

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Second study session on Planned Area 2a (Ridgecrest Commercial Center)</p> <p>DEPARTMENT: Planning and Development Services</p> <p>PREPARED BY: Steven Szafran, AICP, Associate Planner</p> <p>PRESENTED BY: Joe Tovar, Director, Planning and Development Services</p>
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SUMMARY

The City of Shoreline Planning staff presented a draft legislative zone change to the Planning Commission at its study session on September 19, 2007. The zone change would affect all the parcels in the Ridgecrest commercial district, but the focus of the legislation is the area of the former bingo site, titled Planned Area 2a. The Planning Commission and several members of the public commented on the draft at the study session.

The purpose of the second study session is to discuss the changes to the September 19 draft. Staff believes that these changes are significant enough to warrant an additional review by the Commission and the public prior to holding a public hearing.

Staff responded to a number of comments on September 19 and revised several sections of the proposal. In addition, staff took the opportunity to develop more precise language in a few sections that were unclear.

A significant revision is proposed for the section dealing with the height incentive bonus. Comments from the Commissioners and the community prompted staff to refocus the incentives on:

- Encouraging the development of a “third place”,
- Sustainability, and
- Provision of housing affordable to moderate-income households

The changes are reflected in section 20.98.060.

Other modifications include revisions in the following areas:

- Setback, step back and height standards,
- Neighborhood meeting and approval requirements,
- Greater detail regarding site and building design, and
- Additional focus on parking and parking management

Cumulatively, these changes result in a set of proposed regulations that are different enough from those presented on September 19 that staff believes that it warrants additional time to explain it to the Planning Commission and the public.

Next Steps

Due to the additional study session, the public hearing for the proposed code and map change is scheduled for the next Planning Commission meeting, November 1, 2007. If you have questions about the proposal, please contact Steve Szafran, 546-0786, or email him at sszafran@ci.shoreline.wa.us. prior to the meeting

ATTACHMENTS

Attachment 1: Development Code Section 20.98-Planned Area 2a

Attachment 2: Proposed Zoning Map with New Zoning Designations

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Chapter 20.98 Planned Area 2a

Item 8.a - Attachment 1

Sections:

- [20.98.010](#) Purpose and Scope
- [20.98.020](#) Planned Area 2a Zones and Permitted/Prohibited Uses
- [20.98.030](#) Density and Dimensional Standards
- [20.98.040](#) Administrative Design Review
- [20.98.050](#) Design Standards
- [20.98.055](#) Design Departures
- [20.98.060](#) Height Incentives
- [20.98.070](#) Parking
- [20.98.080](#) Signs
- [20.98.090](#) Outside Lighting

20.98.010 Purpose and Scope

- A. The purpose of this chapter is to establish development standards for Planned Area 2a. These standards are intended to implement a new vision for this area by replacing or modifying the regulations of SMC Chapter 20.50 – General Development Standards. The Planned Area 2a standards are designed to:
1. Be a form based code which provides flexibility, yet ensures the character of a project's building and site design is supportive of the adjacent public spaces and uses.
 2. Create lively mixed use and retail frontage in a safe, walkable, transit-oriented neighborhood environment.
 3. Provide for human scale building design.
 4. Ensure that building and site design is presented to the neighborhood for comment.
- B. All development located within Planned Area 2a is:
1. Subject to the regulations of:
 - a. This chapter;
 - b. SMC 20.10
 - c. SMC 20.20 – Definitions
 - d. SMC 20.30 – Procedures and Administration, including procedures for nonconformance and variances
 - e. SMC 20.40 – Zoning and Use Provisions
 - f. SMC 20.50 Subchapter 5 - Tree Conservation, Land Clearing and Site Grading Standards
 - g. SMC 20.50 Subchapter 7 – Landscaping Standards
 - h. SMC 20.60
 - i. SMC 20.70
 - j. SMC 20.80
 2. Subject to the regulations of the following subchapters of SMC 20.50 except as modified by this chapter:
 - a. Subchapter 6 – Parking, Access and Circulation
 3. Exempt from the regulations of the following subchapters of SMC 20.50:
 - a. Subchapter 2 – Single-family Detached Residential Design Standards (SMC 20.50.060-.115);

