

**City of Lake Forest Park
Planning Commission Special Meeting
17425 Ballinger Way NE—Council Chambers
Tuesday, February 25, 2020
PROPOSED MEETING AGENDA**

- 1. Call Meeting to Order—7:00 p.m.**
 - 2. Approval of Agenda**
 - 3. Public Comment**
 - 4. Approval of Meeting Minutes**
 - 5. Meeting Dates**
 - Next regular meeting is scheduled for March 10, 2020
 - 6. Report from City Council Liaison**
 - 7. Old Business**
 - Implementation of Town Center Vision
 - Final review of freestanding parking structure regulations
 - Final review of administration (design review) and development agreement provisions
 - Discussion of freestanding parking structure design guidelines
 - 8. New Business**
 - 9. Reports and Announcements**
 - 10. Public Comment**
 - 11. Agenda for Next Meeting**
 - 12. Adjournment**
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2020 Work Plan Summary

- Town Center Vision (policy framework) and land use code updates
- Shoreline Master Program Update
- Title 18 Planning and Land Use Regulation General Update
 - Sign Code
 - Wireless Communication
- Subdivision Design Standards

LFP Planning Commission

- The Lake Forest Park Planning Commission provides recommendations to the Mayor and City Council for changes and updates to the Comprehensive Plan, zoning code, and land use policies.
- As citizen representatives, commissioners recommend programs and policies according to the needs and values of the community.
- The Planning Commission is required by law, and governed by state statute and city ordinance.



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: February 21, 2020
Re: New draft of Town Center Regulations Update reflecting changes made February 19, 2020 Planning Commission Meeting
Attachment: February 19, 2020 draft of Town Center Regulations Update

The attached draft of Town Center Regulations Update reflects changes made by the Commission at the February 19th meeting. Only the most recent changes are highlighted in the attached draft.

1 **Town Center Regulations Update**
2 **Planning Commission Working Draft**

3 *(highlighted text reflects changes made by Planning Commission*
4 *at the February 19, 2020 special meeting)*
5
6

7 **Chapter 2.41**

8 **Design Review Board**

9 **2.41.010 Design Review Board**

10 A. The Lake Forest Park Design Review Board is hereby created. The Board shall be advisory
11 and have the responsibility of working with the Planning Department Director (Director) and
12 making recommendations to the Hearing Examiner concerning applications filed under Chapter
13 18.42 LFPMC.

14 B. The Board shall be comprised of members with experience in architecture, landscape
15 architecture, environmental science, urban planning, or urban design. The Board shall be
16 comprised of five (5) persons, the majority of whom reside in or own property in the city. The
17 Mayor may appoint up to two members who do not reside in or own property in the city but have
18 the required training or experience. Members shall serve without compensation but may be
19 reimbursed for reasonable expenses pursuant to city policies.

20 C. Member appointments, removal, and terms shall be the same as for members of the Planning
21 Commission in Chapter [2.22](#) LFPMC.

22 D. The Board shall elect from its members a chair, who shall preside at all meetings, and a vice-
23 chair. The majority of the Board shall constitute a quorum, and a majority vote of those present
24 shall be necessary for any action.

25 E. The Board shall determine its schedule in conjunction with the Director. All meetings shall be
26 subject to the Open Public Meetings Act.

Chapter 18.08

Definitions

[NEW OR AMENDED DEFINITIONS]

18.08.035 Active ground floor uses.

“Active ground floor uses” means a use that promotes an active pedestrian environment on the ground floor of a mixed use, commercial, office, residential building or freestanding parking structure, and includes retail establishments, restaurants, catering, arts and craft studios, brew pubs, salons, day spas, health clubs and exercise studios, professional services offices, medical and dental offices, and other uses determined to be substantially similar by the Director or through development agreement proposals.

18.08.105 Artisanal/craft production and retail.

“Artisanal/craft production and retail” means small-scale on-site production and/or assembly of arts, crafts, foods, beverages, or other type of product involving the use of small-scale equipment and/or hand tools and involving limited outdoor storage of materials, equipment, or products when such storage is decoratively treated or otherwise integrated into the building or site design.

18.08.107 Assisted housing.

“Assisted housing” means housing in a building consisting of two or more dwelling units or sleeping units, restricted to occupancy by at least one senior citizen per unit, which may include support services such as food preparation and dining areas, group activity areas, medical supervision, and similar.

18.08.131 Automobile-oriented retail sales of food and commodities.

“Automobile-oriented retail sales of food and commodities” means businesses that are oriented to automobiles (drive-throughs, drive-ins) as well as businesses that are primarily for the purpose of sales, service, or repair of automobiles such as parts shops, auto body shops, oil change shops, garages, gasoline/fuel stations, and similar uses.

18.08.235 Community solar project.

“Community solar project” means a solar facility shared by multiple community subscribers who receive credit on their electricity bill for their share of the power produced.

18.08.265 Cultural, entertainment, and/or recreational facility.

“Cultural, entertainment, and/or recreational facility” means a facility providing cultural, entertainment, and/or recreational services, including but not limited to: theaters, performing arts centers, museums, play facilities, dance studios, health clubs and physical fitness facilities, however, it shall not be interpreted to include adult use establishments as defined in 18.08.050 of this chapter.

1 **18.08.270 Day care.**

2 “Day care,” “family day care,” and “adult day care” means a facility used for providing the
3 regularly scheduled on-premises care of children or adults for less than a 24-hour period. A Type
4 I day care facility is a facility providing care for 12 or fewer children or adults. A Type II day
5 care is a facility providing care for more than 12 children or adults.

6 **18.08.324 Framework.**

7 “Framework,” including “Town Center Framework Design Guidelines,” means the set of
8 recommendations and requirements entitled “Town Center Design Guidelines Framework”
9 adopted by the Lake Forest Park City Council pursuant to [ORDINANCE OR RESOLUTION
10 NUMBER], including amendments and addenda thereto.

