PROJECT NARRATIVE

Project Description

The project will add spaces to support students including classrooms, study areas, library, and offices. These uses are consistent with the Occupancy Group Classifications (B & A-3) within the existing building. The project is proposing two strategies to accommodate the building growth.

The first is capturing some of the existing exterior space on the 1st and 2nd levels that are within the structural footprint of the building. These spaces are referred as "infill" since it will utilize the existing structure of the building and not change the gross area of the building.

The second strategy is a new building addition located directly north of the existing building. This addition will be 3-stories and constructed per current code requirements for a Type 1B structure. This will be the construction type that matches the existing building. The addition will be structurally independent from the existing building, separated with a seismic joint. The 48,622 square foot program includes new classrooms for ELA, Library support, Media Lab and Technology Center, and multiple group study and collaborative meeting rooms to support informal and group study activities and collaborative skills. The project will:

- Increase the size of the Library/LRC,
- Add Basic Skills Labs/ELA instructional areas,
- Add Computer and technology spaces, and
- Enhance the services and space for the Learning Support Network.

The resulting expansion will transform Lynnwood Hall (LYN) into a fully student-centered "heart of campus" by co-locating these new functions with the existing resources. The renovation work will serve to fully integrate the existing Lynnwood Hall construction including student services and library functions with new TLC expansion.

The project will focus on healthy occupant experiences and energy reduction to meet at least LEED Silver. This project consists of 91% Growth and 9% Renovation. Edmonds College proposes the construction of the Triton Learning Commons as an expansion of the existing Lynnwood Hall, which currently houses the Library and Student Services functions. The Preferred alternative uses an effective footprint to minimize campus impacts and focus on the growing need for learning support space.

Site Description

The Triton Learning Commons will be constructed as an addition to the north of the existing 3-story Lynnwood Hall and as infill space created by 1st and 2nd floor interior spaces which do not extend out to the perimeter structural footprint, creating covered exterior walkways.

The existing space in front of the Lynnwood Hall acts as a campus plaza which is the site for the addition. The plaza is mostly paved with concrete with few mature trees with seats, picnic tables, and some green open space. The new addition part of the project will reduce the width of the plaza by 1/3rd of its current width.

Comprehensive Plan

The Triton Learning Commons will comply with the requirement of PF-1 designation for Public Facilities cited in Comprehensive Plan and Policy LU-1 to LU-55. The proposed project will be low-rise structure and to the best of our knowledge it will not be visible from adjacent residents and no onsite landscaping screening will be required cited in the Comprehensive Plan. The proposed project will further comply with including but not limited to:

- Community Character Goals & Policies
- Transportation Goals & Policies
- Parks, Recreation & Open Space Goals & Policies
- Environment Goals & Policies

Lynnwood Municipal Code

The Triton Learning Commons will comply with the requirements of LMC 21.25 ????????, and will further comply with sections including but not limited to:

- Title 9, Fire
- Title 13, Water
- Title 14, Sewer
- Title 15, Plumbing
- Title 16, Building
- Title 17, Environment
- Title 18, Planning
- Title 21, Zoning

Lynnwood Citywide Guidelines

Site Design (All Districts)

LOCATION OF PARKING LOTS

INTENT: To locate parking lots in areas that are as visually unobtrusive as possible.

GUIDELINES:

1. New development and redevelopment should locate parking lots behind buildings when possible (Fig. 1).
2. Where a double-loaded aisle of parking is located between a building and a street right-of-way, a 15-foot-wide landscape area shall be provided between the parking lot and the street right-of-way. In addition, interior landscaping for that parking lot shall be increased to a minimum of 10% of the total square feet of the parking lot area (Fig. 2 & 4). Note there may be additional parking lots located behind buildings where this guideline would not apply.
3. Where there is more than a double-loaded aisle of parking located between a building and a street right-of-way, a 20-foot-wide landscape area shall be provided between the parking lot and the street right-of-way. In addition, interior landscaping for that parking lot shall be increased to a minimum of 15% of the total square feet of the parking lot area (Fig. 3). Note there may be additional parking lots located behind buildings where this guideline would not apply.
4. Where parking lots are located in front, beside or in between buildings, 75% of plant material used to meet landscape requirements between a parking lot and a street right-of- way shall be evergreen varieties.
5. Shrubs used adjacent to a street right-of-way shall not exceed a maximum height of 30 inches at maturity.
6. Location of parking lots shall be easily identifiable from the street right-of-way.
7. Variation in the width and depth of planting areas are encouraged so long as the minimum width is provided.

