



**City of Lake Forest Park
JOINT SPECIAL MEETING OF THE
COUNCIL COMMITTEE OF THE WHOLE
&
PLANNING COMMISSION**

**TUESDAY, August 28, 2018
6:30 p.m.**

**CITY HALL COUNCIL CHAMBERS
17425 Ballinger Way NE
PROPOSED AGENDA**

6:30 pm	Call to Order
	Discussion Topics
	<ul style="list-style-type: none">- Continued Joint Discussion by the Council Committee of the Whole and Planning Commission Regarding Implementation of Town Center Vision
8:00 pm	Adjourn
Future Schedule	Thursday, September 13, 2018 City Council Work Session 6 pm Thursday, September 13, 2018 Council Regular Business Meeting 7 pm Thursday, September 20, 2018 Council Budget & Finance Committee 6 pm Monday, September 24, 2018 Council Committee of the Whole 6 pm Thursday, September 27, 2018 Council Regular Business Meeting 7 pm



Lake Forest Park **TOWN CENTER**

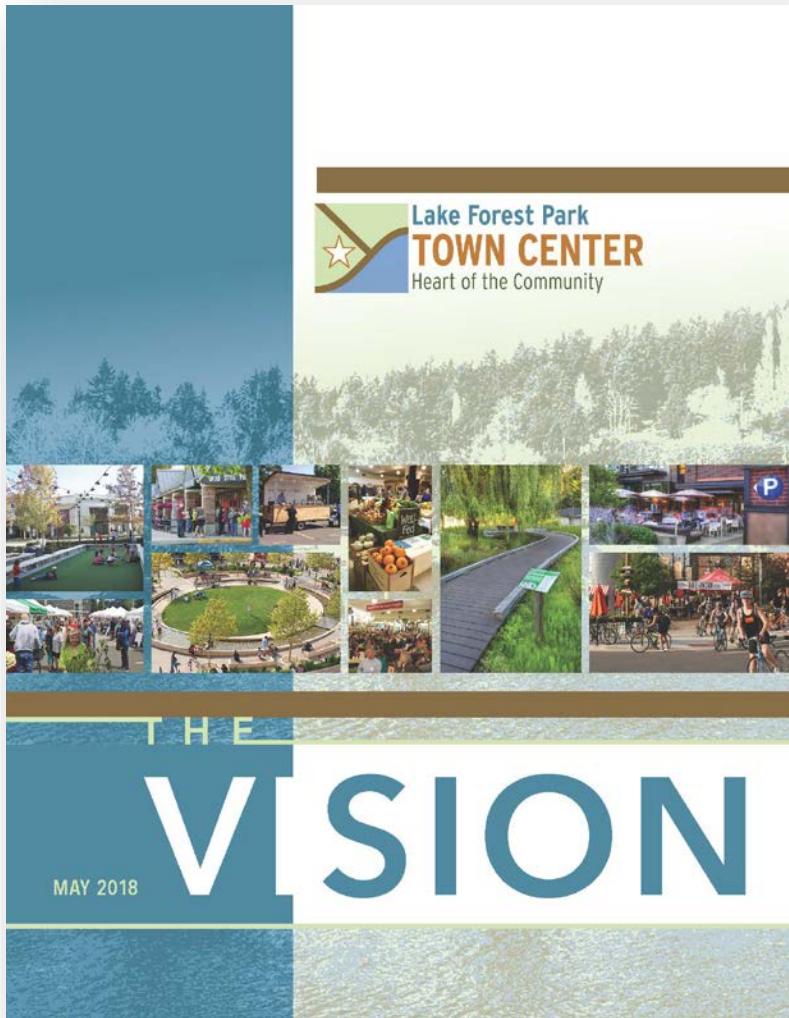
Heart of the Community



IMPLEMENTING THE VISION

Work in Process

IMPLEMENTING THE VISION



TWO CONCURRENT
EFFORTS IN PROCESS:

1. Zoning Code Revisions
and Design
Standards/Guidelines and
Comprehensive Plan
Consistency Review
2. Non-Project Level
Environmental Impact
Statement Analysis of
Redevelopment
Alternatives

IMPLEMENTING THE VISION

1

Zoning Code Amendments, Design Standards/Guidelines, and Comprehensive Plan Consistency Review

- Collaborative process with the Planning Commission (PC) to develop Zoning Code amendments and specific design standards and guidelines for the Town Center.
- Planning Commission will also conduct a Comprehensive Plan consistency review.
- VISION goals and policies may be updated based on the above work.
- **TIMELINE** for this work:
 - Meetings in July and August to discuss key issues/topics and gain a sense of PC recommendations
 - August 28, 2018—Joint PC and COW meeting—ongoing discussion of key issues/topics
 - September 11, 2018—Present first rough draft of Zoning Code amendments to PC
 - September 25, 2018—Discuss rough draft of amendments; revisions to be made
 - October 9, 2018—Present second rough draft of Zoning Code amendments to PC; distribute/present draft design standards/guidelines for PC review (comments due October 23, 2018)
 - Week of October 8/October 14, 2018—Scoping meeting and public event to gather input on work in process
 - October 23, 2018—Joint PC and COW meeting—discuss general comments on second draft, revisions in process, public comments, and additional revisions that may be needed
 - November 13, 2018—Final draft Zoning Code amendments and design standards/guidelines provided to Planning Commission—ready for recommendation to City Council—still final draft until CC, but completion to a level that PC can issue a recommendation
 - Potentially ongoing minor refinements as needed prior to CC review process/adoption in February 2019

PLANNING COMMISSION FOCUS

Summary Table of Town Center
Code Provisions

Amended
Chapter 18.42
Town Center
Provisions of LFP
Municipal Code

Town Center
Design Guidelines
Document

- Zoning Code Amendments
- Design Standards/
Guidelines
- Comprehensive Plan consistency and amendments (if needed)
- Policies in Vision updated
- Zoning map updates?

Discussion Topics

DISCUSSION TOPICS

See hand-out for discussion topics/questions

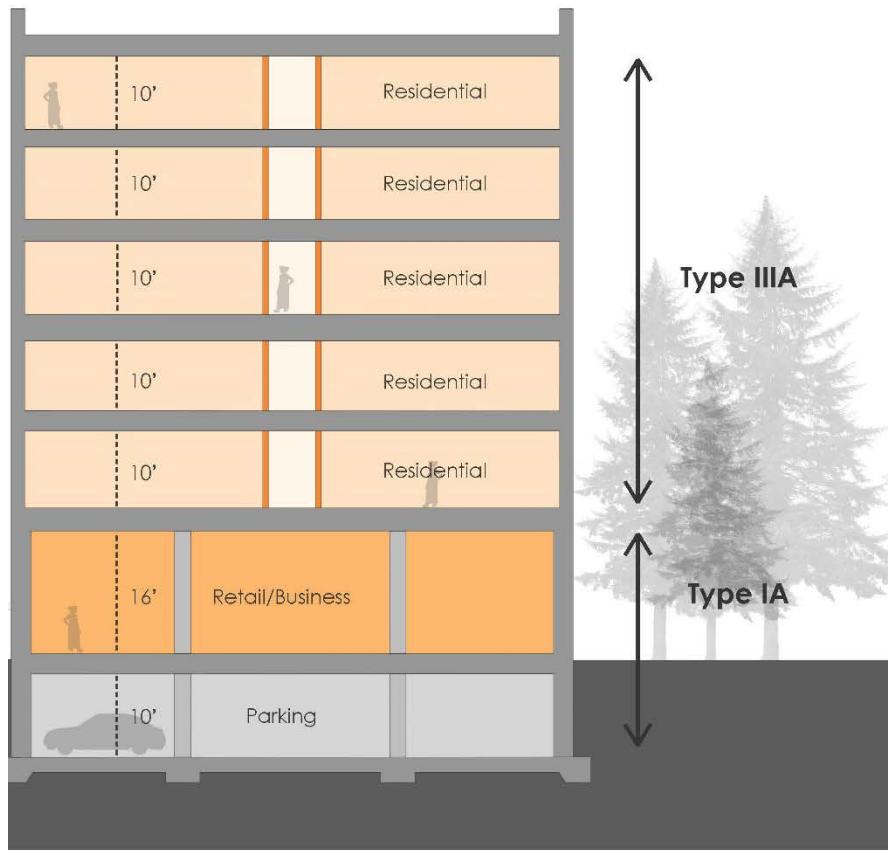
- Leveraging opportunities in the VISION by optimizing redevelopment potential
- Optimal urban form for Town Center/building heights
- Incentivizing affordable housing, open space, and public amenities
- Setbacks along rights-of-way and boundaries

