

CITY OF LYNNWOOD

ORDINANCE NO. 1540

AN ORDINANCE AMENDING SECTION 18.20 OF THE LYNNWOOD MUNICIPAL CODE AND THE COMPREHENSIVE PLAN AND AMENDING THE OFFICIAL MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LYNNWOOD AND MAKING CERTAIN CHANGES IN THE USE DESIGNATIONS SHOWN THEREON

WHEREAS, after proper notice, due hearing was held by the City Planning Commission to consider an amendment to the official map of the Comprehensive Plan of the City of Lynnwood; and

WHEREAS, after due deliberation, the City Planning Commission recommended to the City Council that such amendment was desirable; and

WHEREAS, the City Council duly considered the Planning Commission recommendation of such amendment; and

WHEREAS, upon motion duly made the City Council of the City of Lynnwood has determined to amend the official map of the Comprehensive Plan of the City of Lynnwood;

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

SECTION 1. That Chapter 18.20 of the Lynnwood Municipal Code and the official map of the Comprehensive Plan of the City of Lynnwood and the Comprehensive Plan of the City of Lynnwood should be and the same are hereby amended as set forth in this ordinance and that insofar as the Comprehensive Plan map of the City of Lynnwood conflicts with the maps hereafter adopted by this ordinance, the same should be and is hereby repealed.

SECTION 2. That the official map of the Comprehensive Plan of the City of Lynnwood is hereby amended by changing the planned uses from Multiple Family to Planned Commercial Development in accordance with the areas delineated upon that certain map attached hereto as Exhibit No. 1 and by this reference incorporated herein. Said delineated area shall hereinafter be referred to as the "Alderwood Park Place" and the official Comprehensive Plan and the Comprehensive Plan map of the City of Lynnwood should be and the same are hereby amended in accordance with the planned uses as set forth in said attached map.

SECTION 3. Pursuant to the requirements of the Lynnwood Municipal Code, Section 20.33.010, the Design Concept Plan attached hereto as Exhibit No. 2 and by this reference incorporated herein is hereby adopted as part of the official Comprehensive Plan for the area reclassified in Section 2 of this ordinance.

SECTION 4. Pursuant to the requirements of the Lynnwood Municipal Code, Section 20.33.010, the following Development Guidelines are hereby adopted as part of the official Comprehensive Plan for the area reclassified in Section 2 of this ordinance:

OFFICIAL COPY  
Do not remove from  
the City Clerk's Office

DEVELOPMENT GUIDELINES FOR THE ALDERWOOD PARK PLACE  
PLANNED COMMERCIAL DEVELOPMENT DISTRICT

Statement of Purpose:

The following development guidelines and policies are to be used in evaluating special use permit applications and other permits and applications within the Alderwood Park Place, pursuant to Section 20.33.010G. The guidelines and policies highlight specific concerns associated with the Alderwood Park Place Planned Commercial Development.

The Alderwood Park Place is to be developed as a retail/commercial center of approximately 70,000 square feet. The development should be of a high quality design, compatible with and complementary to the Alderwood Mall and other commercial and non-commercial development in the area. This is to be accomplished by policies regarding landscaping, access control, pedestrian circulation, signage limitations, building and site design, and use compatibility.

DG-1:

Vehicular Access Control:

Minimizing traffic congestion on adjacent streets through proper control of site access is a high priority.

Policy:

Vehicular access to the site shall be restricted to one public access and one service access per street, subject to Public Works Department approval. Access along Alderwood Mall Boulevard will be restricted to a right turn in and right out.

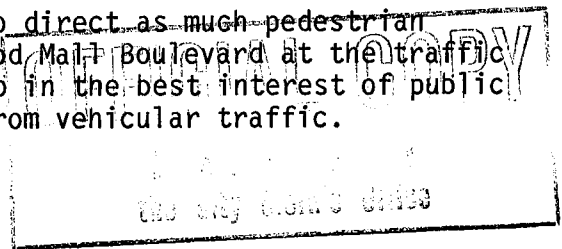
Policy:

In the event that the site is developed into two or more separate projects, the property owners may be limited in the number of curb cuts allowed and may be required to provide easements or agreements for joint use of these curb cuts. Curb cuts allowed at the time of partial development may be only temporary and may, at the City's discretion, be closed or relocated when the remainder of the site is developed.