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- b. Subchapter 3 – Multi-family and Single-family Attached Residential Design Standards (SMC 20.50.120-.210); and
 - c. Subchapter 4 – Mixed Use, Commercial and Other Nonresidential Development Design Standards (SMC 20.50.220-.280).
4. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

20.98.020 Planned Area 2a Permitted/Prohibited Uses

- A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, Planned Area 2a is created as shown on Map 1 and on the official zoning map.
- B. All uses provided for under SMC 20.40.120-.140, including unlisted uses under SMC 20.40.570, are permitted outright in Planned Area 2a except the following, which are prohibited:
1. Adult use facilities;
 2. Gambling uses;
 3. Mobile home park;
 4. Vehicle repair, service and/or sales unless entirely within an enclosed building;
 5. Wastewater treatment facilities;
 6. Wrecking yards;
 7. Warehousing and wholesale trade;
 8. Outdoor material storage, including vehicles. Material storage shall be allowed only within a fully-enclosed structure.
 9. Shipping containers;
 10. Other uses the Director determines to not comport with the intent of the district as expressed in SMC 20.95.010, Purpose.
- C. The Director may make reasonable accommodations to provisions of the Code that apply to dwellings occupied or to be occupied by disabled persons as defined by the Federal Fair Housing Act and Fair Housing Act Amendments, when such reasonable accommodations may be necessary in order to comply with such acts. All such accommodations shall be personal to the applicant and shall expire immediately if the disabled applicant terminates occupancy at the subject site.

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20.98.030 Density and Dimensional Standards

A. Setback, Height, and FAR Standards

Table 20.98.030B –Dimensional Standards

Standards	Planned Area 2a
Setback from property line for building base ¹	0 on north, east, and south sides ² , 15' for the west side
Setback from property line for building middle portion	0 on north, east, west and south sides ²
Step back above the first three stories	10'
Building Height, Min	2 Stories
Building Height, Base	3 Stories
Building Height, Max	Up to 6 Stories ³ if public bonus features are provided
Floor Area Ratio (FAR)	4.75
Density	Unit total limited by height, FAR and parking requirements

- ¹ For the purpose of building setbacks, the mass of the building is divided into three sections: Base, middle and top.
- ² Canopies and awnings are allowed to extend into the right-of-way (an easement will be required). The height shall be a minimum of 10 feet above the walkway and shall be a minimum of six feet in width.
- ³ See 20.98.060 for building height incentives.

B. Impervious Area. Impervious area for Planned Area 2a is 100%.

C. Additional Height Provisions

- 1. Mechanical penthouses, stair/elevator overruns and antennae (not including WTF's) may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck.
- 2. WTF's may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck and are entirely shrouded.
- 3. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.
- 4. Environmentally sustainable features such as solar panels, wind turbines, and associated equipment are excluded from height standards.

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20.98.040 Administrative Design Review

- A. **Threshold** An Administrative Design Review shall be required in addition to any other land use application for all construction within Planned Area 2a, if the proposal
1. Is a completely new development; or
 2. Expands the square footage of an existing structure by 20 percent or more; or
 3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.
- B. **Neighborhood Meeting** The applicant for any project within Plan Area 2a shall be required to hold a neighborhood meeting. The purpose of the neighborhood meeting is to provide an opportunity for the applicant to inform the neighborhood about the project early in its planning stages and ensure that the applicant pursues early citizen participation.
- C. **Standards for Approval** The applicant for any design review shall demonstrate that plans satisfy the criteria in SMC 20.98.050 unless approved as a design departure by the Department Director (see SMC 20.98.055).
- D. **Review and Approval** Development applications within Planned Area 2a are subject to: a neighborhood meeting, two-week comment period with on-site advertisement of development proposal, and Director approval/denial of administrative design review. A Director decision may be appealed to the Hearing Examiner with substantial weight given to the Director's decision.