DISCUSSION TOPICS

See hand-out for discussion topics/questions

- Building form/articulation/roof variations
- Parking structure–location and frontages
- Types of uses, limits on commercial building floor plates, focus on TOD, vibrant retail, restaurants, shops
- Future topics: land coverage/open space and architectural design standards and guidelines

Vertical Mixed Use Buildings



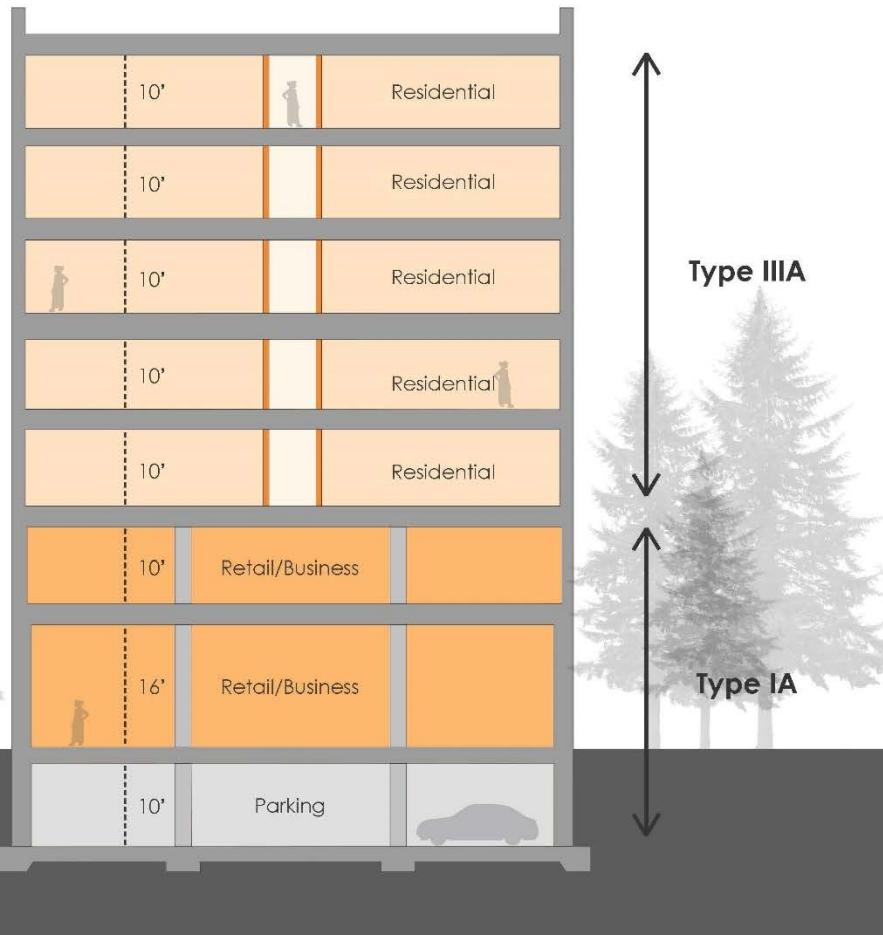
KEY FEATURES

- 6 stories effectively
- Non-combustible exterior walls
- Combustible interior elements above podium
- Fire Retardant Treated Wood
- Non-combustible construction below podium
- Residential allowed below podium

FIVE OVER ONE

DENSITY: 150-200 UNITS/ACRE

Vertical Mixed Use Buildings



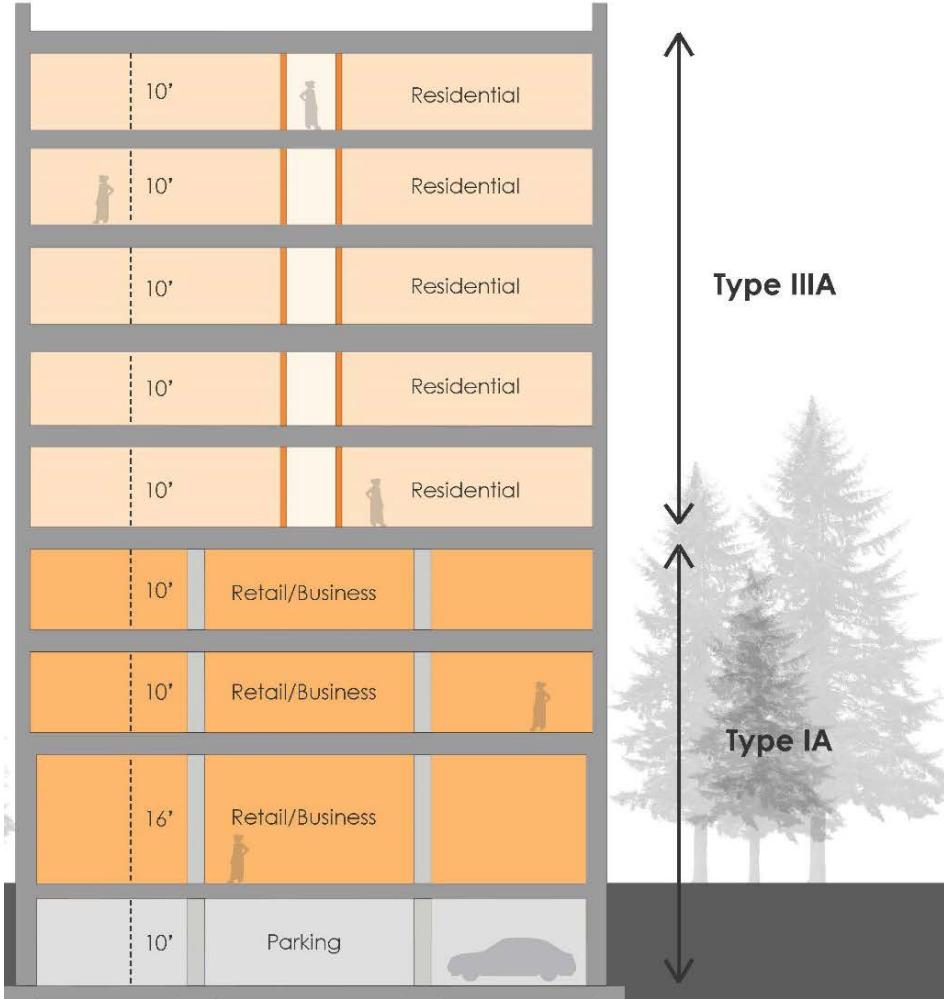
KEY FEATURES

- 7 stories effectively
- Non-combustible exterior walls
- Combustible interior elements above podium
- Fire Retardant Treated Wood
- Non-combustible construction below podium
- Residential allowed below podium

FIVE OVER TWO

DENSITY: 175-230 UNITS/ACRE

Vertical Mixed Use Buildings



KEY FEATURES

- 8 stories effectively
- Non-combustible exterior walls
- Combustible interior elements above podium
- Fire Retardant Treated Wood
- Non-combustible construction below podium
- Residential allowed below podium
- Must be careful to avoid high rise requirements for enhanced emergency systems

