

7/28/2014

City of Lynnwood

TRANSITION AREA DESIGN GUIDELINES

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INTRODUCTION

The provisions of this document shall apply to all development and redevelopment within the Lynnwood Alderwood / City Center Transition Area, ACC Zone, ("Transition Area"), except as provided in the Zoning Code. The degree to which each guideline applies to a development / redevelopment project shall be evaluated on a case by case basis in an effort to achieve an overall design that meets the purpose and intent of the Transition Area Design Guidelines. These guidelines are intended to carry out the Comprehensive Plan for the City of Lynnwood with respect to the land use and development designation for the Transition Area, including:

- Create a transition area between Alderwood mall and the intense development of the City Center while encouraging development and providing for a pedestrian connection;
- Create a lively, busy and pedestrian-oriented street frontage along 33rd Ave. W. and the future extension of 194th St. SW;
- Soften the appearance of development and redevelopment in the Transition Area as seen from the adjacent single family neighborhood; and
- Encourage new development to display quality and character through materials and architectural expression.

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

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TRANSITION AREA

A. SITE DESIGN GUIDELINES

SITE DESIGN

A.1. Site Landscaping

INTENT

To provide variety and interest within landscaped areas.

To integrate the entire site into the overall landscape design.

To reduce the visual impact of development on adjacent uses.

GUIDELINES

1. Landscape areas should reinforce pedestrian and vehicular circulation routes and entrances.
2. Plant material should include a variety of seasonal colors, forms, and textures that contrast or complement each other with a mixture of evergreen and deciduous trees, shrubs, and groundcover and low-maintenance perennials. Continuous expanses of uniform landscape treatment along an entire street front should be avoided.
3. Drought tolerant plants and/or plants native to the Pacific Northwest should be used where opportunity allows.
4. Plant material should be provided to enhance the corners at intersections. Plant material within the intersection sight distance triangle as defined in the City of Lynnwood Municipal Code shall not exceed 36 inches in height.
5. Avoid planting groundcover or shrubs where pedestrian access is anticipated. Pedestrian walkways may extend across required landscape areas.
6. All areas not devoted to required landscape areas, parking lots, structures, or other site improvements, should be planted or developed as open space.
7. Perennials and/or annuals should be provided to highlight pedestrian areas such as building and/or site entrances, public open space, plazas and pedestrian connections.
8. River rock, gravel, driftwood, and similar non-living materials should not be used as groundcover substitutes, but may be allowed as accent features within landscape planting areas so long as the area covered by such features does not exceed 5% of the total landscape planting area.

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9. Automatic irrigation shall be provided in all required landscape areas.
10. A maintenance plan, including on-going tasks and schedules, shall be submitted to the City for review for all landscape areas, to include:
 - Litter pick-up.
 - Mowing turf.
 - Weeding planting beds.
 - Removing noxious weeds.
 - Sweeping.
 - Replacement of dead or dying plant material.
 - Irrigation repair/adjustments.
 - Trimming hedges.
11. Tree selection within all landscape areas, including street trees, shall consider existing utilities, lighting, existing and proposed signage, adjacent trees, existing natural features, tree root growth, solar access, planting area width, and overall height of trees selected at maturity.

SITE DESIGN

A.2. Location of Surface Parking Lots

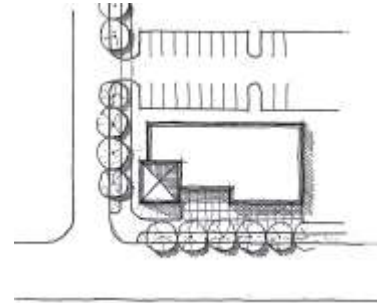
INTENT

To ensure that surface parking lots do not dominate street frontages.

To create a pedestrian-friendly environment in the Transition Area.

GUIDELINES

1. Parking lots shall not be located at intersections.
2. Along 33rd Ave West, and the future 194th St. SW, surface parking should be located either to the rear or to the side of the building.
3. Phased projects must submit a plan for phasing parking with the intent that, as the property develops over time; surface parking is relocated into structures or underground and is shared by multiple uses, if appropriate.



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

SITE DESIGN

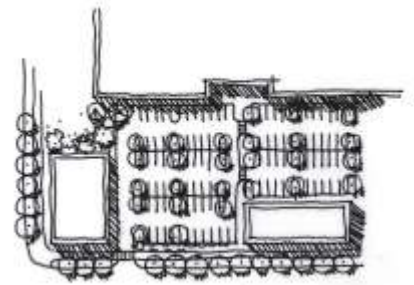
A.3. Parking Lot Landscaping

INTENT

To diminish the visual effect of surface parking and to contribute to the amount of vegetation in the Transition Area.

