

CITY OF LYNNWOOD

Design Guidelines for
Highway 99 Mixed-Use Zones

September 12, 2011

Adopted by Ordinance No. 2911

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A. Introduction

A.1 Purpose

The general purpose of these Highway 99 Design Guidelines (Guidelines) is to implement the City's Comprehensive Plan vision, which calls for a vibrant, accessible, and pedestrian friendly mixed use corridor with active nodes, enhanced design and a landscaped setting.

More specifically, the purposes of these Guidelines are to ensure attractive, functional development, promote social and economic vitality, and foster safety, comfort, interest, and identification between people and the development in the Highway 99 Mixed-Use zone (HMU).

These guidelines complement the Lynnwood Municipal Code (LMC) provisions of Title 21 and, more specifically, Chapter 21.62.

A.2 Administrative Procedures

The City of Lynnwood Director of Community Development (Director) will administer these Guidelines, lead the review process, and ensure that new development meets their intent, as provided in LMC 21.25.

B. Site Planning

B.1 Relationship to Street Front

INTENT:

- ◆ To enhance commercial areas and to establish visual identity for each area.
- ◆ To create an active, safe pedestrian environment, especially at the center of the mixed-use nodes.
- ◆ To unify streetscapes, especially on side streets and internal streets.
- ◆ To improve circulation, including options for pedestrians, bicycles and vehicles.
- ◆ To enhance the visual character of streets within commercial areas.
- ◆ To enhance the visibility of commercial uses from the street.
- ◆ To link neighborhoods across Highway 99.

GUIDELINES:

B.1.1 Properties Fronting on Highway 99

- a. All new development at properties fronting Highway 99 must adhere to the following standards,
 - (1) Building entries shall have a direct walkway to the public sidewalk. Building entries should face a street, if feasible.
 - (2) Parking areas fronting Highway 99 shall be screened according to the options provided in D.2.2.
 - (3) No untreated blank walls or service areas shall be located along Highway 99 or any public street frontage (see Section E.8).
 - (4) If the building is located within 30 feet of the Highway 99 right-of-way, then the area between the sidewalk and the building shall feature pedestrian-oriented space or landscaping. This area may be used for outdoor display or seating, but it may not be used for storage or display when the building is closed.
 - (5) Buildings located within 15 feet of the Highway 99 right-of-way shall feature transparency (window or glass area) on at least 50 percent of the ground floor façade facing Highway 99 or any public street between 2 feet and 8 feet above the grade
 - (6) Parking areas shall not front the Highway 99 right-of-way (they must be separated by a building) within 200 feet of a designated side street right-of-way or a BRT station. For development projects with at least 20 dwelling

units per acre residential density, parking areas shall be allowed up to 100 feet of a designated side street.

- (7) Buildings within 100 feet of public right-of-way shall feature pedestrian-oriented facades as described in Section E.4.

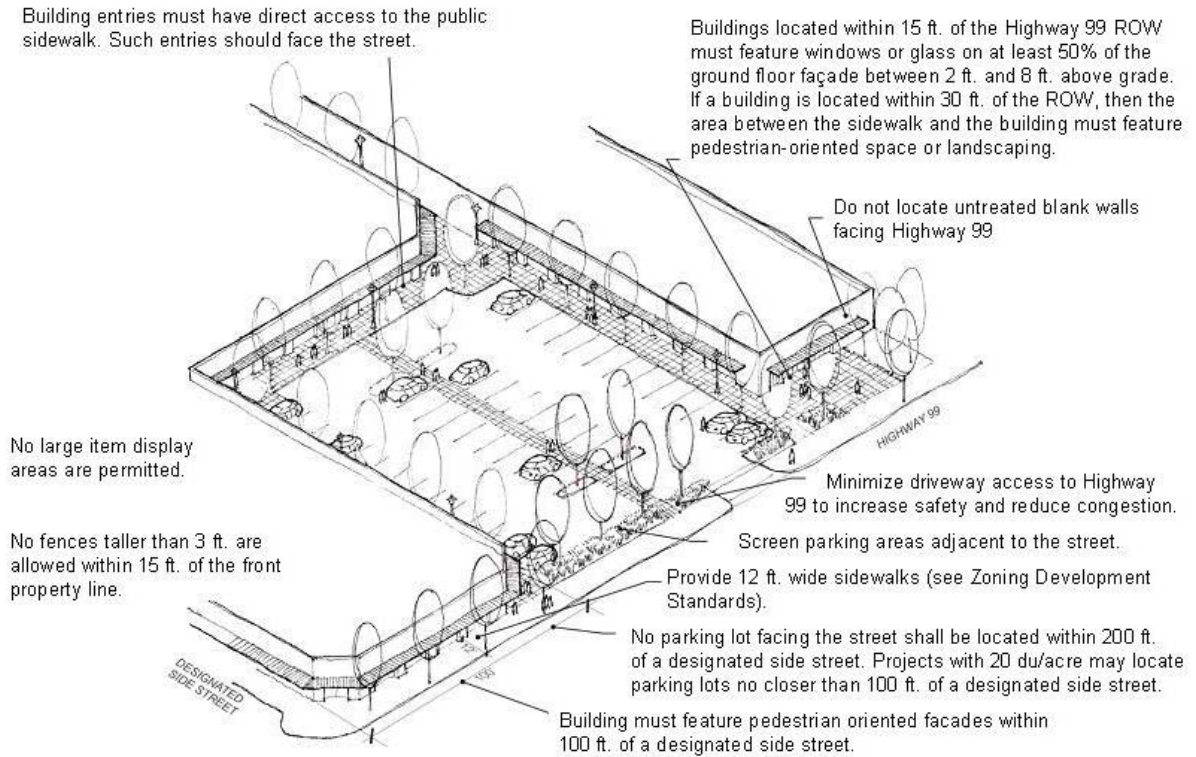


Figure 1. Highway 99 street orientation requirements.

- (8) Structured parking (parking garages) shall not front Highway 99 unless they serve a residential use. Garages for residences may front Highway 99.
- (9) Non-residential parking areas adjacent to Highway 99 shall not be located between a primary building and the right-of-way if the building is located within 200 feet of the right-of-way, unless the project includes at least 20 dwelling unit per acre of residential development. In such cases, the Director may allow parking areas to occupy up to 50 percent of the street frontage, so long as the parking area does not exceed 65 lineal feet of the street frontage.

B.1.2 Properties Fronting on Designated Side Streets

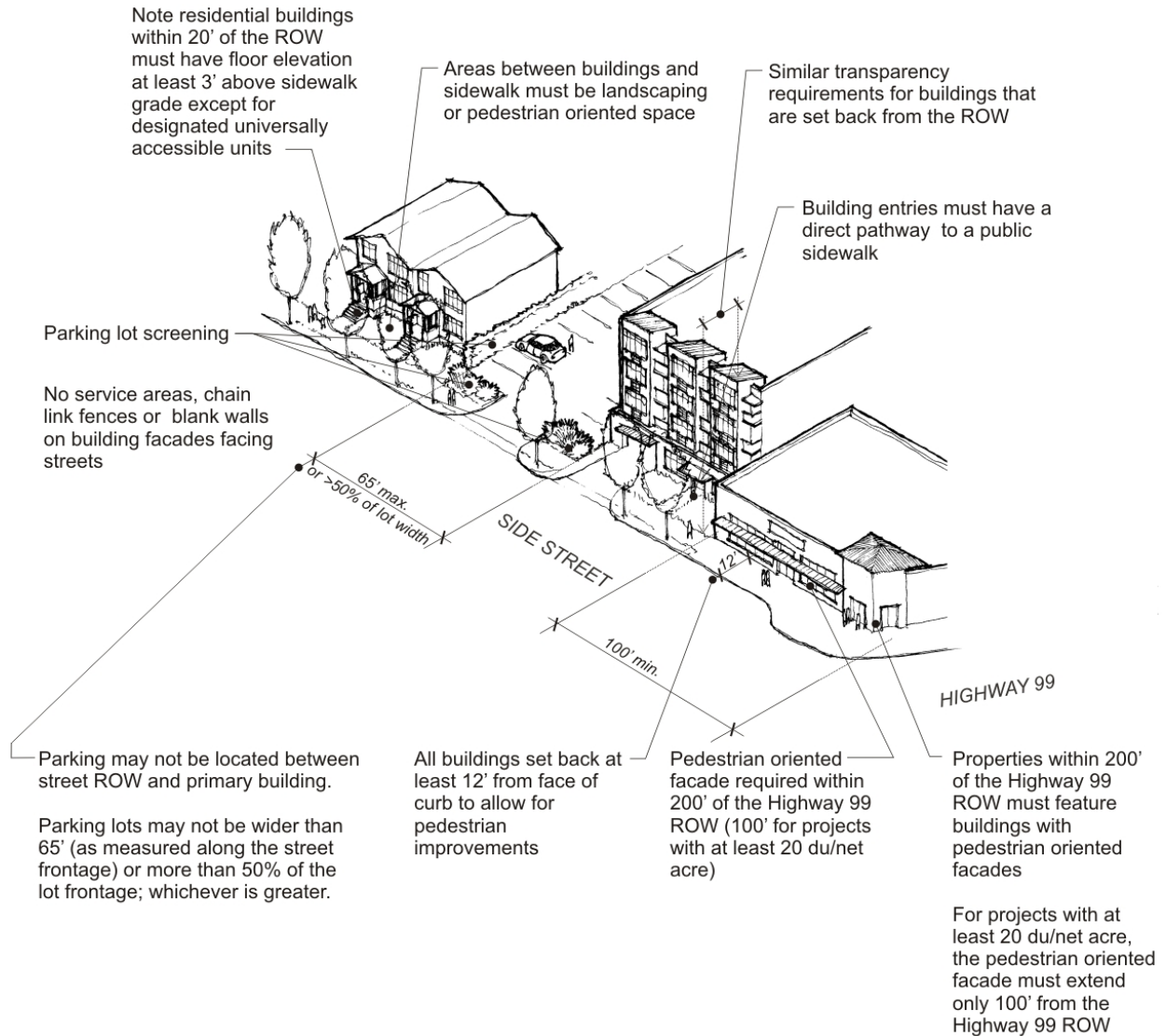
- a. All development for properties fronting on “designated side streets” (148th Street SW, 156th Street SW, 176th Street SW, 188th Street SW, 196th Street SW, 200th Street SW, and 208th Street SW; within the HMU zone shall meet the following conditions:

- (1) Parking areas shall not be located between primary buildings and the designated side streets unless the project includes at least 20 dwelling units per acre residential development. In such cases, the Director may allow parking areas to occupy up to 50 percent of the street front, but no more than 65 linear feet.

