City of Lynnwood
Received 3/17/14

CITY OF LYNNWOOD
COMMENTS 3/18/14

LYNNWOOD PLACE DESIGN GUIDELINES - MIXED USE PHASE

Open

Natural

Relaxed

Comfortable

Friendly

Interesting

Fun

March 14 , 2014

INDEX FOR DESIGN GUIDELINES

Reference Plans

a. Mixed Use Ground Floor Plan

b. Mixed Use Floors 2 - 5

Site Urban Design
a. Open Space Design
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d. Gateway Design

Aesthetics and Architectural Design
a. Massing Design standards
b. Retail Design Standards
c. Apartment Design Standards
d. Parking Garage Design Standards
e. Signage
f. Materials

Sustainability and Conservation
a. Sustainability Guidelines

Overall Development Plan
Ground Floor

DOES NOT MATCH GROUND FLOOR FOOTPRINT ON NEXT PAGE

REFERENCE PLAN GROUND FLOOR

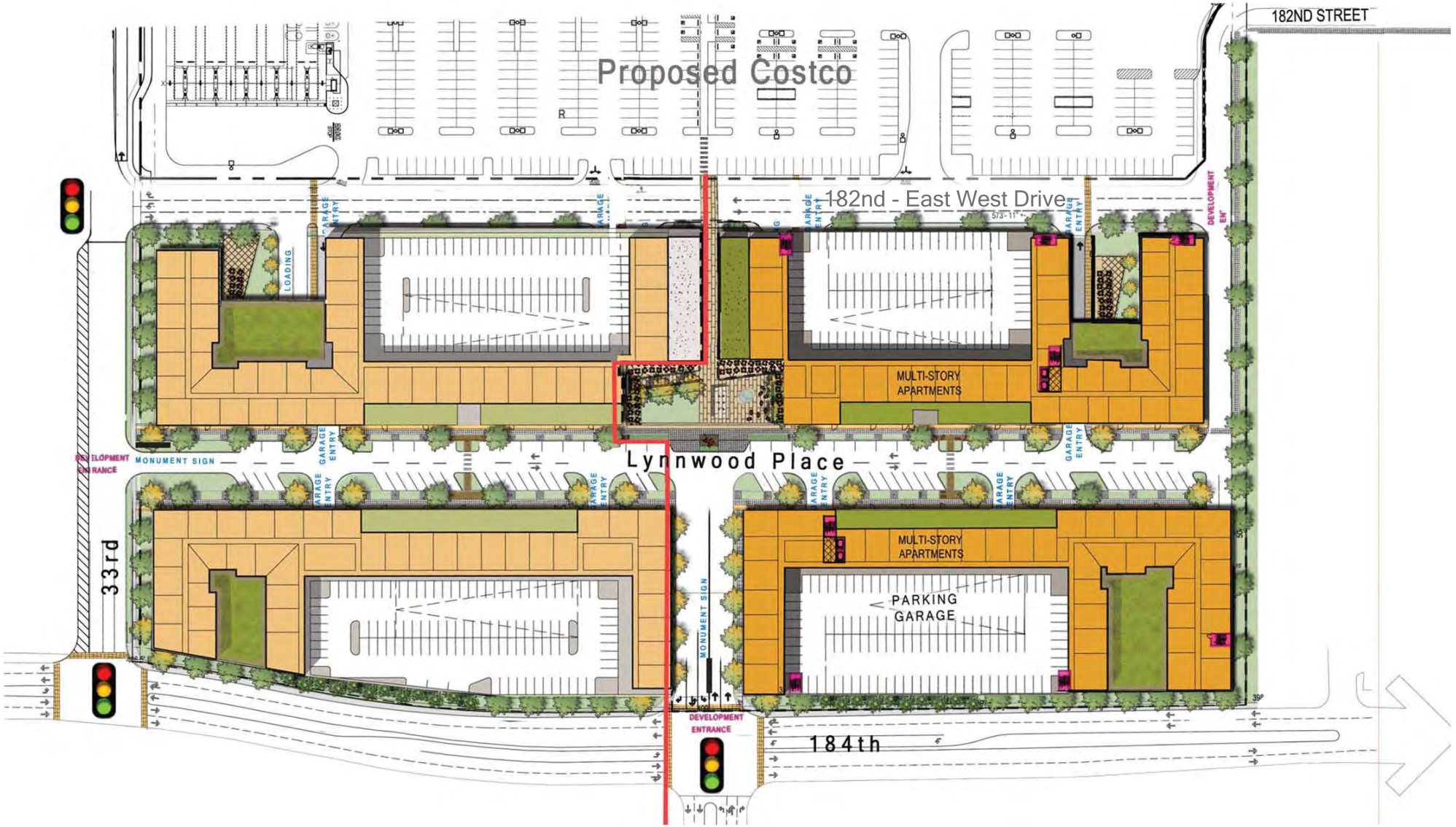
Mixed-Use Site Plan

Ground Floor

SHOW RIGHT TURN LANE

- See pages 5-8 for Open Space
- See pages 9-10 for Landscape
- See page 11 for LP Commons
- See page 12 and pages 23-27 for Retail
- See pages 28-31 for Apartments
- See pages 32-36 for Garage

REFERENCE PLANS FLOORS 2-5



Mixed Use
Apartment Floor Plan
Levels 2-5

OPEN SPACE DESIGN

Overview

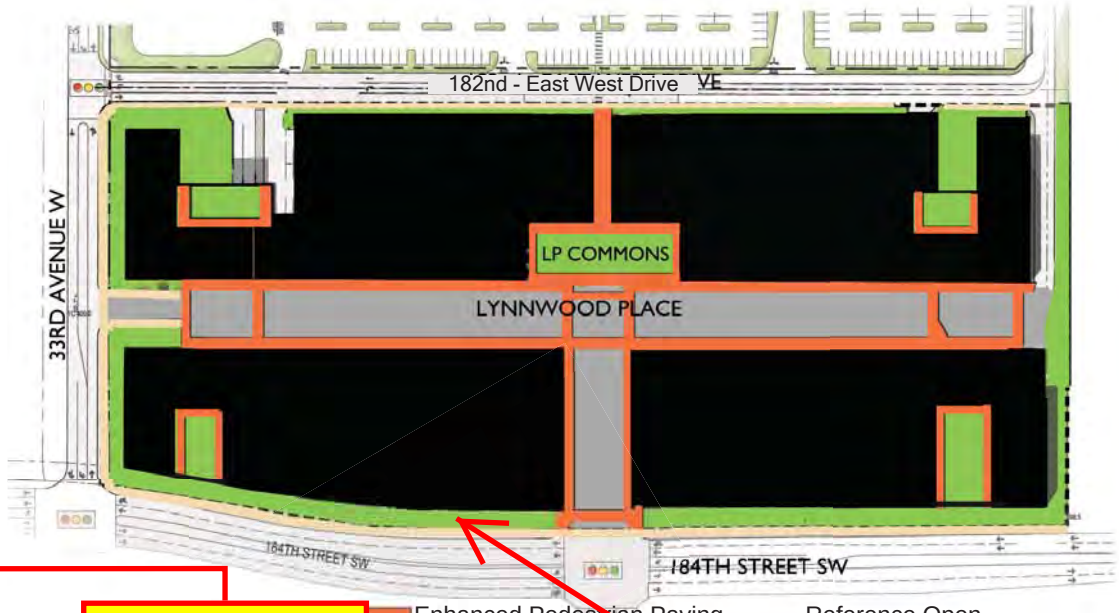
Open space plays an integral role in the urban design at Lynnwood Place. Creating a vibrant, pleasant and convenient pedestrian experience is very important to the commercial success of the retailers and the enjoyment and livability of the residents. Several types of open space exist on the site including Shopping Streets, Outdoor Dining, LP Commons, Roof Top Amenity Decks, and Apartment Balconies. The Lynnwood Municipal Code requires that a total of 20,000 SF of open space be provided. Open Space includes the LP Commons, Pedestrian Sidewalks Areas, Landscaped Areas and Roof Top Amenity Decks.

Required Open Space Areas

description	*required*	*estimated provided*
Plaza Areas -		
Total for Phases Costco, Phase 1, Phase 2	9,000 sf	10,000 sf
Mixed Use Areas -		
Phase 1	3,500 sf	41,500 sf
Phase 2	3,500 sf	
Residential Common Areas -		
Phase 1	2,000 sf	20,500 sf
Phase 2	2,000 sf	
TOTAL	**20,000 sf**	**82,500 sf**

Shopping Street

The main east to west internal street in the mixed use portion of the project, Lynnwood Place, is the central hub for retailing, dining and entertainment. Lynnwood Place is designed to have 12'-16' wide sidewalks directly in front of the storefronts. The walkways hold a variety of landscape features, street furniture, lighting elements, enhanced paving materials and wayfinding. Tenants are encouraged to change merchandising displays regularly to help keep the street scene fresh and current.



Reference Open Space Plan on Page 6 for more information

WHERE DOES THIS STANDARD COME FROM? PAGE 27 OF CITYWIDE DESIGN GUIDELINES CALLS FOR 1 SQ. FT. PER 100 SQ. FT. OF FLOOR AREA.

REMOVE OPEN SPACE DESIGNATION ALONG 184TH PER PAGE 6.

Shopping Street

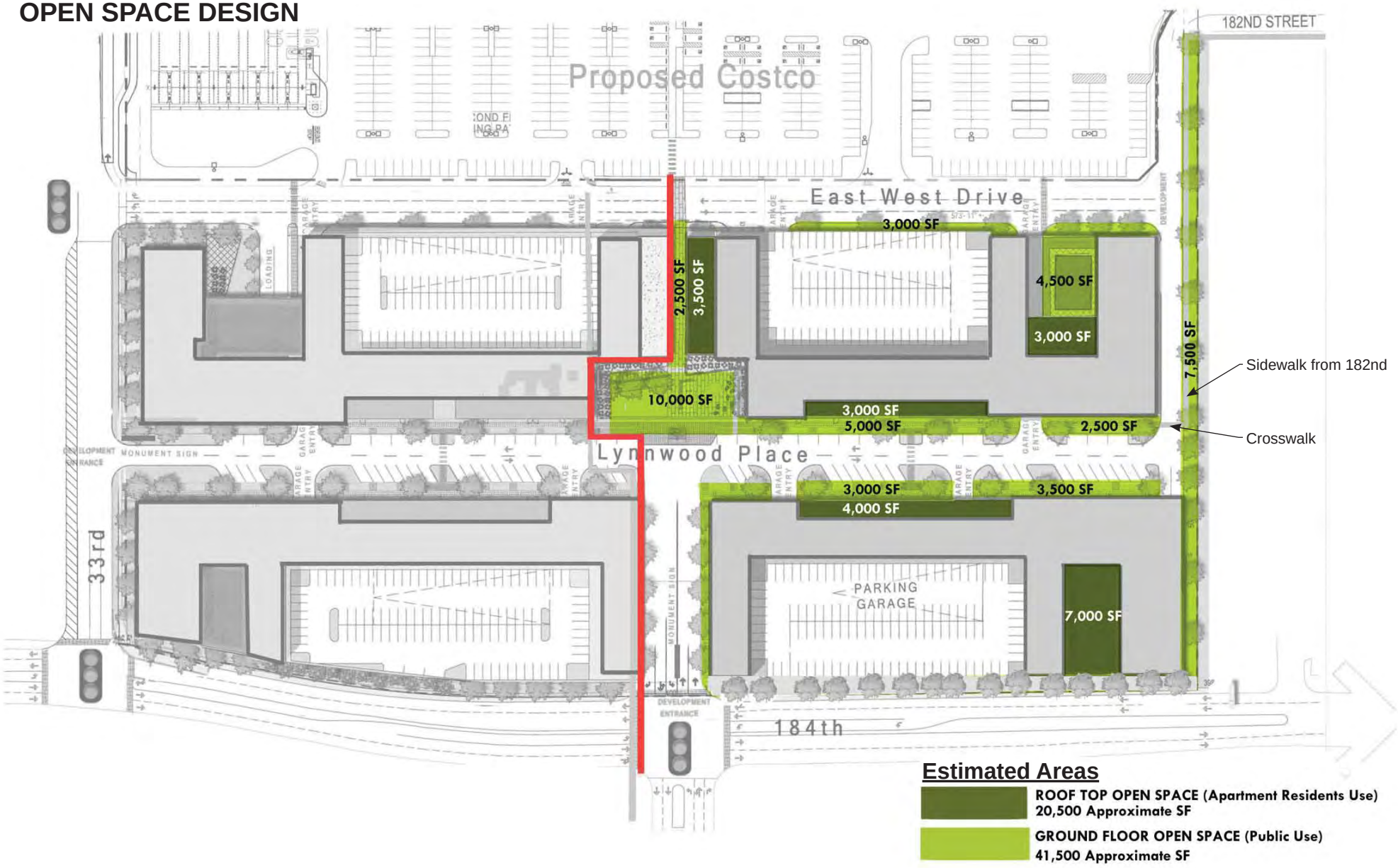
Site Seating

PHASE 2 AND PHASE 3 (NOT 1 AND 2)

Shopping Street

DR

OPEN SPACE DESIGN



Mixed Use - Estimated Open Space

OPEN SPACE DESIGN

Shopping Streets Cont'd.
Lynnwood Place street carries the east and west vehicular flow and at grade parking. Posted speeds and on-street parking types follow new urbanist principles creating an environment where the pedestrian has dominance over the vehicle.

Outdoor Dining

Outdoor Dining
Along Lynnwood Place there will be outdoor dining opportunities for restaurants. These zones will have wider walkway areas for outdoor seating and will be directly connected to the restaurants' operation. Restaurateurs will be encouraged to create a unique street ambiance reflecting the theme of the venue. Seating demised zones, weather protection and paving materials are a few of the outdoor "customizations" that will be provided.

Dog Friendly

LP Commons
At the intersection of the main entrance and Lynnwood Place is an outdoor "village green" called LP Commons. This open space will be designed as a neighborhood park and public space designation for the on-site residential community and as an amenity for retailers and restaurants. The Commons will be landscaped, paved and also provide a dog friendly area and modest shelter. See Landscape Design Concept on pages 9-11.

Green Arbor/Shelter

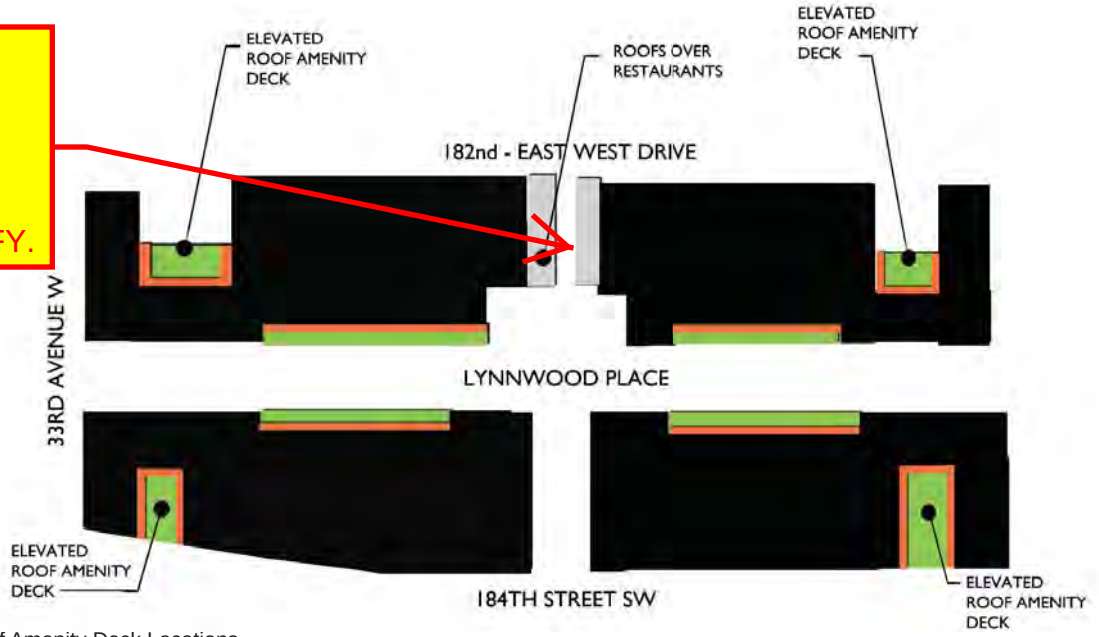
Commons Typical Area

OPEN SPACE DESIGN

PAGE 4 INDICATES THESE ARE OPEN SPACE/ RECREATION AREA. CLARIFY.

Roof Top Amenity Decks

Retail roof decks will provide open spa residential residents. These decks are elevated open air and are designed to provide a secure outdoor neighborhood space for the residents. Each block of the mixed use development will have Roof Amenity Decks. The decks' design will contain a variety of amenities such as group seating areas, outdoor grilling, feature landscaping, water features, fire pits and yard games.



Roof Amenity Deck Locations

Overall Site Objectives

1. Improve pedestrian experience along 184th through:
   a. Landscape
   b. Street Lighting
   c. Separation of pedestrians from vehicular traffic
   d. Wider sidewalks
2. Providing paving and wayfinding at development entrances and intersections
3. Establish a program of site furnishings including places for: seating, art, trash, wayfinding
4. Providing connection to establish trails and transit systems
5. Provide a central open space for users of the development to recreate

Sample Roof Amenity Deck

Amenity Roof Deck Samples

LANDSCAPE CONCEPT DESIGN

Overview

Street trees and planting areas connect all parts of Lynnwood Place. An inviting streetscape along 184th welcomes passers-by and residents into the project. Visitors will be greeted by a planted shopping avenue, which will feature trees, vibrant plantings, plazas and patios with seating and amenities, and rain gardens.