GUIDELINES

1. Surface parking lot landscape shall be used to reinforce pedestrian and vehicular circulation, including:
 - Parking lot entrances
 - Ends of driving aisles
 - Defining pedestrian walkways through parking lots.
2. Landscape areas next to a pedestrian walkway or sidewalk shall be maintained and plant material chosen to maintain a clear visual zone between 3 and 8 feet from ground level, except for tree trunks.
3. A setback shall be provided that allows space for all trees and shrubs where vehicle overhang extends into landscape areas.
4. The number of trees required in the interior landscape area in parking lots shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:
 - Where the parking lot is located directly adjacent to the public right-of-way and/or closer to the street than a building, and/or is visible for the public right-of-way, one tree for every four spaces shall be provided (1:4).
 - Where the parking lot is located to the side of the building, one tree for every six spaces shall be provided (1:6).
 - Where the parking lot is located behind the building and generally is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).



SITE DESIGN

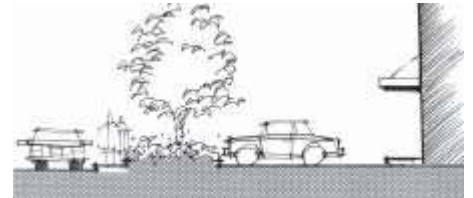
A.4. Parking Lot Screening

INTENT

To soften the impact of surface parking on the streetscape.

GUIDELINES

1. Parking lots that front a public right-of-way shall include one of the following
 - A minimum 10 foot wide landscaped planting area along the entire street frontage, except for driveways, walkways and other pedestrian spaces.
 - A 5 foot wide landscaped planting bed with a minimum of 50% evergreen plant materials that incorporates a continuous wall, and/or trellis. The planting bed shall be in front of the wall.
 - An elevated planter with a minimum width of 5 feet constructed of masonry, concrete or other permanent material and which combines groundcover and annuals, perennials, ornamental grasses, low shrubs and or small trees that provide seasonal interest.
2. A minimum 5 foot wide landscape planting area shall be provided between parking lots and adjacent developments except where parking lots have been consolidated.
3. Walls and raised planters shall not exceed a maximum height of 3 feet, unless:
 - Screen treatment does not create a safety hazard.
 - Portion of treatment that is above 3 feet in height is a minimum of 75% transparent (i.e. see-through metal railing or other similar treatment).
4. The use of razor ribbon or barbed wire or similar is prohibited.
5. Where parking lots are located in front, beside or in between buildings, 75% of plant material used to meet landscaping requirements between a parking lot and a street right-of-way shall be evergreen varieties.



SITE DESIGN

A.5. Sidewalks and Street Trees

INTENT

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

GUIDELINES

1. Sidewalks and street trees shall be provided in accordance with the following standards for each street:

36th Ave. W.:

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

Other Streets:

- *Sidewalks*: 12 feet wide, including a 5 foot wide planting zone along the curb
- *Street trees*: 25-30 feet on center, minimum of 2.5" caliper at time of planting

Street trees shall be selected from the City's list of approved trees

2. Tree planting pits shall be covered by one of the following:

- Living plant material, surrounded by a low, protective and decorative metal fence.
- Cast iron tree grates, of a type that meets ADA requirements.

3. Along 33rd Ave West and 194th St SW, pedestrian scale decorative lighting, no taller than 15 feet shall be provided at regular intervals. Lighting support shall have banner arms or basket hooks. Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest edition.



SITE DESIGN

A.6. Pedestrian Connections

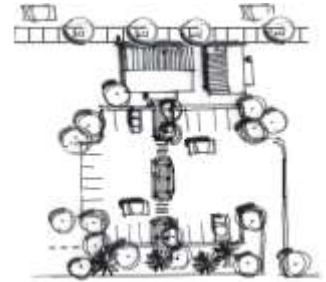
INTENT

To improve the pedestrian environment by making it easier, safer and more comfortable to walk between businesses and residences and public sidewalks.

To ensure that the Transition Area is conducive to pedestrian circulation.

