



ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON ADOPTING CHAPTER 21.61 OF THE LYNNWOOD MUNICIPAL CODE ("ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE"), ADOPTING ALDERWOOD-CITY CENTER TRANSITION AREA DESIGN GUIDELINES, AMENDING CHAPTER 21.02 (DEFINITIONS), AND CHAPTER 21.16 (SIGNS), AND CHAPTER 21.40 (USES AND ZONING MAP), PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR SUMMARY PUBLICATION

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

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

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

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

WHEREAS, the City Center Sub-Area Plan adopted by Ordinance No. 2553 identified an approximate 300 acre area as the Lynnwood City Center; and

WHEREAS, in adopting the City Center Sub-Area Plan and other ordinances in March 2005, the City Council designated an approximate 53 acre area in the northern portion of the North End District of the City Center Sub-Area as a "Study Area"; and

WHEREAS, in this Study Area, the City Center zoning map (Ordinance No. 2555 and Ordinance No. 2625) did *not* change the zoning from Business Technical Park (BTP), Multiple

Residential Medium Density (RMM), PUD (Ordinance 2189/98RZN0001), and Planned Commercial Development (PCD) to City Center; and

WHEREAS, the "Study Area" designation arose in the latter part of the City Center planning process, in response to concerns from residents of the neighborhood west of 36th Ave. W. about the impact of new development on their properties (particularly shadowing and interference with views to the east); and

WHEREAS, the intent of the "Study Area" designation was to revisit the allowable density/intensity of new development in this area as part of the 2006 Comprehensive Plan amendment process, which was subsequently deferred to the 2007 Comprehensive Plan amendment process; and

WHEREAS, on September 24, 2007 the Lynnwood City Council approved Ordinance No. 2695 amending the City Center Sub-Area Plan and Future Land Use Plan Map, designating that portion of the North End District that is north of the extension of 194th St. SW. as the "Alderwood Manor-City Center Transition Area"; and

WHEREAS, the "Study Area" is located between the Alderwood Mall and the City Center but has special circumstances and features that do not apply to properties either in the rest of the City Center or adjoining Alderwood Mall; and

WHEREAS, in 2008 the City proceeded with a planning study of the "Study Area" that seeks to balance future (market-driven) redevelopment of the area while minimizing adverse impacts on the neighborhood to the west of 36th Avenue; and

WHEREAS, the planning study resulted in the development of proposed amendments to the zoning code and to the development of Alderwood-City Center Transition Area Design Guidelines ("Project Documents"); and

WHEREAS, the "Project Documents" were sent to the Washington State Department of Commerce for the State agency review process as required by RCW 36.70A.106, acknowledged by Commerce as having been received March 12, 2012, with no comments provided by State agencies, and

WHEREAS, on March 7, 2012, the City of Lynnwood SEPA Responsible Official issued a Determination of Non-Significance (DNS) on the proposed ""Project Documents"; and

WHEREAS, the Planning Commission held work sessions on the final drafts of the ""Project Documents" amendments on February 9 and February 23, 2012, and then held duly noticed public hearings on April 26 and May 10, 2012; and

WHEREAS, following completion of the public hearing and after discussion of testimony made at the public hearing, the Planning Commission recommended to the City Council approval of the proposed "Project Documents", on May 10, 2012; and

WHEREAS, the City Council then held work sessions on the "Project Documents" on May 7, 2012, June 4, 2012 and July 28, 2012, with a duly noticed public hearing on the "Project Documents" on June 11, 2012; and

WHEREAS, the City Council then held additional work sessions on the "Project Documents" on April 21, 2014 and July 7, 2014, followed by a duly noticed public hearing on the "Project Documents" on July 14, 2014; and

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

WHEREAS, based on these findings, it is appropriate to amend the City of Lynnwood zoning code and adopt Alderwood-City Center Transition Area Design Guidelines; and,

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DOES ORDAIN AS FOLLOWS:

Section 1: The recitals above are adopted as findings that support passage of this ordinance.

Section 2: Adoption. The Zoning Code of the City of Lynnwood should be and the same is hereby amended to include the a new Chapter (LMC 21.61) entitled "Alderwood-City Center Transition Area (ACC) Zone", as set forth in the Final Draft of said Chapter (dated July 28, 2014), and to add a new Section 21.16.335 entitled "Signs in the Transition Area", a new Section 21.02.460 entitled "Live/Work Unit", and a new Section 21.02.531 entitled "Occupiable Space," all as set forth on "Exhibit A", which is incorporated herein by this reference,

Section 3: Adoption. Design Guidelines, "Exhibit B" for the Alderwood-City Center Transition Area (ACC) (Final Draft, dated July 28, 2014), are hereby adopted, as provided in Section 21.61.300 of the zoning regulations for the Alderwood-City Center Transition Area (ACC) Zone (adopted by Section 2 of this Ordinance).

Section 4: Amendment. Chapter 21.40 (Use Zones and Zoning Map) of the Lynnwood Municipal Code is amended to include the Alderwood-City Center Transition Area (ACC) Zone, "Exhibit C", in the list of established zones and the order of restrictiveness in that chapter, as

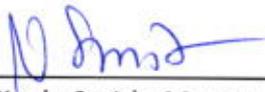
set forth in the Final Draft of said regulations (dated July 28, 2014), which is incorporated herein by this reference.

Section 5. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

PASSED BY THE CITY COUNCIL, the 28th day of July, 2014.