***Compliance**: Not applicable*

PARKING LOT LANDSCAPING

INTENT: To reduce the visual impact of parking lots through landscaped areas, trellises and/or other architectural features that complement the overall design and character of developments.

GUIDELINES:

1. The parking lot landscape should reinforce pedestrian and vehicular circulation, especially parking lot entrances, ends of driving aisles, and pedestrian walkways leading through parking lots.
2. Low walls and raised planters (a maximum height of 3 feet), trellises with vines, architectural features or special interest landscape should be used to define entrances to parking areas. Where signs are placed on walls, they should be integrated into the design and complement the architecture or character of other site features.
3. Landscape plant material size, variety, color, and texture within parking lots should be integrated with the overall site landscape design.

4. One tree shall be provided for every 10 parking stalls to be located within the interior parking lot landscape areas.
5. A minimum 4 foot setback shall be provided for all trees and shrubs where vehicle overhang extends into landscape areas.

Compliance: Not applicable

SITE LANDSCAPING

INTENT: To provide variety and special interest within landscaped areas, to integrate the entire site into the overall landscape design and to reduce the visual impact of development on adjacent uses.

GUIDELINES:

1. Landscape areas should reinforce pedestrian and vehicular circulation routes and entrances.
2. Plant material should include a variety of seasonal colors, forms, and textures that contrast or compliment each other with a mixture of evergreen and deciduous trees, shrubs, ground-cover and low-maintenance perennials. Continuous expanses of uniform landscape treatment along an entire street front should be avoided.
3. Drought tolerant plants and/or plants native to the Pacific Northwest should be used where opportunity allows.
4. Plant material should be provided to enhance the corners at intersections. Plant material within the intersection sight distance triangle as defined in the City of Lynnwood Municipal Code shall not exceed 36 inches in height.
5. Avoid planting ground-cover or shrubs where pedestrian access is anticipated. Pedestrian walkways may extend across required landscape areas.
6. Landscape used to define pedestrian circulation to building entrance
7. All areas not devoted to required landscape areas, including parking lots, structures, or other site improvements, should be planted, or remain in existing non-invasive vegetation.
8. Perennials and/or annuals should be provided to highlight pedestrian areas such as building and/or site entrances, public open space, plazas and pedestrian connections.
9. River rock, gravel, driftwood, and similar non-living materials should not be used as groundcover substitutes, but may be allowed as accent features within landscape planting areas so long as the area covered by such features does not exceed 5% of the total landscape planting area.
10. Automatic irrigation shall be provided in all required landscape areas.
11. Landscape planting areas located between commercial or industrial districts and any residential district shall provide a 100% sight-obscuring year-round buffer using plant material or a combination of a fence (maximum 6 feet high) and plant material.
12. A maintenance plan, including on-going tasks and schedules, shall be submitted to the City for review for all landscape areas, to include:

    - Litter pick-up.
    - Mowing turf.
    - Weeding planting beds.
    - Removing noxious weeds.

- Sweeping.
- Replacement of dead or dying plant material.
- Irrigation repair/adjustments.
- Trimming hedges.

13. Tree selection within all landscape areas, including street trees, shall consider existing utilities, lighting, existing and proposed signage, adjacent trees, existing natural features, tree root growth, solar access, planting area width, and overall height of trees selected at maturity.
14. Trees within the street frontage buffer should be located near the street right-of-way to help contribute to a more pedestrian friendly streetscape environment.

Compliance: Landscape design will enhance and bolster pedestrian and vehicular circulation routes from adjacent campus buildings, campus open spaces, existing parking lot and route to main campus transportation hub. Landscape will be used to define pedestrian circulation from existing parking lot to proposed building addition entrance.