GUIDELINES

1. Buildings facing a public right-of way shall connect major building entrances to the nearest public sidewalk by a walkway that is at least 8 feet wide, paved (concrete or unit pavers) and be separated from any adjacent parking stalls by a planting bed a minimum of 3 feet wide. (Buildings set to the back of the sidewalk automatically meet this standard.)
2. A walkway a minimum of 8 feet wide shall be provided through any surface parking lot with more than 30 stalls. Such walkways shall be separated from any adjacent parking stalls by a planting bed at least 3 feet wide. Decorative paving or some other material to identify the walkway path from the vehicular drive aisle shall be used. Uniform pedestrian scale lighting shall be used the entire length of the walkway.
 - Generally, walkways should be provided a minimum of every 4 rows and a maximum distance of 180 feet shall be maintained between paths
 - Where possible, align the walkways to connect with major building entries or other sidewalks, walkways or destinations.
3. Walkways a minimum of 8 feet wide should be provided that allow pedestrians to walk safely between adjacent properties. Uniform pedestrian scale lighting shall be installed the length of the walkway.
- 4 Walkways shall be lit to at least 1 foot candle and open to the public. The City may also require other measures to increase safety and security in accordance with Crime Prevention Through Environmental Design (CPTED) principles.



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- 5 All walkways should be defined and identified with a minimum of two of the following features:
- 6-inch vertical curb;
 - Trellis;
 - Special paving;
 - Bollards;
 - A continuous landscaped area, at least 3 feet wide, on one side of the walkway.

A.7. Vehicular Access and Circulation

INTENT

To provide access management from public streets; to reduce turning movements that increase congestion and reduce safety, particularly on 36th Ave West.

To provide safe and convenient access routes through large areas by connecting public and/or private roadways and access ways.

To enhance the visual character of interior access roads.

To minimize conflicts with pedestrian circulation and activity.

GUIDELINES

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



Model of internal access roads. Note sidewalks and landscaping.

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SITE DESIGN

A.8. Open Space

INTENT

To provide a variety of public spaces in association with individual buildings, so that, over time, there are numerous choices for gathering, meeting friends and associates, and enjoying good weather.

GUIDELINES

1. Every new building or development shall provide open space in an amount at least equal to 1% of the sum of the square feet of building area and the square feet of site area.
2. Such space shall be located where it is visible and accessible from either a public sidewalk or a pedestrian connection.
Spaces should be adjacent to or visible from a building entry.
3. Such space shall include at least five of the following features:
 - Benches. Ledges are also acceptable, as long as they are 15" to 18" in height
 - Landscaping components that add visual interest and do not act as a visual barrier including planting beds, potted plants or both
 - Pedestrian scaled lighting
 - Public Art
 - Water feature(s)
 - Information kiosk
 - Trellis and/or shelter
 - Decorative paving
 - Another feature not listed above that meets the intent of these guidelines
4. Between 25% and 75% of the area of the space should be hard surfaced.
- 5..Open Space shall not have:
 - Asphalt or gravel pavement. Adjacent parking areas or service areas which are not separated by landscaping (min. 3 feet wide)
 - Adjacent chain link fences
 - Outdoor storage or retail that do not contribute to the pedestrian oriented environment
6. Pedestrian Space should be designed with Crime Prevention Through Environmental Design Standards.



SITE DESIGN

A.9. Community Gateways

INTENT

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

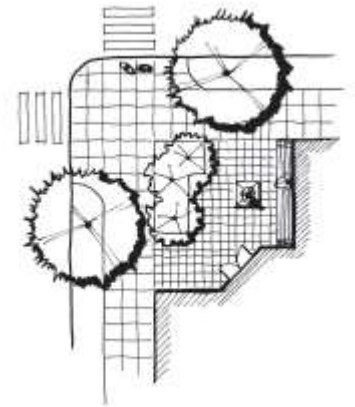
GUIDELINES

1. At designated Gateways, there shall be a special feature provided at the corner of a site next to the street(s) and composed of at least three of the following elements:

- Seasonal plantings
- Specimen tree
- Public art
- Water feature
- Public open space
- Unique pedestrian scale lighting
- Monument
- Special landscape treatment
- Decorative paving
- Other methods may be proposed that meet the intent of this guideline