APPROVED:



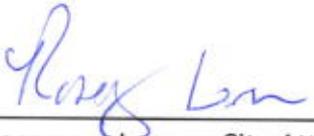
Nicola Smith, Mayor

ATTEST/AUTHENTICATED:



Lorenzo Hines Jr., Finance Director

APPROVED AS TO FORM:



Rosemary Larson, City Attorney

FILED WITH ADMINISTRATIVE SERVICES: 08/8/2014
PASSED BY THE CITY COUNCIL: 07/28/2014
PUBLISHED: 08/11/2014
EFFECTIVE DATE: 09/04/2014
ORDINANCE NUMBER: 3077



On the, 28th day of July, 2014 the City Council of the City of Lynnwood, Washington, passed ordinance 3077. A summary of the content of this ordinance, consisting of the title, provides as follows:

ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON ADOPTING CHAPTER 21.61 OF THE LYNNWOOD MUNICIPAL CODE ("ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE"), ADOPTING ALDERWOOD-CITY CENTER TRANSITION AREA DESIGN GUIDELINES, AMENDING CHAPTER 21.02 (DEFINITIONS), AND CHAPTER 21.16 (SIGNS), AND CHAPTER 21.40 (USES AND ZONING MAP), PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR SUMMARY PUBLICATION

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

DATED this 11th day of August, 2014.



Lorenzo Hines Jr., Finance Director



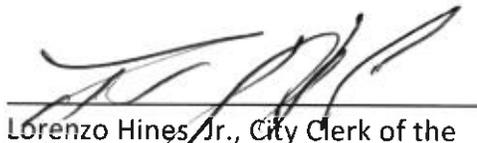
LYNNWOOD
WASHINGTON

CERTIFICATE

I, the undersigned, Lorenzo Hines Jr., the duly appointed City Clerk of the City of Lynnwood, Washington, hereby certify that the Ordinance hereto attached is a full, true and correct copy of Ordinance No. 3077 of the City of Lynnwood, Washington, entitled as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON ADOPTING CHAPTER 21.61 OF THE LYNNWOOD MUNICIPAL CODE ("ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE"), ADOPTING ALDERWOOD-CITY CENTER TRANSITION AREA DESIGN GUIDELINES, AMENDING CHAPTER 21.02 (DEFINITIONS), AND CHAPTER 21.16 (SIGNS), AND CHAPTER 21.40 (USES AND ZONING MAP), PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR SUMMARY PUBLICATION

That said ordinance was passed by the Council on July 28, 2014 of said City and was published and posted according to law; that said ordinance was duly published in the official newspaper of said City on August 11, 2014.



Lorenzo Hines Jr., City Clerk of the
City of Lynnwood, Washington

Chapter 21.61**ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE****21.61.100 Purpose.**

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

21.61.150 Interpretation.

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

21.61.250 Permitted uses.**A. Uses**

1. Multi-family dwellings
2. Hotel/motel
3. Offices (all types)
4. Personal care services (i.e. barber, hair salon, nail salon, tanning, etc.)
5. Banks and other financial institutions
6. Medical clinics
7. Hospitals
8. Veterinarian clinic, (may include boarding of and day-care for small animals, provided all on-site activities are enclosed in a building)
9. Retail, but in the area between 36th Ave. W. and 33rd Ave. W, up to 50,000 square feet per building
10. Eating and drinking establishments, including outdoor dining as an accessory use

11. Colleges, universities, trade and professional schools, technical and vocational schools
12. Athletic clubs and facilities
13. Municipal Services
14. Research and Development
15. Assembly of Wood, Light Metal, Glass, Electronic, Electrical or Plastic Parts or Components which are extruded, stamped, manufactured, shaped, or prepared elsewhere, not precluding minor processes such as cutting, drilling, soldering, or minor welding
16. Printing, publishing and electronic media businesses such as copy centers
17. Testing, servicing and repairing of goods
18. Clubhouse and fraternal, social, recreation and other not-for-profit associations
19. Libraries, museums, and similar cultural uses
20. Wireless communication facilities (attached)
21. Child day care
22. Live/Work Spaces
23. Cold Storage
24. Radio/TV stations
25. Land uses not specifically listed in this section may be allowed when determined by the Community Development Director to be compatible with the listed uses and consistent with the purpose of the Alderwood - City Center Transition Area Zone. The Director's written decision is subject to appeal per LMC 1.35.200 (Process II).

B. Uses Allowed by Conditional Use Permit.

1. Wireless communication facilities (not attached)

C. Allowed Accessory Uses

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

21.61.260. Prohibited Uses

Uses not listed above as permitted outright or allowed by conditional use permit or allowed as an accessory use to a permitted primary use, are prohibited in this zone.

21.61.300 Project Design Review.

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

1. Construction (or expansion) of any nonresidential structure or building with a gross floor area of more than 1,000 square feet.
 2. Construction (or expansion) of any parking lot and/or parking structure with 20 or more stalls or paved parking area of 5,400 square feet or more.
 3. Construction of or addition to any structure containing residential units.
- B. Applicable Lynnwood Transition Area standards shall supersede any development standards and requirements of this title and other titles of this code that may conflict, unless otherwise specified in this chapter. Where Transition Area standards are silent, development standards provide elsewhere in LMC shall apply.
- C. Gateways and Prominent Intersections. See City of Lynnwood zoning map to identify development project sites within a gateway or prominent intersection location. Such sites shall be subject to applicable gateway and/or prominent intersection design guidelines in the Lynnwood Transition Area design guidelines. If any portion of a project site lies within a gateway or prominent intersection location, then the entire project shall comply with the applicable design guidelines.

