CITY COUNCIL ITEM 90.2-C
CITY OF LYNNWOOD
Economic Development

TITLE: Public Hearing: Alderwood-City Center Transition Area Zoning, Development Regulations, and Design Guidelines

DEPARTMENT CONTACT: David Kleitsch/Paul Krauss

SUMMARY:
A Public Hearing will be conducted regarding the proposed Alderwood-City Center Transition Area zoning, development regulations, and design guidelines.

The draft Alderwood-City Center Transition Area (ACC) zoning, development regulations, and design guidelines were written to implement and achieve the policies for the ACC contained in the Lynnwood Comprehensive Plan. The Growth Management Act (GMA) requires that land use regulations be consistent with and implement adopted comprehensive plans. These documents achieve this purpose.

In 2007, City Council unanimously approved amending the Land Use element of the Comprehensive Plan to create the ACC. The Purpose statement adopted with this amendment referred to the Transition Area's linkage between City Center and Alderwood Mall. The Comprehensive Plan also specifies the ACC will contain a mix of land uses, offices, retail, restaurants, services and multifamily housing, that complements Alderwood Mall and the City Center but at a lower intensity than planned for the Mall or the City Center.

Pursuant to the Washington State Growth Management Act, Washington cities are obligated to accommodate projected levels of population and employment growth. The City Council has established the Lynnwood Regional Growth Center to accommodate a large proportion of this growth. The Transition Area, the City Center, and Alderwood mall are included in the Lynnwood Regional Growth Center. Any reductions in the proposed development capacity in the ACC as a result of adoption of the ACC development regulations would need to be accommodated elsewhere in the City.

In 2008, the City began working with Makers Architecture, Transition Area property owners and residents of the neighborhoods to the west of 36th Ave. West to develop draft zoning, development regulations and design guidelines. Throughout this process there has been concern about how to meet the intent of the Comprehensive Plan while minimizing the potential impact of future development on residential neighborhoods to the west and supporting the need for property owners to effectively utilize and develop their property. Neighbors have expressed concerns about the impacts of building heights on views and traffic impacts of multifamily housing and retail uses along 36th Ave. West. Property owners appreciate the concerns of the neighbors and have made suggestions on how to limit development while still allowing financially effective use of their land.
The proposed zoning, development regulations and design guidelines take into consideration the projected future population and employment growth forecast for the ACC while striving to minimize impacts on the residential area to the west. The level of development proposed in the Transition Area is lower than the City Center and within the thresholds analyzed as part of the environmental review for the City Center. There were no significant impact identified in the environmental review. The proposed zoning, development regulations, and design guidelines expand uses while imposing lot coverage and building height limits; currently there are no established height or coverage limits between 36th Ave West and 33rd Ave. West pursuant to review and approval of a conditional use permit.

On April 26, 2012, the Planning Commission opened a public hearing on the draft zoning, development regulations and design guidelines. This hearing concluded on May 10, 2012. Following the hearing, the Planning Commission recommended that the attached zoning, development regulations, and design guidelines advance to the City Council for consideration and action.

City Council received the first briefing on the City Center Transition Area on May 7, 2012. The Public Hearing on the zoning, development regulations, and design guidelines provides the opportunity for public comment prior to City Council consideration and action.

**POLICY QUESTION(S) FOR COUNCIL CONSIDERATION:**

Do the proposed zoning, development regulations and design guidelines achieve the goals adopted for the Transition Area within the Comprehensive Plan while minimizing impacts on the residential areas to the west? If yes, should the City Council adopt the documents as proposed?

**ACTION:**

Conduct the Public Hearing.

**BACKGROUND:**

On March 14, 2005 with the adoption of the City Center Sub-Area Plan, City Council removed the "North End" from the City Center Sub-Area Plan and designated it a "Study Area". In 2007, the Comprehensive Plan was amended to designate this area as the "Alderwood - City Center Transition Area", (ACC). The adopted City Center zoning map (Ord. 2555 and Ord. 2625) did not change the zoning of the Study Area from Business/Technical Park (BTP), Planned Commercial Development (PCD), Multiple Residential Medium Density (RMM) and a Planned Unit Development (PUD)/retail.

The Land Use Element of the Comprehensive Plan includes the following land use concept for this area:

**Alderwood - City Center Transition Area**

**Purpose:** This Plan category is intended to provide for a transitional area between the Alderwood Mall and the City Center. The Mall is the retail center of south Snohomish County and experiences a high level of activity, consistent with its retail character. The City Center is intended to be the business center of Snohomish County, with the
character and intensity of an urban, mixed use downtown area. This Transition Area will contain a mix of land uses that complements these two areas but at a lower intensity so as to minimize impacts on the residential area to the west (across 36th Ave. W.).

**Principal Uses:** Offices, retail (excluding big box stores), restaurants, services and multiple family residences (as part of a mixed use development)

**Location Criteria:** This land use category will be applied to the properties between the Alderwood Mall to the North and the City Center to the south, 33rd Ave W to the east and 36th Ave. W to the west.

**Site Design:** Buildings will typically cover up to 50% of a site, with open parking or parking structures, landscaping, and open space occupying the rest of a site. Usually parking will be located in open parking areas; although some parking may be located in parking structures (either as separate structures or under buildings with other land uses). Pedestrian connections between properties and through the area to both the City Center and Alderwood will be required.

In 2008, City Council authorized a contract with Makers Architecture to recommend new zoning for the ACC. Public meetings were held in April and June of 2009 and in July of 2010. Residents in the neighborhoods west of 36th Ave W and property owners in the ACC gave input on how the area should be developed. Extensive time and effort was devoted to the concerns of the neighborhood residents regarding potential impacts of the Transition Area. The proposed zoning, development regulations and design guidelines seek to achieve a reasonable balance between growth in the Transition Area while addressing the concerns of the neighbors.

Planning Commission considered the options for zoning, development regulations, and design guidelines for the ACC in eight work sessions: August 26, 2010, September 23, 2010, October 28, 2010, November 18, 2010, January 26, 2012, February 9, 2012, February 23, 2012 and May 10, 2012. The Planning Commission held a public hearing on April 26, 2012 which concluded on May 10, 2012. Four residents, one property owner and one interested party gave input during the Public Hearing. Following the hearing, the Planning Commission directed Staff to bring the attached zoning, development regulations, and design guidelines to the City Council for consideration and action. While recommending approval of the Transition Area zoning regulations and design guidelines, two members of the Commission asked that the Council be made aware of concerns expressed regarding building height proposed for the Transition Area.

The draft zoning minimizes impact on neighbors west of 36th Ave West while still fulfilling the intent of the Comprehensive Plan to create a vital transition area between Alderwood Mall and the City Center. Examples include: setbacks, landscaping, height, lot coverage and use restrictions to minimize noise and visual impact of development on neighbors west of 36th Ave W. Building height has been reduced below what is currently permitted in code, and what was proposed in the City Center Plan. Potential land uses reflect the intent of the Comprehensive Plan and the goal for mixed use development and connections between Alderwood Mall and the City Center.

**PREVIOUS COUNCIL ACTIONS:**
March 14, 2005 City Council adopted the City Center Sub-Area Plan, zoning and design guidelines.

September 24, 2007 City Council amended the Land Use Element of the Comprehensive Plan to include the Alderwood-City Center Transition Area.

November 24 2008, City Council authorized the Mayor to sign a contract with Makers Architecture to recommend new zoning for the ACC.

**ADMINISTRATION RECOMMENDATION:**

Conduct the Public Hearing.

**DOCUMENT ATTACHMENTS**

<table>
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<td>Draft ACC Zoning/Guidelines Ordinance</td>
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CITY OF LYNNWOOD

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD,
WASHINGTON ADOPTING CHAPTER 21.61 OF THE LYNNWOOD
MUNICIPAL CODE (“ALDERWOOD-CITY CENTER TRANSITION AREA (ACC)
ZONE”), ADOPTING ALDERWOOD-CITY CENTER TRANSITION AREA
DESIGN GUIDELINES, AMENDING CHAPTER 21.40 (USES AND ZONING
MAP), PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR
SUMMARY PUBLICATION

WHEREAS, the City of Lynnwood is a municipal corporation organized under the
laws of the State of Washington; and

WHEREAS, the City Council is authorized by RCW 35A.11.020 to adopt and
enforce ordinances of all kinds relating to municipal affairs and appropriate to the good
government of the City; and

WHEREAS, on March 14, 2005, the Lynnwood City Council passed Ordinance
No. 2553 adopting the City Center Sub-Area Plan as an amendment to the City of
Lynnwood Comprehensive Plan; and

WHEREAS, on March 14, 2005 the Lynnwood City Council passed Ordinance
No. 2554 adopting zoning regulations and design guidelines for the Lynnwood City
Center, adding a new chapter to Lynnwood Municipal Code Title 21; and

WHEREAS, the City Center Sub-Area Plan adopted by Ordinance No. 2553
identified an approximate 300 acre area as the Lynnwood City Center; and

WHEREAS, in adopting the City Center Sub-Area Plan and other ordinances in
March 2005, the City Council designated an approximate 53 acre area in the northern
portion of the North End District of the City Center Sub-Area as “Study Area”; and

