A. Call to Order

Chair JOHNSON
Commissioner BIGLER
Commissioner DECKER
Commissioner PEYCHEFF
Commissioner POWERS
Commissioner WALTHER
Commissioner ELLIOTT

B. APPROVAL OF MINUTES:

- Minutes of February 26, 2004 meeting

C. CITIZEN COMMENTS

- on matters not on tonight's agenda:

D. COMMISSION MEMBER DISCLOSURES:

E. PUBLIC HEARING:

None Scheduled

F. NEW BUSINESS:

None

G. WORK SESSIONS:

1. City Center Planning Project

Review two draft documents of the City Center project — Proposed Land Use Regulations for Lynnwood City Center and City Center Design Guidelines.

H. DIRECTOR’S REPORT & INFORMATION:

1. Recent City Council Actions

2. Upcoming Commission Meetings

I. ADJOURNMENT

The public is invited to attend and participate. To request special accommodations for persons with disabilities, contact the City at 425-670-6613 with 24 hours advance notice.
Proposed Land Use Regulations

Lynnwood City Center

I. Overall Purpose

- To create a distinct, strong identity for the City Center, producing a heart for Lynnwood that is surrounded by solid neighborhoods.

- To provide opportunities to increase the City's tax base, thereby helping to fund public improvements and public services.

- To encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.

- To produce a concentration and a mixture of commercial, office, retail, residential, and civic uses within the City Center.

- To develop a City Center that supports pedestrian movement and use of public transit.

- To implement both the City’s Comprehensive Plan and the City Center Sub-Area Plan.

- To promote attractive streetscapes and urban green spaces.
II. Districts Established and Described

(Map)

A. CC- C City Center Core

This district is envisioned to have the highest intensity uses, especially office buildings, residences, and hotels contained within high-rise buildings. Shops and restaurants would be located along key streets, particularly a principal pedestrian corridor. A major public open space would anchor the district. Over time, parking would be increasingly located within structures. The convention center is planned for the north east corner of this district.

B. CC- W City Center West

This district is envisioned to have a mixture of higher density housing, retail and restaurants, and some office buildings contained within mid-rise buildings. A public open space would anchor the district. Over time, parking would be increasingly found within structures.

C. CC- N City Center North

This district is envisioned to have a mixture of mid-rise office buildings and retail, with a relatively small amount of housing. Parking would largely be on the surface, but over time, some parking may be within structures.
III. Use Limitations

All uses shall be allowed, unless specifically prohibited below.

Prohibited in All City Center Districts:

- Adult Establishments
- Billboards
- Industrial Uses
- Outdoor Storage of materials and equipment (except during construction)
- Repair of Vehicles, unless entirely within a building
- Sewage Treatment Plants
- Work Release Facilities
- Wrecking Yards

Any other use determined by the Planning Director to be inconsistent with the intent of City Center districts

Additionally Prohibited in the CC-C City Center Core District:

- Vehicle Washing, unless located within a building or parking structure
- Drive-Through Businesses, unless located within building or parking structure.
- Gasoline Service Stations
- Mini-Storage on the street level.
- Outdoor Sales of Boats, Vehicles, or Equipment
IV. Basic Development Standards

A. Floor Area Ratio

Floor Area Ratio is the amount of floor area within a building as a multiple of the lot area.

Floor Area Ratio (FAR)

<table>
<thead>
<tr>
<th>District</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Non-Residential</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>CC- C</td>
<td>0.5</td>
<td>1.0</td>
<td>8.0</td>
<td>10.0</td>
</tr>
<tr>
<td>CC- W</td>
<td>0.5</td>
<td>1.0</td>
<td>3.0</td>
<td>5.0</td>
</tr>
<tr>
<td>CC- N</td>
<td>0.5</td>
<td>1.0</td>
<td>3.0</td>
<td>5.0</td>
</tr>
</tbody>
</table>

Notes:

1. Floor area is measured to the inside face of exterior walls. The following shall be excluded from floor area calculation:
   - Space below grade
   - Space dedicated to parking
   - Mechanical spaces
   - Elevator and stair shafts
   - Lobbies and common spaces, including atriums
   - Space used for any bonused feature

