



CITY CENTER DESIGN GUIDELINES

LYNNWOOD
WASHINGTON

2019 update



INTRODUCTION

The provisions of this document shall apply to all development and redevelopment within the Lynnwood City Center. The degree to which each standard applies to a development or 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 City Center Design Guidelines. These guidelines are intended to carry out the Comprehensive Plan for the City of Lynnwood with respect to the Planning and Urban Design Principles of the City Center Sub-Area Plan, including:

- Establish streetscapes to provide a strong visual character and to encourage pedestrian activity;
- Create an array of public spaces;
- Present a distinctive skyline for the City Center; and
- Encourage new high-density development to display quality and character through materials and architectural expression.

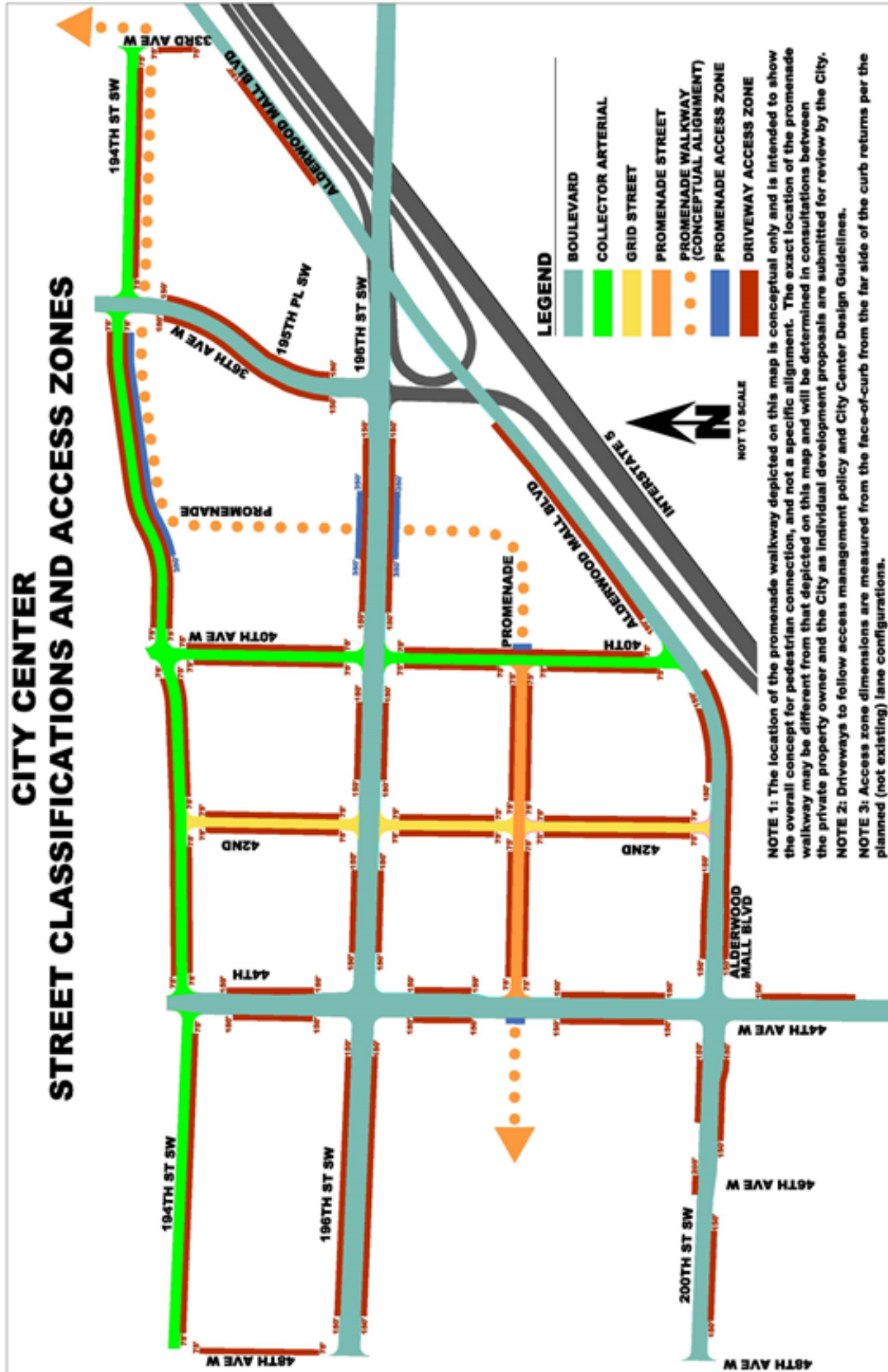
Each standard includes examples and illustrations of ways in which the intent of the standard can be achieved. The graphic images are meant to be examples and are not the only acceptable means towards accomplishing the intent of the standards. Applicants and project designers are encouraged to consider designs, styles, and techniques not pictured in the examples that fulfill the intent of the design standard.

The Community Development Director may approve design departures from the guidelines, pursuant to LMC Section 21.25.150, upon written request by the applicant and a finding that the proposal provides equivalent or superior results to the original guideline.

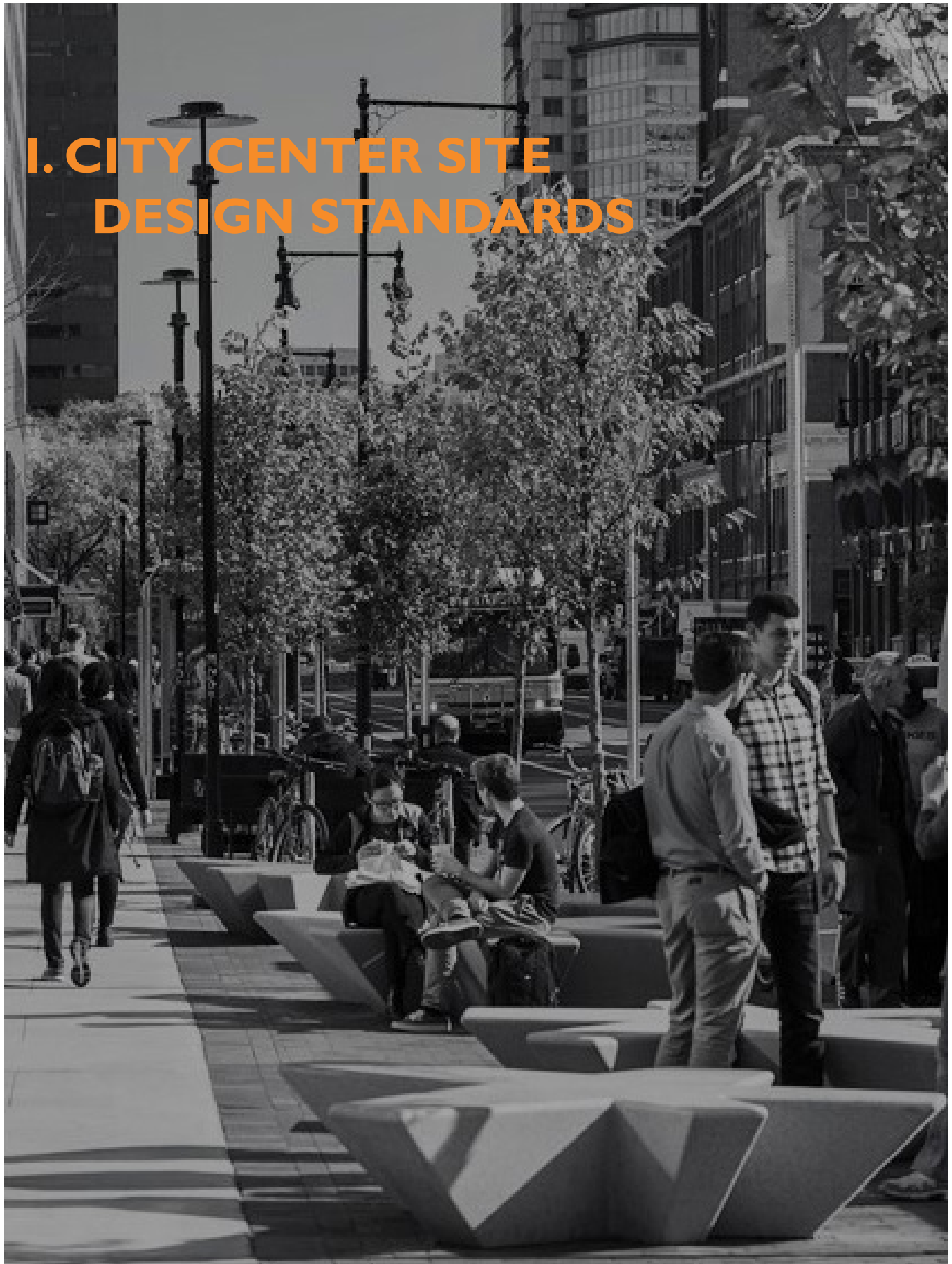
Some of the guidelines contained in this document use the word “shall” while others use the word “should.” Regardless of which term is used, each guideline shall be addressed by an applicant. The City will expect to see how the design of a project has responded to every one of the guidelines. The “shall” statements, with such wording, are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. All projects shall include these elements as described.