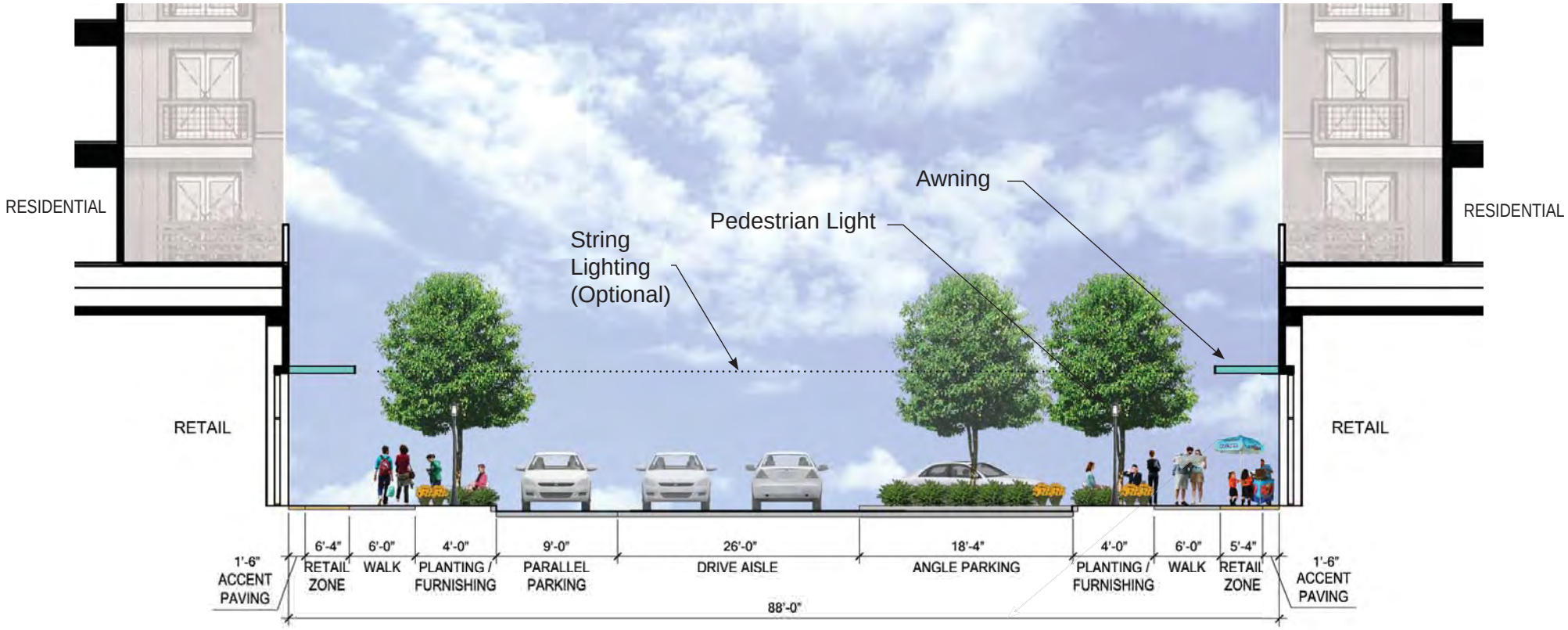
Landscape Features

Educational Rain Gardens

Landscape Site Plan

- Quantity of Trees Shown on Shopping Street, 182nd, and East Drive Estimated Match From LMC

LANDSCAPE STREET SECTIONS

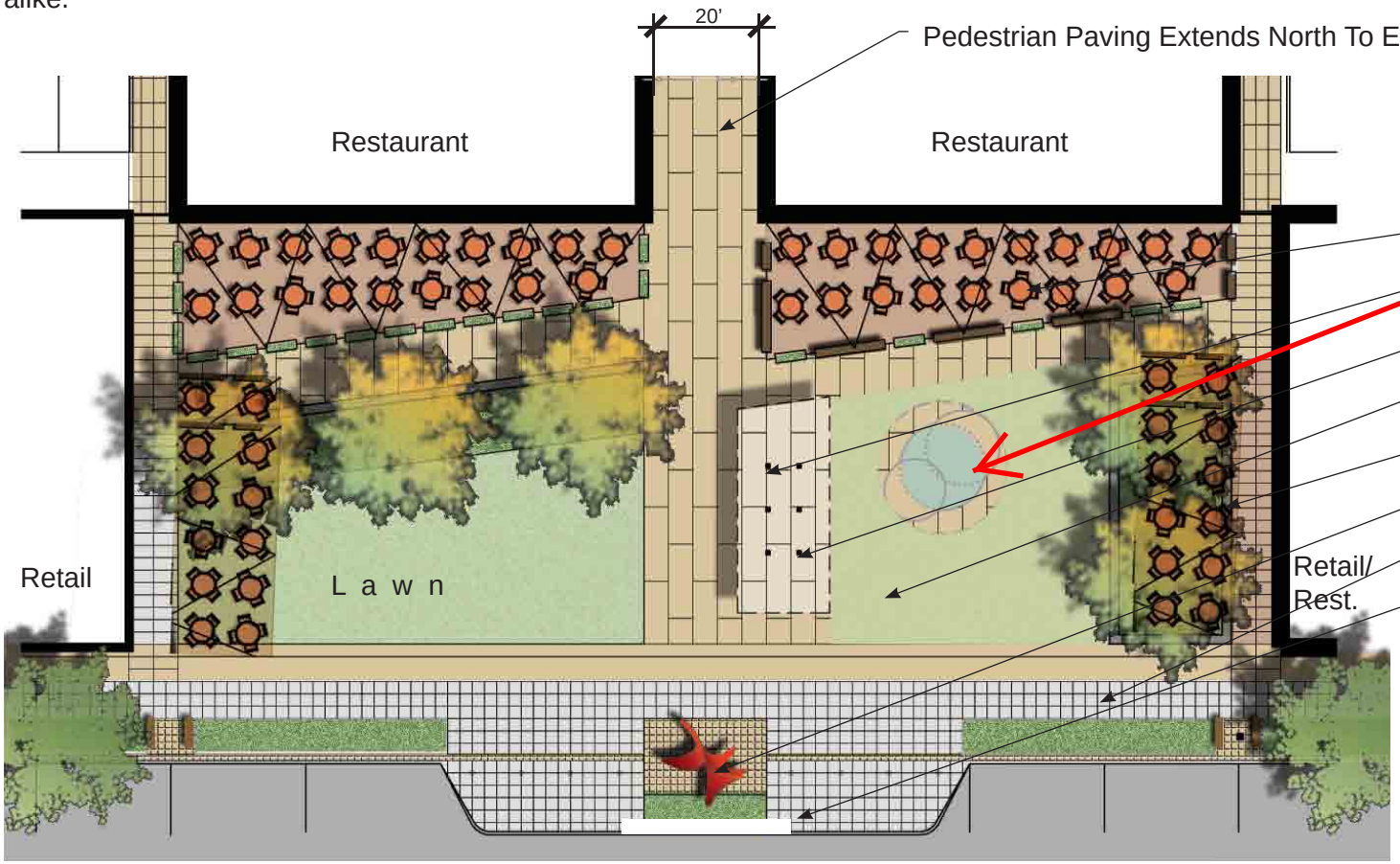


Section A

LP COMMONS CONCEPT DESIGN

Overview
Lynnwood Place Commons will be the central gathering space for visitors and residents. Opportunities for outdoor dining, lounging, and informal recreation will be provided by numerous amenities, including a lawn area, ample seating, and plantings. Lighting will extend the activity of the commons beyond daylight hours, encouraging extended visits by patrons and residents alike.

Outdoor Dining



LP Commons Landscape Plan

Key Plan

0 15' 30' 60'

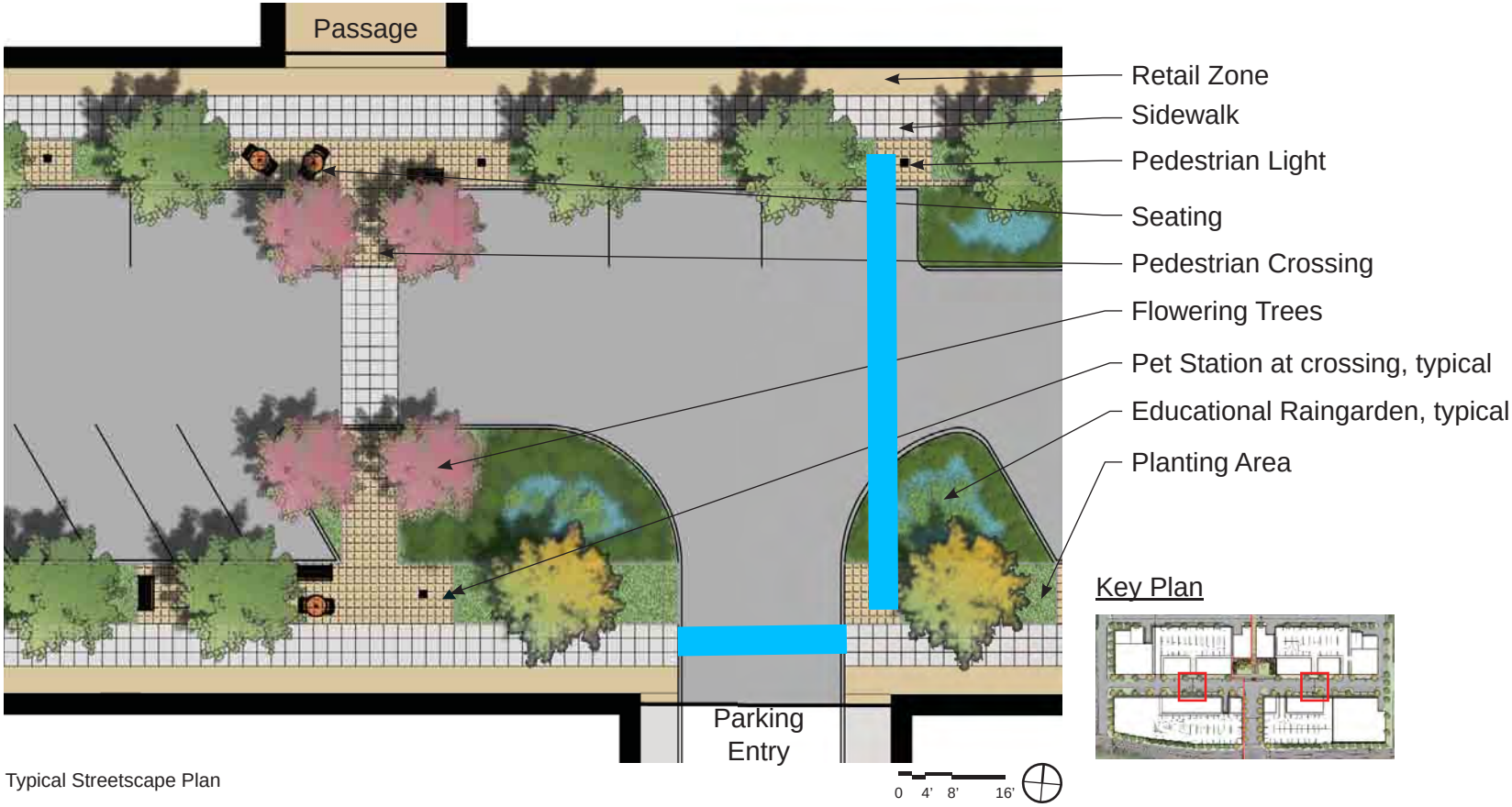
RETAIL STREET CONCEPT DESIGN

Overview

The central street at Lynnwood Place features street trees planted at a maximum of 30’ on center. Beyond the sidewalk, permeable paved areas feature seating and streetscape amenities, including pedestrian lighting. Enlarged planting areas at curb bulbs will hold educational raingarden features. Curb bulbs will contain major pedestrian crossings and be aligned to the passage, enhancing circulation throughout Lynnwood Place.

Street Trees (2” cal. @ installation)

Pedestrian Crossing

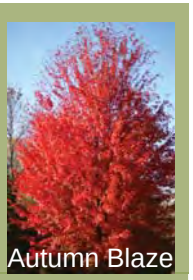


Typical Streetscape Plan

Key Plan

CONCEPT PLANTING PALETTE

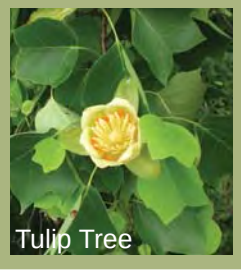
Overview
The planting palette at Lynnwood Place will feature multiple forms of trees, ornamental shrubs, and a mixture of accent plantings. The majority of street trees will be of one to two species for continuity, with flowering varieties lining the entry drive and at the ends of blocks.


Autumn Blaze

Trees

Bowhall Maple

Accolade Cherry

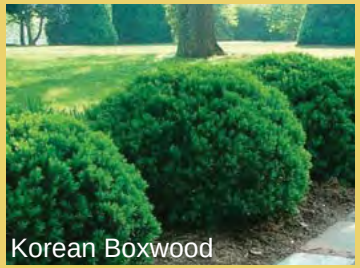

Tulip Tree

Katsura Tree

Ornamental Shrubs

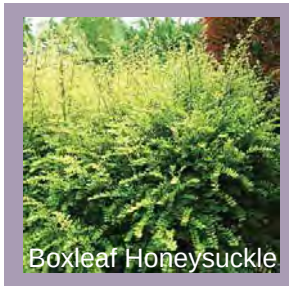
Oak Leaf Hydrangea

Redtwig Dogwood


Korean Boxwood

Enkianthus

Accent Plants


Boxleaf Honeysuckle

Lavender

Lily Turf

Japanese Anenome

Representative Plant List

Street Trees:
Acer rurbum ‘Bowhall’ / Bowhall Maple
Liridendron tulipifera / Tulip Tree
Acer freemanii ‘Jeffsred’ / Autumn Blaze Maple

Accent Tree:
Prunus ‘Accolade’ / Accolade Cherry

Parking Lot Tree:
Cercidiphyllum japonicum / Katsura Tree

Screening Trees:
Calocedrus decurrens / Incense Cedar
Zelkova serrata ‘Village Green’ / Zelkova

Shrubs:
Arbutus unedo ‘compacta’ / Dwarf Strawberry Tree
Buxus koreana ‘Winter Gem’ / Korean Boxwood
Cornus sericea ‘Kelseyi / Red Twig Dogwood
Enkianthus campanulatus ‘Showy Lantern’ / Enkianthus
Garrya elliptica / Silk Tassel
Hydrangea quercifolia ‘Snow Queen’ / Oakleaf Hydrangea
Ilex glabra / Inkberry
Lonicera pileata / Box Leaf Honeysuckle
Viburnum plicatum ‘Mariesii’ / Doublefile Viburnum

Accents:
Anemone hupehensis var. japonica
Cistus salvifolius / Sage Leaf Rockrose
Epimedium x rubrum / Bishop’s Hat
Helictotrichon sempervirens / Blue Oat Grass
Hemerocallis ‘Stella D’Oro’ / Stella D’Oro Daylily
Lavandula augustifolia ‘Hidcote’ / Hidcote Lavender
Liriope muscari ‘Big Blue’ / Big Blue Lily Turf

See page 34 for plant materials for screening walls.

WESTERN BUFFER

Western Buffer Plan

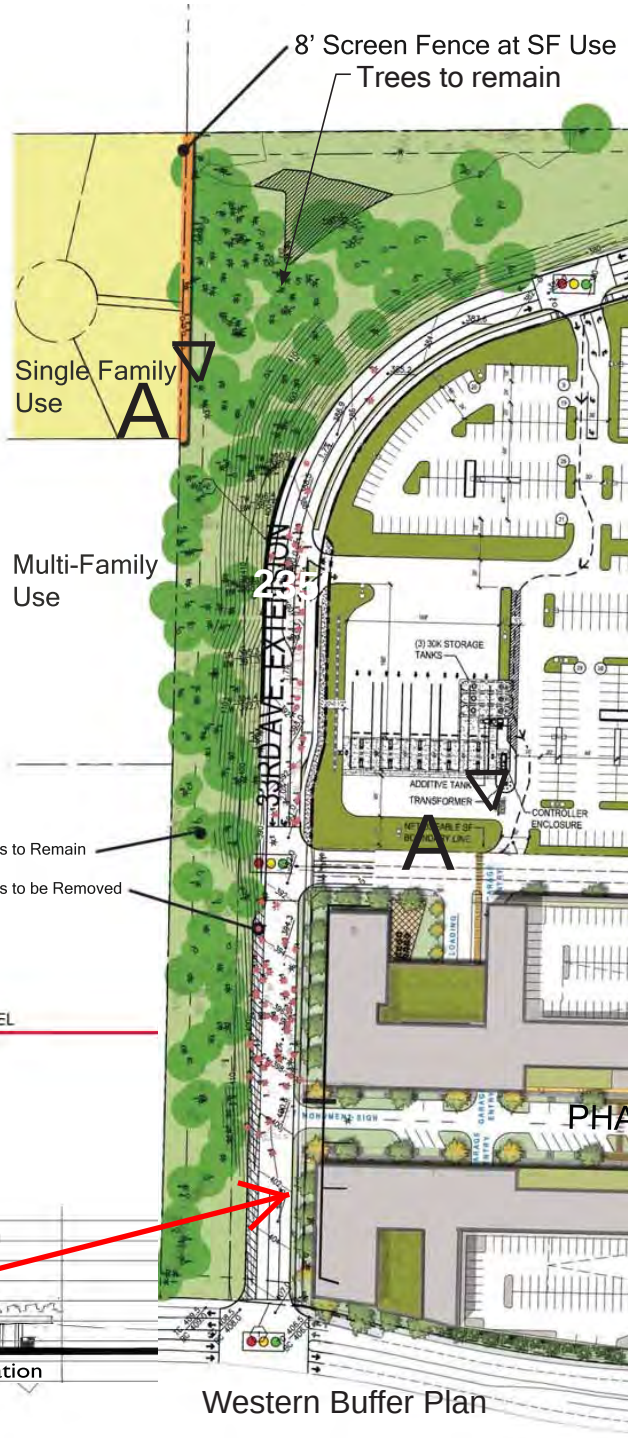
Plan A is an overall view showing the relationship of 33rd Extension to the western neighboring properties.

