

## Angle Lake Light Rail Station

City of SeaTac

1,050 parking spaces

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### 15.310.460 Structured Parking – Angle Lake Station Area Overlay District

**Purpose:** Design parking structures to blend in with adjacent development. Emphasize design features that minimize the obtrusiveness of the parking use and encourage architectural compatibility with adjacent development.

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#### A. Parking Structure Design.

1. The following parking structure design standards shall be in addition to or, in some cases, supersede applicable design standards in other sections in this chapter, and in Chapter 15.455 SMC, Parking and Circulation.

#### 2. Minimizing Views into the Parking Structure Interior.

- a. For portions of parking structures without a ground floor retail, commercial, office, service or public use, a five (5) foot wide facade landscaping strip is required consisting of:
  - i. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity.
- b. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public or private street shall screen and minimize views into the parking structure interior by incorporating architectural elements on the parking structure facade without compromising the open parking structure requirements of the Building Code.
- c. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:
  - i. High quality screening using architectural elements on the parking structure upper floor facades; and/or
  - ii. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.

3. **Parking Structure Character and Massing.** Parking structure elevations over one hundred (100) feet in length shall incorporate vertical and horizontal variation in setback, material or fenestration design along the length of the applicable facade. In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided in the following ways:

- a. **Vertical Facade Changes.** Incorporate intervals of architectural variation at least every forty (40) feet over the length of the applicable facade, such as:
  - i. Varying the arrangement, proportioning and/or design of garage floor openings;
  - ii. Incorporating changes in architectural materials;
  - iii. Projecting forward or recessing back portions or elements of the parking structure facade.
- b. **Horizontal Facade Changes.** Designed to differentiate the ground floor from upper floors, such as:
  - i. Stepping back the upper floors from the ground floor parking structure facade;
  - ii. Changing materials between the parking structure base and upper floors; and/or
  - iii. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

#### 4. Parking Floors Located under or within Buildings.

- a. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis.
- b. Parking at grade under a building shall be completely enclosed within the building or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping.

5. **Parking Structure Lighting.**

- a. In addition to the following standards, lighting of parking structures shall be provided pursuant to Chapter 17.28 SMC, Parking Structures.
- b. Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive "light throw" to off-site areas.

B. **Ground Floor Uses in Parking Structures.**

1. **Front Facade.** A parking structure front facade shall be designed so that a minimum of one hundred percent (100%) of the length of the exterior ground floor facade(s), excluding vehicle entrances and exits, provides ground floor commercial space suitable for retail and commercial uses.
  - a. **Minimum Depth.** The applicable ground floor area shall extend in depth a minimum of twenty (20) feet from the exterior parking structure facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
  - b. **Minimum Ceiling Height.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of parking structures shall be thirteen (13) feet for all street level building space.
  - c. **Fire Suppression.** Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction.
2. A maximum of fifty percent (50%) of the ground floor leasable commercial/retail or service space may be occupied by office uses related to the operation of the parking structure.

### 15.455.600 Structured Parking Standards

The following parking structure design standards shall apply to all parking structures except where standards in other chapters of this title supersede these provisions. Additional design standards may also be applicable, including those delineated for projects within the designated overlay districts and for multi-family projects.

#### 15.455.610 Parking Structure Design

A. **Parking Decks.** Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks shall be required to be flat, as opposed to continuously ramping (see Figure: PARKING DECK).

B. **External Elevator Towers and Stairwells.** External elevator towers and stairwells shall be open to public view, or enclosed with transparent glazing.

C. **Parking Structure Lighting.** Lighting shall meet the requirements of Chapter 17.28 SMC, Parking Structures.

D. **Parking Structure Top Floor Wall Designs.** Parking structure top floor wall designs must conform to one (1) or more of the following options:

1. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.