However, guidelines that use the word “should” are meant to be applied with some flexibility. They indicate that the City is open to design features that are equal to, or better than, that stated so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets this test and determination will be made by the Community Development Director.

FIGURE I



I. CITY CENTER SITE DESIGN STANDARDS





A. CURB CUTS & ACCESS CONTROL

INTENT

To ensure that curb cuts do not detract from the continuity and safety of pedestrians and other non-motorized users.

GUIDELINES

Access control within the City Center shall comply with the City of Lynnwood Access Control Policy except as amended as follows:



1. Curb cuts shall be no wider than 30 feet at the property line, except where wider curb cuts are required to provide sufficient loading and service functions. The public works director may approve an alternative curb cut width in order to provide adequate loading and service functions.
2. Curb cuts shall be no closer together than 200 feet at the property line, unless the dimension of a property's frontage precludes such spacing.
3. Curb cuts shall not be located along the Promenade Street, unless no other access to a property is available. The developer shall demonstrate that no other access is available. In such case, no more than one curb cut shall be permitted per development abutting the Promenade Street. Curb cuts should be the minimum width to accommodate access.
4. Curb cuts along Boulevards shall be located a minimum of 150 feet from signalized intersections, 100 feet from unsignalized intersections. For all other City Center streets, curb cuts shall be located a minimum of 75 feet from an intersection. Left turn restrictions shall be imposed at curb cuts that do not meet these criteria.
5. Curb cuts shall be approved by the public works director and shall be consolidated and shared through access agreements, where possible.
6. Curb cuts are not required to be setback from interior property lines.
7. Marked pedestrian crossings shall be provided for each curb cut to alert cars to the potential presence of pedestrians. Pedestrian crossings shall be constructed of material(s) and/or color(s) different from the curb cut pavement. Examples include brick pavers, stamped concrete, or colored asphalt. Painted crosswalks do not count toward this requirement.



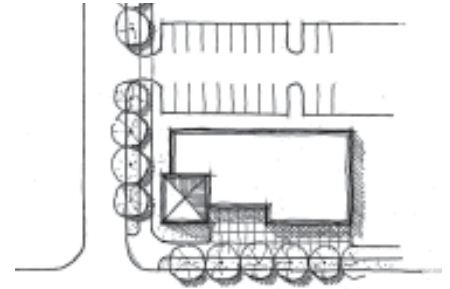
B. SURFACE PARKING LOT LOCATION

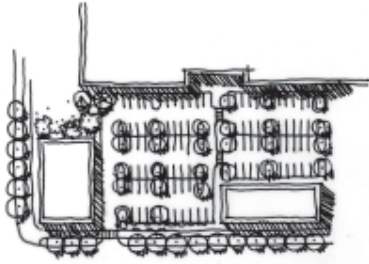
INTENT

To ensure that surface parking lots are not the dominant visual element within the City Center and to create a pedestrian-friendly environment.

GUIDELINES

1. Along the Promenade Street (198th Street SW), surface parking shall be located to the rear of a building. No surface parking shall be adjacent to the street.
2. Along any public street other than the Promenade Street surface parking shall be located to the rear of a building but may be located to the side of a building if the building abuts a street and the parking is not located at any intersection. Parking lots shall not be located at intersections or within 150 feet of any intersection.
3. For residential and hotel projects, a one-way drive aisle underneath a porte-cochere may be located between the building and the street. Temporary parallel parking spaces may be provided within these areas. In no case may these drive aisles exceed 30 feet in width. Drive aisles shall be screened with at least a 10-foot landscape buffer strip as detailed in Section I(D)2.





C. PARKING LOT INTERIOR LANDSCAPING

INTENT

To ensure that curb cuts do not detract from the continuity and safety of sidewalks. This section does not apply to parking structures.

GUIDELINES

1. All landscaping shall comply with LMC 21.08.250 Landscape Applications, Installation and Maintenance Standards and LMC 21.08.300 General Landscape Standards.
2. Surface parking lot landscaping shall reinforce pedestrian and vehicular circulation, including:
 - a. Parking lot entrances.
 - b. Ends of drive aisles.
 - c. Defining pedestrian connection/walkways through parking lots.
3. Interior parking lot landscaping shall be provided for parking lots providing more than 10 spaces in accordance with the following:
 - a. For parking lots located in the side yard a minimum of 10 percent of the total square feet of the parking lot area shall be landscaped.
 - b. For parking lots located in the rear yard a minimum of 5 percent of the total square feet of the parking lot shall be landscaped.
4. Landscape areas next to a pedestrian connection/walkway shall be maintained and plant material selected to establish a clear pedestrian zone. Plant material shall be trimmed to allow safe passage for pedestrians. Tree branches overhanging the sidewalk shall be cleared from the ground to 8 feet above the pedestrian connection/walkway.
5. A setback shall be provided that allows space for all trees and shrubs where vehicle overhang extends into landscape areas.
6. 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:
 - a. Where the parking lot is located in the side yard and/or is visible from the public right-of-way, one tree for every six spaces shall be provided (1:6).
 - b. Where the parking lot is located in the rear yard is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).



7. Drought tolerant plants and/or plants native to the Pacific Northwest should be used. Temporary irrigation for plant establishment shall be provided.
8. All landscaped areas should be designed to minimize stormwater run-off by utilizing bioswales, rain gardens, filtration strips and other facilities where appropriate.
9. Pedestrian connection/walkways meeting provisions of that guideline may traverse required and/or optional landscape areas.
10. A landscape maintenance plan, identifying maintenance tasks and schedules, shall be submitted to the City for review.



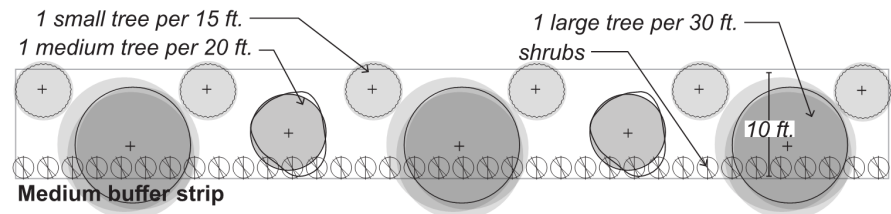
D. PARKING LOT SCREENING

INTENT

To soften the impact of surface parking on the streetscape. This section does not apply to parking structures.

GUIDELINES

1. All landscaping shall comply with LMC 21.08.250 Landscape Applications, Installation and Maintenance Standards and LMC 21.08.300 General Landscape Standards.
2. When a parking lot abuts a public right-of-way or a neighboring property not within a City Center Zone, a 10-foot landscape buffer shall be placed between the parking lot and the back of sidewalk or property line. The landscape buffer shall be planted in accordance with the following:
 - a. One large tree per 30 linear feet, one medium tree per 20 linear feet, one small tree per 15 linear feet
 - b. Row of shrubs with a maximum height of 3 feet. Shrubs shall be planted in a continuous or staggered row to provide adequate screening. Walls, as detailed below, as provided below may be used in lieu or in addition to the shrub requirement.



