



SUPPLEMENT TO:  
CITYWIDE DESIGN GUIDELINES – ALL DISTRICTS & MULTIPLE FAMILY DISTRICTS  
COMPLIANCE STATEMENTS

ALL DISTRICTS

SITE GUIDELINES (ALL DISTRICTS)

Location of Parking Lots

Pages 2-3

1. **Parking Behind Buildings - Complies.** Parking is provided along the perimeter of the site behind the street fronting building and visually shielded by landscaping and buildings fronting the central resident green space.
2. **Mandatory – Double-Loaded Parking Between Building and Street - Not Applicable.** No proposed parking between building and street right-of-way.
3. **Mandatory – More than Double-Loaded Parking Between Building and Street - Not Applicable.** There are no more-than-double-loaded parking aisles proposed between building and street right-of-way.
4. **Mandatory – Evergreen Parking in Front, Beside or In-between Buildings – Complies.** 75% of plant material used to meet landscape requirements between the parking lot and street right-of-way shall be evergreen varieties. Refer to Landscape Plans.
5. **Mandatory – Shrubs Max. 30" Adjacent to Street - Complies.** Shrubs proposed adjacent to the street right-of-way will not exceed a maximum height of 30" at maturity. Refer to Landscape Plans.
6. **Mandatory – Parking Identifiable from Street - Complies.** Parking lots are clearly visible from street rights-of-way and accessed directly from 200<sup>th</sup> St SW.
7. **Parking Planting Area, Variation - Complies.** Planting areas of various widths and depths will be provided across the site and in parking areas. Parking islands with a minimum width of 5' provided. Refer to Landscape Plans.

Parking Lot Landscaping

Page 4

1. **Parking Landscape Reinforce Circulation - Complies.** Parking lot landscaping will reinforce circulation, especially at the ends of driving aisles leading to 200<sup>th</sup> St SW. Landscaping will also emphasize pedestrian site entrance connections along 200<sup>th</sup> St SW and all pedestrian walkways connecting the outdoor spaces and building entrances.
2. **Define Parking Area Entrances - Complies.** Planting areas between parking areas and the street right-of-way will include special planting to reduce the visual impact from the street. Special Interest landscaping will be proposed at driveway entrances along 200<sup>th</sup> St SW.
3. **Parking Landscape Integrated with Overall - Complies.** Refer to the Landscape Plans which depict the diverse plan material proposed that will integrate the parking and overall site landscaping.
4. **Mandatory – 1 Tree per 10 Parking Stalls - Complies.** Refer Landscape notes.
5. **Mandatory – 4' Setback Tree / Shrub from Vehicle Overhang - Complies.** Vehicular overhangs will be minimized and controlled with wheel stops, and areas when vehicles will still overhang plantings areas will be planted with steppable plantings or only include mulch.

