



**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
	- 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

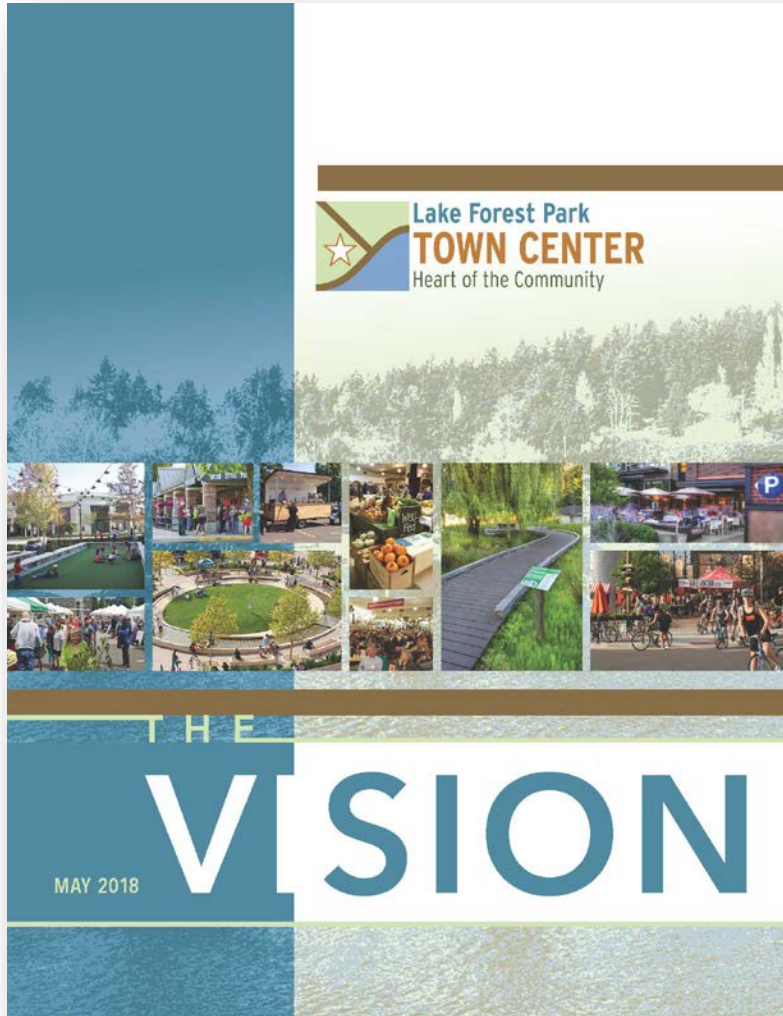
Heart of the Community



## 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**

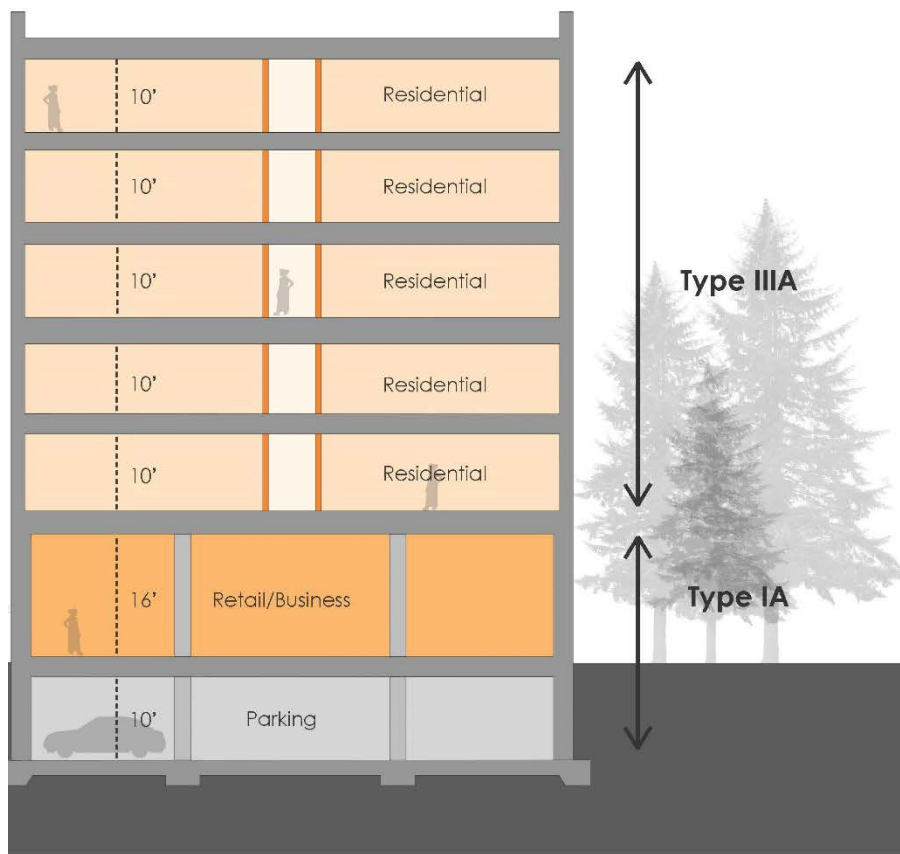
- Leveraging opportunities in the VISION by optimizing redevelopment potential
- Optimal urban form for Town Center/building heights
- Incentivizing affordable housing, open space, and public amenities
- Setbacks along rights-of-way and boundaries

