



City Center Design Guidelines

City of Lynnwood, Washington



LMNARCHITECTS

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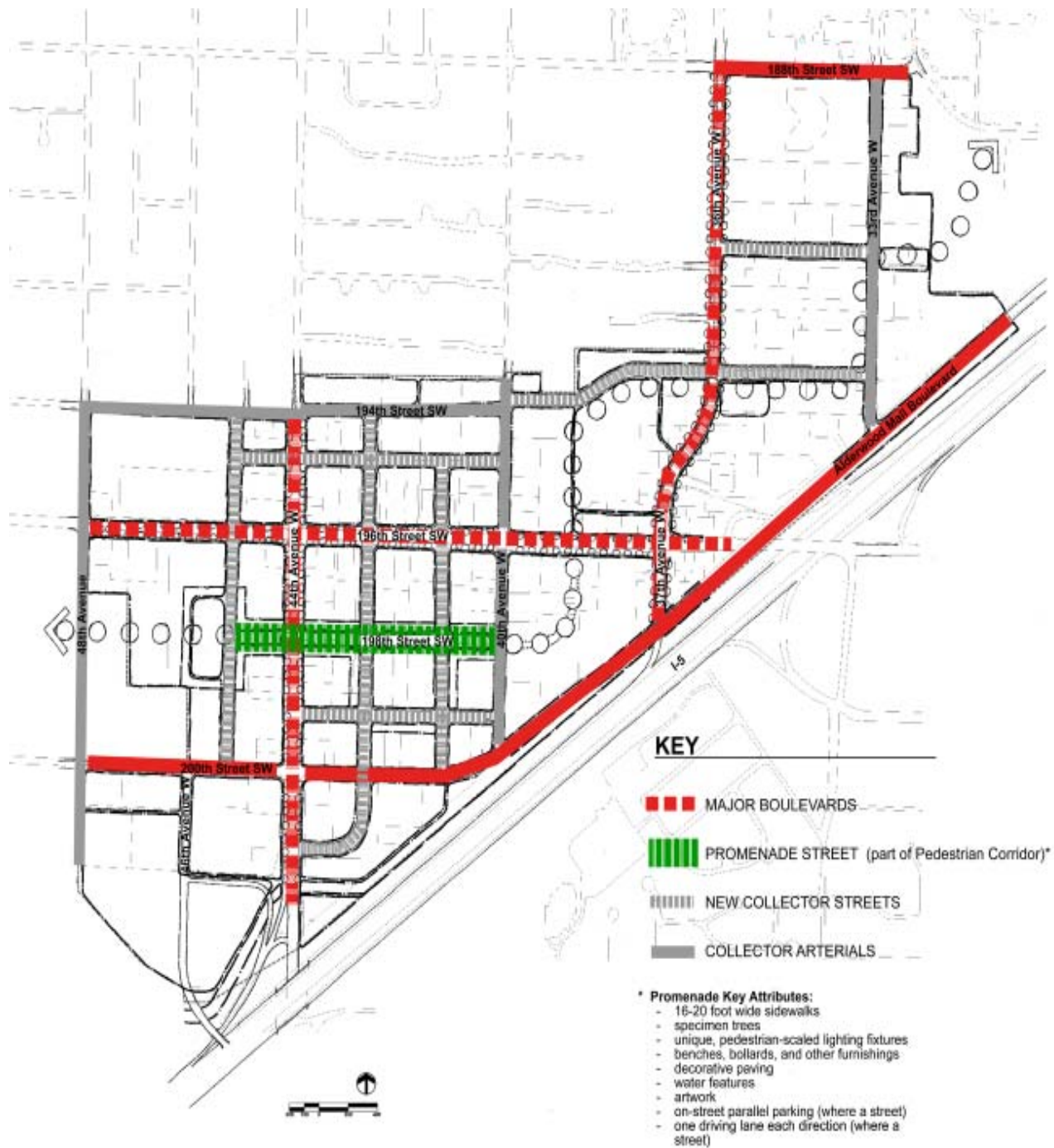
 Sign Design 26