## Site Landscaping

### Pages 5-7

1. **Reinforce Pedestrian / Vehicular Routes and Entrances - Complies.** Special interest landscaping is provided at pedestrian and vehicle entrances thereby reinforcing circulation routes and entrances.
2. **Plant Variety - Complies.** A diverse plant palette will be used across the site to include seasonal color, texture, and form, including both evergreens and deciduous plants. Continuous expanses of uniform plantings will be avoided. A variety of groundcover, plants, shrubs and trees which offer seasonal variety in color, texture, size, and form are proposed. Deciduous and evergreen species are also provided throughout the site. The trees along the street frontage and landscape along property edges are varied to create visual interest. Refer to Landscape Plans, sheets L0.01 – L7.02
3. **Drought Tolerant and/or Native to PNW - Complies.** Refer to Landscape Plans, sheets L0.01 – L7.02. Plant Schedule, the proposed Drought-tolerant and PNW native plants will be a significant portion of the plant palette across the site.
4. **Enhance Corners and Intersection Sight Distance Triangle - Complies.** Visual safety will be preserved at vehicular intersections and 36" max height plant material will be used. Refer to Landscape Plans, sheets L0.01 – L7.02.
5. **Avoid Groundcover at Pedestrian Access - Complies.** Refer to sheet L3.01. Landscape Plan, Planting will be avoided at locations where pedestrians are anticipated to cross planting beds. Mulch will still cover all planting beds and may act as an informal path.
6. **Other Non-Required Landscape Areas - Complies.** Refer sheet L3.01. Landscape Plan, All areas of the site that are not covered by buildings, hardscape, or lawn will be planted with shrubs and groundcover.
7. **Perennials / Annuals at Pedestrian Areas - Complies.** Perennials will be used to highlight building and path entrances and gathering areas. Per Sheet L3.01 Landscape Plan.
8. **Groundcover Substitutes, Accents - Complies.** River rock, gravel, driftwood or similar non-living materials will not be used in lieu of groundcover and do not exceed more than 5% of the total landscaping planting area.
9. **Mandatory – Automatic Irrigation - Complies.** Landscape areas will be provided with automatic irrigation. Refer to Irrigation Plans on Sheet L9.01.
10. **Mandatory – Landscape Between Commercial / Industrial and Residential Districts – Not Applicable.** Project site is zoned RMH (Multiple Residential High Density). Nearby use zones established per LMC 21.40.100 include:
  - RMM (Multiple Residential Medium Density) to the south – not applicable Per LMC 21.08.400, Table 21.08.08 buffer not required as the abutting properties are zoned RM.
  - RMM (Multiple Residential Medium Density) to the west – not applicable Per LMC 21.08.400, Table 21.08.08 buffer not required as the abutting properties are zoned RM.
  - RMM (Multiple Residential Medium Density) to the east – not applicable Per LMC 21.08.400, Table 21.08.08 buffer not required as the abutting properties are zoned RM.
11. **Mandatory – Landscape Maintenance Plan - Complies.** Landscape Maintenance Plan is attached.
12. **Mandatory – Trees Selection, Context - Complies.** Per Sheet L3.01. Landscape Plan, Tree selection will consider existing utilities, lighting, all signage, adjacent trees, existing natural features, tree root growth, solar access, planting area width, and overall tree height at maturity.
13. **Trees in Street Frontage Buffer - Complies.** There is no requirement for this project to provide street frontage buffer, but street trees are nonetheless proposed along the northern edge of the property along the right-of-way.

## Lighting

### Page 8

1. **Complimentary Lighting - Complies.** Proposed lighting complements the overall design aesthetic of the development. Pedestrian scale parking lighting and pathway lighting are provided throughout the project site. Refer to site lighting plan, sheet E1.01
2. **Shielded Lighting – Complies.** See site lighting plan, sheet E1.01, luminaire schedule and luminaire spec sheets for additional information.
3. **Accent Lighting - Complies.** Accent lighting combined with functional lighting will be used to highlight building and site entrances, and special landscape features.
4. **Lighting Character - Complies.** Proposed outdoor lighting is placed and designed with the intent to reduce shine and glare emitted toward neighboring property and promotes safety and defines pedestrian pathways interior of the site and connecting to the public sidewalk. The lighting character blends well with the surrounding community of residential developments and the proposed site features.
5. **Parking / Pedestrian Lighting - Mandatory – Complies.** The proposed parking and pedestrian light poles are less than 16-feet tall.
6. **Lighting Design Standard - Complies.** The lighting design complies with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines for each applicable lighting area. See Site Lighting Memo.

## Pedestrian Connections

### Pages 9-10

1. **Mandatory – Clearly Defined Pedestrian Connections - Complies.**
  - The pedestrian connections are provided from 200th St SW to the pathways interior of the lot leading to the building entrances. The connections will be well defined by lighting and landscape.
  - Pathways defined by landscape, paving and lighting also connect building entrances to parking and central greenspace in the interior of the lot.
2. **Pedestrian Connections Features - Complies.**
  - Pedestrian connections will be clearly defined with a combination of 6-inch curbs, walls, and continuous landscaping on both sides of walkways, and site lighting, and railings at ramps.
  - Also provided is a continuous landscape area, minimum of 3 feet wide along one or both sides of the walkways.
  - Pedestrian scale bollard lighting is proposed to aid in pedestrian wayfinding.
3. **Mandatory – Pedestrian Connections 5' Wide - Complies.** On-site walkways are minimum 5' wide.
4. **Mandatory – Building Entrance on Intersection Corner - Not Applicable.** The building or site entrances are not located on or near the corner of two street rights-of-ways