21.61.400 Development Standards

- A. Density (Multiple-Family Residential):
1. Maximum Density: 70 dwelling units per acre (Due to the City Center Environmental Impact Study there is a cap of 300 dwelling units in the North End, including the ACC zone. When that number is reached, the future housing density will be analyzed).
- B. Minimum lot area: One (1) acre.
- C. Minimum lot width: 150 feet.
- D. Minimum and maximum building setbacks:
1. 36th Avenue West
 - a. Minimum: 50 feet. The 50 foot setback shall consist of a minimum 10 foot wide landscaping buffer from the property line along 36th Avenue West plus an additional 40 feet of open space. Surface and underground parking, plazas, landscaping or other open space is allowed in the additional 40 feet of open space. (See also LMC 21.61.450 for landscaping requirements)
 - b. Maximum: None
 2. 33rd Avenue West
 - a. Minimum: None.
 - b. Maximum: Ten (10) feet, except that a larger setback is allowed to create pedestrian oriented open space (such as a

forecourt, a plaza or similar pedestrian oriented environment).

3. 188th Street SW
 - a. Minimum: Twenty Five (25) feet
 - b. Maximum: None.

4. 194th Street SW Extension (to be applied at such time the right of way exists):
 - a. Minimum: None.
 - b. Maximum: Ten (10) feet, except that a larger setback is allowed to create pedestrian oriented open space (such as a forecourt, a plaza or similar pedestrian oriented environment).

5. Alderwood Mall Boulevard
 - a. Minimum: Ten (10) feet
 - b. Maximum: None.

6. Interior Property Lines: None
7. Maximum Lot Coverage: 70%

E. Maximum building height:

1. See Table 21.61.01 for maximum building height.

Table 21.61.01 Maximum Building Height

Distance from the east right of way line of 36 th Avenue West	Maximum Building Height
0 to 50 feet	0 (No buildings allowed)
0 to 300	50 feet
Greater than 300 feet	85 feet , 120 feet with a CUP
East side of 33 rd Ave W.	120 feet

F. Access Management and Vehicular Connections.

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

G. Service Areas

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

H Surface Parking and Parking Structures.

As provided in LMC Chapter 21.18; except that:

1. Residential surface parking shall have a minimum of 1 and a maximum of 1.5 spaces per dwelling unit.
2. The minimum setback and width of landscaping between a parking structure and a public street is reduced to 10 feet.

21.61.450 Landscaping

- A. Signed Plans. All landscaping plans shall bear the seal of a registered landscape architect or signature of a Certified Professional Horticulturalist (CPH) and be drawn to a scale no less than one inch to 20 feet. The landscape architect or CPH shall certify that the species of plants are fast-growing and that the design of the plan will fulfill city code requirements within five (5) years.
- B. Installation Prior to Occupancy. All landscaping that fulfills the city code requirements shall be installed prior to occupancy of any structure located on the same site. If, due to extreme weather conditions or some unforeseen emergency, all required landscaping cannot be installed prior to occupancy, then a cash deposit or guarantee account with the city shall be provided as financial security to guarantee installation of the remaining landscaping, as provided in 21.04.920.
- C. Trees shall be selected from the Tree Preservation And Protection Guidelines For The City Of Lynnwood.
- D. Groundcover shall consist of lawn and/or low evergreen and deciduous plantings with a maximum height of 30 inches, and shall be provided so as to achieve 50 percent groundcover within two (2) years.
- E. Branches shall be eliminated to a height of six (6) feet where necessary to prevent sight obstruction.
- F. Surface parking Lot Coverage: Five percent (5%) of the parking area located only between the sides of the building opposite the street and interior property lines; 10 percent (10%) of parking areas between

buildings, between buildings and the loosest side property line, or single aisle, double loaded parking areas located between buildings and the street and 15 percent (15%) of multi aisle areas located between buildings and street shall be in landscaping (exclusive of landscaping on the street frontage and required landscape buffers) provided that:

1. No landscaping area shall be less than 25 square feet in area or less than three feet in width;
2. No parking stall shall be located more than 45 feet from a landscaped area; and
3. All landscaping must be located between parking stalls, at the end of parking columns, or between parking stalls and the property lines.

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

A minimum 10 foot wide landscape buffer meeting the following requirements shall be installed along the street/front lot line:

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

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

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

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

21.61.480 Additional Requirements Alderwood Mall Boulevard Frontage

A ten (10) foot wide landscape buffer meeting the following requirements shall be installed along the property line.

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

21.61.600 Nonconforming Uses and Structures.

It is expected that much development within the ACC Zone will be as a result of renovations and expansions as much as entirely new development. It is not the intent of the city to discourage such development, as new investment should enhance the image and appeal of the ACC. However, it is also necessary to

ensure that all forms of development contribute positively to the character and quality of the area. The general principle to be applied is that changes to nonconforming conditions should not increase the degree of the nonconformity, but rather move the site and its uses and buildings towards greater conformity. Given the location and configuration of current buildings, application of all design standards may not be possible or practical; however, every effort should be made to comply with such standards for the portions of sites and buildings in proximity to the alterations being made. This section supersedes Chapter 21.12 LMC.

