

City of Lynnwood  
Development & Business Services  
20816 44th Ave W #230  
Lynnwood, WA 98036

October 1, 2021

**RE: Lincoln Showroom Building at 20028 Hwy 99 in Lynnwood WA**

**General Information**

The project proposes to construct a new single story Lincoln automobile showroom of approximately 4300 SF in size to be constructed on the current triangular Ford Pre-Owned sales lot bounded by Pacific Highway 99, 200<sup>th</sup> Street SW and 64<sup>th</sup> Avenue West. The existing Harris Ford dealership building borders the property on the west. The new Lincoln showroom will be primarily located on the triangular lot and the area created by the proposed 64<sup>th</sup> Avenue West Street ROW vacation. The street vacation process has been initiated City of Lynnwood staff in parallel to this review. The area vacated by 64<sup>th</sup> Ave. West allows for better spacing between all buildings and allows the community to see both dealerships clearly from the surrounding streets.

This project proposal includes improvements to the overall site, and will include several amenities for the users and local community, in conformance with current development codes. These items are defined on the site plan. Please refer to the site photos, site plan, landscape plan, building elevations, lighting plan, materials board and color renderings submitted for reference while reviewing this statement.

The design of the Lincoln showroom is provided and mandated by the manufacturer. It includes a high percentage of glass for maximum visual transparency to the vehicle display at the interior, along with metal panels that frame the glass in two color tones. Branded signage is incorporated into the building exterior and on the site as independent but related elements.

There will be no change to existing entry points to the triangular lot from Pacific Highway 99. Additional access points at new two-way vehicular entries are located at the former north and south entry points of 64<sup>th</sup> Street West. An internal circulation pathway runs north to south between the Lincoln and Ford buildings to provide customers a safe pathway to navigate the dealerships' site.

Existing zoning is CG, General Commercial, which allows auto sales and service. Adjacent property to the north is zoned HMU and to the south is CG as well. Building setbacks are 15' and there is no height limit. The triangular lot is approximately 45,000 SF and the area created by the proposed 64<sup>th</sup> Avenue West Street ROW vacation is approximately 26,000 SF. The future

Lincoln facility will be approximately 19'-6 feet from main floor elevation to top of its parapet. When complete, the building will be 4,300 SF in size and contains a car showroom, sales offices, customer reception, amenities and vehicle service drop off.

### **Comprehensive Plan**

The design of the project is consistent with the Comprehensive Plan for the following reasons-

- The Lincoln showroom promotes economic development
- The Lincoln dealership retains and expands an existing business
- The commercial use supports the H99- Highway 99 Corridor Future Land Use
- The site plan provides safe and adequate vehicular access and traffic flow.

### **Community Character**

- The Lincoln dealership helps retain Lynnwood's retail prominence with a high-quality retail development.

### **Economic Development**

- The Lincoln dealership strengthens Lynnwood's positive business climate.
- The Lincoln dealership places a priority on high-quality development
- The Lincoln dealership expands an auto dealership along the Highway 99 corridor.

### **Lynnwood Citywide Design Guidelines**

The design of the project addresses the following intentions of the Design Guidelines-

### **Site Design**

#### *Location of Parking Lots*

- The site plan locates the Lincoln showroom building close to the street without parking in between.
- Evergreen landscape will be provided between the parking lot and street right-of-way

#### *Parking Lot Landscaping*

- A ten-foot-wide continuous perimeter landscape buffer is provided along Highway 99 and 200<sup>th</sup> Street SW
- A variety of small to large size trees are provided along and at the interior of the parking lot(s)
- A minimum of one tree per ten parking stalls is provided
- A large triangular landscape island at the interior of the lot provides a site amenity while meeting landscape island code requirements
- A maintenance plan has been created for the site landscape

### *Site Landscaping*

- Street trees and groundcover is provided at the entrances from Highway 99 and 200<sup>th</sup> Street SW
- Drought tolerant vegetation is provided at all landscape areas
- Crushed decorative rock is located along the side of the east, north and west walls of the showroom building as an accent
- Automatic irrigation is provided in all required landscape areas
- A maintenance plan has been created for the site landscape
  - Litter pick up, weeding and mulching of planting beds, removal of all noxious weeds, sweeping, replacement of dead and dying plant material, irrigation repair and adjustments, pruning of trees and shrubs