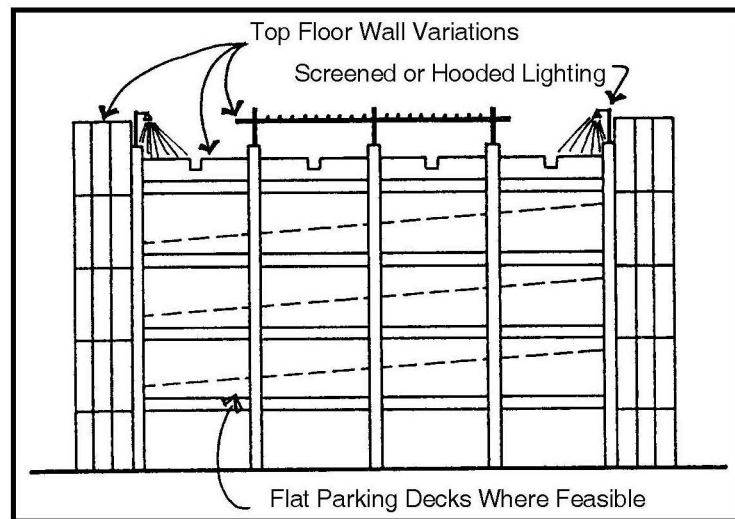


Figure: PARKING DECK

2. **Top Floor Wall Line Variation.**

- a. **Projecting Cornice.** Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
- b. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.

E. **Appearance.** Parking structures with building facades facing or visible from the public right-of-way (ROW) shall use one (1) or a combination of the following design features:

1. The facade shall have the appearance of an office building or hotel use.
2. Design features that would mask the building as a parking structure.

Proposed design features shall be approved by the Director.

F. **Parking Structure Character and Massing.** Parking structure facades over one hundred fifty (150) feet in length shall incorporate vertical and/or horizontal variations in setback, material or fenestration design along the length of the applicable facade, in at least one (1) or more of the following ways:

1. **Vertical Facade Changes.** Incorporation of intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade (see Figure: VERTICAL FACADE CHANGES), such as:
  - a. Varying the arrangement, proportioning and/or design of garage floor openings;
  - b. Incorporating changes in architectural materials; and/or
  - c. Projecting forward or recessing back portions or elements of the parking structure facade.

