

LIGHT INDUSTRIAL/OFFICE PARK DISTRICT DESIGN STANDARDS

APPLICABLE TO AREAS AS IDENTIFIED IN 19.65.040.B

FOR THE CITY OF
MOUNTLAKE TERRACE

March, 2008



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The provisions of this document apply to the Mountlake Terrace Light Industrial/Office Park (LI/OP) zoning district on lots that are adjacent to the public right-of-way of 220th Street SW or 66th Avenue W. The degree to which each standard applies to a development/redevelopment project shall be evaluated on a case-by-case basis in an effort to achieve an overall design that meets the purpose and intent of the Mountlake Terrace LI/OP Design Standards to provide for pedestrian and transit access and an aesthetically pleasing appearance along the key travel corridors of 220th Street SW and 66th Avenue W.

Each section of these design standards includes examples and illustrations of ways in which the intent of the standard can be achieved. The graphic images are meant to be examples of a concept and are not the only acceptable means towards accomplishing the intent of the design standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of each of the Light Industrial/Office Park design standards.

Pedestrian Activity Areas

Intent

To provide continuous, safe, and consistent street frontage character within and adjacent to the street right-of-way.

Standards

1. A pedestrian activity area shall be at least thirteen feet in width measured from the face of curb, even if part of the width is located on private property.
2. Pedestrian walkways or sidewalks seven and a half feet in width shall provide for continuity between developments.
3. Unless otherwise required or where larger plaza areas are provided, sidewalk paving material shall be consistent with street frontage improvements of adjacent developments.
4. Required sidewalks and pedestrian walkways in the pedestrian activity area shall be concrete on a two and a half foot grid, standard Mountlake Terrace sidewalk color, and float finish.
5. A five foot wide landscape area between the curb and sidewalk shall be planted and maintained to provide a clear zone between three and eight feet high from ground level.



Street Trees

Intent

To provide consistent street frontage character within the street right-of-way.

Standards

1. Street trees shall be planted in the right-of-way between the property line and street in pits with dimensions of 5 X 5 feet, approximately thirty feet on center.
2. Street trees within the public right-of-way shall be located in tree pits with grates or in a continuous planting strip with other plant material.
3. Where tree grates are required, they shall be ADA accessible and of a similar size and material as tree grates found in adjacent developments.
4. Street trees shall be installed in a planting bed or pit that provides a hospitable growing environment and be of a type and size approved by the Community Development Department for compatibility with the urban street system. (The Department may provide a list of compatible tree types, planter preparation and tree installation details.)



Location of Driveways

Intent

To maintain a contiguous, uninterrupted sidewalk by minimizing, consolidating, and/or eliminating driveway access points.

Standards

1. All vehicular driveways are encouraged to be located off of arterials whenever possible.
2. No more than one driveway per lot shall be located along 220th Street SW, except where the property has street frontage greater than 200 linear feet. Driveways along 220th Street SW should be consolidated between developments for shared access, when possible.
3. Where a driveway is allowed on arterials, driveway entrances shall extend sidewalk paving material and grade across the driveway entrance.



Pedestrian Connections

Intent

To create a network of safe, consistent, and convenient linkages for pedestrians, including locating building entrances adjacent to public sidewalks.

Standards

1. Clearly defined pedestrian connections shall be provided:
 - between public sidewalks and building entrances when buildings are located directly adjacent to the sidewalk, and
 - between parking lots and building entrances.
2. Where transit stops occur in the public right-of-way, pedestrian walkways shall provide a clear and direct connection from the main building entrance to the transit stop.
3. Pedestrian walkways within parking areas may be included as part of the minimum requirements for interior parking lot landscaping if landscape is provided on one side.
4. For parking lots that contain greater than fifty vehicle parking spaces, pedestrian connections through the parking lot shall be clearly defined in at least one of the following ways (except as walkways cross vehicular travel lanes):
 - a) a raised walkway
 - b) buttons or painted markings
 - c) special paving, such as concrete or unit pavers in an asphalt area
 - d) a continuous landscape area, a minimum of three feet wide along at least one side of the walkway.
5. Pedestrian walkways within parking areas shall be a minimum four feet width of clear, unobstructed passage.
6. Chain link fencing shall not be used to separate pedestrians from vehicular traffic.



Parking Lot Lighting

Intent

To maintain a safe and secure pedestrian environment through the use of adequate lighting.

Standards

1. Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security.
2. Night lighting shall be provided where stairs, curbs, ramps, abrupt changes in walk direction, and crossing vehicle lanes occur.
3. All lighting shall be energy-efficient, glare-free and shielded from the night sky and adjacent properties to reduce off-site spill-over.