Parking areas shall not be allowed along side street right-of-ways within 200 feet of the Highway 99 right-of-way. Projects which include at least 20 dwelling units per acre may feature parking lots no closer than 100 feet to the Highway right-of-way.

- (2) Service areas and untreated blank walls shall not front a side street. (See Section E.8.)
- (3) Pedestrian-oriented facades shall face the designated side street if the building is within 200 feet of the Highway 99 right-of-way (see Section E.4). Projects that include at least 20 dwelling units per acre shall feature pedestrian-oriented facades if the building is within 100 feet of the Highway 99 right-of-way.
- (4) Buildings with ground floor residential units within 20 feet of the right-of-way shall have a ground floor elevation at least 3 feet above sidewalk grade except for designated universally accessible units. Buildings with ground floor residential units facing the street shall feature a window area of at least 10 square feet for every 30 linear feet of frontage or landscaping with trees, shrubs, and groundcovers, as approved by the Director.
- (5) Parking areas shall be screened in accordance with D.2 from pedestrian areas, sidewalks, walkways and the street right-of-way.
- (6) Non-residential buildings located within 15 feet of the right-of-way shall feature transparency (window or glass area) on at least 50 percent of the ground floor façade facing the street between 2 feet and 8 feet above grade. The area between the street and building must be landscaped.
- (7) Building entries shall have a direct walkway to the public sidewalk. Such entries should face the street.
- (8) Buildings at street corners must create a strong visual identity (See B.7, Street Corners).
- (9) Areas between the street right-of-way and the front building façade shall be landscaped or a pedestrian oriented space as described in C.3.1.

(10) Structured parking (parking garages) shall not front designated side streets unless they serve a residential use.



SIDE STREET FRONTAGE GUIDELINE



Figure 2. Designated side street configuration requirements.

B.2 General Pedestrian Circulation

INTENT:

- ◆ To improve the pedestrian environment by making it easier, safer, and more comfortable to walk between businesses and residences, on street sidewalks, to transit stops, and through parking areas.
- ◆ To provide pedestrian facilities such as sidewalks, crosswalks, and bus shelters connecting to all modes of transportation.
- ◆ To improve the system of connections between neighborhoods and commercial services



GUIDELINES:

B.2.1 Pedestrian Circulation

Provide safe convenient pedestrian circulation for all users. Specifically:

- a. Pedestrian access onto the site shall be provided from all streets on which the use is located. Where a use fronts two or more streets, pedestrian access shall be provided from all streets.
- b. Developments shall adapt building access to site conditions for level, convenient, and clearly identified pedestrian entry.
- c. For developments with multiple buildings, pedestrian circulation shall be provided between all buildings.
- d. Pedestrian connections shall be clearly defined and distinguishable from vehicle circulation areas using a combination of at least three of the following: special paving, curbing, railings, bollards or other pedestrian-scale lighting, low seating or other architectural features, and landscaping. Such connections shall be protected by appropriate access easements. Pedestrian connections shall be no less than 8 feet wide.



Figure 3. Provide pedestrian access to the site from the street.

See also Chapter C, Pedestrian Access, Amenities, and Open Space Design and B.4 below.

B.3 Vehicular Access and Circulation

INTENT:

- ◆ To provide access management on Highway 99; i.e., to reduce turning movements that increase congestion and reduce safety.
- ◆ To provide safe and convenient vehicular access routes through large areas by connecting public and/or private roadways and accessways.
- ◆ To mitigate traffic impacts and to conform to the City's objectives for better traffic circulation.
- ◆ To enhance the visual character of interior access roads.
- ◆ To minimize conflicts with pedestrian circulation and activity.

GUIDELINES:

See also **Chapter D, Parking Area Design.**

B.3.1 Vehicular Connections

- a. Internal access roads should be designed to look and function like streets, utilizing street trees and sidewalks.



Figure 4. Kent Station internal roadways are one model of internal access roads. Note sidewalks and landscaping.

- b. Vehicular access to corner areas shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection. Do not locate access for corner areas from Highway 99 unless the Public Works Director determines there is no other solution.

B.4 Lots with Multiple Buildings or Lots Without at Least 20 Dwelling Units per Net Acre

INTENT:

- ◆ To create integrated development plans and phasing strategies.
- ◆ To reduce negative impacts to adjacent properties.
- ◆ To enhance pedestrian and vehicular circulation.
- ◆ To encourage transit use.
- ◆ To provide usable open space.
- ◆ To create focal points for pedestrian activity for developments.
- ◆ To enhance the visual character of the community.
- ◆ To create unique attractions for the Highway 99 corridor.

GUIDELINES:

B.4.1 Unifying Site Planning Concept

- a. Development at sites with two or more buildings shall demonstrate that the project is based on a unifying site planning concept that meets the following criteria:
 - (1) Incorporates open space and landscaping as a unifying element.
 - (2) Provides pedestrian paths or walkways connecting all businesses and the entries of multiple buildings.
 - (3) Provides for safe, efficient internal vehicular circulation that does not isolate the buildings.
 - (4) Takes advantage of special on-site or nearby features.
- b. In order to achieve better pedestrian connections and a pleasant atmosphere, building entrances shall not be focused around a central parking area but be connected by a walkway system and/or open space(s).
- c. A development should provide a major public entry serving several shops rather than providing a separate storefront entry for all shops. If the development employs the combined-entry option, then it must be at least 15 feet wide, with special entry features, weather protection, lighting, etc.

B.5 Service Areas and Mechanical Equipment

INTENT:

- ◆ To minimize adverse visual, olfactory, or auditory impacts of mechanical equipment and service areas at ground and roof levels.
- ◆ To provide adequate, durable, well-maintained, and accessible service and equipment areas.
- ◆ Protect residential uses and adjacent properties from impacts due to location and utilization of service areas.

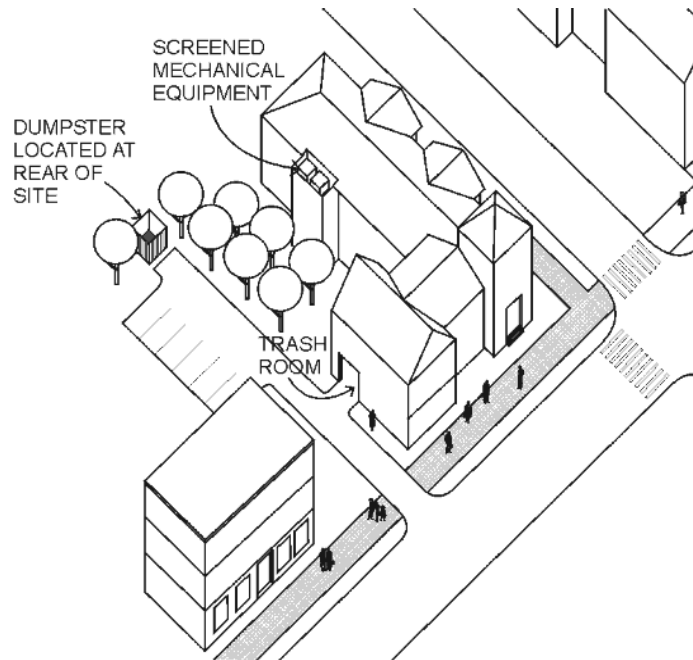


Figure 5. Locate service elements to reduce impacts on the residential and pedestrian environment.

GUIDELINES:

B.5.1 Service Areas

Reduce impacts of refuse containers and storage areas through the following implementation measures:

- a. Service areas (loading docks, trash dumpsters, compactors, recycling areas, and mechanical equipment areas) shall be located to avoid negative visual, auditory (noise), olfactory, or physical impacts on the street environment and adjacent residentially zoned properties. The City may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the City may require noise damping specifications for fans near residential zones.)
- b. Loading areas for commercial uses shall not be located within 100 feet of a residentially zoned property, unless the Director finds such a restriction does not allow feasible development. In such cases, the areas will be separated from the

residential lot by a masonry wall at least 8 feet high. Such a wall shall comply with the guidelines in E.8.

- c. Service areas shall not be visible from the sidewalk and adjacent properties. Where the City finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area must be screened with landscape and structural screening measures. Use of wood for structural screening is not allowed.
- d. Ground-mounted mechanical equipment shall be located and screened as necessary to minimize visual and noise impacts to pedestrians on streets and adjoining properties
- e. Roof-mounted mechanical equipment shall be located and screened so the equipment is not visible from the ground level of adjacent streets or properties within 150 feet of the structure. The roof mounted equipment shall match the exposed color of the roof to minimize visual impacts.

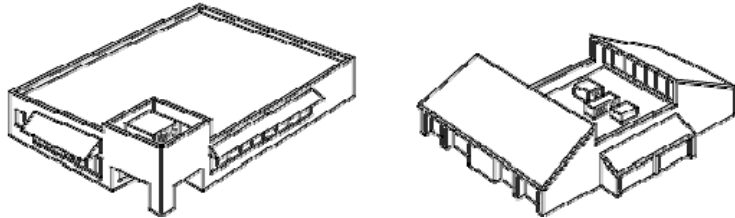


Figure 6. Examples of how to screen roof-mounted mechanical equipment.

- f. Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so they are not visible from adjoining properties and nearby streets.



Figure 7. Place utility meters in less visible locations. Note that this example is acceptable on a service alley but not near a street or residential walkway.

B.5.2 Screening of Service Areas and Mechanical Equipment

- a. A structural enclosure shall be constructed of masonry or heavy-gauge metal. The walls must be sufficient to provide full screening from the affected roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials (see photos). Gates shall be made of heavy-gauge, site obscuring metal.

- b. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
- c. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.

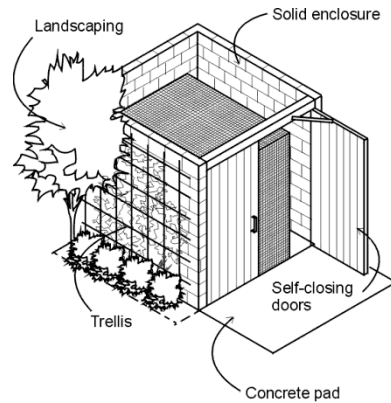


Figure 8. Examples of acceptable dumpster enclosures.

B.6 Storm Water Facility Planning

INTENT:

- ◆ To comply with storm water management requirements.
- ◆ To integrate storm water management/water quality systems into the site design as an amenity.
- ◆ To reduce the economic burden of storm water management systems on developments.

Note: These guidelines address design issues and are not intended to diminish or alter other requirements for storm water management measures in Chapter 13.45, LMC.

GUIDELINES:

B.6.1 Integration into Site Design

- a. When used, biofiltration swales, rain gardens, storm water planters, and other storm water management measures shall be integrated into the overall site design in a manner that is consistent with the landscape design concept. Methods of filtration are listed below in order of preference:
 - (1) Incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the Director, the storm water facility may be counted as part of the required open space.