- A. **Nonconforming Uses.** Any “prohibited” uses legally existing at the time of the adoption of the ordinance codified in this chapter shall be considered “legal nonconforming uses.” Such uses are not permitted to expand. Exterior landscaping, facade improvements, repair/maintenance or interior upgrades are permitted.
- B. **Nonconforming Sites.** Throughout the ACC zone, there are many properties where site development existing at the time of the adoption of the ordinance codified in this chapter does not comply with the site design standards and guidelines in this chapter. Certain types of minor changes to existing site development would not trigger compliance with the development standards and design guidelines in this chapter, such as re-striping of parking stalls, and new or altered signage (see LMC 21.16) or lighting or renovation of landscaping. Any other site improvements, exterior renovation or expansion of building footprints shall incorporate site design features that bring the site more into compliance with the standards of the Transition Area design guidelines, regardless of whether or not the site improvements, renovation and/or expansion is subject to the design review requirements per LMC 21.61.300.
- C. **Nonconforming Buildings:** Throughout the ACC zone, there are buildings and other structures existing at the adoption of the ordinance codified in this chapter that do not comply with the regulations in this chapter and Transition Area Design Guidelines. Expansion of building footprints or increases in building height of such structures shall incorporate standards that bring the site and building more into compliance with the requirements of this Chapter and the ACC Zone Design Guidelines. Compliance shall be localized to the area of the building being altered. Particular emphasis should be given to the provision of pedestrian amenities oriented towards the streets. For example, if a building is expanded towards the street, elements such as parking lot landscaping and pedestrian connections to the sidewalk are expected to be accomplished.
- 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).

**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.

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		

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

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

C. Wall Sign Standards

1. Single story building:
 - a. Business tenants with building frontage: One (1) square foot of signage for each linear foot of building frontage, provided that each tenant is allowed a minimum of 40 sq. ft. of signage.
 - b. Business tenants without building frontage: 1/2 square foot for each lineal foot of building façade, not to exceed 100 square feet maximum.
 - c. Allowable sign area may not be transferred from one façade and/or building frontage to another.
2. Multi-story building:
 - a. Ground-floor business tenants with a direct exterior entrance into the business (not a lobby) are permitted one (1) square foot of signage for each linear foot of building frontage of the applicable tenant space, provided that each tenant is allowed a minimum of 40 square foot of signage. This signage shall be located at their exterior entry on the ground floor.
 - b. Other business tenants with building frontage. The total exterior wall signage allowed shall be a maximum of one (1) square foot of signage for each linear foot of building, up to a maximum of 250 square foot per building frontage (total for all business tenants). This signage may identify either the building, a major tenant of the building, or individual tenants that do not have a direct exterior entrance into their tenant space (or a combination of all three), as determined and allocated by the building owner. This signage may be located only on either the ground floor or the top floor (below the cornice or edge of the roof) of the building (or both), as determined by the owner.
 - c. Business tenants without building frontage. The total exterior wall signage allowed shall be a maximum of ½ square foot for each lineal foot of building façade which does not meet the definition of building frontage, up to a maximum of 100 square foot (total for all business tenants). The property owner shall allocate this signage among tenants without building frontage, including tenant spaces without wall space along the exterior façade. This signage may located only at the ground floor or the top floor of the building (or both), as determined by the owner.
 - d. Allowable sign area may not be transferred from one façade and/or building frontage to another.
 - e. In no case shall allowable sign area be permitted on intermediate floors (above the first story or below the top story).

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.

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

NEW DEFINITIONS

Chapter 21.02 Definitions

21.02.460 Live/Work Unit

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

21.02.531 Occupiable Space

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

EXHIBIT B

City of Lynnwood
**TRANSITION AREA
DESIGN GUIDELINES**

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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

A.1. Site Landscaping

INTENT

To provide variety and interest within landscaped areas.

To integrate the entire site into the overall landscape design.

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 complement 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 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.

A.2. Location of Surface Parking Lots

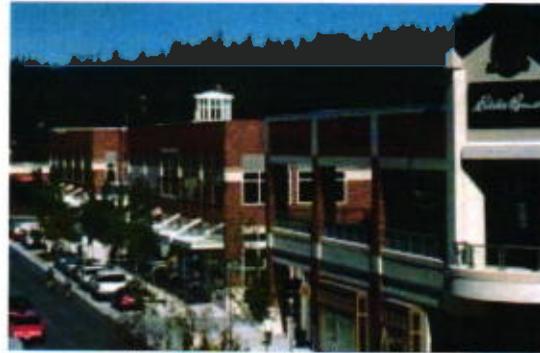
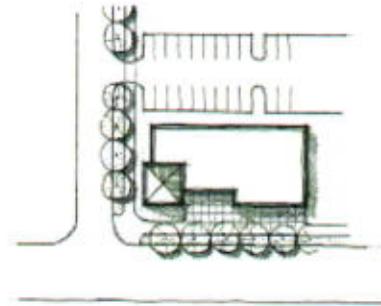
INTENT

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.
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.



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

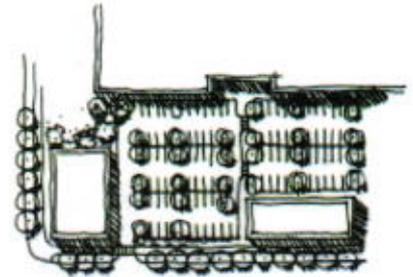
A.3. Parking Lot Landscaping

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 landscape 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. A setback shall be provided that allows space for all trees and shrubs where vehicle overhang extends into landscape areas.
4. The number of trees required in the interior landscape area in parking lots shall be dependent 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).