11 **18.08.325 Freestanding parking structure.**

12 “Freestanding parking structure” means a standalone building or structure of multiple levels used
13 primarily for parking vehicles. A freestanding parking structure may include parking on the
14 upper (rooftop) level.

15 **18.08.351 Hotels and temporary lodging.**

16 “Hotels and temporary lodging” means a facility providing lodging and related services for a
17 charge, typically for a period of one (1) month or less, and includes inns, residence or extended-
18 stay hotels, and bed and breakfasts.

19 **18.08.565 Public market.**

20 “Public market” means an indoor or outdoor market consisting of two or more independent
21 vendors, with each vendor operating independently from other vendors, for the purpose of selling
22 farm-grown or home-grown produce, food prepared off-site or on-site, artisanal or craft products
23 including alcoholic beverages, flowers, plants, or other similar perishable goods and/or new
24 wares, used goods, or merchandise.

25 **18.08.599 Retail sales and services.**

26 “Retail sales and services” means a commercial use or enterprise providing goods, food,
27 commodities, and/or services directly to the consumer, whose goods are available for immediate
28 purchase and removal from the premises by the purchaser and/or whose services do not meet the
29 definition of “professional offices.”

30 **18.08.600 Retirement home.**

31 ~~“Retirement home” means a building or group of buildings designed for the occupancy of three~~
32 ~~or more families, living semi-independently from each other, and containing only sleeping units~~
33 ~~with common kitchen, dining, and recreation facilities; provided, a retirement home may contain~~
34 ~~one or more dwelling units for resident staff only.~~

1 **18.08.642 Town Center Design Review, Major**

2 A Major Town Center Design Review project means construction, alteration, or repair of a
3 building in the Town Center zone, subject to design review under Chapter 18.42 LFPMC which
4 does any of the following:

- 5 1. Increases or decrease gross floor area by 1,000 or more square feet, or
- 6 2. Increases or decreases gross floor area by fifty (50) percent or more, or
- 7 3. Involves construction of a new building.

8 **18.08.643 Town Center Design Review, Minor**

9 A Minor Town Center Design Review project means construction, alteration, or repair of a
10 project in the Town Center zone, subject to design review under Chapter 18.42 LFPMC and
11 which includes less than 1000 of square feet and is not otherwise a Major Town Center Design
12 Review project.

13
14
15 **Chapter 18.42**

16 **Town Center**

17 **18.42.010 Purpose.**

18 **18.42.020 Permitted uses**

19 A. The following uses are permitted in the TC zone, subject to the general provisions as set
20 forth in this title, except where modified by this chapter:

- 21 1. Accessory uses – on-site.
- 22 2. Artisanal/craft production and retail subject to 18.42.022(A).
- 23 3. Assisted housing facilities.
- 24 4. Business offices and uses rendering professional, personal, and instructional
25 services subject to 18.42.022(B).
- 26 5. Cultural, entertainment, and recreational facilities.
- 27 6. Day care facilities – Type I and Type II subject to 18.42.022(C).
- 28 7. Essential public facilities.
- 29 8. Freestanding parking structures subject to 18.42.090.
- 30 9. Government buildings and uses.
- 31 10. Hotels and temporary lodging.
- 32 11. Instructional institution.
- 33 12. Micro-mobility programs including bicycle sharing and scooter sharing and
34 related infrastructure.
- 35 13. Multiple-family dwelling units.
- 36 14. Public markets/farmers markets.
- 37 15. Public utilities.

1 16. Retail sales and services subject to 18.42.022(D).

2
3 B. Uses not listed. Uses not listed above may be authorized through a development
4 agreement.

5 **18.42.022 Limitations on use.**

6 A. Artisanal/craft production and retail.

- 7 1. Artisanal/craft production and retail establishments shall be open to the public and
8 shall include a retail/eating/drinking/tasting component that occupies a minimum
9 of 10 percent of floor area as defined in LFPMC 18.08.320.
10 2. Artisanal/craft production and retail establishments shall provide street frontage at
11 sidewalk level, a well-marked and visible entrance at sidewalk level, or similar
12 prominent pedestrian access.
13 3. All production, processing, and distribution activities shall be conducted within an
14 enclosed building.
15 4. Outdoor storage of materials, equipment, products, or similar items incidental to
16 the production and sale of artisanal or craft goods is prohibited except when the
17 storage meets the following conditions:
18 i. Outdoor storage of materials, products, or similar items incidental to the
19 production of artisanal or craft goods shall be fully-enclosed and shall be
20 designed in a decorative, aesthetically attractive manner and integrated
21 into the site or building design in a way that contributes to the pedestrian
22 experience and Town Center character.
23 ii. Outdoor storage of equipment used in manufacturing artisanal or craft
24 goods is not allowed.
25 5. Applicable state licenses or permits are required for the operation of an
26 artisanal/craft production and retail establishment.
27 6. The following annual production limits apply to artisanal or craft production of
28 alcoholic beverages:
29 i. 100,000 gallons per year for a distillery;
30 ii. 15,000 barrels per year for a brewery or cidery;
31 iii. 5,000 cases per year for a winery.

32
33 B. Business offices and uses rendering professional, personal, and instructional services.

- 34 1. On-site vehicle or tool rentals and similar uses are prohibited.
35

36 C. Day care facilities – Type 1 and Type 2.

- 37 1. A City of Lake Forest Park business license is required pursuant to LFPMC
38 5.02.030.
39 2. Day care facilities shall comply with all building, fire safety, and health codes.
40

41 D. Retail sales and services and other nonresidential uses.

- 42 1. Commercial or other nonresidential uses shall be separated from residential uses
43 by soundproof materials or suitable architectural features to reduce noise impacts
44 on the residential portion of the building.