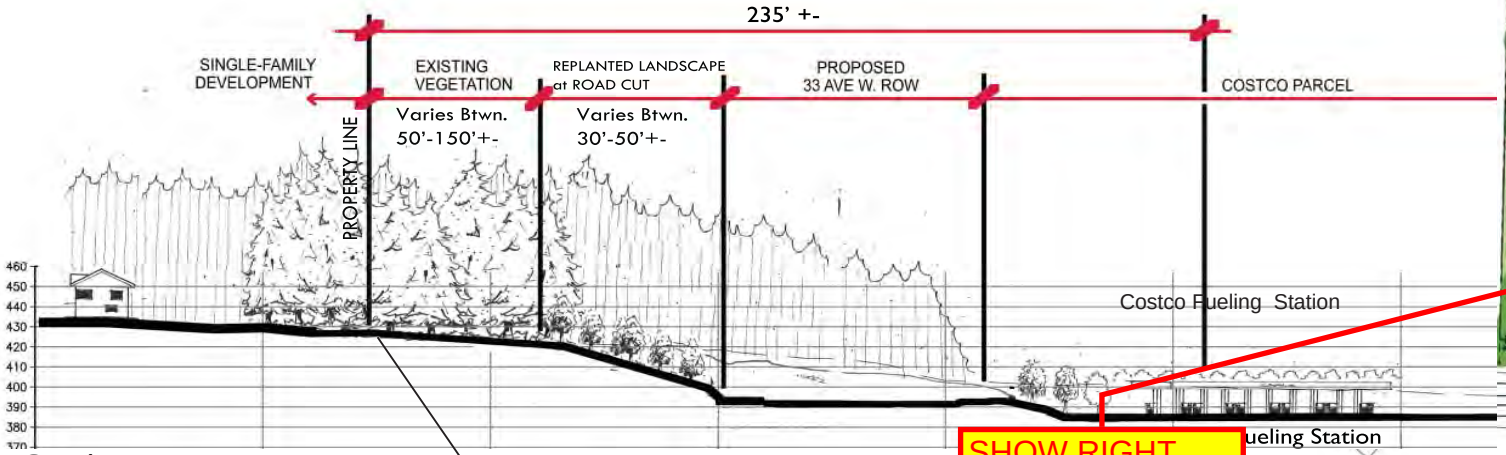
The plan specifically shows the location for 33rd's new retaining wall, the new grading slopes and the existing trees to remain at the completion of the development. Also shown are many mature trees that will remain in the 40' wide buffer. Trees shown to be removed will be replaced per the City of Lynnwood requirements.

Western Buffer Section

Section B shows the cross section of the road and the depth of retained forest that serves as a buffer for the single family residences. Please note that Costco's Fueling Station and main building are well below the single family residences and sight line. The Fueling Station is approximately 235' away from and 55' below single family residential uses. The view looking towards Costo from 182nd Place shows the density of existing vegetation and will remain relatively unchanged when the development is completed.

Existing View towards Costco from





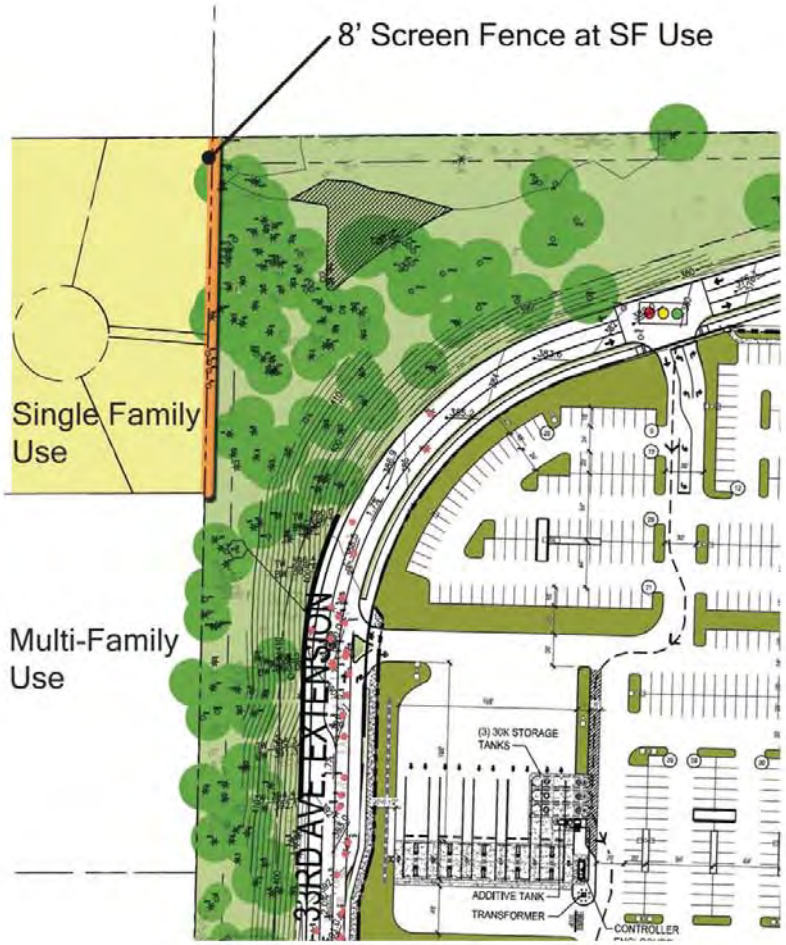
Section AA

Residential Screen Fence
See Page 15

SHOW RIGHT TURN LANE

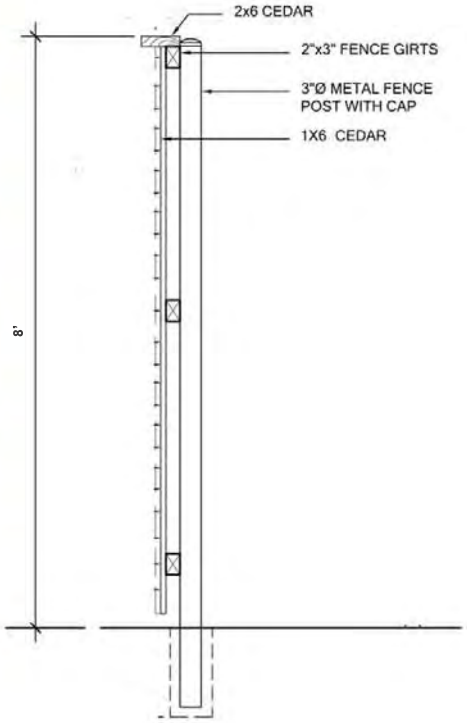
Western Buffer Plan

WESTERN BUFFER



RESIDENTIAL SCREEN FENCE PLAN

8' Solid Wood on Metal Posts Spanning on Piers/Footings



Typical Fence Section

GATEWAY DESIGN

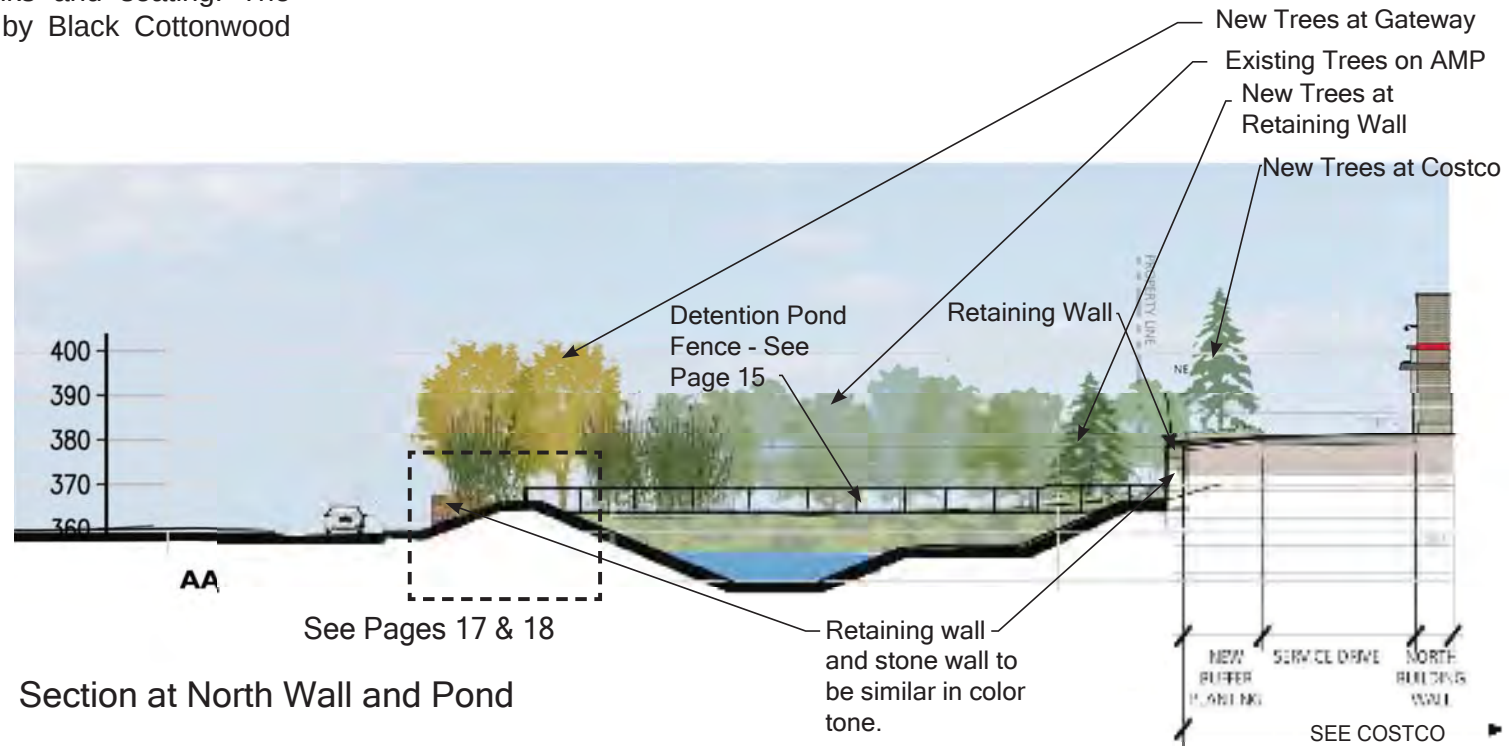
Orientation

At the intersection of Alderwood Mall Parkway and 33rd Extension, a designated Gateway intersection, is an open space that retains a site detention pond and the gateway marker which signifies the entrance to the Lynnwood Place development. This area comprises the landscaping and retaining wall for Costo's building.

Gateway Feature

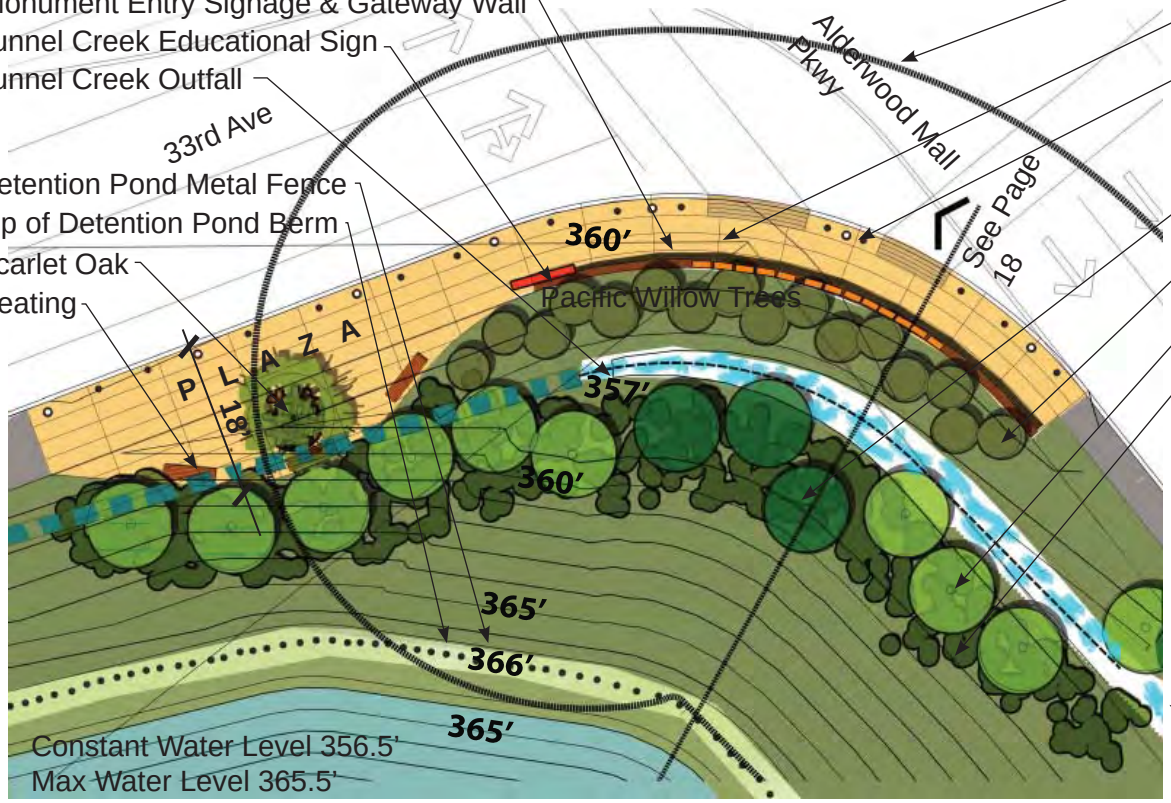
The gateway feature anchors the northern most corner of the open space. The monument feature will be a low stone design and will hold the developments signature signage, pedestrian lighting, sidewalk bollards, enhanced paving, connectivity to crosswalks and seating. The stone wall will be backstopped by Black Cottonwood trees and Pacific Willows.