2. Allowable FAR for non-residential and residential uses may be added together within a project, for a combined total.

3. Hotels shall be considered non-residential for the purpose of this chart.
### Bonus Features Allowing Increased Floor Area Ratio

<table>
<thead>
<tr>
<th>Feature</th>
<th>Additional Floor Area for each Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Retail</td>
<td>100 sf of floor area for each linear foot of retail frontage</td>
</tr>
<tr>
<td>Public Plaza</td>
<td>5 sf of floor area for each sf of plaza</td>
</tr>
<tr>
<td>Canopy</td>
<td>4 sf of floor area for each sf of canopy</td>
</tr>
<tr>
<td>Day Care</td>
<td>4 sf of floor area for each sf of day care</td>
</tr>
<tr>
<td>Health Club</td>
<td>2 sf of floor area for each sf of health club</td>
</tr>
<tr>
<td>Public Meeting Room</td>
<td>5 sf of floor area for each sf of meeting room</td>
</tr>
<tr>
<td>Public Art</td>
<td>10 sf of floor area for each $100 of valuation</td>
</tr>
<tr>
<td>Water Feature</td>
<td>10 sf of floor area for each $100 of valuation</td>
</tr>
<tr>
<td>Structured Parking</td>
<td>0.5 sf of floor area for each sf of required parking above grade</td>
</tr>
<tr>
<td>Below Grade Parking</td>
<td>1 sf of floor area for each sf of required parking below grade</td>
</tr>
<tr>
<td>Green Roof</td>
<td>2 sf of floor area for each sf of green roof</td>
</tr>
<tr>
<td>Residential Use</td>
<td>2 sf of floor area for each 1 sf of residential</td>
</tr>
</tbody>
</table>

**Contribution to a Park**  
10 sf of floor area for each $100 of contribution to acquisition or development. This can be used to exceed the Maximum FAR and Maximum Height by up to 25%.

**Contribution to a Cultural Facility such as Library, Museum, or Theatre.**  
10 sf of floor area for each $100 of contribution. This can be used to exceed the Maximum FAR and Maximum Height by up to 25%.
B. Maximum Building Height

<table>
<thead>
<tr>
<th>District</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>CC-C</td>
<td>350 ft.</td>
</tr>
<tr>
<td>CC-W</td>
<td>140 ft.</td>
</tr>
<tr>
<td>CC-N</td>
<td>140 ft.</td>
</tr>
</tbody>
</table>

Notes:

1. Mechanical penthouses, stair/elevator overruns, and antennae may be excluded from Building Height calculation provided they are no more than 20 feet above the roof deck.

2. Building height may be increased by up to 20% if the top is designed as a non-habitable, architectural element. This element may extend above the increased height limit.

3. The maximum height of any portion of a building lying within 150 feet of a single family district shall be 50 feet.
C. Parking Ratios

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>3 stalls / 1000 nsf</td>
<td>4 stalls / 1000 nsf</td>
</tr>
<tr>
<td>Office</td>
<td>2 stalls / 1000 nsf</td>
<td>4 stalls / 1000 nsf</td>
</tr>
<tr>
<td>Residential</td>
<td>.5 stall per unit</td>
<td>3 per unit</td>
</tr>
<tr>
<td>Senior Housing</td>
<td>0.25 stall per unit</td>
<td>1 per unit</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 stall per 4 seats</td>
<td>2 stalls per 4 seats</td>
</tr>
</tbody>
</table>

Notes:

1. Parking requirements for uses not listed shall be determined by a study of parking demand for that use.

2. Uses sharing a common parking facility may reduce the required number of stalls by 40%.

3. Parking may be located off site, so long as it is within 1000 feet of the property, is connected to the property by sidewalks or walkways, and is tied to the site by a contractual agreement that is filed with the City and Deed of Record at the County.

4. The Community Development Director may allow ratios higher than the maximums allowed if a parking demand study for a particular development indicates that additional parking is needed and a parking demand management program would not be effective.
V. Street Types

A. Boulevards

These are the principal arterial streets serving the City Center and connecting it to other parts of the community. They are connected to the regional highway system. While they can be visually pleasing and allow for safe and convenient pedestrian movement, their primary purpose is to move vehicular traffic. Developments along Boulevards exhibit an emphasis on planting more so than retail storefronts.