20.98.050 Design Standards

- A. **Threshold** All development shall conform with the design standards found in this chapter if the project:
1. Is completely new development; or
 2. Expands the square footage of an existing structure by 20 percent or more; or
 3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

Building plans, site design and building design are subject to an administrative design review.

B. Standard Overlap

The various design features and elements used to comply with design standard requirements and/or to provide public features under SMC 20.98.060 may overlap or be merged together, provided the intent of the standard or feature is met. They do not have to be distinct and physically separate.

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C. Planned Area 2a Site Design

1. **This section shall include design standards for:**
 - a. Site Design
 - b. Building Design
 - c. Public Features Design
2. A permit applicant may apply for a design departure approved by the Director to modify the standards in this section.

D. Site Design

1. Accommodation of Street Level Commercial

- a. Intent: To provide commercial services to the residents of the Ridgecrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.
- b. Buildings fronting 5th Avenue NE are required to build to the specifications necessary to house ground level commercial. Ground level commercial may include live/work units. See 20.98.050(F)(9).
- c. If ground level commercial is not planned for building fronting 5th Avenue NE, the building will be available for commercial uses at a future date.

2. 5th Avenue NE, NE 165th Street

- a. Intent: To create frontage which encourages pedestrian use, promotes a sense of security by providing “eyes on the street” and creates visual connections between activities inside and outside of buildings.
- b. Facades fronting on the 5th Avenue NE and NE 165th shall include a minimum of 50% of the façade area 2'-12' above grade, comprised of windows with clear nonreflective glass allowing visual penetration of at least 2 feet into the building if used for commercial uses.

3. NE 163rd and West Property Line

- a. Intent: To soften the visual impact of multi-use buildings to single-family homes by:
 - i. Decorative features such as plantings and/or trellis to cover 50% of the base building wall; stamped and painted concrete shall be used on building fascia not covered by plantings to provide a visual relief to properties to the west.
 - ii. Trees shrubs and/or wall plantings should be planted on the south property line adjacent to the building to soften the appearance of the building from single-family uses to the south.



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4. Driveway Access

- a. Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties.
- b. Design egress points in a manner to minimize headlight glare from outgoing automobiles.

5. Transit stops

- a. Intent: To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.
- b. Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop shall be designed and furnished to accommodate the intent in a manner approved by the Director. Weather protection shall be included in the design.

6. Entry Courtyard

- a. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for the complex with a public right-of-way frontage.
- b. Entry courtyards shall:
 - i. Abut and be visibly prominent from a public sidewalk by including at least two of the following design elements:
 - recess
 - overhang
 - potico/porch
 - stone, masonry or patterned tile paving in entry
 - ornamental building name or address
 - landscape pots or boxes
 - fixed seating
- c. Be at least 100 square feet in area with dimensions no less than 10 feet.
- d. Provide weather protection on at least two sides or overhead with walls, canopies, awnings, or landscaping.

E. Streetscape Improvements

1. Threshold All new construction and remodeling or additions that increase floor area by 20 percent or greater, or any alterations or repairs which exceed 50 percent of the value of the previous structure.
2. See SMC 20.70.030 and the City of Shoreline Engineering Development Guide for right-of-way improvements, including sidewalk width and street landscaping.

F. Building Design All of the following elements of building design will be approved through an administrative design review process. See SMC 20.98.040

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1. Pedestrian enhancements, transparency and blank wall treatment

