district. In the
32 City Center plan there is consideration of making one large central park instead
33 of having the five or six smaller parks that were initially in the plan. Director
34 Sordel commented that one of the challenges of the City is meeting the
35 necessary service levels with the aging park system.

36
37 Commissioner Braithwaite referred to the *Demand and Need within the City*
38 *Limits* chart on page 166. He commented that the 2025 need shows 523 acres;
39 he wondered if this is even achievable with available land. He said he has
40 observed in the past that the City needs to consider more intensive use of the
41 facilities that we already have. Director Sordel referred to the City's commitment
42 to the Meadowdale Play Fields as an example of the City doing this. The
43 Edmonds School District funded \$1 million to the play fields. They own the
44 property, but the City has an interlocal agreement with the school district. The
45 City is contributing funds so they can add turf to the sand soccer fields. This is a
46 strategy to enhance the utility of park facilities already in existence.

1 Commissioner Braithwaite urged staff to be mindful of the traffic impacts of the
2 Meadowdale Play Fields. Director Sordel commented that the schools have given
3 the City permission to use their lots for parking. Commissioner Braithwaite said
4 he was still concerned about the traffic on the street by the play fields.

5
6 Chair Wright commented that part of equation of the need by 2025 has to do with
7 Lynnwood High School relocating outside city limits and the City losing the use of
8 that site. Director Sordel said he's been asking the County where their next park
9 is going to be north of 164th since they've been collecting park impact fees for
10 that area. He hasn't gotten a reply. This is important because some day that area
11 is likely to be annexed into Lynnwood. It is also a concern because the County's
12 development codes are a lot different than the City's, and they really don't have
13 many recreational facilities within those large developments. Director Krauss
14 stated that one of the many rationales for proceeding with annexation is that the
15 City found that it is already serving as the neighborhood park system for the
16 county residents, even though it doesn't get any financial support from the
17 County for providing those parks. Chair Wright pointed out that there are some
18 county parks very close to the city limits that could someday be calculated into
19 the square acreage requirement. He spoke to the importance of making sure
20 these are brought in with a good level of service. Director Sordel commented that
21 the Conservation Futures Program has been a tremendous asset for the City of
22 Lynnwood. The County has been a really good partner to the City, but we face
23 real challenges because of the population growth and the demand for services.
24 He expressed concern about how the county's park impact fees are being used
25 to create new park facilities far from where development is occurring.

26
27 Commissioner Hurst asked about the different types of funding strategies that
28 Parks will be considering. Director Sordel stated that some ideas are the
29 metropolitan park district model; park impact fees; bonding; and leveraging with
30 grants. Commissioner Larsen asked if park impact fees should be added to the
31 Comprehensive Plan while they are updating it. Director Sordel replied that is a
32 significant policy issue that would require careful consideration. Park impact fees
33 have been discussed in the past, but have not been implemented to date.
34 Commissioner Larsen said he was surprised the City doesn't have a park impact
35 fee.

36
37 Director Sordel expressed appreciation for the Planning Commission's comments
38 and noted staff would return with more updates and information.

39 40 3. Comprehensive Plan: Schedule for 2015 Update

41
42 Senior Planner Todd Hall presented a list of upcoming meetings and topics. He
43 stated that the Economic Development Element will be coming a little later than
44 March 12. Potentially there will be a discussion about it on March 26. The
45 branding discussion is being moved to a joint meeting of the boards and
46 commissions which is expected to happen in April.

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Other Business

None

Council Liaison Report

Councilmember AuBuchon had the following comments:

- He commended Director Sordel and other staff for their role in the Seabrook property acquisition. This is a huge piece of property in the Lund's Gulch area in an area the City will eventually be annexing.
- He thanked the Planning Commission for their input and hard work on the Comprehensive Plan. He is looking forward to the Council getting this for review.

Director's Report

Director Krauss stated that on Monday night the Council approved the establishment and funding of a city investment account. This is structured to capture one-time revenues and put them in an investment account.

Commissioners' Comments

Chair Wright stated he would not be at the March 12 meeting as he will be at an alumni dinner.

Director Krauss said he would not be present on March 12 either as he will be kayaking in the Caribbean.

Adjournment

The meeting was adjourned at 8:20 p.m.

Richard Wright, Chair

	Planning Commission Meeting of March 12, 2015
Topic: Neighborhood Boundaries Agenda Item: E.1 Staff Report	<input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Other Business <input type="checkbox"/> Information <input type="checkbox"/> Miscellaneous
Staff Contacts: Corbitt Loch, Community Development	

Summary

The purpose of this agenda item is to receive input regarding potential neighborhood boundaries for inclusion in the 2015 Comprehensive Plan Update. This topic involves geographic boundaries, not services or programs that may be needed by particular neighborhoods. No changes to the text of the draft Comprehensive Plan are proposed at this time.

Action

Provide direction to staff regarding the number and configuration of potential neighborhood boundaries.

Background

This topic was raised during the Commission's review of the draft Land Use Element. It was agreed that staff would provide a conceptual boundary map for the Commission's review.

Distinctions between various areas of Lynnwood can be subtle or dramatic. In the past, Lynnwood has attempted to delineate individual neighborhoods, but such efforts have not resulted in a formal adoption of neighborhood boundaries.

Some communities have well-established neighborhoods while communities such as Lynnwood have neighborhoods that are more blended and unstructured. It is not essential that strong communities have discrete neighborhoods, but neighborhoods can aid communication between citizens and local government. Organized neighborhoods can conceive and implement programs and improvements that foster positive change. Examples include: blockwatch programs, playground improvements, gateway signs, traffic calming, etc.

On the attached map, staff has depicted Lynnwood's neighborhoods in a manner that suggests generalization and overlap. Definitive boundaries, if desired, would need input from residents, businesses, and property owners.

The policy questions posed by this agenda item are:

1. Should the Comprehensive Plan include a map of neighborhoods?

If the answer to Question 1 is, "yes" then:

2. Are the neighborhoods identified by Attachment 1 generally appropriate?

- a. Should Lynnwood have more or fewer neighborhoods than shown?
- b. Are the neighborhood boundaries shown appropriate?

Previous Planning Commission / City Council Action

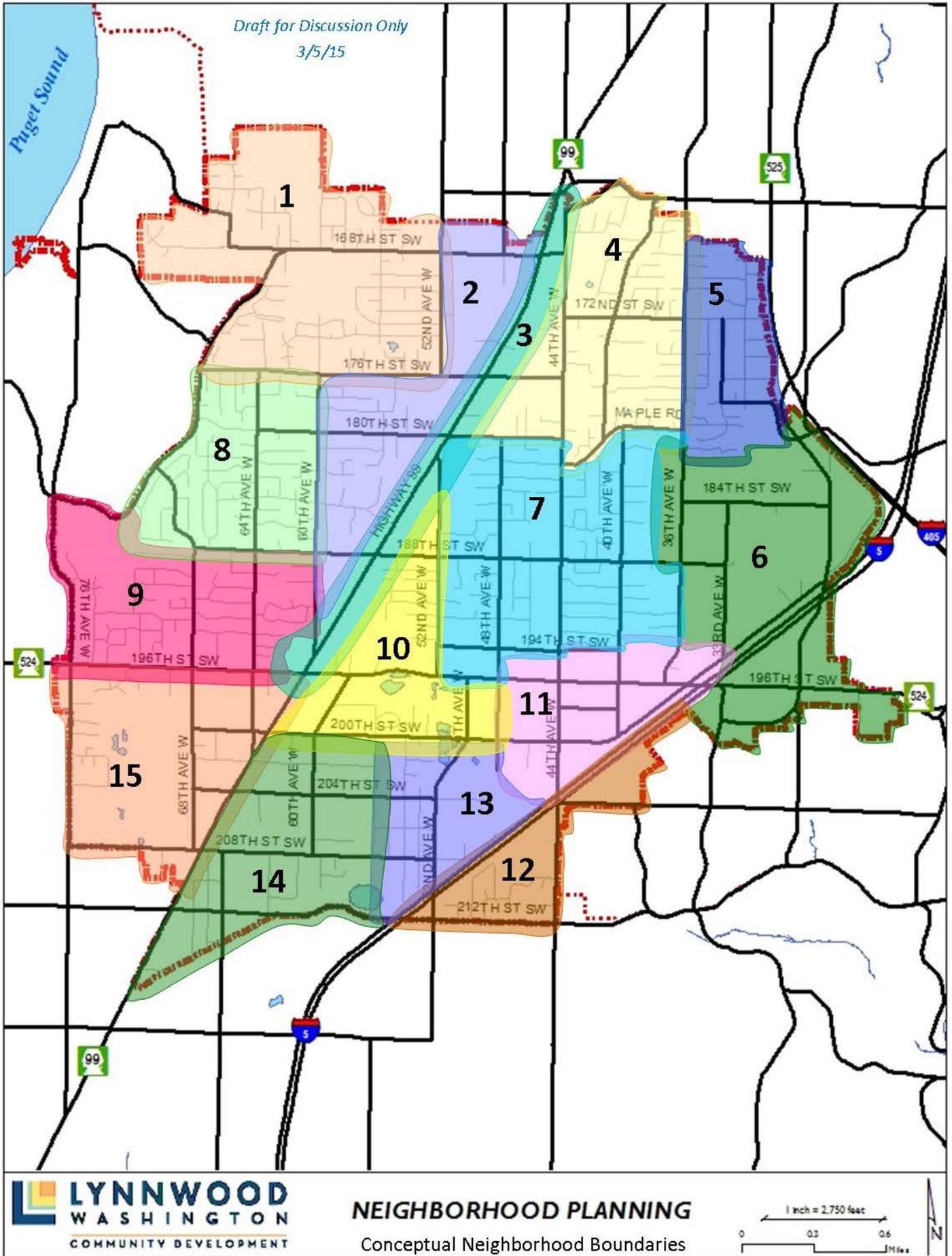
See above.