DG-2:

Pedestrian Circulation:

It is in the best interest of public safety to direct as much pedestrian traffic as possible to cross 184th or Alderwood Mall Boulevard at the traffic light located at the intersection. It is also in the best interest of public safety that pedestrian traffic be separated from vehicular traffic.



Policy:

Internal sidewalks and walkways will be constructed in a manner and from materials which would encourage the channelization of pedestrian traffic between different buildings and between buildings and public sidewalks and the separation of pedestrians from vehicular traffic on the site.

Policy:

Internal sidewalks and walkways will be designed to direct pedestrians desiring to cross a street toward the southeast corner of the site.

Policy:

All internal sidewalks and walkways shall be surfaced with high quality materials of the same design to indicate continuity of pedestrian routes.

DG-3:

Signage:

Signs within the Alderwood Park Place shall be of high quality. It is recognized that individual commercial establishments must be properly identified, but it is also recognized that signage should be the minimum necessary to provide such identification. Excessively large signs and flashing or animated signs are recognized as being inconsistent with the existing character of the area and will be discouraged.

Policy:

Standards for illumination and structural integrity shall be as specified in Section 20.33.140 of the Zoning Code or other applicable City regulations. Sign size and location shall be as specified in Section 20.33.120 of the Zoning Code for business signs, except as provided herein.

Policy:

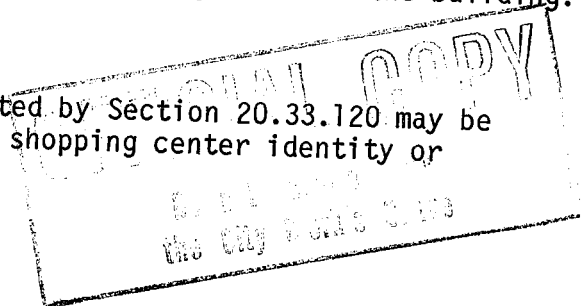
One freestanding pole sign of high quality may be allowed along each abutting street for area identification. Emphasis shall be placed upon use of wall signs where they will function as effectively as a freestanding sign.

Policy:

Wall signs shall be located within a designated sign band on the building.

Policy:

One ground sign as defined and restricted by Section 20.33.120 may be allowed along each abutting street for shopping center identity or directional purposes only.



Policy:

Plans for pole signs and ground signs, and the location and nature of wall signs, shall be submitted for review in connection with the special use permits.

Policy:

Where possible, signs shall be coordinated in scale and materials of those currently used on adjacent sites within the district.

DG-4:

Site Design:

The Alderwood Park Place should be developed in a manner compatible with the Alderwood Mall area. Buildings within the Alderwood Park Place should also have designs which are internally consistent. Since the development of the site would be clearly visible from all directions, it abuts a City park and school site, and is at a gateway to the mall area, it is important that the design and materials used in the building be of high quality on all elevations. This should not be interpreted to mean that all materials and designs must be identical, but does mean that designs should be coordinated and compatible with one another.

Policy:

Site plans and building designs shall be submitted to the Planning Department for review and comment regarding coordination and compatibility with existing uses, both adjacent to and within the Alderwood Park Place District.

Policy:

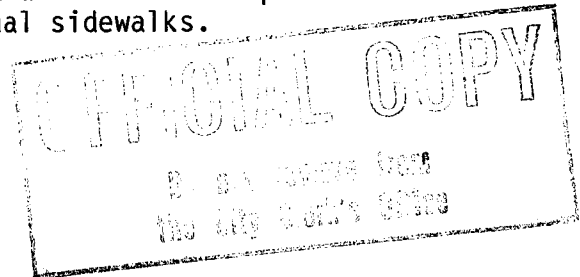
Landscaping plans shall be reviewed in accordance with Section 20.16.060 of the Zoning Ordinance. This review shall insure that the landscaping is adequate and also shall insure that landscaping is consistent with previously adopted street landscaping plans and is compatible where the Alderwood Park Place interfaces with the landscaping of surrounding properties.

