

1 **MULTIPLE-UNIT HOUSING PROPERTY TAX EXEMPTION AGREEMENT**
2 **BY AND BETWEEN THE CITY OF LYNNWOOD**
3 **AND LYNNWOOD OWNER, LLC FOR THE**
4 **LYNNWOOD 40th**

5 THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of ___, 2021, by and
6 between the City of Lynnwood, a Washington municipal corporation, hereinafter the “City,” and Lynnwood
7 Owner, LLC, a LIMITED LIABILITY CORPORATION, hereinafter the “Developer.”

8 **RECITALS**

9 **A.** On March 14, 2005, the City Council adopted the City Center Sub-Area Plan (Ordinance
10 2553) and the City Center zoning and design guidelines (Ordinance 2554), and on July 10, 2006, the Council
11 adopted Ordinance 2625 amending the Official Zoning Map.

12 **B.** The City has an interest in encouraging new construction or rehabilitation of multifamily
13 housing in Residential Target Areas in order to reduce development pressure on single-family residential
14 neighborhoods, to increase and improve housing opportunities, and to encourage development densities
15 supportive of transit use.

16 **C.** On May 29, 2007, the City Council adopted Ordinance 2681 under the authority granted
17 to it under Chapter 84.14 RCW designating the City Center Sub-Area as a Designated Residential Target
18 Area and establishing the Multiple-Unit Housing Property Tax Exemption.

19 **D.** Ordinance 2681 enacted a program whereby property owners may qualify for a Final
20 Certificate of Tax Exemption which certifies to the Snohomish County Assessor that the owner is eligible
21 to receive a limited property tax exemption.

22 **E.** On September 25, 2020, the Developer submitted for Project Design Review (the “PDR”),
23 for a 359 unit multiple-unit building with structure parking development known as Lynnwood 40th
24 (“Project”) to be located at 19820 40TH AVENUE WEST in Lynnwood, Washington and consisting of
25 existing Tax Parcel Number(s) 00372600701310(the “Property”).

26 **F.** On October 27, 2020, the City determined the PDR application was technically complete.

27 **G.** On October 30, 2020 the City circulated the PDR for public comment in compliance with
28 LMC 1.35 including opportunity for comment on the Project.

29 **H.** On **DATE (PENDING)** the City advertised a SEPA Determination of Non-Significance
30 (DNS) and no appeals were received.

31 **I.** On October 27, 2020, the Developer submitted an application for the Multiple-Unit
32 Housing Property Tax Exemption to the City for the Project.

33 **J.** On **DATE (PENDING)**, the City approved the PDR application for the Project.

34 **K.** In order to satisfy requirements under LMC 3.82.080.A qualifying the Project for the
35 Multiple-Unit Housing Property Tax Exemption (“MFTE”), the City and Developer desire to enter into this
36 Multiple-Unit Housing Property Tax Exemption Agreement (“Agreement”) for the Project.

37 **SECTION 1. GENERAL PROJECT DESCRIPTION**

38 **1.1 Parties to Development Agreement.** The parties to this Agreement are:

- 1 a) The “City” is the City of Lynnwood, 19100 44th Ave West, Lynnwood Washington
2 98046.
- 3 b) The “Developer” is Lynnwood Owner, LLC, a LIMITED LIABILITY
4 CORPORATION (or its assignees as permitted under Section 2.11 and Section 3.2
5 below) which is a private enterprise that owns or is under contract to purchase the
6 Property in fee, and whose principal office is located at 1420 Fifth Avenue, Suite 2200,
7 Seattle, WA 98101.

8 **1.2 Site.** The Property on which the Project will be located consists of approximately 108,112
9 square feet and is legally described in **Exhibit A**, attached hereto and incorporated herein
10 by this reference. The Property is located within the City Center-Core zone. There are no
11 structures listed on the City of Lynnwood’s historic register located on the Property.

12 **1.3 Existing Uses.** The Project site contains a 1-story commercial structure. There are no
13 residential units currently on the Project site.

14 **1.4 Project.** The PDR application received by the City on September 25, 2020 describes the
15 Project as the development and use of the Property with 359 new multi-family residential
16 units with approximately 233,866 square feet of residential unit area, 9,922 square feet of
17 commercial area, 57,273 square feet of storage and common area, and 82,141 square feet
18 of garage area containing 100% of the off-street parking for the Project. The Project is
19 further illustrated in **Exhibit B**, attached hereto and incorporated by this reference.

20 **1.4.1 Flexibility.** The Project shall be allowed minor flexibility of up to a 5% increase
21 of identified units and square footages identified in Section 1.4; however, the
22 Project must substantially be of the same character as that approved in the PDR.
23 The Development Business Services Director, or designee, shall have the authority
24 to determine whether the Project will be substantially of the same character as the
25 Project approved in the PDR, which decision shall be final. If a significant
26 alteration of the PDR is required to accommodate public infrastructure projects,
27 such an alteration may be approved by the Development & Business Services
28 Director, or designee, to accommodate public improvements. All other significant
29 changes to the Project would require an amendment to the Agreement approved by
30 City Council.

31 **1.5 Project is a Private Undertaking.** It is agreed among the parties that the Project is a
32 private development, and that the City has no interest therein except as authorized in the
33 exercise of its governmental functions.

34 SECTION 2. MULTIPLE-UNIT HOUSING PROPERTY TAX EXEMPTION AGREEMENT

35 To carry out the language and intent of LMC 3.82, the parties agree as follows:

36 **2.1 Application.** The Developer submitted a complete Multiple-Unit Housing Property Tax
37 Exemption application that satisfied the requirements of LMC 3.82.070, a copy of which
38 is attached hereto as **Exhibit C**, on October 27, 2020, prior to application for building
39 permit pursuant to LMC 3.82.070.

1 **2.1.1 Housing Construction.** The Developer agrees to construct on the Property at least
2 359 of new or additional multi-family residential housing units [Reviewer to verify
3 eligibility per LMC 3.82.060.D(3)] for permanent residential occupancy, as
4 defined in LMC 3.82.030(E), as part of PDR Application File No. PDR-009532-
5 2020 submitted September 25, 2020. The multiple-unit housing constructed as
6 part of the Project must provide for a minimum of fifty percent of the space for
7 permanent residential occupancy.

8 **2.1.2 Building Design.** Such housing shall be of high quality and finish materials
9 appropriate to the design standards in the City Center Design Guidelines. The
10 intention for the exterior design and materials is demonstrated by the Project
11 approved in the PDR and the intention for the interior design and materials are
12 demonstrated by the images in **Exhibit B.**

13 **2.1.3 Construction Standards.** The proposed multiple-unit housing units in the Project
14 must be constructed to standards established for condominium construction or
15 better as illustrated in **Exhibit D.**

16 **2.1.4 Green Building.** The Project shall be designed to the LEED™ Silver Standard as
17 established by the U.S. Green Building Council (USGBC) as demonstrated in
18 **Exhibit E.**

19 **2.2 MFTE Program.** The Developer shall apply to the City for a Final Certificate of Tax
20 Exemption prior to the three-year expiration of the Conditional Certificate, including any
21 extension of the Conditional Certificate under Section 2.5 below.

22 For 12 successive years of exemption from ad valorem property taxation, beginning
23 January 1st of the year immediately following the calendar year after issuance of the Final
24 Certificate of Tax Exemption, the Developer shall commit to renting or selling at least
25 twenty percent (20%) of the multifamily housing units as affordable housing to low-income
26 and moderate income households, in accordance with RCW 84.14.020(1)(a). For purposes
27 of this Agreement, the terms “affordable housing,” “low income household” and “moderate
28 income household” shall have the meanings stated in RCW 84.14.010, as now existing and
29 as may be amended in the future.

30 **2.3 Compliance with Codes.** The Developer agrees to maintain the Property including all
31 improvements in compliance with all applicable City codes and requirements. The Project
32 must comply with all applicable provisions of the comprehensive plan, development
33 regulations, building code, fire code, housing code, zoning code, and any development
34 guidelines for the Residential Targeted Area. For the duration of the property tax
35 exemption authorized under this Agreement, the Property shall have no violations of
36 applicable city codes and ordinances, including but not limited to zoning requirements,
37 land use regulations and building and housing requirements for which a notice of violation
38 has been issued and is not resolved by compliance, withdrawal or other final resolution.

39 **2.4 Conditional Certificate of Acceptance.** The City agrees to issue the Developer a
40 Conditional Certificate of Acceptance of Tax Exemption upon execution of this Agreement
41 by both parties, in accordance with LMC 3.82.080.

1 **2.5 Term of Conditional Certificate of Acceptance.** The Developer agrees to complete
2 construction of the Project within three years from the date the City issues the Conditional
3 Certificate of Acceptance of Tax Exemption pursuant to LMC 3.82.080, or within any
4 extension thereof granted by the City in its sole discretion, with any extension not to exceed
5 24 consecutive months. The Conditional Certificate of Acceptance shall expire three years
6 after the date of its issuance, or upon the conclusion of any extension period. Upon the
7 City's issuance of the Conditional Certificate of Acceptance, if requested by Developer,
8 the City and Developer shall execute a voluntary covenant setting forth the restrictions on
9 the Property set forth in the Conditional Certificate of Acceptance and the term of such
10 restrictions on the Property, in such form as reasonably acceptable to Developer and the
11 City (the "Covenant"). Developer may, as determined in Developer's sole discretion,
12 record such Covenant with the recording office of Snohomish County at the cost and
13 expense of Developer.

14 **2.6 Final Certificate.** For application for the Final Certificate, the Developer agrees, upon
15 completion of the Project improvements and upon issuance by the City of a temporary or
16 permanent certificate of occupancy, to file with the City's Community Development
17 Director, or the Director's designee, the following:

18 **2.6.1** A statement of expenditures made with respect to each multiple housing unit in the
19 Project and the total expenditures made with respect to the entire Property;

20 **2.6.2** A description of the completed Project work and a statement of qualification for
21 the exemption;

22 **2.6.3** A statement that the Project meets the affordable housing requirements; and

23 **2.6.4** A statement that the Project work was completed within the required three-year
24 period or any authorized extension. Within 30 days of receipt of all materials
25 required for the Final Certificate, the Community Development Director, or
26 designee, shall determine whether the Project improvements satisfy the
27 requirements of LMC 3.82.