2. Individual commercial or nonresidential uses shall contain no greater than 50,000 square feet of gross floor area per use. The following exceptions apply:
 - i. Freestanding parking structures meeting requirements in LFPMC 18.42.090.
 - ii. Government buildings and uses.
 - iii. Other uses may exceed the size limitations when authorized by a development agreement.
3. The following uses are not permitted as a retail, commercial, or other nonresidential use in the TC zone: automobile-oriented retail sales of food and commodities, auto service stations, sale of gasoline or other fuels, and car washes, repair or sale of heavy equipment, boats, tires and motor vehicles, marijuana retail outlets, sale of alcohol for on-premises consumption except in a restaurant or artisanal/craft production and retail space with appropriate licensing from the State of Washington.

18.42.025 Conditional uses. Conditional uses are not allowed in Town Center zone

18.42.030 Building height.

18.42.040 Setbacks.

18.42.050 Residential Density. The total number of residential units in the Town Center zone shall not exceed ~~700~~ .

18.42.060 Open Space.

18.42.070 Signs.

18.42.080 Parking.

18.42.090 Freestanding parking structures.

The following freestanding parking structure design standards apply in addition to or, as specified below, supersede applicable parking requirements set forth in LFPMC 18.58:

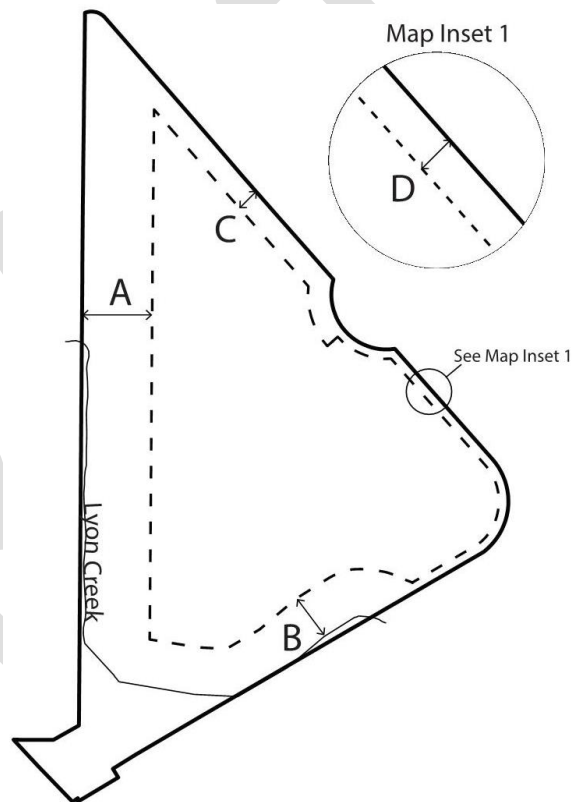
A. Parking structure location and massing.

1. Setbacks. The following setback requirements apply to freestanding parking structures:
 - a. Freestanding parking structures shall be set back a minimum of 150 feet from adjacent residential-zoned property. The setback shall be measured from the adjacent boundary of all residential-zoned property. Refer to distance “A” in Figure 18.42.090-1.
 - b. Freestanding parking structures shall be set back a minimum of 100 feet from Lyon Creek. The setback shall be measured from the ~~centerline~~

1 ordinary high water mark of Lyon Creek. Refer to distance “B” in Figure
2 18.42.090-1.

3 c. Freestanding parking structures shall be set back a minimum of 50 feet
4 from Ballinger Way (State Route 104) north of the midpoint of the
5 driveway into Town Center. The setback shall be measured from the edge
6 of the right-of-way. Refer to distance “C” in Figure 18.42.090-1.

7 d. In all other places, freestanding parking structures shall be set back a
8 minimum of 20 feet from the property line. The setback shall be measured
9 from the edge of the right-of-way. Refer to distance “D” in Figure
10 18.42.090-1.



11
12 **Figure 18.42.090-1. Minimum setbacks for freestanding parking**
13 **structures.**

- 14 2. Façade alignment. Freestanding parking structures located within 50 feet of Lake
15 Forest Park City Hall shall protrude no further than 10 feet south of the southern
16 (front) façade of Lake Forest Park City Hall. When commercial or other active
17 use space conforming with the requirements set forth in LFPMC 18.42.090(K)(1)
18 is integrated into upper levels of the freestanding parking structure, the parking
19 structure may protrude up to 30 feet south of the southern (front) façade of Lake

Forest Park City Hall. Pedestrian weather protection on the first level is exempt from this requirement.

3. Footprint. The footprint or total area of the first level of the structure shall not exceed 45,000 square feet. The maximum overall dimensions of the parking structure shall not exceed 350 feet in length and 150 feet in width. The maximum footprint and dimensions shall be inclusive of all architectural details, overhangs, decorative elements, and similar features.

4. Base height. Freestanding parking structures are limited to ~~30~~35 feet in height inclusive of the height of parapet walls, guardrails, and similar features. Exemptions are allowed pursuant to LFPMC 18.42.090(A)(6). Height shall be measured from the lowest point of the existing grade.

5. Bonus height. When public benefits are provided pursuant to LFPMC 18.42.090(L), the height of a freestanding parking structure shall be limited to ~~60~~45 feet in height. Exemptions are allowed pursuant to LFPMC 18.42.090(A)(6).

6. The following features may exceed the base height provisions and bonus height provisions if approved as a Major Town Center Design Review project subject to processing under section LFPMC 18.42.110(A) and by the Hearing Examiner:

a. Architecturally designed stairway and elevator towers and penthouses that are designed as attractive signature elements of the parking structure.

b. Community solar project structural elements that comply with the requirements set forth in LFPMC 18.42.090(L)(1).

c. Public viewing platforms and covered public use spaces on the structure rooftop which comply with the requirements set forth in LFPMC 18.42.090(L)(1).

d. Public art elements on the rooftop or along the sides of the building that otherwise are in compliance with the design guidelines for parking structures.

B. Solar ready. Freestanding parking structures shall be designed to be “solar ready” pursuant to the definition of the National Renewable Energy Laboratory (NREL). An applicant must demonstrate that the freestanding parking structure is designed and will be constructed in a way that facilitates and optimizes the installation of a rooftop solar photovoltaic (PV) or similar solar energy system that can feasibly function as a community solar project.