Standards:

Street: 5-7 travel lanes with left turn restrictions, except at intersections
Sidewalks: 12 feet wide, including 5 foot wide planting zone along curb
Street trees: 30-35 feet on center, minimum of 2” cal
Building line: 5-15 feet from back of sidewalk

B. Pedestrian Streets

These streets accommodate both vehicles and pedestrians, but provide greater accommodations for people. Vehicles move at a relatively slow speed. Sidewalks are very wide, on-street parking is present, and vegetation is emphasized. Pedestrian-oriented street furnishings are also present.

Standards:

Street: 2-3 travel lanes, with left turn restrictions, except at intersections
Sidewalks: 14-16 feet wide, including a 5 foot wide planting zone along curb
Street trees: 25 feet on center, minimum of 3” cal
Building line: set up to back of sidewalk, except for public spaces
Curb cut limitations: 200’ minimum separation or from intersection
Street furnishings: pedestrian-scaled lighting, seating, waste cans, art

C. Other Streets

These streets serve to break up the super-blocks into smaller increments and to provide for vehicular access to development. They are visually pleasing and speeds and volumes are relatively low.

Standards:

Street: 2-3 travel lanes, on-street parking is present
Sidewalks: 12 feet wide, including a 5 foot wide planting zone along the curb
Street trees: 25-30 feet on center, minimum of 2” cal
Definitions:

Canopy
A cover over a sidewalk providing protection from the rain, that is constructed of permanent materials. The height shall range between 8 feet and 12 feet and shall be a minimum of 6 feet in width.

Day Care
A use providing for the care of children, generally during the hours of 6am and 7pm. Such use shall comply with all applicable State standards.

Green Roof
A roof designed with principles of environmental sustainability, involving the use of vegetation and storm water collection and cleaning. It may or may not be accessible.

Health Club
A use that offers exercise and recreational activities for tenants and/or the general public, either with or without a fee.

Parking, Below Grade
Any portion of structure containing parking that is located below the average finished grade around a building.

Parking, Structured
Parking contained within an enclosed building, designed to appear like it is part of the larger building complex.
Public Art

Any form of painting, mural, mosaic, sculpture, or other work of art, so long as it can be appraised as a work of art and its value as such documented. It must be displayed on the exterior of a building, at or near the pedestrian entrance or on a public plaza.

Public Meeting Rooms

A space that can be used by the general public and having a capacity of at least 50 people. It may operate under a reservation or nominal fee system, but must be easily accessible from a lobby or plaza.

Public Plaza

An open space that is accessible to the public at all times, predominantly open to the sky, and for use principally by people, as opposed to merely a setting for the building. It must abut and be within 3 feet in elevation of a sidewalk, at least 10% of the area shall be planted with trees and other vegetation. There must be seating, lighting and penetration of sunlight.

Street Level Retail

Uses providing goods and services, including food and drink, adjacent to, visible from, and accessible from the sidewalk.

Water Feature

A fountain, cascade, stream, fall, pond of water, or combination thereof, that serves as a focal point. It must be located outside of a building and be publicly visible and accessible. It must be active during daylight hours.
Lynnwood Planning Commission  
Meeting of Mar. 25, 2004

Staff Report
Agenda Item:  H-2
Upcoming Commission Meetings

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

- The following schedule is for planning purposes — subject to adjustments.

March 11  Meeting Cancelled  [lack of business]

Mar.  25  Public Hearing:  None scheduled  
Work Sessions:  City Center Plan – Proposed Regs. & Design Guidelines

Apr.  8  Public Hearing:  2004 Comprehensive Plan Amendments
Work Session:  Development Regulations Update – Residential proposals

Apr.  22  Public Hearing:  Development Regulations Update – Residential
Proposals
Work Session:  City Center Plan – Dev. Regs. & Design Guidelines

* City Center Plan – Tentative Schedule:
  ✔ Feb. 26  Subarea Plan
  ✔ March 25  Development Regulations and Design Guidelines
    April 22  Draft SEIS
    May 27  Implementation Strategy
    June 24  CFP and Financing Strategy