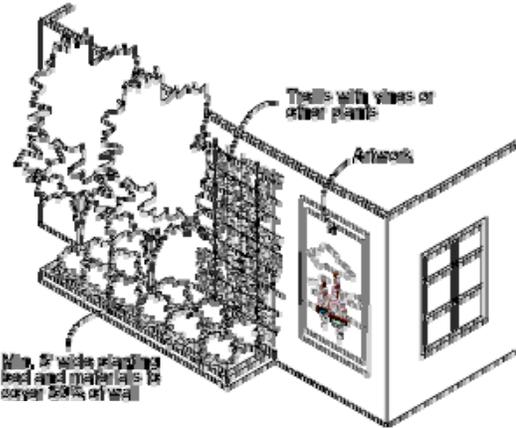
- a. Intent: To provide pedestrians with:
 - i. protection from the elements;
 - ii. visual connections between activities inside and outside of buildings; and
 - iii. visual interest
- b. All street fronting buildings over 35 feet tall shall provide overhead weather protection for pedestrians with a marquee, awning, building projection or other permanent structural element, over at least 80% of the frontage of the subject property. The weather protection must cover at least 6 feet of the width of the sidewalk and be located a minimum of 10 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees, streetlights, etc.



- c. Ground floor facades of all structures facing a public sidewalk shall be transparent nonreflective glass windows.
- d. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural details and other techniques to create variety and interest.

2. Blank walls

- a. Intent: to reduce the negative visual impact of walls without openings or windows by ensuring there are features that add visual interest and variety to the streetscape.
- b. Blank walls more than 30 feet in length shall be treated to provide visual interest. Treatment includes installing trellises for vine and plant materials, providing landscaped planting beds that screen at least 50% of the wall, incorporating decorative tile or masonry, or providing artwork on the wall.



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3. Facade Articulation

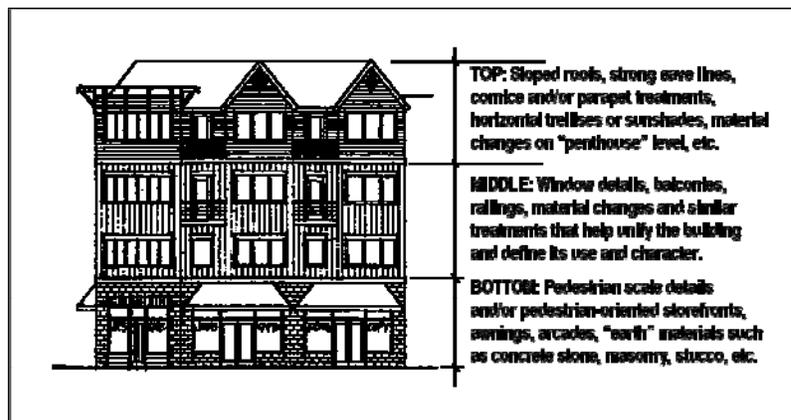
- a. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- b. All facades shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or similar features to divide them into human scale proportions.
- c. All facades longer than 30 feet shall be broken down into smaller units through the use of a combination of projections, offsets, recesses, covered doorways, balconies, covered box or bay windows, staggered walls, stepped walls and overhangs. Changing materials and colors may be used to embellish the articulation but alone are not enough to provide the required amount of articulation.
- d. Projections and recesses shall be 3-5 feet in depth, 10 feet long and occupy at least 20% of the length of the façade.



4. Vertical Differentiation

- a. Buildings within Planned Area 2a shall distinguish a:
 - i. “base” through the use of:
 - pedestrian scale details
 - articulation
 - overhangs
 - masonry strips and cornice lines
 - “earth” materials such as stone, masonry, or decorative concrete; and a
 - ii. “top” by emphasizing a distinct profile or outline with a:
 - project parapet
 - cornice, upper level set-back
 - pitched roofline
 - strong eave lines
 - horizontal trellises
 - Different facade material than that used predominantly in the “middle.”

- b. Buildings with more than 2 stories above elevation of the nearest public sidewalk shall also distinguish a “middle” through:
 - material and/or color changes that differ from the base and top.
 - windows details, treatments and patterns
 - balconies or alcoves
 - decks and/or railings
- c. The “base” shall be the first story above grade. The “middle” shall be stories between the base and top and the “top” is the highest story.
- d. All applications for new construction in Planned Area 2a are required to submit detailed building elevations.