Gateway Plan



Section at North Wall and Pond

GATEWAY LANDSCAPE CONCEPT PLAN



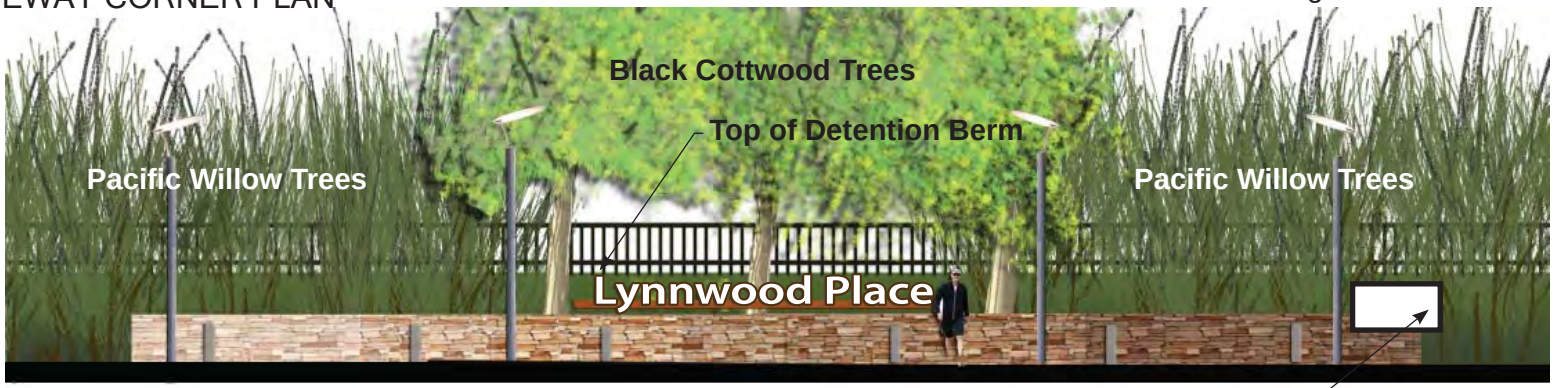
GATEWAY CORNER PLAN

Tunnel Creek Buffer Zone
Special Paving - 1300 sf
Bollards and Pedestrian Pole Lights
Black Cottonwood Trees
Shrubs - Salmonberry, Sitka Willow, Dogwood
Pacific Willow Trees
Riparian Understory Plantings

Monument Stone - Drystack, Veneer Stone or Simulated Stone

Example Metal Fence at Detention Pond

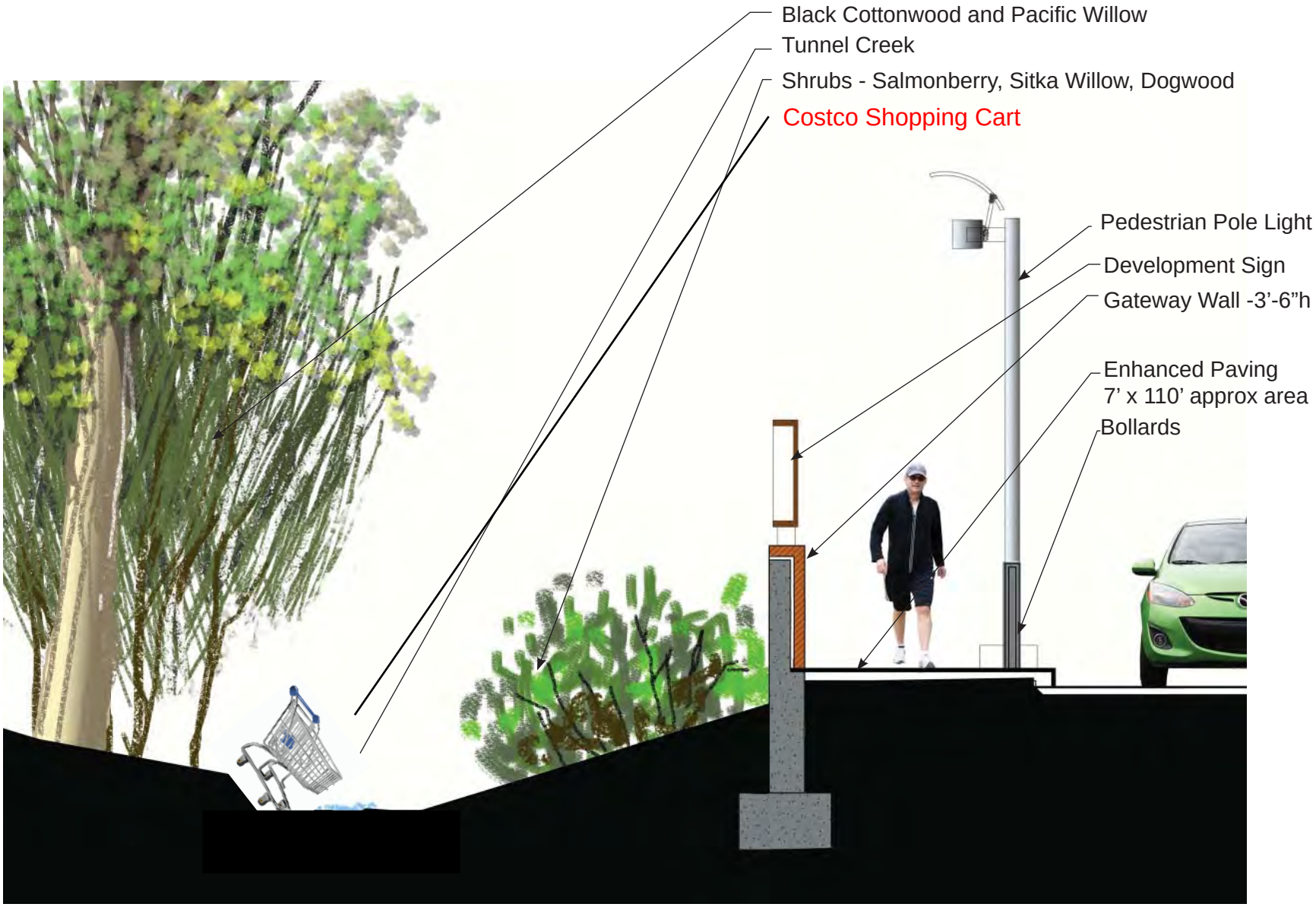
Existing Trees on Alderwood Pkwy.



Gateway Wall Elevation 3'-6"H x 65' Long

Tunnel Creek Educational Sign

GATEWAY DESIGN



Section Through Gateway Wall and Tunnel Creek

MASSING DESIGN STANDARDS

Overview
All four blocks of the mixed use portion of Lynnwood Place are designed to accommodate retail, restaurant, entertainment, residential and parking uses. These uses are contained in each of the four buildings and must be integrally designed. The single largest use in each of the blocks are the parking garages. Garages are vital to the viability of both commercial and residential uses, and the location and orientation is of critical importance. At Lynnwood Place, two design strategies are used in the merging of parking with commercial and residential uses: **podiums** and **wraps.**

Podiums
A podium style development creates a structural nonflammable podium that houses non residential uses. Residential floors are located above these uses.

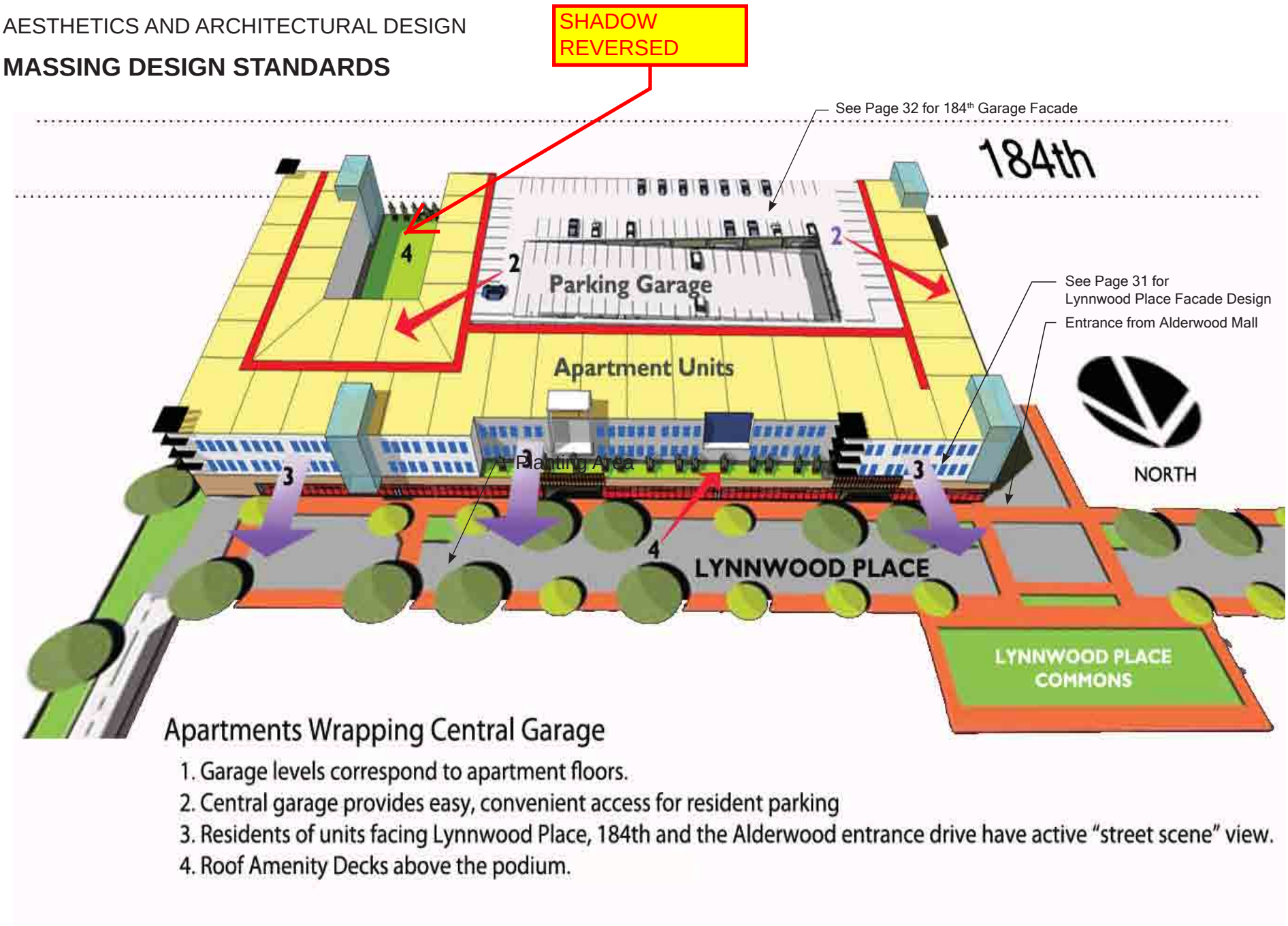
Wraps
A wrap style development "wraps" residential uses around a parking structure. The parking levels correspond to each residential floor to provide convenient access for the residents to their cars. In other words, residents park on the same level as their unit, not needing to use stairs or elevators. Apartments wrapping the garage on one, two or three sides **effectively screen the garage from public view within the development.**

Urban Approach
At Lynnwood Place, all retail, restaurant, entertainment and residential uses focus on the interior shopping corridor. This focus reinforces the urban concept of place-making and creating a vibrant, memorable urban space.

MISSING CAPTION

Ground Floor Retail

MASSING DESIGN STANDARDS



Massing Aerial

MASSING DESIGN STANDARDS

Organizational Standards

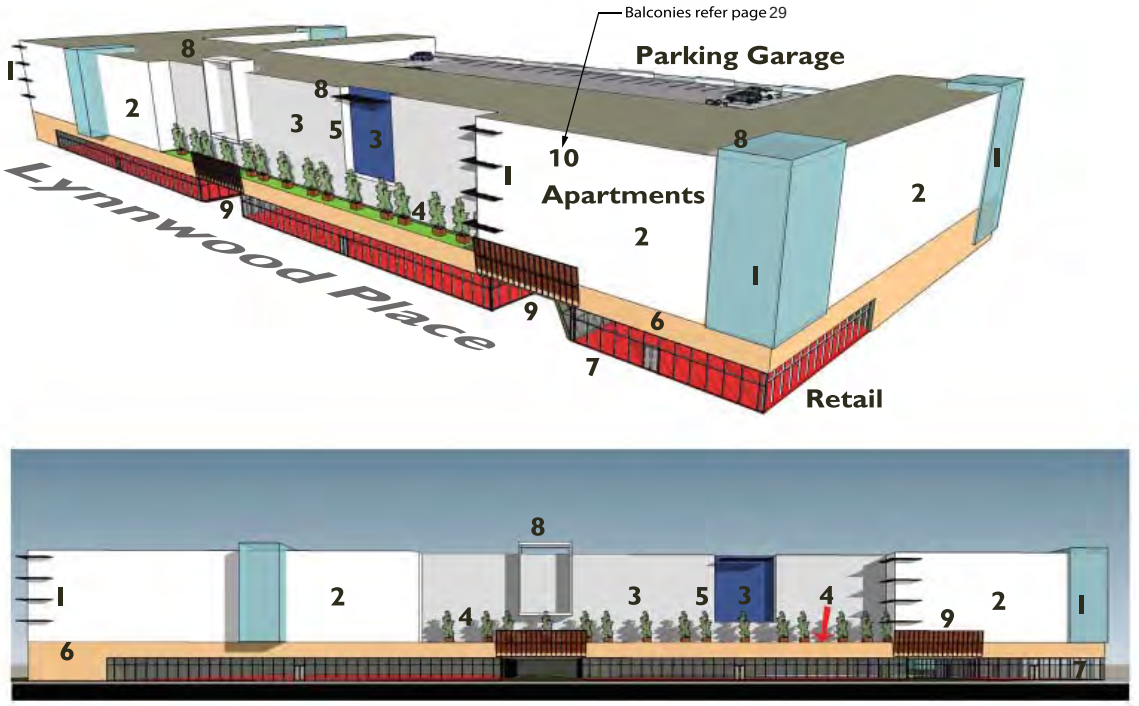
The Architectural design will reflect and respond to the uses contained within the building.

The project is a podium/wrap style development where residential units are located above a retail base or podium and apartments wrap the garage.

Parking structures are integrated into the building and parking levels correspond to retail and apartment floors. Parking garages shall be wrapped by other uses on at least two sides. Where garages are visible to the public view, the design will be compatible with the surrounding architectural treatments, while allowing for natural ventilation into the structure.

Apartments will have access to a private and/or public rooftop terrace. The terrace will be landscaped and available for residents to use. The roof terraces provide light and air for the units and also provide breaks and visual relief in longer façades.

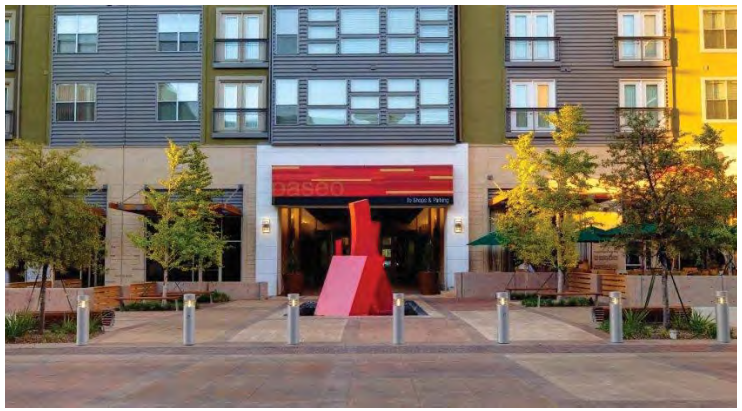
The building will express a Retail Base. The base will be articulated with a framework of columns and fascia around tenant storefronts. The framework provides continuity in the overall architectural scheme while allowing for tenants to create individual storefront identities. This system is an established method for providing a cohesive design while allowing individuality in the storefront merchandising and branding.



Lynnwood Place Massing and Articulation

Legend

1. Corner Articulation, See Page 22
2. Primary Material
3. Material Change
4. Roof Top Patio and Green Space
5. Facade Offset - 2' Minimum
6. Building Base
7. Ground Level Transparency, See Page 26
8. Skyline Element
9. Garage Portal Articulation
10. Balconies



Example Articulated Passage to Garage

MASSING DESIGN STANDARDS

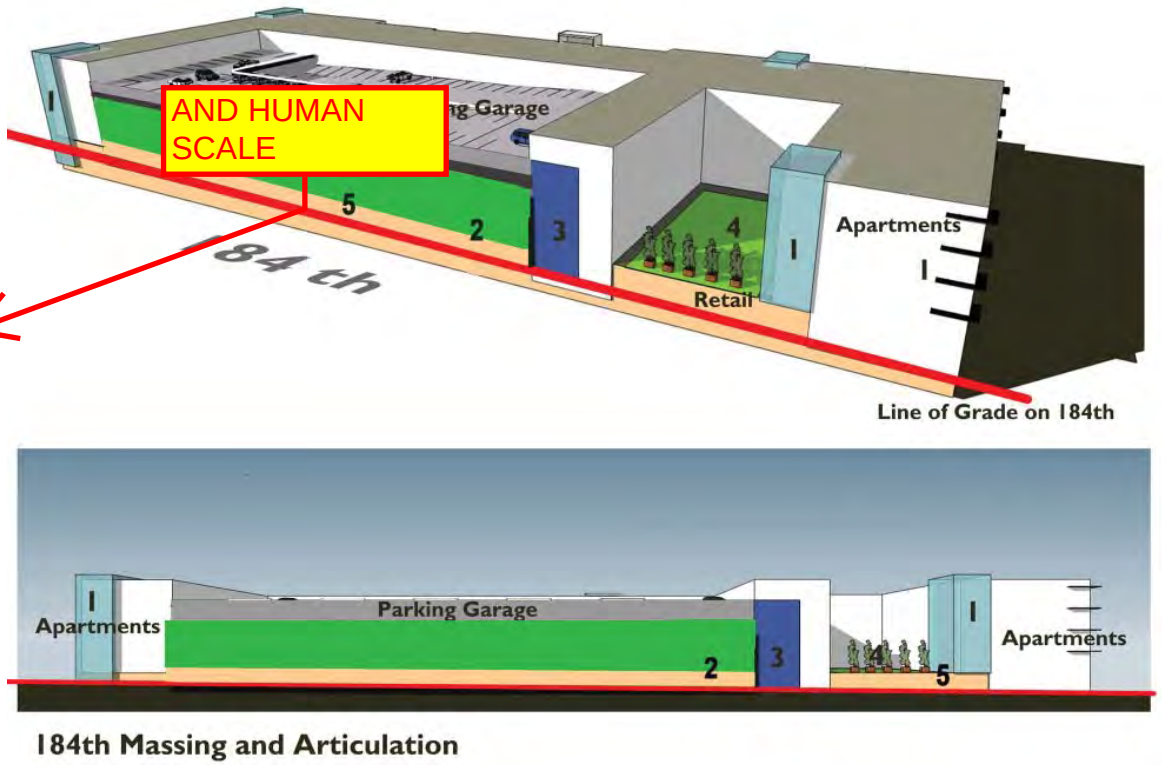
The facades above the retail base will be driven by apartment window and balcony placements.

Building corners will be accentuated with a combination of taller parapet heights, facade offsets and/or material changes. Building corner arti[illegible]75% of the corners height.

The roof or parapet line of the buildings will have architectural treatments that provide visual interest. These treatments may include overhangs, roof extensions, parapet caps, material changes, and offsets. The maximum unarticulated parapet or roof edge will be 50'.

Vehicular gateways and pedestrian passages will be provided [illegible] to conveniently access parking. Gateways generally occur at mid-block and are differentiated by the surrounding façade through material change, patterning and/or off set. Passages are well-lighted, have enhanced pavng materials and may provide retail window displays.

Geometry: Facade, offsets, balconies, guardrails, apartment windows, canopies and awnings may have a vertical, square, angular or horizontal rectangular orientation.