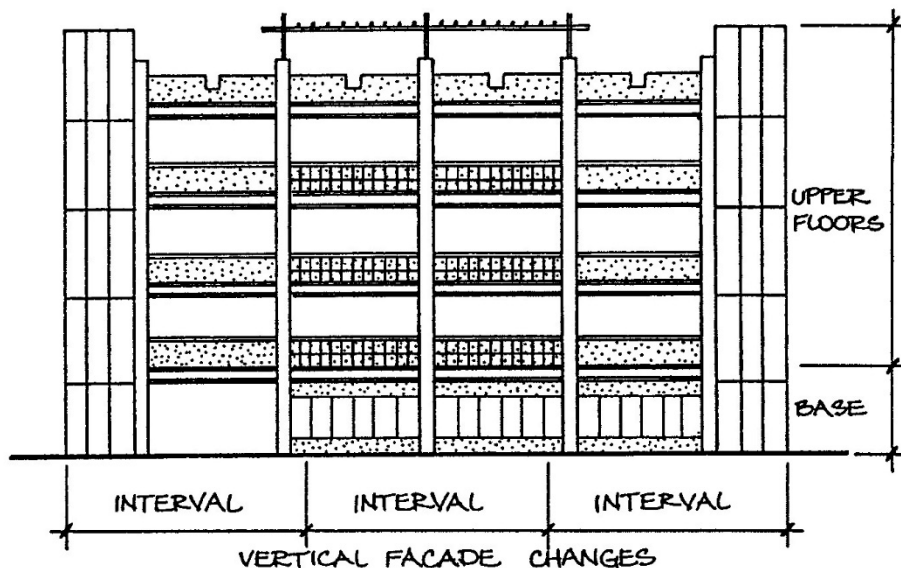


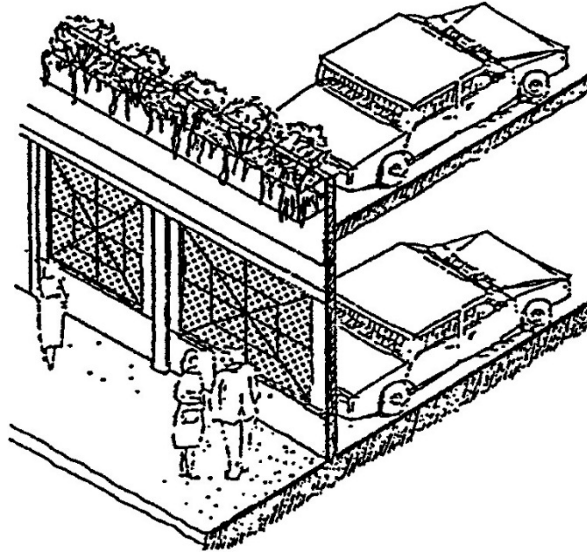
Figure: VERTICAL FACADE CHANGES

2. **Horizontal Facade Changes.** Designed differentiation of the ground floor from upper floors, such as:
  - a. Stepping back the upper floors from the ground floor parking structure facade;
  - b. Changing materials between the parking structure base and upper floors; and/or
  - c. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

G. **Minimizing Views Into the Parking Structure Interior.** Facades of parking structures shall be designed without continuous horizontal parking floor openings.

1. For portions of parking structures without a pedestrian level retail/commercial use, a five (5) foot wide building facade landscaping strip (Type V landscaping) is required.
2. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:
  - a. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code (see example, Parking Structure Screening figure); and/or
  - b. Glass window display cases incorporated into pedestrian walls built between two (2) structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.

The trellis work or window display cases may be waived if the proponent can demonstrate some other method to minimize views into the parking structure. Alternate methods shall be approved by the Director.

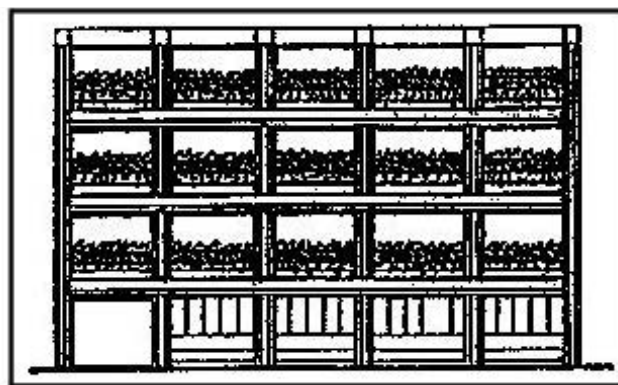


**Figure: PARKING STRUCTURE SCREENING**

3. Upon conversion of portions of a parking structure to a pedestrian retail/commercial use, the Director may approve the removal of initially installed pedestrian screening material in order to allow maximum visibility and access to the converted portions of the parking structure.

4. In addition to the above, views into the upper floors of parking structures shall be minimized through one (1) or more of the following methods:

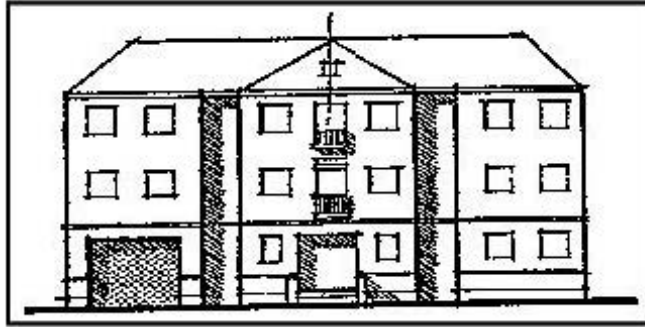
- a. The use of planters integrated into the upper floors of parking structure facade design (see example, Figure: PARKING STRUCTURE FACADE);
- b. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
- c. Upper parking floors designed as a pattern of window-like openings on the parking structure facade (Figure: PARKING STRUCTURE SCREENING and Figure: PARKING STRUCTURE FACADE).



**Figure: PARKING STRUCTURE FACADE**

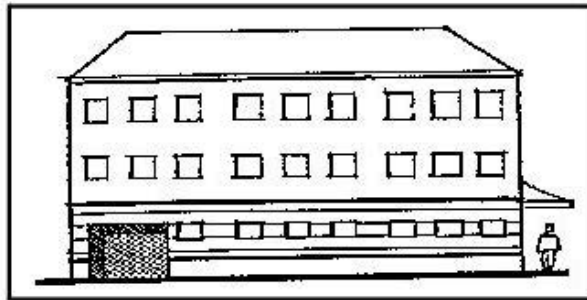
**H. Parking Floors Located Under or Within Buildings.**

1. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis (see example, Parking Garage Entrance figure).