# 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



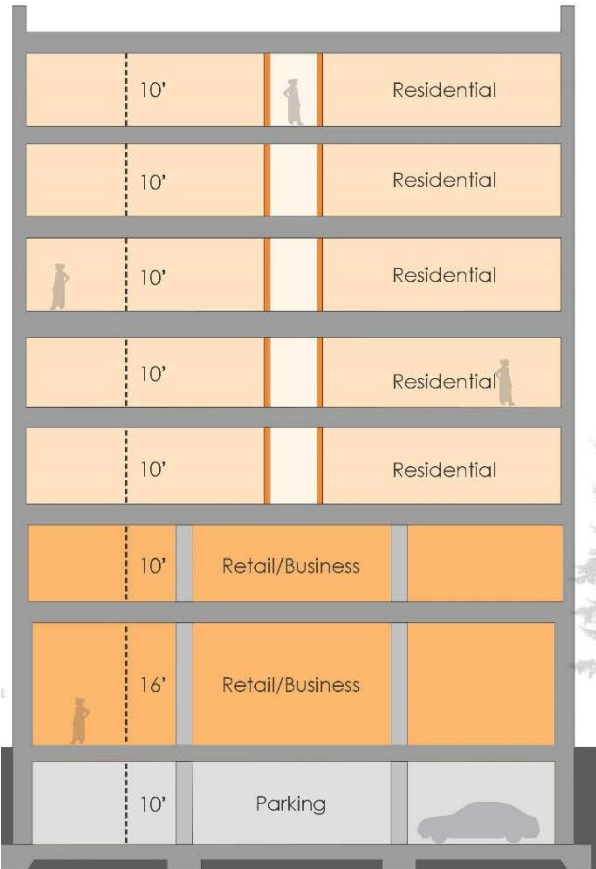
## KEY FEATURES

- 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



Type IIIA

Type IA

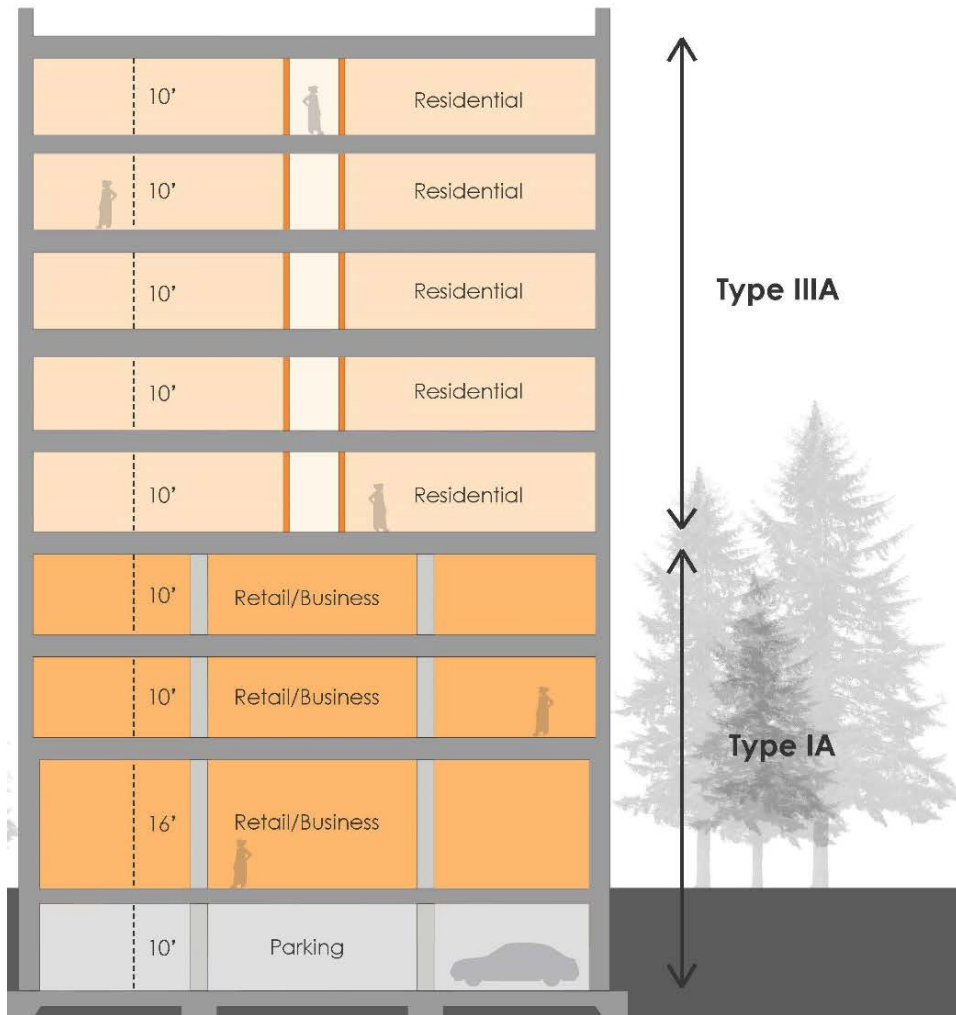
## KEY FEATURES

- 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



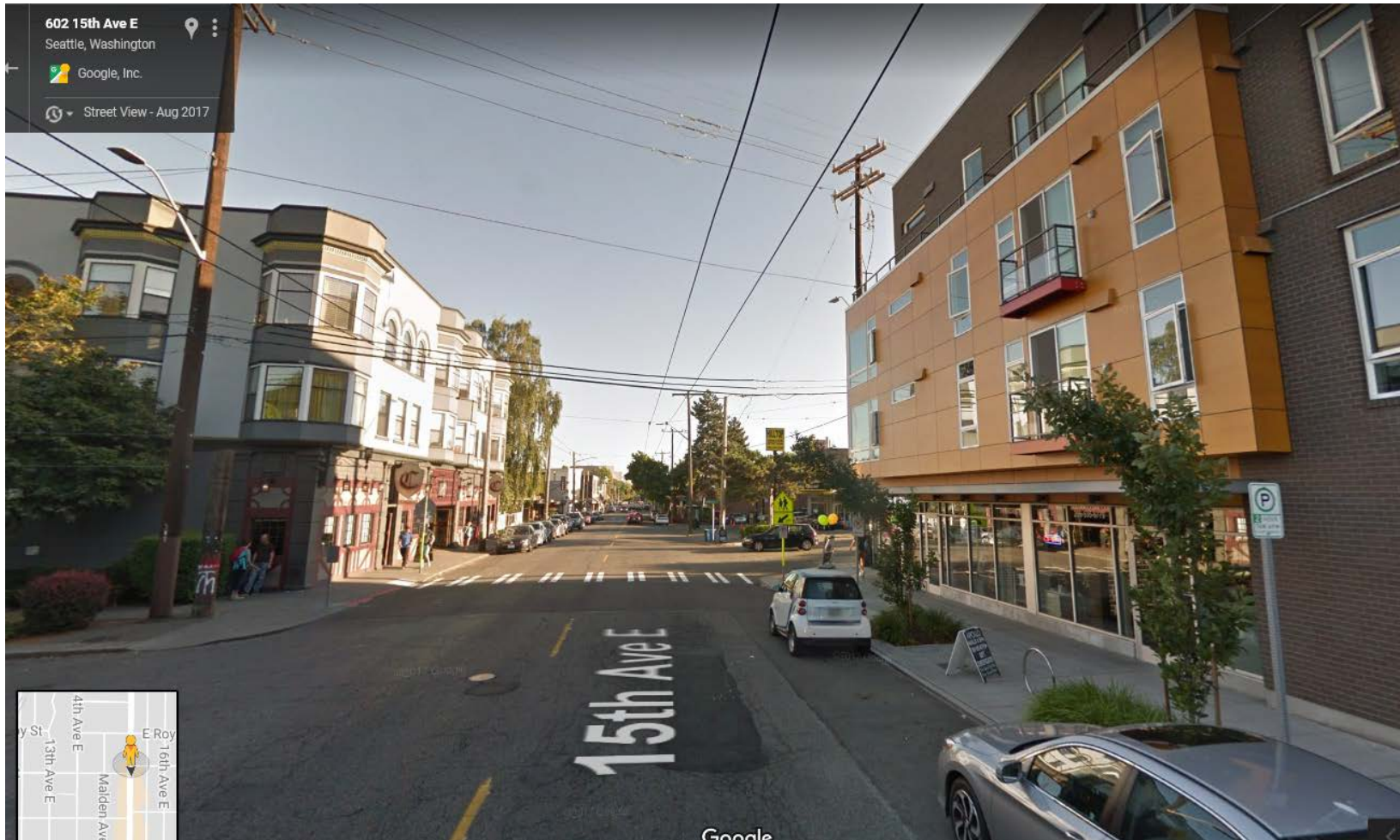
# Seattle

## Show and Tell–Rachael Katz



# Seattle

## Show and Tell–Rachael Katz

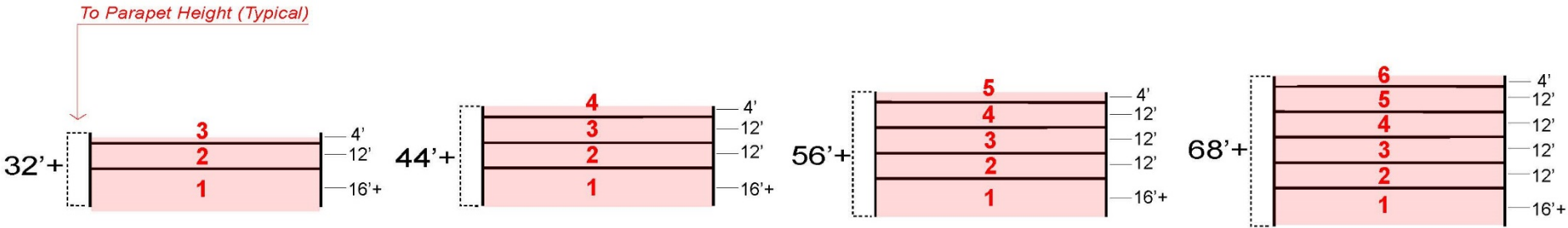


# Solar Panels on Roofs

Show and Tell—Rachael Katz