WHEREAS, in this Study Area, the City Center zoning map (Ordinance No. 2555
and Ordinance No. 2625) did not change the zoning from Business Technical Park
(BTP), Multiple Residential Medium Density (RMM), PUD (Ordinance
2189/98RZN0001), and Planned Commercial Development (PCD) to City Center; and

WHEREAS, the “Study Area” designation arose in the latter part of the City
Center planning process, in response to concerns from residents of the neighborhood
west of 36th Ave. W. about the impact of new development on their properties
(particularly shadowing and interference with views to the east); and

WHEREAS, the intent of the “Study Area” designation was to revisit the allowable
density/intensity of new development in this area as part of the 2006 Comprehensive
Plan amendment process, which was subsequently deferred to the 2007 Comprehensive
Plan amendment process; and
WHEREAS, on September 24, 2007 the Lynnwood City Council approved Ordinance No. 2695 amending the City Center Sub-Area Plan and Future Land Use Plan Map, designating that portion of the North End District that is north of the extension of 194th St. SW. as the “Alderwood Manor-City Center Transition Area”;

WHEREAS, the “Study Area” is located between the Alderwood Mall and the City Center but has special circumstances and features that do not apply to properties either in the rest of the City Center or adjoining Alderwood Mall; and

WHEREAS, in 2008 the City proceeded with a planning study of the “Study Area” that seeks to balance future (market-driven) redevelopment of the area while minimizing adverse impacts on the neighborhood to the west of 36th Avenue; and

WHEREAS, the planning study resulted in the development of proposed amendments to the zoning code and to the development of Alderwood-City Center Transition Area Design Guidelines (“Project Documents”); and

WHEREAS, the “Project Documents” were sent to the Washington State Department of Commerce for the State agency review process as required by RCW 36.70A.106, acknowledged by Commerce as having been received March 12, 2012, with no comments provided by State agencies, and,

WHEREAS, on March 7, 2012, the City of Lynnwood SEPA Responsible Official issued a Determination of Non-Significance (DNS) on the proposed “Project Documents”; and

WHEREAS, the Planning Commission held work sessions on the final drafts of the “Project Documents” amendments on February 9 and February 23, 2012, and then held a duly noticed public hearings on April 26 and May 10, 2012; and

WHEREAS, following completion of the public hearings and after discussion of testimony made at the public hearings, the Planning Commission recommended to the City Council approval of the proposed "Project Documents", on May 10, 2012; and

WHEREAS, the City Council then held a work session on the “Project Documents” as recommended by the Planning Commission on June 4, 2012, followed by a duly noticed public hearing on the “Project Documents” on June 11, 2012; and

WHEREAS, the City Council finds that there are sufficient reasons to take action to ensure that the zoning ordinance and other implementing development regulations provide the level of predictability, certainty and consistency needed for development of the Alderwood-City Center Transition Area by all property owners, businesses, citizens; and

WHEREAS, based on these findings, it is appropriate to amend the City of Lynnwood zoning code and adopt Alderwood-City Center Transition Area Design Guidelines; and,

WHEREAS, the City Council finds that it is in the interest of the public health, safety and welfare to adopt this ordinance, now therefore,
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DOES 
ORDAIN AS FOLLOWS:

Section 1: The recitals above are adopted as findings that support passage of this 
ordinance.

Section 2: Adoption. The Zoning Code of the City of Lynnwood should be and the 
same is hereby amended to include the a new Chapter (LMC 21.61) entitled "Alderwood-
City Center Transition Area (ACC) Zone", as set forth in the Revised Final Draft of said 
Chapter (dated ______, 2012), "Exhibit A", which is incorporated herein by this 
reference,

Section 3: Adoption. Design Guidelines, “Exhibit B” for the Alderwood-City Center 
Transition Area (ACC) (Final Draft, dated ______, 2012) are hereby adopted, as 
provided in Section 21.61.300 of the zoning regulations for the Alderwood-City Center 
Transition Area (ACC) Zone (adopted by Section 2 of this Ordinance).

Section 4: Amendment. Chapter 21.40 (Use Zones and Zoning Map) of the Lynnwood 
Municipal Code is amended to include the Alderwood-City Center Transition Area (ACC) 
Zone, “Exhibit C”, in the list of established zones and the order of restrictiveness in that 
chapter, as set forth in the Final Draft of said regulations (dated __________, 2012), 
which is incorporated herein by this reference.

Section 5. If any section, sentence, clause or phrase of this ordinance should be held to 
be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or 
unconstitutionality shall not affect the validity or constitutionality of any other section, 
sentence, clause or phrase of this ordinance.

Section 6. This ordinance or a summary thereof consisting of the title shall be published 
in the official newspaper of the City, and shall take effect and be in full force five (5) days 
after publication.

PASSED BY THE CITY COUNCIL, the ___25th___ day of __June__________, 2012.

APPROVED:

__________________________________
Don Gough, Mayor

ATTEST/AUTHENTICATED:

___________________________________
On the ___ day of _______________ Council of the City of Lynnwood, Washington, passed Ordinance No.________ a copy of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON ADOPTING CHAPTER 21.61 OF THE LYNNWOOD MUNICIPAL CODE ("ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE"), ADOPTING ALDERWOOD-CITY CENTER TRANSITION AREA DESIGN GUIDELINES, AMENDING CHAPTER 21.40 (USES AND ZONING MAP), PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR SUMMARY PUBLICATION

The full text of this Ordinance will be mailed upon request.

DATED this_______ day of ______________, 2012.

____________________________________
Lorenzo Hines Finance Director
CITY OF LYNNWOOD

ORDINANCE NO. ______________

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON REZONING CERTAIN PROPERTIES FROM “BUSINESS-TECHNICAL PARK (BTP)”, “MULTIPLE RESIDENTIAL MEDIUM DENSITY (RMM)”, “PLANNED UNIT DEVELOPMENT/PUD (ORDINANCE 2189/98RZN0001)”, AND “PLANNED COMMERCIAL DEVELOPMENT (PCD)” TO “ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE”, PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR SUMMARY PUBLICATION

WHEREAS, the City of Lynnwood is a municipal corporation organized under the laws of the State of Washington; and,

WHEREAS, the City Council is authorized by RCW 35A.11.020 to adopt and enforce ordinances of all kinds relating to municipal affairs and appropriate to the good government of the City; and,

WHEREAS, on March 14, 2005, the Lynnwood City Council passed Ordinance No. 2553 adopting the City Center Sub-Area Plan as an amendment to the City of Lynnwood Comprehensive Plan; and,

WHEREAS, the City Center Sub-Area Plan adopted by Ordinance No. 2553 identified an approximate 276 acre area as the Lynnwood City Center; and

WHEREAS, in adopting the City Center Sub-Area Plan and other City Center related ordinances in March 2005 the City Council designated an approximate 53 acre area in the northern portion of the North End District of the City Center Sub-Area as “Study Area”; and

WHEREAS, in this “Study Area”, the City Center zoning map (Ordinance No. 2555 and Ordinance No. 2625) did not change the zoning from Business Technical Park (BTP), Multiple Residential Medium Density (RMM), Planned Unit Development – PUD (Ordinance 2189/98RZN0001), and Planned Commercial Development (PCD) to City Center (CC); and

WHEREAS, the “Study Area” designation arose in the latter part of the City Center planning process, in response to concerns from residents of the neighborhood west of 36th Ave. W. about the impact of new development on their properties (particularly shadowing and interference with views to the east); and

WHEREAS, the intent of the “Study Area” designation was to revisit the allowable density/intensity of new development in this area as part of the 2006 Comprehensive Plan amendment process, which was subsequently deferred to the 2007 Comprehensive Plan amendment process; and

WHEREAS, on September 24, 2007 the Lynnwood City Council approved Ordinance No. 2695 amending the City Center Sub-Area Plan and Future Land Use Plan Map, designating that portion of the North End that is north of the extension of 194th St. SW. as the “Alderwood Manor-City Center Transition Area”; and
WHEREAS, the “Study Area” is located between the Alderwood Mall and the City Center but has special circumstances and features that do not apply to properties either in the rest of the City Center or adjoining Alderwood Mall; and

WHEREAS, in 2008 the City proceeded with a planning study of the “Study Area” that sought to balance future (market-driven) redevelopment of the area while minimizing adverse impacts on the neighborhood to the west of 36th Avenue; and

WHEREAS, the planning study resulted in the development of proposed amendments to the zoning code and to the development of Alderwood-City Center Transition Area Design Guidelines (“Project Documents”); and

WHEREAS, the City Council has found it appropriate to amend the City of Lynnwood zoning code by adopting a new “Alderwood-City Center Transition Area” zone and as well as Alderwood-City Center Transition Area Design Guidelines; and

WHEREAS, the City Council has determined that it is in the best interests of the City to rezone certain properties between the Lynnwood City Center and the Alderwood Mall to the “Alderwood Mall-City Center Transition Area (ACC)” zone (“Proposed Rezone”); and

WHEREAS, the (“Proposed Rezone”) was sent to the Washington State Department of Commerce for the State agency review process as required by RCW 36.70A.106, acknowledged by Commerce as having been received March 12, 2012, with no comments provided by State agencies, and,

WHEREAS, on March 7, 2012 the City of Lynnwood SEPA Responsible Official issued a Determination of Non-Significance (DNS) on the “Proposed Rezone”; and

WHEREAS, the Planning Commission held work sessions on the “Proposed Rezone” on February 9 and February 23, 2012, and then held a duly noticed public hearings on April 26 and May 10, 2012; and

WHEREAS, following completion of the public hearings and after discussion of testimony made at the public hearings, the Planning Commission recommended to the City Council approval of the “Proposed Rezone” May 10, 2012; and

WHEREAS, the City Council then held a work session on the “Proposed Rezone” by the Planning Commission on June 4, 2012, followed by a duly noticed public hearing on the “Proposed Rezone” on June 11, 2012; and

WHEREAS, after considering the testimony and information provided at the public hearing, the City Council finds that it is in the interest of the public health, safety and welfare to adopt this ordinance, now therefore,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DOES ORDAIN AS FOLLOWS:

Section 1: The recitals above are adopted as findings that support passage of this ordinance.
**Section 2: Rezoning.** The Zoning Map of the City of Lynnwood is hereby amended to designate the properties shown on “Exhibit A” to the Alderwood Mall-City Center Transition Area (ACC) Zone, as illustrated, southerly to the designated City Center-North zone.