28 **2.7 Filing of Final Certificate of Tax Exemption.** The City agrees, conditioned on the
29 Developer's successful completion of the Project improvements in accordance with the
30 terms of this Agreement and LMC 3.82, and on the Developer's filing of the materials
31 described in Section 2.6 above, to file a Final Certificate of Tax Exemption with the
32 Snohomish County Assessor within 10 days following the expiration of the 30-day period
33 specified in LMC 3.82.090(D).

34 **2.8 Annual Reporting.** The Developer agrees, within 30 days following the first anniversary
35 of the City's filing of the Final Certificate of Tax Exemption and each year thereafter for
36 the period of the tax exemption, to file a notarized declaration with the Development
37 Business Services Director, or designee, as required by the Washington State Department
38 of Commerce indicating, but not limited to, the following subsections. The City may
39 require the Developer to provide the identified information on specific forms for reporting.

- 1 **2.8.1** A statement identifying the total number of occupied and vacant multi-family
2 housing units in the Project receiving a property tax exemption during the previous
3 year; and
- 4 **2.8.2** A description of any improvements or changes to the Property constructed after
5 the issuance of the Final Certificate of Tax Exemption; and
- 6 **2.8.3** The total monthly rent for each unit; and
- 7 **2.8.4** A certification that the Property continues to be in compliance with this
8 Agreement, has not changed use, and is in compliance with the affordable housing
9 requirements of Chapter 84.14 RCW for a twelve year tax exemption; and
- 10 **2.8.5** Documentation of the income of each renter household at the time of initial
11 occupancy; and
- 12 **2.8.6** Documentation showing that at least twenty percent of the units were and are being
13 rented as affordable housing units to low and moderate income households as
14 defined in RCW 84.14.010 and in compliance with RCW 84.14.020; and
- 15 **2.8.7** Any additional information requested by the City relating to the Property receiving
16 or the continued qualification for the tax exemption under this Agreement.

17 The Development & Business Services Director, or designee, may conduct on-site verification of
18 the declaration and the City is authorized to enter the Property for purposes of the verification.
19 Failure to submit the annual declaration may result in the tax exemption being canceled.

20 **2.9** **Maintenance of Records.** The Developer agrees to maintain records supporting all
21 information provided to the City and to make those records and the multi-family units
22 available for inspection by the City for the duration of the tax exemption authorized by this
23 Agreement and for three years after the expiration, cancellation or other termination of the
24 tax exemption.

25 **2.10** **Conversion of Units.** If the Developer converts to another use any of the new residential
26 housing units constructed under this Agreement or if the Developer discontinues
27 compliance with the affordable housing requirements, the Developer shall notify the City's
28 Development & Business Services Director and the Snohomish County Assessor within 60
29 days of the change in use or discontinuance. (*See also Section 2.13 Cancellation of*
30 *Multiple-Unit Housing Property Tax Exemption below.*)

31 **2.11** **Transfer of Ownership.** The Developer agrees to notify the City promptly of any transfer
32 of Developer's ownership interest in the Property or in the improvements made to the
33 Property under this Agreement.

34 **2.12** **Tax Liability.** The Developer acknowledges its awareness of the potential tax liability
35 involved if and when the Property ceases to be eligible for the incentive provided pursuant
36 to this Agreement. Such liability may include additional real property tax, penalties and
37 interest imposed pursuant to RCW 84.14.110. Developer further acknowledges its
38 awareness and understanding of the process implemented by the Snohomish County
39 Assessor's Office for the appraisal and assessment of property taxes. Developer agrees that

1 the City is not responsible for the property value assessment imposed by Snohomish
2 County.

3 **2.13 Cancellation of Multiple-Unit Housing Property Tax Exemption.** If at any time the
4 City's Development & Business Services Director determines that the Developer has not
5 complied with or that the Property no longer complies with the terms of this Agreement
6 or with the requirements of LMC 3.82, or for any reason no longer qualifies for the tax
7 exemption authorized in this Agreement, the tax exemption shall be canceled and
8 additional taxes, interest and penalties shall be imposed pursuant to state law. This
9 cancellation may occur in conjunction with the annual review or at any other time when
10 noncompliance has been determined. If the Developer intends to convert the multiple-
11 unit housing to another use or to discontinue compliance with the affordable housing
12 requirements, the Developer shall notify the Development & Business Services Director
13 and the Snohomish County Assessor within 60 days of the change in use or intended
14 discontinuance. Upon such change in use, the tax exemption shall be canceled and
15 additional taxes, interest and penalties shall be imposed pursuant to state law.

16 **2.14 Effect of Cancellation.** If a tax exemption is canceled due to a change in use or other
17 noncompliance, the Snohomish County Assessor shall comply with applicable state law to
18 impose additional taxes, interest and penalties on the Property, and a priority lien may be
19 placed on the land, pursuant to state law.

20 **2.15 Notice and Appeal.** Upon determining that a tax exemption is to be canceled, the
21 Development & Business Services Director, or designee, shall notify the Developer by
22 certified mail, return receipt requested. The Developer may appeal the determination to
23 cancel the tax exemption in accordance with the provisions of LMC 3.82.120B.

24 SECTION 3. MISCELLANEOUS

25 **3.1 Covenant Running with the Land/Recording.** This Agreement and each of its
26 provisions shall be a covenant running with the Property, and shall be binding on and
27 inure to the benefit of the parties. This Agreement shall be recorded by City with the
28 recording office of Snohomish County at the cost and expense of Developer. The
29 exhibits attached to this Agreement shall be maintained by the City in in Planning File
30 PR-000652-2020.

31 **3.2 Assignment.** The City acknowledges that Developer may assign this Agreement, without
32 the prior written consent of the City but upon written notice to the City, to Lynnwood
33 Owner, LLC, a LIMITED LIABILITY CORPORATION (the "Owner") immediately prior
34 to the acquisition of the Property, and thereafter, Owner shall assume all obligations of
35 "Developer" under this Agreement and any reference to "Developer" under this Agreement
36 shall mean the Owner. Any other such transfer of this Agreement or conveyance of
37 Developer's (or Owner's) interest in the Property shall be governed by Section 2.11 of this
38 Agreement.

39 **3.3 Indemnity.** The Developer agrees to defend, hold harmless, and indemnify the City, and
40 its officers, officials, employees, agents, and consultants from and against any claims,
41 demands, penalties, fees, liens, damages, losses, expenses, including reasonable attorneys'

1 fees and costs incurred by the City for liability resulting from any breach of or failure to
2 comply with the duties set forth in this Agreement, except to the extent the claims,
3 demands, penalties, fees, liens, damages, losses, or expenses are caused by the City. This
4 indemnity provision shall survive expiration of this Agreement.

5 **3.4 Written Notice.** Except as otherwise provided herein, any and all notices provided under
6 this Agreement must be in writing and shall be deemed given when delivered in person, or
7 when deposited with Federal Express or other similar overnight service, return receipt
8 requested, or when deposited in the United States mail, postage prepaid for certified mail,
9 return receipt requested, properly addressed to City and the Developer as follows:

	CITY:	AND TO:
	City of Lynnwood	Lynnwood City Attorney
	Director, Development & Business Services	P.O. Box C-90016
13 By Mail:	P.O Box 5008	Bellevue, WA 98009-9016
14	Lynnwood, WA 98046-5008	10900 4th Street, Suite 1500
15 In Person:	20816 44 th Ave. W, Suite 230	Bellevue, WA 98004
16	Lynnwood, WA 98036	425.635.7720
17 By Fax:	425.771.6585	

18
19
20 **DEVELOPER:**
21 Lynnwood Owner, LLC
22 Attn: Trent Mummery
23 By Mail: C/O Trent Development
24 1420 Fifth Avenue, Suite 2200
25 Seattle, WA 98101
26 By Fax: N/A

27 Any party may designate a different address for receiving notices hereunder by giving at
28 least ten (10) days written notice thereof to the other parties.

29 **3.5 Time of Essence.** Time is expressly declared to be of the essence of this Agreement.

30 **3.6 Governing Law and Venue.** This Agreement shall be governed by and construed
31 according to the laws of the State of Washington. Venue of any suit arising out of or related
32 to this Agreement shall be in Snohomish County, Washington.

33 **3.7 Counterparts and Digital Transmission.** This Agreement may be executed in
34 counterparts, all of which together shall be deemed to be one original, even if the parties
35 have not executed the same original. Digital transmission of any signed original document,
36 and retransmission of any signed digital transmission, shall be the same as delivery of an
37 original. At the request of either party, the parties will confirm digital transmitted
38 signatures by signing or original document.

39 **3.8 Effective Date.** This Agreement shall be effective on the date first written above.

40 **3.9 Attorneys' Fees.** The prevailing party in any lawsuit or proceeding between the parties
41 arising out of this Agreement shall be entitled to receive from the non-prevailing party all

1 reasonable costs and expenses of every type, including, but not limited to, mediation fees
2 and actual attorneys' fees incurred, whether incurred in arbitration, trial, appeal or any
3 bankruptcy or receivership proceeding.

4 **3.10 Conflicts and Severability.** Developer agrees that this Agreement is subject to the
5 requirements for the Lynnwood Multi-Family Housing Tax Exemption set forth in the
6 Lynnwood Municipal Code, Chapter 3.82. To the extent that any provision of this
7 Agreement conflicts with any applicable ordinance, law, or regulation, (1) the provisions
8 of the ordinance, law or regulation shall control; and (2) such conflict shall not affect other
9 terms of this Agreement which can be given effect without the conflicting term or clause,
10 and to this end, the terms of the Agreement are declared to be severable.