Parking Lot Screening

Intent

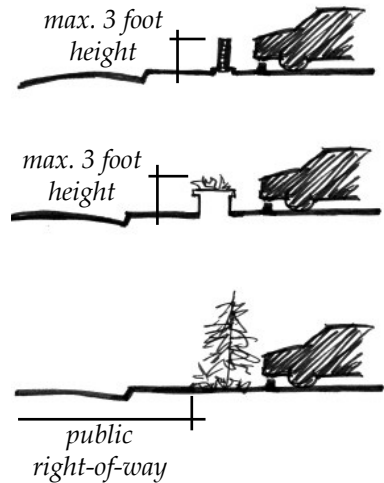
To reduce the visual impact of parking lots through the use of landscape buffers or architectural screening features.

Standards

1. Parking lots that abut the public right-of-way shall be screened with one or a combination of the following treatments:
 - a) low walls made of wood, concrete, masonry, or other similar material and not exceeding a maximum height of three feet
 - b) raised planter walls planted with a minimum of eighty percent evergreen plant materials not to exceed a total height of three feet, including the plant material planted on top, at least a two-foot width
 - c) landscape planting consisting of eighty percent evergreen trees, shrubs, and groundcovers, generally of a five-foot width or more.

2. Walls and raised planters shall not exceed a maximum height of three feet, unless all of the following are provided:
 - screen treatment does not create a safety hazard
 - portion of treatment that is above three feet in height is a minimum of seventy-five percent transparent (i.e. see-through metal railing or other similar treatment).

3. Chain link fencing shall not be permitted to screen or enclose parking.



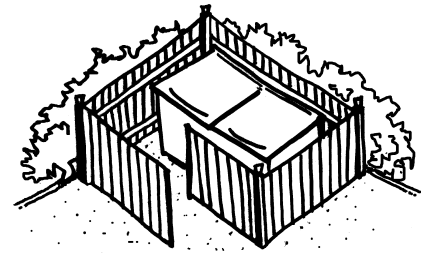
Screening of Site Service Elements

Intent

To reduce the visual impact and provide screening of trash, service, loading and storage areas, and at grade mechanical/electrical equipment.

Standards

1. On-site service facilities, such as loading docks, dumpsters, etc., shall be located in an area that is least visible from the public right-of-way or common outdoor spaces. If service areas are located in a significantly visible area due to site constraints, they shall be screened from public view using landscaping or screen walls to the extent possible.
2. When located next to a parking lot, service areas shall be placed in such a way as to be as visibly unobtrusive as possible from primary pedestrian walkways and the main parking area.
3. All loading, and trash collection areas that are within twenty feet of a public right-of-way, a RS or RM zone, or an internal pedestrian walkway shall be screened by a combination of masonry, wood, and/or planting areas. Full screening shall be at least six feet high or as necessary to screen site service element(s).



Dumpster screening with easy access hinge doors



Site Landscape Areas

Intent

To reinforce the character of Mountlake Terrace through site landscaping.

Standards

1. Perennials and/or annuals are encouraged to provide special interest and highlight pedestrian areas such as building and site entrances, public open space, plazas, and major pedestrian connections.
2. Rocks, pebbles, sand, and similar non-living materials shall not be used as groundcover substitutes, but may be used as accent features provided such features do not exceed a maximum five percent of the total landscape area.
3. All areas not otherwise devoted to landscape required by these standards, or by parking, structures, or other site improvements shall be planted or remain in native, non-invasive vegetation.



Massing and Wall Faces

Intent

To ensure that buildings do not display unembellished walls visible from key public travel corridors.

Standards

All the following standards are applicable to any building or portion of building that is within fifty feet of the public right-of-way of 220th Street SW or 66th Avenue W within the LI/OP district.

1. The “top” of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback, or pitched roofline.
2. As applicable, any side of a building shall be given architectural treatment to meet the intent of this section by using two or more of the following:
 - a) varying rooflines with one foot or greater changes of height at least every fifty feet
 - b) transparent windows that comprise at least twenty-five percent of the visible façade
 - c) secondary entrances that include glazing and landscape treatment
 - d) awning/canopy
 - e) planted trellises
 - f) masonry or other textured surfaces (but not flat concrete block)
 - g) projecting cornices at least twelve inches in height
 - h) artwork of a scale clearly visible from the associated right-of-way
 - i) variation in form and materials approved as meeting the intent.
3. A minimum of twenty-five percent of any ground floor façade facing the street shall be comprised of transparent glazing.