Figure 9. The preferred method of handling storm water is through retention systems, such as rain gardens, incorporated as site amenities. Other low-impact development techniques are encouraged.

- (2) Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen. Trees may be planted near the grass swale as long as they do not substantially shade the grass or undermine soil structure within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties.

- (3) Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area. The swale or pond should be landscaped as part of the required internal parking area landscaping and oriented so it does not impede pedestrian circulation.

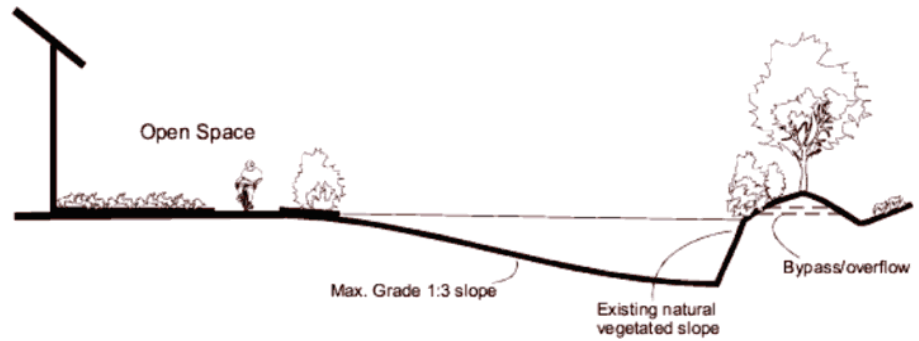


Figure 10. Biofiltration swale designed as an amenity.

B.7 Street Corner Treatment

INTENT:

- ◆ To create and preserve visual identity and spatial reference at street corners.
- ◆ To enhance the pedestrian environment at street corners.

Note: See also guidelines in E.5, which address building elements at street corners.

GUIDELINES:

B.7.1 Street Corner Treatments

All development proposals at the corners of intersections of Highway 99 with designated side streets (see B.1.2) must include at least one of the design treatments described below (in order of preference):

- a. Locate a building towards the street corner (within 15 feet of corner of property lines). See also Guideline E.5.
- b. Provide pedestrian-oriented space, as described in C.3.1, at the corner leading directly to a building entry or entries.



Figure 11. This example includes both a building located towards the street corner and a small pedestrian-oriented space.

- c. Other elements or methods if the proposed element or method conforms with the intent of this section as determined by the Director.

B.8 Residential Open Space

INTENT:

- ◆ Create pleasant residential settings in the Highway 99 mixed use zone.
- ◆ To create useable space that is suitable for leisure or recreational activities for residents.
- ◆ To create open space that contributes to the residential setting.

GUIDELINES:

B.8.1 Design of Required Common Open Space for Multifamily Residences

- a. Common open space shall be visible from dwelling units and positioned near pedestrian activity, particularly children's play areas.
- b. Residential units adjacent to the common open space should have individual entrances to the space. Preferably, these units should include a small area of semi-private open space enclosed by low level landscaping or hedges (no taller than 42").
- c. A combination of paths, seating, lighting, and other pedestrian amenities shall be included to make the area more functional and enjoyable.
- d. The space shall provide for a range of activities that accommodate a range of age groups;
- e. Open space should be oriented to receive sunlight, facing east, west or (preferably) south, when possible; and
- f. Common space should be separated from ground floor windows, streets, service areas, and parking areas with landscaping and/or low-level fencing. However, care should be used to maintain visibility from dwelling units towards open space for safety.



Figure 12. Good examples of common open space, including street level courtyards (top pictures), a children's play area (lower left), and a pedestrian corridor (lower right).

B.9 Non-Residential Open Space

INTENT:

- ◆ To enhance the development character and attractiveness of non-residential development.
- ◆ To increase pedestrian activity and amenity for shoppers
- ◆ To mitigate the impacts of large format retail stores, which by their nature are auto-oriented, anti-pedestrian, and damaging to the desired, mixed-use character of the mixed use zones.

GUIDELINES:

B.9.1 Non-Residential Open Space Requirements

- a. New developments shall provide pedestrian oriented open space. Common open space shall be positioned near pedestrian activity.
- b. A combination of paths, seating, lighting, and other pedestrian amenities shall be included to make the area more functional and enjoyable.
- c. Open space should be oriented to receive sunlight, facing east, west or (preferably) south, when possible; and
- d. Common space should be separated from streets, service areas, and parking areas with landscaping and/or low-level fencing.

B.10 Site Planning for Security

INTENT:

- ◆ To increase personal safety and property security.

GUIDELINES:

B.10.1 Prohibitions

In site development planning, avoid:

- Creating “entrapment” areas, where a person could feel trapped with no exit route. At least two means of egress shall be provided from all common outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.
- Areas which are dark or not visible from a public space.

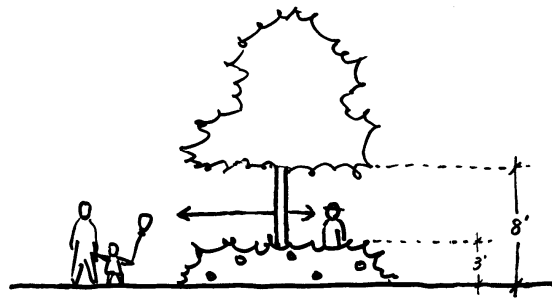


Figure 13. Keep landscaping open between 3 feet and 8 feet above grade where there is the need for visibility to establish a clear site zone.

- Buildings, vegetation, or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
- Screens or landscaping that blocks motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.

B.10.2 Desirable Elements

While planning the site and design of buildings and site elements, provide for the following to the extent feasible:

- “Passive surveillance,” or the ability of people occupying buildings and public spaces to view all parts of accessible spaces.
- Security and pedestrian lighting per Guideline F.1.1.

C. Pedestrian Access, Amenities, and Open Space Design

C.1 Street Amenities

INTENT:

- ◆ To provide pedestrian spaces which include accommodations for seasonal climate conditions for a variety of activities.
- ◆ To provide amenities along sidewalks and walkways which enrich the pedestrian environment.
- ◆ To encourage walking, both as a recreational activity and as a means of transportation.

GUIDELINES:

C.1.1 Amenities on Highway 99 and Side Streets

At least three of the amenities listed below shall be included for each 100 lineal feet of public street frontage. Sites with less than 100 feet of frontage shall provide one amenity. The amenities shall be located along the street frontage; they do not need to be spaced 100 feet apart, but should be located where they best integrate with other site amenities. The amenities shall be in addition to those required by other provisions of these guidelines and the LMC. If the amenities already exist along the property's street fronts, they may satisfy this requirement. Amenities include:

- a. Pedestrian-scaled lighting (luminaires between 12 feet-14 feet above the ground).
- b. Pedestrian furniture, such as seating space, approved trash receptacles, bicycle racks, and drinking fountains. Seating areas and trash receptacles are particularly important where there is expected to be a concentration of pedestrian activity (such as near major building entrances and transit stops).
- c. Planting beds, hanging flower baskets, large semi-permanent potted plants, and/or other ornamental landscaping.
- d. Decorative pavement patterns and tree grates.
- e. Informational kiosks.
- f. Decorative clocks.
- g. Artwork, including pavement artwork.
- h. Other amenities that meet the Intent of this guideline.

C.2 Internal Pedestrian Paths and Circulation

INTENT:

- ◆ To provide safe and direct pedestrian access that accommodates all pedestrians, minimizes conflicts between pedestrians and vehicular traffic, and provides pedestrian connections to neighborhoods.
- ◆ To accommodate non-competitive/non-commuter bicycle riders who use bicycles on short trips for exercise and convenience.
- ◆ To provide attractive internal pedestrian routes which promote walking and enhance the character of the area.

GUIDELINES:

C.2.1 Pedestrian Circulation – General

- a. Pedestrian circulation routes shall be provided in accordance with Sections B.1, B.2, B.4, and B.7 from building entries of businesses to services within the same development, building entries of nearby residential complexes, parking lots and sidewalks along abutting roadways.

Figure 14. An example of an attractive pedestrian connection through a large development.



- b. New developments shall provide for the opportunity for future pedestrian connections to adjacent commercial, mixed-use and multi family residential properties (inside and outside nodes) through the use of walkway stub-outs, building configuration, and/or parking area layout.
- c. For safety and access, landscaping next to a pedestrian walkway shall be maintained or plant material chosen to maintain a clear site zone between 3 and 8 feet from ground level.
- d. Pedestrian walks shall be separated from structures by at least 3 feet for landscaping, except where the adjacent building features a pedestrian-oriented façade per Section E.4. The Director may consider other treatments to provide attractive walkways. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the Intent. (Figure 16 provides one example.)

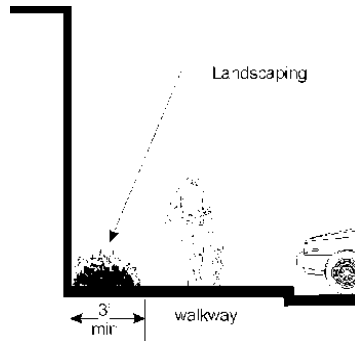


Figure 15. Provide landscaping between walkways and structures.



Figure 16. Wall treatment to provide interest along a walkway.

- e. Walkways providing access to commercial and mixed-use buildings must be at least 8 feet wide. For all other interior walkways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. For example, a 10- to 12-foot wide walkway can accommodate two pairs of pedestrians passing one another. An 8 foot wide walkway will accommodate three persons walking abreast, while a 6-foot wide walkway will allow two individuals to pass comfortably.

C.2.2 Pedestrian Circulation Where Facades Face Parking Areas

In commercial settings where buildings face onto a parking area rather than the street, provide wide walkways adjacent to the façades of retail and mixed-use buildings. Walkways along the front façade of mixed-use and retail buildings 100 feet or more in length (measured along the façade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:

- a. Trees shall be placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building façade must be provided.
- b. Planting strips should be used between any vehicle access or parking area and the walkway, provided that the required trees are included and the walkway is at least 8 feet in width and the combined walkway and planting strip is at least 12 feet in width (See Figure 17).
- c. Pedestrian-scaled lighting shall be provided, mounted either on posts no more than 15 feet high or on the building.



Figure 17. Example of a successful pedestrian sidewalk between parking lot and storefront.

C.3 Pedestrian-Oriented Open Space

INTENT:

- ◆ To provide a variety of pedestrian areas to accommodate shoppers on designated pedestrian-oriented streets.
- ◆ To provide safe, attractive, and usable open spaces that promote pedestrian activity and recreation.