11 **3.11 Amendments.** No amendment to or modification of this Agreement shall be made unless
12 mutually agreed upon by the parties in writing.

13 [SIGNATURE PAGE FOLLOWS]

DRAFT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

CITY:
CITY OF LYNNWOOD
A Washington Municipal Corporation

By: _____
Nicola Smith, Mayor

Approved as to form:

By: _____
Rosemary Larson, City Attorney

DEVELOPER:
LYNNWOOD OWNER, LLC, a LIMITED LIABILITY
CORPORATION

By: _____
Name: TRENT MUMMERY
Its: AUTHORIZED AGENT

[ACKNOWLEDGEMENT PAGES FOLLOW]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

STATE OF WASHINGTON)

COUNTY OF _____)

On this day, personally appeared before me _____, the Mayor of the City of Lynnwood, Washington and stated that she is authorized to sign this instrument on behalf of said company for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 2021.

NOTARY

Print Name

My Commission expires: _____

STATE OF WASHINGTON)

COUNTY OF _____)

On this day, personally appeared before me Trent Mummery, the authorized agent of Lynnwood Owner, LLC, a Limited Liability Corporation and stated that he is authorized to sign this instrument on behalf of said company for the uses and purposes therein mentioned.

SUBSCRIBED AND SORN TO before me this _____ day of _____, 2021.

NOTARY

Print Name

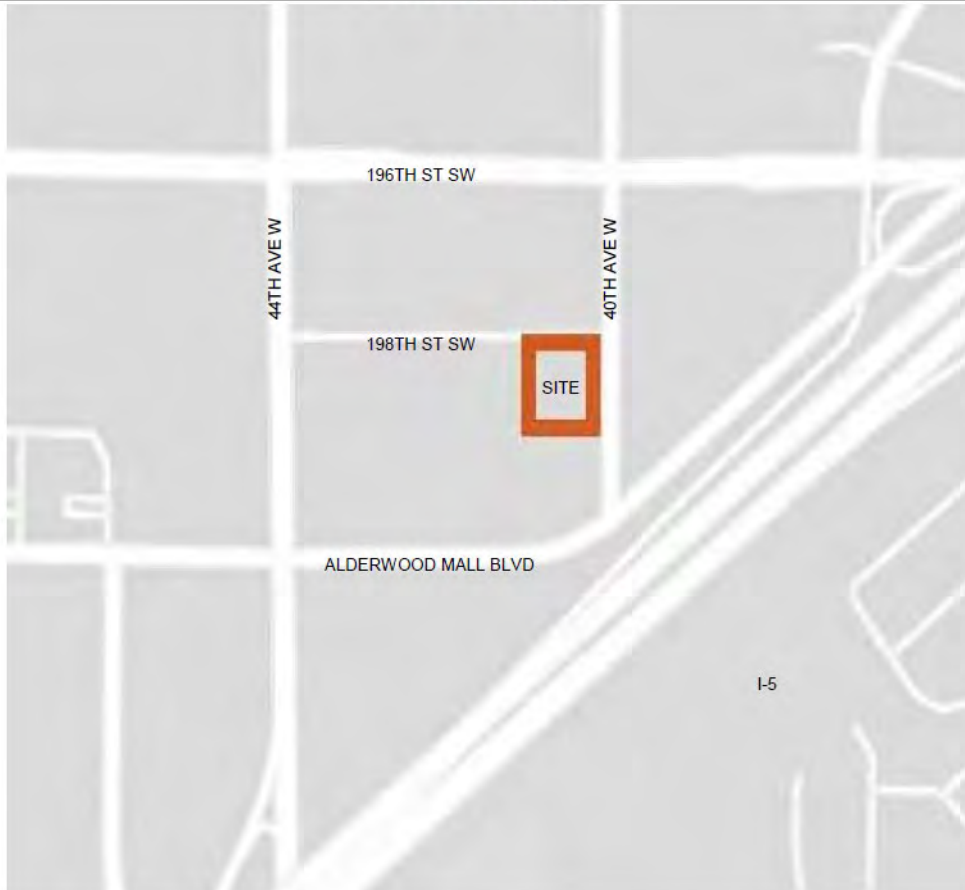
My Commission expires: _____

EXHIBIT A

[Site Legal Description and Vicinity Map]

1
2
3 THAT PORTION OF LOTS 13 AND 14, BLOCK 7, ALDERWOOD MANOR, ACCORDING
4 TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS
5 OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING
6 AT THE SOUTHWEST CORNER OF 198TH STREET S W AND 40TH AVENUE WEST,
7 AS SAID CORNER IS ESTABLISHED BY DEEDS TO CITY OF LYNNWOOD
8 RECORDED UNDER RECORDING NUMBERS 2090925, 2175786 AND 2175788;
9 THENCE NORTH 89°2'00" WEST ALONG THE SOUTH LINE OF 198TH STREET
10 308.99 FEET TO THE WEST LINE OF SAID LOT 14; THENCE SOUTH 01°01'20" WEST
11 ALONG SAID WEST LINE 350 FEET TO THE SOUTHWEST CORNER OF SAID LOT
12 14; THENCE SOUTH 89°02'00" EAST 308.85 FEET TO THE WEST LINE OF 40TH
13 AVENUE; THENCE NORTH 01°02'45" EAST ALONG SAID WEST LINE 350 FEET TO
14 THE POINT OF BEGINNING; SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF
15 SNOHOMISH, STATE OF WASHINGTON

VICINITY MAP



1
2
3

EXHIBIT B
[Site Plan, Elevations, Floor Plans, and Renderings]

DRAFT

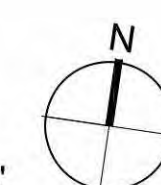
PRELIMINARY SITE IMPROVEMENTS LEGEND (Symbols shown at 1/16"=1'-0")

SYMBOL	ITEM	DESCRIPTION
CITY OF LYNNWOOD DESIGN GUIDELINES ELEMENTS IN THE R.O.W.		
[Symbol]	STANDARD SIDEWALK PAVING	CONCRETE PAVING WITH SAW CUT SCORING, SEE L1.00 CIVIL AND DETAIL STDCC-12 LYNNWOOD CITY CENTER STANDARD DETAILS
[Symbol]	SIDEWALK ACCENT PAVEMENT	COLOR CONCRETE PAVING WITH SAW CUT SCORING, SEE L1.00 FOR LAYOUT AND CIVIL FOR DETAILS. SEE SPECIFICATION FOR COLOR.
[Symbol]	STREETSCAPE STANDARD BENCH	MODEL REST, BACKED, FROM LANDSCAPE FORMS, SEE DETAIL STDCC-1 LYNNWOOD CITY CENTER STANDARD DETAILS
[Symbol]	STREETSCAPE BIKE RACK	CONTACT CITY OF LYNNWOOD TO COORDINATE MAKE AND MODEL.
[Symbol]	STREETSCAPE TRASH RECEPTACLE	DISPATCH, 36 GAL FROM FORMS + SURFACES SEE DETAIL STDCC-5 LYNNWOOD CITY CENTER STANDARD DETAILS
[Symbol]	STANDARD LIGHT POLES	SEE ELECTRICAL
[Symbol]	BENCH AT AMENITY CLUSTER	MODEL PARALLEL, 42" STRAIGHT WITH CENTER ARM, FROM LANDSCAPE FORMS, DOMESTICALLY SOURCED THERMALLY MODIFIED ASH WITH BUTTERCUP END PLATE
[Symbol]	PLANTING AREA	SEE PLANTING PLAN L200
[Symbol]	ORNAMENTAL METAL FENCE	SEE DETAIL AND SPECIFICATION
[Symbol]	SCORED CONCRETE PAVING	BROOMED FINISH SEE L1.00 FOR LAYOUT AND CIVIL FOR DETAILS
[Symbol]	SCORED COLORED CONCRETE PAVING	BROOMED FINISH SEE L1.00 FOR LAYOUT CIVIL FOR DETAILS AND SPECIFICATION FOR COLOR
[Symbol]	PLAYGROUND SURFACING	SURFACING TO BE DETERMINED BY FUTURE TENANT
[Symbol]	ARTIFICIAL TURF	SEE DETAIL AND SPECIFICATION
[Symbol]	GRASS PAVE	SEE DETAIL AND SPECIFICATION
[Symbol]	CONCRETE PAVERS	SEE DETAIL AND SPECIFICATION
[Symbol]	SITE BENCH	SEE DETAIL AND SPECIFICATION
[Symbol]	BOULDERS	SEE DETAIL AND SPECIFICATION
[Symbol]	U SHAPE BIKE RACKS	U SHAPE BIKE RACKS
[Symbol]	TRASH RECEPTACLE	TRASH RECEPTACLE
[Symbol]	SITE FURNISHINGS	FF&E
[Symbol]	FIBERGLASS PLANTER	SEE DETAIL AND SPECIFICATION
[Symbol]	PLAYGROUND ELEMENTS	EQUIPMENT TO BE DETERMINED BY FUTURE TENANT

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND ADDITIONAL LAYOUT INFORMATION.
- REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.
- VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER AS SPECIFIED SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.
- STRING DIMENSIONS OF SITE IMPROVEMENTS ARE FROM GRIDLINES, FACE OF BUILDING WALL, BACK OF CURB OR COORDINATE POINT AS SHOWN ON PLAN.
- WHERE DIMENSIONS ARE IN FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE 0" (E.G. 12' = 12'-0").
- MARK OR STAKE LOCATIONS OF FENCING, SITE WALLS, RAMP, WALKS, SITE FURNITURE, ATHLETIC EQUIPMENT, ETC. FOR APPROVAL BY ARCHITECT, PER SPECIFICATIONS, PRIOR TO INSTALLATION.