# Parking Structures



# POSSIBILITIES

## Parking Structures—Stand Alone



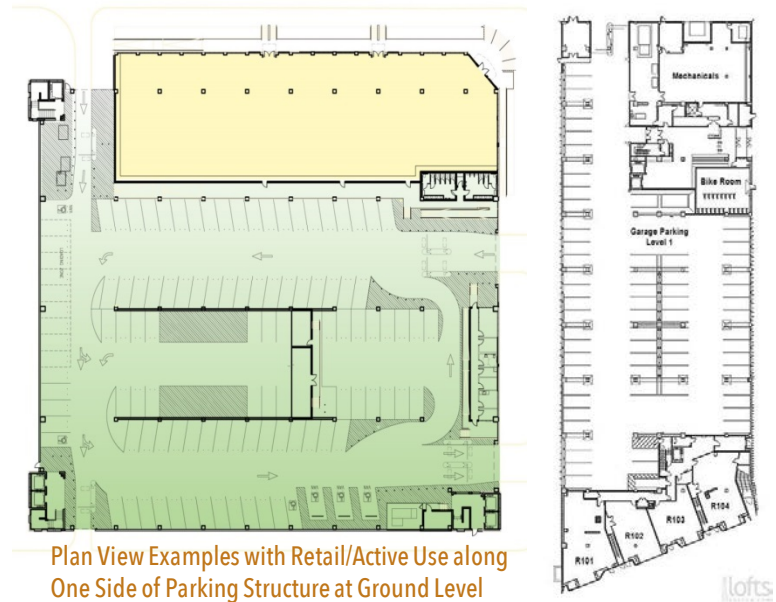
Examples of Civic and Public Spaces Integrated into the Design of the Parking Structures and Located Nearby

# POSSIBILITIES

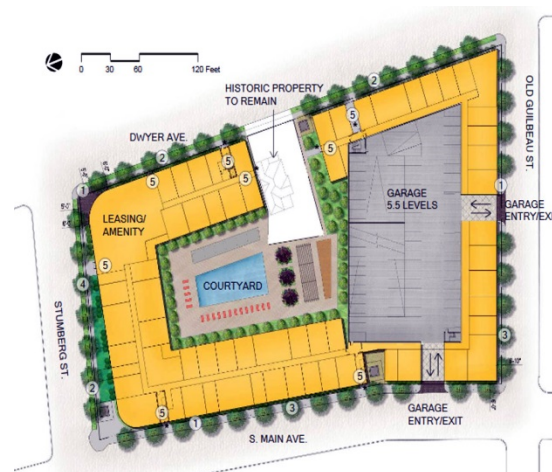
## Parking Structures—Integrated with Development



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

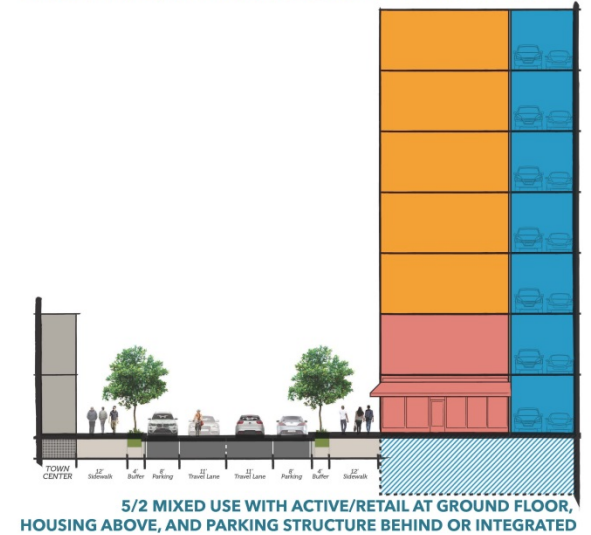
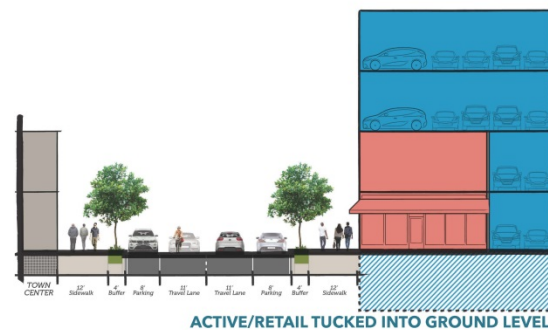
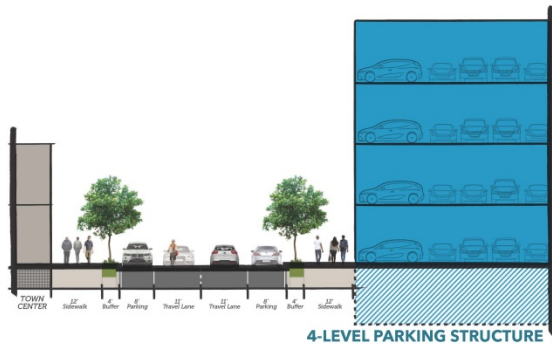
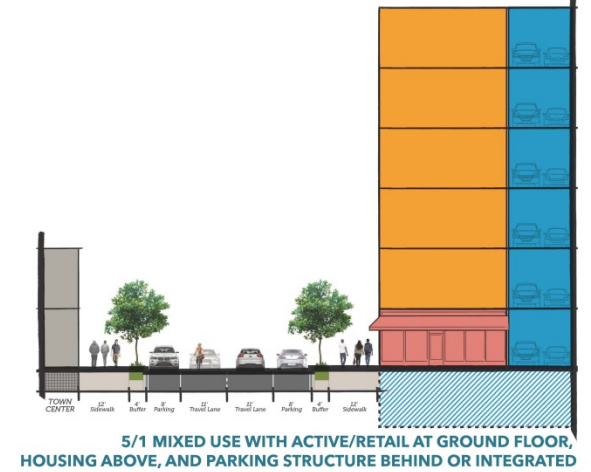
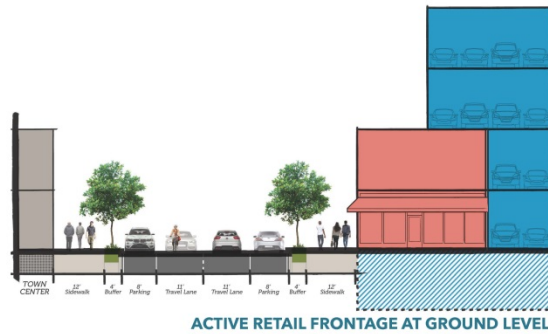
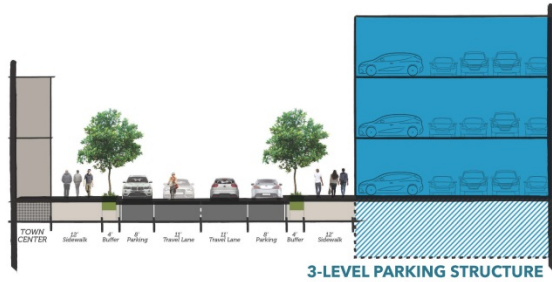