**Figure: PARKING GARAGE ENTRANCE**

2. Parking at grade under a building shall be completely or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping (see example, Screening Parking at Grade figure).



**Figure: SCREENING PARKING AT GRADE**

#### **15.455.620 Ground Floor Uses in Parking Structures**

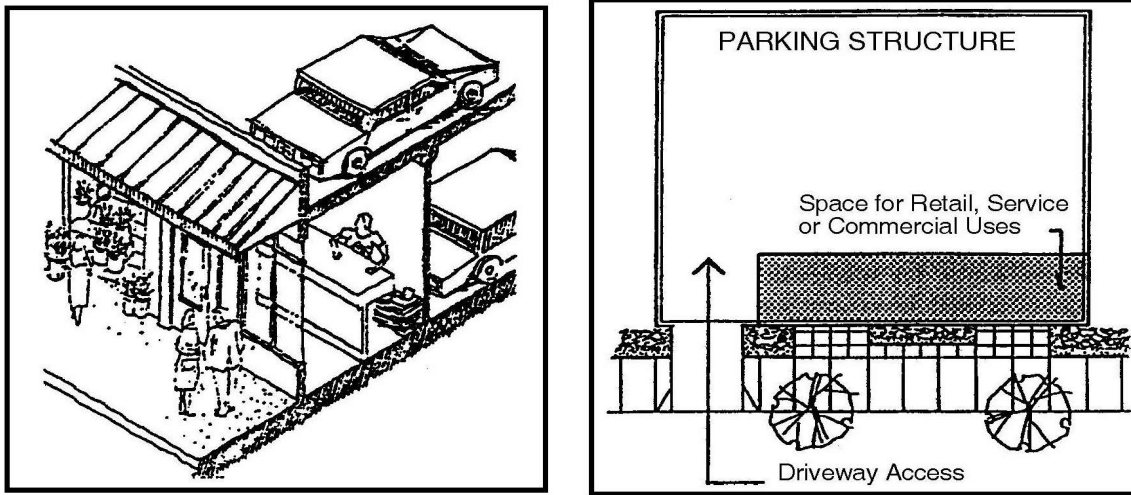
A. Parking structures shall be designed so that an area equaling a minimum of fifty percent (50%) of the length of the exterior ground floor facade(s), excluding vehicle entrances and exits, is either built out as, or convertible to, retail/commercial or service uses. The proposed location of the commercial area shall be approved by the Director.

1. **Minimum Depth.** The applicable floor area shall extend in depth a minimum of twenty (20) feet from the exterior parking structure facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
2. **Minimum Clear Ceiling Height.** The minimum clear interior ceiling height standard of the retail/commercial or service use portion of parking structures shall be ten (10) feet.
3. **Sprinkler Systems.** Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction even if not required by the Building and Fire Codes, as adopted by the City, as to the remainder of the structure.

B. At the time of construction, a minimum of one thousand (1,000) square feet of leasable retail/commercial or service space shall be constructed and made available for occupancy. The location of this space shall be approved by the Director. The remainder of the area necessary to fulfill the minimum retail/commercial or service use requirement not included at the time of construction shall employ window display cases which shall be designed as follows (see Location and Design of Ground Floor Uses in Parking Structures figures):

1. Glass window display cases shall be incorporated into ground floor walls and shall be built between two structural pillars. Glass window display cases shall be at least two (2) feet deep, begin

twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.



**Figure: LOCATION AND DESIGN OF GROUND FLOOR USES IN PARKING STRUCTURES**

C. Parking structures with ground floor retail/commercial or service uses will be granted an additional parking allowance as follows:

1. The number of parking spaces displaced by the portion of the parking structure ground floor designed for retail/commercial or service uses may be added to the maximum number of allowed parking spaces established for on-site land uses.



**Built Structure:**