SCALE: 1/16"=1'-0"



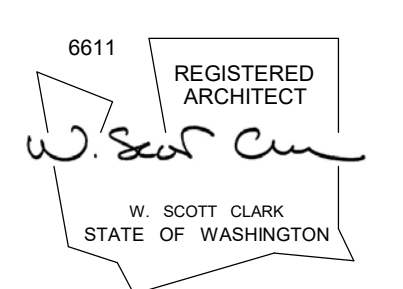


PRELIMINARY SITE IMPROVEMENTS LEGEND (Symbols shown at 1/8"=1'-0")

SYMBOL	ITEM	DESCRIPTION
	PLANTING AREA	SEE PLANTING PLAN L2.01
	TOPPING SLAB	REFER TO ARCH.
	ARTIFICIAL TURF	SEE DETAIL AND SPECIFICATION
	PEDESTAL PAVERS	SEE DETAIL AND SPECIFICATION
	WOOD SEATING BENCH	SEE DETAIL AND SPECIFICATION
	GARDEN PLANTER	SEE DETAIL AND SPECIFICATION
	ADA GARDEN PLANTER	SEE DETAIL AND SPECIFICATION
	SITE FURNISHINGS	FF&E
	TYPE A AND B GRILL ISLAND	SEE DETAIL AND SPECIFICATION
	PLANTERS & POTS	SEE DETAIL AND SPECIFICATION



LYNNWOOD 40TH
19820 40TH AVE WEST
LYNNWOOD, WA 98036



DATE: 9/17/20
JOB NO. 19-19
PERMIT NO.

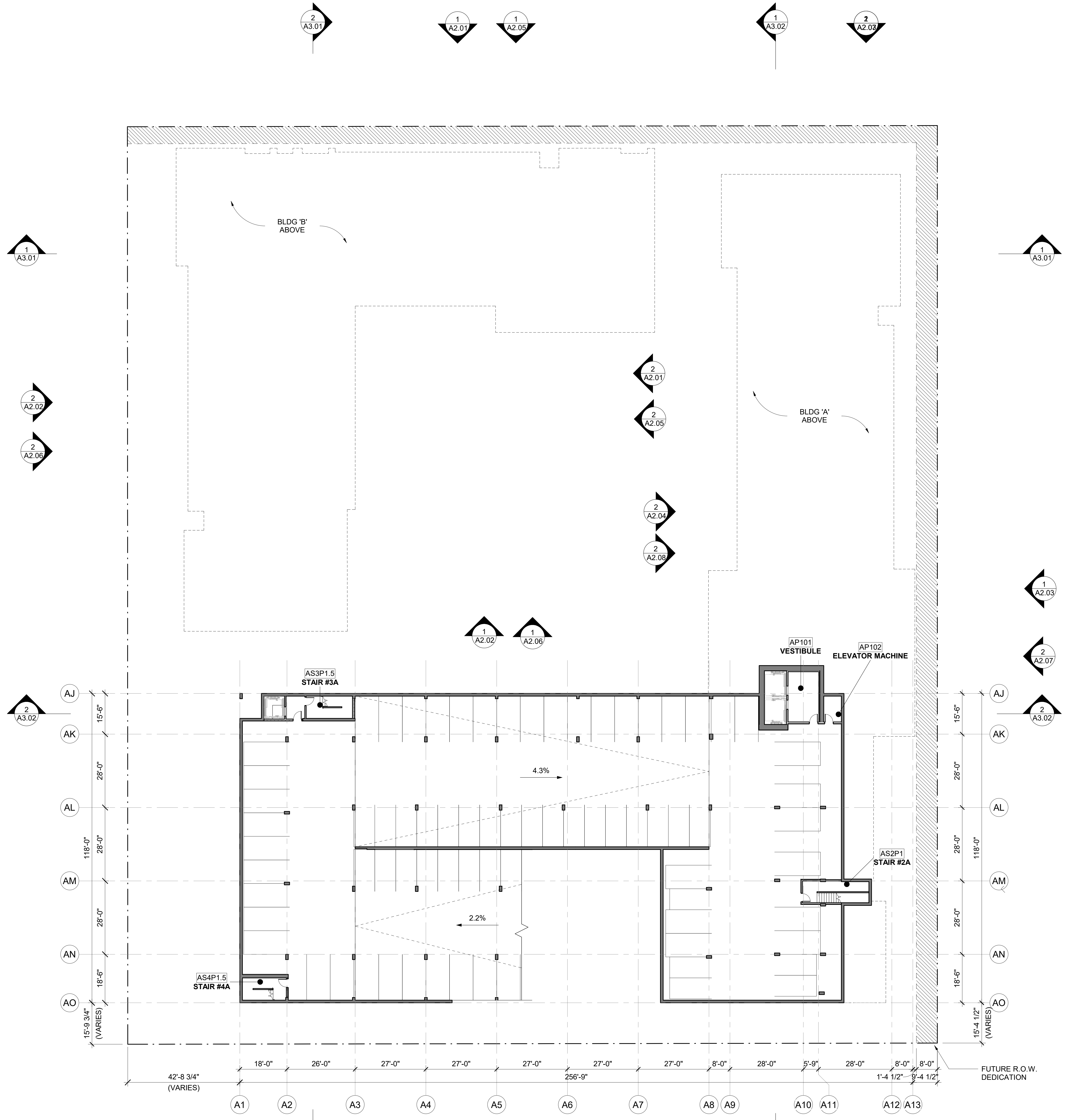
REVISIONS:
NO. DATE DESCRIPTION

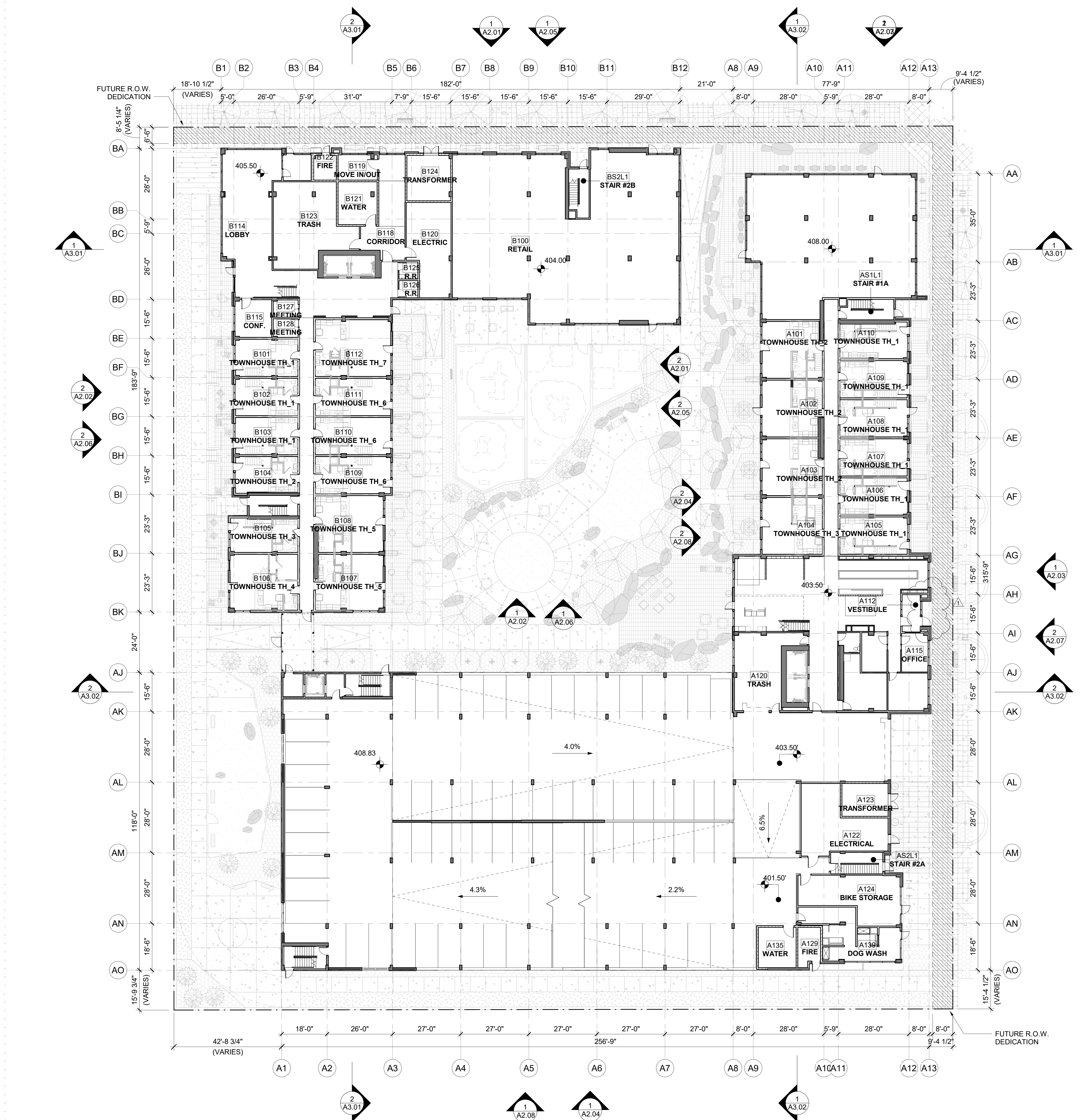
ISSUE:
PDR 9/17/20
BP 12/4/20

LEVEL P1

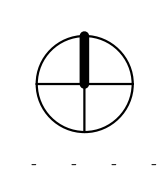
SHEET NO.