GUIDELINES:

C.3.1 Pedestrian-Oriented Open Space

Where “pedestrian-oriented open space” is provided (including, but not limited to areas required in these guidelines or in the LMC), design the open space according to the following criteria. If sidewalks are wider than the required minimum width, the additional sidewalk width may be counted as pedestrian-oriented open space.

- a. Required pedestrian-oriented open space features:
 - (1) Visual and pedestrian access (including handicapped access) into the site from a street, private access road, or non-vehicular courtyard.
 - (2) Paved walking surfaces of either concrete or approved unit paving.
 - (3) On-site pole or building-mounted lighting (fixtures no taller than 15 feet) providing at least 4 foot candles (average) on the ground.
 - (4) Spaces shall be located in or adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to or visible from a building entry.
 - (5) Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.
 - (6) Pedestrian amenities, such as a water feature, site furniture, artwork, drinking fountains, kiosks, etc.
 - (7) At least 2 feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 square feet of plaza area or open space.
 - (8) Adjacent buildings with transparent window and doors covering 75 percent of the façade between 2 feet and 8 feet above the ground level.
- c. A pedestrian-oriented open space shall not have:
 - (1) Asphalt or gravel pavement.
 - (2) Adjacent parking areas or service areas (e.g., trash areas) which are not separated with landscaping, as described in D.2.2.
 - (3) Adjacent chain-link fences.

- (4) Adjacent blank walls without treatment.
- (5) Outdoor storage or retail sales which do not contribute to the pedestrian-oriented environment.

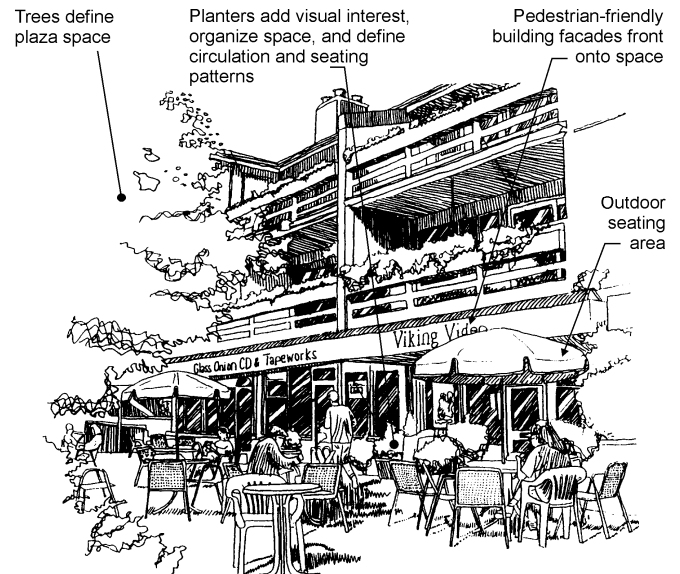


Figure 18. Example of a small pedestrian-oriented open space.

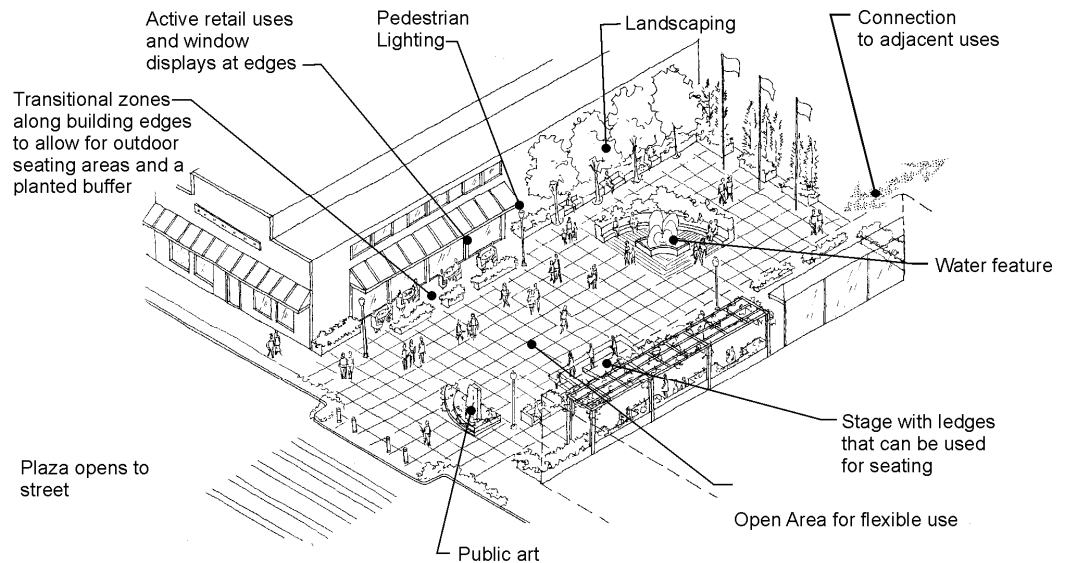


Figure 19. Example of a large pedestrian-oriented open space.

C.4 Site Landscaping

INTENT:

- ◆ To encourage the abundant use of gardens and other landscaping in site and development design to improve site aesthetics, enhance the pedestrian experience, and increase environmental quality.
- ◆ To reduce surface water runoff by percolating water through landscaped areas.
- ◆ .To provide visual relief from roadways, parking areas, and the built environment.

GUIDELINES:

C.4.1 Landscaping Requirements

- a. Landscaping shall reinforce pedestrian and vehicular circulation, especially parking lot entrances, ends of driving aisles, and pedestrian walkways leading through parking lots.
- b. Landscaping plant material, size, variety, color, and texture shall be integrated with the overall site landscaping design.
- c. Landscaping shall provide a variety of seasonal colors, forms, and textures that contrast or complement each other with a mixture of evergreen and deciduous trees, shrubs, groundcovers, and low-maintenance perennials. Continuous expanses of uniform landscape treatment along street frontages and within parking lots is prohibited.

D. Parking Area Design

D.1 Walkways Through Parking Areas

INTENT:

- ◆ To provide safe and convenient pedestrian paths from the street sidewalk through parking areas to building entries in order to encourage pleasant walking experiences between businesses.
- ◆ To provide an inviting, pleasant pedestrian circulation system that integrates with parking and serves as access to nearby businesses.

GUIDELINES:

D.1.1 Walkways Through Parking Lots

Developments shall provide specially marked or paved walkways through parking areas. Generally, walkways should be provided a minimum of every four rows and a maximum distance of 180 feet shall be maintained between paths. Where possible, align the walkways to connect with major building entries or other sidewalks, walkways, and destinations.



Figure 20. Parking area walkway examples.

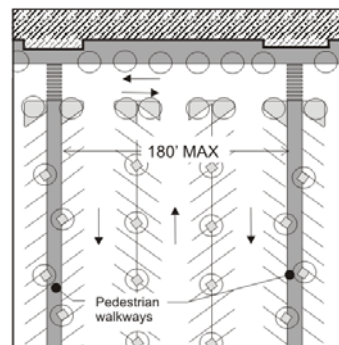


Figure 21. Parking area walkway configuration.

D.2 Parking Area Landscaping

INTENT:

- ◆ To reduce the visual presence of parking on the Highway 99 Mixed-Use zone streetscape and adjacent development.
- ◆ To increase the visual quality of the Highway 99 Mixed-Use zone.
- ◆ To increase tree canopy cover for environmental and aesthetic benefits.
- ◆ To improve water quality and improve storm water management.

GUIDELINES:

D.2.1 Parking Area Landscaping

See Zoning Code for landscaping requirements for a parking area.

D.2.2 Parking Area Screening

Parking area screening shall be provided between the sidewalk and parking areas within the Hwy 99 mixed-use zone as follows:

- a. Landscaping at parking areas fronting on a public street shall include a 10-foot-wide planting area along the entire street frontage, except for driveways, walkways and other pedestrian spaces. Plantings shall consist of ornamental landscaping of low plantings and high plantings. The minimum height of trees (at planting) shall be eight feet for evergreen trees and 10 feet for all other species. Trees shall be spaced a maximum of 25 feet on center with branches eliminated to a height of eight feet as the tree grows, where necessary, to prevent sight obstruction. The required trees in this planting area may be located within the adjacent street right-of-way, subject to approval by the Public Works and Community Development Directors. Low evergreen plantings, or a mixture of low evergreen and deciduous plantings with a maximum height of 30 inches, shall be provided so as to achieve 50 percent groundcover within two years.
- b. Alternatively, one of the following options could be used:
 - (1) The location and width of the planting area may be modified so that up to five feet of the 10-foot total required may be installed in portions of city right-of-way which are not covered by impervious surfaces, subject to approval by the Public Works and Community Development Directors.
 - (2) Provide a 5-foot wide planting bed that incorporates a continuous low wall (maximum 3 feet tall) and/or trellis. The planting bed shall be in front of the wall and feature the following plantings:
 - (a) A mix of deciduous and evergreen trees generally interspersed throughout the landscape strip.
 - (b) At least 70 percent deciduous trees.

- (c) Trees provided at the rate of one per 250 square feet or one per 25 linear feet, whichever is greater, of landscape strip and spaced no more than 30 feet apart on center.
- (d) Shrubs provided at the rate of one per 20 square feet of landscape strip and spaced no more than eight feet apart on center.
- (e) Perennials.
- (f) Groundcover.
- (g) No plants included in the Snohomish County Noxious Weed list.

The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director. See Figure 22 for an example. Use of wood is prohibited.



Figure 22. Parking area planting buffer with low wall and trellis.

- (2) Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest. See Figure 23 as an example.

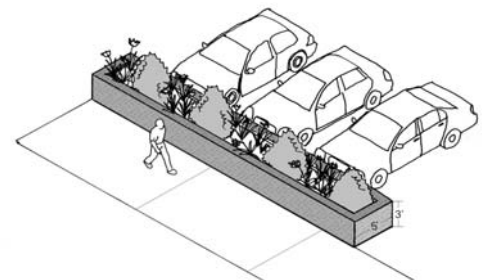


Figure 23. Elevated parking area planting buffer.

- (3) Options (1) and (2) should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings should be maintained below 3 feet in height while trees (once they achieve taller heights) should be trimmed to up to the 8-foot level. (See Figure 13 in B.9.)

E. Building Design

E.1 Building Design - Character

GENERAL NOTES:

1. Many of these building design guidelines call for a building to feature one or more elements from a menu of items. In these cases, a single element, feature, or detail may satisfy multiple objectives. For example, a specially designed or fabricated covered entry with attractive detailing might be counted toward requirements for human scale, building corners, and building details.
2. The terms “decorative” and “ornamental” are not necessarily meant to mean “characterized by traditional patterns, nonstructural elements, or applied markings.” Elements may be considered “decorative,” “ornamental,” or “special” if they extend beyond the typical level of quality, use materials or forms in an unusual way, or show special architectural consideration. The Director shall determine what elements are “ornamental,” “decorative,” or “special.”