## Parking Structure Concepts

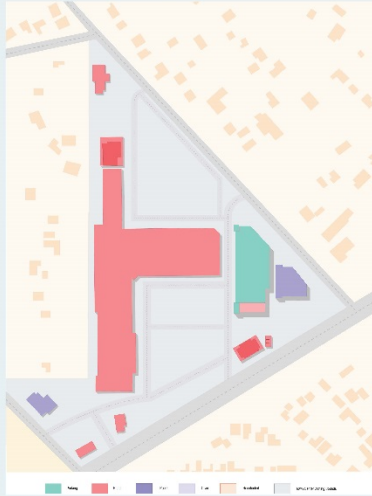
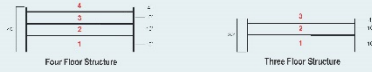
# POSSIBILITIES

## PARKING STRUCTURE/BUILDING EXAMPLES

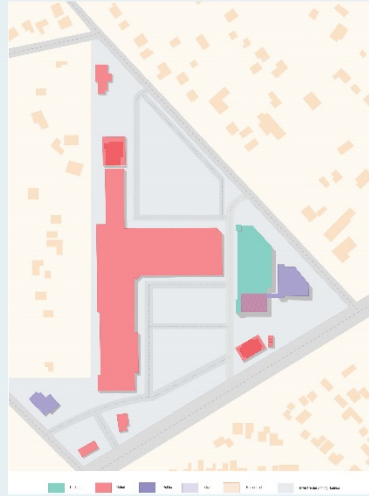
- Structured Parking
- Potential Lower Level Parking
- Active/Retail
- Housing/Mixed-Use