Adm. Recommendation

Provide direction to staff.

Attachments

1. Conceptual neighborhood map.



2015 Comprehensive Plan Update - Review History

As of 3/12/15

Element/Topic		Planning Commission		City Council	
		Date	Description	Date	Description
	Cover & Title Pages				
1.	Introduction	10/23/14	First review. Review complete.		
2.	Land Use	6/26/14 7/24/14 8/28/14 9/11/14 3/12/15 3/12/15	Deferred to future meeting. Deferred to future meeting. First review. Second review. Neighborhood map. MU zoning on Alderwood Mall Blvd., south of I-5.		
3.	Community Character	10/23/14 3/26/15	First review.		
4.	Economic Development	3/26/15			
5.	Transportation	2/26/15	First review.		
6.	Parks, Recreation & Open Space	11/13/14 2/26/15	First review (formatting only). Second review.		
7.	Housing	11/13/14 1/8/15	Review of Housing Profile. First review.		
8.	Environment	2/27/14 8/28/14	First review. Second review.		
9.	Capital Facilities and Utilities	2/12/15	First review. Review complete.		
10.	Implementation	1/22/15	First review. Review complete.		
	Appendices				
A.1	City Center Subarea Plan, 2007				
A.2	College District Subarea Plan, 2002	2/12/15 3/12/15	Discussion of College District Overlay and College District Mixed Use Zone. Discussion of College District Overlay and College District Mixed Use Zone.		
A.3	Highway 99 Subarea Plan, 2011				
A.4	ACCTA Subarea Plan, 2014				
	General	12/19/13 1/23/14	Project scope and overview. Public participation plan	2/3/14	Project scope and overview.

<i>Lynnwood Planning Commission</i> Meeting of March 12, 2015	
<p>Staff Report</p> <p>Agenda Item: E.2</p> <p>College District Code amendment</p>	<p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Informal Public Meeting</p> <p><input checked="" type="checkbox"/> Work Session</p> <p><input type="checkbox"/> Other Business</p> <p><input type="checkbox"/> Information</p> <p><input type="checkbox"/> Miscellaneous</p>
Lynnwood Dept. of Community Development — Gloria Rivera, Senior Planner	

ACTION

Discussion and recommendations to staff.

BACKGROUND/PURPOSE

One of the items being given consideration during the 2015 Comprehensive Plan Update (and associated Zoning Code amendments) is increasing opportunities for redevelopment in the area adjacent to Edmonds Community College. (EdCC). This area of Lynnwood is an important subarea of the community as it is both impacted by, and beneficial to EdCC

In the time since the College District Overlay was adopted there have been a lot of changes in and around the area. In 2009, Swift Bus Rapid Transit (BRT) was initiated greatly improving transit access to the neighborhood. The express bus service runs on short headways serving designated stations along the Highway 99 Corridor. Swift runs from the Everett Transit Center to the County line in Shoreline where it connects to a similar Metro service. More recently, Community Transit started Rt. 196 which runs from the Edmonds ferry dock to Alderwood Mall serving Lynnwood City Center and Transit Center. The service runs on ten minute headways and is a precursor to BRT service.

In 2012, the City adopted the Highway 99 Corridor Plan and Zoning. The Plan seeks to focus high density, mixed-use development in nodes located along the Corridor. A major node is located virtually adjacent to the College Overlay District at the intersection of 196th Street SW and Highway 99. More walkable forms of development are encouraged by new development standards and there are already several successful new developments with more in the approval pipeline.

In the summer of 2015, the City will complete a project to extend 204th Street SW. from Highway 99 to 68th Avenue W and it will serve as a new main entrance to EdCC and their on-campus transit center. In addition, Community Transit will be building a Swift Station at the intersection of 204th Street SW. and Highway 99.

The final point is that EdCC continues to expand in terms of students, curriculum, property and buildings. The student population of around 12,000, includes a number

from outside the immediate area or foreign countries. The school has developed its first dormitory and a number of students seek housing nearby. EdCC has acquired additional buildings and properties and is currently preparing an updated Master Plan for the campus.

In spite of the dynamic changes/improvement in the area, the College District Overlay has failed to spur appropriate development. It has become somewhat dated in its approach and is now viewed as more of a hindrance than catalyst for development.

Staff believes it is an appropriate time to review the content and construct of existing land use policies and regulations that apply to the College District, and has proposed a series of amendments that should improve the effectiveness and efficiency of regulations that apply to this subarea.

Current Comprehensive Plan

The area located approximately between the campus of Edmonds Community College/Lynnwood Golf Course and 64th Avenue W. and Highway 99 are land use designations as follows:

- Public Facilities
- Local Commercial
- Low Density Multi-Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mixed Use
- Highway 99 Corridor

Encompassing a larger area surrounding the college is the College District Overlay zone which is illustrated on the Future Land Use Map and described below (see the attached map with the area described)

Subarea Plan

The City of Lynnwood working in conjunction with Edmonds Community College adopted a College District Subarea Plan. This Plan was adopted by the Lynnwood City Council on November 12, 2002. The purpose of the plan was to define and describe an integrated areawide and campus master plan that reflects the growing needs of EdCC and the surrounding neighborhood. Among the items addressed in the Plan were access and mixed-use development.

The original Subarea Plan extended to Highway 99 but was scaled back by the City Council in 2004 to exclude the properties now located in the Highway 99 Corridor. The boundary of the College District Overlay Zone described below outlines the present boundaries

EdCC is currently drafting an updated Master Plan which may impact related portions in the City Subarea Plan at a later date. The new Master Plan will not be available for review until May of 2015.

Development Regulations

Currently a small area adjacent to 68th Avenue W is zoned College District Mixed Use Zone (CDM) which allows mixed use activities that would cater to a college environment. Encompassing a larger area surrounding the college is the College District Overlay zone. (An attachment illustrates the current CDM and Overlay zones). Within the Overlay area are land use designations that include the following zones:

- Public
- Multiple Residential Low Density
- Multiple Residential Medium Density
- Multiple Residential High Density
- College District Mixed Use
- Limited Business
- Community Business
- 3 PUD's (multiple family, single-family and the Ice Rink)

The purpose of the Overlay zone was to promote neighborhood design and access and to encourage pedestrian and bicycle transportation.

At the February 12, 2015, draft development regulations were presented to the Planning Commission regarding input. Among the concerns raised were the increase of size for food establishments and retail establishments and the elimination of the theaters as a proposed use.

Changes in the draft code presented at this meeting also include an additional blending of the CDM and Overlay zone:

Staff Recommendation

Staff is recommending that:

- 1) The College District Overlay Zone be eliminated from both the Comprehensive Plan Future Lane Use Map and the Zoning Map and replaced by the College District Mixed Use zone. This would result in the expansion of the College District Mixed Use zone to the north to 196th Street SW. and to the east to 64th Avenue W. and properties that are zoned General Commercial adjacent to Highway 99;
- 2) The zoning regulations and standards for the College District Mixed Use Zone be updated. The land uses allowed in the CDM zone would be amended to incorporate more of the uses currently allowed in the Overlay zone;
- 3) The Comprehensive Plan map be amended to apply the Mixed Use designation to additional properties; and
- 4) The zoning map be amended to apply the College District Mixed Use zone to additional properties.

Within the packet are maps illustrating the existing and proposed Mixed Use and CDM Zone boundaries. An adjustment will be made to attachments presented at the Planning Commission meeting which remove the lots located on the Southwest corner of 208th Street SW and Highway 99.

COMMENT

Attached are proposed text amendments reflecting a combination of the CDM and Overlay zones and amendments reflecting changes that respond to concerns by homeowners and developers.

LMC 21.57.200 has been deleted since the area covered by zones is illustrated on the zoning map. Generally text describing an area covered is not included in a zoning chapter.

LMC 21.57.300 reflects the deletion of references to the Overlay zone.

LMC 21.57.400 reflects the following additions and deletions.