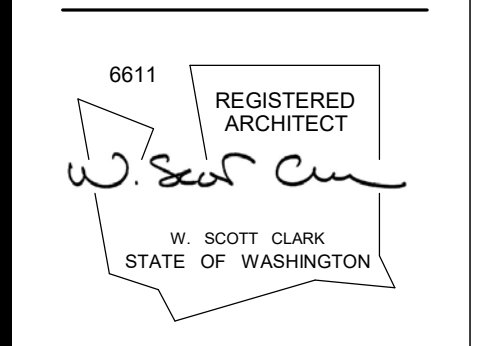
A1.00





LEVEL 1
SCALE: 1/16" = 1'-0"





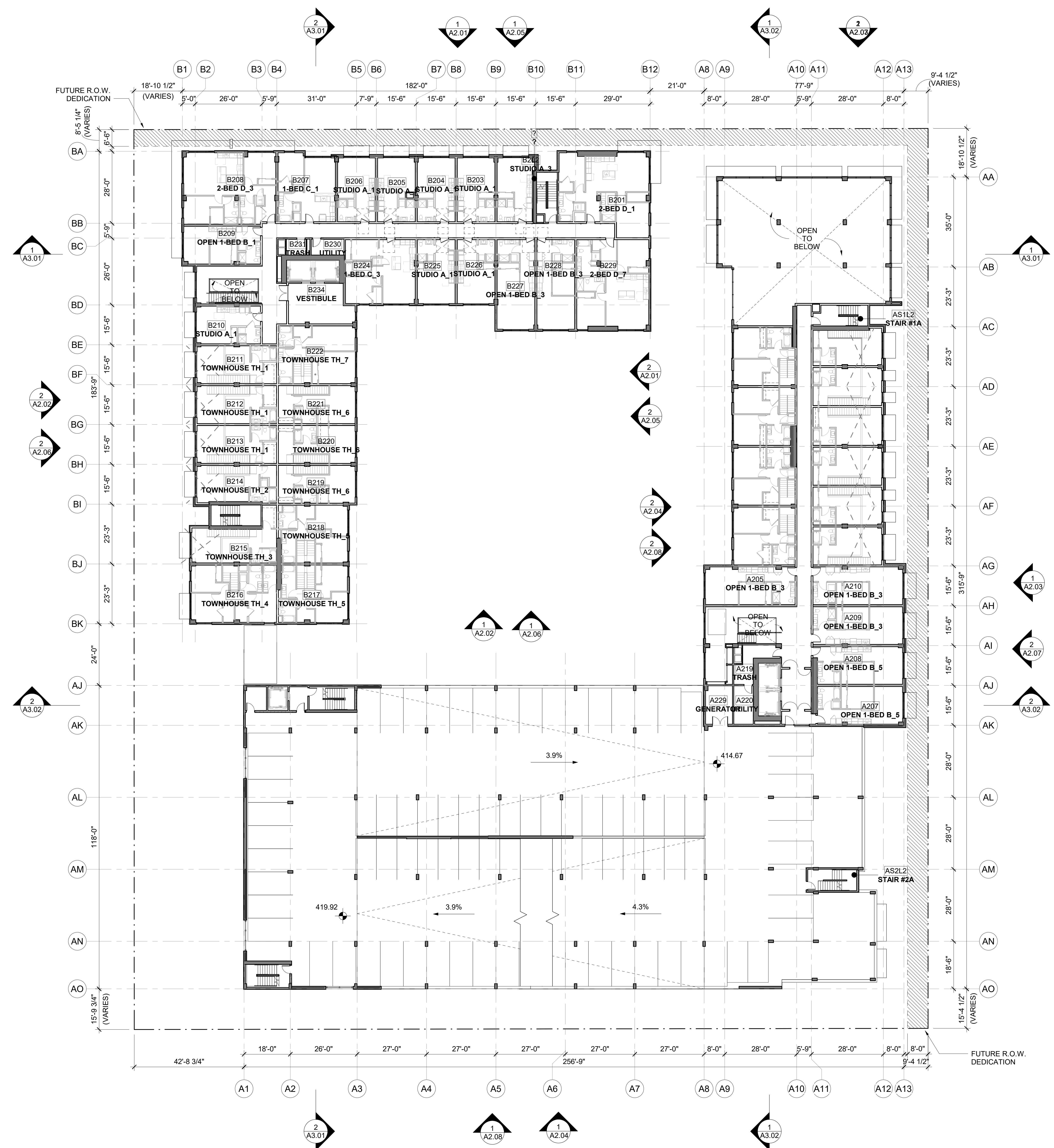
DATE: 9/17/20
 JOB NO.: 19-19
 PERMIT NO.:
 REVISIONS:
 NO. DATE DESCRIPTION

ISSUE:
 PDR: 9/17/20
 BP: 12/4/20

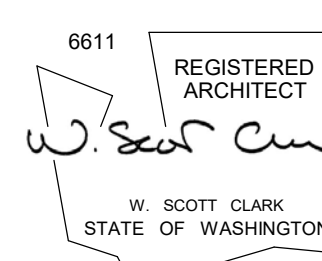
LEVEL 2

SHEET NO.

A1.02



LYNNWOOD 40TH
19820 40TH AVE WEST
LYNNWOOD, WA 98036



DATE: 9/17/20
JOB NO.: 19-19
PERMIT NO.:

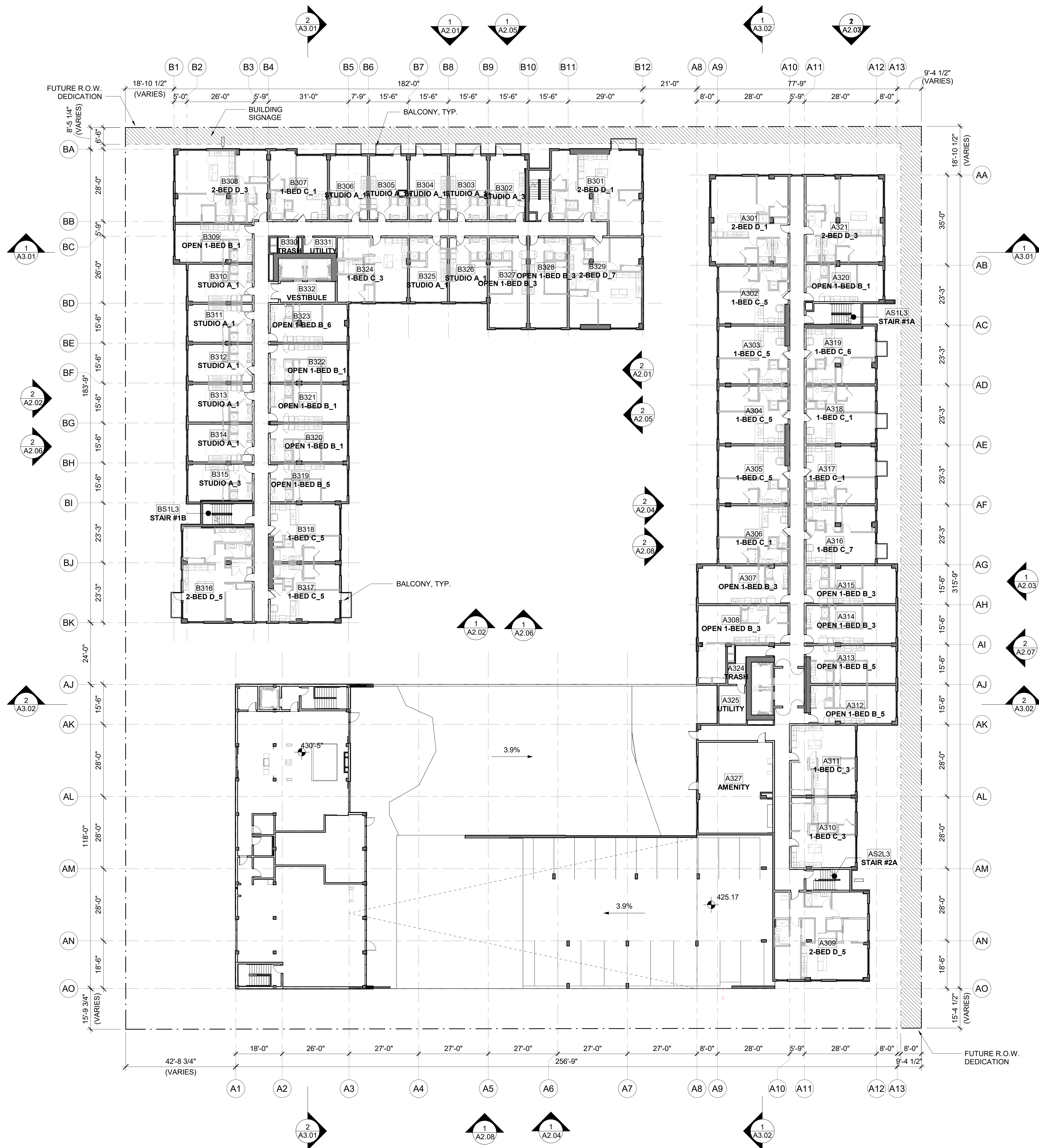
REVISIONS:
NO. DATE DESCRIPTION

ISSUE:
PDR: 9/17/20
BP: 12/4/20

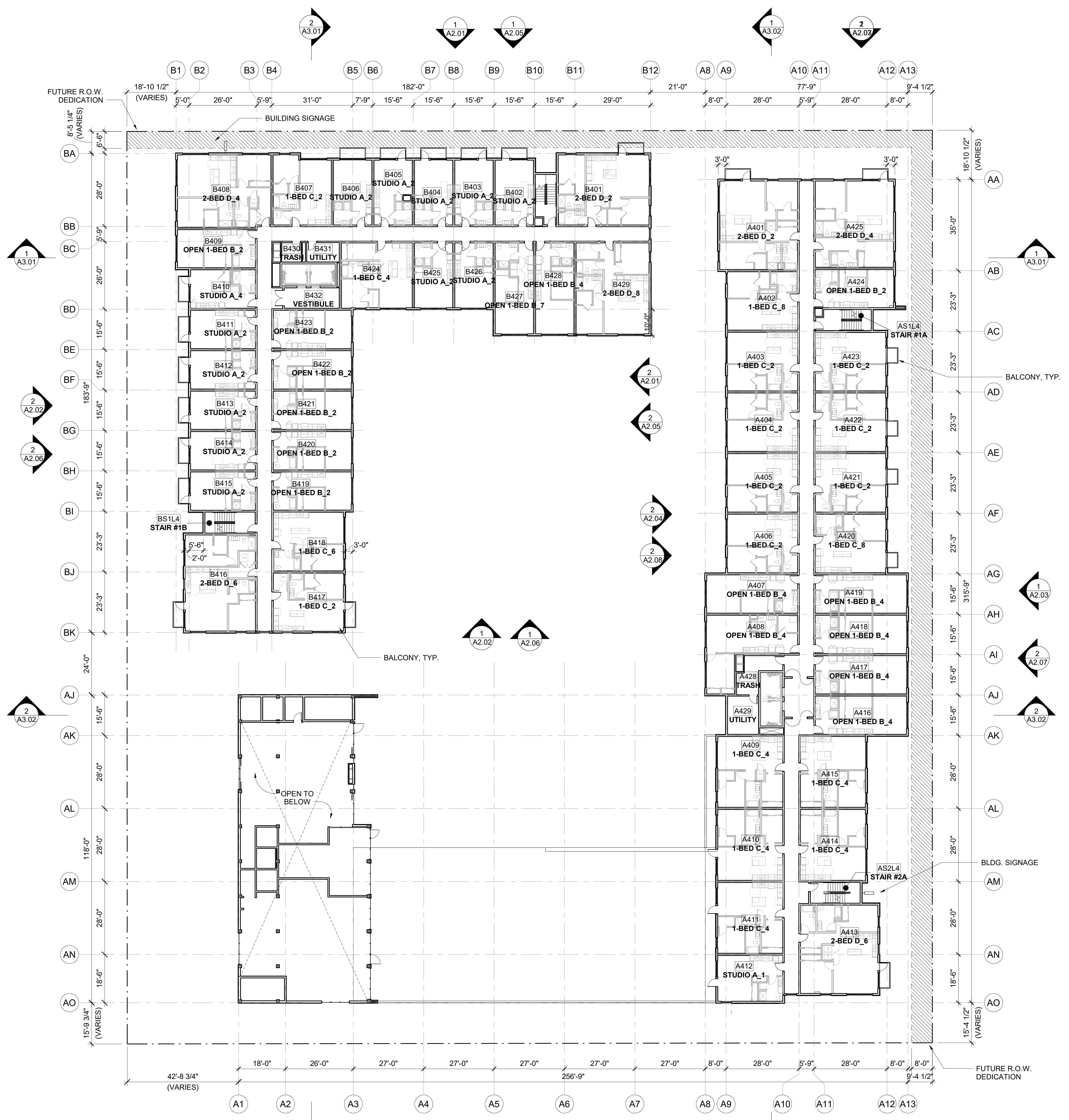
LEVEL 3

SHEET NO.

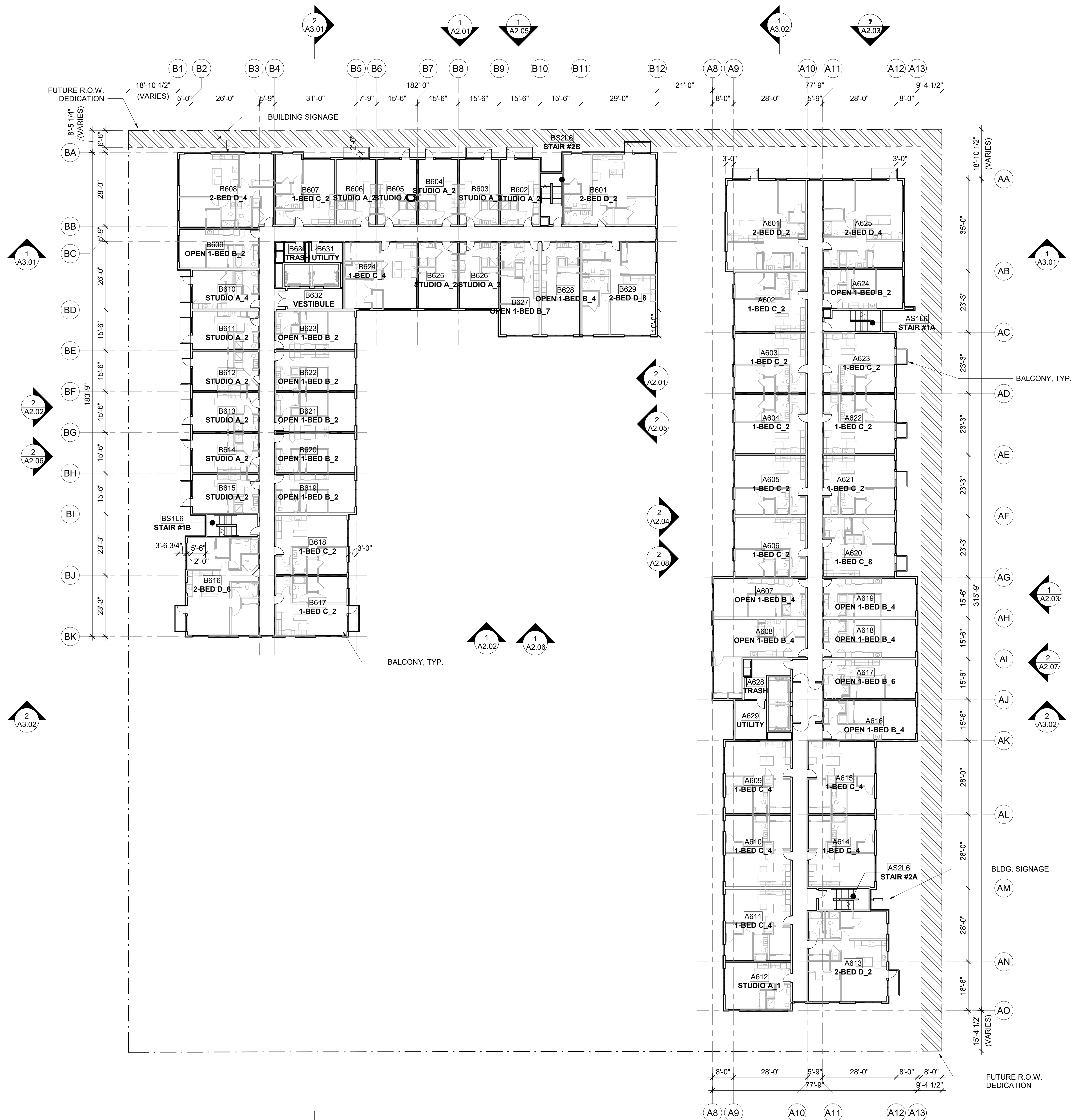
A1.03



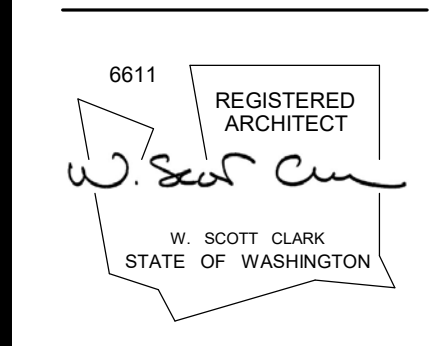
LEVEL 3
SCALE: 1/16" = 1'-0"







LYNNWOOD 40TH
 19820 40TH AVE WEST
 LYNNWOOD, WA 98036



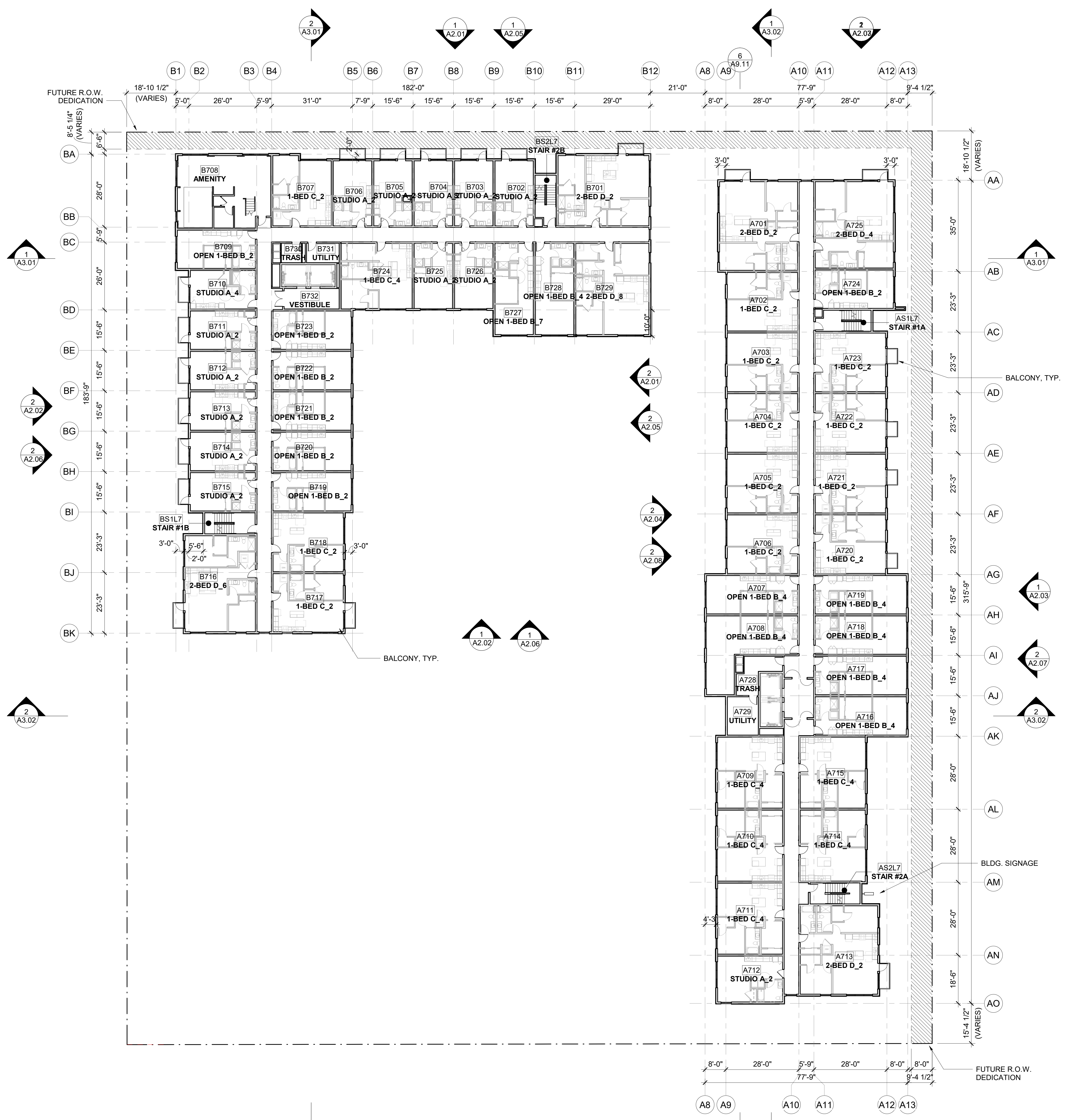
DATE: 9/17/20
 JOB NO.: 19-19
 PERMIT NO.:
 REVISIONS:
 NO. DATE DESCRIPTION