~~B.C.~~ Pedestrian access. The minimum width of pedestrian access ways surrounding the freestanding parking structure shall be eight feet. Weather protection at least eight feet deep must be provided along all facades except at required vehicle or bicycle entries and exits.

~~C.D.~~ D. Parking decks. The rooftop parking deck shall not exceed a slope of two percent (2%).

~~D.E.~~ E. Parking structure ramps.

1. Parking structure ramps for internal circulation must be located on the interior of the parking structure. Exterior parking structure ramps are prohibited.
2. Parking structure ramps that include on-ramp parking shall have a slope no greater than 6.67 percent (6.67%).

~~E.F.~~ F. Parking stall dimensions and layout.

1. Parking stalls are limited to no less than eight feet and nine inches in width. The parking width dimension is shown in Figure 18.42.090-2, below, and is symbolized with a “W.”
2. Parking stall dimensions and layout in freestanding parking structures shall comply with the criteria in Table 18.42.090-1 below. These criteria shall take precedence over and supersede any conflicting provision of LFPMC 18.58.050. Parking layout dimensions are shown in Figure 18.42.090-2, below.

Table 18.42.090-1: Parking stall dimensions and layout

Parking Angle	Stall Width Projection (Figure symbol WP)	Module Width ¹ (Figure symbol MW)	Vehicle Projection (Figure symbol VP)	Aisle Width (Figure symbol AW)
45°	12'-4"	48'-10"	17'-7"	13'-8"
50°	11'-5"	50'-7"	18'-2"	14'-3"
55°	10'-8"	52'-0"	18'-8"	14'-8"
60°	10'-1"	53'-6"	19'-0"	15'-6"
65°	9'-8"	54'-9"	19'-2"	16'-5"
70°	9'-4"	56'-0"	19'-3"	17'-6"
75°	9'-1"	57'-0"	19'-1"	18'-10"
90°	8'-9"	61'-0"	18'-0"	25'-0"

¹Wall to wall, double-loaded aisle

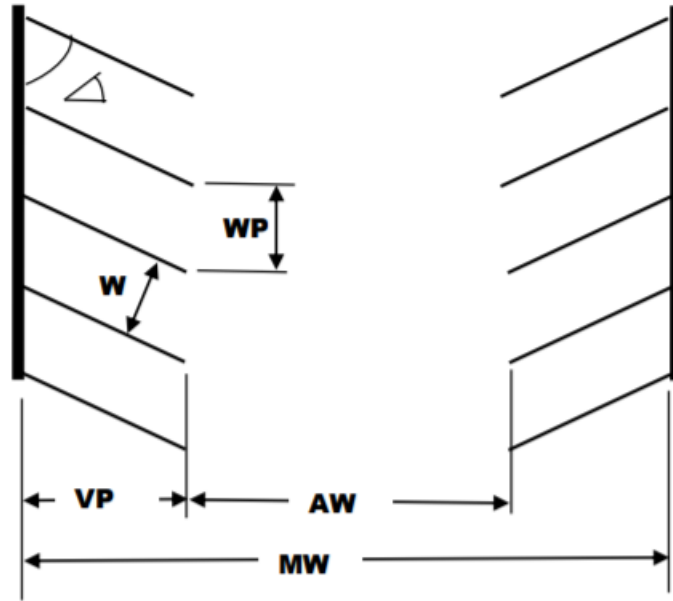


Figure 18.42.090-2. Parking layout dimensions

G. Replacement and provision of public parking.

1. The freestanding parking structure shall include a minimum of ~~Provision of at least 50~~ parking spaces for City and non-transit public use within the freestanding parking structure, including space for use by Lake Forest Park Police.
2. Any surface parking displaced by a new freestanding parking structure must be replaced within the freestanding parking structure unless a parking study analyzing all uses within Town Center and prepared by a qualified professional demonstrates that the displaced parking is not necessary.

F.H. Bicycle parking and circulation.

1. Long-term bicycle parking.

- a. Long-term bicycle parking spaces in freestanding parking ~~garages~~ structures intended to support high-capacity transit must be provided at a minimum of five percent (5%) of projected AM peak period daily ridership of the high-capacity transit service. Long-term bicycle parking spaces for all other ~~structured parking~~ freestanding parking structures must be provided at a minimum of one space per 40 automobile parking spaces.
- b. Long-term bicycle parking must be provided in the form of permanently-anchored bicycle lockers or limited-access bicycle cages and must be labeled as bicycle parking.

- 1 c.Long-term bicycle parking must provide bicycles with full weather
2 protection and theft protection.
- 3 d.Ground-level long-term bicycle parking must accommodate tandem
4 bicycles, recumbent bicycles, folding bicycles, cargo bicycles, bicycles
5 with trailers, family bicycles, and other non-standard bicycle designs.

6 2. Short-term bicycle parking.

- 7 a.Short-term bicycle parking spaces in freestanding parking ~~garages~~
8 structures intended to support high-capacity transit must be provided at a
9 minimum of two percent (2%) of projected AM peak period daily
10 ridership of the high-capacity transit service. Short-term bicycle parking
11 spaces in all other freestanding parking ~~garages~~ structures must be
12 provided at a minimum of one space per 20 automobile parking spaces.
- 13 b.Short-term bicycle parking must be provided in the form of permanently-
14 anchored racks or corrals. Racks or corrals must provide two points of
15 support for the bicycle frame, must be intuitive to use, and must
16 accommodate a standard U-lock.
- 17 c.Short-term bicycle parking must be organized to accommodate a standard
18 bicycle dimension of two feet in width by six feet in length.

19 3. Bicycle parking location and access.