**Section 3.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 4.** This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

PASSED BY THE CITY COUNCIL, the ____ 25th day of June, 2012.

APPROVED:

__________________________
Don Gough, Mayor

ATTEST/AUTHENTICATED:

__________________________
Lorenzo Hines
Finance Director

APPROVED AS TO FORM:

__________________________
Rosemary Larson
City Attorney

FILED WITH ADMINISTRATIVE SERVICES: __________
PASSED BY THE CITY COUNCIL: ____ 2012
PUBLISHED: __________
EFFECTIVE DATE: __________
ORDINANCE NUMBER: __________
On the day of Council of the City of Lynnwood, Washington, passed Ordinance No. a copy of the content of said ordinance, consisting of the title, provides as follows:


The full text of this Ordinance will be mailed upon request.

DATED this day of , 2012.

____________________________________
Lorenzo Hines Finance Director
Chapter 21.61

ALDERWOOD-CITY CENTER TRANSITION AREA (ACC) ZONE

21.61.100 Purpose.
The Alderwood - City Center Transition Area ("Transition Area") is located in between the City Center, the Alderwood mall area, and a single family neighborhood on the west side of 36th Avenue West. The Transition Area provides a point of connection between the City Center and the Alderwood mall, each of which is a center of substantial activity and is planned for substantial growth and development. At the same time, the proximity of a single family neighborhood (west of 36th Avenue West) means that redevelopment and use of properties in the Transition Area must be appropriately regulated. Therefore, the Alderwood-City Center Transition Area Zone (ACC) is intended to promote development and redevelopment of the transition area in a manner that takes advantage of current and foreseeable opportunities in the real estate market while providing protection for the single-family neighborhood. This zone will create the linkage/connection between the Alderwood mall area and the City Center by allowing a mix of land uses that complements the two areas (Alderwood mall and the City Center) but at a lower intensity than the City Center and in a manner that minimizes impacts on the residential area to the west. In particular, development along the frontage of 36th Avenue West – that faces the single family neighborhood – will be controlled and limited.

21.61.150 Interpretation.
All regulations of the ACC zone and the Transition Area Design Guidelines shall apply to properties within the ACC zone. In the event of differences between the requirements of this zone and other chapters of this Code, the provisions of the ACC zone shall prevail.

21.61.200 Limited Development Area Overlay
To provide added protection to the residential areas west of 36th Avenue West, there is hereby created an overlay zone called the “Limited Development Area” (LDA).

A. The portion of the Alderwood-City Center Transition Area Zone (ACC) designated as the LDA Overlay Zone is:

The properties fronting the east side of 36th Avenue West, between 188th Street SW to the North and the future extension of 194th Street SW to the South (as 194th Street SW is identified in the City Center Street Grid Ordinance, as amended), from the 36th Avenue West right-of-way Eastern edge/property line to a line 100 feet deep (easterly) into the properties.
B. In the LDA Overlay Zone, certain land uses have specific requirements and the intensity of development is restricted, as stated in this Chapter.

21.61.250 Permitted uses.

A. Uses

1. Live/Work units
2. Multi-family dwellings
3. Caretaker and watchmen quarters
4. Hotel/motel, except as prohibited in the LDA
5. Offices (all types)
6. Personal care services (i.e. barber, hair salon, nail salon, tanning, etc.)
7. Banks and other financial institutions
8. Medical clinics
9. Hospitals, except prohibited in the LDA
10. Veterinarian clinic, (may include boarding of and day-care for small animals, provided all on-site activities are enclosed in a building)
11. In the area between 36th Ave. W and 33rd Ave. W. retail, up to 50,000 square feet per building; except that, in the LDA retail uses may occupy no more than 50% of the ground floor of a building. Where a building overlaps the LDA boundary, this limitation applies only to the portion of the building in the LDA. East of 33rd Ave. W, retail up to 100,000 square feet per building.
12. Eating and drinking establishments, including outdoor dining as an accessory use; except that, in the LDA an eating and drinking establishment may occupy no more than 50% of the ground floor of a building excluding out-door dining areas. Where a building overlaps the LDA boundary, this limitation applies only to the portion of the building in the LDA.
13. Colleges, universities, trade and professional schools, technical and vocational schools
14. Athletic clubs and facilities, except prohibited in the LDA
15. Municipal Services
16. Research and Development
17. Assembly of Wood, Light Metal, Glass, Electronic, Electrical or Plastic Parts or Components which are extruded, stamped, manufactured, shaped, or prepared elsewhere, not precluding minor processes such as cutting, drilling, soldering, or minor welding
18. Printing, publishing and electronic media businesses such as copy centers
19. Testing, servicing and repairing of goods
20. Clubhouse and fraternal, social, recreation and other not-for-profit associations
21. Libraries, museums, and similar cultural uses
22. Wireless communication facilities (attached)
23. Child day care
24. Land uses not specifically listed in this section may be allowed when determined by the Community Development Director to be compatible with the listed uses and consistent with the purpose of the Alderwood - City Center Transition Area Zone. The Director's written decision is subject to appeal per LMC 1.35.200 (Process II).

B. Uses Allowed by Conditional Use Permit.
   1. Wireless communication facilities (not attached)

C. Allowed Accessory Uses
   1. Self-storage: Self storage may occupy up to 20% gross floor area of multi-story buildings. All related outdoor display or storage is prohibited.
   2. Outdoor dining.

21.61.260. Prohibited Uses
Uses not listed above as permitted outright or allowed by conditional use permit or allowed as an accessory use to a permitted primary use, are prohibited in this zone. Notwithstanding any provision above, the uses listed below are specifically prohibited.

1. Adult uses and establishments
2. Drive-up and drive-through service facilities, except for banks located on and east of 33rd Ave W.
3. Gas stations
4. Recreational Vehicle Parks, campgrounds
5. Self-Storage on street level except for front office and lobby functions.
6. Uses not fully contained within a building, except outdoor dining is permitted as an accessory use.
7. Secure community transition facilities
8. Sewage treatment plants
9. Vehicle repair, servicing and other auto oriented services unless entirely within a building or a parking structure
10. Wrecking yards
11. Work release facilities and similar
12. Outdoor sales and/or storage
13. Warehouse and/or Distribution
14. Any other uses similar to those listed above or any other uses determined by the Community Development Director to be inconsistent with the ACC Zone Purpose Statement (LMC 21.61.100)

21.61.300 Project Design Review.
A. Design Guidelines. The following structures and parking facilities permitted in the Alderwood-City Center zone shall comply with the
Lynnwood Transition Area Design Guidelines (which are adopted by this reference as if fully set forth herein) and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter. For proposals in the Alderwood-City Center zone, the citywide design guidelines shall be replaced with the Transition Area design guidelines.

1. Construction (or expansion) of any nonresidential structure or building with a gross floor area of more than 1,000 square feet.

2. Construction (or expansion) of any parking lot and/or parking structure with 20 or more stalls or paved parking area of 5,400 square feet or more.

3. Construction of or addition to any structure containing residential units.

B. Applicable Lynnwood Transition Area standards shall supersede any development standards and requirements of this title and other titles of this code that may conflict, unless otherwise specified in this chapter. Where Transition Area standards are silent, development standards provide elsewhere in LMC shall apply.

C. Gateways and Prominent Intersections. See City of Lynnwood zoning map to identify development project sites within a gateway or prominent intersection location. Such sites shall be subject to applicable gateway and/or prominent intersection design guidelines in the Lynnwood Transition Area design guidelines. If any portion of a project site lies within a gateway or prominent intersection location, then the entire project shall comply with the applicable design guidelines.

21.61.400 Development Standards

A. Density (Multiple-Family Residential):
   1. Maximum Density: 70 dwelling units per acre (There is a cap of 300 dwelling units in the North End, including the ACC zone. When that number is reached, the future housing density will be analyzed).