3. When provided, walls for screening purposes shall comply with the following standards:
 - a. Walls shall not exceed 3 feet in height. A screen treatment of non-vision-obscuring metal rail or similar treatment not to exceed 1 foot in height may be added to the maximum wall height.
 - b. Walls shall be constructed of masonry materials and include decorative patterns such as plinths or a soldier course.
 - c. Raised planter walls shall use the decorative materials described above and shall be planted with a minimum of 50 percent evergreen materials. Planter walls and plant materials shall not exceed a cumulative height of 3 feet.

E. FENCING AND WALLS

INTENT

To provide regulations for appropriate fencing materials.

GUIDELINES

1. The use of chain link fencing, wood fencing, razor ribbon, barbed wire, or similar materials shall be prohibited, unless otherwise permitted in this document.

TABLE A. FENCES AND WALLS	
Fence Type	When Permitted
<p>Screening between CC and RS zones <u>Fence type:</u> Vision-Obscuring Fence or Wall <u>Maximum height:</u> 6 feet <u>Permitted materials:</u> Wood or Composite Wood, Masonry</p>	In the rear or side yard between a City Center-zoned property and a Residentially-zoned property
<p>Trash Enclosure Screening <u>Fence type:</u> Vision-Obscuring Fence or Wall <u>Maximum height:</u> 6 feet <u>Permitted materials:</u> Wood or Composite Wood, Masonry</p>	Around trash enclosures and street level mechanical units
<p>Street Level Residential Fencing <u>Fence type:</u> Non-Vision-Obscuring Fence <u>Maximum height:</u> 6 feet <u>Permitted materials:</u> Metal Rail, a 3-foot-tall masonry base and/or masonry posts are permitted</p>	When surrounding areas leading to individual residential units
<p>Dog Run Fencing <u>Fence type:</u> Non-Vision-Obscuring Fence <u>Maximum Height:</u> 4 feet <u>Permitted Materials:</u> Metal Rail, Vinyl Coated Chain Link</p>	Surrounding dog run areas and screened with evergreen shrubs no taller than 3 feet
<p>Vision Obscuring Wall <u>Maximum Height:</u> 3 feet <u>Permitted Materials:</u> Masonry, an additional 1 foot of metal rail may be added to the top</p>	Permitted in all situations
<p>Non-Vision-Obscuring Fence <u>Maximum Height:</u> 4 feet <u>Permitted Materials:</u> Metal Rail, a 3-foot-tall masonry base and/or masonry posts are permitted</p>	Permitted in all situations
<p>The community development director may grant deviations when proposed fencing is found to be warranted by the proposed use and does not have negative impacts on the overall site aesthetics.</p>	



2. No fencing shall be allowed within a site distance triangle. Site distance triangles shall be maintained at any intersection and any vehicular access point regardless of fencing or wall type.
 - a. When adjacent to an intersection, the site distance triangle is defined as having two sides of 30 feet, measured along the property lines from the property corner at the street intersection, and a third side connecting the ends of the two aforementioned sides.
 - b. When adjacent to a vehicular access point, the site distance triangle is defined as having two sides of 15 feet measured along the property lines from the property corner common to the subject and adjacent property, and a third side connecting the end points on the two aforementioned sides.

F. STREETScape

INTENT

To produce a streetscape within the public right-of-way that is safe, convenient, comfortable and appealing for people on foot and to help frame the streets with vegetation.

GUIDELINES

1. Street trees shall be provided in accordance with the descriptions associated with each street type:
 - a. Boulevard (public):
Street trees: Per City Center streetscape program, 35 feet on center, minimum of 2 inch caliper at time of planting
 - b. Promenade Street (public, 198th St SW):
Street trees: Per City Center streetscape program, 25 feet on center, minimum of 3 inch caliper at time of planting
 - c. Collector Arterial and Grid Street (public):
Street trees: Per City Center streetscape program, 25 feet on center, minimum of 2 inch caliper at time of planting.
2. Sidewalks shall be cast in place concrete with broom finish and scoring every 4 feet and shining around dummy joints and regular joints or as required per the City Center Streetscape Program. Alternative sidewalk design concepts may be approved by the City Engineer.
3. Tree planting pits shall be covered by ADA compliant decorative cast iron tree grates per City Center streetscape program. An electrical outlet shall be provided for street tree lighting.
4. Pedestrian scale decorative street lighting, no taller than 15 feet shall be provided at regular intervals. Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest editions and LMC 21.17 Outdoor Lighting Standards.
5. Cabinets and structures for traffic signals, utility connections and the like where needed in the public Right of Way shall be located within the tree well zone between the curb and sidewalk and not obstructing the walking path.
6. Transit shelters should not be considered as merely utilitarian structures but should convey a strong design identity and incorporate features such as artwork.





G. SITE LIGHTING

INTENT

To ensure that lighting contributes to the character of the site, provides pedestrian scale interest and security throughout the site and does not disturb adjacent developments and residences and the night sky.



GUIDELINES

1. Lighting shall be provided throughout the site to provide a safe and comfortable atmosphere.
2. All lighting should be shielded from the sky and adjacent properties and structures, either through exterior shields or through optics within the fixture.
3. Accent lighting is encouraged but should be combined with functional lighting to highlight special focal points such as building/site entrances, public art and special landscape features.
4. Lighting should contribute to and integrate with the overall character of the site architecture or other site features.
5. Lighting in parking lots shall not exceed a maximum of 30 feet in height. Pedestrian scale lighting a maximum of 15 feet in height shall be provided throughout all Pedestrian Connections/Walkways.
6. Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest editions and LMC 21.17 Outdoor Lighting Standards, for each applicable lighting type (i.e. Parking Lot, Walkways, etc.).
7. Lighting shall be shielded to prevent spillover into adjacent residential units. When adjacent to residential units, lighting should be located to have minimal impact on units.



H. PRIVATE PEDESTRIAN CONNECTIONS

INTENT

To ensure that the City Center is conducive to pedestrian circulation through a system of private walkways connected to public sidewalks.

GUIDELINES

1. Walkways Connecting Building Entrances to Nearest Public Sidewalk. All major building entrances shall be connected with the nearest public sidewalk by a walkway that is a minimum of 10 feet wide and is 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. The public works director may depart from this standard to decrease sidewalk width when appropriate.
2. Walkways Through Surface Parking Lots. A walkway shall be provided through any surface parking lot with more than 30 stalls. Such walkways shall be a minimum of 10 feet wide and separated from any adjacent parking stalls by a planting bed at least 3 feet wide.
3. Walkways Connecting Parcels. Walkways a minimum of 10 feet wide shall be provided that allow pedestrians to connect to all adjacent properties. These walkways shall connect to public sidewalks.
4. When providing the Promenade Walkway the following standards are required to receive the floor area bonus per LMC Table 21.60.2.

The Promenade Walkway shall extend east and north from the 198th Street SW Promenade Street (public) at 40th Avenue W. to connect to 194th Street SW as conceptually depicted by Figure 1. The Promenade Walkway shall be a minimum of 16 feet average width.

Properties located between the Promenade Access Zones shall demonstrate the provision of the Promenade Walkway through the site, connecting to and from other parcels to create a linear or meandering path as conceptually depicted in Figure 1 and will be determined through the project design review process. The objective of the Promenade Walkway in the City Center-Core is to provide pedestrian connectivity centrally through large blocks as conceptually depicted in the City Center Sub-Area Plan. For areas where the Promenade Walkway is provided, but follows the public Right of Way or upgrades right of way with design elements and additional furnishings stipulated below, a different FAR Bonus amount shall be provided.