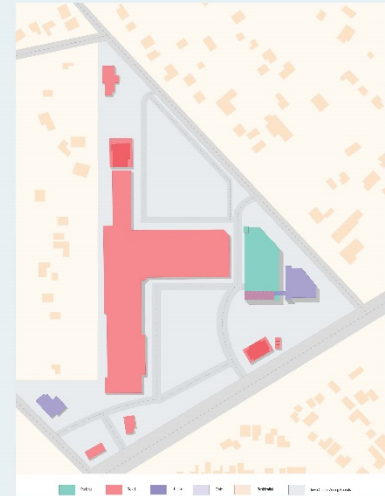
# CONCEPT A



# CONCEPT B

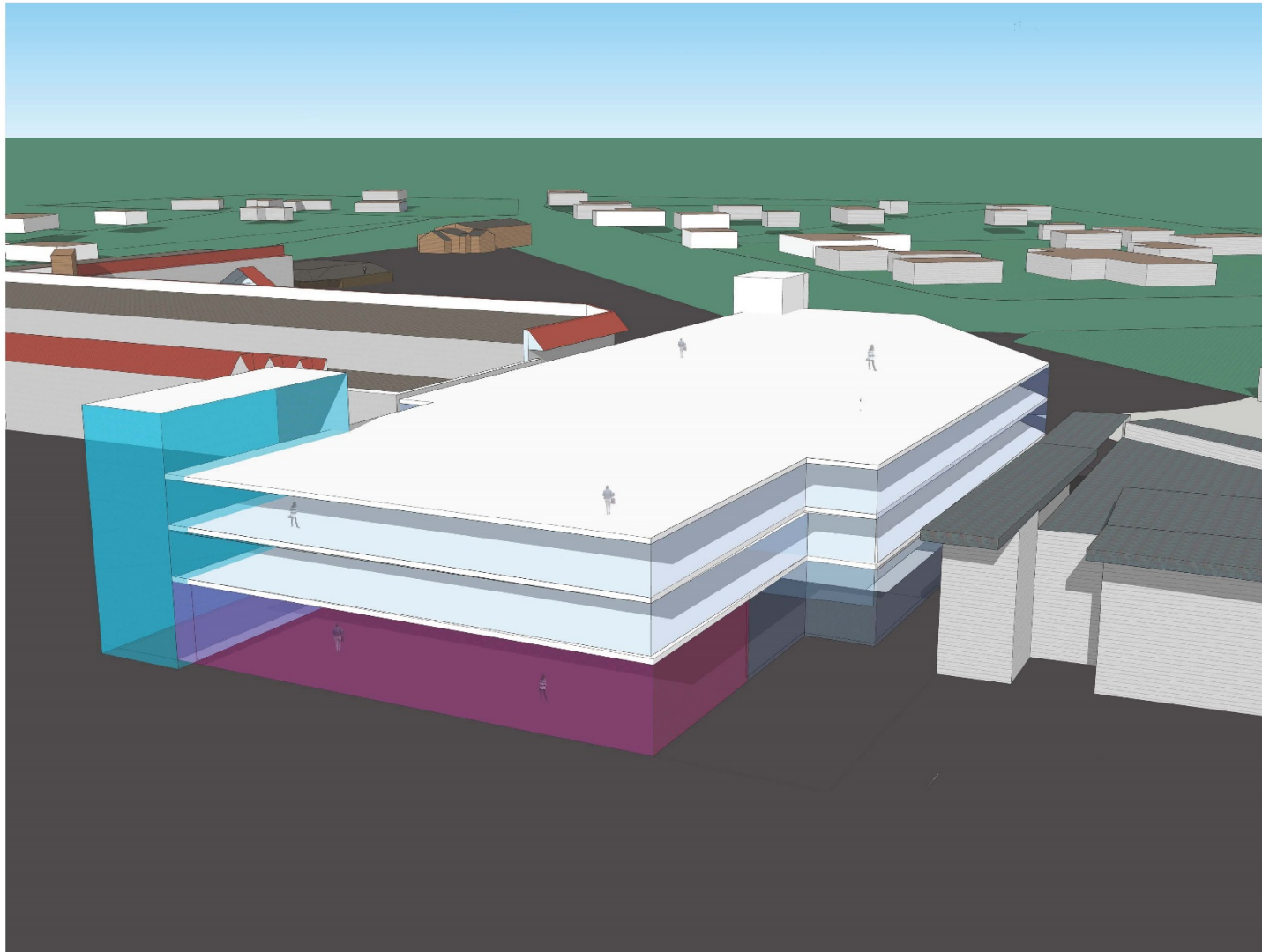


# CONCEPT C



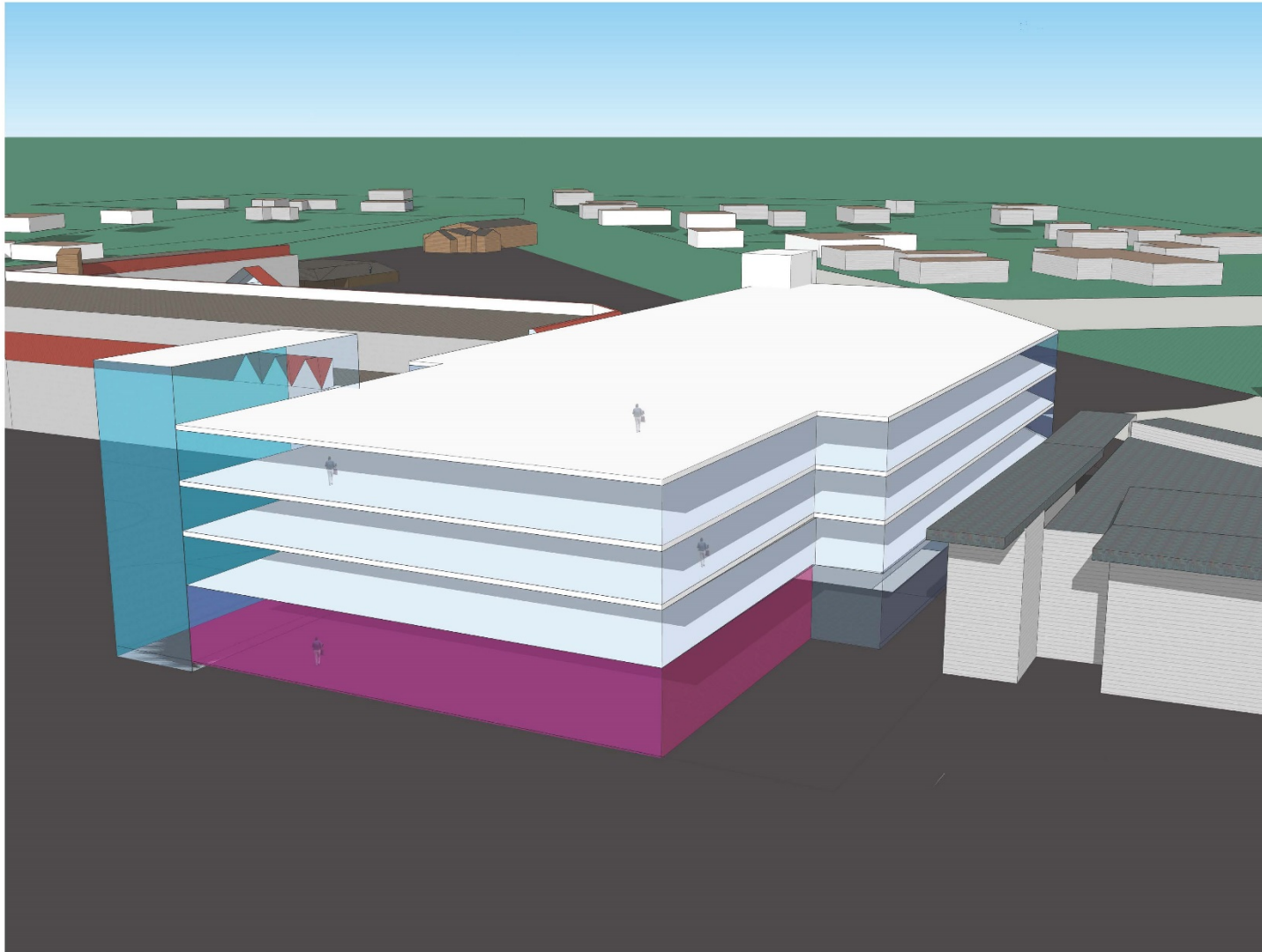