Existing landscape areas below building overhead will be improved with mixture of shade tolerant groundcover, river rock or gravel, and driftwood. If environmental conditions present a nonviable option for groundcover material to establish within these areas, the landscape design will contain rock garden and limit this area to not exceed 5% of the total landscape planting area.

Proposed Plant material will include a variety of seasonal colors, forms, and textures that contrast or complement each other with a mixture of evergreen and deciduous trees, shrubs, ground-cover and low-maintenance perennials. Drought tolerant plants and/or plants native to the Pacific Northwest should be used wherever opportunity allows. Perennials and/or annuals will be provided to highlight pedestrian areas such as building and/or site entrances, public open space, plazas and pedestrian connections.

Automatic irrigation will be provided in all required landscape areas and a maintenance plan, including on-going tasks and schedules will be submitted to the City for review for all landscape areas.

LIGHTING

INTENT: To ensure that lighting contributes to the character of the site and does not disturb adjacent developments and residences.

GUIDELINES:

1. Lighting should complement other lighting elements used throughout and surrounding the site, such as pedestrian pathway lighting, and lighting used in adjacent developments and the public right-of-way.
2. All lighting should be shielded from the sky and adjacent properties and structures, either through exterior shields or through optics within the fixture.
3. The use of accent lighting is encouraged but should be combined with functional lighting to highlight special focal points, building/site entrances, public art and special landscape features.

4. Lighting used should contribute to the overall character of the surrounding community, site architecture or other site features.
5. Lighting used in parking lots shall not exceed a maximum of 30 feet in height. Pedestrian scale lighting shall be a maximum of 16 feet in height.
6. Lighting design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest editions, for each applicable lighting type (i.e. Parking Lot, Walkways, etc.).
7. Light shielded from the sky through exterior shields or special optics within fixtures

Compliance: Site lighting scope for this project is limited, with the emphasis being on pedestrian and landscape lighting within the core of the Edmonds College campus, away from property lines and neighboring properties. No new parking area or drive aisle lighting is anticipated. The existing site lighting in the campus commons area near Lynnwood Hall includes pole-mounted luminaires with LED technology; light is shielded from the sky.

Supplemental site lighting will be provided on campus to provide for campus pedestrian traffic in accordance with Edmonds College campus standards and safety and security requirements. The new lighting will complement the existing lighting elements used throughout campus. Building entry lighting will be included in the project and will utilize full-cutoff type fixtures. Accent lighting in the new plaza area is being evaluated and fixtures will be selected for functionality and aesthetic. Light levels will be in assessed and designed in accordance with IES recommendations and Edmonds College standards, with special attention to minimize light trespass and light pollution.

PEDESTRIAN CONNECTIONS

INTENT: To create a network of safe and attractive linkages for pedestrians.

GUIDELINES:

1. Clearly defined pedestrian connections shall be provided:
    - Between a public right-of-way and building entrances.
    - Between parking lots and building entrances.
2. Pedestrian connections should be clearly defined in a combination of two or more of the following ways:
    - 6-inch vertical curb.
    - Trellis.
    - Special railing.
    - Bollards.
    - Special paving.
    - Low seat wall and/or other architectural features.
    - A continuous landscape area a minimum of 3 feet wide on at least one side of the walkway, except when walkway crosses vehicular travel lanes.

- Pedestrian scale lighting, bollard lighting, accent lighting, or combination thereof to aid in pedestrian wayfinding. Pedestrian connections shall not be less than 5 feet wide.

3. Where a building entrance is located on or near the corner of two street rights-of-way, a pedestrian connection shall be provided from that corner to the building entrance.

Compliance: *Not applicable*

WALLS AND FENCES

INTENT: To mitigate walls and fences by providing variety and other visual interest.

GUIDELINES:

1. Fences and walls should be visually permeable and have a desirable appearance from both sides. Where solid, vision obscuring fences and walls are required by the Lynnwood Municipal Code, one or more of the following shall be used:

   - A variety of vegetation, such as trees, shrubs, groundcover and/or vines, adjacent to the fence or wall.
   - Trellis/vine panels.
   - Architectural detailing, contrasting materials, or other special interest.
   - A variety of fence/wall angles and heights to add visual interest and character.