5. Street Frontage Standards

- a. Intent: To provide pedestrian relief from the elements, provide special enclosure and add design interest on 5th Avenue NE and 165th Street NE.
- b. Buildings shall occupy at least 80% of the street front.
- c. Buildings shall have their principal entrance on the street frontage line.
- d. Surface parking lots, loading docks and service areas shall not be located along any street frontage.
- e. Special features may project up to 6 feet into the sidewalk, provided they are a minimum of 10 feet above the sidewalk. Examples include awnings and bay windows.

6. Roofline

- a. Intent: To provide buildings with a distinct profile as viewed from ground level.
- b. Buildings with flat roofs shall have projecting cornices in contrast with the predominate siding of the building to create a prominent edge when viewed against the sky.
- c. Buildings with pitched roofs shall have either a peak or valley readily evident when viewed from ground level.
- d. Rooflines shall provide variation and be used to denote building elements and functions such as entrances and porches.

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- e. Flat unembellished parapets are prohibited.

7. Service areas and mechanical equipment

- a. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures.
- b. All on-site service areas, loading zones, garbage collection, recycling areas, and similar activities shall be located in an area that minimizes unpleasant views from adjacent residential and commercial uses.
- c. Utility vaults, ground mounted mechanical units, satellite dishes, and other similar structures shall be screened on all sides from adjacent streets and public view. This does not include pedestrian-oriented trash receptacles along walkways.
- d. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
- e. Fences for screening and security purposes that are adjacent to the public right-of-way may be used only in combination with a trellis, landscaping, or other design alternatives to separate such fences from the pedestrian environment.
- f. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:
 - i. Incorporated into the roof design, and
 - ii. Thoroughly screened, including from above when not in conflict with International Building Code or equipment specifications, by an extended parapet wall or other roof forms that are integrated with the architecture of the building.
 - iii. Environmental features do not have to be screened.

8. Parking Structures

- a. Intent: To reduce the visual impact of above-ground parking structures.
- b. Parking structures at ground-level shall be fully enclosed except for vehicle entrances.
- c. Parking levels above ground level shall have openings totaling no more than 65% of the façade area. All openings shall be screened with garden walls (structures designed to support vegetation growing across the opening), vegetation designed to grow on the façade and over the openings, louvers, expanded metal panels, decorative metal grills, opaque glass, or other, or other devices as approved by the Director.

9. Live/Work Units

- a. Intent: To accommodate retail/office space and living units fronting on public right-of-way. Live/work units provide flexibility to business owners who want to live where they work.
- b. Ground floor units facing a public sidewalk are required to be plumbed and built to be adapted for commercial use.

20.98.055 Design Departures

- A. A permit applicant wishing to modify any of the standards of section 20.98.040 (Administrative Design Review) may apply for a design departure subject to the following criteria:
1. The proposal modification meets the design objectives as stated in the standard equally well or better than would compliance with the standard; and
 2. In evaluating whether a proposed modification is superior solution to the proscribed standard, the City may consider the principles set forth in 20.98.

20.98.060 Height Incentives

- A. Intent: To require installation of features that benefit the public to create a more inviting and livable community.
- B. Building height may be modified based on the following criteria:
1. The building may increase to 4 stories if 80% of the building base fronting 5th Avenue NE is developed with nonresidential uses and/or live/work units.
 2. The building may increase to 5 stories if all of the items on the list below are provided.
 3. The building height may increase to 6 stories if 20% of the total number of units are affordable units. Affordable units are defined as: Affordable to households earning 80% of King County median income for rental units and households earning up to 120% of King County median income for ownership units.

C. Height Incentive Requirements:

1. **Active recreation area**
 - a. Intent: To provide recreational opportunities for residents in an area of the City that has little public park space in support of high density development.
 - b. Shall not be used for parking or storage.
 - c. May be located out of doors, on top of, or within a structure.
 - d. Shall include an area of at least 400 contiguous square feet with a minimum dimension of 20 feet.
2. **Art, Public**
 - a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
 - b. Must be displayed near the main pedestrian entrance to a building and be visible from a public sidewalk or within a public plaza.
 - c. The scale of the artwork shall be appropriate for the space occupied and large enough to be appreciated in full from at least 10 feet away.
3. **Fountain or other water element**
 - a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
 - b. Shall be located outside of the building.