INTENT:

- ◆ To provide building design that has a high level of design quality and creates comfortable human environments.
- ◆ To incorporate design treatments which add interest and reduce the scale of large buildings.
- ◆ To encourage building design that is authentic and responsive to site conditions.
- ◆ To encourage functional, durable, and environmentally responsible buildings.

GUIDELINES:

E.1.1 Architectural Character

While a variety of architectural elements and characteristics are desirable to avoid monotonous development, new buildings should not exhibit specific historical styles and themes such as “Bavarian” or “Colonial” architecture. Traditional building elements, forms and materials may be appropriate, as are contemporary architectural styles and features. Buildings within a multi-building development should generally be designed as a composition so that the buildings’ characters complement one another through the use of similar forms, materials, proportions or other characteristics. Although some buildings may include corporate signature elements, such elements that do not meet the intent of these guidelines are not acceptable.

E.2 Human Scale Elements

INTENT:

- ◆ To encourage the use of building components that relate to the size of the human body.
- ◆ To add visual interest to buildings.

GUIDELINES:

E.2.1 Human-Scale Elements

“Human scale” addresses the relationship between a building and the human body. Generally, buildings attain a good human scale when they feature elements or characteristics that are sized to fit human activities, such as doors, porches, and balconies.

Incorporate a minimum of three human scale building elements into new developments.

Human scale measures include:

- a. Balconies or decks in upper stories, at least one balcony or deck per upper floor on the façades facing streets, provided they are integrated into the architecture of the building.
- b. Bay windows or other window treatments that extend out from the building face;
- c. At least 100 square feet of pedestrian-oriented open space, as described in C.3.1, for each 100 lineal feet of building façade;
- d. First floor individual windows, generally less than 32 square feet per pane and separated from the building by at least a 6” molding;
- e. A porch or covered entry;
- f. Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space which can be occupied by people;
- g. Upper story setbacks, provided one or more of the upper stories are set back from the face of the building a minimum of 6 feet;
- h. Placement of smaller building elements near the entry of pedestrian-oriented street fronts of large buildings (see Figure 27);
- i. Landscaping components that meet the intent of the guidelines; and/or
- j. Other elements that the Director determines meets the intent of this guideline.



Figure 24. An example of balconies that have been integrated into the architecture of the building.

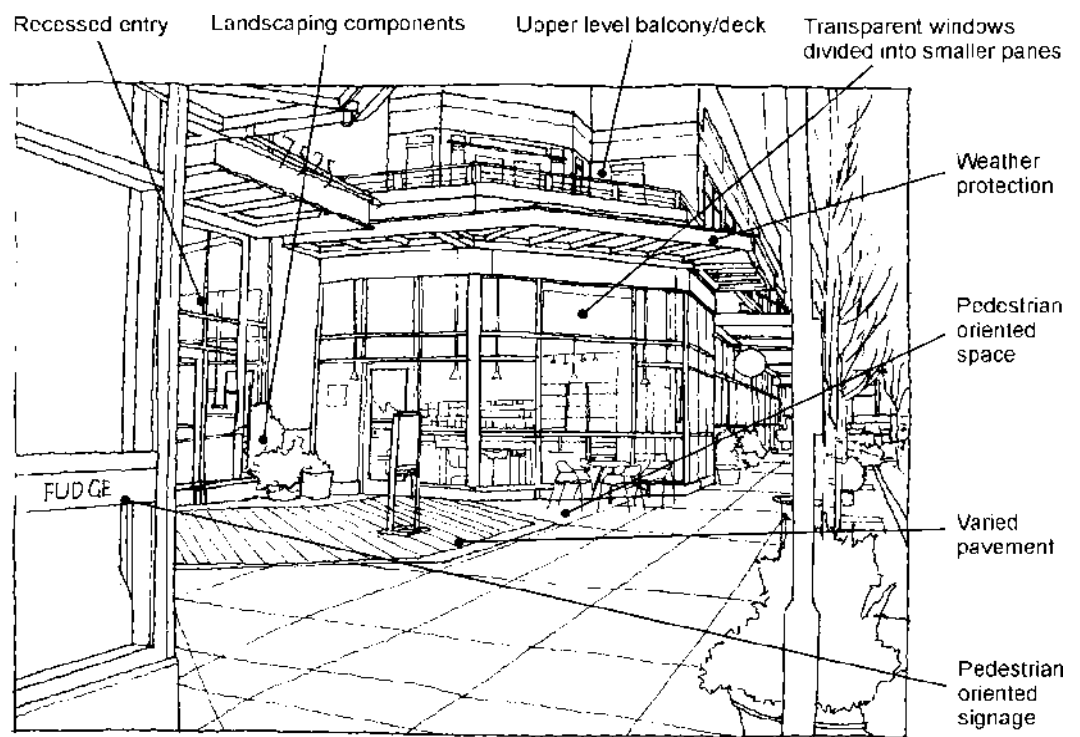
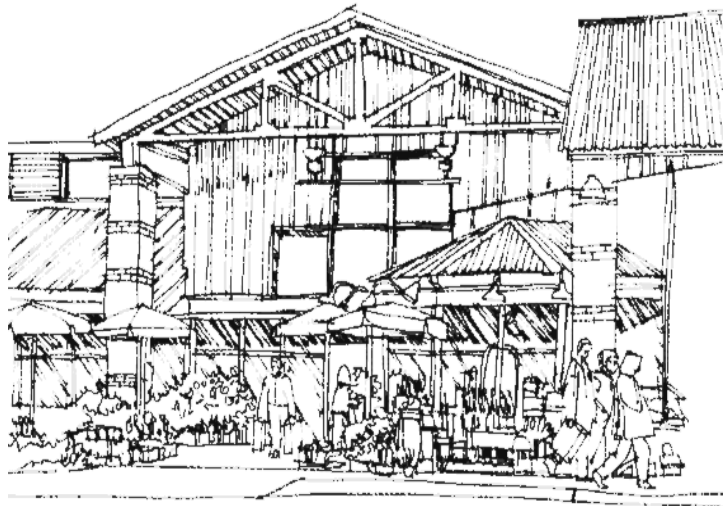


Figure 25. Illustrating a variety of human scale components on a building.



Figure 26. This mixed-use building incorporates decks, upper level setbacks, trellises, and landscaping to meet human scale guidelines.



Figures 27. Examples of arranging smaller building elements near the entry of large buildings.

E.3 Architectural Scale

INTENT:

- ◆ To encourage architectural scale of development that is compatible with nearby areas as described in the sub area plan.
- ◆ To add visual interest to buildings.

Note:

- **Architectural scale** is the perceived height and bulk of a building relative to that of neighboring buildings. A building has “good architectural scale” if its visual size is relatively similar to its neighbors or consistent with the overall design intent of the area.
- **Modulation** is a stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls.
- **Articulation** is visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

GUIDELINES:

E.3.1 Scale of Large Buildings

- a. All new buildings over three stories or over 5,000 square feet in gross building footprint or with facades longer than 100 feet measured horizontally shall provide at least three modulation and/or articulation features as described below along any façade that is visible from a street, residential zone or pedestrian walkway, and have entries at intervals of no more than 60 feet:
 - (1) Horizontal building modulation. The depth of the modulation shall be at least 2 feet when tied to a change in the roofline and at least 5 feet in other situations. Balconies may be used to qualify for this option, provided they have a floor area of at least 40 square feet, are integrated with the architecture of the building, and project at least 2 feet from the building façade.



Figure28. This building uses modulation to increase its interest and human scale.

- (2) Modulated roof line. Buildings may qualify for this option by modulating the roof line of all façades visible from a street, park, or pedestrian walkway per the following standards:
- (a) For flat roofs or façades with a horizontal fascia or parapet, change the roofline so that no unmodulated segment of roof exceeds 60 feet. Minimum vertical dimension of roof line modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of wall);
 - (b) For gable, hipped, or shed roofs, a slope of at least 3 feet vertical to 12 feet horizontal; or
 - (c) Other roof forms such as arched, vaulted, dormer, or saw-toothed may satisfy this design standard if the individual segments of the roof with no change in slope or discontinuity are less than 60 feet in width (measured horizontally).
- (3) Repeating distinctive window patterns at intervals less than the articulation interval.
- (4) Providing a porch, patio, deck, or covered entry for each articulation interval.
- (5) Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
- (6) Changing materials with a change in building plane.
- (7) Providing lighting fixtures, trellises, trees, or other landscape features within each interval.

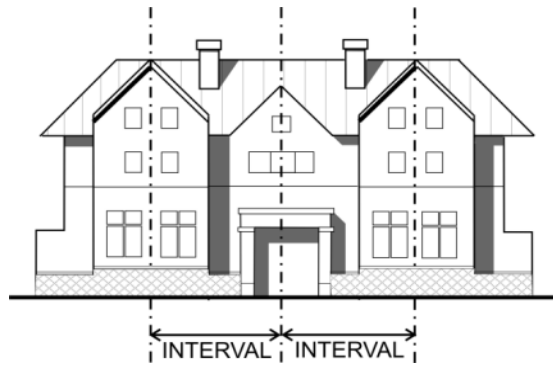


Figure 29. Building articulation.