## Walls and Fences

### Page 11

1. **Fences and Walls Visually Permeable, Desirable Appearance Both Sides - Complies.**
  - Fencing for the project will only occur on the east, west, and south sides of the property. It will sit within planting areas at minimum 3' from any adjacent hardscape feature. Planting will be installed to obscure a majority of the fence.
  - A diverse range of vegetation will be planted adjacent to the proposed fence and will help provide visual interest along the fence.

2. **Fences and Walls Materials - Complies.** Historically the site has rockery and chain link fencing along the perimeter. Walls will be constructed using modular block, concrete, or rockery. Existing chain link fencing on the west and east property boundary will be demolished and new wood plank fencing will be built along the South, West and East property boundaries.
3. **Mandatory – Chain Link Fences - Complies -** Proposed sport court in the SE corner of the site will be fenced with chain link. Existing fencing around the property will be removed to replace with new wood plan fence that complies with the guideline requirement to be under 6' high.
4. **Solid Walls and Fences at Street – Complies.** There are no fences proposed adjacent to the street right-of-way. Retaining walls adjacent to the street right-of-way will not exceed 4 feet in height.

## Marking Gateways and Prominent Intersections

### Page 12

1. **Adjacent to Gateways, Prominent Intersections - Not Applicable.** Project site is not located near a gateway area or prominent intersection.
2. **Mandatory – Visually Prominent Features – Not Applicable.** Project site is not located near a gateway area or prominent intersection.
3. **Mandatory – Elements Orientation – Not Applicable.** Project site is not located near a gateway area or prominent intersection.
4. **Elements Visibility, Blocking - Not Applicable.** Project site is not located near a gateway area or prominent intersection.

## Natural Features and Green Corridors

### Page 13-14

1. **Natural Features – Complies.** All areas of the site that are not covered by buildings, hardscape, or lawn will be planted with shrubs and groundcover. This includes areas along the street right-of-way and adjacent to neighboring properties. Existing trees along the perimeter of the site will help to maintain the green network through Lynnwood.
2. **Existing Significant Trees – Complies.** Existing significant and non-significant trees will be retained where possible. The project arborist has determined what trees will be able to be retained. The project will likely not be able to save 20% of the existing significant trees due to stormwater and grading requirements for the project.
3. **Elements of Natural Features, Stands of Vegetation – Complies.** Existing vegetation along the perimeter of the site will be maintained as possible. All areas of the site that are not covered by buildings, hardscape, or lawn will be planted with shrubs and groundcover, including along the street right-of-way and adjacent to neighboring properties. Existing trees along the perimeter of the site will help to maintain the green network through Lynnwood.
4. **Stormwater Facilities - Not Applicable.** Stormwater management is integrated into the design of the site. For this site, it has been determined that a buried stormwater vault will be the primary means of providing flow control and onsite stormwater management. Upstream from the vault, three phosphorous-treating facilities will collect sheet flow from vehicular surfaces. No stormwater facilities will be located within 15' of the property line.

## **BUILDING GUIDELINES (ALL DISTRICTS)**

### **Prominent Entrance**

#### **Page 15**

1. **Mandatory – Principal Entry to Building or Store - Complies.**
  - Group A, Large Entry Doors – Primary entrance to Building D community room are distinguished with storefront and double doors creating a prominent entrance along 200<sup>th</sup> St. Other building entrances are distinguished by the exterior walkways or breezeways that create a view corridor.
  - Group B, Canopy – Primary entrances to Building D community room from 200<sup>th</sup> St are distinguished by a canopy.
2. **Weather Protection - Complies.** Metal canopies proposed at entrances of Building D community room and exterior walkways and breezeways proposed at the all primary building entrances provide weather protection over the entries to the units.