ISSUE:
 PDR: 9/17/20
 BP: 12/4/20

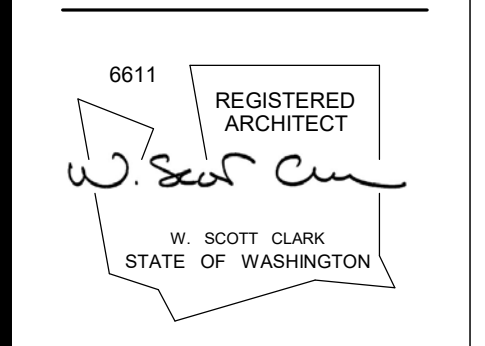
LEVEL 7

SHEET NO.

A1.07







DATE: 9/17/20
 JOB NO. 19-19
 PERMIT NO.
 REVISIONS:

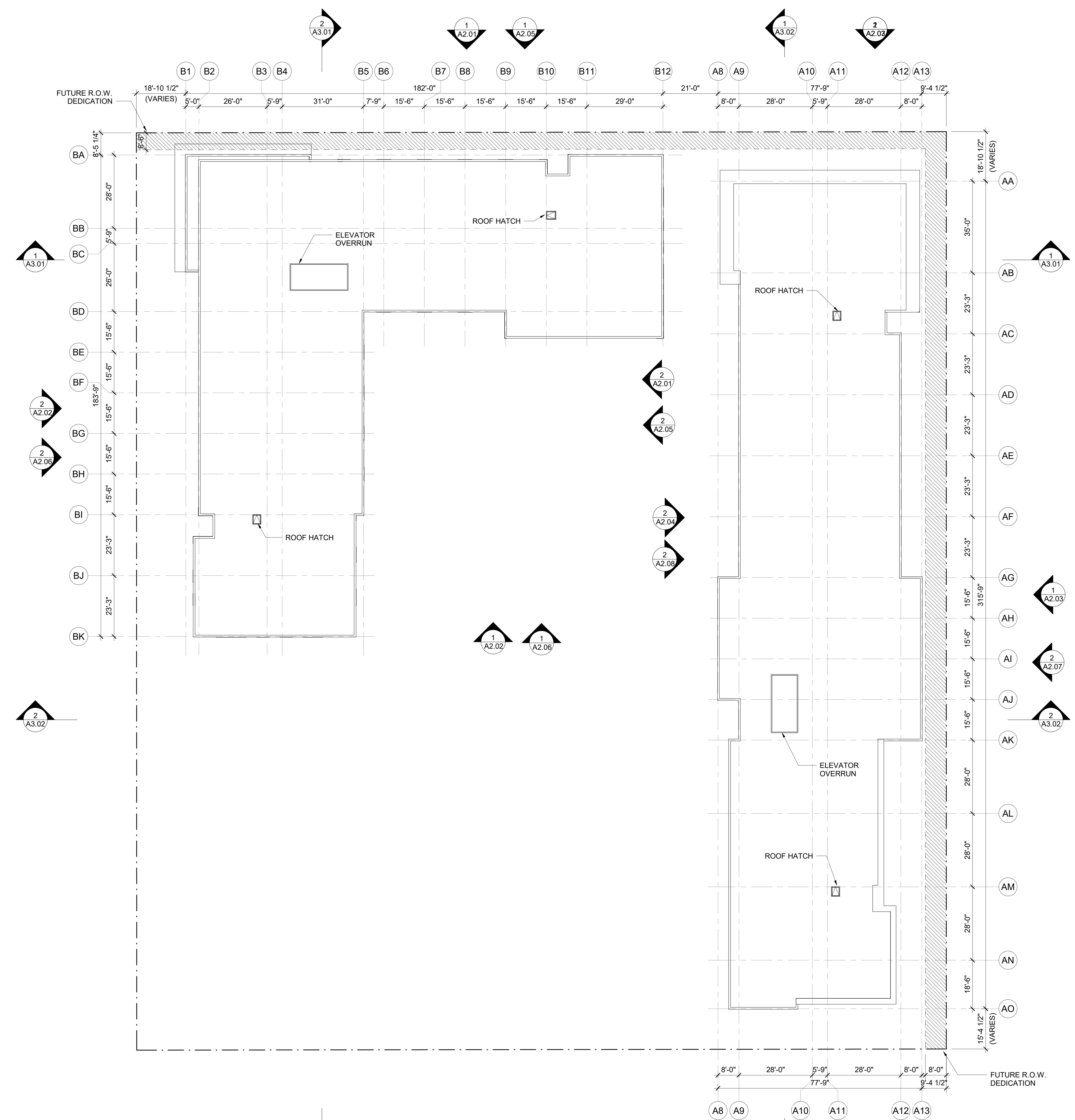
NO.	DATE	DESCRIPTION

ISSUE:
 PDR 9/17/20
 BP 12/4/20

ROOF PLAN

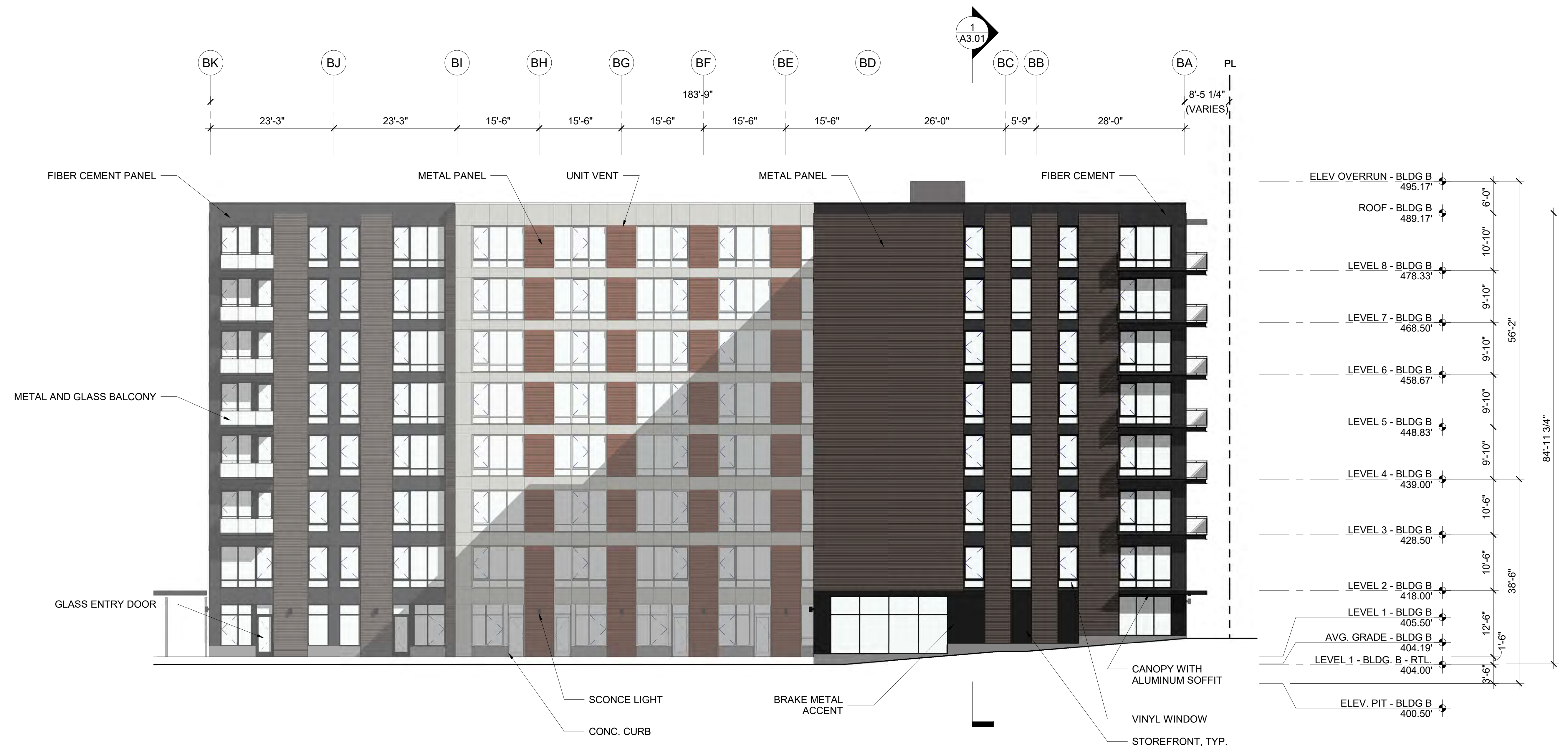
SHEET NO.