- 21.57.400(A) – Establishes square footage to individual uses not cumulative for a building.
- 21.57.400(A)(6) – Following comment at the February 12th meeting, the square footage for retail/service building was increased to 5,000 sq. ft. List of uses was eliminated so only retail and service business is referenced.
- 21.57.400(A)(7) – Following comment at the February 12th meeting, movie theater was retained with up to two screens.
- 21.57.400(A)(8) – Language that restricted medical offices and clinics to only serve the neighbor or college was removed..
- 21.57.400(9). Increase square footage of food and beverage service businesses to 4,000 square feet. *There was discussion at the February 12th meeting to keep it at 2,000 sq. ft. which seems to limit possible activities.*
- 21.57.400(A)(11): The proposal is to delete the restrictions that college parking be located only north of 68th Avenue W. has been removed. As the college expands, more uses may occur east of 68th Avenue W. which will require parking (for example the Gateway Building is located east of 68th Avenue W.)
- 21.57.400(A)(13-19): These items were originally prohibited uses under section “B” in the current ordinance. They would not be permitted uses in the CDM zone. #13 adds skating rinks as a permitted use.
- 21.57.400(A)(20) Allows single-family residential uses subject to the bulk requirements of the RS-7 zone.
- 21.57.400(A)(21) .Allows discretion to the Community Development Director regarding uses.
- 21.57.400(B) Former uses deleted and placed under permitted uses. Current subsection “C” changed to “B.”
- 21.57.400(C). A new section is added. (but current subsection “D” is removed. Auto-related businesses are added that allow such uses only when fronting on

196th Street SW. and 64th Avenue W. This allows retention of a bank, an auto emissions facility and auto-repair business.

LMC 21.57.500 reflects the following additions and deletions.

- 21.57.500(B)(3) – Language is added from Overlay zone that off-site parking and shared parking is allowed within 500 feet. Also note that under the current CDM zone a 50% reduction in parking is allowed for non-residential activities.
- 21.57.500(B)(4) – 204th Street SW is added to reflect a pedestrian environment.
- 21.57.500(C)(2) – Language is added from the Overlay rezone regarding lighting.
- 21.57.500(C)(3) – Language is added from the Overlay regarding street trees. Also, streets are added for placement of street trees.
- 21.57.500(D)(3) – Language is added from the Overlay rezone regarding location of parking.
- 21.57.500(D)(4) – Language is deleted referencing the Overlay zone. Language is added from the Overlay rezone regarding signage and sign prohibitions.

LMC 21.57.600 reflects the following additions and deletions.

- 21.57.600(B) – Current subsection is deleted since 21.32 LMC is not in the code. New language is added to Subsection “B” which is taken from the Overlay zone.

In many instances the Overlay development standards reflect what is already in the All-District and Commercial Design Guidelines which would be required in the design of buildings if the thresholds are triggered.

RECOMMENDATION

Discuss the proposed code amendment and provide recommendations to the staff.

ATTACHMENTS

- A. Proposed code amendments
- B. Current future land use map
- C. Proposed future land use map
- D. Current zoning map
- E. Proposed zoning map
- F. Chapter 21.57 LMC (College District Mixed Use Zone)
- G. Chapter 21.58 LMC (College District Overlay Zone)



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PROPOSED

**COLLEGE DISTRICT MIXED USE (CDM) CODE AMENDMENTS
CHAPTER 21.57**

21.57.200 ~~Applicability~~

The CDM zone shall be applied in close proximity to the Edmonds Community College (EdCC) campus generally as follows:

- A. ~~North boundary: 200th Street, extending north about 85 feet at the intersection with 68th Avenue W.~~
- B. ~~East boundary: 66th Place, extending southward to 204th~~
- C. ~~South boundary: 204th Street Southwest~~
- D. ~~West boundary: 68th Avenue, extending 200 feet into the EdCC campus.~~

21.57.300 Interpretation

A. All regulations and design guidelines of this zone, ~~the college district overlay zone (CDO) zone~~ and the Citywide Design Guidelines shall apply to properties within the CDM zone. In the event of conflict between requirements, the provisions of the CDM zone and its design standards shall prevail.

B. Land uses not specifically listed in the following sections may be allowed when determined by the director of community development to be compatible with the listed uses and consistent with the intended development of the district, as described in the college district plan. The director's written decision is subject to appeal per LMC 1.35.200 (Process II).

21.57.400 Land uses.

- A. Principal Uses Permitted Outright (square footage calculation are individual to a use and not cumulative for a building).
 - 1. College and university buildings, support services and college accessory facilities.
 - 2. Library.
 - 3. Public transit facilities.
 - 4. Conference or community center (college/community meetings and activities).
 - 5. Tot lot, greenway, vest pocket park, bikeway and other park/open space linkages.
 - 6. Retail store or service business under 4,500 square feet GFA per tenant. ~~including, but not limited to: A recommendation at the February meeting was to increase the size to 5,000 sq. ft.~~
 - a. ~~Convenience, drug or variety store;~~
 - b. ~~Books, magazines, stationery and school supplies;~~
 - c. ~~Child day care center (fewer than 13 children)~~
 - d. ~~Art gallery, art or photo studio, film/photo processing;~~
 - e. ~~Art supplies store or frame shop;~~
 - f. ~~Professional services (engineering, legal, medical, financial and similar;~~
 - g. ~~Business services (bookkeeping, taxes, accounting management, etc.);~~

- ~~h. Computer repair, maintenance and training, and related technical services;~~
 - ~~i. Personal services (grooming, photo processing, counseling, tutoring, etc.~~
 - ~~j. Laundry self-service and pick-up station;~~
 - ~~k. Shoe repair, tailoring, locksmith and similar personal services;~~
 - 7. Movie theater (single- or two screen at neighborhood scale).
 - 8. Medical offices or clinic (~~limited services to neighborhood and/or college~~).
 - 9. Food and beverage service businesses under \geq 4,000 square feet GFA, including:
 - a. Donut shop, bakery or similar specialty food outlet
 - b. Café, coffee shop or restaurant;
 - c. Soda fountain, ice cream parlor, candy store;
 - d. Delicatessen or other specialty food store;
 - e. Tavern, brew pub or nightclub.
 - 10. Multiple-family dwellings:
 - a. Maximum density: 20 units per net acre;
 - b. Minimum density: 12 units per net acre;
 - c. Density may be less than minimum if residential units are combined with other uses in same building or on same lot.
 - 11. Accessory parking lots and structures. Park-n-ride and park-n-pool facilities are not permitted. ~~Student/faculty parking shall be located west of 68th Avenue (Several EdCC buildings are located off of 196th Street SW that have student/faculty parking).~~
 - 12. Electric vehicle charging station, Level 1, Level 2 and Level 3, if accessory to a permitted use or conditionally permitted use.
 - 13. Indoor amusements such as arcades, bowling, pool card rooms, skating rinks;
 - 14. Athletic club or health spa (indoor facilities);
 - 15. Performing arts facilities;
 - 16. Child day –car center (13 or more children) per LMC 21.42.110(E);
 - 17. Boarding house, dormitory or other group residential facilities suitable for students;
 - 18. Inn, hotel, or similar transient lodging (20) guest rooms or less)
 - 19. Battery exchange station (electric vehicle), and only if accessory to a permitted or conditionally approved use.
 - 20. Single-family residences, including home occupations, subject to the development standards set forth for the RS-7 zone in LMC 21.42.02, Table 21.42.02.
 - 21. Any other use similar to those listed above or any other use determined by the community development director to be consistent with the College District Plan.
- ~~B. Principal Uses Allowed by Conditional Use Permit~~
- ~~1. Tavern, brew pub, club or restaurant that serves alcohol when within or adjacent to a structure that also contains residences or child care facilities.~~

- ~~2. Indoor amusements such as arcades, bowling, pool card rooms,, etc.~~
- ~~3. Athletic club or health spa (indoor facilities).~~
- ~~4. Performing arts facilities.~~
- ~~5. Child day care center (13 or more children) per LMC 21.42.110(E);~~
- ~~6. Boarding house, dormitory or other group residential facilities suitable for students (should this be an out right permitted use above).~~
- ~~7. Inn, hotel, or similar transient lodgings (20 accommodations or less).~~
- ~~8. Battery exchange station (electric vehicle), and only if accessory to a permitted or conditionally approved use.~~

~~€.(B).~~ Allowed Accessory Uses. Accessory uses are permitted per LMC 21.58.300, including

- ~~1. Child care —when serving the patrons or employees of a principal use. As written it is unenforceable)~~
- ~~2. Commercial food services – in public buildings.~~
- ~~3. Food Vendors – in outdoor public spaces, subject to city permits.~~

~~Đ. (C)~~ Prohibited Uses. The following uses are prohibited unless their sites have frontage on and access to 196th Street SW. and 64th Avenue W, or Highway 99:

- ~~1. Gas stations, car washes, auto parts stores, auto repair and maintenance and similar auto-related uses.~~
- ~~2. Drive-through facilities.~~

21.57.500 Development Standards.

A. Building to Site Relationships

1. Minimum lot area: none
2. Minimum lot area per dwelling: none.
3. Minimum lot width: none.
4. Minimum frontage at street: none.
5. Front yard setback: no minimum; 15 feet maximum.
6. Side setbacks: none.
7. Rear setbacks: 25 feet (may be used for parking, private yards, recreation, etc.).
8. Minimum building separation: none.
9. Maximum lot coverage: 80 percent.
10. Maximum building height: 50 feet.
11. Minimum floor area: none.