5. In the absence of a walkway on an abutting property, the walkway constructed should stub out to the property line which shall set the walkway connection location for the adjacent parcel.
6. Uniform type of pedestrian scale lighting shall be provided along the length of the walkway on an individual parcel.
7. Walkways that are not raised sidewalks shall use special decorative paving such as decorative concrete, or pavers (not exposed aggregate) to distinguish them from vehicular drive aisles.
8. At least two types of pedestrian amenities shall generally be provided in every 150 linear feet of walkway, such as: seating, trash receptacles, large pots or planters planted with year-round vegetation or landscape features, artwork, bicycle racks, inlaid pavement art, art and water features. Other amenities may be proposed that meet the intent of this guideline. Amenities may be clustered or provided along the walkway. Amenities shall be placed to provide a minimum of 6 feet of pedestrian clearance.
9. The applicant shall submit a plan for the walkway to include a description of all landscaping; lighting; street furniture; paving color and materials; required amenities, relationship to building frontage; specific location of the walkway on the site and connection to other parcels, and the relationship to and coordination with any plaza.
10. The entire walkway should be open and available to the public 24 hours a day, except as authorized for seasonal and other temporary activities such as farmer's markets or special event.
11. When Walkways Connecting Parcels are provided, the property owners shall execute a legally binding access agreement providing that the walkway is subject to a right of pedestrian use and access by the public. The agreement shall be in form and substance acceptable to the city and shall be recorded with Snohomish County. The obligations under the agreement shall run with the land.
12. Walkways should be designed with Crime Prevention Through Environmental Design (CPTED) standards.
13. Walkways shall be provided for the area of the site being developed. If the walkways will be completed in phases accompanying future phases of development, a conceptual phasing plan for all Pedestrian Connections / Walkways shall be provided.

I. VEHICULAR CONNECTIONS

INTENT

To allow private vehicular connections through blocks between public streets in coordination with pedestrian connections/walkways, with pedestrian safety and experience as the priority.

GUIDELINES

1. Vehicular connections between properties should be provided between adjacent vehicular use areas. Opportunities for future connections should be provided.
2. Vehicular connections are encouraged along grid street alignments as detailed in the City Center Sub-Area Plan.
3. Vehicular connections shall be a maximum of two lanes, with a maximum 10 feet wide lane width or as needed per the building and/or fire code.
4. No parking other than parallel or angled parking shall be allowed on vehicular connections. Parallel parking may be located on one or both sides of the vehicular connection and shall be a minimum of 8 feet in width per side. Angled parking may be on only one side of the vehicular connection or in an alternate configuration approved by the public works director upon demonstration that the parking will operate without adverse impact to pedestrians.
5. Pedestrians shall be protected from vehicles by sidewalk or by use of design elements such as decorative protective bollards, or large pots planted with year-round vegetation or similar equally effective treatment. Use of traffic calming features shall also be incorporated, including but not limited to curb extensions, speed tables, textured pavement, decorative pavers, and mini-roundabouts. Raised or flat cement concrete curb or curb and gutter are required on both sides of vehicular connections. Decorative storm drain covers should be provided. All storm drain covers shall be flush with the surrounding pavement and bicycle-friendly in design. In areas with flat curb, appropriate storm drainage features are required.
6. When vehicular connections between properties are provided the property owners shall use best efforts to execute a legally binding access agreement providing that the vehicular connection is subject to a right of vehicular use and access by the public. The agreement shall be in form and substance acceptable to the city and shall be recorded with Snohomish County. The obligations under the agreement shall run with the land.





J. BICYCLE FACILITIES

INTENT

To provide bicycle stalls, storage and facilities and support reducing demand for parking.

GUIDELINES

1. All bicycle stalls shall be located in secure locations that do not impede pedestrian or vehicular flow and shall be well lit for nighttime use.
2. Design of the outdoor bicycle stalls shall compliment other pedestrian features and design of the building(s).
3. A portion of the required bicycle stalls shall be installed within 200 feet of the primary entrance of the building and shall not impede pedestrian or vehicular traffic. Bicycle parking is encouraged near other public entrances.
4. Bicycle stalls shall be U- or A-frame and permit bikes to be stored parallel to the rack to prevent parked bicycles from falling. Artistic and unique bicycle rack designs are encouraged.
5. Bicycle stalls should be located throughout the site to serve different entrances, businesses, and overall cyclist needs.



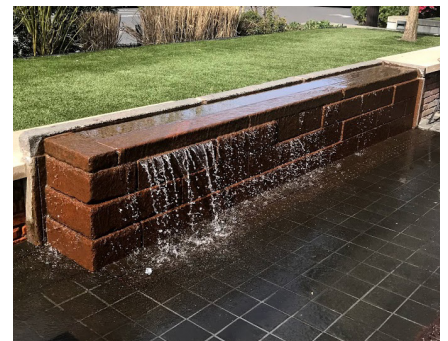
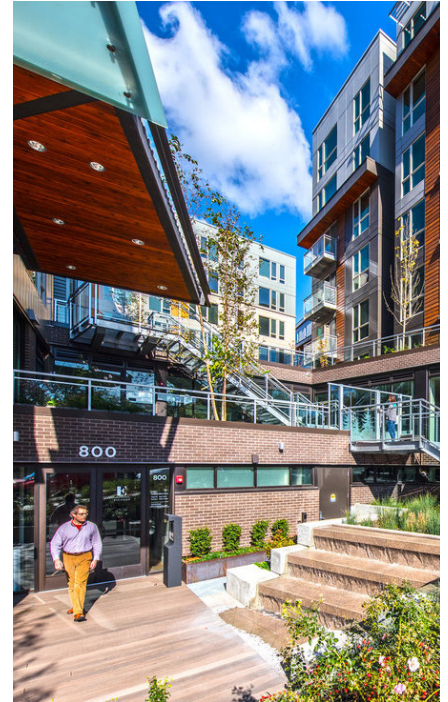
K. OPEN SPACE / PUBLIC PLAZAS

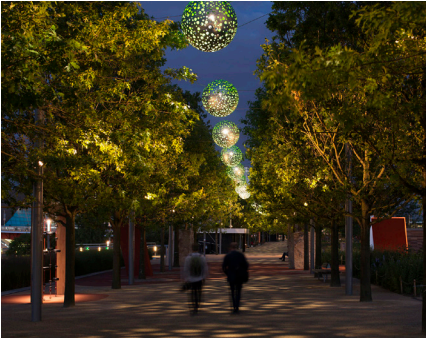
INTENT

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. These guidelines apply to open spaces and plazas as required below. Projects which include spaces intended to implement the vision of the City Center Parks Master Plan are not required to comply with this section.

GUIDELINES

1. Every new building shall provide Open Space/Public Plazas in an amount at least equal to 1 percent of the sum of the square feet of building area and the square feet of site area. This requirement may be combined with the Promenade Walkway and/or Community Gateways and Prominent Intersection guidelines to meet both requirements.
2. Open Space/Public Plazas shall abut and be no greater than 3 feet in elevation from the adjoining sidewalk and allow penetration of sunlight. Open Space / Public Plazas may include or consist of active recreation areas.
3. Open Space/Public Plazas shall include the following:
 - a. Benches. Ledges are also acceptable, as long as they are 15- to 18-inches in height.
 - b. Planting, including specimen trees, shrubs and year-round plantings.
 - c. Pedestrian scaled lighting.
4. Open Spaces/Public Plazas shall also include one of the following features:
 - a. Public art.
 - b. Water feature(s).
 - c. Outdoor dining areas when abutting a ground-floor commercial storefront. See below Section I(K)9 for outdoor dining area requirements.
 - d. Trellis and/or shelter.
 - e. Other methods may be proposed that meet the intent of this guideline.
5. Between 65 percent and 80 percent of the area of the space shall be hardsurfaced.
6. All features provided shall be durable materials designed for outdoor public use.