A1.09





1 NORTH ELEVATION - COLOR
 A2.05 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - COLOR
 A2.05 SCALE: 3/32" = 1'-0"

DATE: 9/17/20
 JOB NO. 19-19
 PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/22/21	PDR REV #1
2	4/30/21	PDR REV #2

ISSUE:

PDR	9/17/20
BP	12/4/20
GMP QC	5/7/21

NOT FOR CONSTRUCTION



1 SOUTH ELEVATION - COLOR

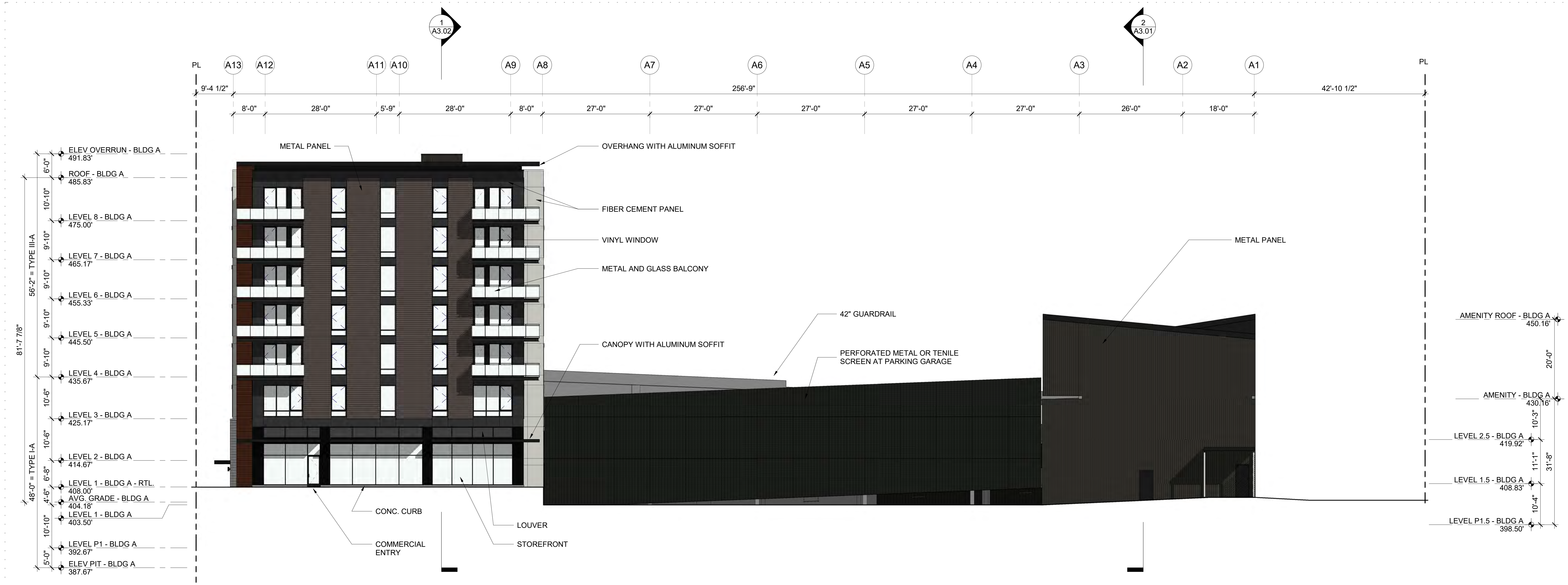
A2.06 SCALE: 3/32" = 1'-0"



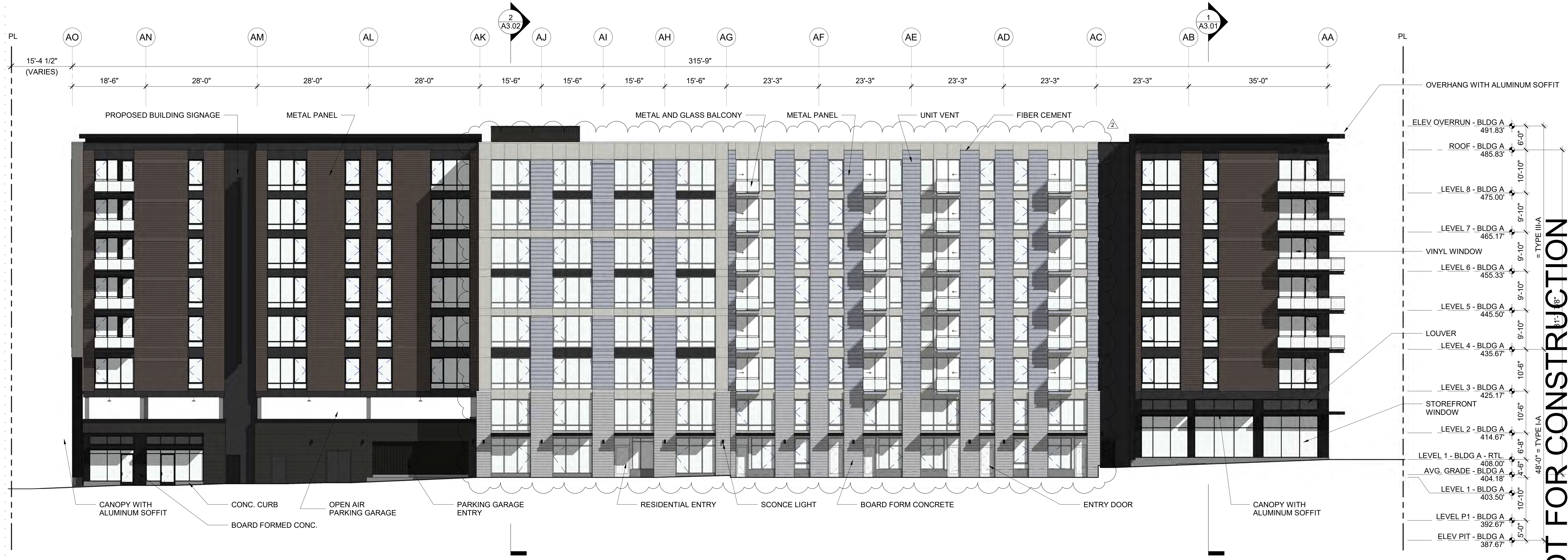
2 WEST ELEVATION - COLOR

A2.06 SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION



1
A2.07
NORTH ELEVATION - COLOR
 SCALE: 3/32" = 1'-0"



2
A2.07
EAST ELEVATION - COLOR
 SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

DATE: 9/17/20
 JOB NO. 19-19
 PERMIT NO.

REVISIONS:

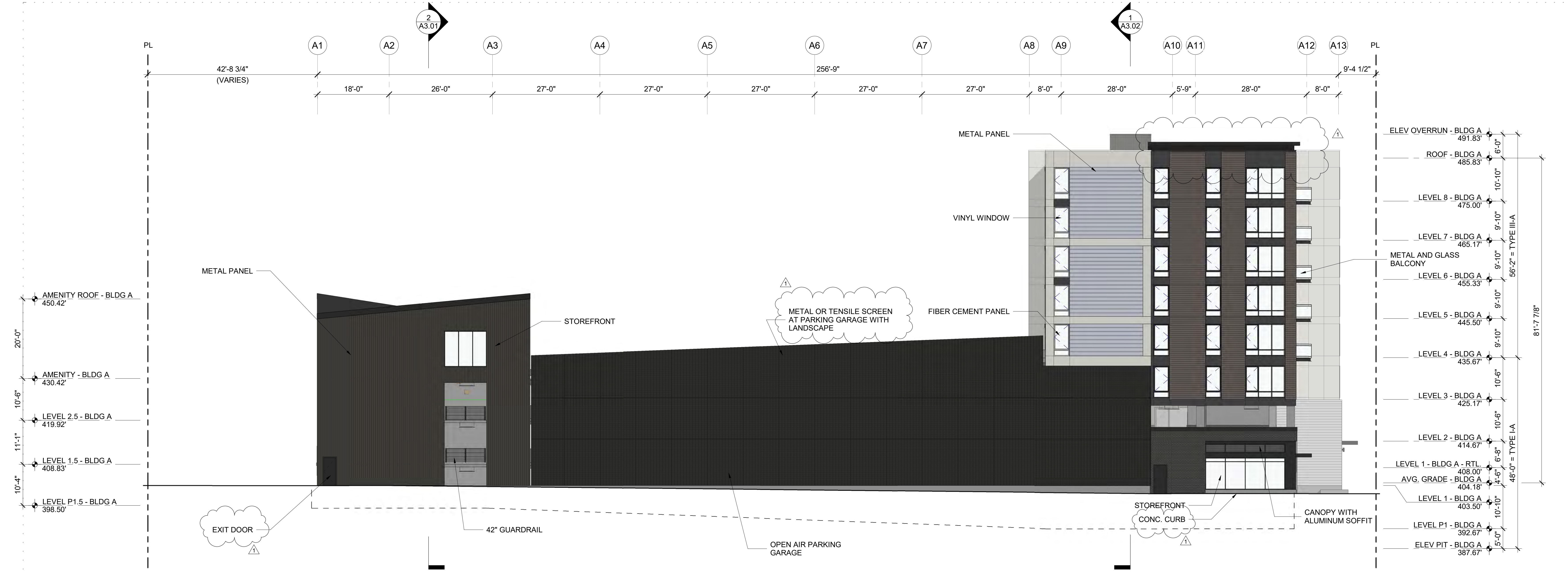
NO.	DATE	DESCRIPTION
1	3/22/21	PDR REV #1
2	4/30/21	PDR REV #2

ISSUE:
 PDR 9/17/20
 BP 12/4/20
 GMP QC 5/7/21

NORTH AND EAST ELEVATIONS - BLDG A

SHEET NO.

A2.07



1 SOUTH ELEVATION - COLOR
 SCALE: 3/32" = 1'-0"



2 WEST ELEVATION - COLOR
 SCALE: 3/32" = 1'-0"