- 20 a.All long-term bicycle parking shall be located inside the freestanding
21 parking structure except long-term bicycle parking can be located outside
22 or on the top level of the freestanding parking structure under adequate
23 weather protection.
- 24 b.Short-term bicycle parking can be located inside the freestanding parking
25 structure and along the sidewalk adjacent to the freestanding parking
26 structure.
- 27 c.Bicycle parking may be provided in one or more areas. Bicycle parking is
28 encouraged to be located entirely on the ground floor. Bicycle parking
29 located on upper stories must be placed adjacent to an elevator capable of
30 accommodating non-standard bicycles.
- 31 d.Bicycle entry/exit must be clearly identified and separately signed and/or
32 marked from automobile traffic.
- 33 e.Bicycle parking area(s) must be accessed from a logical well-lit path of
34 travel from the bicycle entry/exit.
- 35 f. Directional signage from the bicycle entry/exit to bicycle parking area(s)
36 must be provided.

- 1 4. Bicycle maintenance/repair stations. One bicycle maintenance/repair station must
2 be provided in each long-term bicycle parking area.

3 G.I. Elevator towers and stairwells.

- 4 1. External elevator towers and stairwells, including penthouses, must be open to
5 public view through the use of architecturally designed glazing and/or other
6 transparent features.
- 7 2. Ground floor stairwell areas beneath stairs must be fenced. Alternative methods
8 for securing such spaces may be authorized by the Director or as part of a
9 development agreement.
- 10 3. Height of stair and elevator towers and penthouses is regulated pursuant to
11 LFPMP 18.42.090(A)(5).

12 H.J. Pedestrian safety requirements and integration into Town Center.

- 13 1. Pedestrian pathways within facilities shall be clearly marked and signed to protect
14 pedestrians from moving traffic.
- 15 2. Sidewalks shall be provided along all facades of the freestanding parking
16 structure at a minimum of eight feet wide pursuant to LFPMP 18.42.090(B)(2)(a).
- 17 a. This requirement can be modified as part of a development agreement
18 when the applicant demonstrates that the sidewalk widths are infeasible. If
19 modified pursuant to this section, the sidewalks shall be the maximum
20 width feasible.
- 21 3. Pedestrian pathways within the structure shall be established through striping,
22 signage, and/or other markings. Pedestrian pathways shall be established between
23 pedestrian entries and exits from the freestanding parking garage and existing or
24 planned sidewalks and pedestrian pathways. At a minimum, the following shall
25 be provided:
- 26 a. Crosswalks shall be provided at the intersection of any internal access
27 roadways and/or public roadways affected by the freestanding parking
28 structure.
- 29 b. Crosswalks shall be provided across vehicular and bicycle entries and
30 exits.
- 31 c. If pedestrians are likely to walk through a parking lot, a pedestrian
32 pathway and/or signage shall be provided.
- 33 4. A strong pedestrian connection, such as an artistically painted pathway, unique
34 paving pattern or similar treatment, must be provided between the freestanding
35 parking structure and all nearby existing sidewalks.

K. Lighting.

1. Lighting must be provided in accordance with Table 18.42.090-2:

Table 18.42.090-2. Parking structure lighting standards.

Area		Minimum Horizontal Illuminance on Floor (Footcandles)	Minimum Vertical Illuminance at Five Feet (Footcandles)	Maximum to Minimum Uniformity Ratio
General Parking & Pedestrian Areas		2	1	4:1
Ramps and Corners	Days	2	1	4:1
	Nights	1	0.5	
Entrance Areas	Days	50	25	4:1
	Nights	1	0.5	
Stairways		7 average		

2. Lighting shall be downshielded or otherwise designed and configured to prevent spillover onto neighboring properties and public right-of-way.
3. The design shall incorporate smart lighting technologies to maximize energy conservation.

L. Signage and wayfinding.

1. Regulatory and pavement markings shall comply with the Manual on Uniform Traffic Control Devices (MUTCD).
2. Signage shall clearly direct drivers to vehicular entries by the most efficient route possible.

M. Mixed use.

1. Freestanding parking structures shall include space for commercial, public, or other active ground floor uses and pedestrian-oriented uses. The commercial, public, or active use space shall meet the following requirements:
 - a. Commercial, public, or other active use space provided pursuant to this section shall have a minimum depth of 60 feet. Such commercial, public, or other active use space shall be integrated into the freestanding parking structure.
 - b. The minimum amount of space provided shall be 10,000 square feet.

- 1 c. The following requirements apply to commercial, public, or other active
2 use spaces integrated into freestanding parking structures located within
3 50 feet of Lake Forest Park City Hall:
- 4 i. The structure, including the commercial, public, or other active use
5 space must comply with façade alignment requirements set forth in
6 LFPMC 18.42.090(A)(2).
- 7 ii. The façade parallel or substantially parallel to the front façade of
8 Lake Forest Park City Hall shall include commercial, public, or
9 other active use space along the entire façade at the ground level,
10 except at pedestrian entrances and exits. The frontage shall not be
11 interrupted by a vehicular entrance.
- 12 d. Commercial, public, or other active use space provided in excess of the
13 minimum required by subsection (b), above can be consolidated into a
14 single façade and can span multiple floors.
- 15 e. Parking structure ground floors and spaces built out as commercial,
16 public, or other active uses shall include fire suppressing sprinkler systems
17 at the time of construction even if not required by the Building and Fire
18 Codes, as adopted by the City.

19 ~~L.N.~~ Public benefits. Public benefits must be provided to qualify for use of the bonus
20 height provision and/or additional protrusion beyond the City Hall façade set forth in
21 LFPMC 18.42.090(A)(2) and (6). Use of the bonus height and/or additional protrusion
22 beyond the City Hall façade shall be a Major Town Center Design Review project subject
23 to processing under LFPMC 18.42.110(A) and may be approved by the Hearing
24 Examiner. To receive approval, the public benefit identified in subsection (1) must be
25 satisfied and at least one additional public benefit from subsections (2) through (35) must
26 also be satisfied.