2. A Gateway Feature may be combined with a Public Space to meet both requirements.

3. Features used shall be oriented towards both pedestrians and vehicles along the right-of-way.



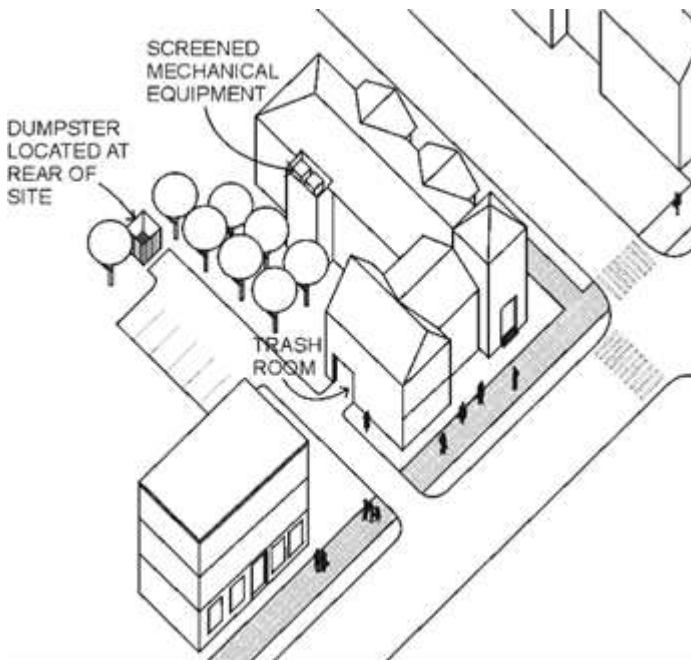
11.A.10 Service Areas

INTENT:

To minimize adverse visual, olfactory or auditory impacts of mechanical equipment and service areas at ground and roof levels.

To provide adequate, durable, well-maintained and accessible service and equipment areas.

To protect adjacent residential uses and adjacent properties from impacts due to location and utilization of service areas.



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

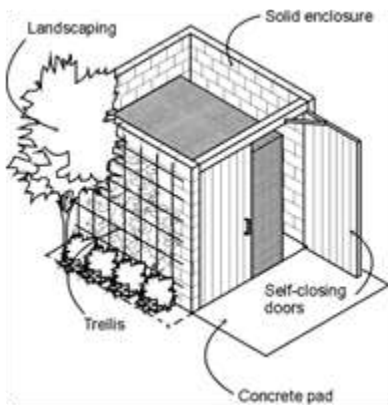
GUIDELINES

Service Areas (loading docks, trash dumpsters, compactors, recycling areas and mechanical equipment areas)

1. Service areas shall be located to avoid negative visual, auditory, olfactory or physical impacts on the street environment and adjacent residential zoned properties.

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2. Service area enclosures that are visible from a sidewalk or walkway shall be screened with landscaping. The minimum width of the landscaping area should be three feet.
3. Ground mounted mechanical equipment shall be located and screened as necessary to minimize visual and noise impacts to pedestrians on streets, in open spaces and adjoining properties.
4. Locate and screen utility meters, electrical conduit and other service and utilities apparatus so they are not visible from adjoining properties and nearby streets.
5. A structural enclosure shall be constructed of masonry or heavy gauge metal. The walls must provide full screening from the adjacent roadway or use. The enclosure may use overlapping walls to screen dumpsters and other materials. Gates shall be made of heavy gauge, site obscuring metal.
6. Collection points shall be located and configured so that the enclosing gate swing does not obstruct pedestrian or vehicle traffic, and does not require that a hauling truck project into any public right of way.
7. Weather protection of recyclables shall be insured with weather proof containers or by providing a roof over the storage area.



Examples of acceptable dumpster enclosures

SITE DESIGN

A.11. Storm Water Facility Planning

INTENT:

To comply with storm water management requirements.

To integrate storm water management/water quality systems into the site design as an amenity.

To reduce the economic burden of storm water management systems on developments.

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

GUIDELINES:

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

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

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



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

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TRANSITION AREA

B. BUILDING DESIGN STANDARDS

BUILDING DESIGN

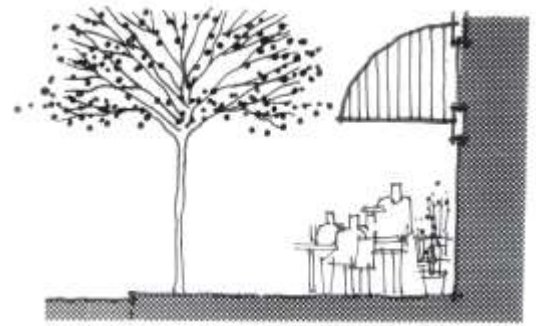
B.1. Building / Sidewalk Relationship

INTENT

To ensure that buildings within the ACC Zone (except those along 36th Ave. W. – see separate setback and landscaping requirements in zoning regulations) are generally located adjacent to a public right of way or walkway and enliven the streets, sidewalks and walkways.