184th Massing and Articulation

Legend
1. Corner Articulation, Right
2. Garage Screening, See Pages 32-35
3. Material Change, See Page 28
4. Roof Top Patio and Green Space, See Page 30
5. Building Base, See Page 23

Example of Glass Corner Articulation

RETAIL DESIGN STANDARDS

Retailing Concept
Developing a successful “main street” atmosphere at Lynnwood Place hinges on the high design quality of Tenant’s Facades as a contributor to the physical and visual character of the community. Landlord strongly encourages tenant individuality, expression and diversity of style within the overall design context of Lynnwood Place. While uniqueness in storefront design is encouraged, the surrounding retail base should convey quality, provide interest in detail, yet be understood as a **neutral** surrounding.

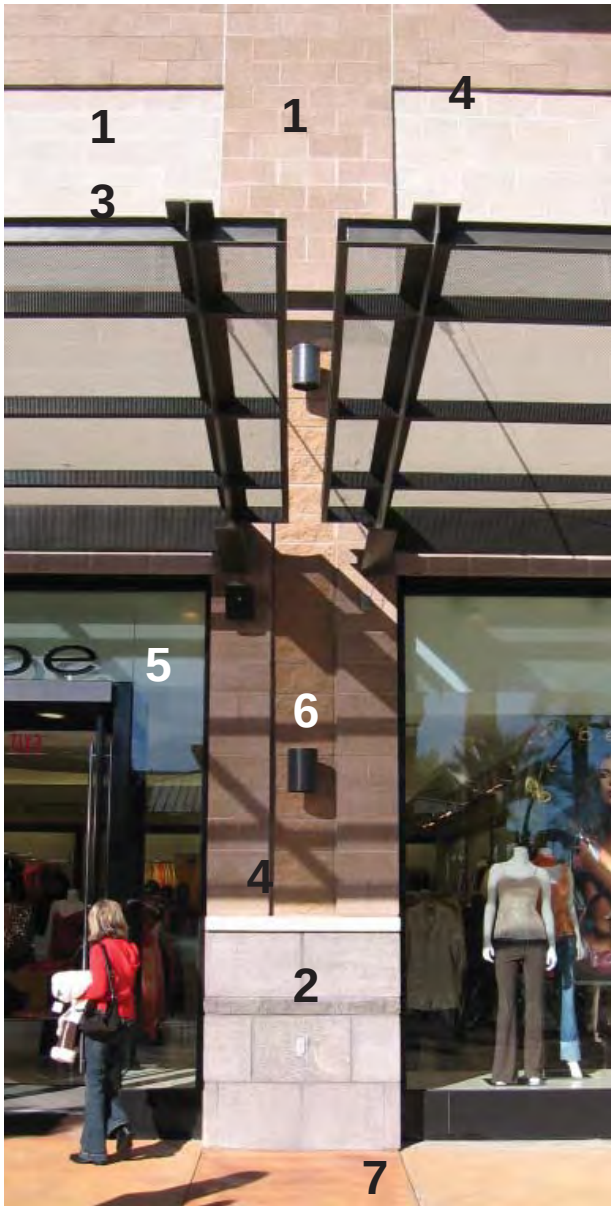
Neutral Retail Base
Ground floor retail: 80% of the Neutral Retail Base will have columns spaced at 35’ maximum. Openings in the base for tenant storefronts will be a minimum of 10’ high. Tenant exterior materials used must come from approved materials list. The design of tenant doors and storefronts should be uniquely designed.

Fixed canopies are required on 75% of the base building retail frame. Tenant specific canopies and awnings are encouraged. Building owner or tenant will provide base building canopies.
Canopies – will extend a minimum of 6’ and shall extend above 75% of the retail tenant storefronts. Canopies and awning shall be a minimum of 10’ above sidewalk level. 30% of the required canopies may be vinyl coated polyester stretched on a metal frame. 70% of the required awnings will be of a rigid material, metal, wood, plaster on a rigid frame.

Neutral columns made of stucco, stone or masonry will have an articulated stone or masonry base and detail in the column’s body.

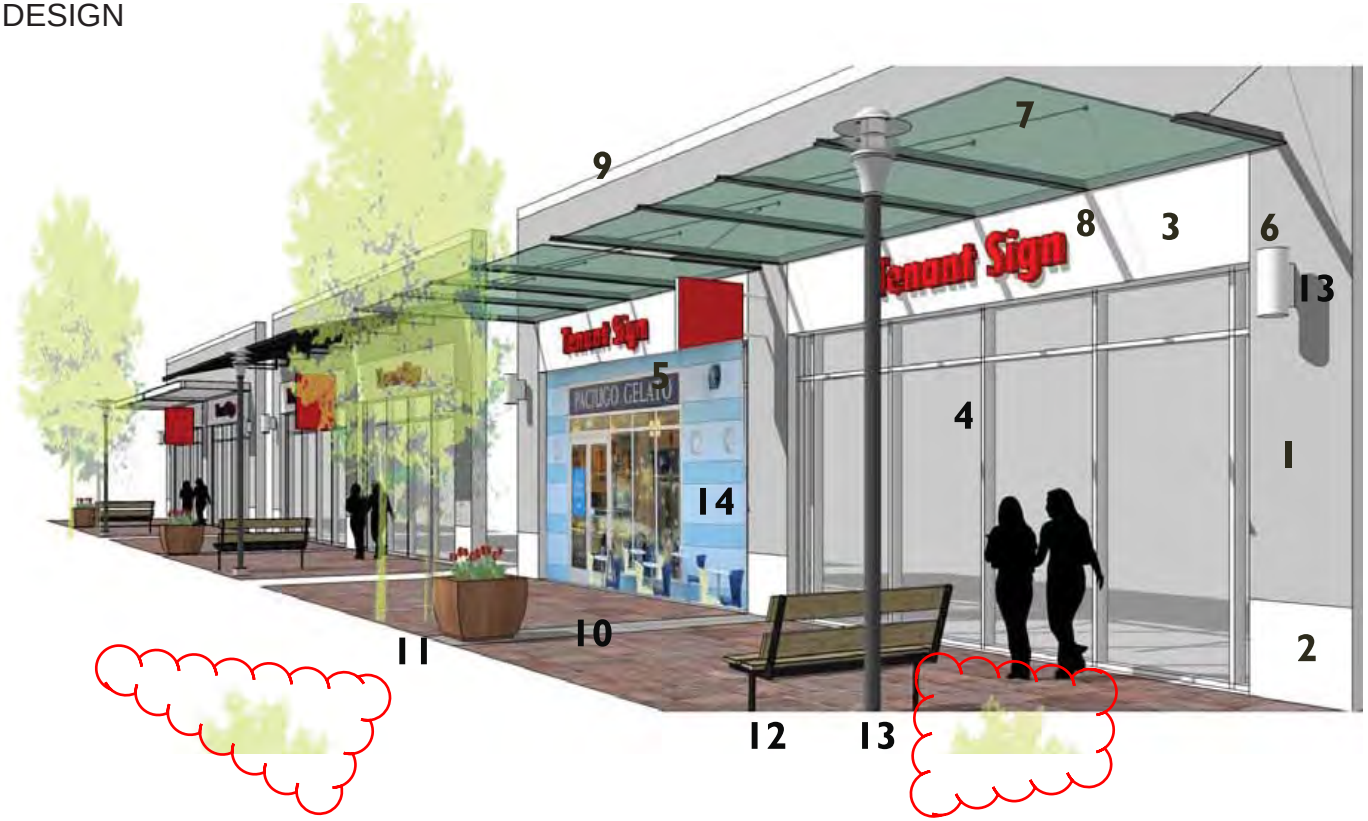
8 - 10' (?)

Neutral Retail Base Legend
1. Stucco Stone or Masonry
2. Stone or Masonry Column Base
3. Fixed Canopies
4. Material Articulation
5. Storefront Transparancy
6. Accent lighting
7. Paving Pattern



Neutral Retail Base and Sample Column Design

RETAIL DESIGN STANDARDS



Retail Facade Components

1. Primary Material
2. Secondary Material
3. Accent Material
4. Tenant Storefronts - 75% Transparent
5. Blade Signs
6. Wall Sconces
7. Canopy
8. Tenant Signage see sign criteria pgs. 37-43
9. Neutral Retail Base
10. Pedestrian Walkway
11. Planters
12. Seating
13. Walkway Lighting
14. Unique Storefronts Encouraged

CANOPY TYPES

Steel Frame **Sloping Metal or Fabric** **Glass**

RETAIL DESIGN STANDARDS

Tenant Storefront

Storefront is defined as Tenant's constructed elements (entry doors, display windows, canopies, signage, etc.) that are inserted into the building's facades.

Storefronts shall be innovative, well integrated and constructed of first class quality materials. Signage and graphics should reinforce the first class character and quality of the store design and provide for enhanced merchandise presentation. Tenants are encouraged to express their identity and character within the context of Lynnwood Place's modern design concept. All Storefront elements – enclosure, glazing, signage, lighting and merchandising – should contribute to Tenant's identity but express the evolution of main street.

The following general criteria shall apply to all Storefronts. Design criteria encompassing signage, Storefront transparency, awnings and canopies will be prototype specific to enhance the unique character and personality of the various modern designs for Lynnwood Place.

General Design Criteria

Storefront elements will include columns, pilasters, knee-walls, wainscots, transom panels, windows, decorative doors, decorative light fixtures, canopies, awnings, door treatments, floor signs, hanging blade signs, and vertical signs for exterior conditions.

Custom Wood Storefront

Sidewalk Zones, Awnings, Blade Signs

Creative Tenant Signage

RETAIL DESIGN STANDARDS

Storefront Glass

Tenant storefronts will be contained within the Neutral Retail Base as described on page 18. Seventy-five percent (75%) of the tenant storefront will be vision glass, with the exception for tenants over 10,000 SF on lease area.

Storefront Continuity

The Storefronts, including without limitation, entrances, bases, awnings, canopies, decorative doors, lighting and signage, will be complimentary of one another in order to achieve an overall cohesive design within each tenant's prototype.

Storefront Knee Walls

An optional Storefront Knee Walls, may be constructed of stone, wood, metal, tile or other material suitable for exterior conditions. The Knee Wall shall not exceed 24" in height.

Storefront Entry

Storefront entry is limited to hinging or pivoting door(s) only. Coiling grilles and shutters are prohibited. Glazed doors should be full clear tempered glass, custom architectural door with greater than 30 percent (30%) glazed area, architectural stile wood or aluminum with finish to match Tenant's Storefront design. Entrance doors standard are 7'-0" minimum in height. Doors with overhead transoms are also permitted.

Pivoting, out-swinging or revolving doors shall be recessed to prevent the door swing or pivot from extending beyond the Storefront Lease Line. Tenant may incorporate a vestibule into their Storefront design.

Minimum 75% Vision Glass and Fabric Awnings

Unique Tenant Storefront and Neutral Base Articulation - Tenant Outdoor Seating

Recessed Tenant Entrances

Retail Display Elements

Flat Opaque Awnings

Unique Tenant Entrance

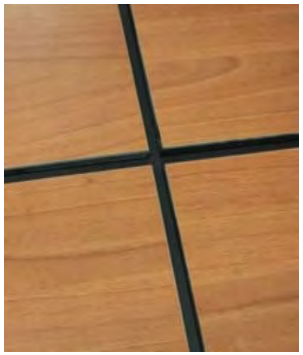
RETAIL DESIGN STANDARDS

Acceptable Tenant Storefront Materials

- Simulated version brick, stone, wood (with prior written approval by Landlord)
- Stainless Steel - polished, brushed or matte finishes
- Titanium/Zinc metal panels
- Architecturally finished steel
- Sandblasted, frosted, etched or textured glass
- Marble, granite, limestone and other suitable exterior stone
- Glass fiber reinforced concrete
- Premium grade wood suitable for exterior use, stained or painted.
- Architectural precast concrete or cast stone
- Brick masonry, colors, textures and coursing patterns, subject to the prior written approval by Landlord
- Integrally colored burnished or ground faced block masonry
- Stucco, integrally colored, waterproofed, and painted cement plaster
- Clear, color anodized, fluoropolymer painted, or mill finished aluminum
- Clear or translucent acrylic panels (e.g. Plexiglass, Lexan)
- Cementitious Wood Panels
- Synthetic Wood Resin Panels

Unacceptable Tenant Storefront Materials

- Plastic laminates
- Painted gypsum board
- Vinyl tile or sheet vinyl
- Gold anodized aluminum
- Exterior Insulation and Finish Systems (EIFS)

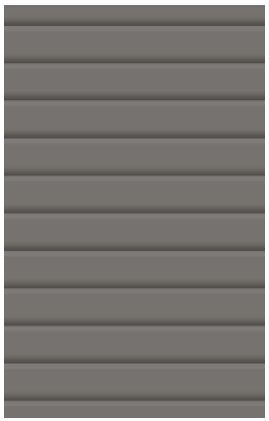


Synthentic Resin Panel

Painted Aluminum Storefront and Clear Glass

Clear Glass in Aluminum Framing

Cementitious Wood Siding



Metal Panel

Exposed Steel

Simulated Stone

APARTMENT DESIGN STANDARDS

Overview

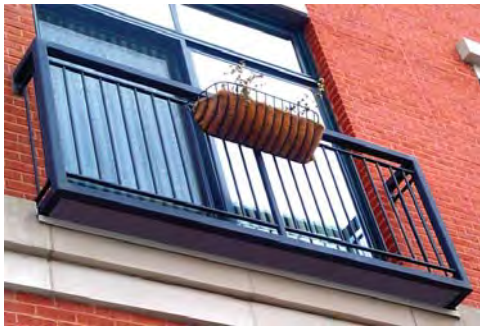
Apartment design is derived from logical, market driven planning of the typical units and the efficient planning and layout of building floor plans. The type of units, whether studios, one bedroom, two bedroom will be derived from demographic and leasing studies. It is anticipated there will be no three bedroom units. Regardless of the unit type ratios and building plan layouts, one guiding principal drives apartment design; **stacking**.

Stacking identical apartments types one on top of another creates construction and utility efficiencies.

The typical apartment stack on average will be between 25’ and 30’ wide. Lynnwood Place will have four-story apartment stacks with each stack containing windows and balcony types.

The illustration to the right (A Four-Story Apartment Stack) illustrates how stacks will be altered to create variety, rhythm and appeal. The photographs show examples of facade offsets, material changes and various balcony guardrail types.

A. Four-Story Apartment Stack Samples



Fabricated Steel Juliet Balcony

Facade Offset

Material Change and Inset Balconies

APARTMENT DESIGN STANDARDS

Balconies

Balcony design is also very instrumental in creating relief, shadow and interest in apartment facade design. Eighty percent (80%) of the apartment units will have balconies. Balcony types may be **projecting**, **inset** or **Juliet**. Typical projecting balconies will extend a minimum of 5'. Inset balconies must be inset a minimum of 2'. Juliet balconies can be no greater than 20% of the total required balcony total. The guardrail designs shown will offer a variety of good designs for the final facade composition.

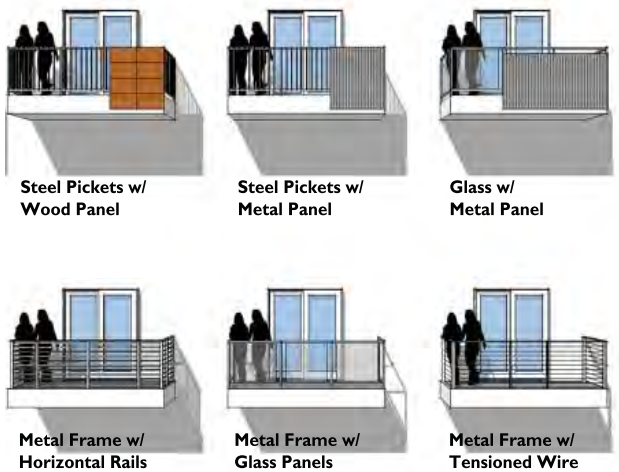
Apartment balconies may be constructed of the apartment building's structural system or may be cantilevered shop fabricated steel. Siding, stucco or painted steel are allowed balcony trims. Balcony guardrails may be either welded wire mesh, wood slat, translucent resin panels, or glass attached to a steel frame.

Windows and Doors

The spacing and size of windows and balconies are derived from the specific apartment floor plans. Windows and balcony doorways will occur in a frequency of between 10' and 15' horizontally. Windows and glass doors will occupy 30% of the apartment façades. A higher percentage of glass may be concentrated at building corners, building offsets and above retail gateways.

Facade Offsets, Material and Color Differentiation

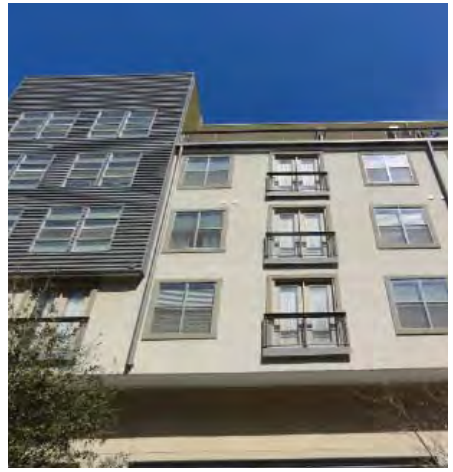
Horizontal facade differentiation will occur at a distance not greater than 75'. Differentiation may created by facade material change, a facade offset, or in limited circumtances, a facade color change.