B. Buildings and Uses

1. Architectural Consistency. The scale and design features of a new or remodeled building shall be compatible with its surroundings and consider the architectural style of existing development on and off campus.
2. Utilities. Newly installed utility services shall be placed underground.
3. Reduced Parking. Businesses in this zone will be within a pedestrian-oriented environment designed to cater to walk-in and bicycle traffic from the college and surrounding neighborhoods. To emphasize the pedestrian intent and discourage automobile usage, minimum parking requirements for nonresidential uses within the CDM zone shall be calculated at 50 percent of the normally required standards of Chapter 21.18 LMC. With

the exception of required “accessible spaces,” development proposals may include provisions for off-site parking and shared parking agreements to meet parking requirements and maximize parking space utilization, providing the proposed parking is within a walking distance of 500 feet of its principal use.

4. Pedestrian Environment. 68th Avenue between 200th and 204th Streets, 204th Street between Highway 99 and the campus. and 202nd Street from the campus to Highway 99 are designated “pedestrian-oriented” streets. The following shall apply to properties fronting these streets:
 - a. Buildings shall be at least two stories in height (maximum 50 feet height).
 - b. Street level spaces shall be reserved for retail, office, service uses or similar active non-residential functions.
 - c. Upper floors may be used for additional retail, offices, services, studios or residential uses, including living/working lofts, to a maximum density of 20 DU/ac (net).
5. Multi-story Buildings. Buildings of two or more stories are encouraged throughout the CDM zone.
6. Mix of Uses. With the exception of the commercial spaces required at street level in subsection (B)(4(b) of this section, all buildings within the CDM zone may be used for retail, offices, services, studios, living/work lofts, other residential uses or a combination of those uses.

C. Outdoor Areas.

1. To enhance the pedestrian environment of the CDM zone, the design of open front yard areas and spaces between buildings shall consider and incorporate such elements as decorative landscaping and paving, seating areas, outdoor eating areas, bike racks, public art, kiosks, trees, awnings or other protection from the natural elements, and access to drinking fountains and public restrooms.
2. Plans for outdoor pedestrian areas shall include a coordinated design for safe and convenient outdoor lighting and signage. The outdoor lighting plan along 68th Avenue W., 202nd Street SW. and 204th Street SW., will further the concept of a “neighborhood center” and will provide pedestrian-level lighting at a coverage that complies with the public safety standards for such public outdoors areas.
3. Deciduous street trees having a minimum caliper size of two inches shall be provided at 30 feet intervals or clustered when spacing is not feasible, along 68th Avenue W, 204th Street SW., 196th Street SW., 64th Avenue W. and 202nd Street SW as a design element of the project.
4. Unless designed as a plaza or other outdoor pedestrian area, not more than 10 percent of landscaped areas may be covered with inanimate materials, unless the applicant can document a problem on the site that makes it unsuitable for plant materials.
5. In areas determined to be unsuitable for plants, such alternatives as fences, walls, and paving of brick, wood, stone, concrete pavers, gravel or cobbles may be used in the design – subject to design review approval.

D. Other Limitations and Standards

1. The college district mixed use (CDM) zone is considered a “commercial” zone and subject to applicable limitations on uses and other development standards, contained in Chapter 21.46 LMC, Commercial Zones, and not contained in this chapter.
2. Tandem parking may be used to meet residential parking requirements, providing both spaces are assigned to the same dwelling. Tandem parking will not be approved for nonresidential applications.
3. Parking lot design and related landscaping shall be in accordance with LMC 21.46.210(B) (parking lot development standards for commercial zones). Off-street parking, whether in surface lots, or structures, shall be located beside or behind buildings, and prohibited between buildings and streets, with the exception of master-planned parking on the EdCC campus.
4. Signage shall comply with LMC 21.16.310 (commercial signage requirements), ~~except as adjusted by the signage limitations of the college district overlay zone. The following types are prohibited within the CDM zone, with the exception of commercially zoned properties fronting 196th Street SW. and 64th Avenue W.~~
 - a. Freestanding signs, other than ground signs *Should we allow monument signs?*;
 - b. Pole signs;
 - c. Roof signs.
5. The location and design of trash and recycling facilities shall comply with the requirements of LMC 21.46.900 (refuse and recycling collection areas and enclosures).
6. The provisions of the CDM zone shall prevail in cases of conflict.

21.57.600 Site Plan and design approval.

- A. New development with the college district mixed use (CDM) zone shall comply with the development standards of LMC 21.57.500 and with Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3) and receive approval pursuant to Chapter 21.25.LMC.
- ~~B. New development is also subject to review and approval per Chapter 21.32 LMC (Site Plan and Design Review).~~
- B. In addition to the general decision criteria established in 21.25 LMC, the following criteria shall be considered when reviewing development proposals in the CDM zone:
 1. The proposal is compatible with the design and function of surrounding development and land uses.
 2. Streetscapes are designed to include a combination of facilities to serve pedestrians, cyclists and transit patrons, such as attractive lighting, awnings and canopies, seating, directional signage, information kiosks, designated street crossings, and bus shelters, and/or other amenities to enhance the pedestrian environment.

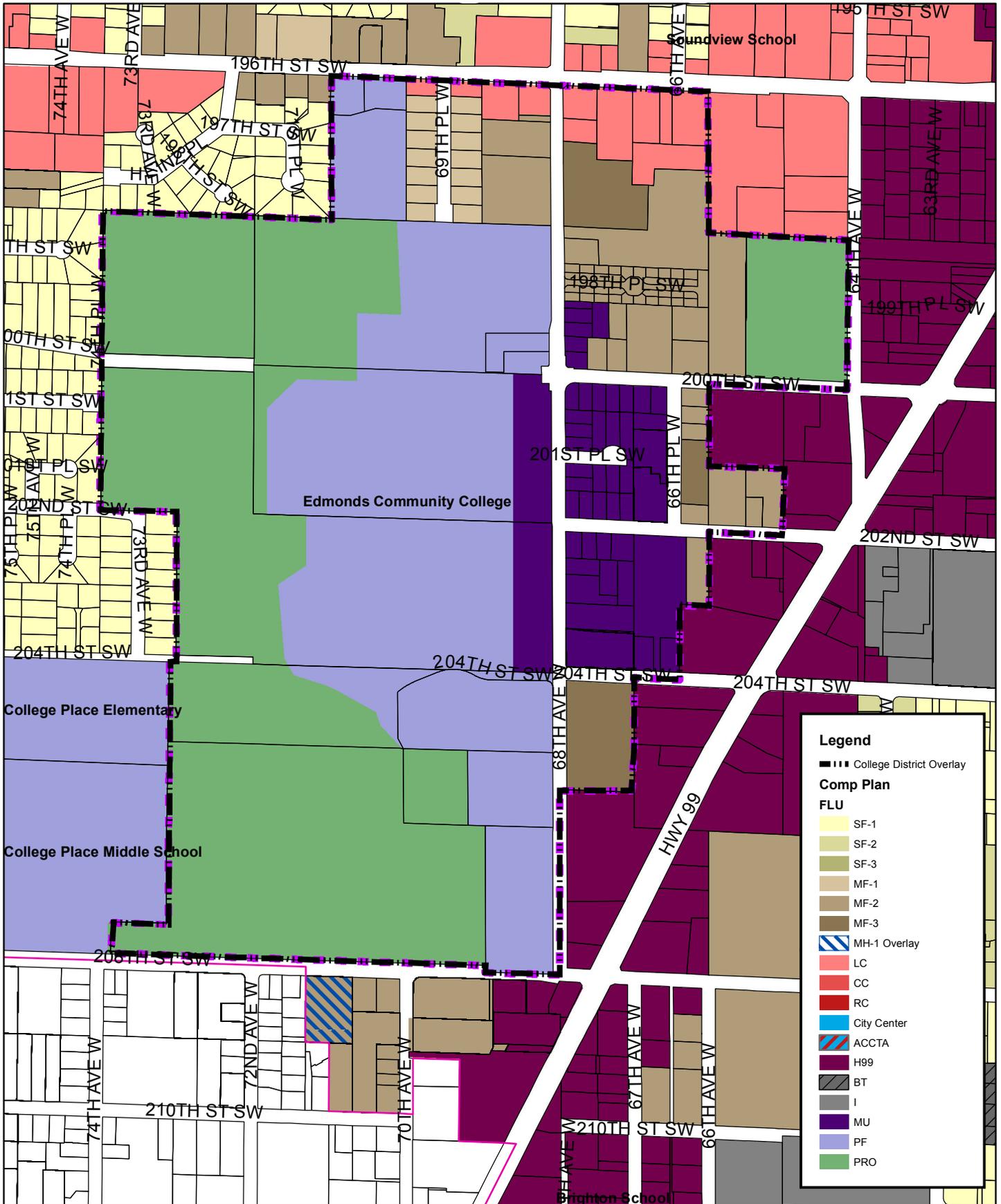
3. Public sidewalks and/or trails, bikeways or greenbelt linkages are provided to connect parks, municipal golf course, the college and other public areas frequented by the general public when the proposed development is on or adjacent to such planned facilities.