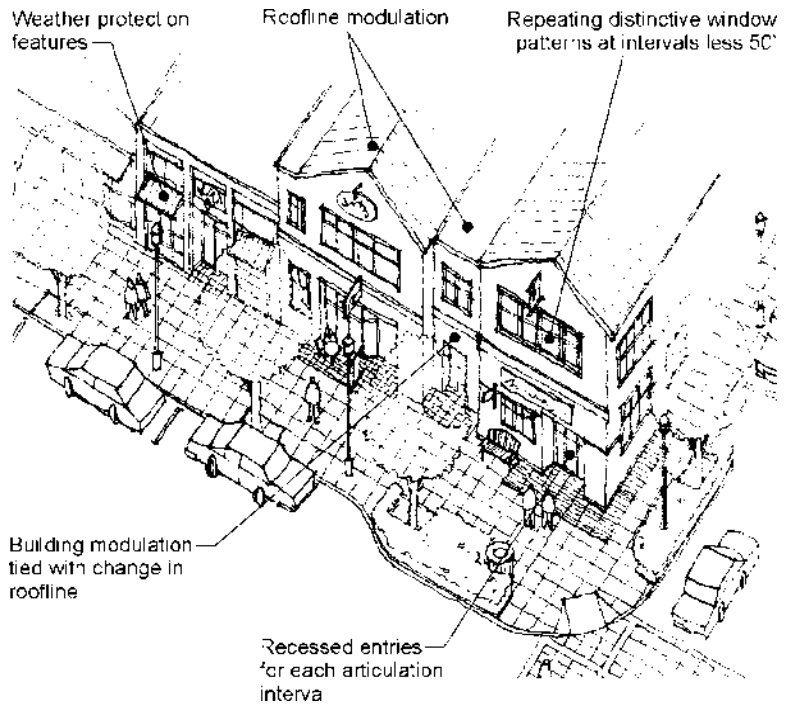


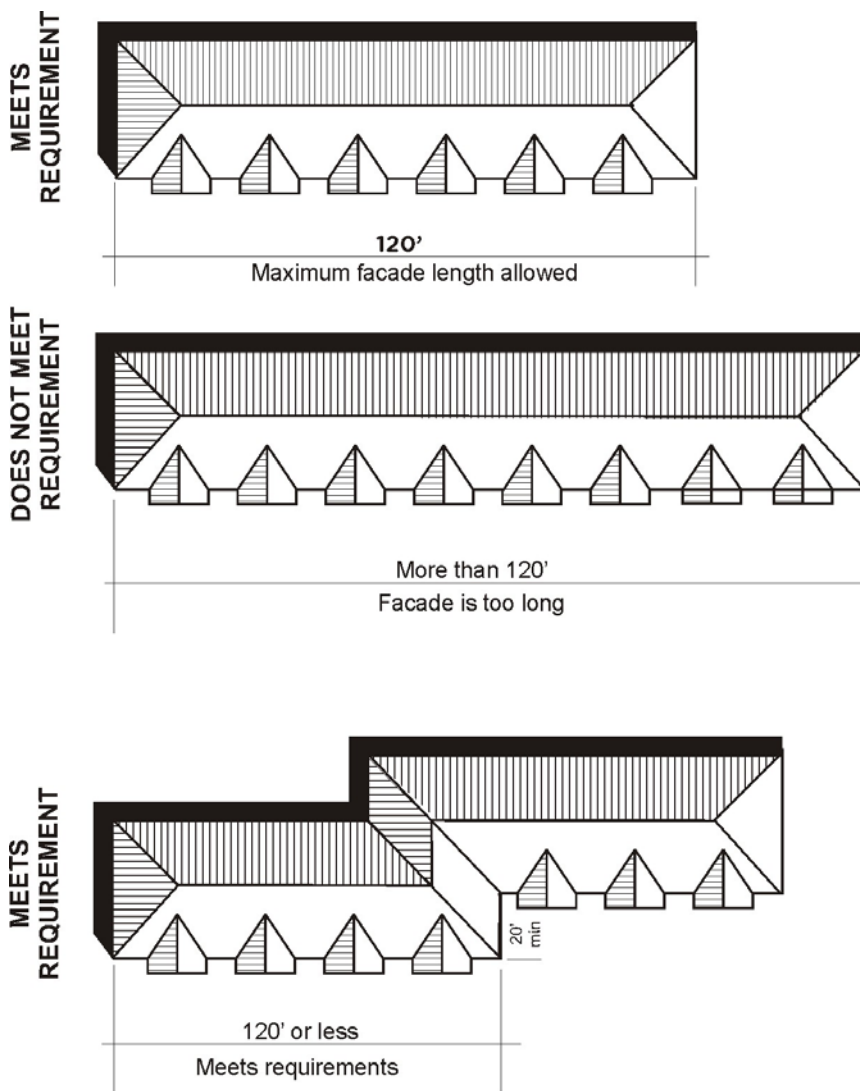
Figure 30. These buildings illustrate a combination of horizontal building modulation, roofline modulation, and building articulation to reduce the architectural scale and provide visual interest.



Figure 31. This Kirkland development uses a variety of roof forms and heights, different weather protection features, changing building materials and colors, and a modest amount of horizontal building modulation to reduce the overall architectural scale into smaller “storefront” components.

- b. The maximum façade -length (the façade includes the apparent length of the structure facing the street and includes required modulation) of buildings visible from a street, public open space, or pedestrian-oriented space is 120 feet.

- c. Buildings exceeding 120 feet in length along the street front shall be divided by an offset modulation of the exterior wall, so that the maximum length of any single façade is no more than 120 feet (see Figure 33). Such offset modulation must be at least 20 feet or deeper and extend through all floors (the first floor will be exempt if it includes a pedestrian-oriented façade). The off set modulation may also be accomplished by gaps, indents, or extensions out from the front façade of at least 20 feet.



This buildings exceeding 120 feet in length along the street front, but is divided by a 20-foot wide *modulation* of the exterior wall, so that the maximum length of a particular *façade* is 120 feet or less. Such *modulation* must be at least 20 feet or deeper and extend through all floors (ground floors are exempt if they feature a *pedestrian-oriented façade*).

Figure 32. Illustrating maximum façade lengths

E.4 Pedestrian-Oriented Facades and Weather Protection

INTENT:

- ◆ To create a safe, attractive, welcoming pedestrian environment.
- ◆ To enhance retail activity.

GUIDELINES:

E.4.1 Pedestrian-Oriented Facades

Where pedestrian-oriented facades are required, (See B1.1, B1.2) the building shall provide the following:

- a. Transparent window areas, window displays, or a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or window displays over at least 75 percent of the ground floor façade between 2 feet and 8 feet above grade.

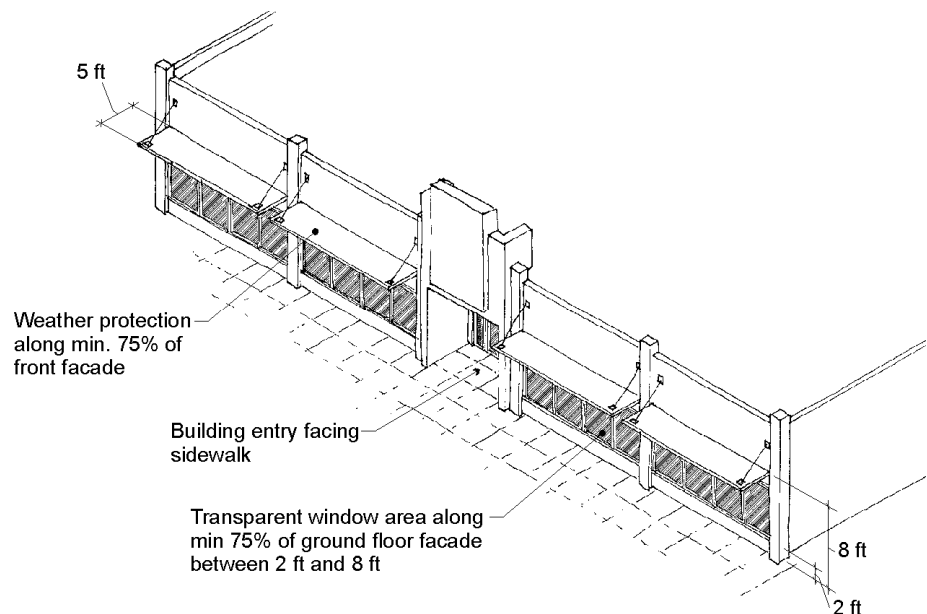


Figure 33. An example of a pedestrian-oriented façade.

- b. A primary building entry facing the street front. (See Section E.9 for entry enhancement requirements.)
- c. Weather protection at least 5 feet wide over at least 75 percent of the front facade.

E.4.2 Pedestrian Weather Protection

In addition to weather protection along pedestrian-oriented facades (see E.4.1), provide pedestrian weather protection in public spaces such as transit stops, along walkways, building entries, along display windows, specifically:

- a. Weather protection at least 5 feet deep shall be provided over all primary building, individual business, and individual residence entries. This may include a recessed entry, canopy, porch, marquee, or building overhang.



Figure 34. Provide weather protection over building entries.

- b. Canopies, awnings, or other similar weather protection features shall not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point.

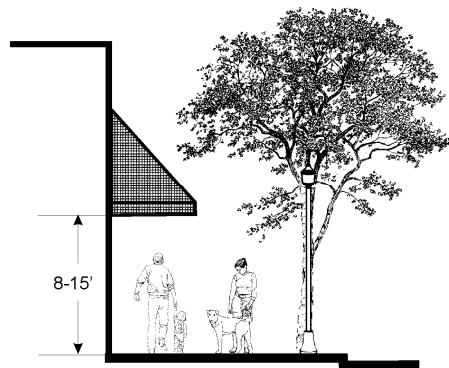


Figure 35. Height standards for weather protection features.

- c. The color, material, and configuration of the pedestrian coverings shall be as complementary to the colors and materials used in the building. Coverings with visible corrugated metal or corrugated fiberglass are not permitted unless approved by the Director. Fabric and rigid metal awnings are acceptable if they meet the applicable standards. All lettering, color and graphics on pedestrian coverings must conform to the City's Sign Code and these guidelines.

- d. Multi-tenant retail buildings shall use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building. Figure 36 provides examples.



Figure 36. The continuous canopy on top is monotonous and deemphasizes individual storefronts. The bottom example provides a variety of weather protection features and represents a more desirable example.

E.5 Building Corners

INTENT:

- ◆ To create visual interest and increased activity at public street corners.

GUIDELINES:

E.5.1 Building Corners

Architecturally accentuate building corners at street intersections. All new buildings located within 15 feet of a property line at the intersection of Highway 99 right-of-way with other rights-of-way shall employ two or more of the following design elements or treatments to the building corner facing the intersection:

- a. A corner entrance to courtyard, building lobby, atrium, or pedestrian walkway.
- b. Bay window or turret.
- c. Roof deck or balconies on upper stories.
- d. Building core setback "notch" or curved façade surfaces.
- e. Sculpture or artwork, either bas-relief, figurative, or distinctive use of materials.
- f. Change of materials.
- g. Corner windows.
- h. Special lighting.
- i. Special treatment of the pedestrian weather protection canopy at the corner of the building; and/or
- j. Other similar treatment or element approved by the Director