FIVE OVER THREE
DENSITY: 200-260 UNITS/ACRE

POSSIBILITIES

Transit-Oriented Residential and Mixed Use Development



Portland, Oregon

Show and Tell—Rachael Katz



Portland, Oregon

Show and Tell—Rachael Katz



Lake Forest Park
TOWN CENTER
Heart of the Community

Seattle

Show and Tell—Rachael Katz



Seattle

Show and Tell—Rachael Katz

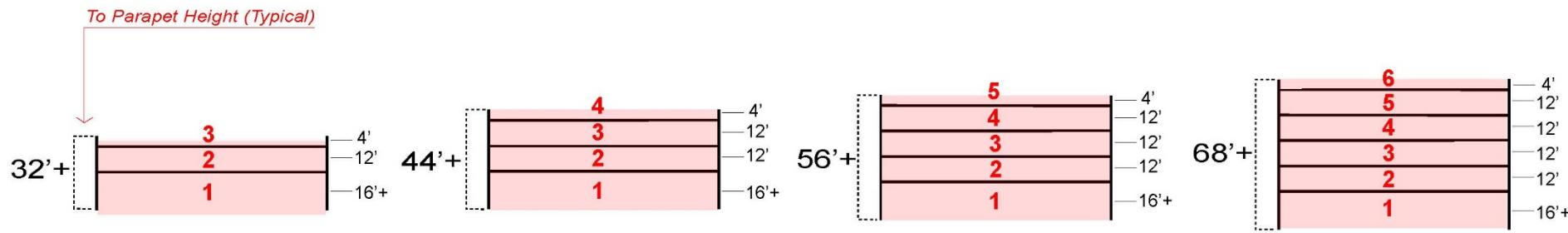


Solar Panels on Roofs

Show and Tell—Rachael Katz



Parking Structures

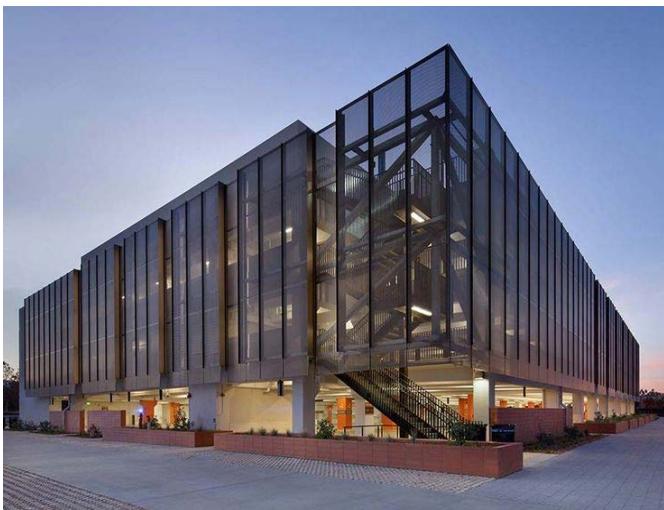


POSSIBILITIES

Parking Structures—Stand Alone



Ohio State University Campus Parking Structure



Examples of Civic and Public Spaces Integrated into the Design of the Parking Structures and Located Nearby

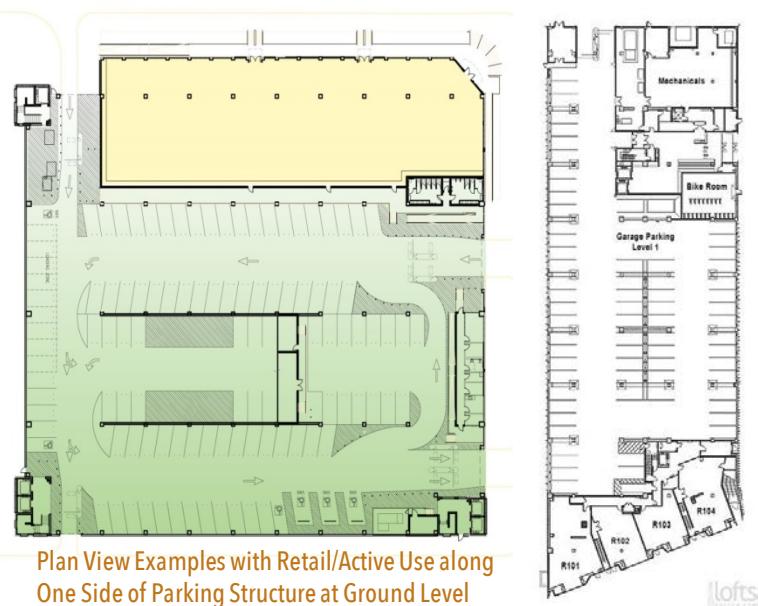
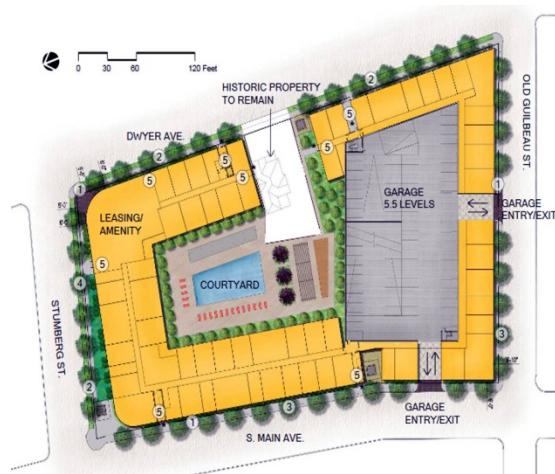
Parking Structure Concepts

POSSIBILITIES

Parking Structures—Integrated with Development



Downtown Boulder, Colorado Parking Structure



Plan View Examples with Retail/Active Use along One Side of Parking Structure at Ground Level



Parking Structure Concepts

POSSIBILITIES

Parking Structures—Integrated with Development



Parking Structure Concepts

POSSIBILITIES

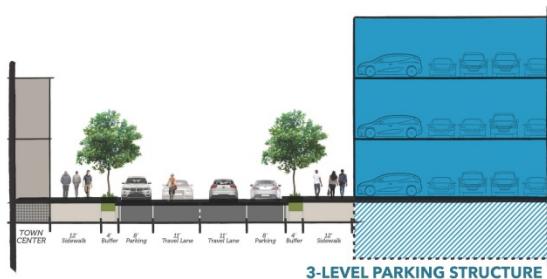
PARKING STRUCTURE/BUILDING EXAMPLES

Structured Parking

Potential Lower Level Parking

Active/Retail

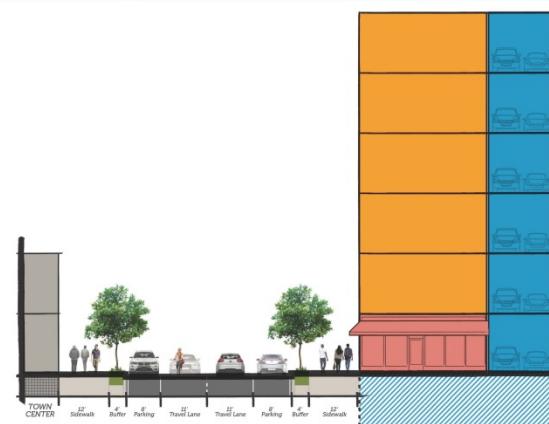
Housing/Mixed-Use



3-LEVEL PARKING STRUCTURE



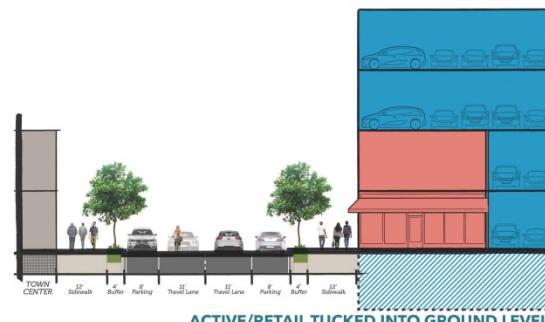
ACTIVE RETAIL FRONTEAGE AT GROUND LEVEL



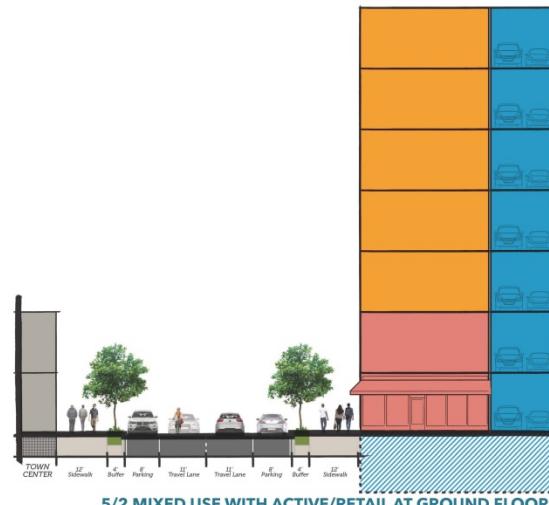
**5/1 MIXED USE WITH ACTIVE/RETAIL AT GROUND FLOOR,
HOUSING ABOVE, AND PARKING STRUCTURE BEHIND OR INTEGRATED**