The provisions of this document shall apply to all development and redevelopment within the Lynnwood City Center. The degree to which each standard 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 City Center Design Guidelines. These guidelines are intended to carry out the Comprehensive Plan for the City of Lynnwood with respect to the Planning and Urban Design Principles of the City Center Sub-Area Plan, including:

- Humanize the streets in order to provide a strong visual character and to encourage pedestrian activity;
- Create an array of public spaces;
- Present a distinctive skyline for the City Center as a highly visible symbol of commerce and vitality; and
- Encourage new intense development to display quality and character through materials and architectural expression.

Each standard 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 towards 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 standard.

STREET CLASSIFICATION MAP



Notes:

1. All streets would have street trees.
2. Streets (not including Major Boulevards or Arterials, would have on-street parking, especially in areas with retail frontage.

CITY CENTER
**SITE DESIGN
STANDARDS**

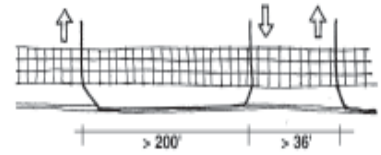
Curb Cuts

INTENT

To ensure that curb cuts do not detract from the continuity and safety of sidewalks, particularly along Pedestrian Streets.

GUIDELINES

1. Curb cuts shall be no wider than 36 feet.
2. Curb cuts shall be no closer together than 200 feet, unless the dimension of a property's frontage precludes such spacing.
3. Curb cuts shall not be located along Pedestrian Streets, unless no other access to a property is available.



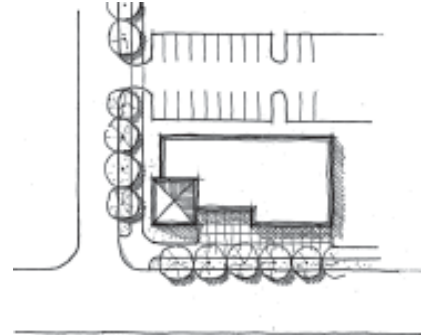
PARKING LOT LOCATION

INTENT

To ensure that parking lots are not the dominant element within the City Center.

GUIDELINES

1. Along designated Pedestrian Streets, parking shall not be located between a building and the street.
2. Along designated Boulevards, parking should be either to the side of a building or to the rear. Parking lots shall not be located at intersections.



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

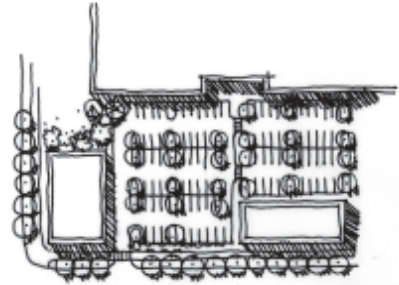
Interior Parking Lot Landscaping

INTENT

To diminish the visual effect of large areas of surface parking and to contribute to the amount of vegetation in the City Center.

GUIDELINES

1. 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 shall be maintained or plant material chosen to maintain a clear zone between 3 and 8 feet from ground level.
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 between the building and 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 and partially abuts the public right-of-way, one tree for every six spaces shall be provided (1:6).
 - Where the parking lot is located behind the building and is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).



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Parking Lot Screening

INTENT

To soften the impact of surface parking on the streetscape.

GUIDELINES

1. Parking lots that abut the public right-of-way shall be screened with one or a combination of the following treatments:
 - Low walls made of concrete, masonry, or other similar material and not exceeding a maximum height of 3 feet.
 - Raised planter walls planted with a minimum of 50% evergreen plant materials not to exceed a total height of 3 feet, including the plant material planted on top.
 - Landscape planting consisting of 50% evergreen trees, shrubs, and groundcovers.
2. A minimum 5 foot wide landscape planting area shall be provided between parking lots and adjacent developments to include a year-round sight barrier except where parking lots have been consolidated.
3. Walls and raised planters shall not exceed a maximum height of 3 feet, unless all of the following are provided:
 - 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. Chain link fencing shall not be permitted to screen or enclose parking along a public sidewalk. In addition, the use of razor ribbon or barbed wire shall be prohibited.