2. Walls and fences should be constructed of materials that complement adjacent architectural styles.

3. Chain link fences shall not be allowed except around sport courts.

4. Solid walls and fences used adjacent to a street right-of- way should be a maximum of 4 feet high. Walls and fences may extend up to a maximum height of 6 feet provided they are at least 90% visually permeable, such as open

Compliance: *Walls are not used in the site design. Existing electrical equipment will remain within an existing landscape area. These features will be screened with a mixture of evergreen and deciduous plant material for aesthetic purposes and enhance view from adjacent pedestrian circulation corridor.*

MARKING GATEWAYS & PROMINENT INTERSECTIONS

INTENT: To highlight gateway areas and prominent intersections as a focal point within the community.

GUIDELINES:

1. Developments adjacent to gateways and prominent intersections should be marked with visually prominent features. (See Zoning Map and Appendix-A.)

2. Visually prominent features shall include three or more of the following:

    - Public art.
    - Monuments.
    - Special landscape treatment.
    - Open space/plaza.
    - Water feature.
    - Special paving or surface treatments.
    - Unique pedestrian scale lighting or bollards.

3. Elements used shall be oriented towards both pedestrians and vehicles along the street right-of-way.

4. Elements used should not block the visibility of adjacent businesses and/or vehicular sight distance requirements.

Compliance: *Not applicable*

NATURAL FEATURES/GREEN CORRIDORS

INTENT: To integrate natural features into developments and create a network of green corridors throughout Lynnwood.

GUIDELINES:

1. Natural features, both within or adjacent to a development, should be integrated into project designs in one or more of the following ways. Other sustainable techniques may also apply, as approved by the City:

    - Establish view corridors to natural features, framed by landscape or architectural treatments.
    - Provide controlled visual access, such as view overlooks.
    - Provide environmentally sensitive pedestrian connections to or throughout natural features, such as boardwalks and pedestrian bridges.
    - Continue plant materials used adjacent to natural features into other areas of site development to soften the transition between the natural and built environment.

2. Existing significant trees should be retained where possible. If more than 20% of all existing significant trees are retained within a development, and are located outside environmentally sensitive areas and associated buffers, overall landscape requirements of the area in which the significant trees are retained may be reduced by 10%.
3. Elements of natural features or stands of existing (non- invasive) vegetation should be extended through developments to form a network of green corridors between adjacent site developments throughout Lynnwood.

4. Storm water facilities, such as detention ponds and biofiltration swales, should be integrated into the overall project design. Storm water facilities should provide a more natural overall form and/or appearance through layout, design and landscape treatment. Storm water facilities may be located within perimeter buffer areas provided the total required square foot area of the buffer and a minimum 5 feet width is maintained.

Compliance: Landscape design will increase biodiversity and help support green corridors within the College Campus and overall network throughout the City of Lynnwood. Site design also includes natural features such as bioretention planting area and meadow planting to strengthen campus-wide environmentally focused approach. These natural features will be visually accessible for users to provide educational opportunities while also helping to soften the transition between natural area and hardscape plaza.

The current Edmonds College Campus, especially in the center of campus where project is located between Lynnwood Hall and Mountlake Terrace Hall, is comprised of a mix of hardscape and landscape with no site area available for the installation of a stormwater detention pond, biofiltration swales or rain gardens, therefore the project has elected to construct below grade stormwater facilities. The project is proposing to install two (2) ADS StormTech Chamber detention systems, which will be located on the west and east portions of the project site.

Building Design

PROMINENT ENTRANCE

INTENT: To ensure that building entrances are easily identifiable and clearly visible from roads and sidewalks.

GUIDELINES:

1. Principal entry to the store / building shall be marked by at least one element from Group A and one element from Group B:

   Group A –

   - Large entry doors
   - Recessed entrance
   - Protruding entrance

   Group B –

   - Canopy
   - Portico
   - Overhang

2. Weather Protection - some form of weather protection should be provided over the entry.

Compliance: *The main entrance vestibule at the north façade is a two-story expression. It protrudes from the first and second floor. The third-floor overhangs over the first and second floor providing weather protection. See diagram: LU1.02*

SCREENING ROOFTOP EQUIPMENT

INTENT:

To have rooftop features that contribute to the character of individual buildings and the neighborhood as a whole.