### **Screening Rooftop Equipment**

#### **Page 16**

1. **Mandatory – Screen Rooftop Mechanical, Electronic, Communication Equipment - Complies.** Other than code-required rooftop plumbing and exhaust roof penetrations, mechanical/electrical equipment will be located inside the provided Fire Riser Room, Electrical Room.
2. **Rooftop Landscape Decks, Terraces, Elevator / Stair Towers - Not Applicable.** There are no proposed structures such as roof decks, elevators, stair tower extruding past the roof profile. .

### **Treating Blank Walls**

#### **Page 17**

1. **Mandatory – Walls Visible from Street, Residential – Complies.**
  - Group A, Landscape area and/or a vertical trellis with climbing vines – 200<sup>th</sup> St Facing façade of Building D does not have large expanses of blank walls exceeding 30 Ft. The same applies to the exterior facades of the buildings A, B, and C. The building steps due to the topography and is staggered, and a combination of windows, balconies, and storefronts create visual interest and the landscape proposed adjacent to this façade helps add to the visual character of the building.
  - Group B, A mix of different materials, colors and textures – The exterior building facades are staggered across all the buildings, and a combination of fiber cement vertical siding, different colors, and reveals create visual interest and variety across all buildings. The facades are further articulated by balconies and windows.

### **Minor Accessory Structures**

#### **Page 18**

1. **Screen Accessory Structures - Complies.** There are 2 proposed trash enclosures on site which are not categorized as accessory structures. The enclosures will be constructed of 6' tall visually obscuring wood look fence to complement the aesthetic of the buildings.

## Marking Gateways

### Page 19

1. **Mandatory – Gateway Design - Not Applicable.** This project is not located along a gateway entrance.
2. **Gateway Facades, Major Architectural Expression - Not Applicable.** This project is not located along a gateway entrance.

## Materials

### Page 20

1. **Solid, Permanent, Low-Maintenance Materials - Complies.** The predominant building facade material proposed is vertical painted siding, which is solid, permanent, low maintenance. The siding on all building facades explores a variety of colors that are least susceptible to fade and offer variety, permanence, and richness to the buildings and streetscapes.
2. **Mandatory – Plywood Not Allowed - Complies.** Exposed or unfinished plywood is not proposed.
3. **Mandatory – Concrete Walls Finish – Complies.** Minimal concrete walls are proposed at the buildings and proposed walls will have an architectural finish.

## SIGN GUIDELINES

### Integration with Architecture

#### Page 21

1. **Mandatory – Future Signs, Sign Program – Complies.** Ground signs will be provided in the future in front of the prominent entrances along 200<sup>th</sup> St SW along with signage and wayfinding for pedestrian and vehicular access to the site and the building entrances. The future signage will complement the architecture character and aesthetic of the project. Each individual building proposed in the development will carry a unique building address signage posted in a prominent location per the jurisdictional zoning and fire code requirements.
2. **Mandatory – Signs Above Roofs, Parapets, Walls – Complies.** Any proposed future signs will not project above the roof, parapet or exterior wall

### Creative / Artistic Elements

#### Page 22

1. **Creative, Expressive Signs – Complies.** Future Sign graphics will comply with requirements of this section.
2. **Bold Graphics, Convey Service – Complies.** Future Sign graphics will comply with requirements of this section.
3. **30% Larger Signs – Not applicable.** Larger signs will not be pursued.

## **MULTIPLE-FAMILY DISTRICTS**

### **SITE GUIDELINES (MULTIPLE-FAMILY DISTRICTS)**

#### **Site Entry Features**

##### **Page 39**

1. **Mandatory - Site Entrances - Complies.** Site entrance is highlighted using following elements:
  - Special landscape treatment with special planting varieties are used at building entrances.
  - Open space, a plaza or a courtyard – A paved entry plaza, and overhead canopy at the community room on the NW corner of the site facing 200<sup>th</sup> St is provided to create visual prominence and interest. The central green space framed by the buildings provides a central node for pathways to connect to. Pathways create green corridors that connect residents to the street right of way, parking or building entrances.
  - Identifying building form such as a covered entry – The community room in Building B located on the NW corner and at the highest point of the site has an overhead canopy that create visual prominence when viewed from 200<sup>th</sup> St.
  - Trellis, Arbor – Arbors are proposed in the central green space.
  - Seating – Bench seating is provided within the central green space.
2. **Pedestrian and Vehicular Elements - Complies.** Elements used to highlight site entry will also address the experience of both pedestrians and drivers moving through the site. This will include elements like landscaping, pathways, ramps, and exterior lighting.