Balcony Guardrails

Material and Color Changes

Steel Fabricated Balconies with Solid Floor



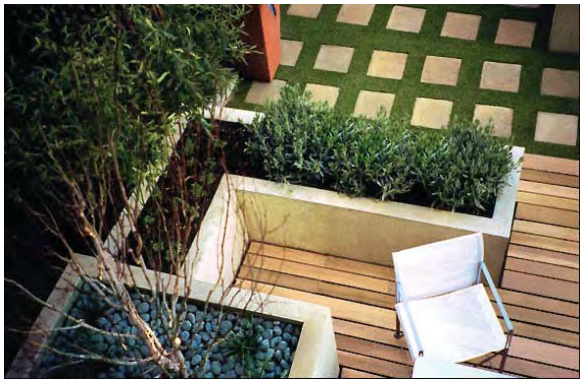
Juliet Balconies

Projecting Balconies

Inset Balconies

APARTMENT DESIGN STANDARDS

Roof Decks
In addition to balconies, the apartment residents will have access to landscaped roof decks containing a variety of seating options for groups and individuals, cabanas, selective landscaping, outdoor games and outdoor cooking.



Rooftop Spaces

APARTMENT DESIGN STANDARDS

Alignment

There is infrequent vertical alignment between the apartment window/door openings and the retail because the structural modules for each use is different. For this reason the larger top of the neutral retail base forms a transition zone between the two architectural alignments.

Larger Compositions

Creation of larger organizational compositions unifies the differing dimensions of the apartments and the retail grid. In the representation below of the north elevation of the south east mixed use block at Lynnwood Place, the central core of apartments are flanked by facades of a different material and color. Larger glass areas create interest and are placed to give visual clues about corners or points of entry.

Apartment Above Retail

Legend

1. Corner Articulation
2. Varying Parapet Heights
3. Material or Color Change
4. Balconies - Projecting, Inset or Juliet
5. Facade Offset - 2' min.
6. Neutral Retail Base
7. Ground Level Transparency
8. Skyline Element

Represenative Elevation - North Facade Phase 2

PARKING GARAGE DESIGN STANDARDS

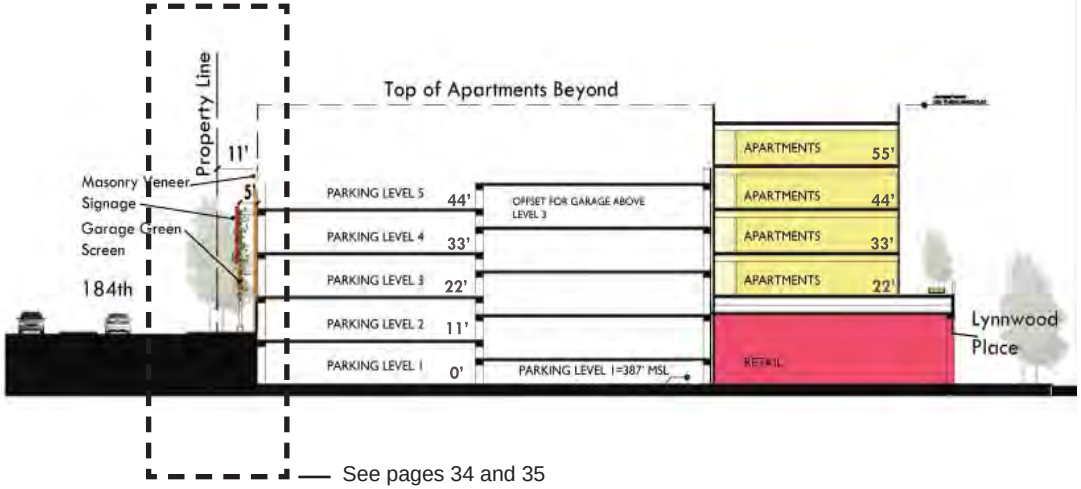
THIS NARRATIVE SHOULD INCLUDE DISCUSSION OF THE STOREFRONT WINDOWS FACING 184TH. WHAT IS PURPOSE AND VIEW?

Garages

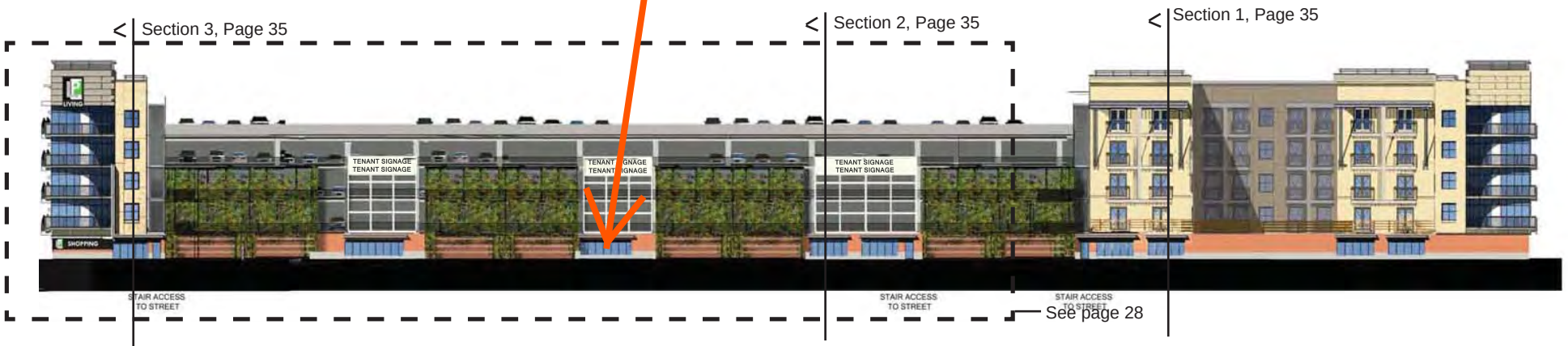
For phases I and II, 500 to 600 cars will be parked in five-to-six-level parking structures in each of the four mixed use buildings. These structures will be concrete and have flat and sloping parking floors. **As discussed in previous sections, the garages are wrapped by apartments on three sides**. The fourth side is open to provide fresh air and aid in the natural ventilation of the garage. This side will have a "living green screen" composed of evergreen vines suited to the local climate or synthetically composed vines.

The green screen extends 42" above parking level 5. 42" concrete spandrels screen cars on parking level 6. The face of the garage is set back 5' behind the green screen to reduce the mass of the garage.

The exposed base of the garage, the exposed base behind the screen wall, is faced with a masonry, stone or concrete material and will incorporate architectural detailing that will be compatible with the adjoining building.



Phase 2 Building Section



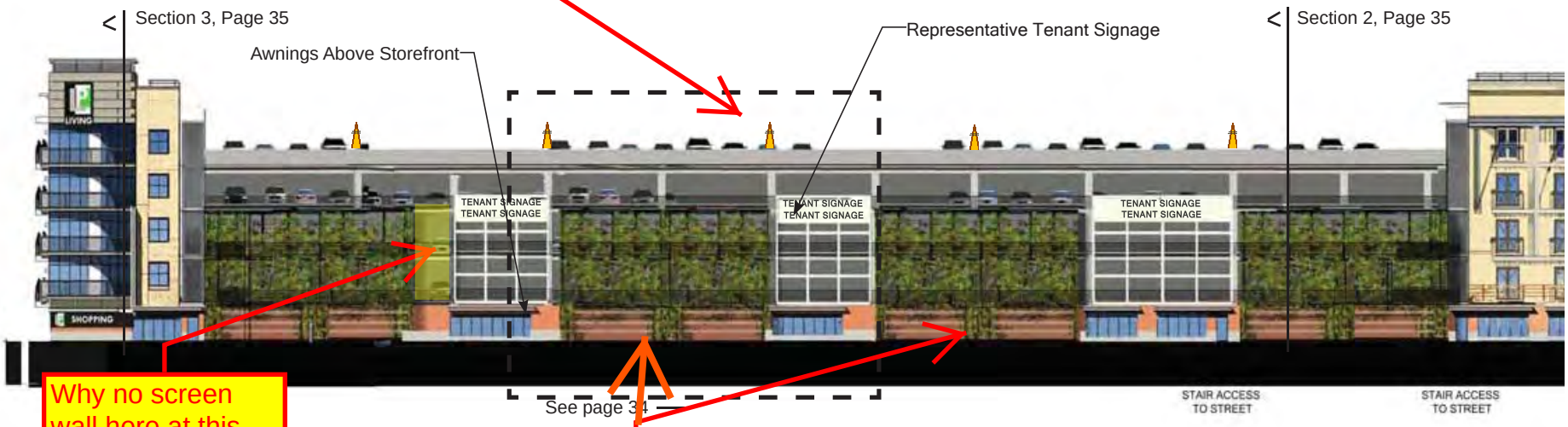
184th Street South Phase 2 Sample Elevation

AESTHET

WILL THERE BE LIGHTING ON TOP OF GARAGE? THERE IS OPPORTUNITY TO CREATE ARCHITECTURAL INTEREST USING COOL LIGHT STANDARDS OR ART.

TOP OF GARAGE IS MORE THAN 50 LINEAL FEET, AND THEREFORE INCONSISTENT WITH PAGE 22. ADD ARCHITECTURAL DETAILING AND VARIATION.

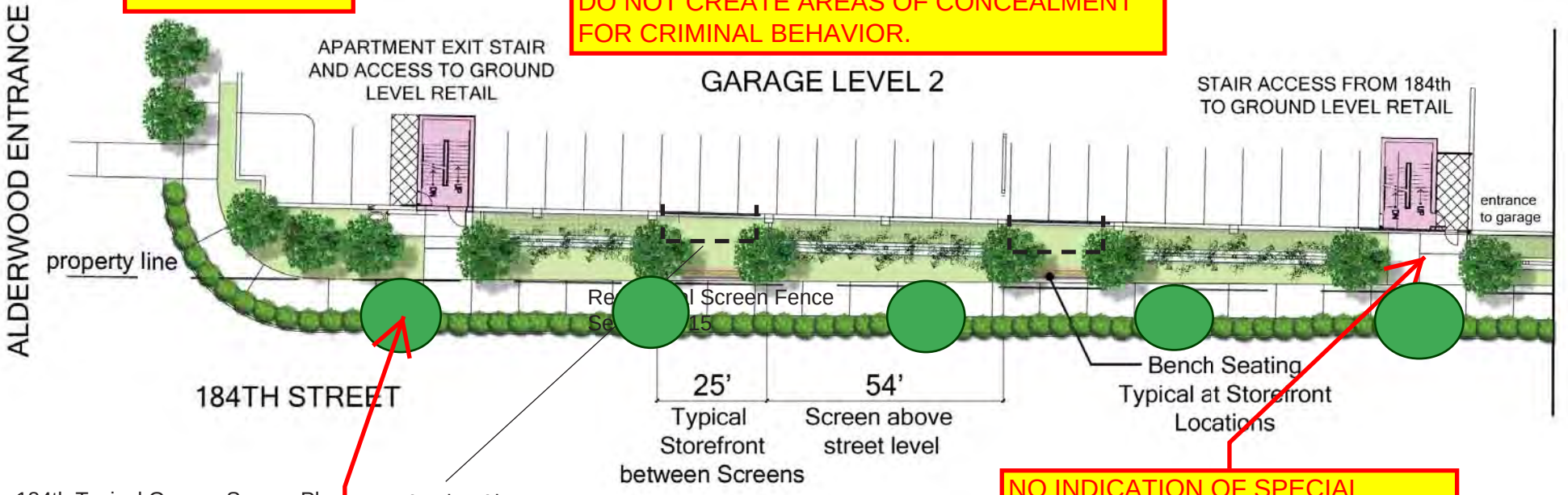
PARKING GARAGE DESIGN STANDARDS South Elevation - SE Blc



Why no screen wall here at this location?

184th Street levation

DO NOT CREATE AREAS OF CONCEALMENT FOR CRIMINAL BEHAVIOR.



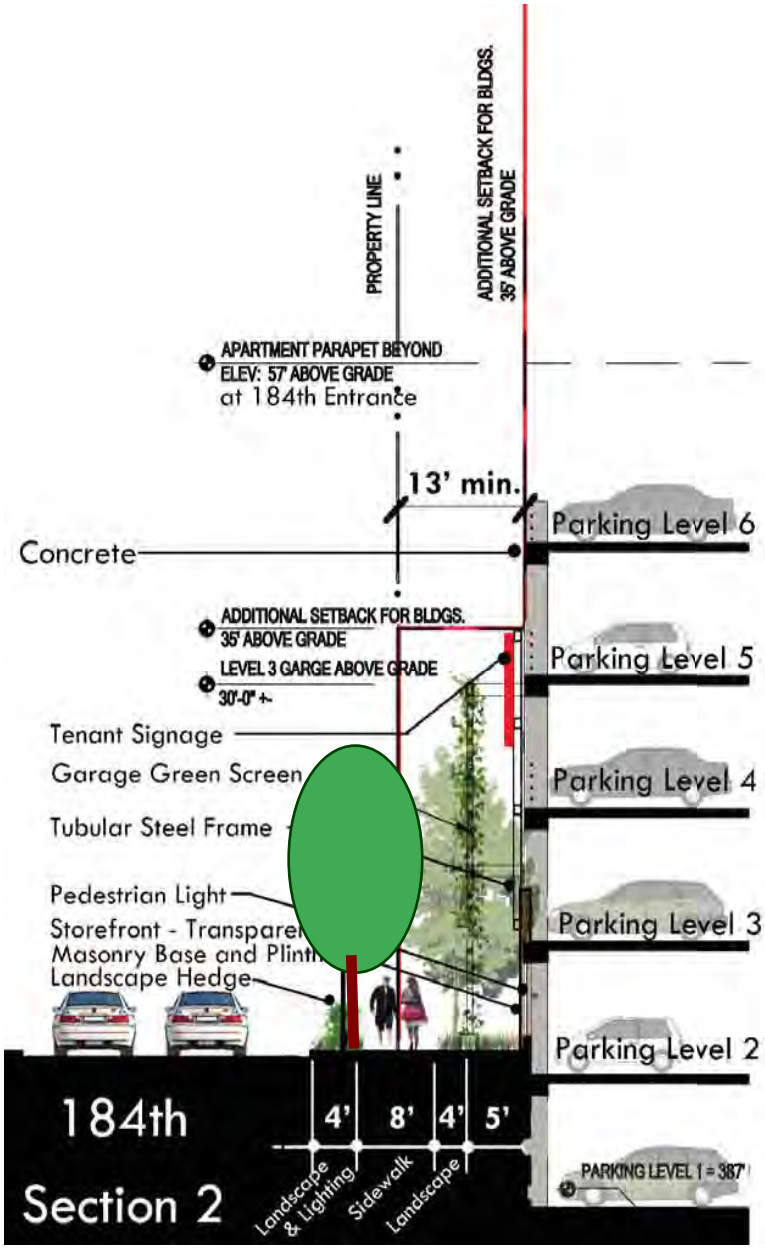
184th Typical Garage Screen Plan

Awning Above

ADD STREET TREES - WITH SIDEWALK GRATES IF NECESSARY

NO INDICATION OF SPECIAL ENTRANCE FEATURES FOR THESE EXTERIOUR DOORS

PARKING GARAGE DESIGN STANDARDS



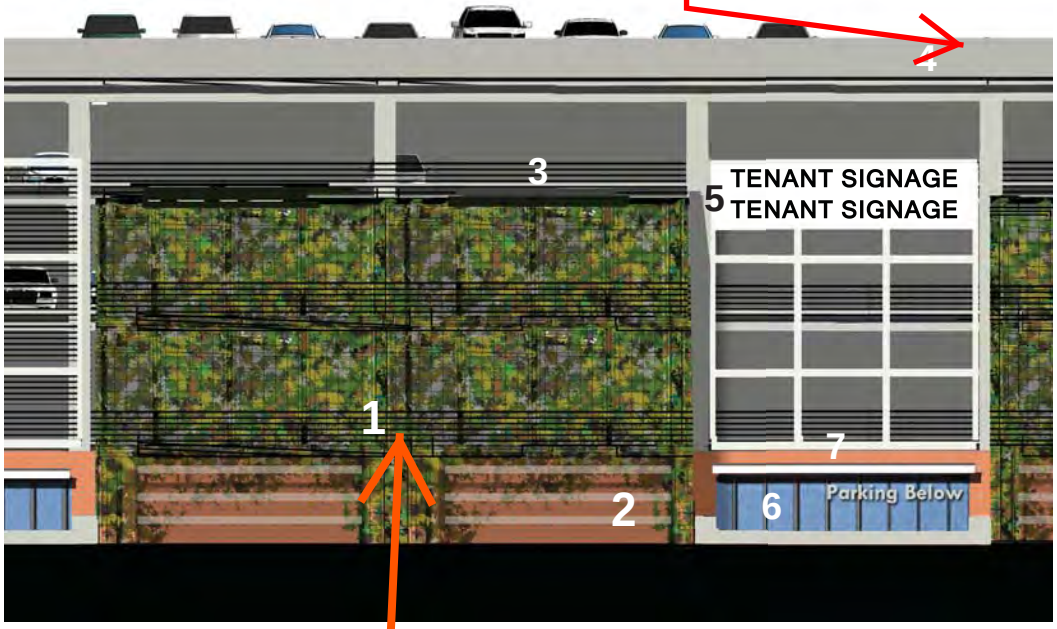
184th Garage Wall Section- South Facade

Synthetically Composed Vines

Akebia Climbing Vine

Climbing Passion Vine

ADD ARCHITECTURAL INTEREST & DETAILING TO PARKING GARAGE BARRIER.