7. Pedestrian areas should be designed with Crime Prevention Through Environmental Design (CPTED) standards.
8. Open Space/Public Plazas are encouraged to be placed adjacent to other open spaces/public plazas on neighboring sites to increase the size and overall usability of said spaces. Sites should be designed to seamlessly transition so that there are no visual indicators spaces belong to different developments.
9. Open Space/Public Plazas are encouraged to be designed to accommodate active uses such as outdoor dining areas or outdoor sales areas associated with adjacent commercial spaces or to accommodate events such as farmer's markets. For an outdoor dining area to count toward the open space/public plaza requirement the following shall be met:
 - a. A 6-foot wide clear path of pedestrian travel is required adjacent to the outdoor dining area. This path of travel may not include any tree pits, sidewalk furniture or similar obstruction.
 - b. Dining areas may be enclosed with a fence no taller than 42-inches in height. Fencing shall be detectable by a cane and of a contrasting color to warn visually-impaired persons of potential hazards in the path of travel.
 - c. If provided, fencing shall be constructed of materials complementary to the adjacent development and of a permitted material. Elevated planters or large pots planted with year-round vegetation may be used if openings are secured with fencing or similar obstruction.
 - d. Outdoor dining areas may not be used for storage. Storage of tables and chairs outside of hours of operation is permitted.
 - e. Areas may not be enclosed with tents or similar temporary structures.

L. COMMUNITY GATEWAYS AND PROMINENT INTERSECTIONS

INTENT

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

GUIDELINES

1. The City Center Streetscape Plan provides requirements for the treatment of Gateways and Prominent Intersections. In addition to those requirements two of the following features shall be included:
 - a. Public art.
 - b. Open Space / Public Plaza areas meeting Section I(K)(3) of this document.
 - c. Water feature.
 - d. Monument signage complying with size and setback requirements found in LMC 21.16 Signs. Such signs shall be constructed of masonry. Sign text or graphics shall be channel-letter or die cut or etched into the masonry. Such signs shall be externally illuminated with the exception of halo-lit text.
 - e. Other methods may be proposed that meet the intent of this guideline.
2. Gateway or Prominent Intersection features may also be combined with the Open Space/Public Plazas to meet both requirements.
3. Corners of buildings may be setback from the property line to provide public plazas per Open Space / Public Plaza guidelines.
4. Features used shall be oriented towards both pedestrians and vehicles along the street right-of-way.
5. Features used shall not block vehicular sight distance requirements.
6. Community Gateways and Prominent Intersections should be designed with Crime Prevention Through Environmental Design (CPTED) standards.

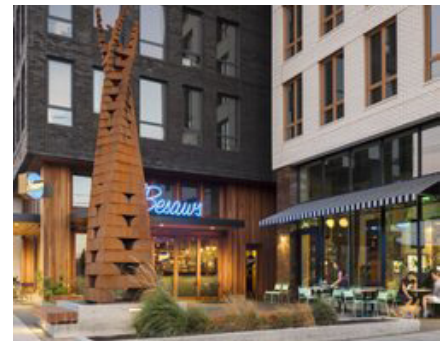
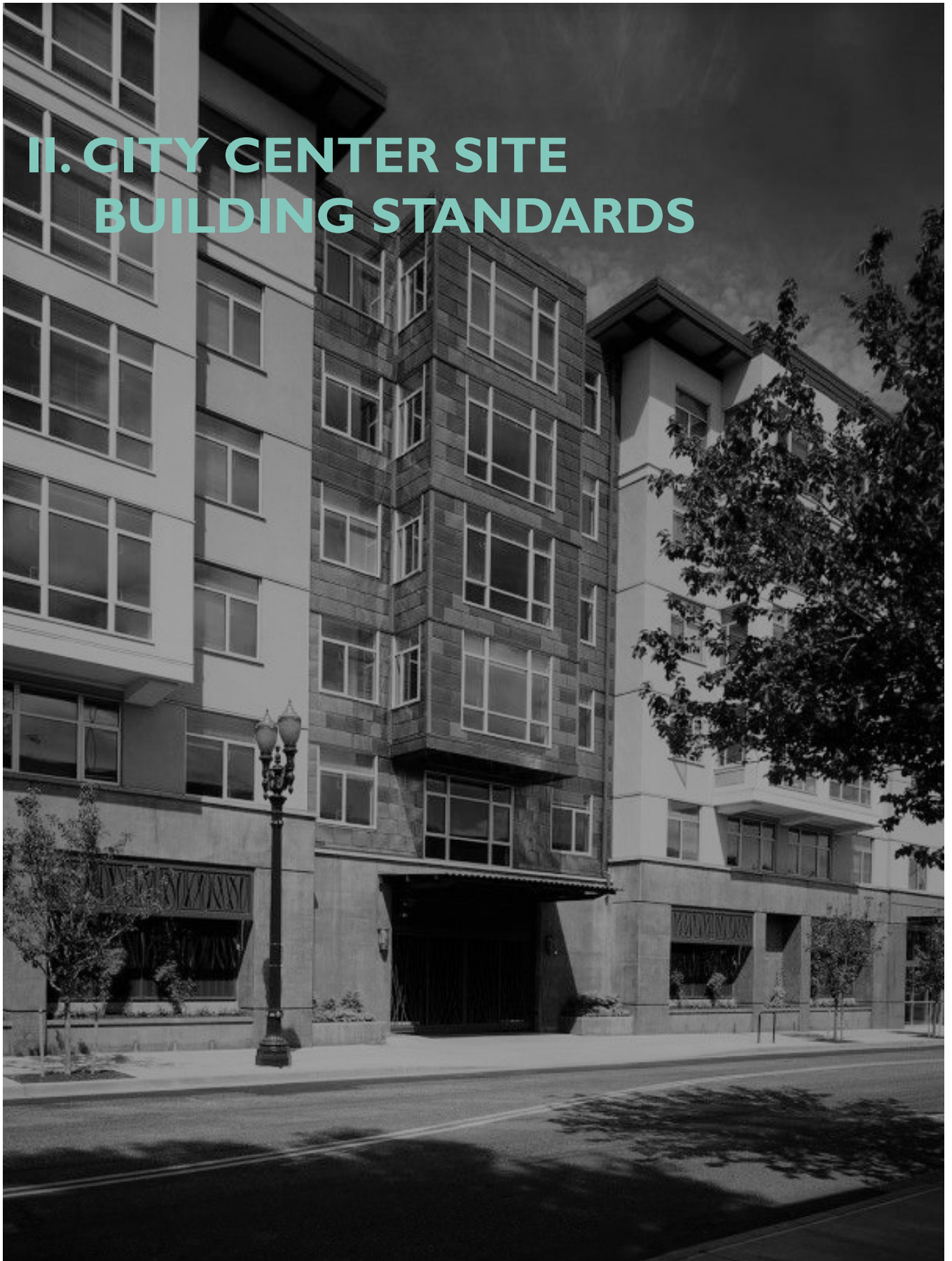


TABLE B. GATEWAY AND PROMINENT INTERSECTION LOCATIONS		
Location	Type	Document
36th Ave W & 196th St SW	Gateway Intersection	City Center Streetscape Plan (pg. 22)
44th Ave W & 196th St SW	Prominent Intersections	City Center Streetscape Plan (pg. 24-25)
44th Ave W & 200th St SW	Prominent Intersections	City Center Streetscape Plan (pg. 24-25)

II. CITY CENTER SITE BUILDING STANDARDS





Brick



CMU: Split Face



CMU: Ground Face



Stone & Cast Stone



Concrete: Smooth & Scored



Concrete: Textured



Smooth Metal Panels



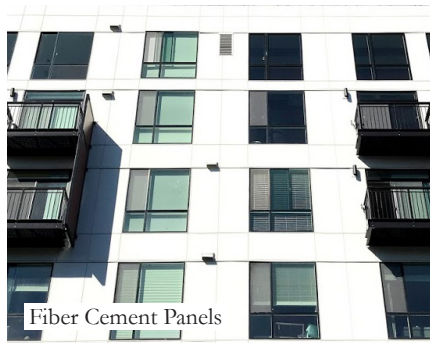
Metal: Other



Wood Siding



Wood: Other



Fiber Cement Panels



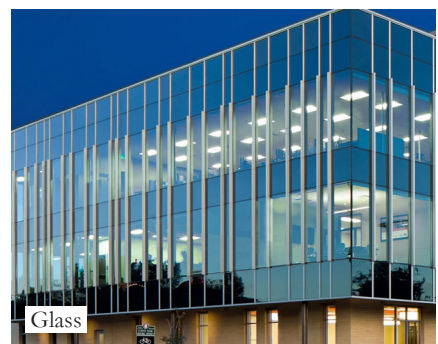
Fiber Cement Clapboard Siding



Fiber Cement: Other



Stucco



Glass

A. ARCHITECTURAL MATERIALS

INTENT

To craft a vibrant and sustainable City Center using high-quality building materials.

