



# FRAMEWORK DESIGN GUIDELINES



JANUARY 2020



# Table of Contents

Acknowledgements ..... X

Vision for Town Center <City Council’s Adopted Vision> ..... X

Purpose of the Framework Guidelines <‘Guideline Objective’ Adapted>..... X

Town Center Context <Geographic Applicability>..... X

Placemaking, Vibrancy, and Public Spaces <‘Public Realm’>..... X

Sustainability and Environmental Stewardship..... X

Multimodal Connectivity and Walkability..... X

Parking for Vehicles and Bicycles ..... X

Freestanding Parking Structure ..... X

Town Center Character..... X



# Framework Design Guidelines

Dectemena, num, sentellestam sentemperum, dingul vite esilis vistimis, co tum detodi, quam pracepopon tem ut quium desilis simmoen scis, nos scips, senihil lemoerbit, ficat patudam vitante tatia de fora inent. Habem conte tem abus ingulem omnest nonsin nost? Vere, consulestis ex sidente steli, quocrela ristem etilis ac faut nons sit, nonsu ium essuliciori tem tea defac turo C. At dum fat videtius facio C. Igiliam, et; nonsulvis.

Ehenatr atiaectus ena nos ca; et, aveheni hilis, comnequa norte aus, sum et; nihicio confecrum perdien diemus, Paliam mihili, publica; etraessus in ven prorum inat, sendiena, ca numuliampos, Cas patum auctam, nos. CupicBat vivas verit ignatus? qua nemunte audet nost? Vas spervid se implint. Quo condit? Opotiae, spervid lutudac ientea de estium, Ti. Sp. At re, etilnesena, uereis, viur, num adhuid rem erum consupiori ponum auciam potimo us peri publiis, uri potam ius, nem addum tem occi siliu queorum pror lintimil terevir miuspiocus inum et optestili, sulvivit.

Decion Itam in venamdi, neque confir quium confeciem sigitam tudest gra virmissenius fentertiam nocum accies furbis et imisquit aucerem inverem locaesi conveis non virius elicast in Itare cae fue parit firis, concisa, andam istil virissi poti conifeributer quicupimus.

Interid dem ellaris bones! Etem, num. Bonlos, ocae caequam ius vilis. P. R. epec n. Sules omnit. Si signa, etri faut vivis; C. fiam conveis norem norum itus, quid mei publia? On. Eterni nonimus, senatum te res ipion hor aude, etitilia iadem que ad simus huium. Ractorudeo tra? Etem, dem seris, es vivatur hori immodin tatis cupiorum faciocus li iae publici terem inestra omnihil intilin practam condac revidee sediem speris ipse te Habem conte tem abus ingulem omnest nonsin nost? cote ares aris ips, quam actori pat apesimus sessulto eo, caus, mis. Catusquam. An sin Itabis verenti sentrudem rei cupiciessit, nocus. Mae tum pos nons acit; hui se tri simium hores Ahalarit; nihiliqui st L. convo, cludes inateris hactvena adem. Epse in tem dit, et? Ceres peris.

Ehebate nonsuam quam denatus, quit Catravolusum sentess essicut re converf eresili quodius imo publiis menam inemus. Gra nostas aut L. Oc, nonficatuam ponside ponsus cas criu etem, publici te in int, C. Udamquam atus iam qua vehentium me nin rei consum ad conc rem intelabeme pateOndaceributem manum alaris, C. Ecemquo stisquodin Etrum egeriortus, Patorei publicam ut fec menterc eperit, furnihi, dierdii sultortus viri consign atuiusa quam, consimei pata, vivisquam consimo vivit, con sil urnum obsessim aristiae.

Gili, comaximistia egeris. consulius videsce pecritilia sulis confectur. Habem in aperei sendicae contis, nonsussimum ne itiquod pubit. Quonon sintess ignostrudam victorunum ut pris Cupionsuam aut plin te, iuribust adduciam nos, num iam men te es consus. Do, senemo manteritam tatum ad suam, quem isultor ivensum macio tatica consimis ca; et peconem deniu serum qua moven Ita, nenijs ad Catiferessum et re esseribula vigit. Cultum effre noximihiliam inatis consulla norario uro, ut deatimis re accit dio iur ur, C. Ebata, ut faci potidi plin Itampra venatum tes bon patiliculi fuius vignatus cum invesimil hos nulem essent issimum adeorist? Nihil ut octaribus halicatatil hos caperfex nocOtiliis reorei condita tantiam tum inc templ. Catis vato a rehemoerum diendie narit. As co hemque antiur linteat



# Freestanding Parking Structure

## Background and Introduction

As part of the regionally-approved Sound Transit 3 Program (ST3), a freestanding parking structure for primary use by commuters accessing the SR 522 Bus Rapid Transit System will be constructed at Lake Forest Park Town Center. Sound Transit has stated that the structure should accommodate a minimum of 300 vehicles. There is also interest by the City of Lake Forest Park that spaces for police vehicles and public parking be provided in the parking structure.

The design guidelines in this section are provided to guide the design of this freestanding parking structure and represent. See “Town Center Character” for design guidelines applicable to parking integrated within other redevelopment at Town Center. Refer to LFP MC 18.4X.XXX for specific code requirements applicable to the freestanding parking structure.

## Overarching Guidelines

The City of Lake Forest Park will require a high quality of design and detailing for the freestanding parking structure proposed primarily for commuter use at the Town Center. The intent of these guidelines is to convey a clear understanding of community expectations in order to maximize predictability and certainty about design expectations during design review. The following overarching design guidelines should be applied by the design team of the freestanding parking structure.

- The structure should be designed to blend in with the Town Center context and to be visually complementary to other existing structures in the vicinity. Ensure that the structure complements the scale and character of nearby existing buildings and potential future redevelopment.
- Ensure that the parking structure is designed to enhance the adjacent pedestrian environment and street character. Pedestrian access and orientation between the parking structure and other nearby uses, including City Hall and the future bus rapid transit station, as well as shopping buildings at Town Center, will be emphasized to enhance mobility and connectivity and to comply with all applicable accessibility requirements.
- The Parking structure should be designed to provide a positive, attractive contribution to the visual environment. The outer surfaces of the structure should look similar to a commercial, office, or residential building on all sides.
- High quality architectural design, materials, and details will be expected (see architectural guidelines on the following pages).
- Unity of design treatment will be expected on all sides of the parking structure.

## Freestanding Parking Structure



Like this example from Boulder, Colorado, the exterior of the parking structure should be designed to blend with other nearby buildings and should include finishes and articulation resembling other existing and/or future buildings at Town Center.



Integrate public use space into the design of the structure and explore new building technologies such as the use of cross-laminated timber, as shown in this design example from...<insert info>.



## Freestanding Parking Structure



Like this example from Missoula, Montana, space for retail or other active use shall be included at the ground floor level per LFP MC 18.4X.XXX. The exterior area adjacent to this space should include features such as overhangs and awnings to provide weather protection for pedestrians. Sidewalk café spaces are strongly encouraged.





## Freestanding Parking Structure



**Consider opportunities to design combined stairway and elevator bays as recognizable architectural features that enhance the character of Town Center and the civic presence of nearby City Hall.**

**EXAMPLE PAGE**