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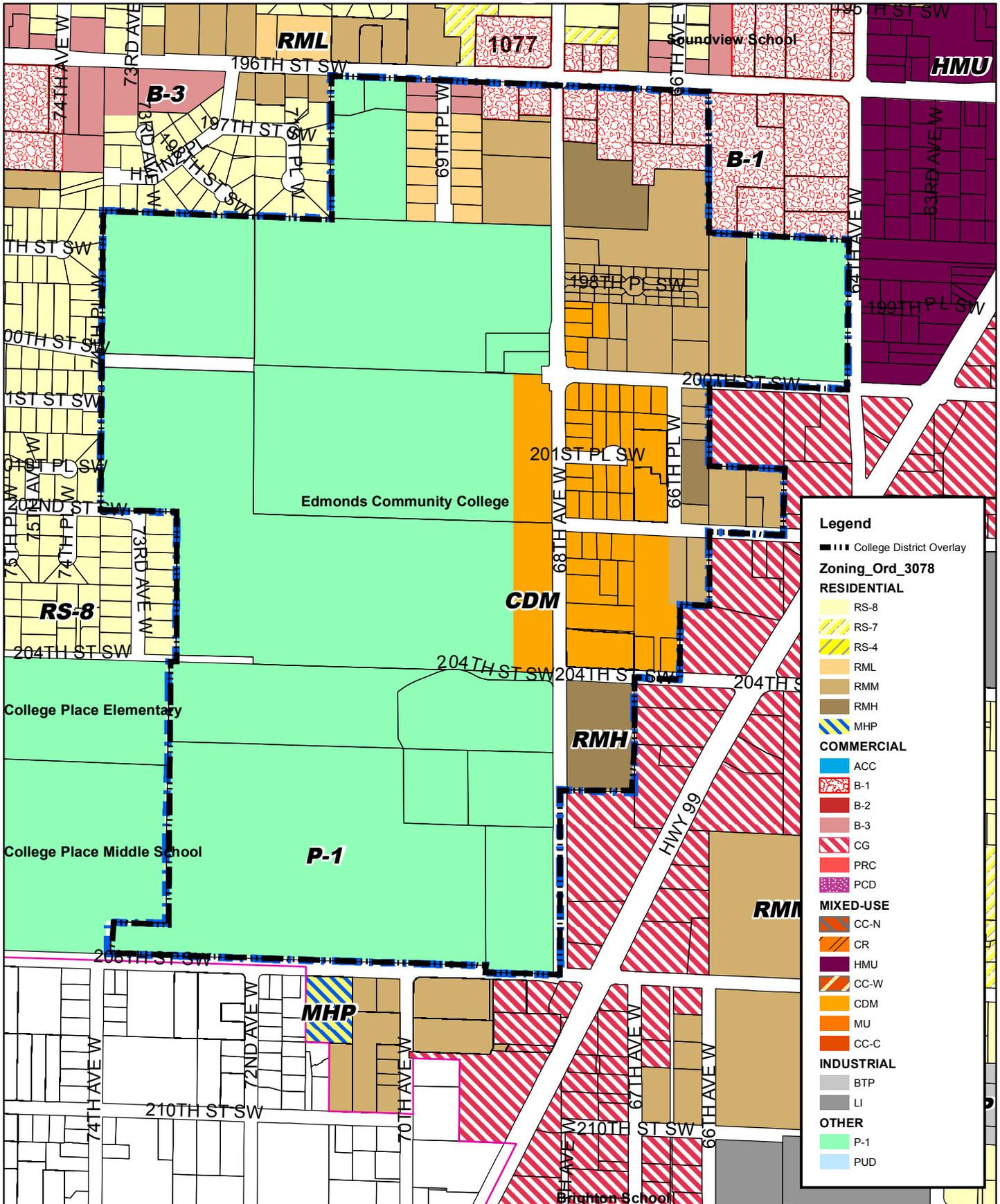
Comp Plan Map



Legend

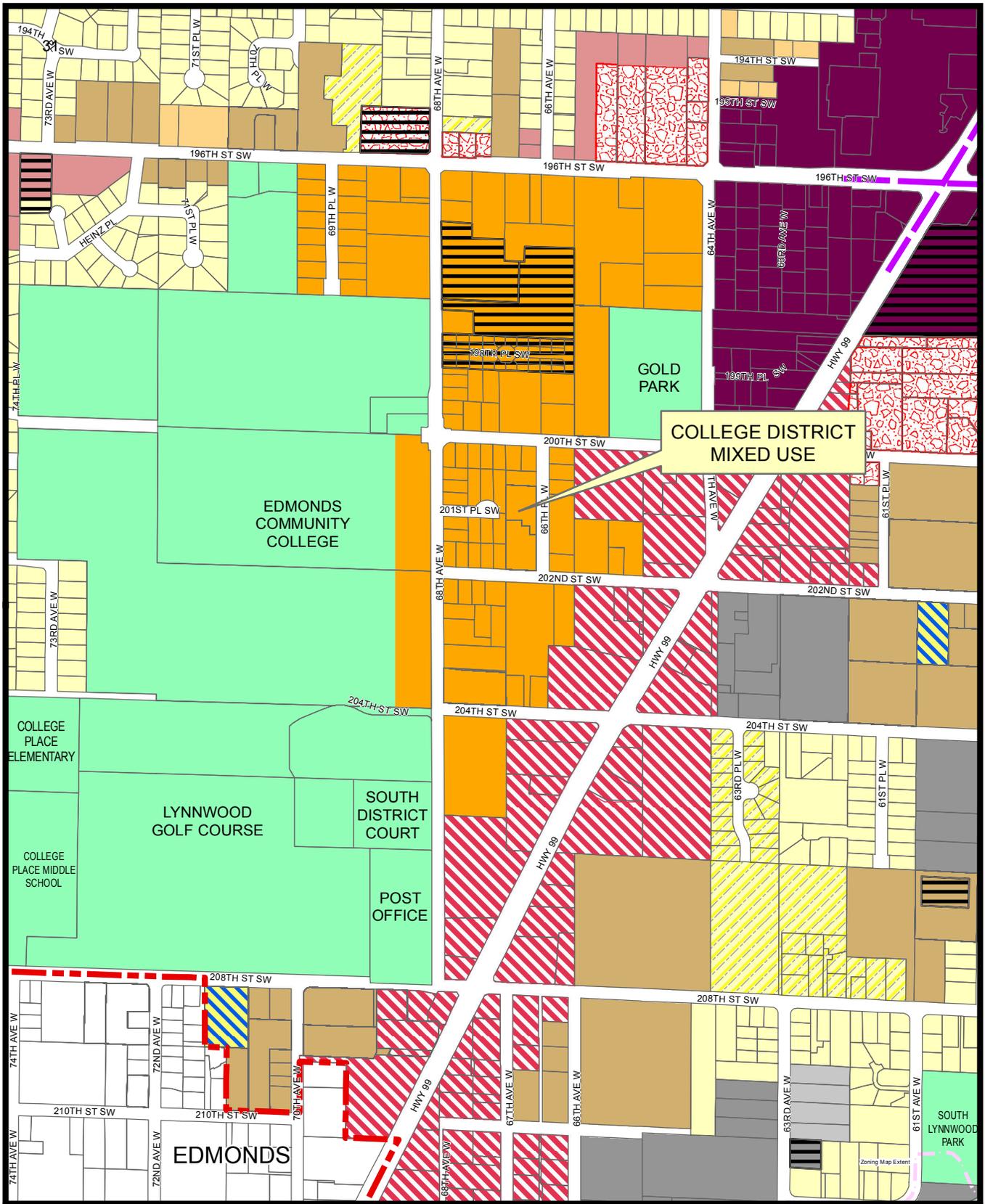
- College District Overlay
- Comp Plan**
- FLU**
- SF-1
- SF-2
- SF-3
- MF-1
- MF-2
- MF-3
- MH-1 Overlay
- LC
- CC
- RC
- City Center
- ACCTA
- H99
- BT
- I
- MU
- PF
- PRO

Zoning Map



Legend

- College District Overlay
- Zoning_Ord_3078**
- RESIDENTIAL**
 - RS-8
 - RS-7
 - RS-4
 - RML
 - RMM
 - RMH
 - MHP
- COMMERCIAL**
 - ACC
 - B-1
 - B-2
 - B-3
 - CG
 - PRC
 - PCD
- MIXED-USE**
 - CC-N
 - CR
 - HMU
 - CC-W
 - CDM
 - MU
 - CC-C
- INDUSTRIAL**
 - BTP
 - LI
- OTHER**
 - P-1
 - PUD



COLLEGE DISTRICT MIXED USE

RESIDENTIAL

- RS-8 - Residential 8400 Sq Ft
- RS-7 - Residential 7200 Sq Ft
- RS-4 - High Density Single Family 4000 Sq Ft
- RML - Multiple Residential Low Density
- RMM - Multiple Residential Medium Density
- RMH - Multiple Residential High Density
- MHP - Mobile Home Park

COMMERCIAL

- ACC - Alderwood-City Center Transition Area
- B-1 - Community Business
- B-2 - Limited Business
- B-3 - Neighborhood Commercial
- CG - General Commercial
- PRC - Planned Regional Center
- PCD - Planned Commercial Development

MIXED-USE

- CC-C - City Center Core
- CC-W - City Center West
- CC-N - City Center North
- CDM - College District Mixed Use
- MU - Mixed Use
- CR - Commercial-Residential
- HMU - Highway 99 Mixed Use

INDUSTRIAL

- BTP - Business/Technical Park
- LI - Light Industrial

OTHER

- P-1 - Public
- Planned Unit Development

- Gateway
- Prominent

- Frontage Landscaping
- Interurban Trail
- City Center District
- College District
- City Limits

Chapter 21.57 COLLEGE DISTRICT MIXED USE (CDM) ZONE

Sections:

- 21.57.100 Purpose.
- 21.57.200 Applicability.
- 21.57.300 Interpretation.
- 21.57.400 Land uses.
- 21.57.500 Development standards.
- 21.57.600 Site plan and design approval.