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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 descriptions associated with each street type:

Boulevard:

- *Sidewalks*: 12 feet wide, including 5 foot wide planting zone along curb
- *Street trees*: 30-35 feet on center, minimum of 2" cal

Pedestrian:

- *Sidewalks*: 14-16 feet wide, including a 5 foot wide planting zone along curb
- *Street trees*: 25 feet on center, minimum of 3" cal

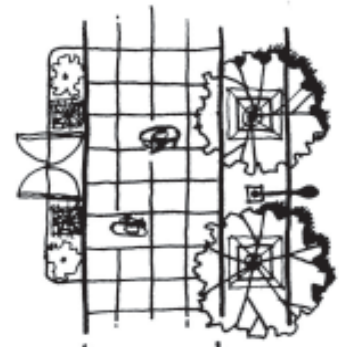
Other:

- *Sidewalks*: 12 feet wide, including a 5 foot wide planting zone along the curb
- *Street trees*: 25-30 feet on center, minimum of 2" cal

Street trees shall be selected from an approved list found in Appendix A.

3. 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.

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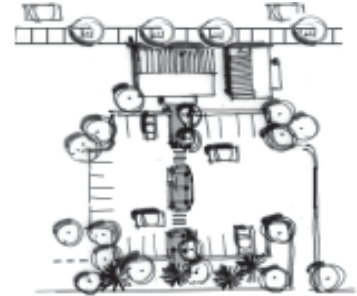
Pedestrian Connections

INTENT

To ensure that the City Center is conducive to pedestrian circulation.

GUIDELINES

1. All major building entrances shall be connected with the nearest public sidewalk by a walkway that is at least 8 feet wide. (Buildings set to the back of the sidewalk automatically meet this standard.)
2. A walkway shall be provided through any 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.
3. Walkways should be provided that allow pedestrians to walk safely between adjacent properties.



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Open Space

INTENT

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

GUIDELINES

1. Every new building 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.
3. Such space shall include at least four of the following features:
 - Benches. Ledges are also acceptable, as long as they are 15" to 18" in height.
 - Planting, including specimen trees, shrubs and seasonal planting.
 - Pedestrian scaled lighting.
 - Artwork.
 - Water feature(s).
 - Trellis and/or shelter.
 - Decorative paving.
 - Another feature not listed above.
4. Between 25% and 75% of the area of the space should be hard-surfaced.
5. The space and any art or water within it qualify as bonus feature(s).



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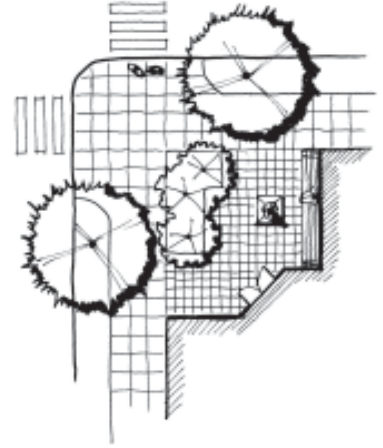
Community Gateways

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 two of the following elements:
 - Seasonal plantings
 - Flowering specimen tree.
 - Artwork
 - Water Feature
 - Public Space
 - Unique lighting
2. A Gateway Feature may be combined with a Public Space to meet both requirements.



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CITY CENTER
**BUILDING
DESIGN
STANDARDS**

Building / Sidewalk Relationship

INTENT

To ensure that buildings within the City Center contain and enliven the streets and sidewalks.