# OPTION A

Four Floors, Retail on Ground Level



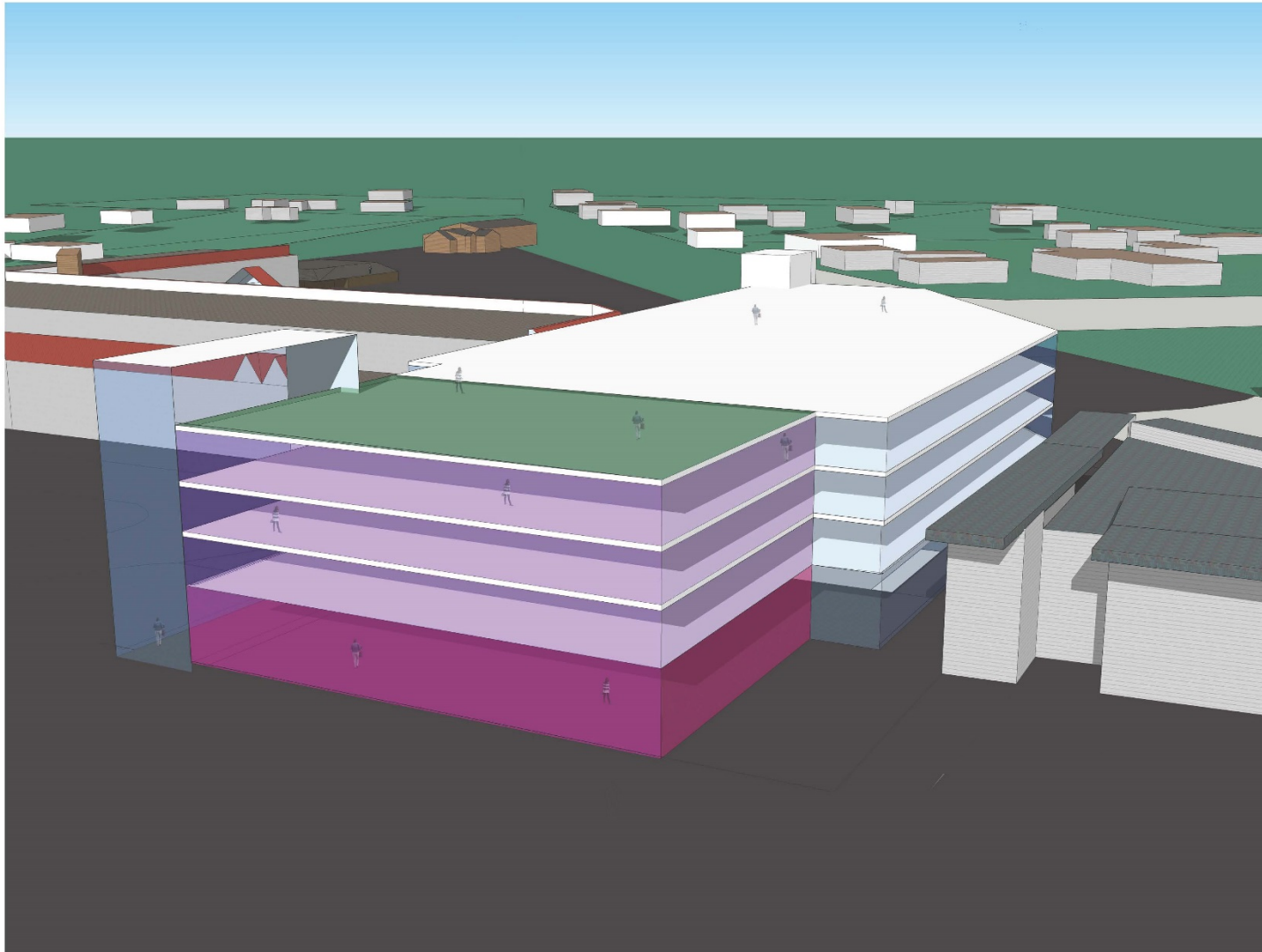
# OPTION A

Five Floors, Retail on Ground Level