B. Minimum lot area: One (1) acre.

C. Minimum lot width: 150 feet.

D. Minimum and maximum building setbacks:
   1. 36th Avenue West
      a. Minimum: 40 feet. The 40 foot setback shall consist of a minimum 25 foot wide landscaping buffer from the property line along 36th Avenue West plus an additional 15 feet of open space. Surface and underground parking, plazas, landscaping or other open space is allowed in the additional 15 feet of.
open space. (See also LMC 21.61.450 for landscaping requirements)

b. Maximum: None

2. 33rd Avenue West
   a. Minimum: None.
   b. Maximum: Ten (10) feet, except that a larger setback is allowed to create pedestrian oriented open space (such as a forecourt, a plaza or similar pedestrian oriented environment).

3. 188th Street SW
   a. Minimum: Twenty Five (25) feet
   b. Maximum: None.

4. 194th Street SW Extension (to be applied at such time the right of way exists):
   a. Minimum: None.
   b. Maximum: Ten (10) feet, except that a larger setback is allowed to create pedestrian oriented open space (such as a forecourt, a plaza or similar pedestrian oriented environment).

5. Alderwood Mall Boulevard
   a. Minimum: Ten (10) feet
   b. Maximum: None.

6. Interior Property Lines: None

7. Maximum Lot Coverage: 50%, excluding parking structures and Occupiable Space uses located on the ground floor of parking structures.

E. Maximum building height:

1. See Table 21.61.01 for maximum building height.

Table 21.61.01 Maximum Building Height
2. Create a “corridor” extending from and centered on 191st Place Southwest and 192nd Street Southwest; no portion of a building or structure may exceed 40 feet in height as measured from the 36th Avenue West eastern most ROW. The corridor shall consist of the following areas (see Figure 2):

a. Any area within 40 feet north and south of the centerline of 191st Place SW as extended to the east from the terminus of 191st Place SW to 33rd Avenue West.

b. Any area within 35 feet north and south of the centerline of 192nd Street SW as extended to the east from the terminus of 192nd Street SW to 33rd Avenue West.

c. Properties in the corridor may transfer the difference between the average finished building height measured at grade and 85 feet, to properties outside the corridor but within the ACC. No building may exceed 120 feet in height. Properties outside the corridor receiving a height transfer may build to a height of 120 feet without a CUP.

<table>
<thead>
<tr>
<th>Distance from the east right of way line of 36th Avenue West</th>
<th>Maximum Building Height (excluding Corridor)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 40 feet</td>
<td>0 (No buildings allowed)</td>
</tr>
<tr>
<td>Greater than 40 feet up to 60 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Greater than 60 feet up to 100 feet</td>
<td>85 feet</td>
</tr>
<tr>
<td>Greater than 100 feet</td>
<td>West of 33rd: 85 feet; up to 120 with CUP</td>
</tr>
<tr>
<td></td>
<td>East of 33rd: 120 feet</td>
</tr>
</tbody>
</table>
F. Access Management and Vehicular Connections.

1. A building site or a group of building(s) or uses which are developed, owned, and managed as an operating unit (e.g., shopping center, business park, multiple-family complex) shall be allowed no more than one driveway access to 36th Avenue West. Additional driveways may be permitted subject to the approval of the Public Works Director. (see LMC 21.02.175)

G. Service Areas

1. No service areas including, but are not limited to, trash dumpsters, compactors, refuse and recycling areas and mechanical equipment areas, shall be located within 40 feet of a public street or a residential zone.

2. Loading docks shall not be located within 100 feet of a residential zone or public street and shall be screened from direct views using materials compatible with the building.

3. All trash and recycling facilities shall either be located within the primary building or shall be enclosed with a solid structure with a minimum height of seven (7) feet and a roof. However if the service area is not visible from an adjacent property or public right-of-way, the enclosure does not require a roof. Exterior materials of the structure shall match or complement those of the primary project buildings; wood is not allowed as an exterior material.

H. Surface Parking and Parking Structures.

As provided in LMC Chapter 21.18; except that:
1. Residential surface parking shall have a minimum of 1 and a maximum of 1.5 spaces per dwelling unit.

2. The minimum setback and width of landscaping between a parking structure and a public street is reduced to 10 feet; except that this provision shall not apply to the LDA.

21.61.450 Landscaping

A. Signed Plans. All landscaping plans shall bear the seal of a registered landscape architect or signature of a Certified Professional Horticulturalist (CPH) and be drawn to a scale no less than one inch to 20 feet. The landscape architect or CPH shall certify that the species of plants are fast-growing and that the design of the plan will fulfill city code requirements within five (5) years.

B. Installation Prior to Occupancy. All landscaping that fulfills the city code requirements shall be installed prior to occupancy of any structure located on the same site. If, due to extreme weather conditions or some unforeseen emergency, all required landscaping cannot be installed prior to occupancy, then a cash deposit or guarantee account with the city shall be provided as financial security to guarantee installation of the remaining landscaping, as provided in 21.04.920 C

C. Trees shall be selected from the Tree Preservation And Protection Guidelines For The City Of Lynnwood.

D. Groundcover shall consist of lawn and/or low evergreen and deciduous plantings with a maximum height of 30 inches, and shall be provided so as to achieve 50 percent groundcover within two (2) years.

E. Branches shall be eliminated to a height of six (6) feet where necessary to prevent sight obstruction.

F. Surface parking Lot Coverage: Five percent (5%) of the parking area located only between the sides of the building opposite the street and interior property lines; 10 percent (10%) of parking areas between buildings, between buildings and the loosest side property line, or single aisle, double loaded parking areas located between buildings and the street and 15 percent (15%) of multi aisle areas located between buildings and street shall be in landscaping (exclusive of landscaping on the street frontage and required landscape buffers) provided that:

1. No landscaping area shall be less than 25 square feet in area or less than three feet in width

2. No parking stall shall be located more than 45 feet from a landscaped area and

3. All landscaping must be located between parking stalls, at the end of parking columns, or between parking stalls and the property lines.

21.61.460 Additional Requirements 36th Avenue West Street and 188th Street SW Frontages
A 25 foot wide landscape buffer meeting the following requirements shall be installed along the street/front lot line:

1. At least one tree must be planted for every 30 linear feet of street frontage. At least 50% of the trees shall be evergreen conifers.

2. All required trees shall be capable of reaching a mature height of at least 25 feet but not more than 35 feet. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.470 Additional Requirements 33rd Ave. W. and the Extension of 194th St. SW (from 36th Ave W to 33rd Ave W) Street Frontages

A minimum of 60 percent of the property street frontage shall be buildings or pedestrian oriented open space. Landscaping buffer meeting the following requirements shall be installed in setbacks elsewhere.

1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-foot minimum height, planted 25 feet on centers, plus groundcover.

2. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.480 Additional Requirements Alderwood Mall Boulevard Frontage

A ten (10) foot wide landscape buffer meeting the following requirements shall be installed along the property line.

1. Trees two-and-one-half- to three-inch minimum caliper size, 12- to 15-foot minimum height, planted 25 feet on centers, plus groundcover.

2. Minimum tree height at planting shall be eight (8) feet for evergreen trees and 10 feet for deciduous trees.

21.61.600 Nonconforming Uses and Structures.

It is expected that much development within the ACC Zone will be as a result of renovations and expansions as much as entirely new development. It is not the intent of the city to discourage such development, as new investment should enhance the image and appeal of the ACC. However, it is also necessary to ensure that all forms of development contribute positively to the character and quality of the area. The general principle to be applied is that changes to nonconforming conditions should not increase the degree of the nonconformity, but rather move the site and its uses and buildings towards greater conformity.

Given the location and configuration of current buildings, application of all design standards may not be possible or practical; however, every effort should be made to comply with such standards for the portions of sites and buildings in proximity to the alterations being made. This section supersedes Chapter 21.12 LMC.

A. Nonconforming Uses. Any “prohibited” uses legally existing at the time of the adoption of the ordinance codified in this chapter shall be considered “legal nonconforming uses.” Such uses are not permitted to expand. Exterior landscaping, facade improvements, repair/maintenance or interior upgrades are permitted.
B. Nonconforming Sites. Throughout the ACC zone, there are many properties where site development existing at the time of the adoption of the ordinance codified in this chapter does not comply with the site design standards and guidelines in this chapter. Certain types of minor changes to existing site development would not trigger compliance with the development standards and design guidelines in this chapter, such as re-striping of parking stalls, and new or altered signage (see LMC 21.16) or lighting or renovation of landscaping. Any other site improvements, exterior renovation or expansion of building footprints shall incorporate site design features that bring the site more into compliance with the standards of the Transition Area design guidelines, regardless of whether or not the site improvements, renovation and/or expansion is subject to the design review requirements per LMC 21.61.300.

C. Nonconforming Buildings: Throughout the ACC zone, there are buildings and other structures existing at the adoption of the ordinance codified in this chapter that do not comply with the regulations in this chapter and Transition Area Design Guidelines. Expansion of building footprints or increases in building height of such structures shall incorporate standards that bring the site and building more into compliance with the requirements of this Chapter and the ACC Zone Guidelines. Compliance shall be localized to the area of the building being altered. Particular emphasis should be given to the provision of pedestrian amenities oriented towards the streets. For example, if a building is expanded towards the street, elements such as parking lot landscaping and pedestrian connections to the sidewalk are expected to be accomplished.