27 1. Public and/or community space(s) meeting the following requirements:

- 28 a. Public and/or community space(s) shall include at least three of the
29 following elements: a plaza, viewing platforms, a community room/
30 meeting space, a rooftop terrace, a community garden, a walking trail,
31 public art, or similar features/spaces. One or a combination of multiple
32 public and/or community space(s) shall satisfy this requirement.
- 33 b. The minimum area of public and/or community space(s) provided
34 must be equivalent to 10 percent (10%) of the footprint of the structure
35 exclusive of eaves, weather protection, or similar façade protrusions.

- 1 c. Public and/or community space(s) must be provided within,
2 adjacent to, or at the rooftop of the structure unless otherwise authorized
3 through the Major Town Center Design Review process.
- 4 d. If public and/or community space(s) is/are incorporated into the
5 freestanding parking structure, such spaces must be publicly accessible at
6 all times and wayfinding signage must be provided directing members of
7 the public to the space(s).

- 8 2. Construction of a grade-separated pedestrian and bicycle crossing between the
9 Town Center site and the Burke Gilman Trail.

10 ~~3.1. Provision of at least 50 parking spaces for City and non-transit public use within~~
11 ~~the structure, including space for use by Lake Forest Park Police.~~

12 ~~4.3. Community solar project or alternative carbon-reducing features subject to~~
13 ~~approval through a development agreement.~~

- 14 M. In-lieu fees. A financial contribution can be provided in lieu of design and
15 construction of the required public benefits set forth in LFPMC 18.42.090(L). The
16 in-lieu fee shall be negotiated through a development agreement and shall be
17 proportional to the public benefits identified above. The in-lieu fee shall be used by
18 the City to provide one of the public benefits identified.

19 **18.42.100 Town center design guidelines – Adopted**

20 A. The guidelines contained in the 2020 Town Center Framework Design Guidelines, dated
21 _____, 2020, are adopted as design guidelines applicable to all applications filed for proposed
22 development in the Town Center zone and incorporated by reference herein.

23 **18.42.110 Administration**

24 A. Major Town Center Design Review.

25 1. A Major Town Center (“TC”) Design Review project shall be classified as a Type I
26 permit application and shall be subject to the applicable processing and notice requirements of
27 Chapter 16.26 LFPMC.

28 2. Before applying for Major TC Design Review, the applicant shall attend a pre-
29 application conference with the Planning Department Director or designee (“Director”). The
30 conference will be scheduled by the Planning Department (“Department”) to occur within 30
31 days of written request by the applicant. The applicant shall submit a complete application for
32 Major TC Design Review within six (6) months following the conference otherwise a new
33 conference will be required prior to application. The purpose of this conference is to discuss how
34 the design guidelines pertain to the proposed development. The applicant shall also address
35 whether a development agreement will be sought under Chapter 18.72 LFPMC for the project, or

1 the terms of any applicable development agreement previously executed with the City for the
2 project.

3 3. An applicant for a development proposal determined by the planning director to be
4 subject to Major Town Center Design Review shall submit studies or reports that adequately
5 evaluate the proposal and all probable impacts associated with it. At a minimum, the applicant
6 shall submit a traffic study prepared by a qualified professional. The planning director may also
7 require the applicant to submit studies addressing other potential impacts including but not
8 limited to: geotechnical, parking, critical areas, trees, and stormwater design (including water
9 quality analysis).

10 4. The applicant must make application for Major TC Design Review on forms provided
11 by the Department. An application for Major TC Design Review may be submitted prior to
12 submission of an underlying project permit application for development on the same property;
13 however, a complete underlying project permit application shall not be processed without a
14 complete Major TC Design Review application. Consolidation of permit types for a project shall
15 be done per Chapter 16.26 LFPMC.

16 45. Upon receipt of a complete application for Major TC Design Review, the Director
17 shall review the application, analyze same for compliance with Chapter 18.42 LFPMC, and route
18 the application and a staff report to the Design Review Board.

19 56. After receipt of the staff report, the Design Review Board shall meet with the
20 Director and the applicant to evaluate the Major TC Design Review application for compliance
21 with the applicable criteria. This meeting may be continued by the Director or the Design
22 Review Board for the purposes of clarifying issues, or obtaining additional information, facts, or
23 documentary evidence.

24 67. The Design Review Board shall hold a public meeting regarding the application. At
25 the public meeting, the applicant shall have an opportunity to make a presentation and the public
26 shall be allowed to comment. At the applicant's expense, notice of the public meeting shall be
27 provided at least 21 days prior to the public meeting as follows:

28 (i). Emailed or sent regular United States Parcel Service (USPS) mail to the applicant
29 and members of the public who have submitted written comments regarding the application;

30 (ii). Sent regular USPS mail to owners of all tax parcels in the city ;

31 (iii). Published in the City's website on its News Flash page, the Notices-and-
32 Announcements page, and the City's calendar as these website pages are amended or replaced by
33 the City with similar electronic notification methods; and

34 (iv). Posted on a social media account hosted by the City.

35 78. After the public meeting, the Design Review Board shall deliberate and provide a
36 written recommendation to the Hearing Examiner that may include approval, conditional

1 approval, or denial of the application. Because the Design Review Board provides only a
2 recommendation, there are no appeals of the Board's recommendation.

3 ⁸⁹. The Department shall submit the staff report and the Design Review Board's
4 recommendation to the Hearing Examiner for consideration during the open record pre-decision
5 hearing on the Type I permit.

6 B. Minor Town Center Design Review.

7 1. A Minor Town Center ("TC") Design Review project shall be classified as a Type III
8 permit application and shall be subject to the applicable processing requirements of Chapter
9 16.26 LFPMC. Provided, however, that a Notice of Application with a 14 day public comment
10 period shall be provided as described in LFPMC 16.26.040(E). The applicant must make
11 application for Minor TC Design Review on forms provided by the Department.

12 2. Upon receipt of a complete application for Minor TC Design Review, the Director
13 shall review the application, analyze same for compliance with Chapter 18.42 LFPMC, and issue
14 a final decision pursuant to section 16.26.180 LFPMC.

15 C. General - Town Center Design Review

16 1. In the event questions arise regarding permit type, the Director shall make the final
17 determination on whether an application is processed as a Type I or a Type III permit.