GUIDELINES

1. Buildings shall be constructed of high-quality materials. Focus on using the highest-quality most aesthetically pleasing materials is placed on the frontage facades.
 - a. Primary Material: Permitted and identified as a very high-quality material. May be used in any quantity to the façade to which they are applied.
 - b. Secondary Material: Permitted but limited. Secondary materials may comprise no more than 30 percent of the street level façade to which they are applied. Secondary materials may comprise no more than 40 percent of any other facade to which they are applied.
 - c. Accent Material: Permitted but very limited. Accent materials may comprise no more than 10 percent of the façade to which they are applied.

TABLE C. MASONRY

Material	Frontage Façade: Street Level	Frontage Façade: All Other Levels	All Other Facades
Brick	Primary	Primary	Primary
CMU			
<i>Split Face</i>	Secondary	Primary	Primary
<i>Ground Face</i>	Secondary	Primary	Primary
<i>All other types</i>	Not Permitted	Not Permitted	Not Permitted
Stone and Cast Stone	Primary	Primary	Primary
Concrete			
<i>Smooth and scored</i>	Secondary	Primary	Primary
<i>Textured</i>	Secondary	Primary	Primary
<i>All other types</i>	Not Permitted	Not Permitted	Primary

TABLE D. METAL			
Material	Frontage Façade: Street Level	Frontage Façade: All Other Levels	All Other Facades
Smooth Metal Panels	Primary	Primary	Primary
All other types (such as corrugated, board and batten, etc)	Secondary	Secondary	Primary

TABLE E. WOOD			
Material	Frontage Façade: Street Level	Frontage Façade: All Other Levels	All Other Facades
Wood Siding	Primary	Primary	Primary
Plywood	Not Permitted	Not Permitted	Not Permitted
All other types (such as board and batten, shingles, etc)	Secondary	Secondary	Primary

TABLE F. FIBER CEMENT			
Material	Frontage Façade: Street Level	Frontage Façade: All Other Levels	All Other Facades
Fiber Cement Panels arranged in a pattern complementary to the overall design of the building	Secondary	Secondary	Primary
Clapboard Siding	Secondary	Primary	Primary
All other types (such as board and batten, shingles, etc)	Secondary	Secondary	Primary

TABLE G. STUCCO AND EIFS			
Material	Frontage Façade: Street Level	Frontage Façade: All Other Levels	All Other Facades
Stucco	Secondary	Primary	Primary
EIFS	Not Permitted	Secondary	Secondary

TABLE H. GLASS			
Material	Frontage Façade: Street Level	Frontage Façade: All Other Levels	All Other Facades
Glass, including storefront, curtain-wall and window-wall systems with accessory materials and spandrel glazing ^A	Primary	Primary	Primary
Glass Block	Not Permitted	Accent	Secondary
Blackout Glass	Not Permitted	Not Permitted	Not Permitted
A. Windows with spandrel glazing shall not be counted to meet transparency requirements on the street level.			

TABLE I. ALL OTHER MATERIALS			
Material	Frontage Façade: Street Level	Frontage Façade: All Other Levels	All Other Facades
Vinyl Siding	Not Permitted	Not Permitted	Not Permitted
Faux Materials (such as fiber cement siding mimicking wood, materials painted to look like other materials, etc)	Permitted at the discretion of the Community Development Director. Material shall demonstrate that it is at least as durable as the material it is mimicking	Permitted at the discretion of the Community Development Director. Material shall demonstrate that it is at least as durable as the material it is mimicking.	Permitted at the discretion of the Community Development Director. Material shall demonstrate that it is at least as durable as the material it is mimicking.

2. When a specific material cannot be readily classified or is not consistent with the identified materials the Community Development Director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:
- a. The appearance of the material;
 - b. The durability of the material;
 - c. The method of installing the material;
 - d. The location of the material; and
 - e. Information provided by the International Building Code.



B. STREET LEVEL: BUILDING / SIDEWALK RELATIONSHIP

INTENT

To ensure that the street level of buildings within the City Center frame and enliven the streets and sidewalks.

GUIDELINES

1. Within the City Center, buildings shall be oriented to the adjacent street rather than to a parking lot or structure. Buildings shall directly abut the back of the sidewalk (be located at the future Right-of-Way line per the LMC Table 21.60.4 Street Standards). When appropriate, landscaping areas may be located between the sidewalk and the building.
2. Buildings may be set back from the sidewalk for the purpose of providing articulation of a building façade, and/or usable public space that are primarily hardscaped in accordance with Table J.

Setback Feature	Minimum Setback	Maximum Setback
Setback providing articulation ^A	2 ft.	10 ft.
Setbacks providing useable space such as ^A <ul style="list-style-type: none"> • Outdoor dining areas • Public Plazas / Open Spaces • Forecourts 	10 ft.	20 ft.
Setbacks underneath a cantilevered upper story ^B	-	10 ft.

A. At least 50 percent of the street level façade shall be at the future right-of-way line or edge of sidewalk if adjacent to a private right-of-way.
 B. The sidewalk shall extend to the edge of the building underneath setbacks allowed for cantilevered stories.

3. The street level of the building shall be located at the future Right-of-Way line established per Table 21.60.4 or at the edge of sidewalk if adjacent to a private right-of-way. Floors above the street level floor may be setback further than the street level floor. However, floors above the street level floor shall not be setback further than permitted in Section II(G) of this document.
4. Design of buildings shall avoid requiring a fire lane between the building and the street.

C. STREET LEVEL: STREET-FACING ENTRANCES

INTENT

To reinforce pedestrian activity and orientation and enhance liveliness of streets through building design.

GUIDELINES

1. A minimum of one primary public entrance, as defined by LMC 21.03 Definitions, shall be located on a frontage facade. Public entrances are encouraged on all frontage facades.
2. Primary public entrances to buildings shall face the sidewalk and be oriented toward the sidewalk so that pedestrian access is clear and convenient. Primary public entrances shall be directly connected to the adjacent sidewalk.
3. Primary public entrances shall be given a visually distinct architectural expression by two or more of the following elements. All other public entrances shall use one of the following elements.
 - a. Prominent door and windows. Prominent doors shall include double doors constructed of a street level primary material and include windows and substantial hardware. Windows may use heavy trim work, stained-glass details, sashes, or other features which complement the door.
 - b. A rigid projecting canopy extending a minimum of 3 feet from the supporting wall and spanning the length of the entire entrance and its features.
 - c. A façade recessed a minimum of 3 feet and a maximum of 10 feet.
 - d. A forecourt recessed no more than 10 feet.
 - e. Portico with distinctive roof form extending a minimum of 3 feet from the supporting wall and spanning the entire entrance and its features.
 - f. Sidelight and transom windows extending a minimum of 3 feet to the left and right of the entrance and a minimum of 1.5 feet above the entrance.





4. Public entrances not serving as a primary public entrance shall be further defined with one of the elements found in II(C)3 and/or the following elements:
 - a. Tile floor entry.
 - b. Projecting or blade sign.
 - c. Decorative light fixtures framing the entrance.
 - d. Change of building materials and/or color in areas a minimum of 3 feet to the left and the right of the entrance and a minimum of 1.5 feet above the entrance.
 - e. Sidelight and transom windows.



D. STREET LEVEL: TRANSPARENCY

INTENT

To ensure that sidewalks are lined with activities and visibility for pedestrians.