D. Alternative Process for Compliance. The Community Development Director may approve a plan and design for alteration of a nonconforming site or building that does not fully comply with the requirements of subsections (B) and (C) of this section if the Director finds that the alternative plan and design provides overall a greater degree of compliance with the principle of this section (as stated above). Appeals of the Community Development Director’s decision shall be processed as a Process II application (LMC1.35.200).
CHAPTER 21.16
SIGNS

21.16.335 Signs in the Transition Area
Only the following signs are permitted in the Transition Area:

A. General Regulations
   1. Back-lit signs are prohibited; signs with individual backlit letters are acceptable.
   2. Illuminated signs are permitted except on top floor building facades facing westerly that would be visible from the residential areas west of 36th Avenue W.
   3. External sign lighting is permitted. The lighting shall not shine directly toward adjacent residentially-zoned properties and shall not project towards the night sky.
   4. For residential real estate signs, see LMC 21.16.290.D.
   5. For Commercial Incidental signs, Internal Information signs, Portable Business signs, Temporary Commercial Event signs, Real Estate signs, Construction signs and variances for commercial signs, see LMC 21.16.310.

B. Monument Sign Standards. Monument signs shall conform to the requirements of Table 21.61.02 below.
Table 21.61.02 Monument Sign Standards

<table>
<thead>
<tr>
<th>Requirements a, b, c</th>
<th>Single and Multi-Tenant Developments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(less than 25,000 square feet (sq. ft.) of floor area)</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>4 feet</td>
</tr>
<tr>
<td>Maximum Sign Area</td>
<td>20 sq. ft.</td>
</tr>
<tr>
<td>Minimum Setback from Front Property Lines d</td>
<td>For signs 4 feet in height or less: Five (5) feet. For signs greater than four (4) feet in height up to eight (8) feet in height or less: 10 feet</td>
</tr>
<tr>
<td>Minimum Setback – Side d</td>
<td>Five (5) feet</td>
</tr>
<tr>
<td>Landscaping e</td>
<td>Two (2) feet of landscaping surrounding the entire base of the sign</td>
</tr>
<tr>
<td>Minimum Separation f</td>
<td>250 ft. between signs</td>
</tr>
</tbody>
</table>

Notes for Table:

a. Monument signs shall include the address number on the face of the sign. Address numbers shall meet Fire Department requirements and shall not be counted towards the sign area.

b. The sign shall consist of materials and colors that minimize reflection capabilities and are consistent and complimentary to the architecture of the primary building on site. Materials shall be easily maintained and shall retain their shape, color, texture and appearance over time.

c. The sign shall comply with the design criteria in Figure 5 of LMC Chapter 21.16.

d. Signs shall not be located within a triangular area at street intersection or street and driveway intersections formed by two points measuring 20 feet back from the point where the two street right-of-way lines merge or a street right-of-way line and edge of driveway merge and extending a line that connects these two points to complete the triangle (see Figure 4 of LMC Chapter 21.16).

e. Landscaping shall include a decorative combination of groundcover and shrubs to provide seasonal interest in the area surrounding the base of the sign. Landscaping shall be well maintained at all times of the year. The required landscaping area shall be protected by a raised curb if not surrounded by additional landscaping.

f. An individual building, development, or complex may not display more than one monument sign per street frontage. However, additional
monument signs can be used on the site as long as they advertise a different business onsite and can be placed at least 250 feet from the first sign along applicable street frontages. No two signs shall be closer than 250 linear feet.

C. Wall Sign Standards

1. Single story building:
   a. Business tenants with building frontage: One (1) square foot of signage for each linear foot of building frontage, provided that each tenant is allowed a minimum of 40 sq. ft. of signage.
   b. Business tenants without building frontage: 1/2 square foot for each lineal foot of building façade, not to exceed 100 square feet maximum.
   c. Allowable sign area may not be transferred from one façade and/or building frontage to another.

2. Multi-story building:
   a. Ground-floor business tenants with a direct exterior entrance into the business (not a lobby) are permitted one (1) square foot of signage for each linear foot of building frontage of the applicable tenant space, provided that each tenant is allowed a minimum of 40 square foot of signage. This signage shall be located at their exterior entry on the ground floor.
   b. Other business tenants with building frontage. The total exterior wall signage allowed shall be a maximum of one (1) square foot of signage for each linear foot of building, up to a maximum of 250 square foot per building frontage (total for all business tenants). This signage may identify either the building, a major tenant of the building, or individual tenants that do not have a direct exterior entrance into their tenant space (or a combination of all three), as determined and allocated by the building owner. This signage may be located only on either the ground floor or the top floor (below the cornice or edge of the roof) of the building (or both), as determined by the owner.
   c. Business tenants without building frontage. The total exterior wall signage allowed shall be a maximum of ½ square foot for each lineal foot of building façade which does not meet the definition of building frontage, up to a maximum of 100 square foot (total for all business tenants). The property owner shall allocate this signage among tenants without building frontage, including tenant spaces without wall space along the exterior façade. This signage may located only at the ground floor or the top floor of the building (or both), as determined by the owner.
   d. Allowable sign area may not be transferred from one façade and/or building frontage to another.
   e. In no case shall allowable sign area be permitted on intermediate floors (above the first story or below the top story).
3. Residential Development or Institutional Identification Signs. Wall signs for multi-family development identification are permitted. Signs at ground-floor public residential or institutional entrances shall have a maximum size of 20 square feet per such entrance. Additional signs may be permitted on the top floor (below the cornice or roof edge), provided such signs shall be allocated as part of the total allowable sign area per facade by the owner (see above).

4. Home Occupation Signs. Home Occupations may be allocated sign area as part of an internal or external sign directory; no other signage is permitted.

5. Maximum Height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.

6. Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of one (1) foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.

D. Projecting, Marquee and Awning Signs. Projecting, marquee and awning signs shall meet the requirements of LMC 21.16.310(B)(2) in addition to the following:

1. The sign shall not project more than five (5) feet from the building, unless the sign is a part of a permanent marquee or awning over the sidewalk. Vertically oriented signs shall not project more than three (3) feet from the building. Signs shall not project into the public right-of-way.

2. Sign area shall be counted as part of the allocation for wall signs, above.

3. Signs shall not extend above the building parapet, soffit, eave line or the roof of the building, except for theaters.

4. Marquee and awning signs shall not cover more than 70% of the applicable storefront or awning.

E. Blade Signs. Blade signs are small signs with faces perpendicular to the building façade. They generally are mounted directly to the building façade or hung below a canopy or projecting weather protection. Blade signs are generally oriented to face pedestrians walking down the fronting sidewalk. Blade signs meeting the following conditions are allowed for commercial uses:

1. Projection: Blade signs may project up to three (3) feet.Bracket signs shall have one (1) foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.

2. Clearance: Blade/bracket signs shall maintain a minimum clearance of eight (8) feet between the walkway and the bottom of the sign.

3. Dimensions: Blade signs shall not exceed six (6) square feet in area. Bracket signs shall not exceed two (2) feet in height.
4. Mounting: Blade signs must avoid covering or modifying windows or other architectural feature.

F. Prohibited Signs. The following signs are specifically prohibited:
1. Pole-mounted signs.
2. Signs employing moving or flashing lights.
3. Signs employing exposed electrical conduits.
4. Visible ballast boxes or other equipment.
5. Roof-mounted signs.

G. Other Signs – See LMC 21.16.310 C-J.
NEW DEFINITIONS

Chapter 21.02 Definitions

21.02.460 Live/Work Unit

"Live-work unit" means a building or portion thereof that combines a business that is allowed in a zone with a residential dwelling unit for the owner or employee of the business. The dwelling unit may the same share floor area with the business or may be an individual dwelling unit within the same building. Buildings with Live/Work units do not need to meet the definition of a multi-family dwelling.

21.61.400 Occupiable Space

Occupiable Space means spaces for uses such as retail, office, residential, personal service shops, customer serving offices, restaurant, entertainment, and the like. Structured parking and self-service storage facilities (mini-storage and similar spaces designed to contain objects, not persons as the primary use are not considered occupiable space.)
City of Lynnwood

TRANSITION AREA DESIGN GUIDELINES

, 2012
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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.
TRANSITION AREA

A. SITE DESIGN GUIDELINES
A.1. Site Landscaping

**INTENT**
To provide variety and interest within landscaped areas;

To integrate the entire site into the overall landscape design; and

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 compliment 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.
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.
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.
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 dependant 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).
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 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.
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.
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.
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.*
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.
A.9. Community Gateways

INTENT
To mark key intersections within and around the edges of the City Center.

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

**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.

2. Service area enclosures that are visible from a sidewalk or

---

*Locate service elements to reduce impacts on the residential and pedestrian environment.*
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 weatherproof 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.
TRANSITION AREA

B. BUILDING DESIGN STANDARDS
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” of “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).
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.
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.
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.
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.
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.

*Kirkland*
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
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.
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.
B.12. Gateway Locations

**INTENT**
To identify and highlight major entrances into the City Center.

**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.

GUIDELINES
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.