GUIDELINES:

1. Any mechanical, electronic, communication equipment mounted on the roof shall be properly screened. Further-more, screening should be organized, proportioned, de- tailed and colored to be both an integral element of the building as seen from the points of high elevation, streets and adjacent residences. (May be exceptions for public safety communication devices).
2. Rooftops of buildings could include landscaped decks or terraces designed in such a way that mechanical equipment, elevator overruns and stair towers are housed within structures that are part of the composition of the building.

Compliance: *Building is internal to campus, with no neighborhood adjacency – roof top screening not required.*

TREATING BLANK WALLS

INTENT: To mitigate blank walls by providing visual interest.

GUIDELINES:

1. For walls visible from a street or residential area, if an uninterrupted expanse of blank wall longer than 30 feet* is unavoidable, a combination of the following features shall be used to cover a minimum of 50%** of the blank wall.

At least one of these:

- Artwork, such as a low relief sculpture or mosaic.
- Landscape area and/or vertical trellis with climbing vines.

Plus, at least one of these:

- Architectural detailing, reveals, or indentations.
- A mix of different materials, colors, and textures.
- Pedestrian-oriented features such as lighting, awnings, or canopies.

Compliance: *The extent of the blank wall longer than 30' on the third floor is 32' 8". The façade material will be brick which will have rich textures with varying color pattern and reveal detail. See diagram: LU1.02*

MINOR ACCESSORY STRUCTURE

INTENT: To reduce the impact of accessory structures and have it contributed to the character of the main building.

GUIDELINES:

Accessory structures should be screened by landscaped features or solid wall. Structures and walls should use materials with such color and texture that match with the character of the main building.

***Compliance**: Not applicable*

MARKING GATEWAYS

INTENT: To enhance the identity of the city by marking major entrances.

GUIDELINES:

1. Buildings along Gateway Locations (see definitions) shall be designed to emphasize their gateway locations.
2. Buildings along Gateway Locations should be given major architectural expression in its facade, roof form and massing; such as larger bulk, tower forms, peaked roofs, and over-sized windows.

***Compliance:** Not applicable*

MATERIALS

INTENT: To ensure that the character of the city is perceived as high quality.

GUIDELINES:

1. Buildings should use solid, permanent, low-maintenance materials to add variety, permanence and richness to building and streetscape.
2. Plywood shall not be used as an exterior surface.
3. Exposed concrete walls shall be painted or given an architectural finish.

***Compliance:** The primary materials & cladding systems for the project will be curtainwall/storefront glazing system, brick veneer cladding, and metal wall panel which will be of high quality, low-maintenance, and permanent in nature. See exterior elevations & material palette LU1.03*

Sign Design

INTEGRATION WITH ARCHITECTURE

INTENT: To ensure that signage is part of the overall design of a project and not additive or an afterthought.

GUIDELINES:

1. The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, 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. The sign program shall indicate location, size, and general design.
2. Signs shall not project above the roof, parapet, or exterior wall.

Compliance: *The primary building signage will be integrated with the glazing system on the third floor. The secondary signage will be on the east & west façade.*

CREATIVE / ARTISTIC ELEMENTS

INTENT: To encourage interesting, creative and unique approaches to the design of signs.

GUIDELINES:

1. Signs should be creative, expressive and individualized.
2. Sign should convey the product or service offered by businesses in a bold, graphic form.
3. Any sign that meets this criteria may be allowed to be 30% larger than the code otherwise allows.

Compliance: *The primary building signage will be prominent and will also be helpful in way-finding, and creatively integral to the overall design.*

Additional Guidelines For Commercial Districts

ACCESS DRIVEWAYS

INTENT: To facilitate the flow of traffic entering and exiting commercial parking lots.

GUIDELINES:

1. Access driveways connecting a double-loaded aisle of parking or garage to the street right-of-way shall not be impacted or interrupted by parking drive aisles or adjacent parking stalls for a distance of at least 30 feet from the edge of the street right-of-way.
2. Access driveways connecting more than a double-loaded aisle of parking or garage to the street right-of-way shall not be impacted or interrupted by parking drive aisles or adjacent parking stalls for a distance of at least 50 feet from the edge of the street right-of-way.