4-LEVEL PARKING STRUCTURE



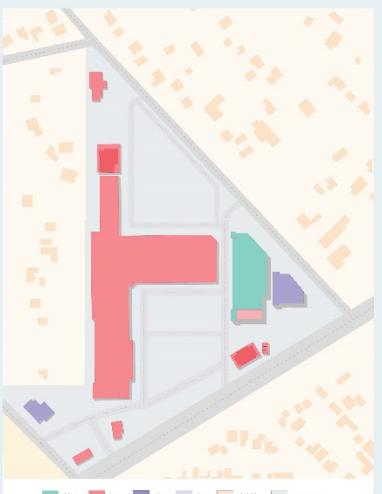
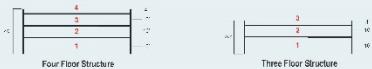
ACTIVE/RETAIL TUCKED INTO GROUND LEVEL



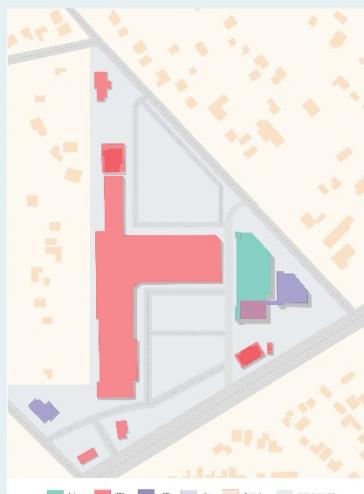
**5/2 MIXED USE WITH ACTIVE/RETAIL AT GROUND FLOOR,
HOUSING ABOVE, AND PARKING STRUCTURE BEHIND OR INTEGRATED**