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- c. The sum of the dimensions of the smallest possible cube surrounding the water when in motion shall be at least 30 feet.
- d. Shall be publicly visible and accessible from the main pedestrian entrance to a building or along a perimeter sidewalk or pedestrian connection.
- e. Water shall be maintained in a clean and noncontaminated condition.
- f. Water shall be in motion during daylight hours.

4. Plaza, public

- a. Intent: To provide for public gathering places supportive of a pedestrian-friendly environment.
- b. Shall be accessible to the public.
- c. Shall be readily accessible from a public sidewalk.
- d. Shall provide protection from adverse wind.
- e. Shall be signed to identify the enclosed plaza is available for public use.
- f. At least 5% of the plaza area shall be landscaped.
- g. Shall include sitting areas for at least 5 people.
- h. Shall be coordinated with or connected to the site's primary pedestrian entrance.
- i. Shall be at least 750 square feet in area with a minimum dimension of 20 feet.
- j. Shall be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
- k. Shall provide opportunities for penetration of sunlight.

5. Built Green Features

- a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems.
- b. These include:
 - i. A portion of the roof area of a structure shall be covered with a vegetated roof.
 - ii. Development shall include green street alternatives by incorporating low impact stormwater measures in conjunction with required right-of-way improvements.
 - iii. Wind and solar power shall be incorporated into energy use on-site.

20.98.070 Parking

- A. A parking management plan shall be submitted with any development proposal. The parking management plan shall address parking impacts; ways to reduce parking demand and incentives for alternative transportation such as bike racks, bike lockers, and a minimum number of transit passes available for residents, etc. Parking shall be screened from the right-of-way. Screening can consist of locating parking behind buildings or by opaque landscaping.

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- B. Parking spaces may be shared:
 - 1. When different uses share a common parking facility;
 - 2. The uses have peak parking demand periods that do not overlap more than 2 hours; and
 - 3. Shared parking areas shall be appropriately designated and signed.
- C. Minimum parking spaces required for residential uses are 1 space for studio and 1-bedroom units and 1.5 spaces for 2-bedroom units. Reductions to parking requirements may be applied for in Planned Area 2a and approved by the Director.
- D. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include car-sharing only parking spaces.
- E. Parking areas in Planned Area 2a shall conform to the all of the parking design standards under SMC 20.50.410-.420
- F. Parking areas shall be located on-site or within 1000 feet of the site on private property.
 - 1. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

20.98.080 Signs

- A. Signs in the Planned Area 2a are subject to the following regulations:
 - 1. A master sign plan shall be submitted and approved through the administrative design review and associated building permit.

20.98.090 Outside lighting

- A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.
- B. All lighting shall:
 - 1. Accent structures or provide security and visibility;
 - 2. Be shielded to confine emitted light to within the site ; and
 - 3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.
- C. All building entrances shall be well lit to provide inviting access and safety. Building-mounted lights and display window lights shall contribute to lighting of pedestrian walkways and gathering areas.
- D. Parking area light post height shall not exceed 25 feet.