GUIDELINES

1. Within the City Center, it is expected that buildings will be oriented to the adjacent street, rather than merely to a parking lot or structure. In general, buildings should be set relatively close to the back of the sidewalk, if not directly abutting it. The façade nearest the sidewalk should incorporate windows, entrances, canopies and other features (see other guidelines which address these elements.)
2. Buildings may be set back from the sidewalk for the purpose of providing usable public space, forecourts, or in order to provide vegetative screening of parking structures.
3. Along Pedestrian Streets, it is expected that there will be relatively continuous facades lining the back of the sidewalk.
4. Setting facades close to the street may be accomplished through base structures that extend out to the sidewalk, not necessarily the full height of the building.



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Vancouver, BC



Vancouver, BC

Street-Facing Entrances

INTENT

To reinforce pedestrian activity and orientation and enhance liveliness of streets through building design.

GUIDELINES

1. Entrances to buildings shall be visible from the street and oriented toward the sidewalk so that access by foot is clear and convenient.
2. Entrances shall be given a visually distinct architectural expression by two or more of the following elements:
 - Taller Bay(s)
 - Projecting Canopy
 - Slightly Recessed Facade
 - Set Behind a Forecourt
 - Portico with Distinctive Roof Form



Vancouver, BC



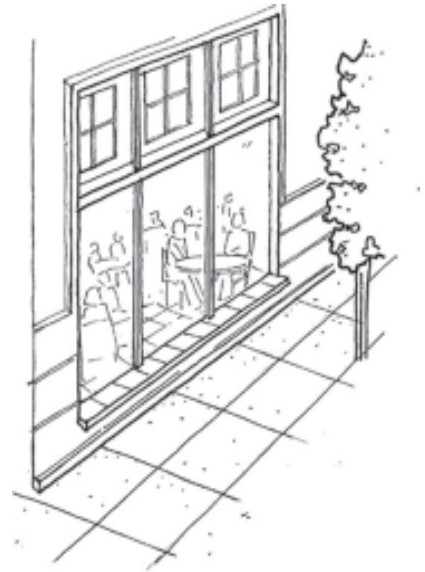
Street Level Uses and Transparency

INTENT

To ensure that sidewalks are lined with activities and uses that attract pedestrians.

GUIDELINES

1. The ground level facades of buildings that are oriented to particular streets shall have Pedestrian-Oriented Uses and transparent windows between an average of 2 feet and 10 feet above grade, according to the following:
 - Along Pedestrian Streets: a minimum of 60% in P-O Uses and transparency
 - Along Boulevards: a minimum of 40% in P-O Uses and transparency
 - Along Other Streets: a minimum of 20% in P-O Uses and transparency
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."



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Weather Protection

INTENT

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

GUIDELINES

1. Along Pedestrian Streets, canopies that provide weather protection shall be provided along at least 75% of the frontage.
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.



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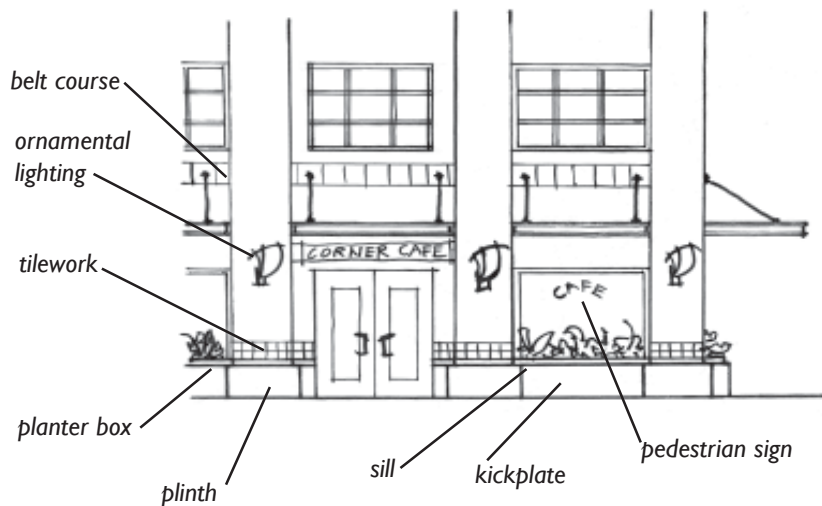
Ground Level Details