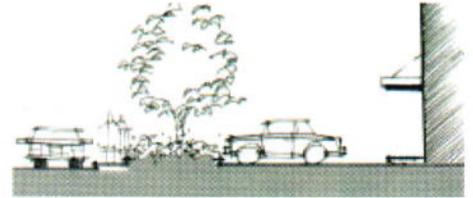
A.4. Parking Lot Screening

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 minimum 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 and adjacent developments except where parking lots have been consolidated.
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 razor ribbon or 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.



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.:

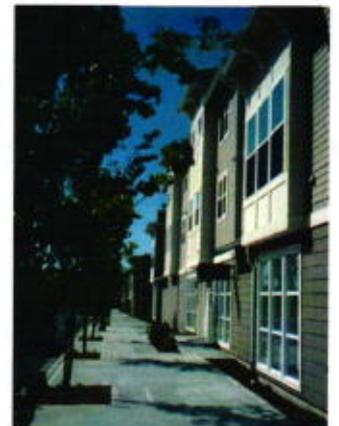
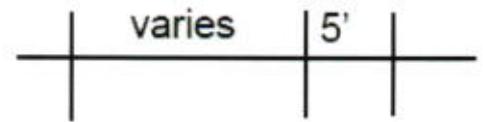
- *Sidewalks*: 12 feet wide, including 5 foot wide planting zone along curb
- *Street trees*: 30 feet on center, minimum of 2.5" caliper at time of planting

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 support shall have banner arms or basket hooks. Lighting design should comply with the illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest edition.



A.6. Pedestrian Connections

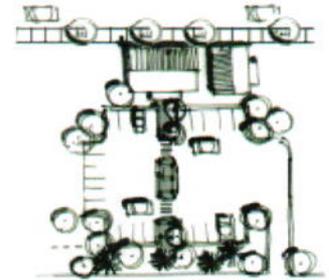
INTENT

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.



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.



Model of internal access roads. Note sidewalks and landscaping.

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
 - Public Art
 - 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
6. Pedestrian Space should be designed with Crime Prevention Through Environmental Design Standards.



A.9. Community Gateways

INTENT

To mark key intersections within and around the edges of the Transition Area.

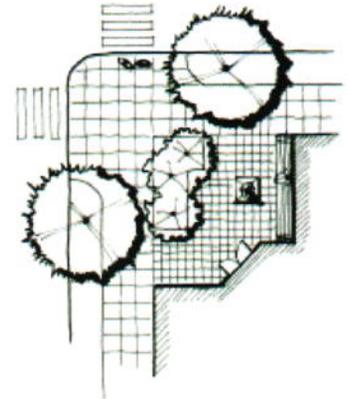
GUIDELINES

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.



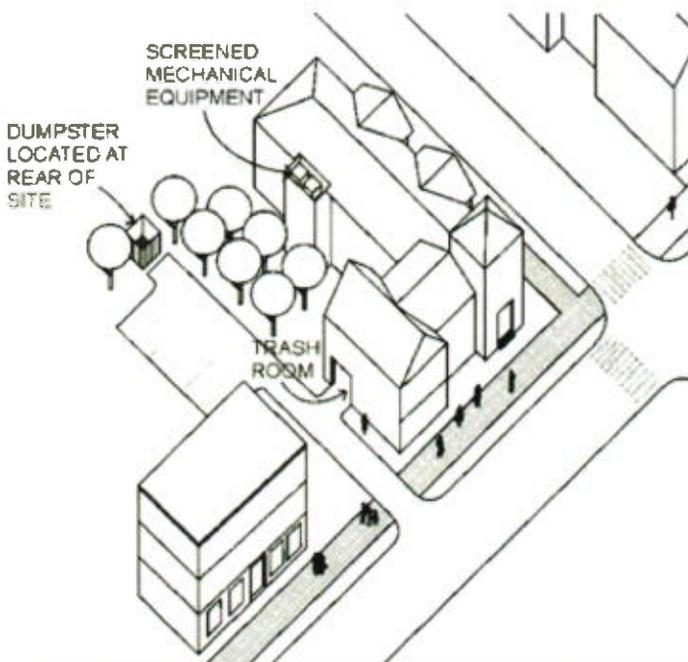
11.A.10 Service Areas

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.



Locate service elements to reduce impacts on the residential and pedestrian environment.

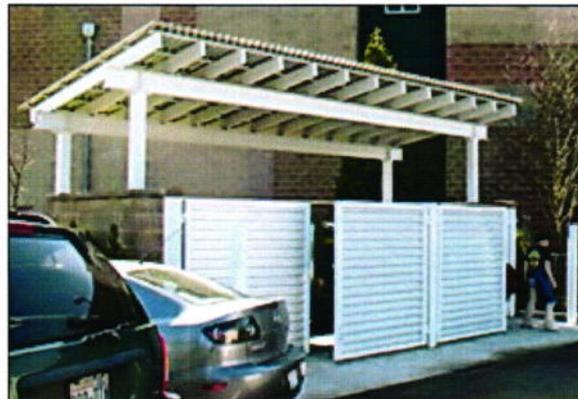
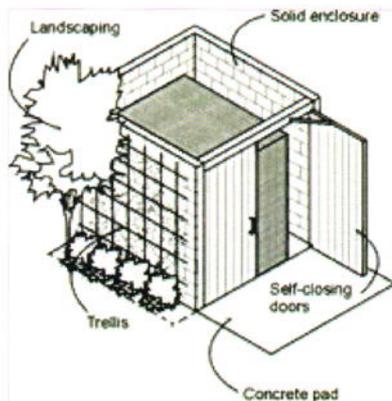
GUIDELINES

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. The minimum width of the landscaping area should be three feet.