Compliance: Not applicable

SIDEWALKS AND STREET TREES

INTENT: To establish a consistent character for street right-of-ways.

GUIDELINES:

1. Street trees within the public right-of-way (where approved by the Lynnwood Public Works Department) should be located in tree grates or a planted area (minimum 4' wide) between the walking route of the sidewalk and the curb edge.
2. Street trees planted between the walking route of the sidewalk and the curb edge shall utilize root barriers, trunk protection measures, staking and soil preparation as approved by the Community Development Department.
3. Special paving, such as brick or other unit pavers, used for plazas, gateways, or other features may extend into the sidewalk area provided they comply with minimum Public Work's standards.

Compliance: Not applicable

SITE FURNISHINGS

INTENT: To create a more pedestrian friendly street through the use of site furnishings at plazas, building entrances and other pedestrian areas.

GUIDELINES:

1. Site furnishings, such as benches, tables, trash receptacles, and other pedestrian amenities used should be made of durable, weather-resistant and vandal-resistant materials.
2. Use of site furnishings, such as benches, tables, bike racks and other pedestrian amenities should be provided at building entrances, plazas, open spaces, and/or other pedestrian areas.
3. Site furnishings used should not block pedestrian access or visibility to plazas, open space areas and/or building entrances.

Compliance: Site furnishings will meet Edmonds College campus and City guidelines as stated above.

PLAZAS AND OTHER OPEN SPACES

INTENT: To provide a friendly pedestrian environment by creating a variety of usable and interesting open spaces within private development.

GUIDELINES:

1. New or renovated buildings shall have plazas, courtyards, or other pedestrian spaces at or near their main entrances. Plazas should be a minimum of 1 square foot of plaza per 100 square feet of building area.
2. Plazas, courtyards and other pedestrian space should include at least three of the following:
    - Special interest landscape.
    - Pedestrian scale, bollard, or other accent lighting.
    - Special paving, such as colored/stained concrete, brick, or other unit paver.
    - Public art with a valuation of at least one-half of 1% of the total construction cost.
    - Seating, such as benches, tables, or low seating walls.
    - Water feature.

Compliance: *Project will improve an existing campus plaza and related pedestrian spaces near building edges and entries. Furthermore, project scope will incorporate the following three items related to open space improvements:*

- Plaza design will provide an accessible and flexible turf area completed by composite decking and movable seating.
- Hardscape plaza with exposed aggregate paving band interweaved within a concrete paved area to enhance visual aesthetic.
- Seating (such as benches, tables, or low seating walls)

CONSOLIDATED (SHARED) ACCESS

INTENT: To reduce the overall impact of parking by connecting or consolidating parking lots and driveways whenever possible.

GUIDELINES:

1. Vehicular access to adjacent parking lots should be consolidated (shared) to reduce the number of curb cuts.
2. Pedestrian connections (meeting the standards outlined in the Pedestrian Connections section for all districts) should be provided between adjacent commercial developments.

Compliance: *Not applicable.*

RELATIONSHIP TO PUBLIC STREETS

To ensure that commercial buildings add to the liveliness of streets and the overall community character.

1. Buildings, along with trees and landscaping should be predominant, rather than parking lots and large free-standing signs.
2. People travelling along arterial streets should be able to see storefronts, windows, merchandise, and other aspects of business activity.
3. Pedestrian access to the building should be visually and functionally clear.

Compliance: Although the project isn't abutting a public street, it's facing a campus plaza. The first two floors of the project are designed for easy navigation with generous amount of glazing. The main entrance on the north façade is a prominent two story-high protrusion.

OVERALL MASSING/ BULK/ ARTICULATION

To reduce the massiveness of larger buildings.

1. Facades longer than 50 ft shall be broken down into smaller units through the use of offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs and other elements of the building's mass. Simply changing materials or color is not sufficient to accomplish this.
2. Buildings should convey a visually distinct "base" and "top". A sense of "base" can be produced by a different masonry pattern, more architectural detail, a visible "plinth" above which the wall rises, storefront, canopies or a combination.
3. Articulation shall be provided along facades visible from streets, as well as from any residential areas.