21.57.100 Purpose.

A. This mixed use zone is designed to provide opportunities for the creation of a small college- and neighborhood-oriented mixed use district in close proximity to the campus.

B. The purpose of this zone is to implement the vision of a district that consists of offices and service businesses, integrated residential apartments, condominiums, artist lofts and/or dormitories, along with street level small businesses that cater primarily to the college and surrounding neighborhood. Businesses will be limited in size to ensure neighborhood scale, with commercial spaces required at street level along portions of 68th Avenue and 202nd Street. Office and residential uses will be encouraged above and behind the businesses. Development standards and guidelines based on this vision will provide design guidance, emphasizing building and spatial relationships, with particular emphasis on the design of pedestrian spaces, linkages between the college and business district, and related pedestrian facilities and amenities. (Ord. 2433 § 1(Exh. A), 2002)

21.57.200 Applicability.

The CDM zone shall be applied in close proximity to the Edmonds Community College (EdCC) campus, as follows:

- A. North boundary: 200th Street, extending north about 285 feet at the intersection with 68th Avenue W.
- B. East boundary: 66th Place, extending southward to 204th Street.
- C. South boundary: 204th Street.
- D. West boundary: 68th Avenue, extending 200 feet into the EdCC campus. (Ord. 2799 § 2, 2009; Ord. 2433 § 1(Exh. A), 2002)

21.57.300 Interpretation.

A. All regulations and design guidelines of this zone, the college district overlay (CDO) zone and the Citywide Design Guidelines shall apply to properties within the CDM zone. In the event of conflict between requirements, the provisions of the CDM zone and its design standards shall prevail.

B. Land uses not specifically listed in the following section may be allowed when determined by the director of community development to be compatible with the listed uses and consistent with the

intended development of the district, as described in the college district plan. The director's written decision is subject to appeal per LMC 1.35.200 (Process II). (Ord. 2433 § 1(Exh. A), 2002)

21.57.400 Land uses.

A. Principal Uses Permitted Outright.

1. College and university buildings, support services and college accessory facilities.
2. Library.
3. Public transit facilities.
4. Conference or community center (college/community meetings and activities).
5. Tot lot, greenway, vest pocket park, bikeway and other park/open space linkages.
6. Retail store or service business under 4,000 square feet GFA, including, but not limited to:
 - a. Convenience, drug or variety store;
 - b. Books, magazines, stationery and school supplies;
 - c. Child day-care center (fewer than 13 children);
 - d. Art gallery, art or photo studio, film/photo processing;
 - e. Art supplies store or frame shop;
 - f. Professional services (engineering, legal, medical, financial and similar);
 - g. Business services (bookkeeping, taxes, accounting, management, etc.);
 - h. Computer repair, maintenance and training, and related technical services;
 - i. Personal services (grooming, photo processing, counseling, tutoring, etc.);
 - j. Laundry self-service and pick-up station;
 - k. Shoe repair, tailoring, locksmith and similar personal services.
7. Movie theater (single-screen at neighborhood scale).
8. Medical office or clinic (limited services to neighborhood and/or college).
9. Food and beverage service businesses under 2,000 square feet GFA, including:
 - a. Donut shop, bakery or similar specialty food outlet;
 - b. Cafe, coffee shop or restaurant;
 - c. Soda fountain, ice cream parlor, candy store;
 - d. Delicatessen or other specialty food store;

2. Minimum lot area per dwelling: none.
3. Minimum lot width: none.
4. Minimum frontage at street: none.
5. Front yard setback: no minimum; 15 feet maximum.
6. Side setbacks: none.
7. Rear setbacks: 25 feet (may be used for parking, private yards, recreation, etc.).
8. Minimum building separation: none.
9. Maximum lot coverage: 80 percent.
10. Maximum building height: 50 feet.
11. Minimum floor area: none.

B. Buildings and Uses.

1. **Architectural Consistency.** The scale and design features of a new or remodeled building shall be compatible with its surroundings and consider the architectural style of existing development on and off campus.
2. **Utilities.** Newly installed utility services shall be placed underground.
3. **Reduced Parking.** Businesses in this zone will be within a pedestrian-oriented environment designed to cater to walk-in and bicycle traffic from the college and surrounding neighborhood. To emphasize the pedestrian intent and discourage automobile usage, minimum parking requirements for nonresidential uses within the CDM zone shall be calculated at 50 percent of the normally-required standards of Chapter 21.18 LMC.
4. **Pedestrian Environment.** 68th Avenue between 200th and 204th Streets, and 202nd Street from the campus to Highway 99 are designated "pedestrian-oriented" streets. The following shall apply to properties fronting these streets:
 - a. Buildings shall be at least two stories in height (maximum 50 feet height).
 - b. Street level spaces shall be reserved for retail, office, service uses or similar active nonresidential functions.
 - c. Upper floors may be used for additional retail, offices, services, studios or residential uses, including living/working lofts, to a maximum density of 20 DU/ac (net).
5. **Multi-story Buildings.** Buildings of two or more stories are encouraged throughout the CDM zone.
6. **Mix of Uses.** With the exception of the commercial spaces required at street level in subsection (B)(4)(b) of this section, all buildings within the CDM zone may be used for retail,

offices, services, studios, living/working lofts, other residential uses, or combinations of those uses.

C. Outdoor Areas.

1. To enhance the pedestrian environment of the CDM zone, the design of open front yard areas and spaces between buildings shall consider and incorporate such elements as decorative landscaping and paving, seating areas, outdoor eating areas, bike racks, public art, kiosks, trees, awnings or other protection from the natural elements, and access to drinking fountains and public restrooms.
2. Plans for outdoor pedestrian areas shall include a coordinated design for safe and convenient outdoor lighting and signage.
3. Deciduous street trees having a minimum caliper size of two inches shall be provided at 30 feet intervals along 68th Avenue and 202nd Street as a design element of the project.
4. Unless designed as a plaza or other outdoor pedestrian area, not more than 10 percent of landscaped areas may be covered with inanimate materials, unless the applicant can document a problem on the site that makes it unsuitable for plant materials.
5. In areas determined to be unsuitable for plants, such alternatives as fences, walls, and paving of brick, wood, stone, concrete pavers, gravel or cobbles may be used in the design – subject to design review approval.

D. Other Limitations and Standards.

1. The college district mixed use (CDM) zone is considered a “commercial” zone and subject to applicable limitations on uses and other development standards contained in Chapter 21.46 LMC, Commercial Zones, and not contained in this chapter.
2. Tandem parking may be used to meet residential parking requirements, provided both spaces are assigned to the same dwelling. Tandem parking will not be approved for nonresidential applications.
3. Parking lot design and related landscaping shall be in accordance with LMC 21.46.210(B) (parking lot development standards for commercial zones).
4. Signage shall comply with LMC 21.16.310 (commercial signage requirements), except as adjusted by the signage limitations of the college district overlay zone.
5. The location and design of trash and recycling facilities shall comply with the requirements of LMC 21.46.900 (refuse and recycling collection areas and enclosures).
6. The provisions of the CDM zone shall prevail in cases of conflict. (Ord. 2433 § 1(Exh. A), 2002)

21.57.600 Site plan and design approval.

A. New development within the college district mixed use (CDM) zone shall comply with the development standards of LMC 21.57.500 and with Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3) and receive approval pursuant to Chapter 21.25 LMC.

B. New development is also subject to review and approval per Chapter 21.32 LMC (Site Plan and Design Review). (Ord. 2433 § 1(Exh. A), 2002)

The Lynnwood Municipal Code is current through Ordinance 3104, passed December 8, 2014.

Disclaimer: The City Clerk's Office has the official version of the Lynnwood Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.



Chapter 21.58 COLLEGE DISTRICT OVERLAY (CDO) ZONE

Sections:

- 21.58.100 Purpose.
- 21.58.200 Applicability and interpretations.
- 21.58.300 Land uses.
- 21.58.400 Development/design standards.
- 21.58.500 Site plan and design approval.

21.58.100 Purpose.

- A. The college district plan includes development concepts and policies that require regulations beyond those contained in the underlying zoning. The college district overlay (CDO) zone provides development standards to help achieve the plan's long-term vision and objectives.
- B. These regulations are intended to promote a superior level of neighborhood design, access, convenience, comfort and amenity within the college district, to encourage safe and pleasant pedestrian and bicycle circulation, and to enhance the visual and functional relationships of and between Edmonds Community College and its neighbors.
- C. In cases of conflict, the standards and requirements of the overlay zone shall override the provisions of underlying zones. (Ord. 2433 § 1(Exh. A), 2002)

21.58.200 Applicability and interpretations.

- A. The CDO zone shall be applied to all areas within the college district to supplement all underlying zones, except that the CDO zone shall not apply to properties that are zoned General Commercial (CG).
- B. In cases of conflict, the standards and requirements of this overlay zone shall override the provisions of the underlying zones. (Ord. 2508 § 1, 2004; Ord. 2433 § 1(Exh. A), 2002)

21.58.300 Land uses.

- A. Land uses shall be permitted as specified in the provisions of the underlying zones within the college district, unless specifically prohibited, restricted or modified through the provisions of this overlay zone or the Citywide Design Guidelines.
- B. Principal and Conditional Uses. The provisions of the underlying zones shall determine the allowed uses and how they are permitted, except that the following uses are prohibited unless their sites have frontage on and access to either 196th Street or Highway 99:
1. Gas stations, car washes, auto parts stores, auto repair and maintenance and similar auto related uses that are typically highway-oriented have a service area that extends well beyond the college district, and that would bring unnecessary commercial traffic into the neighborhood.
 2. Drive-through convenience windows.