#### **Transition Along Sidewalk**

##### **Page 40**

1. **Trees Neighborhood Continuity - Complies.** A strong line of street trees will be located on the property along the street right-of-way and 200<sup>th</sup> Street. Continuity of street trees on adjacent properties will be achieved if possible and appropriate.
2. **Mandatory - Building Setbacks Varied - Complies.** The building façade along the street right-of-way is staggered and modulated.
3. **Integrated Vehicle Circulation and Parking – Complies.** Vehicular circulation and parking are focused around the outer edge of the development to provide fire access around the central buildings. Circulation design has been designed to be compatible with the scale and style of the adjacent neighborhood.
4. **Façade Visual Interest – Complies.** Special planting will be used at pathway intersections along the street sidewalk to create visual interest to building facades.
5. **Walls and Fence Transitions – Complies.** A variety of plants will be used to increase the visual appeal of the building facades and to separate building versus right-of-way spaces.

#### **Site Landscaping**

##### **Page 41**

1. **Mandatory - Minimum 20% Plants Perennial / Annual - Complies.** All plantings for the project will be perennial and will provide a variety of year-round color and texture.
2. **Complimentary Right-of-way Landscaping - Complies.** Planting in the right-of-way will complement the planting used in the surrounding community.
3. **Reduce Visual Impact, Usable Outdoor Space - Complies.** Landscaping will be used to reduce the visual impact of multi-family developments and provide outdoor space for residents.
4. **Minimize Ornamental Grass Lawns - Complies.** Ornamental grass will not be used for lawn area.

## Outdoor Spaces

### Page 42-43

1. **Mandatory - Private and Common Outdoor Spaces – Complies.** The development will provide private outdoor spaces with patios and common outdoor spaces with larger gathering areas and lawn. Each unit has a dedicated private balcony or patio in addition to semiprivate outdoor spaces. The project aims to create visual permeability using the provision of through breezeways, landscape, and special planting defining walkways, and trees and vegetation along the perimeter of the site which help in the transition from public to private.
2. **Mandatory - Common Outdoor Spaces Amenities - Complies.** See Architectural Site Plan and Landscape Plans.
  - Site furnishings (benches, tables, bike racks) – Bench seating, picnic tables, and bike racks are provided.
  - Picnic areas – Picnic areas with tables and landscaping are included.
  - Open Lawn – Proposed lawn area acts as a focal point of the central green space.
  - Sport Court – Fenced sport court proposed in the SE corner of the site for active play.
3. **Mandatory - Common Outdoor Spaces Visible / Accessible - Complies.** The residential unit entrances of the four buildings are connected to the central greenspace by pedestrian walkways.
4. **Mandatory - Common Outdoor Spaces Minimum Size (1,000 SF, min. depth 20', min. width of 50') - Complies.** One large common outdoor space will have an area of approximately 3,400 SF and a minimum width of approximately 30'. Overall outdoor space between buildings A and C measures minimum 50' and as much as 64'. Small family-sized common outdoor spaces range in size from 100 SF to 600 SF. Refer Active Recreation Plan Sheet G1.12. Smaller common outdoor spaces such as picnic areas, companion animal area, and gardening also offer gathering spaces.
5. **Mandatory - Define Private Outdoor Spaces – Complies.** Railings, walls, and planting will be used to define private outdoor spaces, including those along the street right-of-way.
6. **Outdoor Spaces Defined, Visually Permeable, 4' Max. Height – Complies.** Open railings that are visually permeable and plantings with a maximum height of 4 feet will be used to define outdoor private spaces.
7. **Mandatory - Outdoor Spaces Lighting - Complies.** Pedestrian scale pole lights and bollard lights along pathways provide visual interest and security to outdoor gathering spaces.
8. **Outdoor Spaces Adjacent to Street – Complies.** Landscaping will be used to provide a buffer between outdoor spaces and the street right-of-way.
9. **Mandatory - Outdoor Spaces Not in Buffers - Complies.** Outdoor spaces are not located within required buffer areas.
10. **Outdoor Spaces and Trash / Service Areas - Complies.** Outdoor spaces will not be located adjacent to dumpster enclosures, loading/service areas or other incompatible uses.