18 2. For a site that has been issued a TC Design Review final decision, subsequent permits
19 shall be issued only for development that complies with the final decision.

20 3. Approval of a TC Design Review permit shall not provide the applicant with vested
21 rights for the proposed project. Subsequent permits shall be subject to the applicable codes and
22 regulations in effect at the time a complete application for those permits is filed, unless provided
23 otherwise in a Development Agreement as provided in Chapter 18.72 LFPMC.

24 4. An approved TC Design Review permit without a phasing plan shall be null and void
25 if the applicant fails to file a complete building permit application(s) for all buildings, and have
26 all valid building permits issued within the time periods specified in the final decision by the
27 hearing examiner (Type I) or the Director (Type III).

28 5. An approved TC Design Review with a phasing plan shall be null and void if the
29 applicant fails to meet the conditions and time schedules specified in the final decision's phasing
30 plan.

31 D. Minor Adjustments.

32 1. The Director shall have the authority to approve a minor adjustment to Major and
33 Minor TC Design Review final decisions if all the following criteria are met:

1 (i) the adjustment does not change the Town Center Design Review Project from a Minor
2 TC Design Review to a Major TC Design Review, and

3 (ii) the adjustment does not increase floor area by more than 10% or 1000 square feet,
4 whichever is smaller, and

5 (iv) the adjustment does not change the general location or number of approved
6 vehicular access points; and

7 (v) the adjustment does not decrease the amount or location of approved open space; and

8 (vi) the adjustment does not increase height of buildings as approved; and

9 (vii) the adjustment represents an equivalent or superior design solution to what would
10 otherwise be achieved by rigidly applying specific requirements in the final decision.

11 2. An application for a minor adjustment shall be a Type III permit application and shall
12 be subject to the applicable processing requirements of Chapter 16.26 LFPMC. Modifications
13 that exceed one or more of the limitations stated in subsection 1. above shall require a new TC
14 Design Review application for the entire site. The new application shall be reviewed according
15 to the laws and rules in effect at the time of application.

16 **18.42.120 Bonding.**

17 Unless otherwise provided elsewhere in the LFPMC, the applicant shall be required to bond for
18 all improvements that are subject to review under this chapter.

19 A. Before a permit is issued, the applicant shall deposit with the city clerk a surety bond in such
20 reasonable amount as set by the Hearing Examiner (Type I) or set by the Director (Type III). The
21 required surety bond must be:

22 1. With good and sufficient surety rated A or better;

23 2. By a surety company authorized to transact business in the state;

24 3. Satisfactory to the city attorney in form and substance; and

25 4. In an amount sufficient to guarantee that all required improvements and mitigation
26 measures will be completed in a manner that complies with conditions of approval.

27 B. Posting of a bond or other security shall not discharge the obligation of an applicant or
28 violator to complete required mitigation, monitoring or restoration. The requirement of a bond or
29 other security is not intended and shall not be construed to relieve an applicant of any obligation
30 imposed under this chapter.

1 **18.42.170 Development Agreement use in Town Center.**

2 A. The applicant and the city may enter into a development agreement as provided in Chapter
3 18.72 LFPMC incorporating the Town Center Framework Design Guidelines and other
4 provisions not inconsistent with the Town Center Framework Design Guidelines or other
5 provision of this code.

6 B. The development agreement shall not include provisions that modify the following town
7 center design guidelines:

8 1. [Base requirements for freestanding parking structures set forth in LFPMC 18.42.090;](#)
9 [except that the minimum amount of commercial space requirement in LFPMC](#)
10 [18.42.090\(M\)\(1\)\(b\) can be modified as part of the development agreement.](#)

11 2. [Maximum allowable bonus height for freestanding parking structures set forth in](#)
12 [LFPMC 18.42.090\(A\)\(5\).](#)

13 3.

14 **Chapter 18.72**

15 **Development Agreements**

16 **18.72.010 Authorized.**

17 A. The city may enter into a development agreement with a person having ownership or control
18 of real property within its jurisdiction. The city may enter into a development agreement for real
19 property outside its boundaries as part of a proposed annexation or a service agreement. A
20 development agreement must set forth the development standards and other provisions that shall
21 apply to and govern and vest the development, use, and mitigation of the development of the real
22 property for the duration specified in the agreement.

23 B. Pursuant to RCW [36.70B.170](#) through [36.70B.210](#), as amended, a person or entity having
24 ownership or control of real property within the city may file an application for a development
25 agreement with the Planning and Building Department (“Department”), and pay the filing fee
26 established by city council resolution.

27 **18.72.020 Terms and Conditions.**

28 A. The Director of the Planning Department (“Director”), and such designee as may be
29 appointed for this purpose by the Mayor, is authorized, but not required, to negotiate acceptable
30 terms and conditions of the proposed development agreement with due regard for the following
31 criteria:

32 1. The development agreement conforms to the existing comprehensive plan policies.

1 2. The terms of the development agreement are generally consistent with the development
2 regulations of the city then in effect.

3 3. Appropriate elements such as permitted uses, residential densities, and nonresidential
4 densities and intensities or structure sizes are adequately provided.

5 4. Appropriate provisions are made for the amount and payment of fees agreed to in
6 accordance with any applicable provisions of state law, any reimbursement provisions,
7 other financial contributions by the property owner, inspection fees, or dedications.

8 5. Adequate mitigation measures, development conditions, and mitigation requirements
9 under Chapter 43.21C RCW are provided, including monitoring and adjustment of
10 measures and conditions to ensure mitigation is effective.

11 6. Adequate and appropriate design standards such as maximum heights, setbacks, drainage
12 and water quality requirements, landscaping, and other development features are provided.

13 7. If applicable, targets and requirements regarding affordable housing are addressed.

14 8. Provisions are sufficient to assure requirements of parks and preservation of open space.