CONCEPT A



CONCEPT B



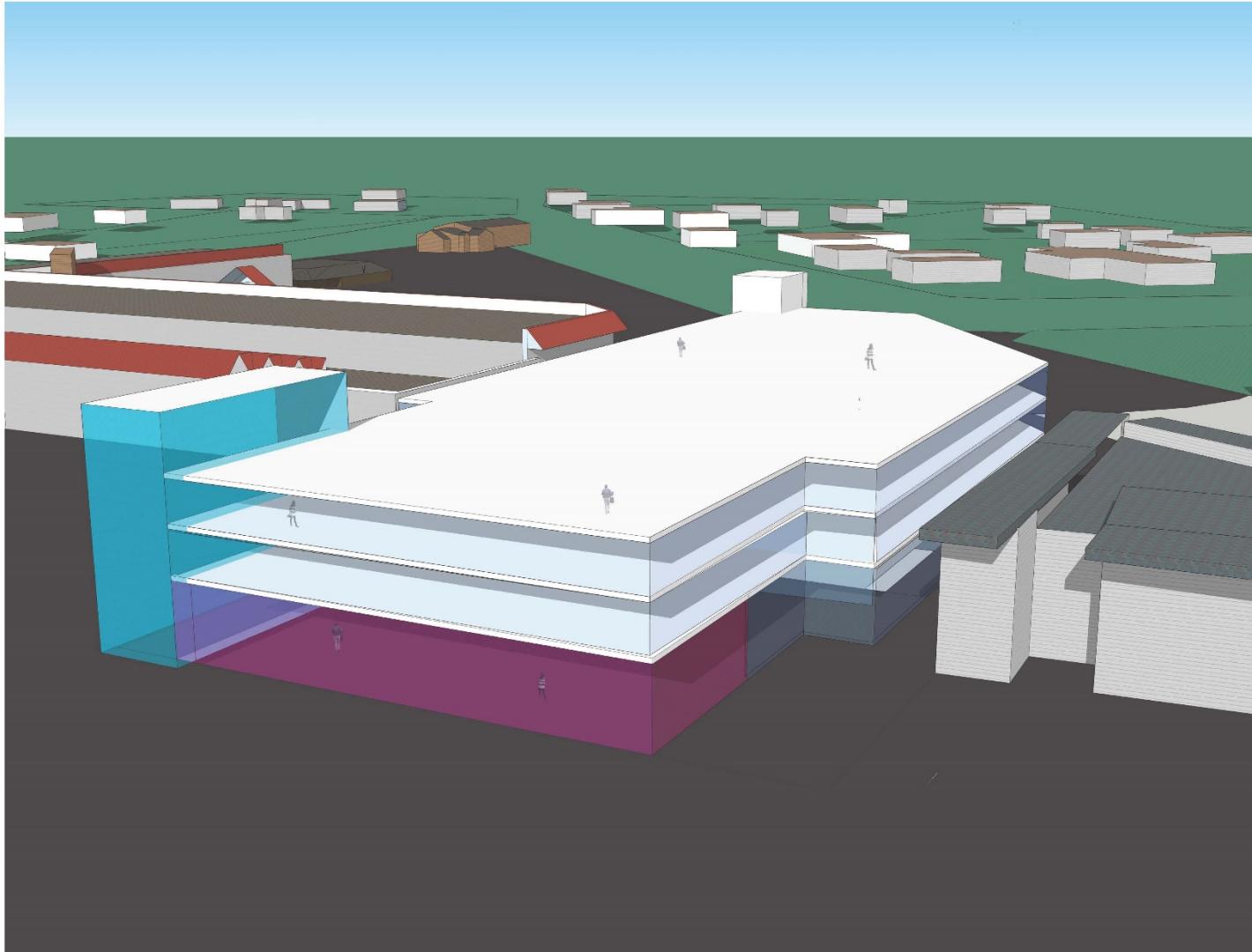
CONCEPT C



DRAFT PARKING STRUCTURE CONCEPTS - AUGUST 7, 2018

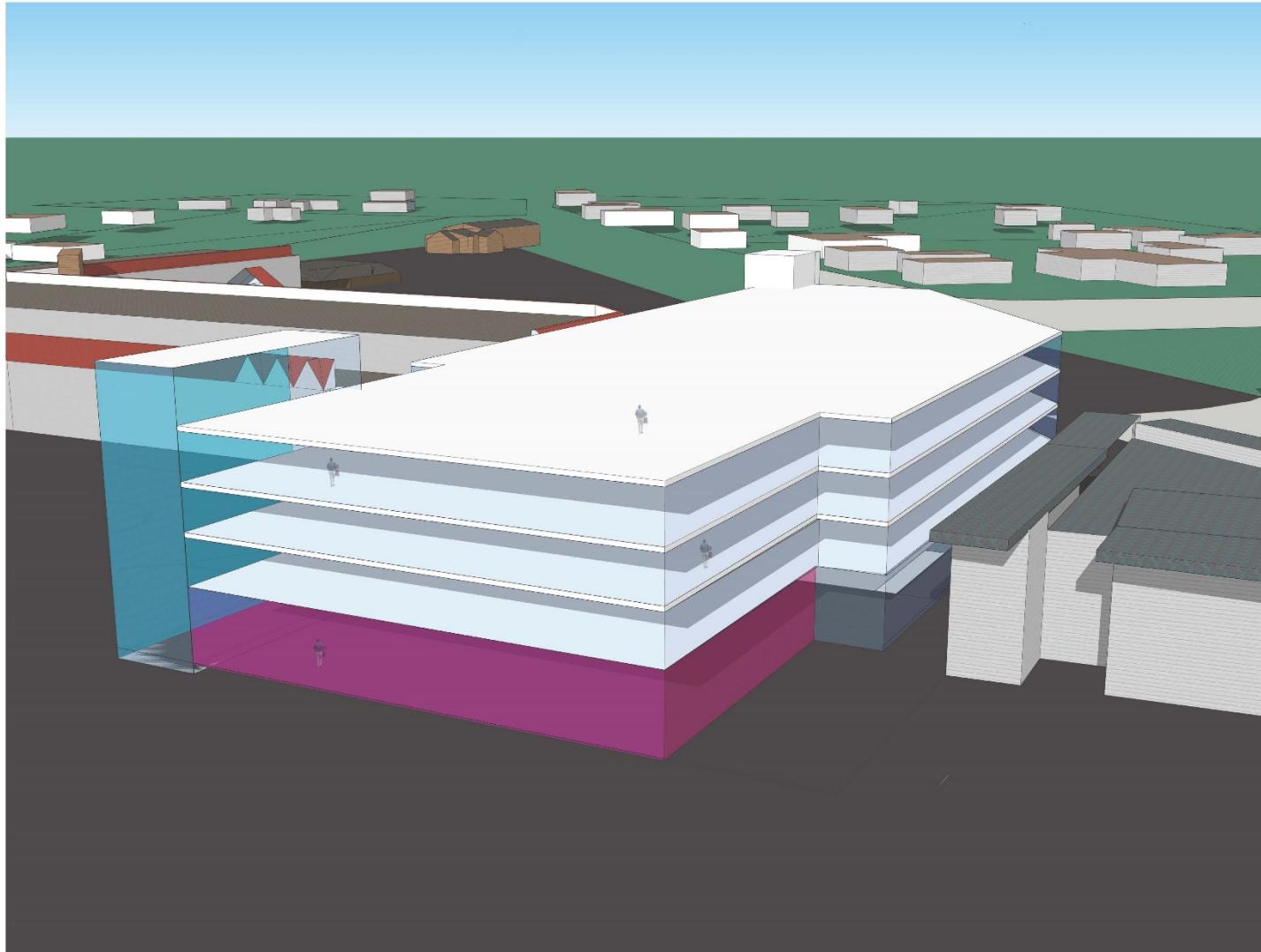
OPTION A

Four Floors, Retail on Ground Level



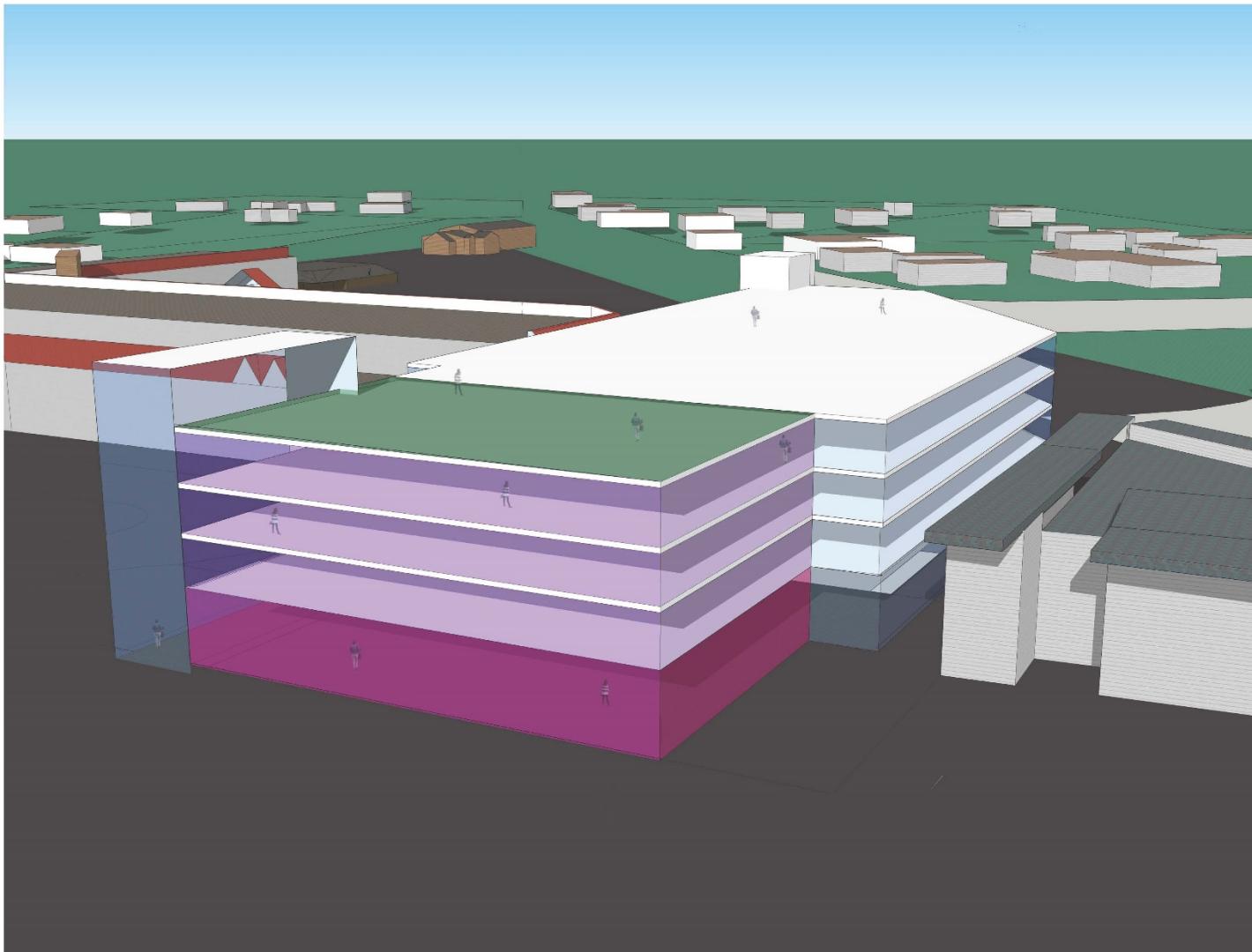
OPTION A

Five Floors, Retail on Ground Level



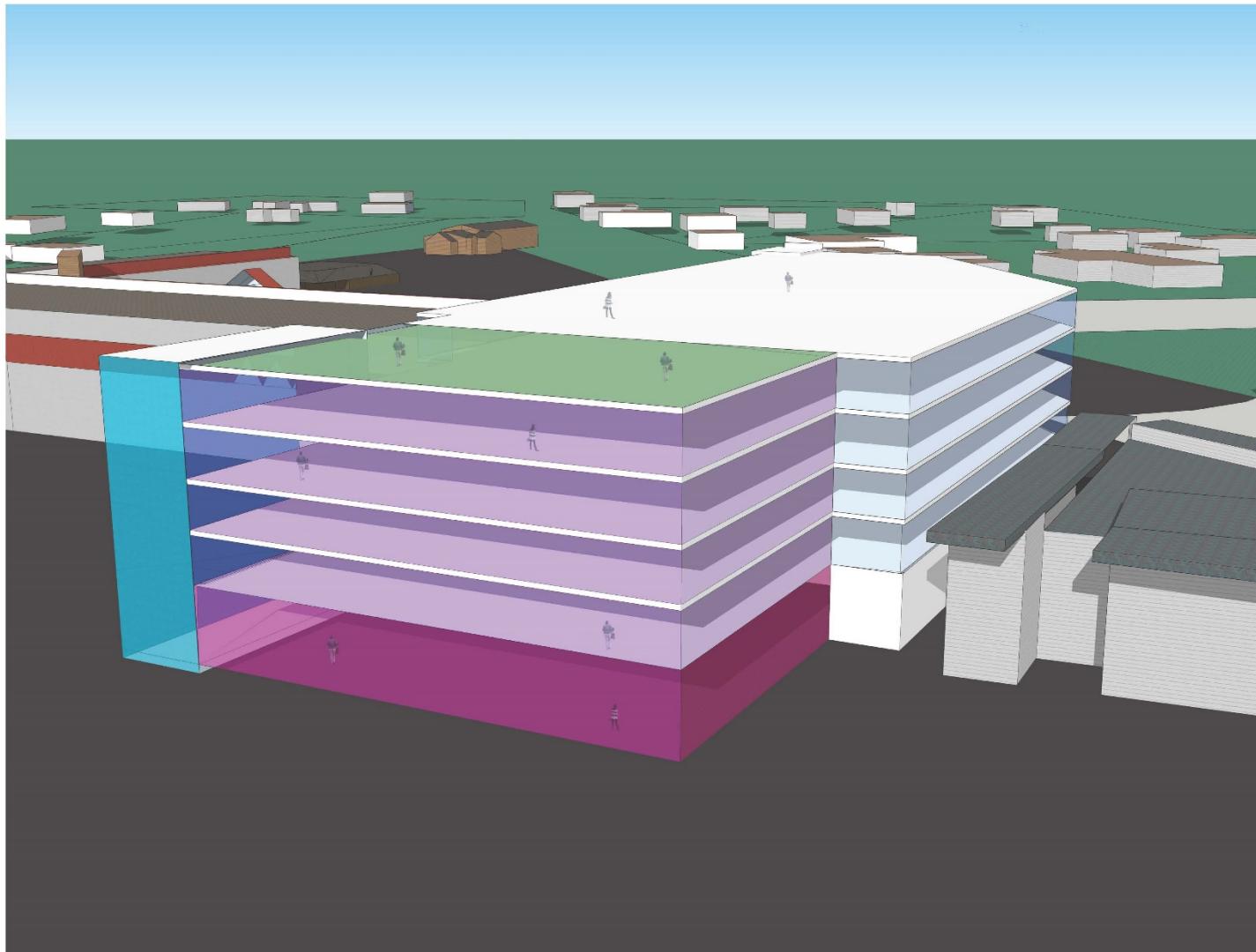
OPTION B

Five Floors, Retail, Civic and Green Space

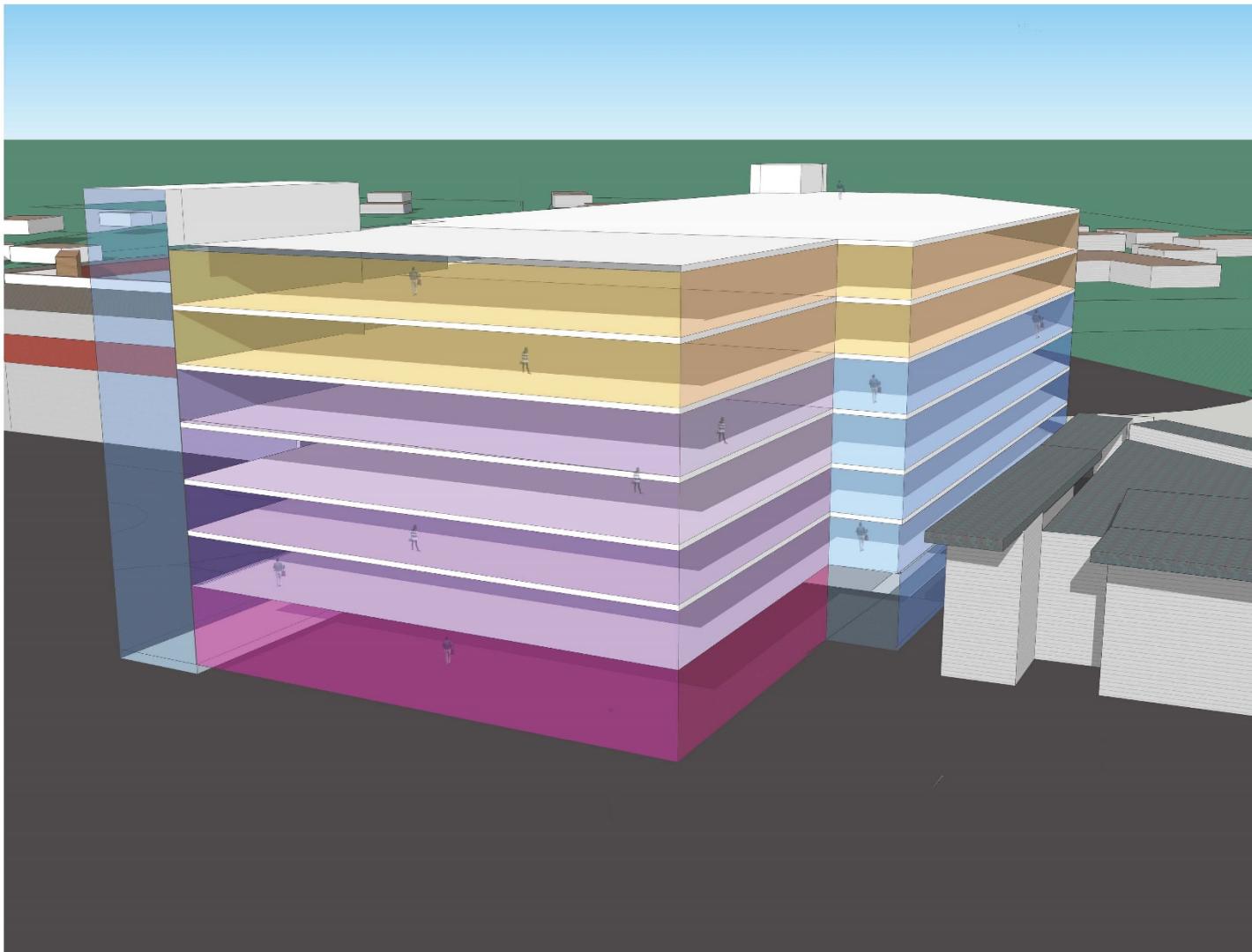


OPTION B

Six Floors, Retail, Civic and Green Space

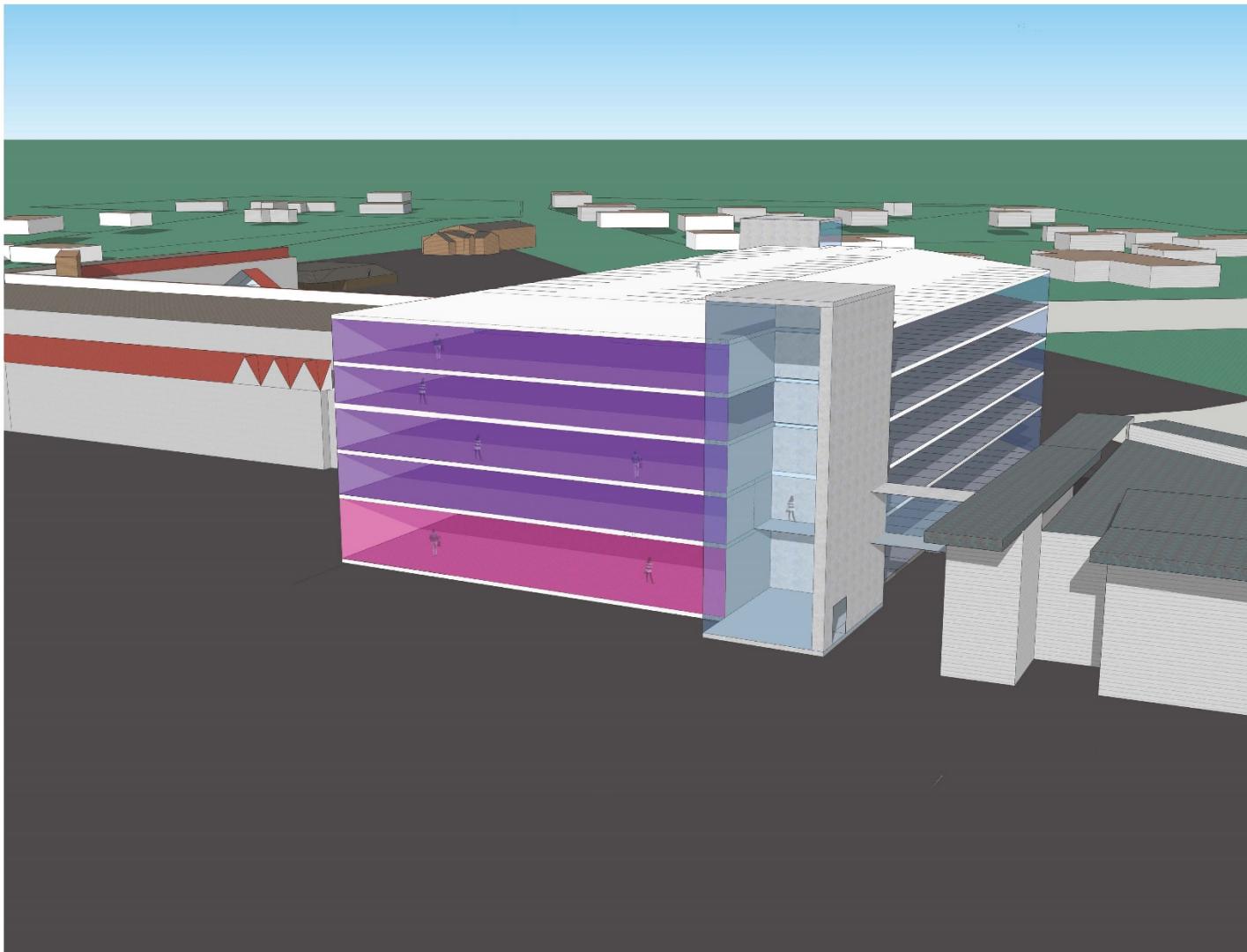


Seven Floors, Retail and Civic Space, Two Residential Levels



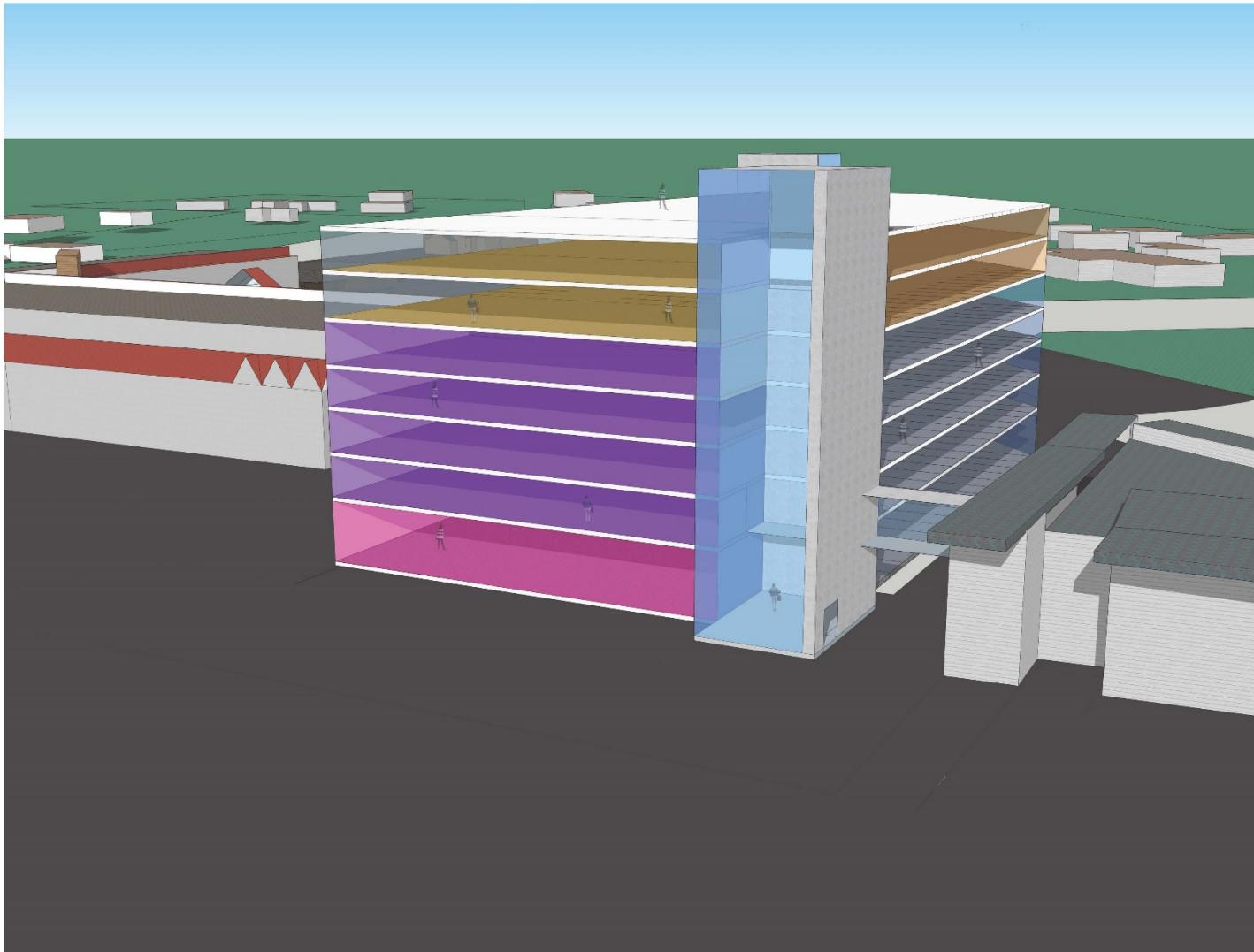
OPTION C

Six Floors, Retail and Civic Space, Aligned with City Hall



OPTION C

Seven Floors, Retail, Civic and Residential, Aligned with City Hall





SEPA Process

IMPLEMENTING THE VISION

2

Nonproject Environmental Impact Statement

- Analysis of no action and two action alternatives—What is the ACTION? AMENDMENTS TO THE ZONING CODE (AND POTENTIALLY THE COMPREHENSIVE PLAN) and analysis of redevelopment scenarios to determine what provisions and changes would be most effective in implementing the VISION.
 - City's Action = Town Center VISION and Plan and related goals and policies; supporting Zoning Code provisions
 - Sound Transit's Action = Implementation of the BRT Program including Parking Structure
 - Project Specific Actions in the Future = Redevelopment Applications by Merlone Geier, Sound Transit, and others
- The City's EIS will analyze probable impacts related to each alternative and associated mitigation measures
- The City's EIS will identify capital improvements/capital investment and public service needs
- Technical work by the consultant team, working closely with staff; check ins with Planning Commission/COW
- Scoping will be underway in early October 2018
- Draft EIS publishing anticipated by mid-December 2018 with an expanded public review period into late January 2019