C. Accessory Uses. Uses and structures that meet the city zoning code's definition of "accessory" shall be permitted within the zones of the college district, except that accessory uses may not be added to existing nonconforming uses. (Ord. 2433 § 1(Exh. A), 2002)

21.58.400 Development/design standards.

The following standards shall supplement those of the underlying zones in the areas specified and shall prevail in cases of conflict.

A. Minimum Site for Transitional Development. New development shall require a consolidated building site of not less than one acre within the existing single-family home neighborhood fronting on 69th Place and within areas covered by the CDM zone. (The purpose is to avoid the under utilization of land and a lot-by-lot premature encroachment of small-scale development within existing single-family neighborhoods.)

B. Standards for the CDO Zone. The following standards are applicable throughout the CDO zone:

1. Building to Site Relationships. The site development requirements of the underlying zones shall apply, with the following exceptions:

- a. Street frontage setbacks: 10 feet minimum and 20 feet maximum.
- b. Lot coverage: 35 percent maximum when no recreational or open space is provided.
- c. Lot coverage bonus: coverage may increase to a maximum of 60 percent, in proportion to the percentage of gross lot area that is provided for recreational or open space, in buildings, on rooftops, etc.

Example: developing 20 percent of the gross lot area (excluding required setbacks) for recreational or open space will boost the allowable building coverage by 20 percent or to a coverage of 42 percent (35 percent times 20 percent equals seven percent plus 35 percent equals 42 percent coverage allowed).

2. Buildings and Uses.

- a. Each new building shall be consistent with the intent of the college district plan, shall be complimentary in architectural design, colors, materials, and scale with nearby existing and/or planned buildings.
- b. Newly installed utility services shall be placed underground.

3. Outdoor Areas.

- a. Open front yard areas and side yards between buildings shall be landscaped and designed for pedestrian uses.
- b. When appropriate for the location and function involved, the designer of outdoor public areas shall consider and incorporate such elements as decorative paving, seating areas, bike racks, community kiosks, and other features that will enhance the pedestrian environment.

- c. Plans for outdoor pedestrian areas and trails shall include a coordinated design for safe and attractive outdoor lighting.
- d. Signs. The following types of signs are prohibited within the CDO zone, with the exception of commercially-zoned properties fronting 196th Street and Highway 99:
 - i. Freestanding signs, other than ground signs;
 - ii. Pole signs;
 - iii. Roof signs.
- e. Off-street parking, whether in surface lots or structures, shall be located beside or behind buildings and prohibited between buildings and streets, with the exception of master-planned parking on the EdCC campus.
- f. With the exception of required "accessible spaces," development proposals may include provisions for off-site parking and shared parking agreements to meet parking requirements and maximize parking space utilization, provided the proposed parking is within a walking distance of 500 feet of its principal use.
- g. Provisions shall be made by the developer for the construction of public access sidewalks, bikeways or trails when new development is located along an existing or planned greenway or trail link.
- h. Deciduous street trees having a minimum caliper size of two inches shall be provided at 30-foot intervals along public street frontages, or clustered when such spacing is not feasible, as a requirement of all new development. (Ord. 2433 § 1(Exh. A), 2002)

21.58.500 Site plan and design approval.

A. New development within the college district shall comply with the development standards of LMC 21.58.400 and with Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3) and receive approval pursuant to Chapter 21.25 LMC.

B. New development is also subject to review and approval per Chapter 21.32 LMC (Site Plan and Design Review).

C. In addition to the general decision criteria contained in Chapter 21.32 LMC, the following criteria shall be considered when reviewing development proposals within the college district overlay (CDO) zone:

1. The proposal is compatible with the design and function of surrounding development and land uses.
2. Streetscapes are designed to include a combination of facilities to serve pedestrians, cyclists and transit patrons, such as attractive lighting, seating, directional signing, information kiosks, designated street crossings and bus shelters.

3. Public sidewalks and/or trails or greenbelt linkages are provided to connect parks, the municipal golf course, the college and other public areas frequented by the general public when the proposed development is on or adjacent to such planned facilities.

4. Off-street parking will be located to the rear of frontage buildings (interior of block) and not in front yard areas.

5. The following criteria apply to development within the college district mixed use (CDM) zone and more specifically to development fronting the designated pedestrian-oriented sections of 68th Avenue and 202nd Street:

a. The proposal provides for mixed use development opportunities within the site and/or its buildings.

b. Street-level frontage on 68th Avenue and 202nd Street is reserved for college- or neighborhood-oriented retail and service businesses, with opportunities for office or residential uses above. West of 68th Avenue, multi-use structures may contain offices, retail businesses or classrooms in combination with structured parking.

c. The proposal includes street furniture, shelter (awnings, etc.), and/or other amenities to enhance the pedestrian environment.

d. The proposal utilizes a decorative paving design for sidewalks, crosswalks and open plazas that can be continued throughout the CDM area, or that is consistent with an already established scheme.

e. The proposal includes a plan for simple effective signing that may include freestanding "ground signs" but does not include other freestanding or pole signs.

f. The outdoor lighting plan along 68th Avenue and 202nd Street within the CDM zone will further the concept of a "neighborhood center" and will provide pedestrian-level lighting at a coverage that complies with public safety standards for such public outdoor areas. (Ord. 2433 § 1(Exh. A), 2002)

The Lynnwood Municipal Code is current through Ordinance 3104, passed December 8, 2014.

Disclaimer: The City Clerk's Office has the official version of the Lynnwood Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

<i>Lynnwood Planning Commission</i> Meeting of March 12, 2015	
<p>Staff Report</p> <p>Agenda Item: E.3</p> <p>Mixed Use Map amendment (Alderwood Mall Parkway)</p>	<p><input type="checkbox"/> Public Hearing</p> <p><input type="checkbox"/> Informal Public Meeting</p> <p><input checked="" type="checkbox"/> Work Session</p> <p><input type="checkbox"/> Other Business</p> <p><input type="checkbox"/> Information</p> <p><input type="checkbox"/> Miscellaneous</p>
Lynnwood Dept. of Community Development — Gloria Rivera, Senior Planner	

ACTION

Discussion and recommendation to staff.

BACKGROUND

During staff discussions on the College District Overlay Zone, it was noted the only other area in the City designated Mixed Use on the Future Land Use Map is an area located on Alderwood Mall Parkway, north of 196th Street SW and north of an area designated Regional Commercial. Likewise, the Zoning Map designates this area Mixed Use. The Zoning Map designation for the area to the south of this zone is Planned Commercial Development (PCD).

Mixed Use zoning uses that have been undertaken along Alderwood Mall Parkway have been strictly commercial in nature with no mixed uses proposals submitted. As it exists, the Mixed Use zone is essentially an “island: surrounded by PCD zoning to the west and south (Interstate 5 is located to the north and County single-family and multi-family zoning to the east). Current development reflecting retail, office and motel uses are consistent with PCD development. In addition, recent zoning code amendments would allow multi-family residential development in the PCD zone at developer request.

Staff Recommendation

Comprehensive Plan Future Land Use Map: For this location along Alderwood Mall Parkway, staff is recommending that the Mixed Use designation on the Future Land Use Map be changed to Regional Commercial which is consistent with the area to the South.

Zoning Map: Staff is also recommending that the Mixed Use zone at this location along Alderwood Mall Parkway be changed to PCD to match the properties to the South.

COMMENT

Attached is a table that summarizes the differences between the Mixed Use and PCD zoning. A recent PCD code amendment allows multi-family housing on the second and third floors of buildings within the PCD zone.

The PCD zoning would most likely afford more development opportunities than the Mixed Use zoning would have allowed.

RECOMMENDATION

Discuss the proposed code amendment and provide recommendations to the staff.