Compliance: The overall building massing is designed to reduce the bulk. The vertical stacking of three floors is of different profiles which generally increases from first floor to third floor. The horizontal articulation of the massing is achieved by protruding a two-story vestibule from first and second floor, also creating a way-finding element. See diagram: LU1.02

DISTANCE FROM THE STREET

To ensure that buildings in certain locations can serve as land- marks.

1. In order to mark the intersections of major streets, buildings should be located within close-proximity to the property line at least 15 ft but no more than 20 ft, rather than parking lots. This can be accomplished by "out buildings" that sit in front of other buildings situated further away from the street. Buildings at the corner should have windows facing the street and entrances either facing the street or close to it. Buildings at the corner should be set back from the property line to allow for both a more generous sidewalk and additional landscaping.
2. At other locations along major streets, buildings may be set- back any distance.

Compliance: Not applicable.

GROUND FLOOR TRANSPARENCY

To provide visual connection between activities inside and outside the building.

1. A minimum of 15% of any ground floor facade that is visible from any street shall be comprised of windows with clear, "vision" glass.
2. A minimum of 30% of any ground floor facade located closer than 60 ft to an arterial street shall be comprised of windows with clear, "vision" glass.
3. A minimum of 60% of any ground floor facade located closer than 20 ft to an arterial street shall be comprised of windows with clear, "vision" glass. Display windows may be used to meet half of this requirement.
4. For portions of facades that do not have windows, see guide- lines for Opaque Walls.

Compliance: *Although the building is not visible from the public street, the first floor is more than 80% glazed to create a stronger visual connection between activities inside and outside the building.*

OPAQUE WALLS

To ensure that buildings do not display blank, unattractive walls to the street.

1. The portions of walls facing streets that do not have windows shall have architectural treatment. At least four of the following elements shall be incorporated into any ground floor, street facing facade:
   a) masonry (but not flat concrete block)
   b) concrete or masonry plinth at the base of the 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
   j) artwork

Compliance: *Although the building is not visible from the public street, the first floor has less than 20% blank walls.*

WEATHER PROTECTION

To provide rain protection for pedestrians.

Canopies and awnings shall be provided along facades that give access to the building. Minimum depth of any canopy awning shall be 5 ft. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8 ft and no more than 12 ft.

Compliance: *The main entrance vestibule on north & secondary entrance on east are designed with a 5' overhang which acts as a canopy at 10' height.*

GROUND LEVEL EXPRESSION

To ensure that buildings along any street display the greatest amount of visual interest and reinforce the character of the streetscape.

1. Ground level of building shall be pedestrian friendly in scale, expression and use of materials.
2. Ground floor of the buildings shall have at least three of the following elements:
   a) large windows
   b) kickplates for storefront window
   c) projecting sills
   d) pedestrian scale signs
   e) canopies
   f) plinth

Compliance: *The ground floor of the new building is generously glazed creating a stronger connection between interior activities and exterior campus life. In addition, the N/E corner of the building has operable doors which extends the interior café to the exterior, and where the glazing system meets the ground, the exterior edge is softened by low ground cover acting as a plinth.*

ROOF EXPRESSION

To ensure that rooflines present a distinct profile and appearance for the building.

1. Buildings with flat roofs should have pitched roofs, extended parapets or projecting cornices to create a prominent edge when viewed against the sky, especially to highlight major entrances.
2. Sloped roofs with a pitch greater than 12:12 are not desired.

Compliance: *The third floor of the new building is expressed as a brick box with flat roof and parapets which is consistent with the existing building. The top and bottom edge of the 'box' will be expressed through metal trim to create a prominent edge when viewed against the sky.*

COLORS

To ensure that new or renovated buildings do not detract from the image of the community.

1. In general, bright, intense colors shall be reserved for minor accent trim, with body of the building a more muted color. More intense colors may be considered for the purpose of highlighting architectural elements. However, large amounts of intense color which simply serves to advertise a business shall not be approved.
2. Translucent awnings with interior lighting shall not be permitted.

Compliance: *The new building materials includes metal panel & brick veneer. The metal panel will be light/medium grey in color & brick with muted red to light brown in color complimenting the existing building materials. See Elevations: LU1.03*