- Public hearing as part of plan adoption in February 2019

See hand-out for non-project EIS procedures/content

PRELIMINARY DRAFT

Framing Alternatives for the Non-Project EIS

For August 28, 2018 Joint PC/COW Meeting



NO ACTION ALTERNATIVE*	ACTION ALTERNATIVE 1	ACTION ALTERNATIVE 2
<p>Redevelopment could occur consistent with existing zoning regulations</p> <p>Height = approx. 60 to 70 feet</p> <p>Density and other attributes; will work with City to define specific comparative elements in the current urban design framework plan</p> <p>4/2 building types typically</p> <p>We are currently assessing level of redevelopment/change that we would assume under existing zoning.</p> <p>No affordable housing.</p>	<p>Horizontal and vertical mixed use redevelopment to height limits of 65 to 75 feet maximum to occupied floor (75 to 85 feet to roofline in typical locations) with tiered building form, setbacks, roofline flexibility and assuming incentives or baseline provisions that include affordable housing.</p> <p>Form based zoning regulations with flexibility in how land uses are built out; but would assume an upper level GSF of commercial space and residential use that is viable in the current marketplace</p>	<p>Mostly vertical mixed use over entire site at 75 feet maximum to occupied floor (85 feet to roofline)—opportunity to study a more aggressive built form result, maximizing building height more across the Town Center; more change and more density (still same maximum height, but would analyze without affordable housing incentives and without public space/amenities incentives). Assumes only market rate housing.</p> <p>Assumes GSF of commercial and residential use is higher than under Action Alternative 1 and may be a more aggressive scenario than might be supported in current marketplace (longer term potential).</p>