- 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.
TRANSITION AREA

C. SIGN DESIGN STANDARDS
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.
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.
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.
### Tower 1 - City Center Transition Area

#### Zoning Summary

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
</table>
| BTP is intended for | • business and technical parks; professional or business office, wholesale, manufacturing, | ACC is intended to
| | • research development provided they are capable of operating in a manner that is consistent with the intent of the zone. | • be connection between the City Center and the Alderwood mall
| | | • promote development while providing protection for the single-family neighborhood.
| | | • Allow a mix of uses that complements the City Center and the Alderwood mall at a lower intensity than the City Center
| | | • minimize impacts on the residential area to the west.
| | | • limit development along the frontage of 36th Avenue West.|

#### Uses

<table>
<thead>
<tr>
<th>Existing/Deletions</th>
<th>Proposed Additions</th>
</tr>
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<tbody>
<tr>
<td>Assembly&lt;br&gt;Athletic clubs&lt;br&gt;Bio-Tech&lt;br&gt;Business/Professional offices&lt;br&gt;Business Services/Office Supplies&lt;br&gt;Contractors Offices, Shops/Indoor Storage&lt;br&gt;Food/Dry Goods Distribution Operations&lt;br&gt;Research and Development&lt;br&gt;Mini Warehouses&lt;br&gt;Municipal Services&lt;br&gt;Printing, Publishing, Binding&lt;br&gt;Universities, Colleges, Schools&lt;br&gt;Warehouses (except mini-warehouses)&lt;br&gt;Wholesale trade (except stores)&lt;br&gt;Wireless Communication Facility&lt;br&gt;Conditional Uses&lt;br&gt;Accessory Greenhouses (not more than 25% of the floor area)&lt;br&gt;Banks&lt;br&gt;Bottling and Packaging Plants&lt;br&gt;Cabinet/Millwork Operations&lt;br&gt;Food/Dry Goods Packaging&lt;br&gt;Freight Warehouse Terminals</td>
<td>Live/Work Units&lt;br&gt;Multi Family Dwellings&lt;br&gt;Caretakers and Watchman Quarters&lt;br&gt;Hotel/Motel&lt;br&gt;Personal care services&lt;br&gt;Medical Clinics&lt;br&gt;Hospitals&lt;br&gt;Vet Clinics&lt;br&gt;Retail up to 50,000 sf&lt;br&gt;Eating/Drinking establishments&lt;br&gt;Testing, servicing and repairing of goods&lt;br&gt;Libraries, museums and similar&lt;br&gt;Child Day Care&lt;br&gt;Banks as a permitted use&lt;br&gt;Conditional Uses: Unattached wireless communication equipment&lt;br&gt;Accessory Uses&lt;br&gt;Self-Storage (up to 20% gross floor area of multi-story buildings)&lt;br&gt;Outdoor Dining&lt;br&gt;Increased floor area for retail</td>
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<td><strong>Furniture Manufacture/Repair</strong></td>
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<td><strong>Wireless Communications Facility</strong></td>
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<td><strong>Park and Pool Lots</strong></td>
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<tr>
<td><strong>Plant Nurseries (not more than 25% of the floor area)</strong></td>
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<tr>
<td><strong>Public Utility Facilities</strong></td>
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<td><strong>Wholesale trade with retailing confined to products manufactured, packaged or processed on the premises</strong></td>
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<td><strong>Accessory Uses</strong></td>
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<tr>
<td>Barber Shops/Beauty Parlors (not more than 25% of the floor area)</td>
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<td>Book Stores/Stationary Stores (not more than 25% of the floor area)</td>
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<tr>
<td>Employee Cafeteria</td>
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<td>Florist Shops (not more than 25% of the floor area)</td>
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<td>Gift Shops (not more than 25% of the floor area)</td>
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<tr>
<td>Indoor/outdoor racquet sports courts</td>
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<td>Pharmacies</td>
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<td>Repair for household appliances (not more than 25% of the floor area)</td>
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<tr>
<td>Restaurants (not more than 25% of the floor area)</td>
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<tr>
<td>Veterinary Clinics and Hospitals</td>
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<tr>
<th><strong>36th-33rd RMM (one parcel)</strong></th>
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<td><strong>Adult Family Homes</strong></td>
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<td><strong>Plant Nurseries</strong></td>
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<td><strong>Manufactured Home Development and Manufactured Homes</strong></td>
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<td><strong>Public Parks</strong></td>
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<td><strong>Conditional Uses</strong></td>
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<td><strong>Office Uses</strong></td>
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<td><strong>Park and Pool Lots</strong></td>
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<td><strong>Places of Worship</strong></td>
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<td><strong>Schools, Libraries or Museums, Offices of Philanthropic or Charitable Organizations</strong></td>
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<td><strong>Live/Work Units</strong></td>
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<td><strong>Hotel/Motel</strong></td>
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<td><strong>Hospitals</strong></td>
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<td><strong>Vet Clinics</strong></td>
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<td><strong>Retail up to 50,000 sf</strong></td>
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<tr>
<td><strong>EXISTING/DELETIONS</strong></td>
</tr>
<tr>
<td>------------------------</td>
</tr>
<tr>
<td><strong>Limited Development Area</strong></td>
</tr>
<tr>
<td>Assembly</td>
</tr>
<tr>
<td>Athletic clubs</td>
</tr>
<tr>
<td>Bio-Tech</td>
</tr>
<tr>
<td>Business/Professional offices</td>
</tr>
<tr>
<td>Business Services/Office Supplies</td>
</tr>
<tr>
<td>Contractors Offices, Shops/Indoor Storage</td>
</tr>
<tr>
<td>Food/Dry Goods Distribution Operations</td>
</tr>
<tr>
<td>Research and Development</td>
</tr>
<tr>
<td>Mini Warehouses</td>
</tr>
<tr>
<td>Municipal Services</td>
</tr>
<tr>
<td>Printing, Publishing, Binding</td>
</tr>
<tr>
<td>Universities, Colleges, Schools</td>
</tr>
<tr>
<td>Warehouses (except mini warehouses)</td>
</tr>
<tr>
<td>Wholesale trade i.e. stores</td>
</tr>
<tr>
<td>Wireless Communication Facility</td>
</tr>
<tr>
<td><strong>Conditional Uses</strong></td>
</tr>
<tr>
<td>Accessory Greenhouses (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Banks</td>
</tr>
<tr>
<td>Bottling and Packaging Plants</td>
</tr>
<tr>
<td>Cabinet/Millwork Operations</td>
</tr>
<tr>
<td>Food/Dry Goods Packaging</td>
</tr>
<tr>
<td>Freight Warehouse Terminals</td>
</tr>
<tr>
<td>Furniture Manufacturing/Repair</td>
</tr>
<tr>
<td>Wireless Communications Facility</td>
</tr>
<tr>
<td>Park and Pool Lots</td>
</tr>
<tr>
<td>Plant Nurseries (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Public Utilities Facilities</td>
</tr>
<tr>
<td>Wholesale trade with retailing confined to products manufactured, packaged or processed on the premises</td>
</tr>
<tr>
<td><strong>Accessory Uses</strong></td>
</tr>
<tr>
<td>Barber Shops/Beauty Parlors (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Book Stores/Stationary Stores (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Employee Cafeteria</td>
</tr>
<tr>
<td>Florist Shops (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Gift Shops (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Indoor/outdoor racquet sports courts</td>
</tr>
<tr>
<td>Pharmacies</td>
</tr>
<tr>
<td>Repair for household appliances (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Restaurants (not more than 25% of the floor area)</td>
</tr>
<tr>
<td>Veterinary Clinics and Hospitals</td>
</tr>
</tbody>
</table>
### EXISTING/DELETIONS
Strike through indicates proposed elimination of use

<table>
<thead>
<tr>
<th>Limited Development Corridor</th>
<th>EXISTING</th>
<th>PROPOSED ADDITIONS</th>
</tr>
</thead>
</table>
| Same at 36th-33rd BTP        |          | Same at 36th-33rd BTP  
  Except for those portions that are in the LDA, then LDA uses apply |

### BULK, SETBACKS & LANDSCAPING

<table>
<thead>
<tr>
<th>Limited Development Area</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Far</td>
<td>No Limit; over 0.4 by CUP</td>
<td>None</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>N/A</td>
<td>50% excluding parking structures</td>
</tr>
<tr>
<td>Residential density</td>
<td>N/A</td>
<td>70 units per acre</td>
</tr>
<tr>
<td>Bldg. Setback</td>
<td>50 feet</td>
<td>40 feet from 36th Ave W</td>
</tr>
<tr>
<td>Width of landscaping</td>
<td>Minimum 10 feet landscaping buffer for parking. Increased landscape buffer dependent on number of parking aisles up to 20 feet maximum.</td>
<td>25 feet landscaping plus 15 feet which can be used for parking, along 36th Ave West</td>
</tr>
<tr>
<td>Max. Bldg. Height</td>
<td>No Limit; over 35 feet requires CUP</td>
<td>40 feet</td>
</tr>
</tbody>
</table>