## Building Layout and Clustering

### Page 44

1. **Building Groupings - Complies.** The proposed buildings on site are a group of 4 buildings with a shared community space in the center. Within the framework of the buildings' units are grouped as modules connected by a common breezeway or exterior walkway.

## BUILDING GUIDELINES (MULTIPLE-FAMILY DISTRICTS)

### Overall Massing, Bulk and Articulation

### Page 45

1. **Mandatory - Façade Articulation - Complies.** All buildings including the street facing Building D are staggered and stepped to create modulation and visual interest.



2. **Articulated Facades > 30 feet - Complies.** In general, the project does not propose expanse of walls greater than 30 Ft. The proposed facades of the buildings explore varying building height due to the topography of the site, are staggered, with windows and balconies, and provide variety in the color palette. All these elements collectively provide articulation to the facades.

- Varied building heights – Complies.
- Different window types – Complies.
- Different colors – Complies.
- Offsets – Complies.
- Varied roof forms and orientation – Complies.

## Pitched Roof Forms

### Page 46

1. **Mandatory - Roof Slopes 4:12 – 12:12 - Complies.** All proposed roof slopes in the buildings comply with this guideline and aims at maintaining the residential scale and character of the neighborhood.
2. **Gables Facing Street – Complies.** The street facing North façade of Building D has all primary roof gables fronting 200<sup>th</sup> St thereby maintaining the residential scale and character of the neighborhood.
3. **Dormers - Complies.** All proposed buildings onsite have dormers that help break the length of the roof form and emphasize the staggered facades.

## Windows

### Page 47

1. **Mandatory - Windows 20% Street Facades - Complies.** Building D North façade faces 200<sup>th</sup> St SW and complies with the 20% requirement.
2. **Mandatory - Trim 3" Wide – Does not comply (Design Departure).** Intent of this guideline is to maintain a lively and active street face.

The windows proposed in the project do not have a 3" wide trim to follow a minimal design aesthetic which is prevalent across the various design elements and textures proposed. The windows proposed will have a minimal profile fiber cement trim to complement the fiber cement façade siding. The minimal window approach adds a visual interest to the façade by creating a harmonious balance between the staggered facades and the balcony extrusions. They also complement the proposed sliding balcony doors. These various design elements collectively create an active façade with a modern aesthetic across all buildings.

Pursuant to LMC 21.25.150 Design Departure, the alternate project design does not strictly comply with Lynnwood Citywide Design Guidelines – All Districts and Multi-family Districts but is consistent with the intent of the design guidelines and provides equivalent, if not superior, results.

3. **Decorative Features – Complies.** The proposed windows contain mullions as decorative features that further aid in creating lively and active street facades. Refer to Sheet A3.01 – A3.29. for elevations and renders

- Mullions – Complies.

## Materials

### Page 48

1. **Building Façade Materials - Complies.** Painted fiber cement siding in various colors is the predominant façade material proposed that creates visual interest due to the alternating colors. The addition of balconies and a reveal detail on the facades further enhance the residential scale of the multi-family housing.

## **Parking Structures**

### **Page 49**

1. **Mandatory - Carports and Detached Garages Roofs – Not applicable.** There are no parking structures, carports, garages or covered parking proposed.
2. **Screen Ground Level Parking Structures – Not applicable.** There are no parking structures proposed.