Limited opportunities to realize elements of the VISION	Mix of commercial and residential uses optimize opportunities to realize elements of the VISION; public space amenities/social gathering spaces	Mix of uses weighted more heavily toward residential use with ground floor active space; likely would create a market demand for amenities more focused toward private use; less emphasis on the public realm
Assumes Sound Transit BRT station and parking structure as a stand-alone building at Town Center	Assumes Sound Transit BRT station and parking structure in two sub options—integrated with other redevelopment/retail and civic frontage or stand-alone	Assumes Sound Transit BRT station and parking structure (also assumes parking structure in two sub options—integrated or stand-alone)
Level of infrastructure and public service improvements needed to serve the level of change proposed	Level of infrastructure and public service improvements needed to serve level of change proposed	Level of infrastructure and public service improvements needed to serve level of change proposed

PRELIMINARY DRAFT

Framing Alternatives for the Non-Project EIS

For August 28, 2018 Joint PC/COW Meeting



NO ACTION ALTERNATIVE*	ACTION ALTERNATIVE 1	ACTION ALTERNATIVE 2
<p>Other Properties at Town Center:</p> <p>Windermere, Starbucks, gas station, Bank of America, Northshore Fire Station, City Hall—confirming level of change to be assumed, but likely a very low level of change.</p>	<p>Other Properties at Town Center:</p> <p>Windermere, Starbucks, gas station, Bank of America, Northshore Fire Station, City Hall—confirming level of change to be assumed but moderate level of change likely to be assumed; Northshore Fire Station – improved access; City Hall – possible change? civic plaza?</p>	<p>Other Properties at Town Center:</p> <p>Windermere, Starbucks, gas station, Bank of America, Northshore Fire Station, City Hall—confirming level of change to be assumed but high level of change likely to be assumed; Northshore Fire Station – improved access; City Hall – possible change? civic plaza?</p>