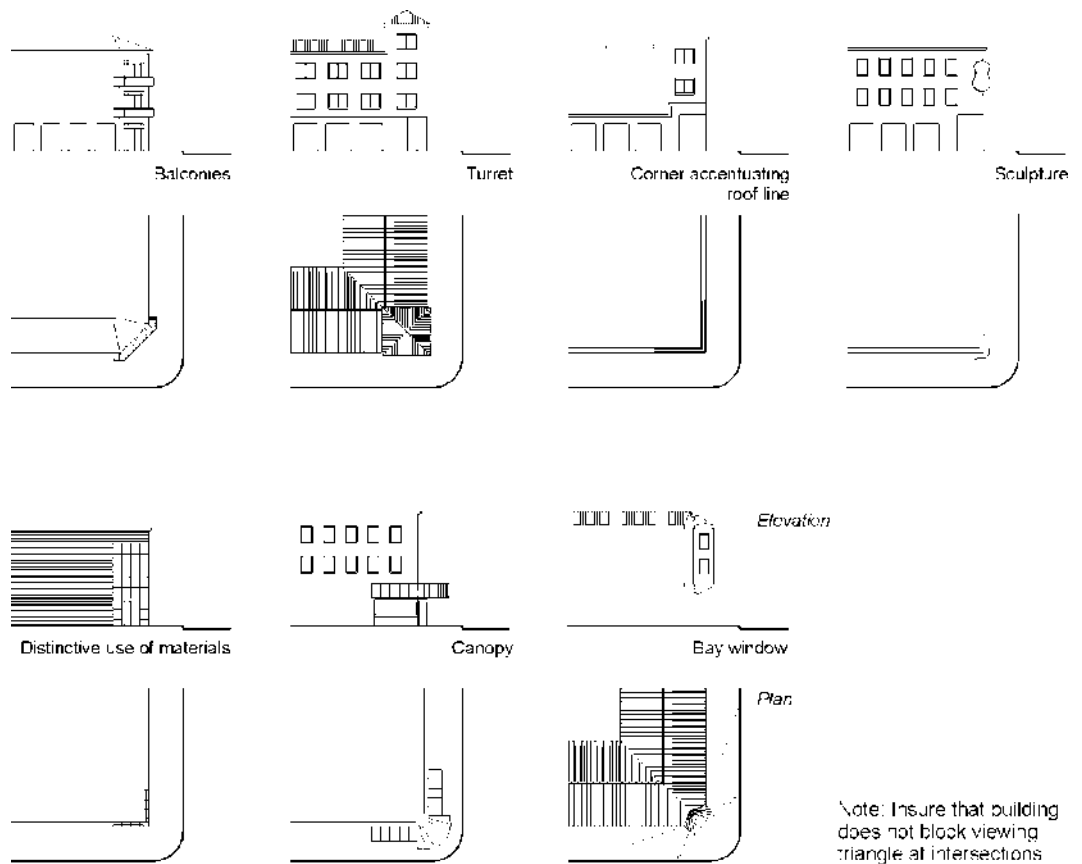


Figure 37. Corner building treatments.



Figure 38. To emphasize its street corner location, this building uses a cropped corner, change in building materials, decorative façade elements, and a modulated roofline.

E.6 Building Design Details

INTENT:

- ◆ To ensure that buildings have design interest at all observable distances.
- ◆ To enhance the character and identity of the Highway 99 Mixed-Use zone.
- ◆ To enhance the pedestrian environment.
- ◆ To encourage creativity in the design of storefronts.

GUIDELINES:

E.6.1 Design Details

- a. All new buildings and individual storefronts that face a public sidewalk, park, pedestrian open space or pedestrian walkway shall include on the façades at least three of the following design features:
 - (1) Distinctive rooflines, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8" wide.
 - (2) Special treatment of windows and doors, other than standard metal molding/framing details, around all ground floor windows and doors, decorative glazing, or door designs.
 - (3) Decorative light fixtures with a diffuse visible light source or unusual fixture.
 - (4) Decorative building materials, such as decorative masonry, shingle, brick, or stone.
 - (5) Individualized patterns or continuous details, such as, decorative moldings, brackets, trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.

The applicant must submit architectural drawings and material samples for approval.

- (6) Use of a landscaping treatment as part of the building's design, such as planters or wall trellises.

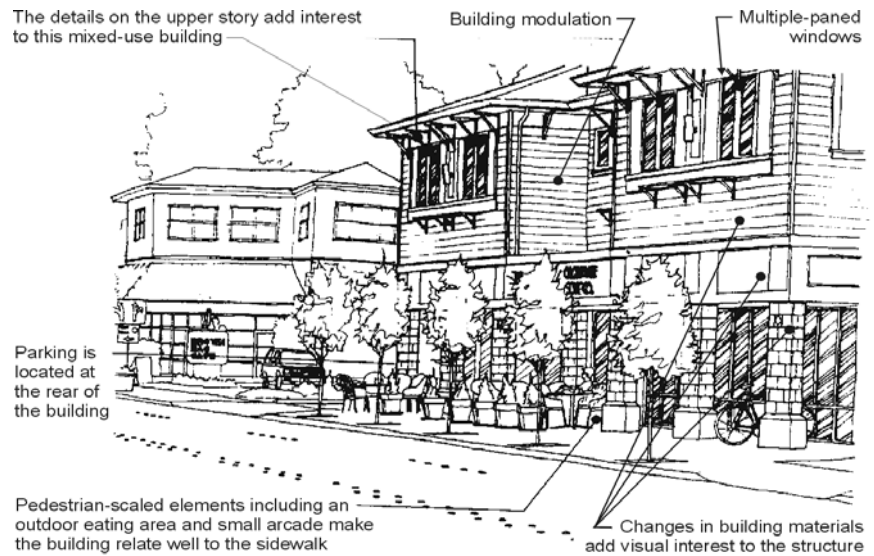


Figure 39. The use of different building materials, window treatments, and roofline brackets adds to the visual interest of this building.

- (7) Decorative or special railings, grill work, or landscape guards.
- (8) Landscaped trellises, canopies, or weather protection.
- (9) Decorative artwork, which may be freestanding or attached to the building and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, free standing sculpture, art in pavement, or other similar artwork. Painted murals or graphics on signs or awnings do not qualify.
- (10) Sculptural or hand-crafted signs.
- (11) Special building elements, such as pilasters, entablatures, wainscots, canopies, or marquees that exhibit nonstandard designs.
- (12) Other similar features or treatment that satisfies the Intent of the Guidelines as approved by the Director.

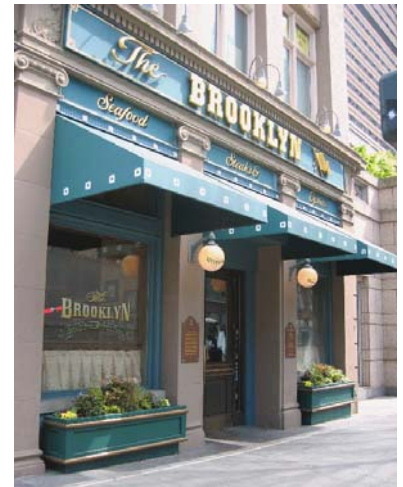


Figure 40. The building provides a number of details that enhance the pedestrian environment, including decorative lighting, planter boxes, decorative awnings, historical plaques, and decorative façade elements.

E.7 Materials

INTENT:

- ◆ To encourage the use of a variety of high-quality compatible materials that will upgrade the visual image of the Highway 99 Mixed-Use zone.

GUIDELINES:

E.7.1 Materials

The following are allowed only with special detailing, as described below:

- a. Metal siding. When used as a siding material over more than 25 percent of a building's façade visible from a public street, walkway, or park, metal siding shall:
 - (1) Have a matte finish in a neutral or earth tone such as buff, gray, beige, tan, cream, white, or a dulled color, such as barn-red, blue-gray, burgundy, ocher, or other color specifically approved by the Director.
 - (2) Include two or more of the following elements:
 - (a) Visible window and door trim painted or finished in a complementary color.
 - (b) Color and edge trim that cover exposed edges of the sheet metal panels.
 - (c) A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
 - (d) Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meet the intent of this section.
- b. Concrete block walls. Concrete block construction used on over 25 percent of a building façade visible from a public roadway, walkway, or park must be architecturally treated in one or more of the following ways:
 - (1) Use of textured blocks with surfaces such as split face or grooved.
 - (2) Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks.
 - (3) Use of decorative coursing to break up blank wall areas.
 - (4) Use of matching colored mortar where color is an element of architectural treatment for any of the options above.
 - (5) Other treatment approved by the Director.

- c. Requirements for Exterior Insulation and Finish System (EIFS) and similar troweled finishes:
- (1) To avoid deterioration, EIFS should be trimmed and/or should be sheltered from extreme weather by roof overhangs or other methods.
 - (2) EIFS may only be used in conjunction with other approved building materials.
 - (3) EIFS is prohibited on the first floor of a building.



Figure 41. This storefront effectively combines EIFS and concrete block with wood trim and metal detailing.

- d. Prohibited materials:
- (1) Mirrored glass.
 - (2) Corrugated fiberglass.
 - (3) Chain link fencing (except for temporary purposes such as a construction site).
 - (4) Crushed colored rock or tumbled glass.
 - (5) Wood
 - (6) Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.

E.8 Blank Walls

INTENT:

- ◆ To reduce the visual impact of large, undifferentiated walls.
- ◆ To reduce the apparent size of large walls through the use of various architectural and landscaping treatments.
- ◆ To enhance the character and identity of Lynnwood's commercial areas.
- ◆ To ensure that all visible sides of buildings provide visual interest.

GUIDELINES:

E.8.1 Blank Walls

All blank walls (see Definitions) within 50 feet of the street, pedestrian walkway, park, or adjacent property, and also visible from that street, pedestrian walkway, park, or adjacent property, shall be treated in one or more of the following measures:

- a. Install a vertical trellis in front of the wall with climbing vines or plant materials. For large blank wall areas, the trellis must be used in conjunction with other treatments described below;
- b. Provide a landscaped planting bed at least 8 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Plant materials must be able to obscure or screen at least 50 percent of the wall's surface within 4 years;
- c. Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface; and/or
- d. Other method as approved by the Director. For example, landscaping or other treatments may not be necessary on a wall that employs high quality building materials (such as brick) and provides desirable visual interest.

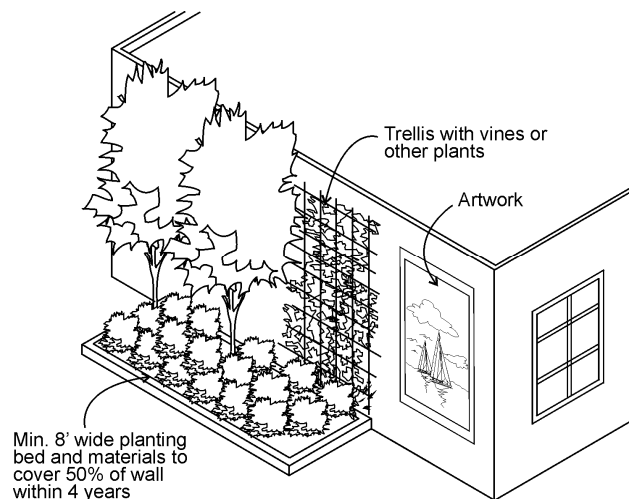


Figure 42. Blank wall treatments.



Figure 43. Terraced planting beds effectively screen a large blank wall.