GUIDELINES

1. Other than along 36th Ave. W. building facades facing a sidewalk or walkway should incorporate windows, canopies and other features (see other guidelines which address these elements).
2. Setting facades close to the public right of way may be accomplished through base structures that extend out to the sidewalk, not necessarily the full height of the building.



B.2. Building Design

INTENT:

To provide building design that has a high level of design quality and creates comfortable human environments.

To incorporate design treatments which add interest and reduce the scale of large buildings.

To encourage building design that is authentic and responsive to site conditions.

To encourage functional, durable, and environmentally responsible buildings.

GUIDELINES:

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

B.3. Building Entrances

INTENT

To ensure entries to buildings and businesses are inviting, easily identifiable and accessible.

To encourage pedestrian activity.

GUIDELINES

Building entries shall have a direct walkway to a public sidewalk.
Building entries should face the street if feasible.

1. For buildings on 33rd Ave West and 194th St SW:

Principal building entrances (i.e., the building entrance used by commercial customers, residents, or visitors) shall be visible from the street and oriented toward the sidewalk or walkway so that access by foot is clear and convenient.

Where entries are located to the side of the building they must be visible from the street and connected to the public sidewalk by a pedestrian pathway.

Entries on a building wall opposite the street must be connected to the public sidewalk by a pedestrian pathway.

2. All principal building entrances shall include the following features:

- A. Pedestrian covering. Building entrances shall be covered by at least 50 square feet of pedestrian weather protection. Entries may satisfy this requirement by being set back into the building façade.
- B. Lighting. Pedestrian entrances shall be lit to at least two foot-candles as measured on the ground plane for residential buildings and four foot-candles for all other buildings.
- C. Transparency. Entries shall feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side (not required for entries leading directly to a single residential dwelling).
- D. Security. To the extent feasible, entries shall be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).

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E. Architectural or artwork enhancements. Building entrances shall be enhanced by one or more of the following measures. Entrances on 33rd Ave. W or the future extension of 194th St. SW shall feature two of these measures.

- Special or ornamental doors, windows, or other architectural elements
- Special paving or materials (e.g., decorative tilework)
- Special architectural lighting
- Landscaping
- Artwork
- Adjacent pedestrian-oriented space

3. Other Public Access for Commercial Buildings:

The design of secondary public entries shall comply with the following measures (applies only to entries used by the public):

- Weather protection at least 5 feet deep is required over each secondary entry
- There must be at least two foot-candles illumination on the ground surface
- Two or more of the design elements noted in Guideline 2, above, must be incorporated within or adjacent to the secondary entry

4. Buildings with ground floor residential units within 20 feet of the right-of-way must have entry elevation at least 3 feet above sidewalk grade except for designated universally accessible units.

5. Residential units on the ground floor and within 15 feet of the right-of-way must feature transparency on at least 30% of the ground floor between 5 and 11 feet above grade.

BUILDING DESIGN

B.4. Ground Level Building Facades

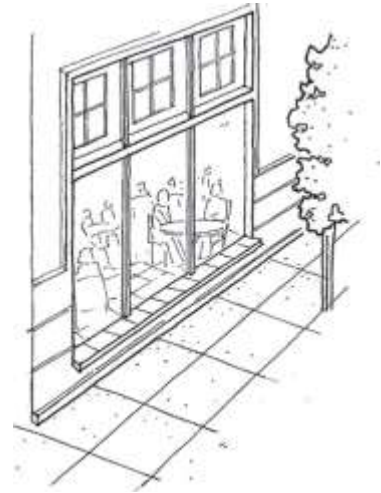
INTENT

To ensure that sidewalks and walkways are lined with interesting building facades and activities and uses that create a safe, attractive, welcoming environment.