** The “No Action” Alternative does not correlate to “No Change.” In this case, no action means that no regulatory actions would be taken and the regulatory process would not change. Under Action Alternative 1 and Action Alternative 2, regulatory changes would be made. So No Action assumes that a certain level of redevelopment could occur at Town Center and it would be consistent with current Zoning Code provisions and the current urban design framework guidelines. The level of development that will be assumed is still being confirmed. In addition, the challenges posed by the current regulatory provisions and processes challenges will be highlighted in the analysis and the potential these may have to hinder or delay redevelopment will be noted.*

EXISTING CONDITIONS AT TOWN CENTER

- Description and analysis of what is there today as a baseline for looking at alternatives that could occur in the future.
- Land uses/buildings as exist today.
- Parking and transportation conditions as exist today – current bus stops, and no ST facilities or parking structure.
- We can use the analysis of the Existing Conditions as a baseline to understand the difference of having a parking structure as the site, as would be analyzed under the alternatives analysis.
- Public spaces/uses that exist today (City Hall, open spaces, police, fire, etc.)
- Gives us the opportunity to identify and describe existing issues and problems that need to be addressed through alternatives.
- *Keeping the Town Center the same is it is today would not be consistent with the Vision and would not facilitate the opportunity for change, such as creation of more community gathering spaces outdoors and related amenities.*

PACKAGE FOR CITY COUNCIL ADOPTION—EARLY 2019

Package for Adoption by City Council will include:

Updated
VISION
Document*

DRAFT EIS and
FINAL EIS
OUTCOMES =
TOWN CENTER
PLAN**

ZONING CODE
AMENDMENTS

DESIGN
STANDARDS
AND
GUIDELINES
FOR TOWN
CENTER

SUMMARY
TABLE OF CODE
PROVISIONS

* VISION document probably best integrated with Town Center Plan as one document (or could be two separate volumes); may include recommendations for minor amendments to Comprehensive Plan at next scheduled update/TBD.

** Draft EIS and Final EIS documents will be part of background/tools for decision making on the plan.

October Public Events

OCTOBER PUBLIC ENGAGEMENT

See hand-out materials

- Evening Scoping Meeting Week of October 8th
- Town Center Possibilities Event October 14th 11:00 am to 3:00 pm (See Hand-Out)
- Input/Comments on Ideas Presented?

OCTOBER PUBLIC EVENT



BC

"Base Camp"

- 10 x 10 Tent (?)
- Orientation to Site Walk
- Wishing Tree for End of Tour/Station 7
- Could extend inside



Chalk Paint Promenade

1

Station 1/BRT Station

2

Station 2/Parking Structure

3

Station 3/Mixed Use Housing

4

Station 4/Pedestrian Friendly Corridors/Main Street

5

Station 5/Outdoor Cafes and Gathering Spaces

6

Station 6/Lyon Creek Overlook

7

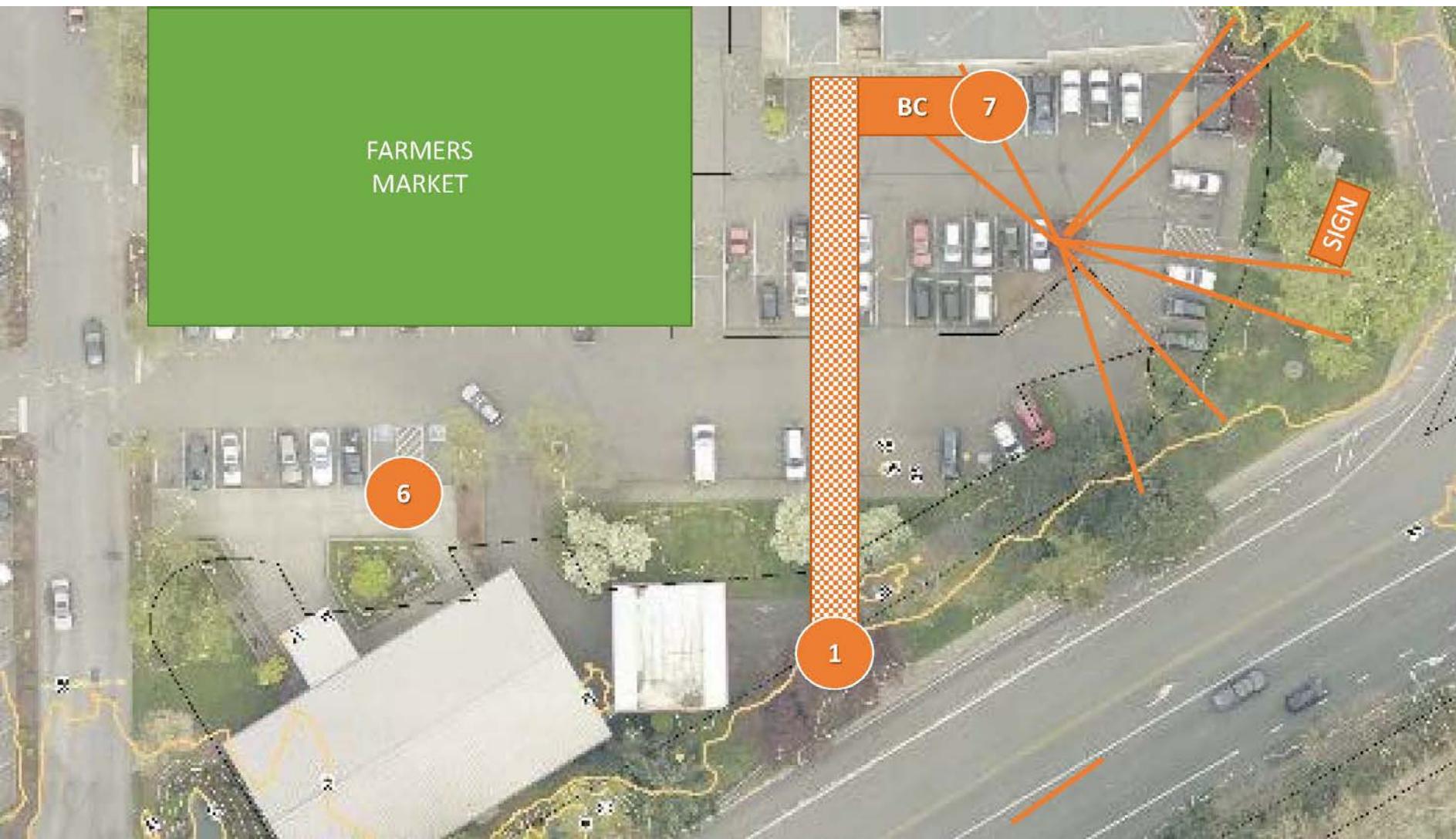
Station 7/Civic Plaza

Umbrella Wires

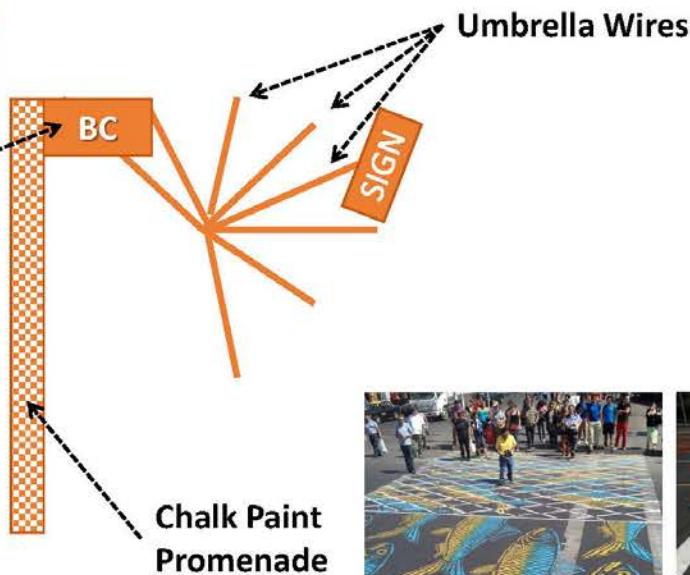


Lake Forest Park
TOWN CENTER
Heart of the Community

OCTOBER PUBLIC EVENT



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