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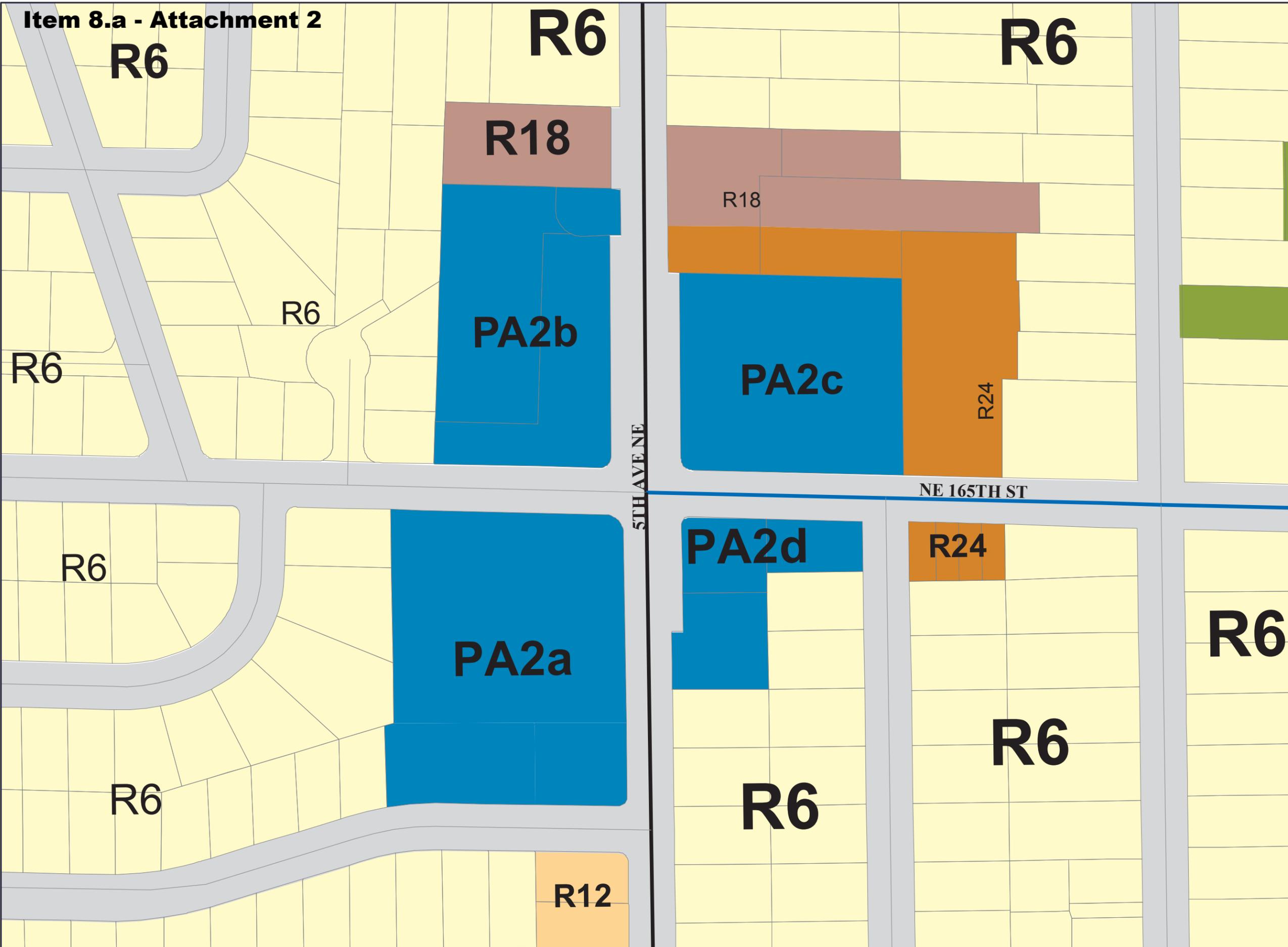
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- E. Outside lighting shall be minimum wattage metal halide or color corrected sodium light sources which emit “natural” light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.

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SHORELINE

Geographic Information System
Proposed Zoning
Planned Area 2

Representation of Official
Zoning Map Adopted By
City Ordinance No. 292.

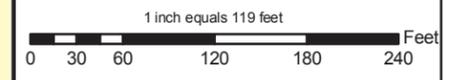
Shows amendments through
April 3, 2007.

Zoning Designation

- PA2; Planned Area 2
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- Regional Business-Contract Zone

Other Map Features

- City Boundary
- Open Water
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Park
- Tax Parcel Boundary
- Unclassified Right of Way



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fitness, or merchantability,
accompany this product.