Policy:

The landscaping on the north and west sides of the site shall be designed to complement the views from adjacent properties rather than as strictly a sight screen.

Policy:

Paved walkways through the landscaped areas shall be provided wherever these areas are intersected by internal sidewalks.



DG-5:

Prohibited Uses:

The Alderwood Park Place shall generally allow uses permitted in the BC (Community Business) zone. However, because of concern regarding traffic congestion and also because of a desire to maintain a quality level consistent with the adjacent Alderwood Mall, certain uses shall be prohibited from location in the Alderwood Park Place.

Policy:

Fast food eating establishments as defined in Section 20.02.327 of the Lynnwood Municipal Code shall not be permitted to locate in the Alderwood Park Place.

Policy:

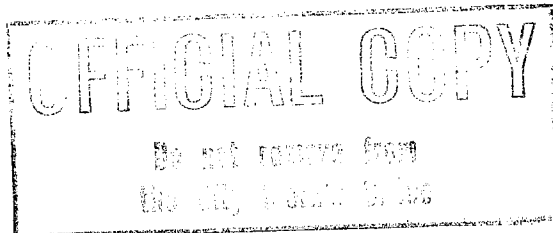
Service stations and car washes shall not be permitted in the Alderwood Park Place.

Policy:

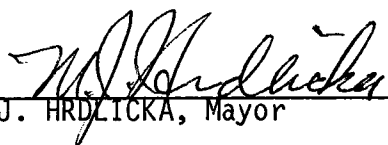
New or used automobile, boat, recreation vehicles, motorcycles, and equipment sales and displays, indoors or outdoors, shall not be permitted in the Alderwood Park Place.

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

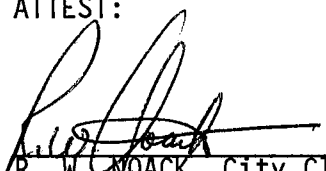
SECTION 6. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication.




PASSED THIS 10th day of November, 19 86, and signed in authentication of its passage this 14th day of November, 19 86.

  
M. J. HRDLICKA, Mayor

ATTEST:

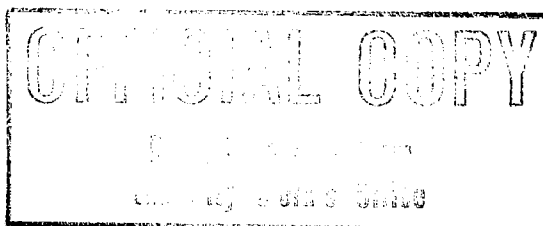
  
R. W. NOACK, City Clerk

APPROVED AS TO FORM:

  
PATRICK M. CURRAN, Asst. City Attorney

File Name: Stroum Comprehensive Plan Amendment  
File Number: 86-CP-4

5597Z

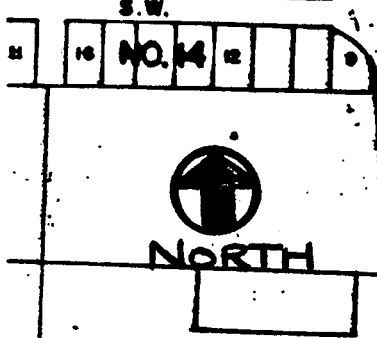


Published: November 20, 1986

# STROUM COMP. PLAN AMENDMENT

(86-CP-4)

ORD. # 1540



LYNNWOOD  
SENIOR  
HIGH SCHOOL  
**SUBJECT PROPERTY**  
FROM MULTIPLE FAMILY TO  
PLANNED COMMERCIAL DEVELOPMENT

10 11

15 16

182ND ST.