INTENT

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

GUIDELINES

1. Ground-floor, street-facing façades of commercial and mixed used buildings along Pedestrian Streets shall incorporate at least six (6) of the following elements, while buildings along Boulevards and Other Streets shall include four (4):
 - a) lighting or hanging baskets supported by ornamental brackets.
 - b) medallions.
 - c) belt courses.
 - d) plinths for columns.
 - e) shallow recesses.
 - f) awnings.
 - g) cornice.
 - h) pilasters.
 - i) kickplate for storefront window.
 - j) projecting sills.
 - k) tilework.
 - l) awnings.
 - m) pilasters.
 - n) pedestrian scale sign(s) painted on windows.
 - o) planter box.
 - p) an architectural element not listed above, as approved, that meets the intent.



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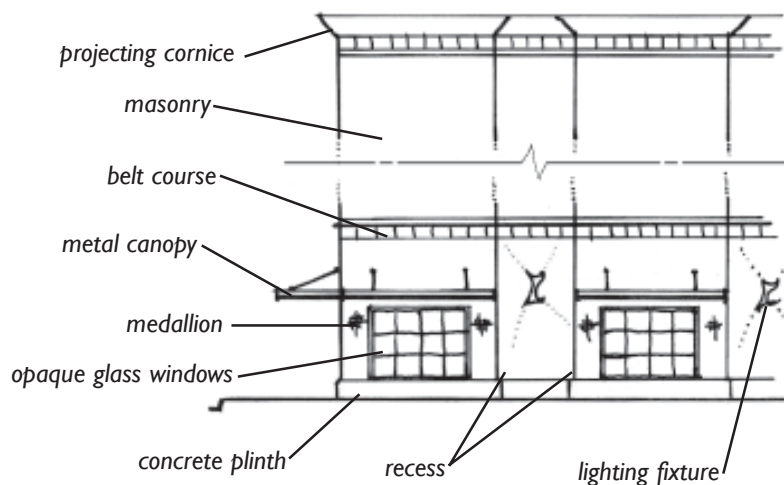
Treating Blank Walls

INTENT

To ensure that situations in which glass windows are not practical, there are still features that add visual interest and variety to the streetscape.

GUIDELINES

1. Where windows are not provided on walls (or portions of walls) longer than 30 feet which face streets or visible from right-of-way, at least four of the following elements shall be incorporated:
 - a) masonry (but not flat concrete block).
 - b) concrete or masonry plinth at base of wall.
 - c) belt courses of a different texture and color.
 - d) projecting cornice.
 - e) projecting metal canopy.
 - f) decorative tilework.
 - g) trellis containing planting.
 - h) medallions.
 - i) opaque or translucent glass windows.
 - j) artwork.
 - k) vertical articulation.
 - l) lighting fixtures.
 - m) recesses.
 - n) an architectural element not listed above, as approved, that meets the intent.
2. On pedestrian streets where windows are not provided, no more than 10 feet unembellished surface shall be allowed.



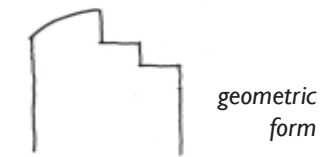
Upper Level Setbacks

INTENT

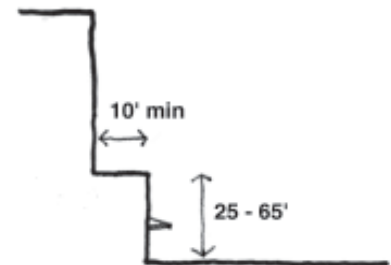
To reduce the bulk of taller buildings, to reinforce pedestrian scale on street frontages, and to allow for a reasonable visibility of the sky from street level.