GUIDELINES

1. The street level facades of buildings that are oriented to streets and the Promenade Walkway shall have transparent windows between an average of 2 feet and 10 feet above grade, starting no higher than 3 feet from grade, according to the following:
 - a. Along the Promenade Street and Promenade Walkway a minimum of 60 percent transparency.
 - b. Along Boulevards, Collector Arterials, and the Grid Street: a minimum of 40 percent transparency.
 - c. Along Vehicular & Pedestrian Connections: a minimum of 20 percent transparency.
2. To qualify as transparent, windows shall not be mirrored, spandrel glazed, blackout or dark tinted glass. No film or interior signs may be added to the glass to reduce transparency unless permitted by LMC 21.16 Signs. Shelving, walls or other obstructions may not be constructed to reduce transparency. Along Promenade Streets and Promenade Walkways up to 20 percent of the required transparency may be met using display windows. If used, display windows shall have a minimum depth of 2 feet.
3. Exception to transparency requirements. Reductions in transparency by use of film or frosting may be granted by the community development director when the following uses, or similar uses, are located on the street level and demonstrate that those spaces demand an additional level of privacy based on the nature of the use. Film may be solid or patterned and shall not include any signage unless permitted by LMC 21.16 Signs.
 - a. Day-care, preschool, elementary, middle or junior high and high school uses.
 - b. Gyms or fitness clinics if workout areas or locker rooms are located directly behind the windows.
 - c. Medical or veterinary clinics if patient rooms or office spaces are located directly behind the windows.
4. Where transparency is not required, the façade shall comply with the guideline entitled “Treating Blank Walls.”
5. Commercial grade storefront windows shall be used on the street level.
6. Retractable glass doors, such as garage-style doors, are encouraged on the street level; especially on buildings which front parks, plazas, or open spaces.





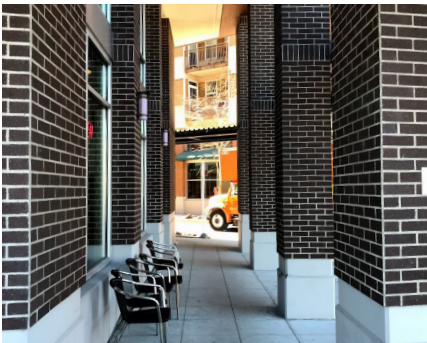
E. STREET LEVEL: WEATHER PROTECTION

INTENT

To provide pedestrians with cover from rainfall with durable and aesthetically pleasing canopies thereby making the experience of walking during inclement weather more pleasant.

GUIDELINES

1. Buildings that directly abut sidewalks and walkways shall provide canopies with a minimum width of 4 feet over the sidewalk or walkway to provide weather protection along a majority of the frontage. Canopies shall be a minimum of 8 feet above and maximum of 14 feet above the sidewalk or walkway. Canopies are not required when landscaped areas are provided between the building and edge of curb.
2. Canopies may be constructed of glass and/or metal steel. Transparent materials are encouraged to allow light to permeate to the pedestrian space below. Wood, fabric and plastic awnings may not be used to meet this guideline. Corrugated metal and metal standing seam awnings installed at an angle are not permitted.
3. When opaque material is used, the underside of the canopy shall be light-colored and combined with lighting to increase security after dark.
4. Drainage of canopies shall be designed to minimize rain water on the sidewalk.
5. Overhead, pedestrian-oriented signs may be hung from canopies.
6. Café table umbrellas are permitted where outdoor dining tables are permitted but shall not replace provisions of this section.
7. Pedestrian lighting may be attached to canopies.



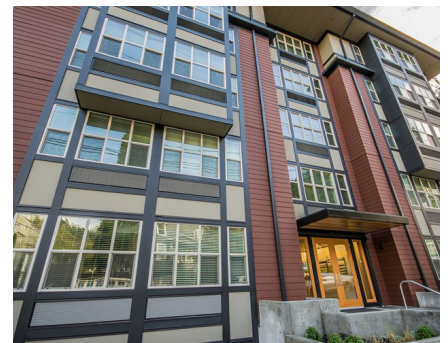
F. STREET LEVEL: DETAILS

INTENT

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

GUIDELINES

1. Ground-floor, frontage façades of commercial and mixed-use buildings along the Promenade Street (198th Street SW) and Promenade Walkway shall incorporate at least six types of the following elements, while buildings along Boulevards, Collector Arterials, and Grid Street, shall include at least four types of the following elements:
 - a. One medallion per 15 feet or inlaid masonry designs.
 - b. Belt courses spanning the length of the façade.
 - c. Plinths at least 2 feet in height for columns.
 - d. Shallow recesses between 2 to 5 feet in depth.
 - e. Awnings spanning at least 50 percent of the windows on that façade.
 - f. Cornice spanning the entire length of the façade when upper stories are setback further than the street level floor.
 - g. One pilaster at least every 20 feet.
 - h. Kickplate for storefront windows.
 - i. Projecting windowsills on each window on that façade.
 - j. Decorative tilework covering at least 20 percent of the façade not dedicated to windows, entrances, and other required features.
 - k. Pedestrian scale sign(s) painted on windows.
 - l. Planter boxes planted with year-round vegetation cumulatively spanning at least 25 percent of the length of the façade.
 - m. Other methods may be proposed that meet the intent of this guideline.





G. MIDDLE STORIES

INTENT

To create a distinct middle and guard against design monotony.

GUIDELINES

1. Transparency. On frontage facades, stories located above the street level story and below the uppermost story shall provide windows which complement windows found elsewhere on the building. Window frames and trim shall be complementary in color, material and quality to the rest of the building. Windows shall be commercial grade.
2. Balconies. When provided, balconies shall have a minimum depth of 2 feet. Juliet balconies are not permitted. Balconies should not be used for storage and should be designed to shield or minimize views of any item that may be stored. Materials that provide adequate shielding include frosted glass, perforated metal panels, or other treatments which demonstrate compliance.
3. Middle Story Details. For buildings four stories and greater middle story frontage facades shall incorporate two or more of the following features:
 - a. Shallow recesses between 2 and 5 feet in depth and which generally occur every 20 feet.
 - b. Exclusive use of Frontage Façade Street Level Primary Materials (see Section II(A)).
 - c. Façade transparency 50 percent or greater measured between 3.5 feet above the interior finished floor to the interior ceiling.
 - d. Use of two or more permitted building materials.
 - e. Rigid canopies over a significant portion of the windows.
 - f. Oriel or bay windows.
 - g. Balconies as provided in Section II(G)2 of this document.
 - h. Louvres systems spanning a cumulative of the façade.
 - i. Upper stories recessed between 10 to 20 feet from the street level story.
 - j. Other methods may be proposed that meet the intent of this guideline.



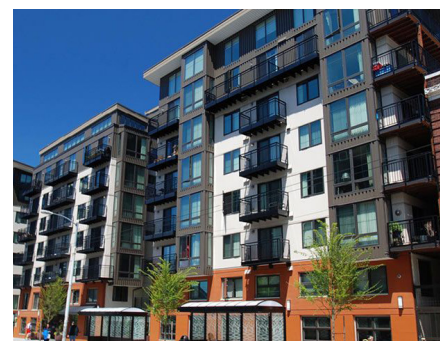
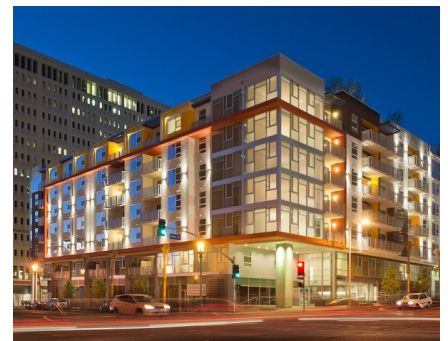
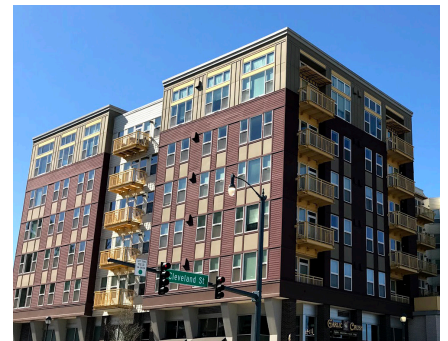
H. UPPER STORIES

INTENT

To provide a distinct skyline within the City Center area.