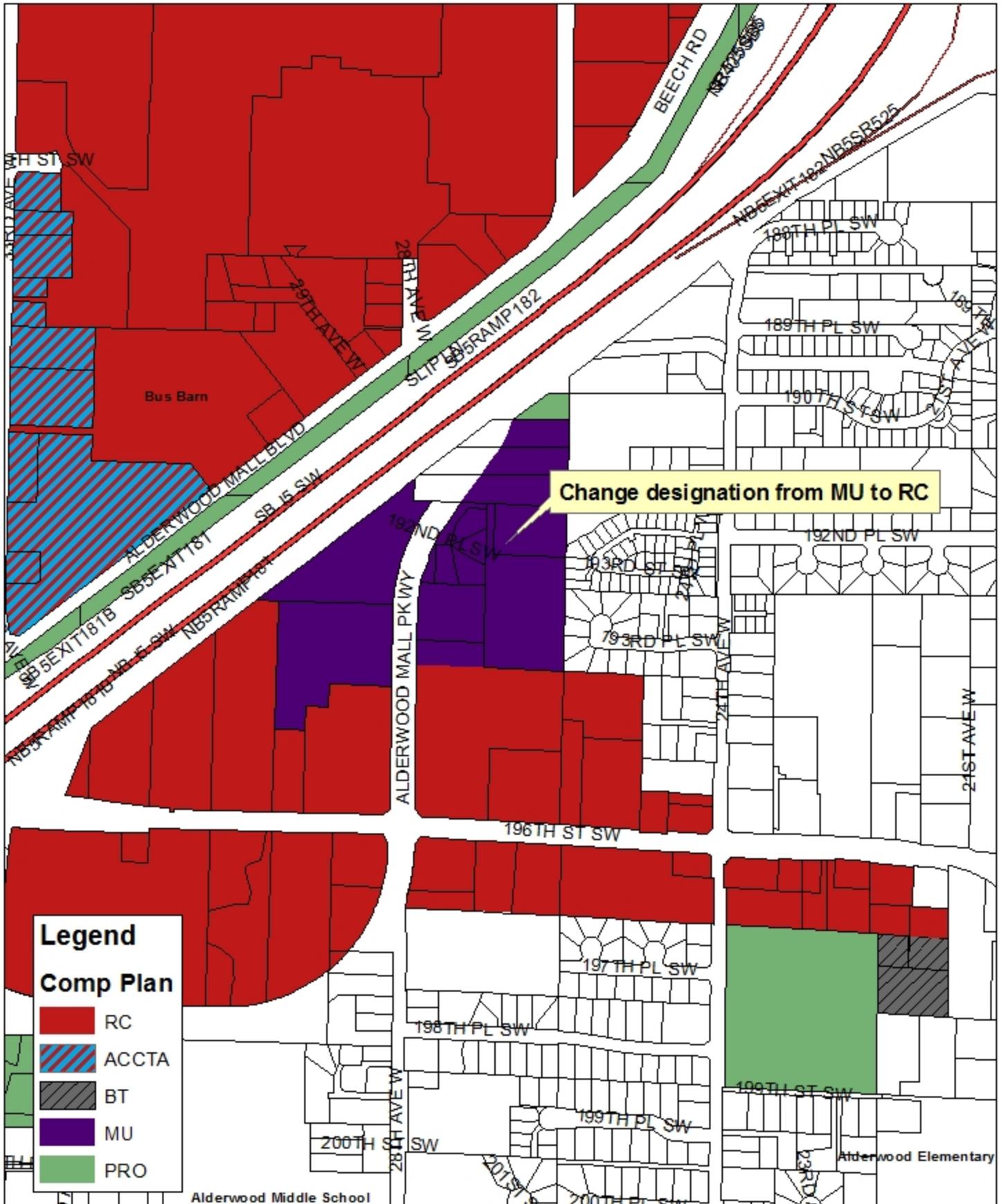
ATTACHMENTS

- A. Current future land use and zoning maps
- B. Mixed Use/PCD Comparisons

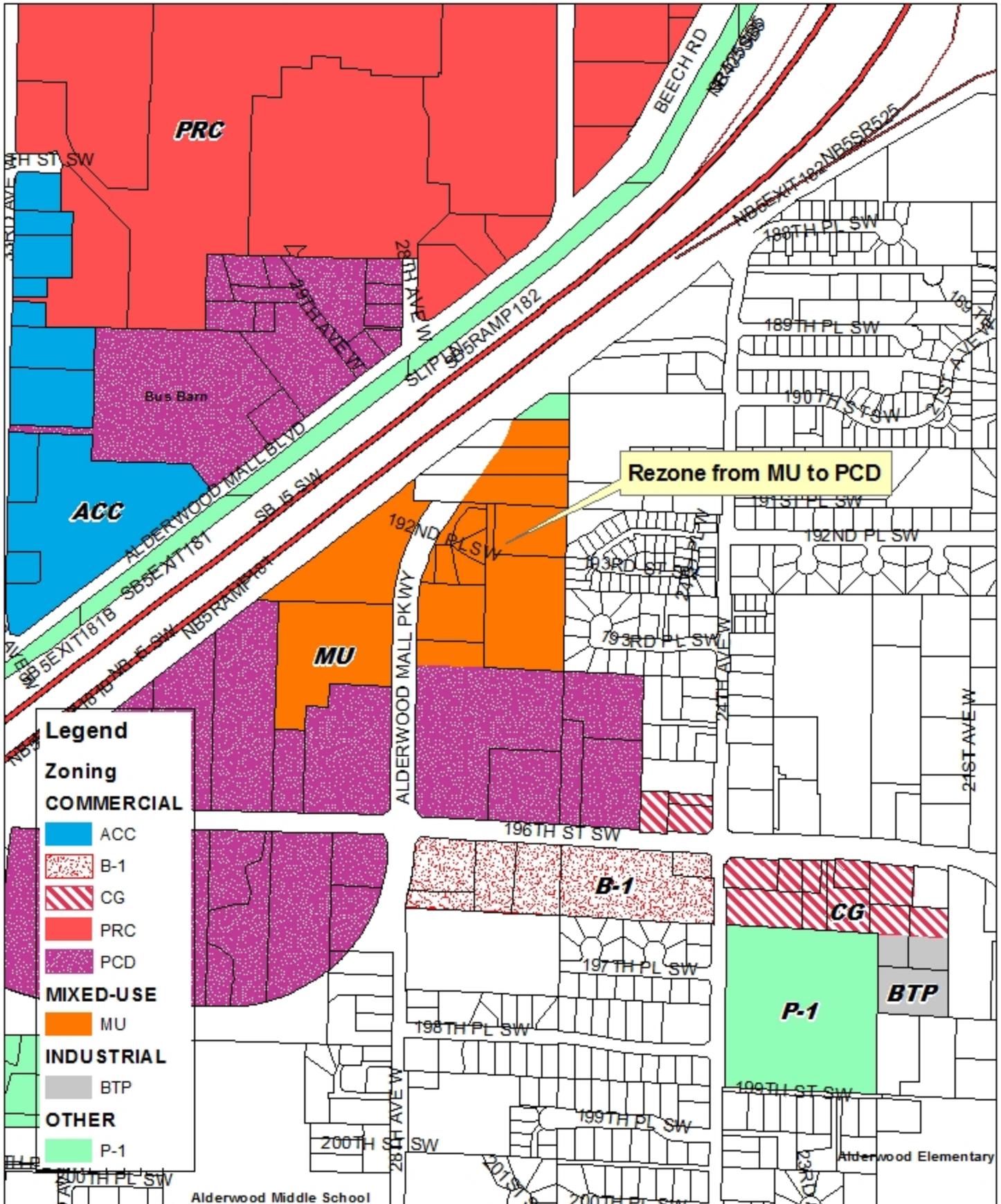
MIXED USE/PCD ZONING COMPARISON

Mixed Use Zone	PCD Zone
All uses in the RS-8 zone (single-family residential, adult family homes, home child day care, parks, wireless communication facilities as permitted uses. Adult day care, as a conditional uses.	All uses in the single family zones (except home occupations)
Libraries, museums and similar	Libraries, museums and similar
Multi-family housing up to 24 units per acre	Multi-family with unlimited density-family
Banks, churches, child day care,	Banks, child day care, churches, personal service shops, dry cleaning, locksmith, pet grooming, appliance repair, shoe repair
Offices	Offices (Office as a home occupation not allowed)
Municipal services	Municipal services
Motels and hotels	Motels and hotels, respite care
Parking garages and accessory fueling stations	
Public utility facility	Public utility facility
Radio and television stations (Not including towers)	Radio and television stations (not including wireless facilities)
Retail uses (including restaurants) that are allowed in the B-1 zone	Retail uses allowed in the B-1 zone except convenience stores with gas stations)
Commercial schools	Commercial schools (dance, music, art)
	Private and Public schools
Electric vehicle charging and battery exchange stations	Electric vehicle charging and battery exchange stations
Retail uses, as conditionally permitted in the B-1 zone – conditional use permit	
Assembly of electronics, high-tech – conditional use permit	
Laboratories – conditional use	
Veterinary clinic – conditional use permit	Veterinary clinic – permitted use
Electric vehicle charging stations or battery exchange as a conditional use or principal use – conditional use permit	Electric vehicle charging stations or battery exchange as a conditional use or principal use – conditional use permit
	Auto-oriented uses (parts, lubrication indoor sales, etc.), parking garages, parking lots, tire stores and brake and muffler shops
	Business and professional services, not including furniture or equipment sales
	Higher education, Technical and Business Schools
	Amusement centers, Health Clubs, Dance hall s
	Cold storage lockers; printing, publishing, and binding operations; self-storage facilities with a conditional use permit, wireless facilities.

Comp Plan Map



Zoning Map



Legend

Zoning

COMMERCIAL

- ACC
- B-1
- CG
- PRC
- PCD

MIXED-USE

- MU

INDUSTRIAL

- BTP

OTHER

- P-1



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