### *Lighting*

- All lighting is shielded from adjacent properties and sky
- Light poles are 25' high, under the 30' maximum
- Accent lighting at the showroom building highlights building features and materials

### *Pedestrian Connections*

- A 5-foot-wide pedestrian pathway connects the sidewalk along Pacific Highway 99 to the Lincoln showroom building which has a 6-inch vertical curb and continuous landscape area on one side of the pathway

### *Walls and Fences*

- No walls and fences are included in the site design

### *Gateways & Prominent Intersections*

- No gateway areas or prominent intersections border the property

### *Natural Features/ Green Corridors*

- No natural features or significant vegetation currently exist on the site

### *Access Driveways*

- All egress points from Highway 99 and 200<sup>th</sup> Street SW are interrupted for a distance of 30' minimum.

### *Sidewalks and Street Trees*

- No planting of Street Trees is proposed

#### *Site Furnishings*

- A bicycle rack is provided at the pedestrian walk to the building. It is placed on an adjoining concrete slab to the side of the walk to prevent blocking of access

#### *Plazas and Open Spaces*

- An open vehicle display plaza is located near the entrance of the showroom, totaling 432 SF which complies with the 1 SF of plaza per 100 SF of building area. Colored concrete with a 2'x2' saw cut grid, accent up lighting, and a crushed stone border at one side is also provided.

#### *Consolidated Access*

- Vehicular access is provided to the existing Harris Ford parking west of the showroom via paved cross connections

#### *Prominent Entrance*

- The Lincoln showroom entrance features an extra wide set of glass doors (for vehicle access to the showroom) and has a roof overhang of approximately 8 feet

### **Building Design**

#### *Rooftop Equipment*

- A continuous roof screen approximately 6 feet high runs the entire length of the building and will serve as a screen for mechanical equipment

#### *Treating Blank Walls*

- No continuous blank walls exceeding 30 feet exists on the street side of the building

#### *Minor Accessory Structure*

- No Minor Accessory Structure is proposed

#### *Marking Gateways*

- The project is not located at a Gateway designation

#### *Materials*

- The Lincoln showroom is comprised of metal panels and premium grade glass storefront which are low maintenance and 'permanent'.

#### *Integration with Architecture*

- No building mounted signs extend above the roof line, instead prefabricated individual metal letters are hung below the continuous horizontal roof

#### *Creative/Artistic Elements*

- The prefabricated individual metal letters that are hung below the continuous horizontal roof, in conjunction with the modern exterior, conveys the quality of the Lincoln vehicles on display

#### *Relationship to Public Streets*

- The Lincoln showroom is located within 20 feet of Highway 99 without any parking in front
- The very transparent front façade of the showroom allows people to directly see the interior business activity
- A pedestrian path from the Highway 99 sidewalk is visually and functionally clear

#### *Overall Massing/Bulk/Articulation*

- The street façade of the showroom is broken into a forward plane of about 55' and a building wall recessed back from that by over 15'
- The glass fenestration facing the street is capped by a continuous stepped metal panel cap

#### *Distance from the Street*

- While the Lincoln showroom is not located at the intersection of major streets, it is set back no more than 20' from the Highway 99 ROW

#### *Ground Floor Transparency*

- Over 60% of the street façade located within 20 feet of Highway 99 is transparent

#### *Opaque Walls*

- The small percentage walls of the Lincoln showroom that are opaque and that face Highway 99 are comprised of metal panels

#### *Weather Protection*

- The horizontal roof element provides a deep recess at the showroom entry, approximately 10' by 10' in area

#### *Ground Level Expression*

- The single-story showroom contains the following ground level features- large frameless windows, pedestrian scale signage, and a generous covered entry recess

### *Roof Expression*

- The highly detailed continuous horizontal roof element presents a distinct profile based on modern design. This Lincoln brand element is complemented by the vertical 'fin' of the screen wall recessed from its edge.

### *Colors*

- The showroom employs a limited understated palette of colors as a backdrop to display vehicles to their advantage. No bright intense colors will be present to conflict with the Lincoln brand