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

GUIDELINES

1. The ground level facades of buildings that are oriented to streets (other than 36th Ave. W or walkways shall have transparent windows, window displays or a combination of sculptural mosaic or bas-relief artwork and transparent windows over at least 75% of the ground floor façade between 2 feet and 10 feet above grade. Notwithstanding the above, ground floor building façade facing 33rd Ave West or 194th St SW shall feature transparency on at least 50% of the ground floor between 2 and 8 feet above grade.
2. To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.
3. Where Pedestrian-Oriented Uses and transparency are not provided, the façade shall comply with the guideline entitled "Treating Blank Walls."
4. Ground-floor, street-facing façades of commercial and mixed used buildings except on 36th Ave West shall incorporate at least six (6) of the following elements:
 - lighting or hanging baskets supported by ornamental brackets
 - medallions
 - belt courses
 - plinths for columns
 - shallow recesses
 - awnings
 - cornice.
 - pilasters.
 - kickplate for storefront window
 - projecting sills
 - tilework
 - awnings
 - pilasters
 - pedestrian scale sign(s) painted on windows
 - planter box
 - an architectural element not listed above, as approved, that meets the intent.



BUILDING DESIGN

B.5. Weather Protection

INTENT

To provide pedestrians with cover from rainfall thereby making the experience of walking during inclement weather more pleasant.

GUIDELINES

1. Canopies that provide weather protection (min. width of five feet) shall be provided along at least 75% of the frontage if the frontage is adjacent to a public right-of way or walkway.
2. Canopies may be constructed of any permanent, durable material, but glass and steel are strongly suggested.
3. Overhead, pedestrian-oriented signs may be hung from canopies ("blade signs").
4. Canopies shall be a minimum of 8 feet above and a maximum of 14 feet above the sidewalk or walkway.



BUILDING DESIGN

B.6. Treating Blank Walls

INTENT

To reduce the impact of large undifferentiated walls.

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

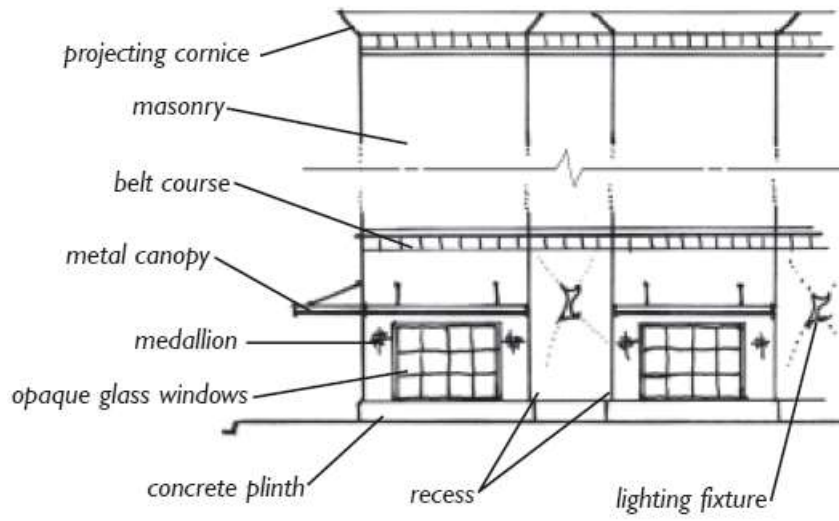
To ensure that all visible sides of buildings provide visual interest and variety.

GUIDELINES

1. All blank walls longer than 30 feet and visible from a street, pedestrian walkway or adjacent property shall be treated with at least four of the following elements.
 - masonry (but not flat concrete block)
 - concrete or masonry plinth at base of wall
 - belt courses of a different texture and color
 - projecting cornice
 - projecting metal canopy
 - decorative tile work or medallions
 - vertical trellis containing climbing vines or plant material or landscaped planting bed at least 8 feet wide or a raised planter bed at least 2 feet high and 3 feet wide at the base of the wall
 - opaque or translucent glass windows
 - artwork
 - vertical articulation
 - lighting fixtures
 - recesses
 - an architectural element not listed above, as approved, that meets the intent
2. Freestanding walls, such as at trash enclosures or loading docks, shall be constructed of materials and have exterior colors that complement the exterior of the primary buildings.
3. At buildings fronting on 33rd Ave. W. or 194th St SW where windows are not provided, no more than 10 feet unembellished surface shall be allowed.



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BUILDING DESIGN

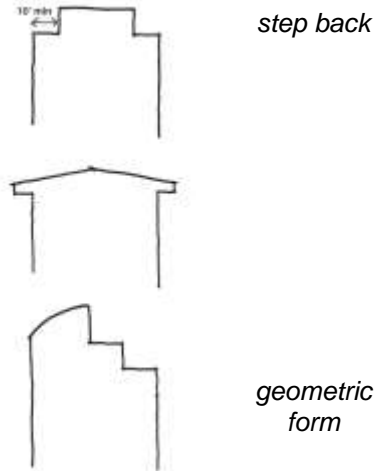
B.7. Upper Level Setbacks

INTENT

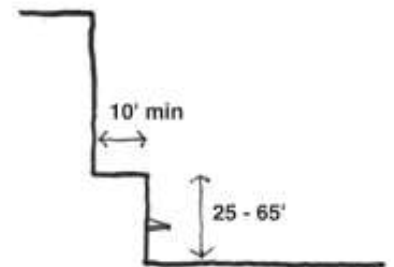
To reduce the bulk of taller buildings, to reinforce pedestrian scale on street frontages, and to allow for a reasonable visibility of the sky from street level.