### East of Limited Development Area to 33rd Ave W

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Far</td>
<td>No Limit; over 0.4 by CUP</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>NA</td>
</tr>
<tr>
<td>Residential density</td>
<td>N/A</td>
</tr>
<tr>
<td>Setback</td>
<td>50 feet</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Minimum 10 feet landscaping buffer for parking. Increased landscape buffer dependent on number of parking aisles up to 20 feet maximum.</td>
</tr>
<tr>
<td>Max. Bldg. Height</td>
<td>No Limit; over 35 feet requires CUP</td>
</tr>
</tbody>
</table>

### East of 33rd Ave W

<table>
<thead>
<tr>
<th><strong>EXISTING</strong></th>
<th><strong>PROPOSED</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>35%</td>
</tr>
<tr>
<td><strong>Residential density</strong></td>
<td>Dwelling units may be permitted in office buildings on the fourth floor or higher, providing no more than one-half the floor area of the building (not including basements) is used for residential purposes. All provisions normally applying to high-rise multiple-family housing shall apply.</td>
</tr>
<tr>
<td><strong>Bldg. Setback</strong></td>
<td>15 feet minimum</td>
</tr>
<tr>
<td><strong>Width of landscaping (in setback)</strong></td>
<td>20 feet adjacent to single family, 10 feet adjacent to multi family</td>
</tr>
<tr>
<td><strong>Max. Bldg. Height</strong></td>
<td>None</td>
</tr>
</tbody>
</table>
## Alderwood-City Center Transition Area

### April 26,- May 10, 2012 Planning Commission
Public Hearing Comments & Responses

<table>
<thead>
<tr>
<th>#</th>
<th>Issue</th>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Opening 191&lt;sup&gt;st&lt;/sup&gt; St SW to through traffic.</td>
<td>Making 191&lt;sup&gt;st&lt;/sup&gt; SW a through street would negatively impact the residents.</td>
<td>The 2/27/12 City Center amendments removed the proposed grid street for 191&lt;sup&gt;st&lt;/sup&gt; St. SW that ran east west from 36&lt;sup&gt;th&lt;/sup&gt; Ave. W to 33&lt;sup&gt;rd&lt;/sup&gt; Ave. W. The ACC Transition Area does not include any provisions for extending 191&lt;sup&gt;st&lt;/sup&gt; Pl SW.</td>
</tr>
<tr>
<td>2</td>
<td>Retail limited to 50,000 SF or less.</td>
<td>Why place a limit on the size of retail, eliminating the possibility of stores such as Kohls.</td>
<td>The Comprehensive Plan specifies that principal uses include “retail, excluding big box stores”. Staff proposed limiting retail to 50,000 SF per building to meet the Comprehensive Plan directive.</td>
</tr>
</tbody>
</table>
| 3 | Research and Development are allowed uses   | Some research and development uses would be inappropriate in this zone. What is the meaning of R&D? | This use is currently allowed in the existing BTP zone for this area; and provides for family wage employment.  

**Definitions LMC 21.02.624** Research and development means a use in which research and experiments leading to the development of new products, services or intellectual property are conducted. As part of this work, prototypes of new products or equipment may be produced and tested on site; however, production of products or equipment for sale or distribution is outside the scope of this definition. |
<p>| 4 | Testing, servicing and repair of goods are allowed uses | These uses should be limited.                                         | This use is intended to compliment R&amp;D and assembly uses for product creation and support of family wage employment.  |
| 5 | Assembly is an allowed use                  | This is not appropriate in the ACC; this use in not currently allowed in PCD, (east of 33&lt;sup&gt;rd&lt;/sup&gt; Ave W) | This use is currently allowed in the existing BTP zone for this area; and provides for family wage employment.  |</p>
<table>
<thead>
<tr>
<th>#</th>
<th>Issue</th>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Traffic on 36&lt;sup&gt;th&lt;/sup&gt; Ave West</td>
<td>Retail would cause additional traffic on 36&lt;sup&gt;th&lt;/sup&gt; Ave West; cause traffic outside of normal business hours.</td>
<td>Retail along 36&lt;sup&gt;th&lt;/sup&gt; Ave West is set back a minimum of 40 feet and limited to 50% of the ground floor in the Limited Development Area. Retail between the Limited Development Area and 33&lt;sup&gt;rd&lt;/sup&gt; is limited to 50,000 square feet. In addition, only one driveway per development is allowed off 36&lt;sup&gt;th&lt;/sup&gt;. Signage restrictions and design guidelines also minimize the potential impact of retail in this area. The Comprehensive Plan specifies retail as a desirable use for the ACC.</td>
</tr>
<tr>
<td>7</td>
<td>Residential as an allowed use</td>
<td>Do not want multifamily in the area</td>
<td>The Comprehensive Plan specifically cites multi-family, as part of a mixed use development, as a permitted use for the Transition Area. Currently there is one parcel West of 33&lt;sup&gt;rd&lt;/sup&gt; zoned RMM.</td>
</tr>
<tr>
<td>8</td>
<td>Building heights</td>
<td>People (in the adjoining neighborhood) do not want building to go any higher than they are now.</td>
<td>Current zoning does not place a height limit on buildings in the ACC. The proposed code would limit heights to 85-120 feet so buildings would be lower than currently allowed.</td>
</tr>
<tr>
<td>9</td>
<td>Views</td>
<td>Increased building height will impact the views neighborhoods have from the street; as they drive down the street.</td>
<td>Building heights have been reduced from what is currently allowed by code. To address neighborhood concerns, two limited Development Corridors have been designated eastward along the projection of 191&lt;sup&gt;st&lt;/sup&gt; and 192&lt;sup&gt;nd&lt;/sup&gt; from 36&lt;sup&gt;th&lt;/sup&gt; Ave. W. Building heights in these corridors are limited to 40 feet. The impact is considered to be further limited due to the slope of topography and the existing tress.</td>
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<tr>
<td>#</td>
<td>Issue</td>
<td>Comment</td>
<td>Response</td>
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<tr>
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<tr>
<td>10</td>
<td>Shadow Effect</td>
<td>There has been no study of the shadow effect of 140 foot tall structures on the residential properties east of 36th. Morning sun is the only sun some of these properties have because they are on the backside of the hill.</td>
<td>Prior analysis prepared for the City Center EIS indicated that there could be some shadow effects from development in the North End. Shadow effects will be reduced compared to this analysis as the proposed regulations reduce building height from what was considered when the analysis was conducted, (140 feet) and from what is currently allowed (no limit). The impact is also reduced due to the land elevation differences which were not taken into account during the EIS analysis.</td>
</tr>
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ALDERWOOD-CITY CENTER TRANSITION AREA

PROPOSED ZONING, DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES

Public Hearing
June 11, 2012
BACKGROUND

The ACC Transition Area was originally planned as part of the “North End” of City Center.

When the City Center Plan was adopted in 2005, this area was designated for further study so possible impacts on residential neighborhoods could be evaluated.
BACKGROUND-CREATION OF TRANSITION AREA

2007 Comprehensive Plan designated this area as the Alderwood-City Center Transition Area (ACC)

Purpose:
- Meet state, regional, and local policies to plan for the projected future demands of employment and population growth.
- Transition between high retail activity in the Alderwood mall area and the urban, mixed use, business activity of City Center.
- Contain a mix of uses that complement City Center and retail uses to the north, at a lower intensity than City Center to minimize impacts on the residential area to the west.
COMPREHENSIVE PLAN DIRECTIVES

PURPOSE

- To provide a transition area between Alderwood Mall and City Center
- To contain a mix of uses that will complement these areas (at a lower intensity than City Center)
- Minimize impacts on the residential area to the west
COMPREHENSIVE PLAN DIRECTIVES

PRINCIPAL USES

- Offices
- Retail, excluding big box stores
- Restaurants
- Services
- Multi-Family housing as part of a mixed use development
COMPREHENSIVE PLAN DIRECTIVES

SITE DESIGN

- Typically cover up to 50% of site with open parking or parking structures, landscaping and open space occupying the rest
- Parking may be open, in separate structures or under buildings
- Pedestrian connections between properties and thorough the area to Alderwood and City Center are required
ACTIVITIES TO DATE

- 2005: North End removed from City Center Sub Area Plan and designated as a Study Area
- 2007: City Council amends comp plan to designate the Study Area as the Transition Area
- 2008: Council authorized a contract with Makers Architecture to recommend new zoning
- 2009: 2 public meetings with residents and businesses, April and June
- 2010: 1 public meeting with residents and businesses, July
- 2010: 4 Planning Commission work sessions, August, September, October and November
- 2012: 3 Planning Commission work sessions, January, February and May
- 2012: Planning Commission public hearing, April 26, continued to May 10
KEY ELEMENTS OF THE PROPOSED ZONING

- Buffer along 36th Ave West to limit impacts to neighborhoods to the west
- Limited development corridors to preserve sight corridors from 191st and 192nd Place SW
- Zero set backs along 33rd and future extension of 194 to encourage pedestrian activity
- Limit height to 85-120 feet
- Lot coverage at 50% (excluding parking structures)
- Include service uses, restaurants and retail, eliminate some industrial uses
- Specific landscaping and sign requirements.
BUILDING SET BACKS

- 25 feet min
- 40 feet min
- 10 feet max, no min
- 10 feet min, no max
- 10 feet max, no min
**LIMITED DEVELOPMENT AREA AND CORRIDORS**