GUIDELINES

1. Transparency. On frontage facades, the uppermost story shall provide windows which complement windows found elsewhere on the building. Window frames and trim shall be complementary in color, material and quality to the rest of the building. Windows shall be commercial grade.
2. Upper Story Details. Buildings between four to seven stories in height shall define the upper story on any frontage façade using two or more of the following features. Buildings eight stories or greater shall provide two of the following features on all sides.
 - a. Change of materials or color from the stories below.
 - b. A masonry belt course.
 - c. Setting the uppermost story back 5 to 15 feet from the stories below.
 - d. A series of bay or oriel windows if bay or oriel windows are not heavily utilized on the stories below.
 - e. Balconies complying with II(G)2 of this document. If balconies are used on the stories below balconies on the uppermost story are encouraged to be offset, use different dimensions, utilize different materials, incorporate an overhang, or similar treatment. Juliet balconies are not permitted.
 - f. Cornice on floor below.
 - g. Clerestory or transom windows.
 - h. Windows of a discernably larger or smaller from those used on the stories below.
 - i. Other methods that may be proposed that meet the intent of this guideline.





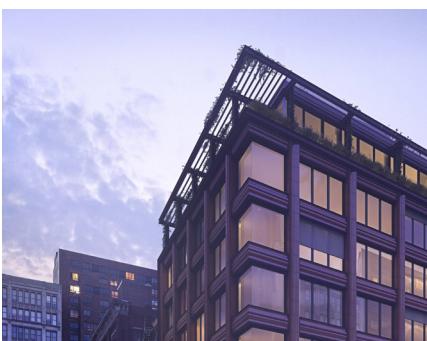
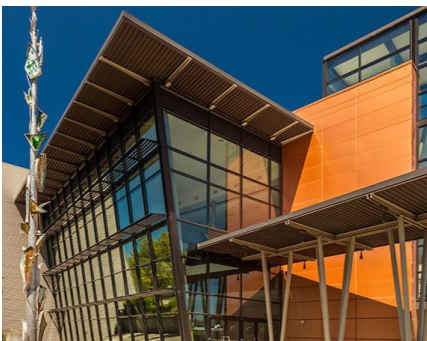
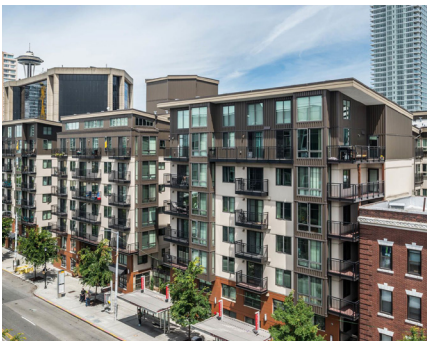
I. ROOFLINE EXPRESSION

INTENT

To create a skyline and built environment that is visually interesting.

GUIDELINES

1. Buildings shall incorporate features that create a visually distinctive roof form. At least two of the following features shall be used:
 - a. Terraced step backs, 8 feet or greater on average.
 - b. Angled roof elements.
 - c. Projecting cornice elements a minimum of one foot in height which span at least 50 percent of the façade.
 - d. Cornice work with substantial overhangs of lighter color or different material from the adjacent wall and upper cornice.
 - e. Trellises along the parapet which span at least 50 percent of the façade.
 - f. Geometric Forms (dome, pyramid, etc.).
 - g. Curved roofline.
 - h. Exposed beams or support brackets.
 - i. Height variations between building elements.
 - j. Other methods may be proposed that meet the intent of this guideline.
2. Rooftop decks spaces are encouraged. When provided, walls, fencing and/or railings visible from the street level shall complement the design and materials of the overall building.
3. Any solar panels visible from the street shall not produce a glare and shall be incorporated into the overall building design.



J. TREATING BLANK WALLS

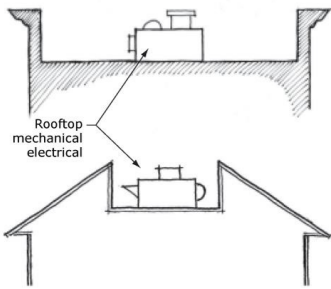
INTENT

To ensure that situations in which glass windows are not required, there are still features that add visual interest and variety to the streetscape.

GUIDELINES

1. Where windows are not provided on walls (or portions of walls) longer than 30 feet on frontage facades or which are visible from the street at least four of the following types of elements shall be incorporated. Features shall create visual changes approximately every 15 feet or span most of the blank wall.
 - a. Decorative masonry (but not plain concrete block).
 - b. Concrete or masonry plinth at base of wall.
 - c. Belt courses of a different texture, material and/or color.
 - d. Projecting cornice.
 - e. Projecting metal or glass canopy (standing seam awnings are not permitted).
 - f. Decorative tilework.
 - g. Medallions.
 - h. Opaque or translucent glass windows.
 - i. Artwork.
 - j. Vertical articulation through use of pilasters, columns or the like.
 - k. Lighting fixtures.
 - l. Architectural recesses at least 1.5 feet in depth.
 - m. Other methods may be proposed that meet the intent of this guideline.
2. On the Promenade Street and the Pedestrian Promenade Walkway where windows are not provided, no more than 10 feet unembellished surface shall be allowed.
3. Design departures for these features shall not waive the requirement to treat blank walls, but may approve other architectural or design treatments for the treatment of blank walls.





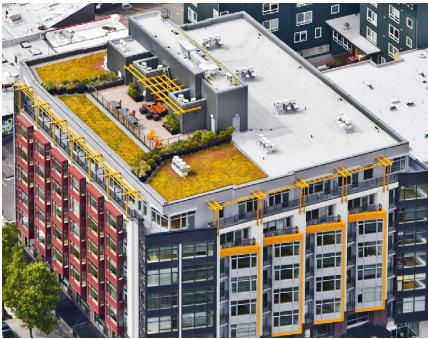
K. MECHANICAL SCREENING

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 or near 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. Screening method shall be integrated into the architectural design of the building.
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.
3. Penthouses for elevators and stairwells shall be designed to match the architecture of the rest of the building.
4. Street level mechanical units shall be located to the rear or side of the building or within the building or parking structure.
5. Mechanical units that cannot be placed at the rear or side of the building shall be screened with landscaping or creative solutions such as art or similar treatment.
6. Street level mechanical units shall be placed to allow a straight pedestrian path. Placement shall not require pedestrians to alter paths to avoid mechanical units.



L. SCREENING OF PARKING STRUCTURES

INTENT

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

GUIDELINES

1. Street level facades of parking levels shall be treated to appear more like floors, rather than open slabs with visible cars and ceiling lights. When transparency is required, methods below shall be provided in lieu of transparency. All openings shall be screened in compliance with the methods below. This may be accomplished by two or more types of the following methods:
 - a. Louvers.
 - b. Expanded metal panels.
 - c. Decorative metal grills.
 - d. Spandrel (opaque) glass.
 - e. Significant landscaping which uses a combination of trees and evergreen shrubs.
 - f. Other methods may be proposed that meet the intent of this guideline.
2. Free-standing parking structures shall incorporate the above features on portions of the façade above the ground level. At ground level, parking structures shall comply with Guidelines addressing Street Level Uses and Transparency, Weather Protection and Ground Level Details.
3. Parking structures are encouraged to be designed to accommodate reuse in the future. This can be done by providing level floors connected by ramps, appropriate interior heights, and other appropriate structural considerations.





M. GATEWAY LOCATIONS

INTENT

To identify and highlight major entrances into the City Center.

GUIDELINES

1. Within designated Prominent Intersection or Gateway Intersections (See Section I(L)), buildings shall incorporate architectural features that are bold and dramatic. One or more of the following features shall be used to establish prominent and gateway intersections.
 - a. Tower forms at corners.
 - b. Large entries.
 - c. High bay lobbies.
 - d. More intense color.
 - e. Change of building materials.
 - f. Primary public entrance at corner.
 - g. Roof elements differing from those of the surrounding structure.
 - h. Deep cornice overhangs supported by substantial beams or brackets.
 - i. Additional transparency.
 - j. Architectural forms balanced by pilasters or columns.
 - k. Change in façade plane which orients building toward intersection or gateway.
 - l. Unusual shapes or forms.
 - m. Artwork, such as a sculpture or mural located on the building facade.
 - n. Other methods may be proposed that meet the intent of this guideline.