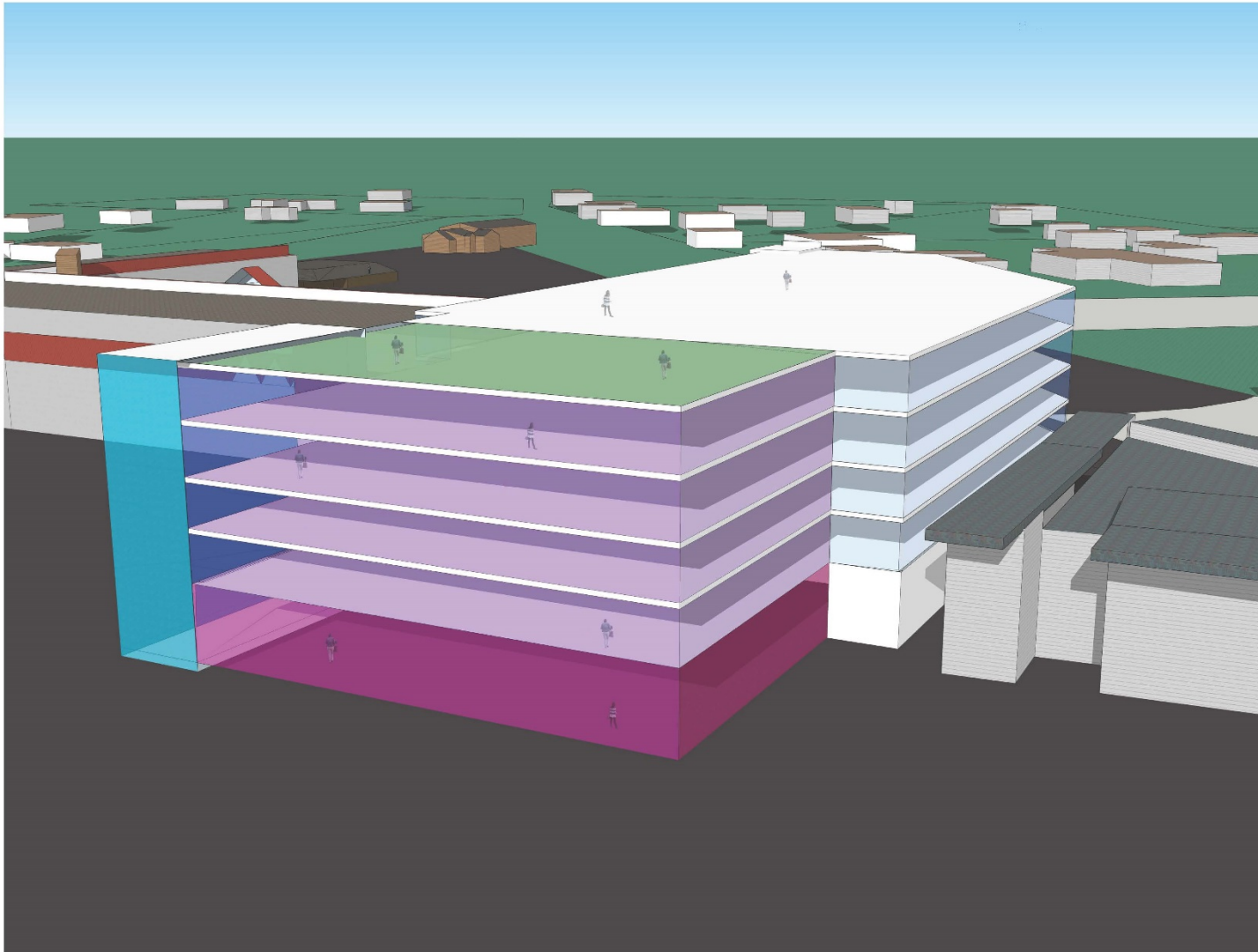
# OPTION B

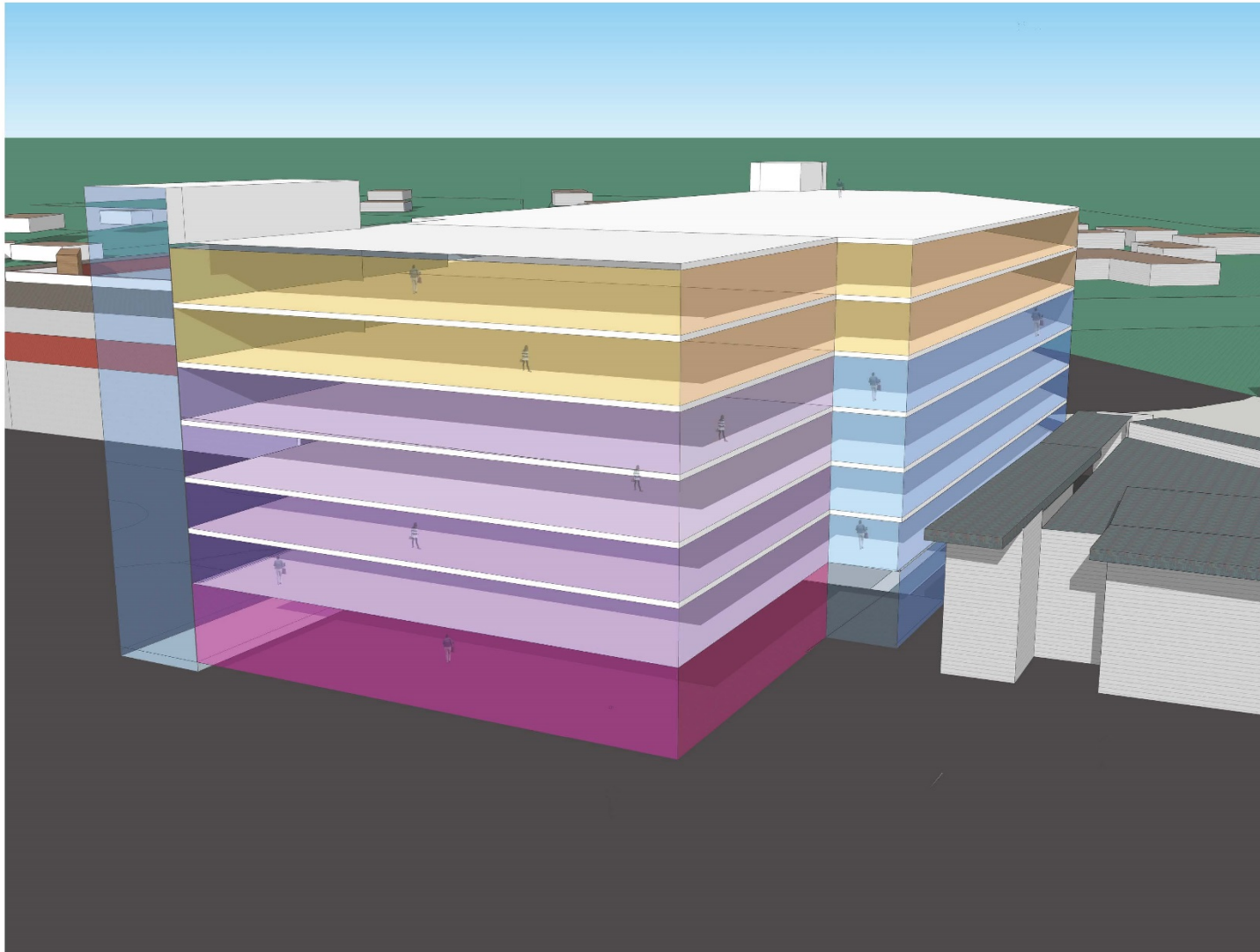
Five Floors, Retail, Civic and Green Space