<table>
<thead>
<tr>
<th>From 36&lt;sup&gt;th&lt;/sup&gt; Ave West</th>
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<tbody>
<tr>
<td><strong>Green</strong>: 40 foot setback including 25’ of landscaping</td>
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<tr>
<td><strong>Blue</strong>: Between 40-60 feet from 36th, height limited to 40 feet No Hotels, Hospitals, Athletic Clubs; Retail and Restaurants limited to 50% of ground floor</td>
</tr>
<tr>
<td><strong>Blue</strong>: Between 60 and 100 feet from 36&lt;sup&gt;th&lt;/sup&gt;, height limited to 85 feet</td>
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<tr>
<td><strong>Brown</strong>: Corridors with a max height of 40 feet</td>
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</table>
BUILDING HEIGHT

- No buildings allowed
- 40 feet maximum
- 85 feet maximum
- 85 feet; 120 with CUP or height transfer
- 120 feet
### RECOMMENDED USES

<table>
<thead>
<tr>
<th>Live/Work Units</th>
<th>Day Care</th>
<th>Municipal Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi family</td>
<td>Vet clinics/Pet day care</td>
<td>Colleges, trade schools</td>
</tr>
<tr>
<td>Hotels/motels*</td>
<td>Athletic Clubs*</td>
<td>Printing/Publishing</td>
</tr>
<tr>
<td>Offices</td>
<td>Retail less than 50,000sf**</td>
<td>Research &amp; Development</td>
</tr>
<tr>
<td>Personal Care Services</td>
<td>Restaurants**</td>
<td>Assembly</td>
</tr>
<tr>
<td>Banks, drive through only on and east of 33rd</td>
<td>Clubhouse, fraternal organizations</td>
<td>Testing/repair of goods</td>
</tr>
<tr>
<td>Hospitals* &amp; medical clinics</td>
<td>Libraries &amp; Museums</td>
<td>Wireless communications (Attached)</td>
</tr>
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*Prohibited in the Limited Development Area (LDA)*
**In the LDA, may occupy no more than 50% of the ground floor of a building*
DEVELOPMENT STANDARDS

Maximum Density: 70 dwelling units per acre, assess at 300 units
Minimum lot area: 1 acre
Minimum lot width: 150 feet
Building setbacks: Vary
  ▪ Ensure Buffer on 36th Ave W (min 40’)
    ▪ Ensure building are close to the street on 33rd, 194th and Alderwood Mall Blvd. (10’ max)
    ▪ Allow for flexibility on 188th (min 25’)


ACCESS AND LANDSCAPING

- One drive per development from 36th Ave West
- Service areas and loading docks screened and set back from residential and public right of way
- Landscaping required throughout parking areas and in set backs
  - Along 36th St SW and 188th St SW: 25 foot wide landscape buffer
  - Along 33rd Ave W and 194th St SW: minimum of 60% of the street frontage as buildings or pedestrian oriented open space, landscaping elsewhere
SIGNS

- Limited to top and ground floors only
- Illuminated signs may not face westerly if visible by neighborhoods
- One monument sign per street frontage per development; area and height defined
- Signs can be externally lit with some restrictions to protect residential areas
- Prohibited signs:
  - Pole mounted
  - Roof signs
  - Back lit cabinet signs (individual back lit letters are OK)
  - Limitations on moving, changeable electronic signs
DESIGN GUIDELINES

- Developed to encourage pedestrian activity, protect adjacent uses, provide visual interest and create open space
- Variety in landscaping along streets, parking lots and buildings
- Parking to the rear on 33rd and 194th, elsewhere, screened to soften impact
- 12 foot sidewalks
- Pedestrian connections between properties and through parking lots
- Pedestrian scale building facades
- Treatment of blank walls
- Transparency on ground floor
- Upper level set backs and interesting roof lines
- Screen mechanical equipment and service areas
CURRENT VS. PROPOSED

- Two zones, Business Technical Park (BTP) and Planned Commercial Development (PCD) combined into one zone Alderwood City Center Transition Area (ACC)
- Increase building set backs on 36th; decrease set backs elsewhere
- Set firm height limits
- Create “restricted zones” to limit impacts on neighbors
- Allow mixed use residential and more retail, restaurants and services, disallow some industrial, warehousing uses
- Increase lot coverage
- Enhance landscaping and open space requirements
- Improve pedestrian experience
ISSUES RAISED BY NEIGHBORHOOD RESIDENTS & PROPOSED RESOLUTIONS

Views (building height)
- Limit building height; lower closer to 36th, higher as property slopes downward
- Create limited height corridors
- Set backs along 36th Ave West

Traffic on 36th Ave West
- One Drive per development on 36th Ave West
- Limit uses along 36th Ave West

Noise
- Limiting Uses along 36th Ave West
- Activities contained within buildings
- Buffers along 36th Ave West

Overall impacts of increased activity in area
- Setbacks
- Design Guidelines to ensure quality building design
- Landscaping
- Screening of service areas
- Regulate outdoor lighting/signs
ISSUES & PROPOSED RESOLUTIONS BY PROPERTY OWNERS

Need to increase uses and density to make property financially feasible

- Increase Lot Coverage to 50%
- Allow retail, services, restaurants and other uses
- Allow 85 foot height without a Conditional Use Permit in some areas; 120 feet East of 33rd Ave West
POLICY QUESTIONS

- Do the proposed zoning and design guidelines achieve the development goals outlined in the Strategic Plan while minimizing impacts on the residential areas to the west?

- Should City Council more forward with adoption of the proposed zoning and design guidelines to implement the policy intent of the Comprehensive Plan?
QUESTIONS AND COMMENTS
AREA ELEVATION

Crest of 191st and 192nd is 470’
- Drop 30’ to 36th Ave W
- Drop 50’ to 33rd Ave W
- Drop 70’ feet to east of 33rd
Responses to Neighborhood Notice Statements

The following statements regarding the proposed Transition Area were contained in a neighborhood notice apparently circulated throughout the neighborhood west of 36th. A summation of the statements raised in the notice is in bold face, followed by a response.

One local developer has suggested to Council that all the property in our neighborhood should be changed to commercial zoning.

Changing the zoning in the neighborhood west of 36th Ave W has never been suggested by the developers participating in the planning effort for the Transition Area. The proposal seeks to implement the Transition Area east of 36th Ave W. as directed by City Council in the Comprehensive Plan.

 Owners of commercial property east of 36th Ave. W. support this effort because their buildings are undervalued compared to the value of the land. This condition supports the need for redevelopment. The proposed regulations enable mixed-use redevelopment while limiting height and development intensity allowed by existing zoning.

More than 30 years ago we fought city hall to protect our neighborhood….Now business property owners want to change that agreement.

There is no evidence of an agreement between the neighborhood and the City that prescribes the nature of development in the Transition Area. Guidance for the Transition Area is specified in the City of Lynnwood Comprehensive Plan unanimously adopted by Council on September 24, 2007. Current development regulations allow for greater height and intensity or development through the conditional-use permit process than is allowed under the proposed amendments. Examples are the large multi-story office buildings that already exist in the Transition Area that were approved by the City in the 1990’s.

Business and property owners want to allow buildings up to 155 feet tall.

This is not a factual statement. Building heights under the proposal would be limited to 120 feet in height. Business and property owners within the Transition Area support the proposed development regulations limiting height to 120 feet. This 120 foot limit includes elevator equipment so that the maximum building height would be the top of the elevator “penthouse” and the 120’ limit would not be exceeded.

The proposal implements height limits in the Transition Area where none currently exist. In addition, the proposed zoning limits the height in the “corridors” extending east from 191st Place and 192nd Place to 40 feet; currently no such restriction exists. Restrictions are also proposed on building heights near 36th.

We do not believe our neighborhood should be impacted by high-rise buildings across the street from single family homes.
The possibility of high-rise impacts east of 36th Ave. W. already exists because there are currently no height limitations. The existing office towers in the Transition Area were previously approved under Conditional Use Permit process. The proposed rezone would establish a cap on potential height and coverage compared to what is currently allowed.

The Transition Area was designated by unanimous action of the City Council, to provide a transition between the heavy retail activity at Alderwood and the planned, dense, urban uses of the City Center. The Comprehensive Plan states that these goals be achieved while minimizing impacts on the neighborhoods to the west.

The proposal for the Transition Area will be less intense than the current regulations by restricting building heights along 36th Ave W, designating “open corridors,” limiting lot coverage, limiting access off 36th Ave W, limiting permitted uses along 36th Ave W, and stricter sign regulations. The proposed regulations protect the neighborhood by reducing the height and intensity of development than currently allowed.

The required pedestrian connections, introducing services such as coffee shops and personal services and enhanced open space and landscaping will create an environment that is people friendly. Design guidelines ensure buildings will be attractive, the skyline interesting and the facades pedestrian friendly, improving the overall quality of the area. This focus does not exist within the current regulations for the Transition Area.

This kind of irresponsible development will lower our home values while increasing the value of the commercial property.

The proposed regulations reflect the intentions of the Comprehensive Plan, and apply design guidelines to ensure quality development, allow uses most suited for this area, and require that the majority of retail development is setback from 36th Ave and focused on 33rd Ave W. The proposed regulations cap height and provide development regulations for less intensive development than is currently allowed.