3. Ground mounted mechanical equipment shall be located and screened as necessary 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 adjacent 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, and does not require that a hauling truck project into any public right of way.
7. Weather protection of recyclables shall be insured with weather proof containers or by providing a roof over the storage area.



Examples of acceptable dumpster enclosures

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.

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

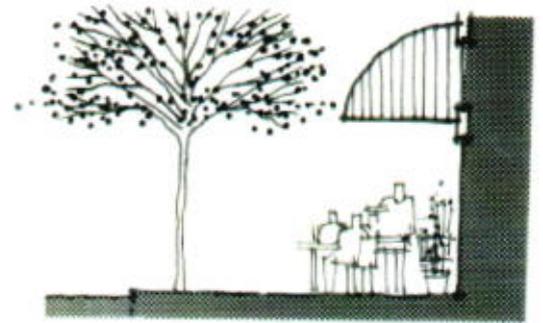
B.1. Building / Sidewalk Relationship

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 base structures that extend out to the sidewalk, not necessarily the full height of the building.



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, forms and materials may be appropriate, as are contemporary architectural styles and features. Buildings within a multi-building development should generally be designed as a composition 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 and 194th St SW:
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 or the future extension of 194th St. SW shall feature two of these measures.

- Special or ornamental doors, windows, or other architectural elements
- Special paving or materials (e.g., decorative tilework)
- 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.

B.4. Ground Level Building Facades

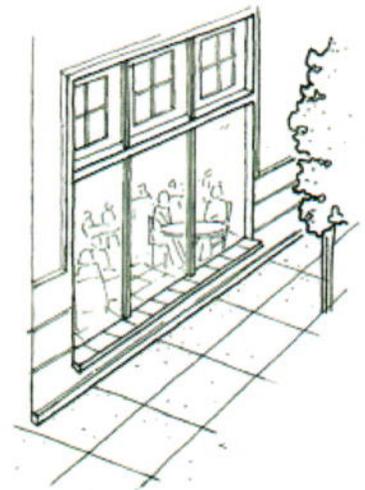
INTENT

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 (other than 36th Ave. W 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 or 194th St SW 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:
 - lighting or hanging baskets supported by ornamental brackets
 - medallions
 - belt courses
 - plinths for columns
 - shallow recesses
 - awnings
 - cornice.
 - pilasters.
 - kickplate for storefront window
 - projecting sills
 - tilework
 - awnings
 - pilasters
 - pedestrian scale sign(s) painted on windows
 - planter box
 - an architectural element not listed above, as approved, that meets the intent.



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 may be constructed of any permanent, durable material, but glass and steel are strongly suggested.
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.



B.6. Treating Blank Walls

INTENT

To reduce the impact of large undifferentiated walls.

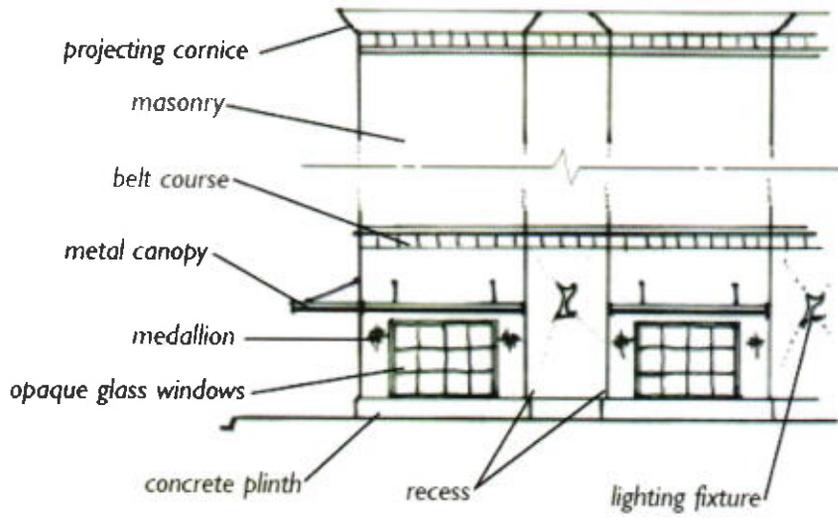
To reduce the apparent size of large walls through the use of various architectural and landscaping treatments.

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

GUIDELINES

1. All blank walls longer than 30 feet and visible from a 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 or 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 feet unembellished surface shall be allowed.