184TH ST SW

PLAT OF  
ALDERWOOD MALL

ALDERWOOD

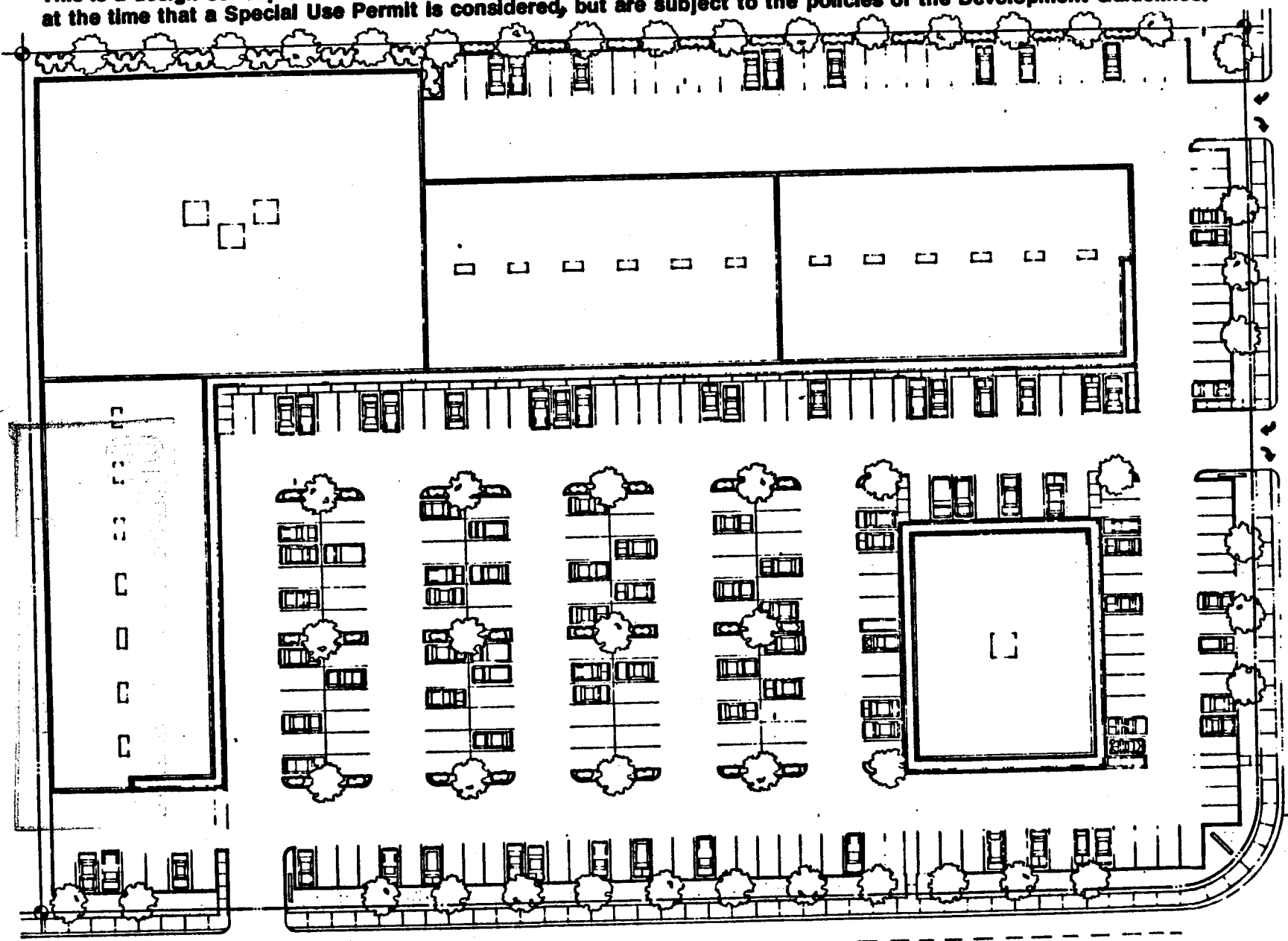
ORIGINAL COPY

MANOR

Exhibit No. 1

MANOR

This is a design concept. Locations and design of buildings and specific details of the site plan are determined at the time that a Special Use Permit is considered, but are subject to the policies of the Development Guidelines.



ALDERWOOD MALL BLVD. Exhibit No. 2

184th STREET SW

**SITE PLAN**

# Strum Comp. Plan Amendment & Rezone

86-CP-4

86-R-7

Exhibit #2