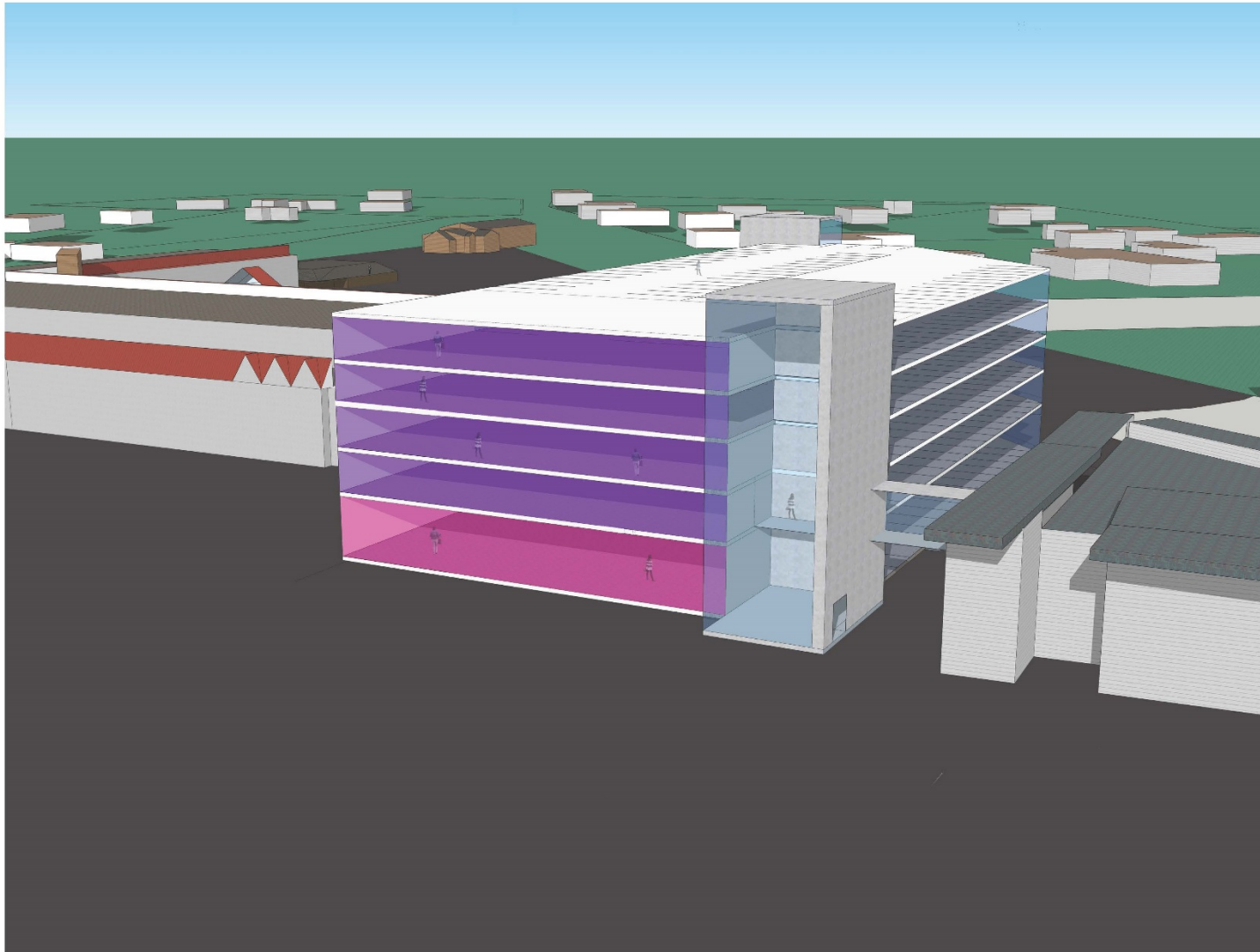


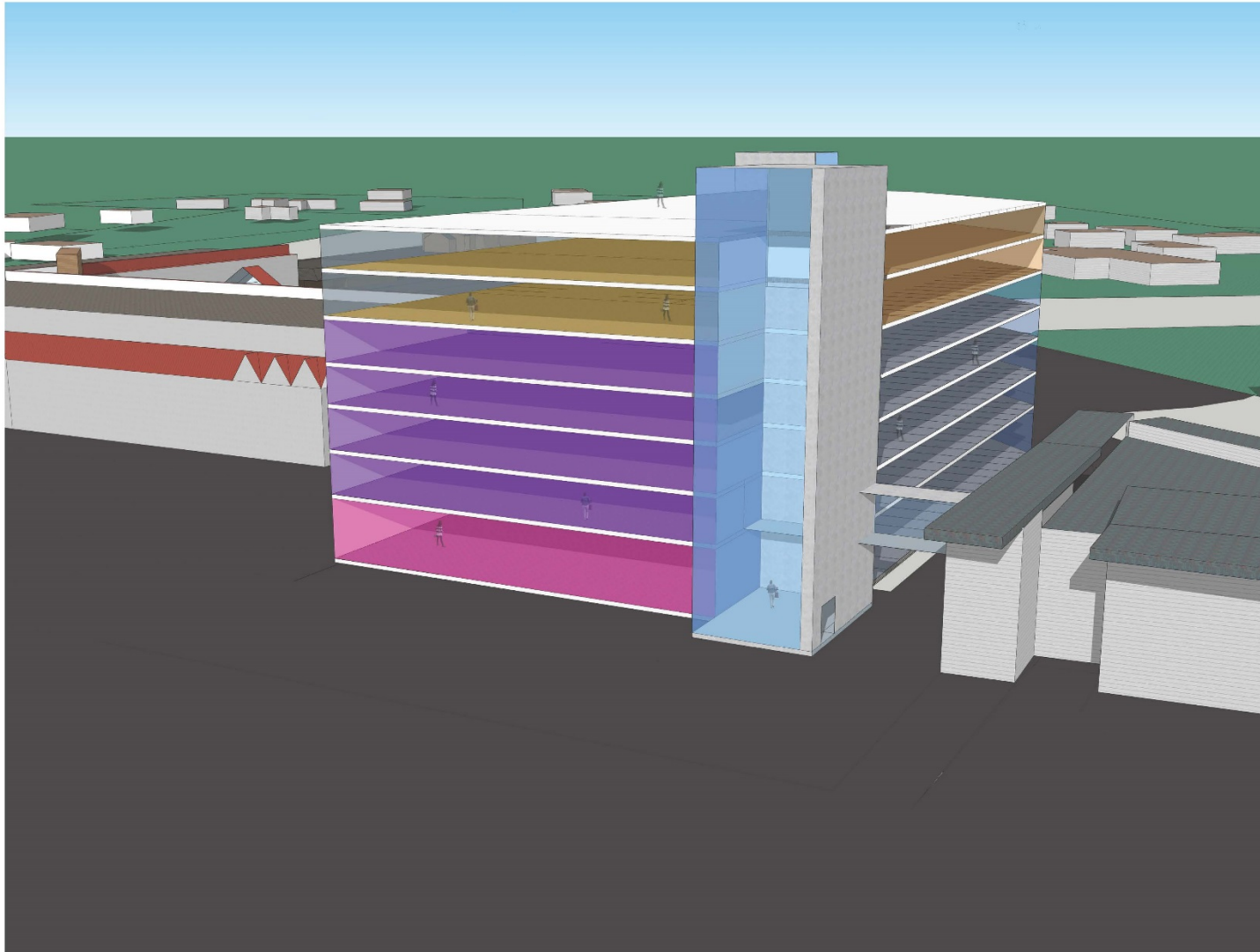
# OPTION B

Six Floors, Retail, Civic and Green Space











# 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 as 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 8<sup>th</sup>
- Town Center Possibilities Event October 14<sup>th</sup> 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

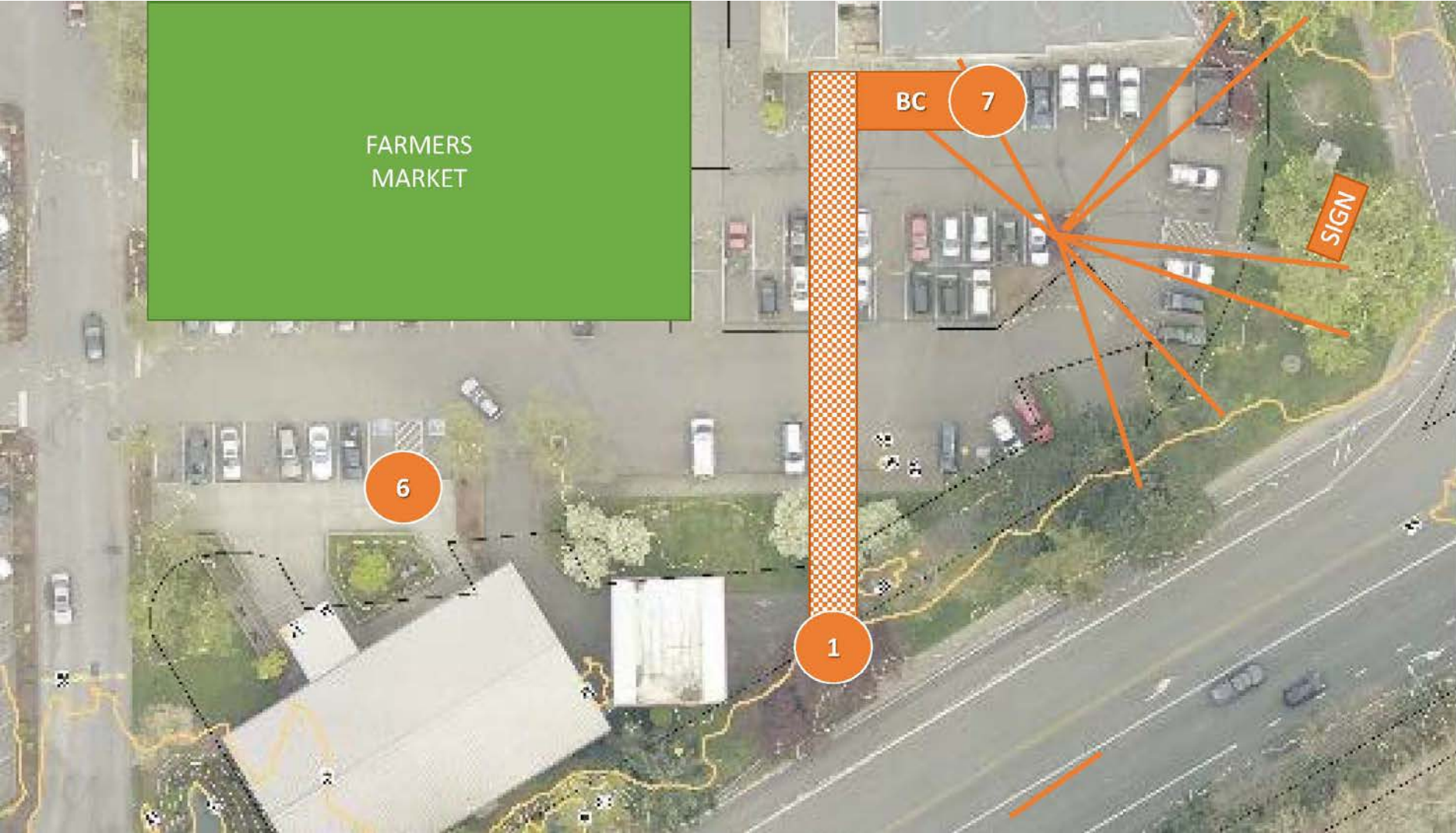
Station 6/Lyon Creek Overlook

7

Station 7/Civic Plaza

Umbrella Wires

# OCTOBER PUBLIC EVENT



# OCTOBER PUBLIC EVENT



Wishing Tree



WISHING WALL



Chalk Paint Promenade



Umbrella Wires



# OCTOBER PUBLIC EVENT



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## "Base Camp"

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Heart of the Community



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