184th Garage Wall Enlarged Elevation

WHEN WILL THE DETAILS OF THE SCREEN BE PROVIDED? THE CITY HAS INQUIRED MULTIPLE TIMES.

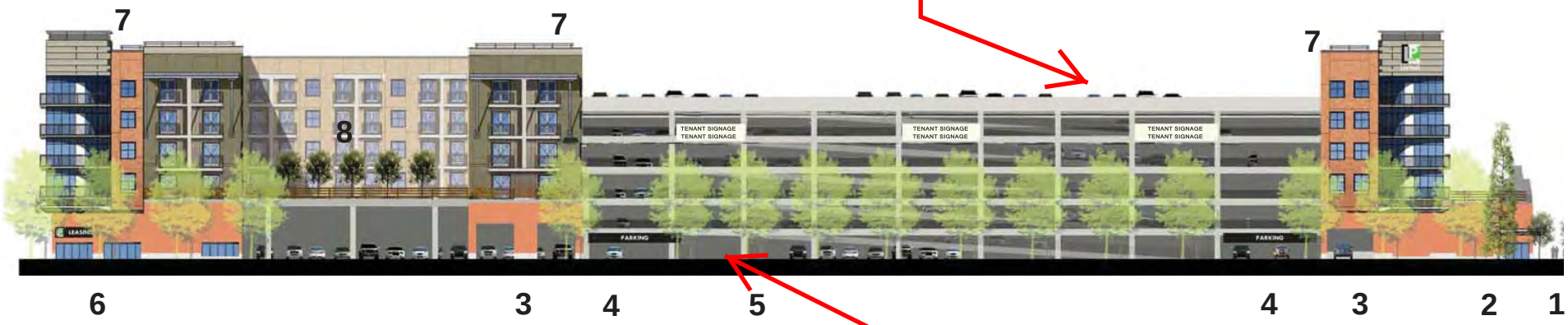
Legend

1. Metal Frame with Green Screen
2. Masonry Garage Wall
3. Barrier Cable
4. Concrete Barrier
5. Representative Tenant Signage
6. Storefront or Retail Display
7. Storefront Awning

TYPICAL SECTIONS

NORTH ELEVATION - NE Block - Phase 2

SEE COMMENT REGARDING EXTERIOR LIGHTING/ART ON GARAGE



VIEW FROM COSTCO PARKING LOT

Legend

1. Pedestrian Linkage to LP Commons
2. Restaurant
3. Loading
4. Parking Garage Entrance
5. Parking Garage
6. Apartment Leasing Office
7. Apartments
8. Amenity Roof Deck9.

WHAT TYPE OF SCREENING OF CARS IS PROVIDED AT GROUND LEVEL OF GARAGE?

THIS PAGE PROVIDES SIGN QUANTITY, NOT DESIGN PARAMETERS. AS SUCH, THIS PAGE IS NOT NEEDED.

AESTHE

SIGNA

Introduction

Lynnwood Place design evolved from the concept of an urban neighborhood, composed of specialty retailers, restaurants, and apartments. Signage must be an integral design feature of the Tenant's Storefront concept. Tenant signage shall be designed to compliment the overall Storefront and general building design as well as the broader design goals of the Lynnwood Place Project.

Business within Lynnwood Place are oriented toward an internal, private roadway and in most cases do not face upon a public street.

The purpose of this signage section is to provide an appropriate guideline and interpretation of the LMC Sign Ordinace for this development.

The allowable business signs are in keeping with sign regulations appearing in LMC 21.10.310B.1a. Other conditions of the Sign Ordinance apply.

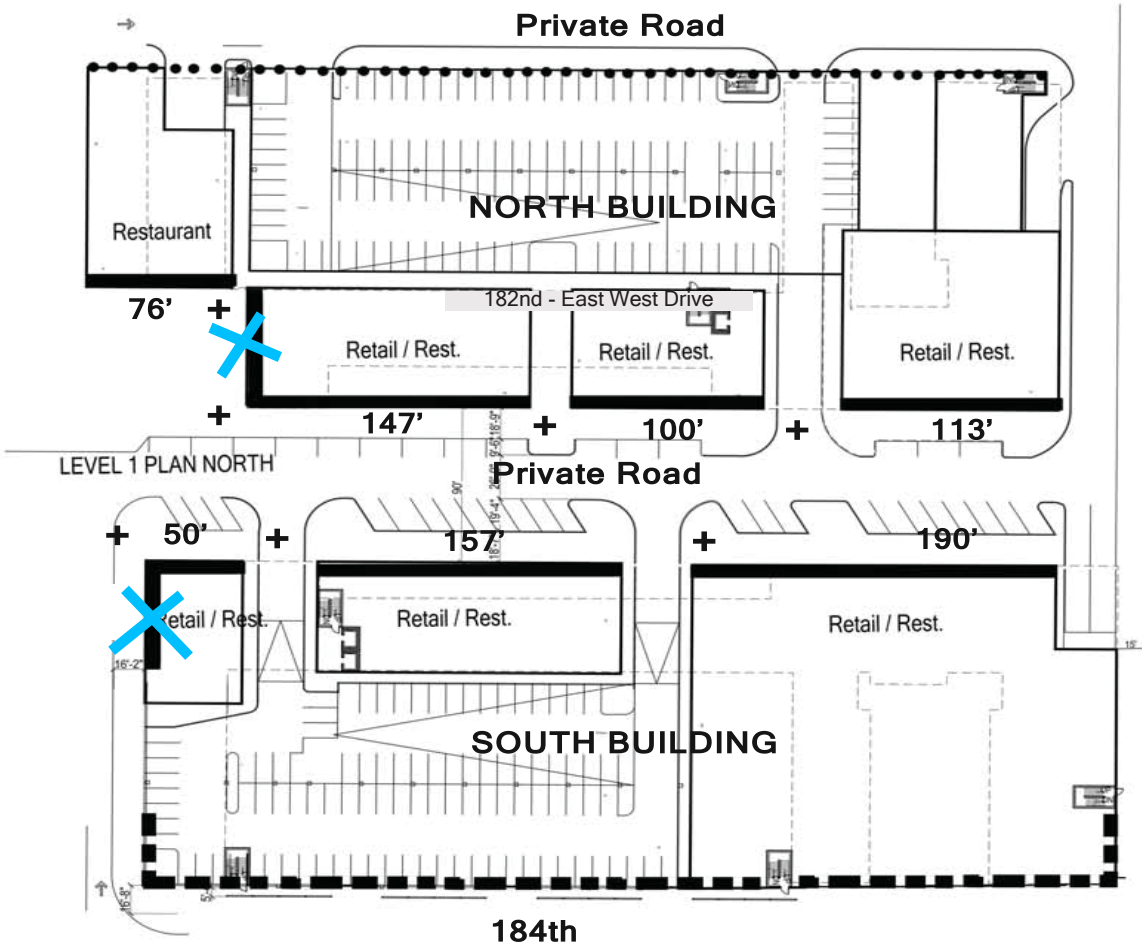
The signage calculations to the right govern the quanity business signs at Lynnwood Place MU Phase 1.

See Page 33 for example elevations of how these signs can be applied.

LYNNWOOD SIGN CODE AND THE CITYWIDE DESIGN GUIDELINES

PAUL'S MEMORANDUM IS THE INTERPRETATION

SPECIFIED BY THE LYNNWOOD SIGN CODE AND THE COMMUNITY DEVELOPMENT DIRECTOR'S MEMORANUM OF 3/4/14



NORTH BLUILDING SIGNAGE CALCULATIONS
= 436' LF Storefront

1SF per 1LF of ~~200 s.f. per business~~

436 SF of Signage Area Allowed

Maximum Directory Sign Calculation
436'L x 15'H x 15% = 981sf

SOUTH BLUILDING SIGNAGE CALCULATIONS
= 397' LF Storefront

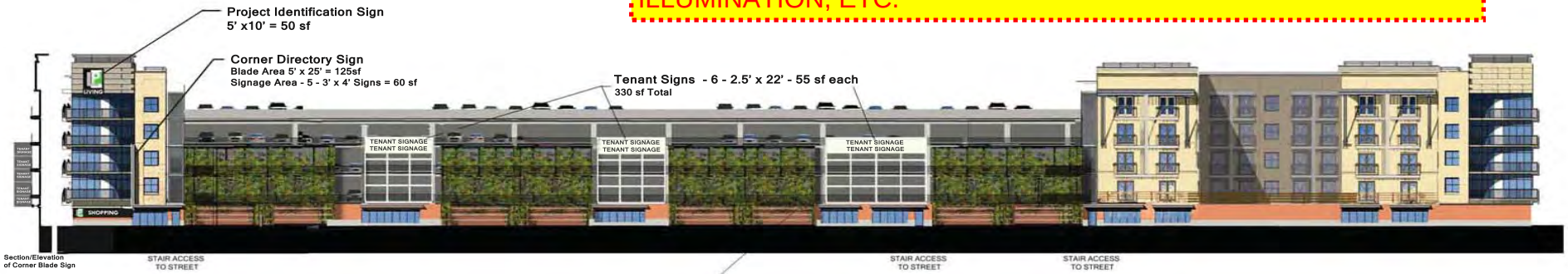
1SF per 1LF of ~~200 s.f. per business~~

397 SF of Signage Area Allowed

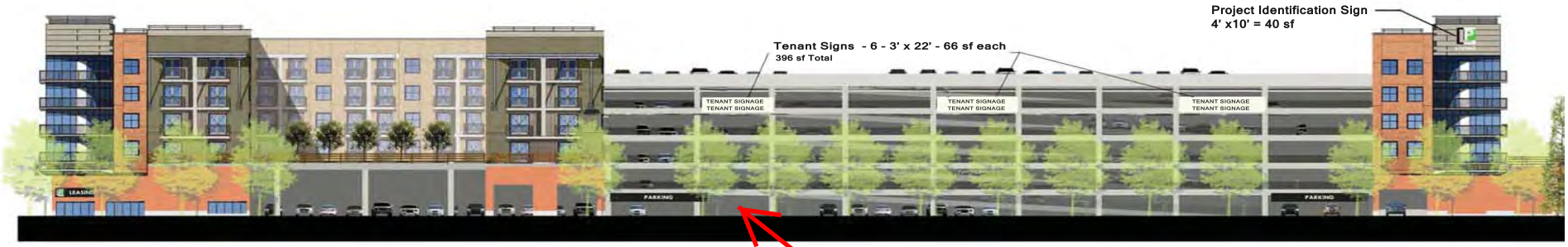
Maximum Directory Sign Calculation
397'L x 15'H x 15% = 893sf

SIGNAGE

PAGES 37 & 38 PROVIDE ONLY SIGN LOCATION AND SIZE INFORMATION, AND NO DESIGN INFORMATION. THE PURPOSE OF DESIGN GUIDELINES IS TO PROVIDE PARAMETERS REGARDING SIGN APPEARANCE, MATERIALS, TYPES, ILLUMINATION, ETC.



SOUTH BUILDING - 184th SAMPLE ELEVATION - City Street



NORTH BUILDING - COSTCO SAMPLE ELEVATION - Private Roadway

SOUTH BUILDING - EAST ELEVATION

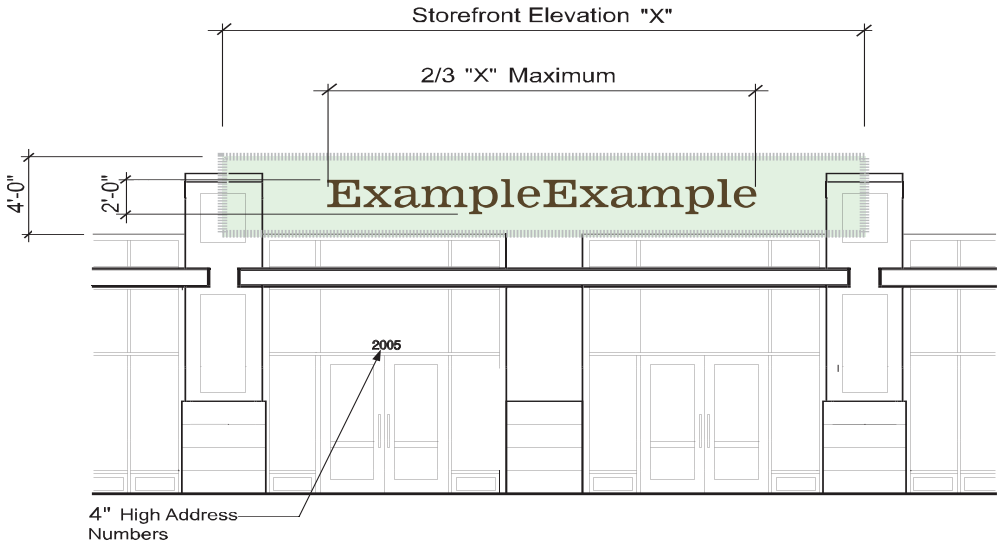
WHAT TYPE OF SOLID SCREENING WILL BE PROVIDED FOR GROUND FLOOR OF GARAGE?

II. STOREFRONT SIGNAGE

Wall Mounted Primary Signs

Wall mounted primary signs may have backgrounds that shall appear architecturally integrated into the overall Storefront design. Cabinet or box construction is not permitted. The horizontal dimension of the sign structure shall not exceed 75 percent of Storefront width. Provided the sign is mounted directly to the Storefront, the sign may extend to a maximum of 3'-0" outward beyond the Lease Line.

When tenant space has exposure to public areas on more than one facade, one additional wall mounted sign is allowed per facade provided sign does not exceed 25% of the visible facade area.



Storefront Signage Location

Wall Mounted Primary Sign Example

SIGNAGE

II. STOREFRONT SIGNAGE (CONT'D)

Primary Sign on Structural Canopy

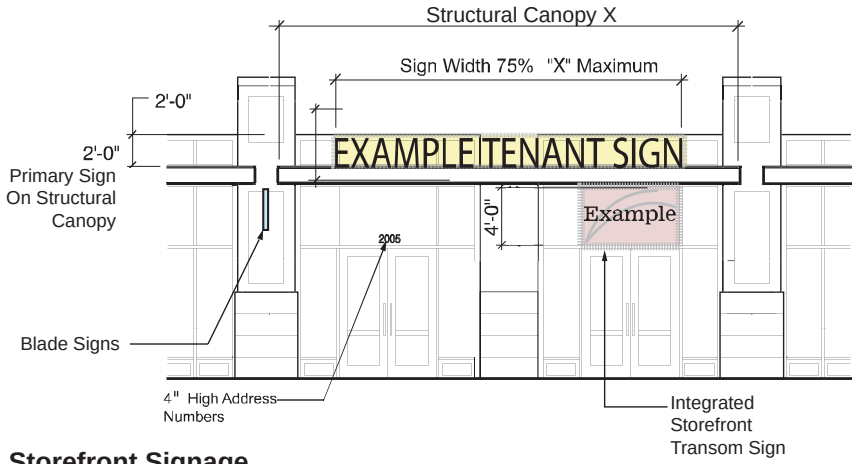
Tenant may choose to position the Primary Sign on the structural canopy, parallel with and flush to the leading edge of the canopy. The horizontal dimension of the sign shall not exceed 75 percent of the width of the canopy and no portion of the sign shall exceed beyond the maximum vertical dimension of 2'-0". Signs may have a background but must appear architecturally and aesthetically integrated with the canopy design.

Integrated Storefront Transom Sign.

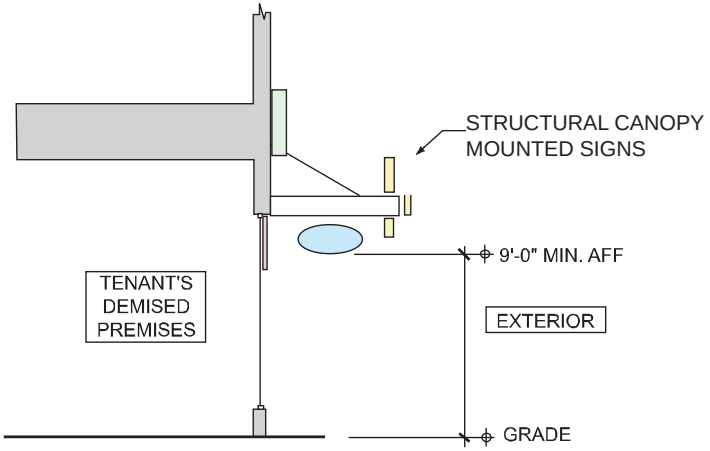
Signs shall be non-illuminated and mounted directly to transom glass (cut-out) or a finished panel inserted within the limits of the transom mullion system only. Tenant will be allowed an internally illuminated fully integrated sign when Tenant elects to utilize Sign Zone C as the Primary Sign for the Tenant's Storefront design.

Blade Signs

Blade signs are encouraged for Tenants. Landlord will determine the quantity and requirements for blade signs. Storefront blade signs and vertical marquee signs shall be sized to their mounting area, and shall not obstruct or obscure other Storefronts or signs or significant Landlord building features. Refer to figures 5 and 6 in this section for more detailed information. Blade signs are required to have a decorative appearance that compliments the building façade and enhances the Tenant's Storefront



Storefront Signage



Storefront Signage

Integrated Storefront Transom Sign Examples

SIGNAGE

II. STOREFRONT SIGNAGE (CONT'D)

Vertical Signs & Banners (Above Street Level)

Vertical signs and banners and the armature that mounts to the building may project no further than 5'0" from the face of the building. The overall length will be in proportion to and reflect the scale of the building facade and surrounding architectural elements.