E.9 Building Entrances

INTENT:

- ◆ To ensure that buildings and businesses are inviting and accessible.
- ◆ To encourage pedestrian activity.

GUIDELINES:

E.9.1 Principal Building Entrances

The principal building entrances (i.e., the building entrance used by commercial customers, residents, or visitors) of all buildings shall feature the following improvements:

- a. Pedestrian covering. Building entrances shall be covered by at least 50 square feet of pedestrian weather protection. Entries may satisfy this requirement by being set back into the building façade.
- b. Lighting. Pedestrian entrances shall be lit to at least four foot-candles as measured on the ground plane for commercial buildings and two foot-candles for residential buildings.
- c. Visibility. Building entrances shall be visible from the roadway and/or major public pedestrian walkway.
- d. Transparency. Entries shall feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side (not required for entries leading directly to a single residential dwelling).
- e. Security. To the extent feasible, entries shall be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).
- f. Architectural or artwork enhancements. Building entrances shall be enhanced by one or more of the following measures. Entrances on pedestrian-oriented streets shall feature two of the following measures.
 - (1) Special or ornamental doors, windows, or other architectural elements.
 - (2) Special paving or materials (e.g., decorative tilework).
 - (3) Special architectural lighting.
 - (4) Landscaping.
 - (5) Artwork.
 - (6) Adjacent pedestrian-oriented space.

E.9.2 Secondary Public Access for Commercial Buildings

Businesses that have secondary public access shall comply with the following measures to enhance secondary public access (applies only to entries used by the public):

- a. Weather protection at least 3 feet deep is required over each secondary entry.
- b. A sign may be applied to the awning provided that the sign complies with other regulations and guidelines.
- c. There must be at least two foot-candles illumination on the ground surface.
- d. Two or more of the design elements noted in E.9.1.f above must be incorporated within or adjacent to the secondary entry.



Figure 44 . Examples of secondary public access. Note the planters, window sign, and awning.

E.10 Parking Garage Design

INTENT:

- ◆ To minimize negative visual impacts of parking garages.
- ◆ Use of parking garages over surface parking lots is encouraged

GUIDELINES:

E.10.1 Parking Garage Design

- a. Parking garages must be designed to obscure the view of parked cars at the ground level.
- b. Where the garage wall is built to the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, mullions, special building material or treatment/design, and/or other treatments as approved by the City that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage. Use of wood is prohibited
- c. Upper-level parking garages must use articulation treatments that break up the massing of the garage and add visual interest.

See Figures 45 through 47 for example parking garage treatments.



Figure 45. The side of this parking garage includes some storefront retail space (left), decorative grillwork, and a raised brick planter to enhance the pedestrian environment.



Figure 46. This building uses openings on its second level parking area to resemble windows.



Figure 47. Design parking garages to obscure the view of parked cars. Note the landscaping that separates the garage from pedestrians.

E.11 Parapet Walls

INTENT:

- ◆ To insure that portions of parapet walls that extend above the upper edge of the parapet/cornice (“raised parapet wall”) complement the design of the façade on which they are located and do not appear out of proportion or scale with that wall or the building

GUIDELINES:

E.11.1 Parapet Walls

The face of raised parapet walls (generally located above building entries) may extend above the upper edge of the parapet wall generally so long as:

- a) the height of the raised parapet does not exceed twice the height of the parapet (measured from the roof deck line)
- b) the width of the raised parapet does not exceed 25% of the length (width) of the building frontage on which it is located,
- c) the raised parapet is structurally integrated into the rest of the building
- d) the appearance of the raised parapet matches or complements the design of the rest of the façade at which it is located.

Signs may be located on these raised parapet walls

F. Lighting

F.1 Site Lighting

INTENT:

- ◆ To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- ◆ To increase night sky visibility and to reduce the general illumination of the sky.
- ◆ To reduce horizontal light glare and vertical light trespass from a development onto adjacent parcels and natural features.
- ◆ To use lighting in conjunction with other security methods to increase site safety.
- ◆ To prevent the use of lighting for advertising purposes.

GUIDELINES:

F.1.1 Site Lighting Levels

- a. All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
 - (1) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - (2) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - (3) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

F.1.2 Light Quality and Shielding

- a. Parking area lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale.
- b. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

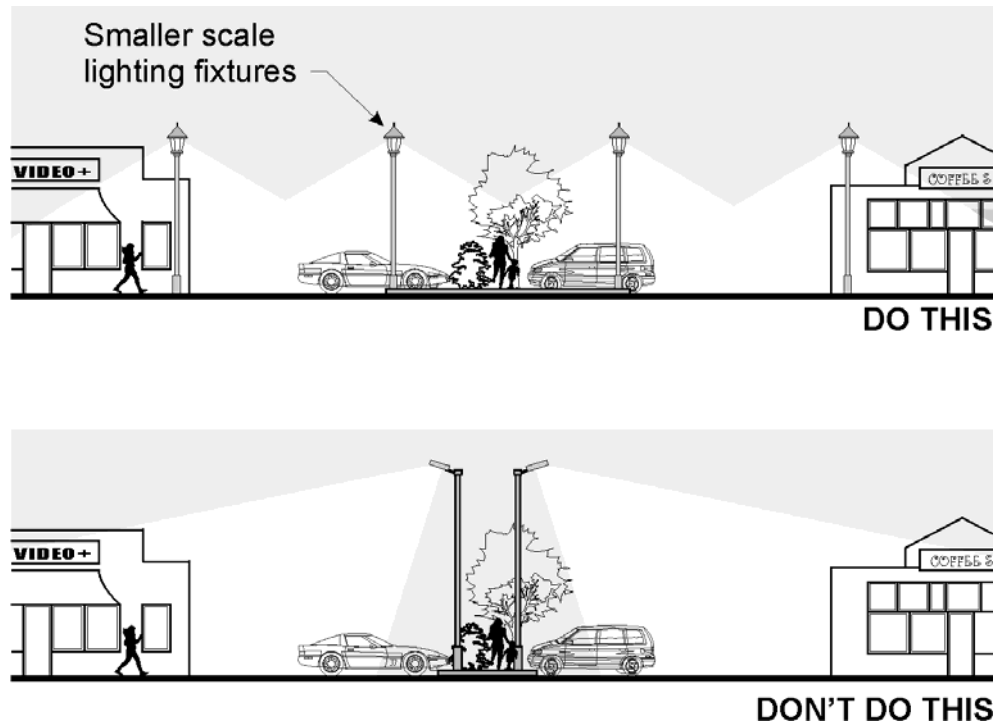


Figure 48. Acceptable and unacceptable parking area lighting.

- c. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity.
- d. Maximum site lighting measured at the property lines is 0.5 foot candles. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions shall not be visible above the roofline of the building.

G. Definitions

Architectural scale is the perceived height and bulk of a building relative to that of neighboring buildings. A building has “good architectural scale” if its visual size is relatively similar to its neighbors.

Art, Artwork. A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Director, may be considered artwork provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered art.

Articulation. Visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

Balcony. An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Bas-relief. A sculptural carving, embossing, or casting that projects very little from the background.

Bay Window. A window that protrudes from the main exterior wall. Typically, the bay contains a surface which lies parallel to the exterior wall, and two surfaces which extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane which extends at least 60 percent of the length and 35 percent of the height of the surface of the bay which lies parallel to the exterior wall. There need not be windows in the surface which extend out from the exterior wall.

Blank Walls. Walls subject to "blank wall" requirements meet the following criteria:

- Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature.
- Any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 30 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 30-foot section.

Courtyard. A landscaped space enclosed on at least three sides by a single structure.

Curb Cut. A depression in the curb for the purpose of accommodating a driveway that provides vehicular access between private property and the street.

Deck. A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected to the ground by structural supports.

Designated Side Street. The following are designated side streets: 148th Street SW, 156th Street SW, 176th Street SW, 188th Street SW, 196th Street SW, 200th Street SW, and 208th Street SW.

Director. The Community Development Director or his or her designee.

Exterior Insulation and Finish System (EIFS): EIFS is an exterior wall cladding that utilizes rigid insulation boards on the exterior of the wall sheathing with a plaster appearance exterior skin.

Façade. Any portion of an exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation.

Feasible. For the purpose of these guidelines, an action or element is “feasible” if it can be accomplished within standard construction and development practices, as determined by the Director. Generally, an action or element is considered infeasible only if it is physically impossible or if it substantially alters the intent of the project. An element or action may be considered feasible even if it raises the cost of that aspect or element of the project.

Frontage. As used in the code, frontage refers to the length of a property line along a street.

Front Yard. The area between the street and the nearest building façade.

Horizontal Modulation. Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front façade, and thus it may not even be visible from the sidewalk and portions of the street below.

Landscaping. An area is considered to be landscaped if it is:

- Planted with vegetation in the form of hardy trees, shrubs, or grass or evergreen ground cover maintained in good condition.
- Occupied by sculptures, fountains or pools, benches, or other outdoor furnishings.
- Occupied by such recreational facilities as playground equipment, swimming pools, game courts, etc.

Major Exterior Remodel. A proposed improvement to any existing building structure or property that changes the exterior appearance of the property and meets either of the criteria below:

- Estimated value of construction exceeds 50 percent of the value of the existing built facilities as determined by the City’s building valuation procedure.
- Construction includes an addition to extension of an existing building that increases gross floor area by 1,000 sq. ft.

Minor Exterior Remodel. Any improvement that changes the visual appearance or exterior configuration of a building structure or property, and which has a value less than 50 percent of the existing built facilities as determined by the City’s building valuation procedure. Painting and restorative maintenance are not considered minor remodels.

Modulation. In the Guidelines, modulation is a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

Pedestrian-Oriented Building Façades. Ground floor façades which employ at least one of the following characteristics:

- Transparent window areas or window displays along at least 75 percent of the ground floor façade. The window area must cover the area between 2 feet and 8 feet above the sidewalk or walkway surface.
- A combination of sculptural, mosaic, or bas-relief artwork, and transparent window areas or window displays (as described above) over at least 75 percent of the ground floor façade.

Pedestrian-Oriented (Open) Space. An area between a building and a street, access road, or along a pedestrian path which promotes visual and pedestrian access onto the site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc.

Pedestrian-Oriented Use (or Business). A commercial enterprise whose customers commonly arrive by foot; or whose signage, advertising, window display, and entryways are oriented toward pedestrian traffic. Pedestrian-oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

Scale, Architectural. The perceived relative height and bulk of a building relative to that of neighboring buildings. A building's apparent height and bulk may be reduced by modulating façades.

Scale, Human. The perceived size of a building relative to a human being. A building is considered to have "good" human scale if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building's overall size.

Streetscape. The streetscape is the visual character of a street as determined by various elements such as structures, greenery, open space, views, etc.

Vertical Modulation. A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.