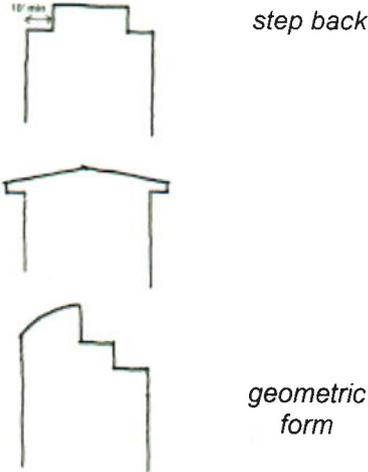
B.7. Upper Level Setbacks

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

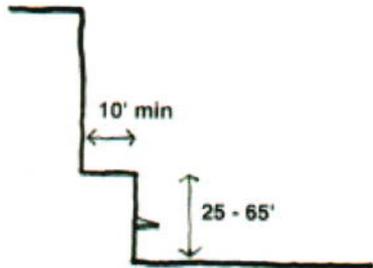
- 1. Upper facades of buildings over 65 feet should step back. The amount of step back should be sufficient to create a distinct “base”
- 2. Step backs shall be at least an average of 10 feet
- 3. An upper level setback may incorporate a sloping roof



buildings taller than 65 feet



Kirkland



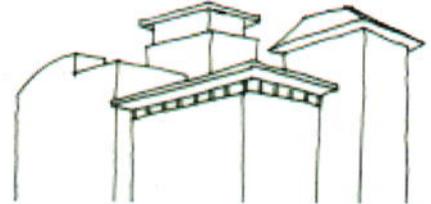
B.8. Roof Expression

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



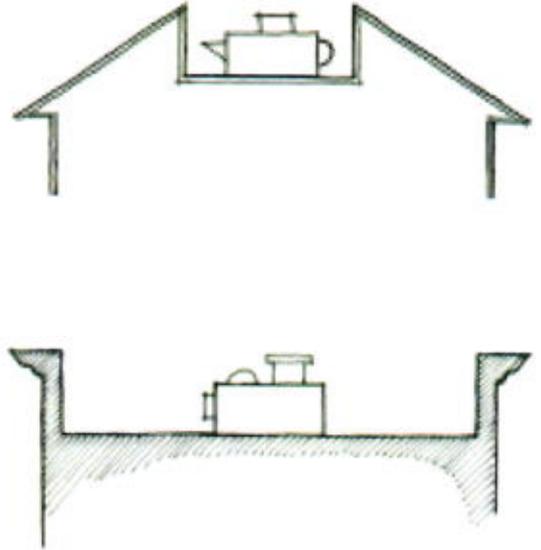
B.9. Screening Mechanical and Communications Equipment on the Roof

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.



B.10. Screening of Parking Structures

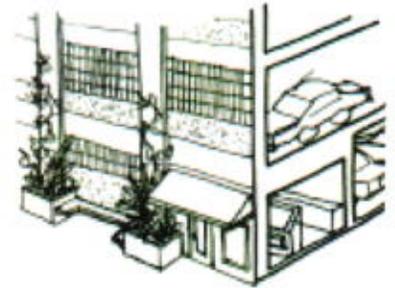
INTENT

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.



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 Transition Area.

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
- Large entries
- High bay lobbies
- More intense color
- Accent lighting
- Unusual shapes or forms
- Artwork, such as a sculpture or mural



B.13. Accessory Buildings and Structures

INTENT

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

GUIDELINE

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 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

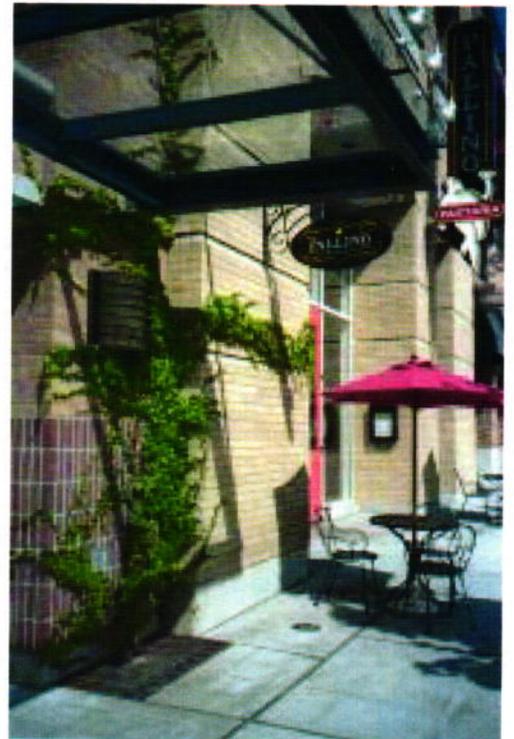
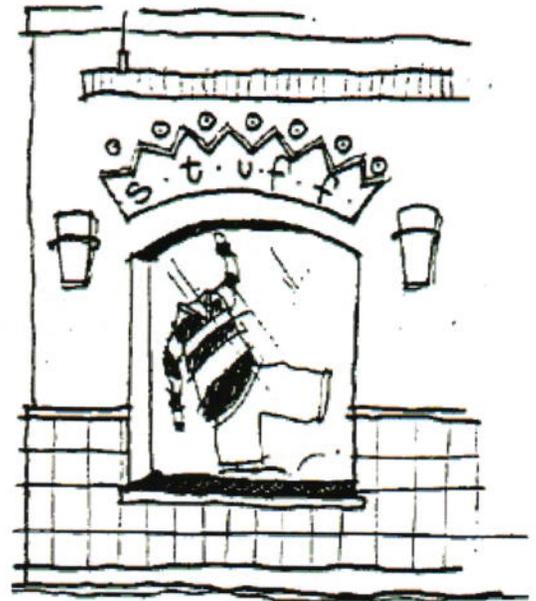
C.1. Pedestrian-Oriented Signs

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.