GUIDELINES

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



buildings taller than 65 feet



Kirkland



BUILDING DESIGN

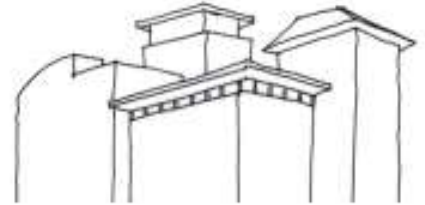
B.8. Roof Expression

INTENT

To create a skyline that is visually interesting.

GUIDELINES

1. Buildings over 65 feet in height should incorporate features that create a visually distinctive roof form. The following are examples of such features:
 - Terraced step-backs
 - Pitched roof elements
 - Projecting cornice elements
 - Trellises along the parapet
 - Geometric forms (dome, pyramid, etc.)
 - Change of materials or color on top floor



BUILDING DESIGN

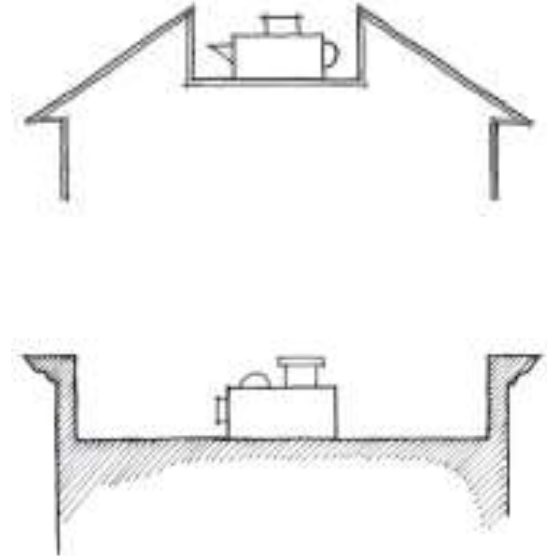
B.9. Screening Mechanical and Communications Equipment on the Roof

INTENT

To conceal, to the greatest extent possible, equipment, dishes and other appurtenances located on the roofs of buildings or alternatively, to integrate them into the architecture.

GUIDELINES

1. All mechanical equipment located on the roof shall be contained within opaque parapet walls or placed behind (or within) roof forms. Plywood walls or chain-link fencing with slats are not acceptable forms of screening. Whatever the screening method, it shall be integrated into the architectural design of the building. The screening shall insure that the equipment is not visible within 150 feet of the building when viewed from ground level.
2. Efforts shall be made to locate communication equipment so that it is not visible from nearby streets. Equipment shall be concealed behind parapet walls if possible.



BUILDING DESIGN

B.10. Screening of Parking Structures

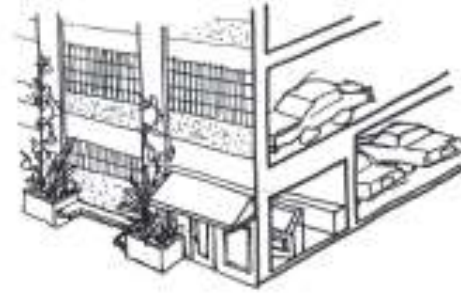
INTENT

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

GUIDELINES

1. The facades of parking levels that are visible from a public street should be treated in such a way as to seem more like a typical floor, rather than open slabs with visible cars and ceiling lights. This may be accomplished by two or more of the following:
 - Square openings, rather than horizontal openings
 - Planting designed to grow on the façade
 - Louvers
 - Expanded metal panels
 - Decorative metal grills
 - Spandrel (opaque) glass
 - Other methods may be proposed that will accomplish the intent.
2. Free standing parking structures shall incorporate the above features on portions of the facade above ground level. At ground level, parking structures adjacent to or where the ground floor is visible from a street or pedestrian walkway, shall comply with Guidelines address Ground Level Building Facades and Treating Blank Walls.