GUIDELINES

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



buildings taller than 250'



Kirkland



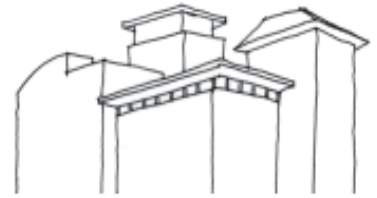
Roof Expression

INTENT

To create a skyline that is visually interesting.

GUIDELINES

1. Buildings over 50 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
2. Buildings taller than 250 feet should incorporate step backs in their uppermost floors. Such step backs need not be located on all sides, but should be enough to create a distinct “top” to the building. Alternatively, a top may be created by another architectural device such as an overhang, geometric form, or decorative architectural feature.



Kirkland

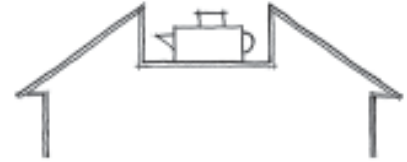


Portland

Screening Mechanical and Communications Equipment on the Roof

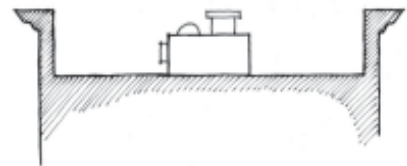
INTENT

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 within the architectural design of the building.
2. Efforts should be made to locate communication equipment so that it is not visible from nearby streets. If it is possible to conceal such equipment behind parapet walls and still allow it to operate, that is the preferred method.



Screening of Parking Structures

INTENT

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

GUIDELINES

1. The street-facing facades of parking levels within a building 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
 - Planting designed to grow on the façade
 - Louvers
 - Expanded metal panels
 - Decorative metal grills
 - Spandrel (opaque) glass
 Other devices may be proposed that will accomplish the intent.
2. Free-standing parking structures shall incorporate the above features on portions of the façade above the ground level. At ground level, they shall comply with Guidelines addressing Street Level Uses and Transparency, Weather Protection and Ground Level Details.



Portland



Seattle

Gateway Locations

INTENT

To identify and highlight major entrances into the City Center.

GUIDELINES

1. Within designated Gateway Areas, buildings are encouraged to incorporate architectural features that are bold and dramatic. The following is a list of possible 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



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CITY CENTER
SIGN DESIGN
STANDARDS

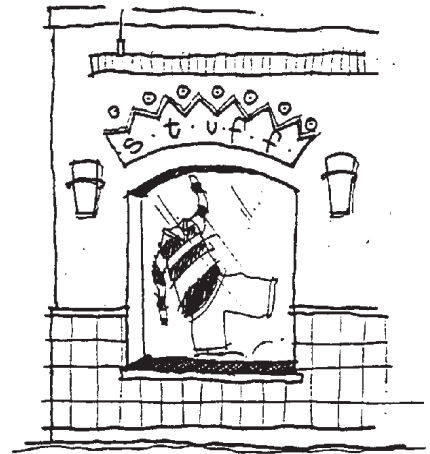
Pedestrian-Oriented Signs

INTENT

To ensure that the City Center reinforces pedestrian activity and commerce and to convey an image for the City Center that is urban in nature, rather than a collection of auto-oriented uses.

GUIDELINES

1. Pole signs shall not be permitted on any street within the City Center. Generally, signs shall be affixed to building facades, but monument signs, not exceeding 8 feet in height, are allowed on Boulevards and Other Streets. The area around the base of such signs shall be landscaped with shrubs and seasonal color.
2. Free-standing signs shall not be permitted along any Pedestrian Street.
3. Roof top signs shall not be permitted within the City Center.



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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 they are associated with.

GUIDELINES

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



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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 encourage
4. Neon may be used in an artful way in signs; however, simply outlining the roof or building in neon tubing shall not be allowed.