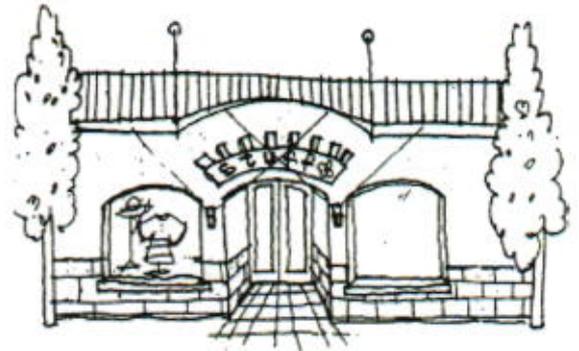
C.2. Integrating Signs with Architecture

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.



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 encouraged.
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.

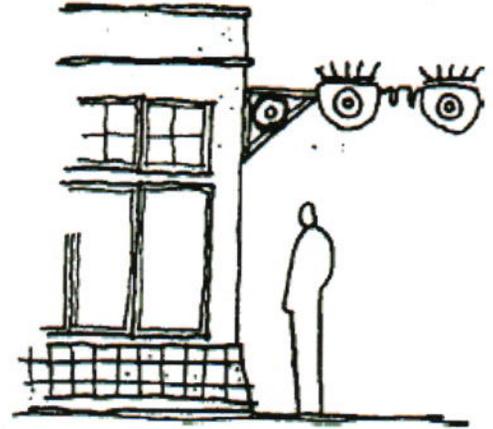
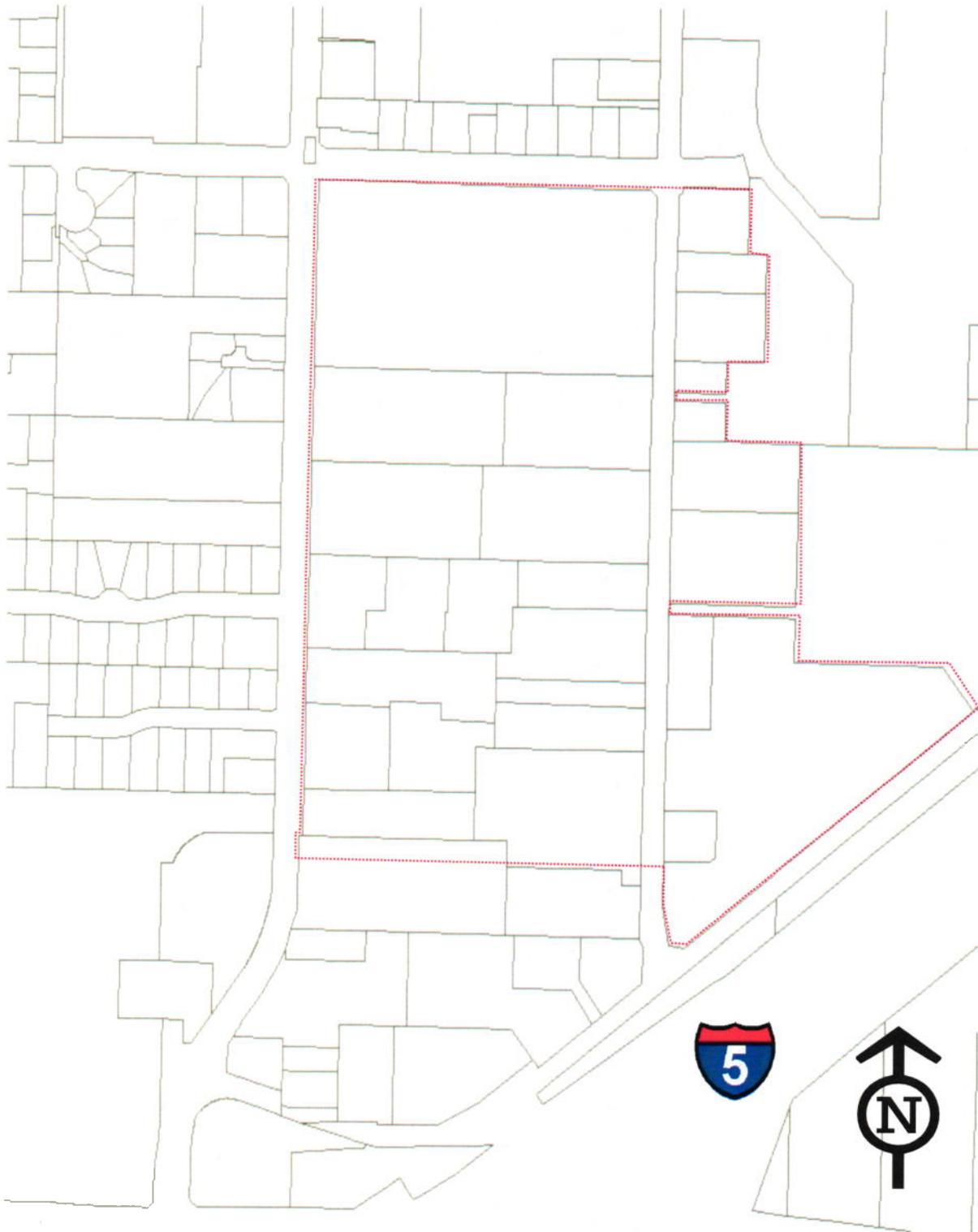


Exhibit C

Transition Area Parcel Map



..... Transition Area

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