See also LMC 21.18.710.



B.11. Parapet Walls

INTENT:

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

GUIDELINES:

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

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

Signs may be located on these raised parapet walls.

BUILDING DESIGN

B.12. Gateway Locations

INTENT

To identify and highlight major entrances into the Transition Area.

GUIDELINES

1. Within designated Gateway Areas (see Zoning Map), buildings should incorporate architectural features that are bold and dramatic.

The following is a list of possible/acceptable features:

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



B.13. Accessory Buildings and Structures

INTENT

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

GUIDELINE

1. All exterior materials and colors on an accessory structure shall either match or complement those of the primary structure(s).

B.14. Exterior Materials

INTENT

To ensure that the character of the Transition Area is seen as high quality.

GUIDELINES

1. Buildings should use solid, permanent, low-maintenance materials to add variety, permanence and richness to building and streetscape.
2. Plywood shall not be used as an exterior surface.
3. Exposed concrete walls shall be painted or given an architectural finish.
4. Metal siding when used over 25% of a building façade that is visible from a public street or walkway shall have a matte finish in a neutral color
Include 2 or more of the following
 - Visible window or door trim painted or finished in a complimentary color
 - Color and edge trim that cover exposed edges of the sheet metal panels
 - A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
 - Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meet the intent of this section
 -
5. Concrete block walls. Concrete block construction used on over 25 percent of a building façade visible from a public roadway or walkway must be architecturally treated in one or more of the following ways:
 - Use of textured blocks with surfaces such as split face or grooved
 - Use of other masonry types, such as brick, glass block, or tile in conjunction with concrete blocks
 - Use of decorative coursing to break up blank wall areas
 - Use of matching colored mortar where color is an element of architectural treatment for any of the options above
 - Other treatment approved by the Director
6. Requirements for Exterior Insulation and Finish System (EIFS) and similar troweled finishes:
 - To avoid deterioration, EIFS should be trimmed and/or should be sheltered from extreme weather by roof overhangs or other methods

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- EIFS may only be used in conjunction with other approved building materials
- EIFS is prohibited on the first floor of a building

7. Prohibited materials:

- Mirrored glass
- Corrugated fiberglass
- Chain link fencing (except for temporary purposes such as a construction site)
- Crushed colored rock or tumbled glass
- Wood
- Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials

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TRANSITION AREA

C. SIGN DESIGN STANDARDS

SIGN DESIGN

C.1. Pedestrian-Oriented Signs

INTENT

To ensure that the Transition Area reinforces pedestrian activity and commerce and to convey an image for the Transition Area that is urban in nature.

GUIDELINES

1. Pole signs are not permitted on any street within the Transition Area (see zoning regulations). Generally, signs shall be affixed to building facades, but monument signs are allowed. The area around the base of such signs shall be landscaped with shrubs and seasonal color.
2. Roof top signs are not permitted within the Transition Area.



SIGN DESIGN

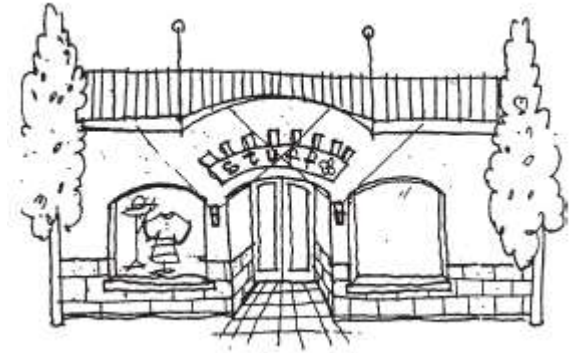
C.2. Integrating Signs with Architecture

INTENT

To ensure that signs are considered in the design of buildings and that the design of signs fits with the building with which they are associated.

GUIDELINES

1. The design of buildings and sites shall identify locations and sizes for future signs and shall recommend a sign program for all project signs. The sign program shall allow for advertising which fits with the architectural character, proportions, and details of the development. As tenants install signs, it is expected that such signs shall be in conformance with the sign program.



SIGN DESIGN

C.3. Creative and Artistic Elements

INTENT

To encourage businesses to employ graphic symbols, creative elements, lighting and other features to identify their products and services.

GUIDELINES

1. Signs should be expressive and individualized.
2. Signs should convey the product or service offered by the business in clear, graphic form.
3. Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encouraged.
4. Neon may be incorporated into signs in an artful way however, simply outlining the roof or building in neon tubing shall not be allowed.