Vertical Signs and Banners Examples

Canopy Sign

Tenant identification on front linear face of non-illuminated awning. Painted, embroidered, silk screened lettering/ logo shall be proportional to the awning or canopy to which they are attached. Canopy signs may be pin-

Canopy Sign Example

Canopy Sign Example

Canopy Sign Examples

SIGNAGE

LYNNWOOD PLACE

III. MONUMENT SIGNAGE

Median Monument Sign

Median monument signs are allowed at the main entrance from 184th and the entrance from 33rd. Six off-premise tenant signs are allowed per face of monument. Monument to be made of masonry and be no larger than 5'-6"H x 20'L x 2'-8"W.

PLAN

OPAQUE SIGN BACKGROUND/FIELD

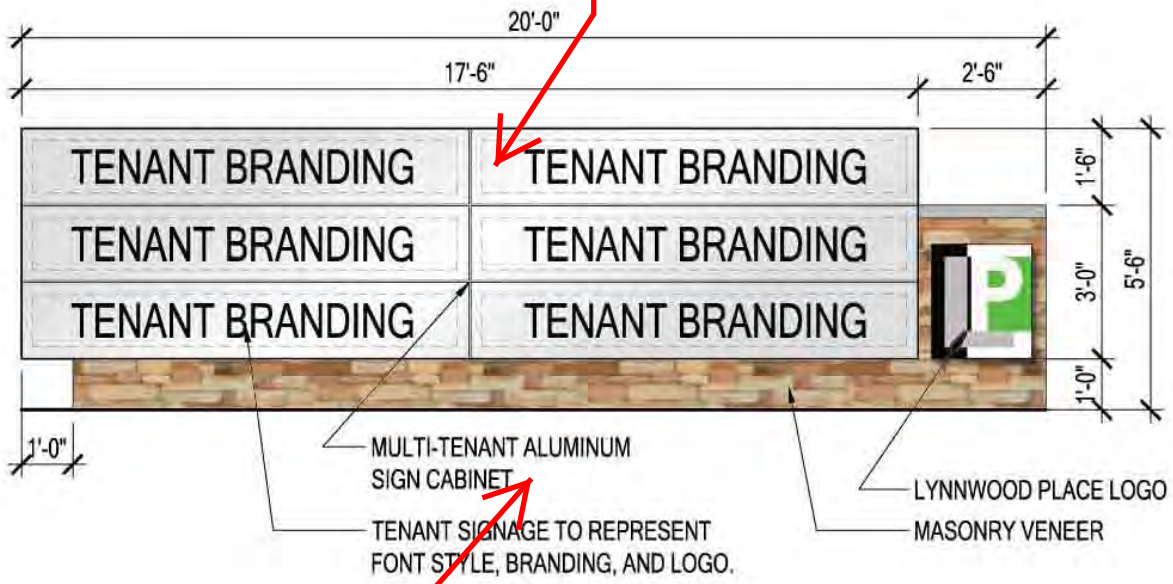
IV. GENERAL SIGNAGE GUIDELINES

A. Preferred Signage Types and Materials

The following are the preferred materials, illumination and fabrication techniques for signage:

- Reverse channel, halo illuminated metal letters and graphics
- Non-internally illuminated fabricated metal letters and graphics
- Dimensional cast metal letters and graphics, indirectly lit
- Remote illumination (Example: at canopy edge)
- Cast, fabricated, or painted metals
- Incised signing cast into or carved out of an opaque material, indirectly lit
- Stainless steel, perforated metal, wire mesh
- Cast, molded or fabricated 3D objects
- Open face channel letters with Exposed Tube Neon

INTERNALLY-ILLUMINATED CABINET SIGNS ON BUILDINGS SHALL BE LIMITED TO LOGOS.



AND SIGN FACE, WITH TRANSLUCENT, CUT-OUT LETTERING/TEXT

SIGNAGE

IV. GENERAL SIGNAGE GUIDELINES (CONT'D)

B. Prohibited Signage Types and Materials

The following signs are prohibited unless otherwise noted:

- Flashing or animated sign
- Exposed skeleton neon signs applied directly to architectural facade
- Audible or odor producing signs
- Handwritten signs
- Freestanding signs
- Painted lettering on building face (brick/stone/ metal)
- Exposed, unfinished aluminum
- Signage with an exposed raceway or electrical connections
- Advertising placards, banners, pennants, names, insignia, or trademarks, or other descriptive material affixed to or maintained on the glass panes, supports of the show windows and doors, or upon the exterior walls of the Storefront or the building in which the Demised Premises are located
- Surface mounted box or cabinet-type signs
- Cloth, paper, cardboard signs or signs of other temporary or non durable materials
- Stickers or decals around or on surfaces of the Storefront
- Exposed raceways

Blade Sign Examples

INTERNALLY-ILLUMINATED, CABINET SIGNS, EXCEPT WHERE THE SIGN CABINET AND BACKGROUND/FIELD ARE OPAQUE, AND DEMONSTRATE CREATIVE/ARTIST DESIGN ELEMENTS.

MATERIALS

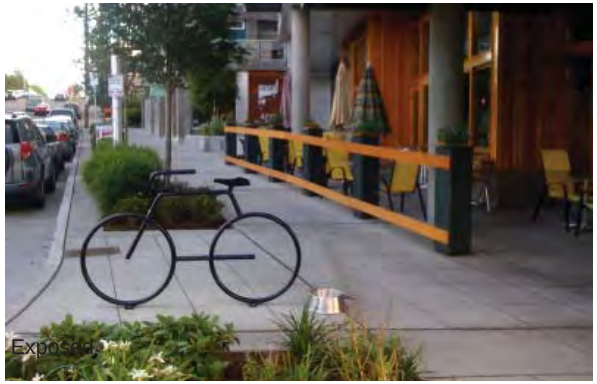
Pedestrian Paving Materials

Site paving will reinforce the buildings' architecture, specifically coordinating with the retail base. Pedestrian paving will contain a pattern that creates visual interest on the sidewalk. Materials will be durable, color fast and easy to walk upon.

Stamped Colored Concrete

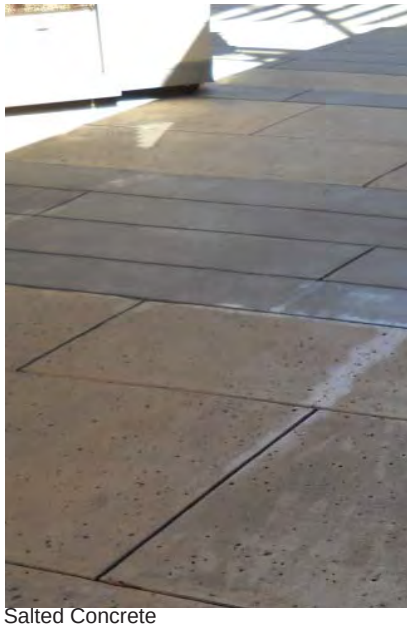
Seeded Concrete

Brick Pavers



Scored Concrete

Cut Stone



Salted Concrete

MATERIALS

Neutral Retail Base and Frame

The neutral retail base and frame will be of a materials palette that is durable, of a high quality, color fast and generally neutral to allow for a variety of tenant storefront designs. However, the retail frame should have architectural detail that reflects quality interest so articulation of the column base, reveal and material offsets through the body of the column are required.

Articulated Column, Base, Body Detail

Concrete Block

Brick Veneer

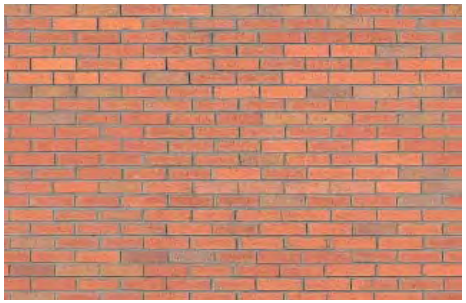
Cut Stone Veneer

Man Made Stone

MATERIALS

Apartment Facade Materials

The neutral retail base and frame will be of a materials palette that is durable, of a high quality, color fast and generally neutral to allow for a variety of tenant storefront designs. However, the retail frame should have architectural detail that reflects quality interest so articulation of the column base, reveal and material offsets through the body of the column are required.



Brick Veneer

Metal Siding

Cementicious Siding

Stucco

Stucco

Brick Veneer

Sustainability Guidelines

Overview
The project will be designed to achieve a broader level of sustainabilty and conservation. Prescribed methods and techniques from LEED and Green Globe will also be included.

Sustainabilty Metric
In order to achieve a measurable level of sustainability and reflect current concern for the environment, Lynnwood Place will use LEED Core and Shell metrics and Built Green Standards. The first floor shell and core will be LEED certifiable and the apartments will adhere to Built Green Star 3 standards. The Built Green program is promoted thru the Master Builder's Association of Washington and is specifically geared to the sustainabilty of residential projects.

This approach is consistent with market standards in Seattle and the Northwest. There are mixed use examples in other parts of the Seattle MSA where retail has been designed using the LEED guidelines for core and shell accompanied by Built Green Standards on the apartments in the same project. Built Green is the preferred sustainable metric for apartment projects in the greater Seattle area.

State of Washington Energy Code
In the chart to the right, please see a synopsis of the SWEC requirements that will be achieved at Lynnwood Place.

HOW IS ELECTRIC HEAT SUSTAINABLE?

NO.	PROJECT AREA	WSEC REFERENCE	DESIGN PROPOSAL
1	Core and shell retail and restaurant areas	Chapter 15: Lighting and Motors	a. Areas provided with freeze protection and trip lighting only. No code restrictions assumed to apply. b. Suggest locating trip lighting outside of the daylight zone.
2a	Amenity spaces with air conditioning and heating	Chapter 14: Building Mechanical Systems	a. Return air dampers equipped with motorized dampers. b. All outside air dampers equipped with normally closed motorized dampers. c. Amenity spaces installed with 100% airside economizer. d. Mechanical equipment to meet code-specified efficiencies. e. Temperature controls programmable. f. Ducts insulated. g. Water piping insulated.
2b	Amenity spaces with air conditioning and heating	Chapter 15: Lighting and Motors	a. Automatic daylight sensing control provided in daylight zones. b. Lighting power allowances for interior areas met.
3	Apartment units with electric heat and ventilation provided with whole house ventilation	Chapter 14: Building Mechanical Systems	a. Domestic water booster pumps equipped with the variable speed motors. b. Electric resistance heating sized no more than 150% of calculated load. c. Living room thermostat programmable. Bedroom thermostats dial-type. d. Dwelling units provided with domestic hot water meter. e. Water piping insulated.
4	Corridors with heat and ventilation from rooftop packaged equipment	Chapter 14: Building Mechanical Systems	a. Motors provided to code specified efficiencies. b. Ducts insulated.
5	General	Chapter 13, Table 13-1: Building Envelope; RS-29 Appendix	To the extent possible, all insulation values meet the prescriptive requirements dictated in Table 13-1. Otherwise, Glumac will utilize the Target UA Code Compliance or RS-29 approach to ensure the building envelope meets code.

Sample State of Washington Synopsis

Sustainability Guidelines

Building Design & Construction

- Roof material is a light color which reduces the heat transfer, heat island effect.
- When masonry and concrete is utilized, the materials purchased are regional to the project minimizing the transportation and impact to local road networks.
- Floor sealant is No-VOC and represents over 80% of our floor area.
- Explore harvesting existing site's ashphalt paving as a base fill material under new parking areas.
- Contractor will use green practices for waste management.
- Water Efficient Landscaping: Using native and drought tolerant plants conserve water use.
- Light Pollution Reduction by shielding the projects exterior lights.

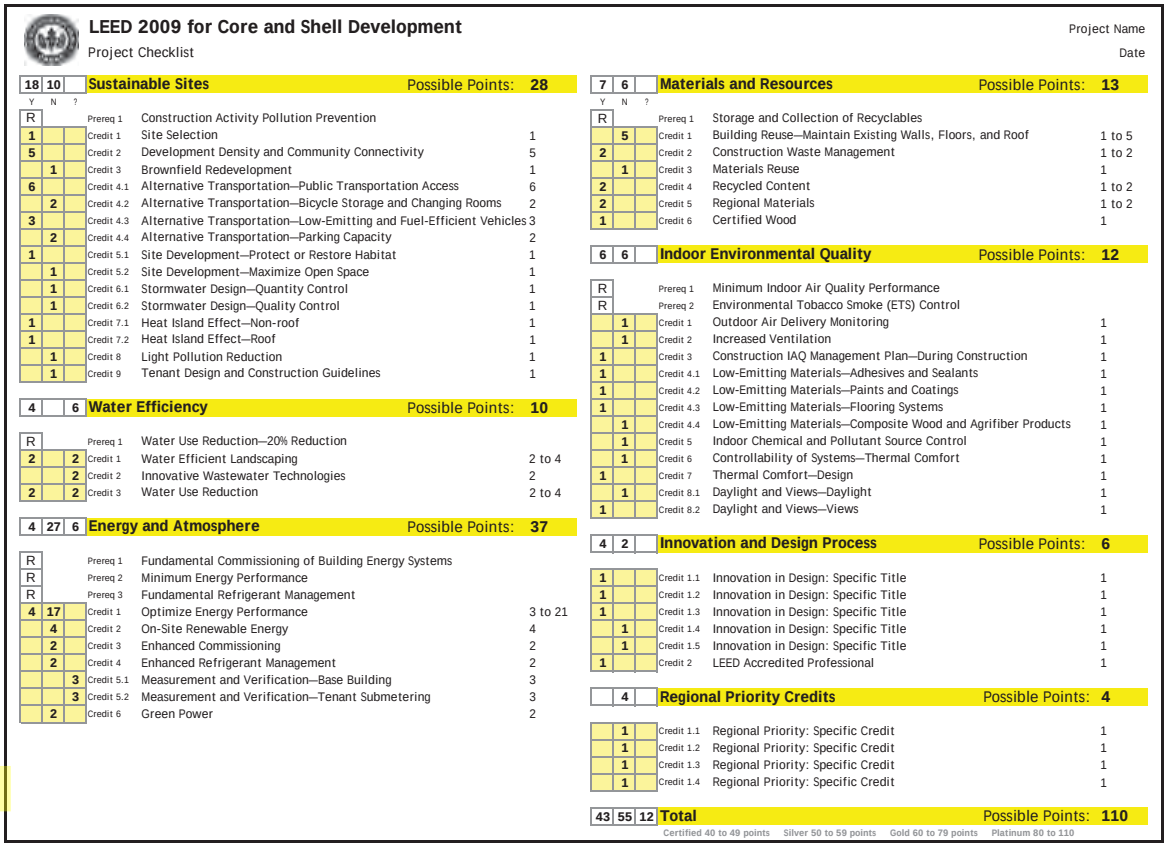
Energy Efficient Lighting Designs:

- Utilize high-efficiency ballasts (electronic for fluorescent and high efficiency HID ballasts) in core and shell.
- Utilize high-efficiency light source (pulse start Metal Halide HID) and bi-level switching for fluorescent fixtures in core and shell.
- Parking lot and exterior lights are controlled by a photo sensor and time clock.

Mechanical, Electrical and Plumbing Systems:

- Utilize only high efficiency air conditioning units.
- Water efficient fixtures in bathrooms conserve more than 40% more water than conventional fixtures.

HEATING AND



LEED 2009 for Core and Shell Development
Project Checklist
Project Name
Date

Y	N	?			
18	10		**Sustainable Sites**	Possible Points:	**28**
R			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
	2		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1
	1		Credit 9	Tenant Design and Construction Guidelines	1
4		6	**Water Efficiency**	Possible Points:	**10**
R			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2		2	Credit 3	Water Use Reduction	2 to 4
4	27	6	**Energy and Atmosphere**	Possible Points:	**37**
R			Prereq 1	Fundamental Commissioning of Building Energy Systems	
R			Prereq 2	Minimum Energy Performance	
R			Prereq 3	Fundamental Refrigerant Management	
4	17		Credit 1	Optimize Energy Performance	3 to 21
	4		Credit 2	On-Site Renewable Energy	4
	2		Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5.1	Measurement and Verification—Base Building	3
		3	Credit 5.2	Measurement and Verification—Tenant Submetering	3
	2		Credit 6	Green Power	2

Y	N	?			
7	6		**Materials and Resources**	Possible Points:	**13**
R			Prereq 1	Storage and Collection of Recyclables	
	5		Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
	1		Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
1			Credit 6	Certified Wood	1
6	6		**Indoor Environmental Quality**	Possible Points:	**12**
R			Prereq 1	Minimum Indoor Air Quality Performance	
R			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
	1		Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
	1		Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
	1		Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1
4	2		**Innovation and Design Process**	Possible Points:	**6**
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1
	4		**Regional Priority Credits**	Possible Points:	**4**
	1		Credit 1.1	Regional Priority: Specific Credit	1
	1		Credit 1.2	Regional Priority: Specific Credit	1
	1		Credit 1.3	Regional Priority: Specific Credit	1
	1		Credit 1.4	Regional Priority: Specific Credit	1
43	55	12	**Total**	Possible Points:	**110**

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED CORE & SHELL DEVELOPMENT CHECKLIST - ANTICIPATED POINTS

R - Required Prerequisite - No Points Given
Y - Yes
N - No
? - Undetermined

Projected Points = 43 Points

LEED CERTIFIED Points Requirement = 40-49 Points

LED LAMPS ARE SUSTAINABLE. DEMONSTRATE HOW THE LAMPS PROPOSED ARE SUSTAINABLE.