15 9. Interim uses and phasing of development and construction are appropriately provided.
16 The agreement shall clearly state the conditions under which an interim use shall be
17 converted to a permanent use within a stated time period and the penalties for
18 noncompliance if the interim use is not converted to the permanent use in the stated period
19 of time.

20 10. Where a phased development agreement is proposed, a site plan shall be provided and
21 shall clearly show the proposed phasing.

22 11. Clearly document that any departures from the standards of the code that are requested
23 by the applicant are, in the judgment of the city, offset by providing a benefit to the city of
24 equal or greater value relative to the departure requested. In no case shall a departure from
25 the code be granted if no benefit to the city is proposed in turn by the applicant.

26 12. Provisions for maintenance and operations, including landscape maintenance.

27 13. A build-out or vesting period for applicable standards is provided.

28 14. Provisions for resolving disputes, review procedures, and standards for implementing
29 decisions.

30 15. If appropriate, and if the applicant is to fund or provide public facilities, the
31 development agreement should contain appropriate provisions for reimbursement over time
32 to the applicant.

33 **18.72.030 Public hearing, recommendation, decision.**

1 A. When the Director determines that a development agreement addressing the criteria in this
2 chapter has been negotiated and recommends the same for consideration, a public hearing
3 pursuant to RCW 36.70B.200 shall be held by the planning commission.

4 1. At the public hearing, the applicant shall have an opportunity to make a presentation,
5 city representatives shall have an opportunity to make a presentation, and members of the public
6 shall be allowed to present and comment. This hearing may be continued for the purposes of
7 clarifying issues, or obtaining additional information, facts, or documentary evidence.

8 2. At the applicant's expense, notice of the public hearing shall be provided at least 21
9 days prior to the public hearing as follows:

10 (i). Emailed or sent regular United States Parcel Service (USPS) mail to the applicant and
11 members of the public who have submitted written comments;

12 (ii). Sent regular USPS mail to owners of all tax parcels within the city;

13 (iii). Published in the City's website on its News Flash page, as amended or replaced by
14 other similar electronic notification methods; and

15 (iv). Posted on a social media account hosted by the City.

16 3. The planning commission may continue the hearing for the purpose of clarifying
17 issues, or obtaining additional information, facts, or documentary evidence. After deliberation,
18 the planning commission shall make a recommendation on the development agreement to the
19 city council.

20 B. The development agreement shall be subject to review and approval by the city council based
21 on the record of the planning commission and on any subsequent public hearing the city council
22 may hold. Any public hearing by the city council will be subject to the same notice provisions in
23 A.2 above. If a public hearing is held, the city council may continue the hearing for the purpose
24 of clarifying issues, or obtaining additional information, facts, or documentary evidence.

25 C. The decision of the city council shall be final immediately upon adoption of a resolution
26 authorizing or rejecting the development agreement.
27

28 D. Following approval of a development agreement by the city council, and execution of the
29 same, the development agreement shall be recorded with the King County recorder, at the
30 applicant's expense.
31

32 E. Because a development agreement is not necessary to any given project or use of real property
33 under the existing comprehensive plan and development regulations in effect at the time of
34 making application, approval of a development agreement is wholly discretionary and any action
35 taken by the city council is legislative only, and not quasi-judicial.
36

1 F. During the term of an approved development agreement, the agreement is binding on the
2 parties and their successors, and any permit or approval issued by the city after execution of the
3 development agreement must be consistent with the development agreement.

4
5 G. Pursuant to RCW 36.70B.020, development agreements are not land use applications and are
6 not subject to processing deadlines in Chapter 16.26 LFPMC.
7

8 **18.72.040 Amendments to development agreements.**

9 A. The city will process and decide upon an application for an amendment to an existing
10 development agreement as if it were an application for a new development agreement in the
11 manner set forth above, unless it is deemed a minor modification as set forth in subsection B. of
12 this section.

13 B. The Director may approve minor modifications to an existing development agreement.
14 Criteria for approving minor modifications include but are not limited to the following:

- 15 a. Shall conform to the terms of the development agreement;
- 16 b. Shall not reduce landscaping, buffering, or open space areas;
- 17 c. Shall not reduce setback requirements;
- 18 d. Shall not result in an increase in height of any structure;
- 19 e. Shall not result in a change in ingress or egress; and
- 20 f. Shall not increase any adverse impacts or undesirable effects;

21 **18.72.050 Consistency and flexibility.**

22 A development agreement shall be consistent with applicable development regulations; provided,
23 a development agreement may allow development standards different from those otherwise
24 imposed under the Lake Forest Park Municipal Code in order to provide flexibility to achieve
25 public benefits, respond to changing community needs, or encourage modifications that provide
26 the functional equivalent or adequately achieve the purposes of otherwise applicable city
27 standards. Any development standards approved pursuant to a development agreement that differ
28 from those in the LFPMC shall not require any further zoning reclassification, variance from city
29 standards or other city approval apart from development agreement approval. The development
30 standards as approved through a development agreement shall apply to and govern the
31 development and implementation of each covered site in lieu of any conflicting or different
32 standards or requirements elsewhere in the LFPMC. Subsequently adopted standards that differ
33 from those of a development agreement adopted by the city as provided in this chapter shall
34 apply to the covered development project only where necessary to address imminent public
35 health and safety hazards or where the development agreement specifies a time period or phase
36 after which certain identified standards can be modified. Determination of the appropriate

standards for future phases which are not fully defined during the initial approval process may be postponed. Building permit applications shall be subject to the building codes in effect when the permit is applied for.

18.72.060 Exercise of city police power and contract authority.

As provided in RCW 36.70B.170(4), the execution of a development agreement is a proper exercise of the city's police power and contract authority. Accordingly, a development agreement may obligate a party to fund or provide services, infrastructure, or other facilities. A development agreement shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

18.72.070 Form.

Development agreements shall be consistent with RCW 36.70B.170 through 36.70B.210.



FRAMEWORK DESIGN GUIDELINES



FEBRUARY 2020



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Freestanding Parking Structure Architectural Guidelines

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. The City of Lake Forest Park is also interested in the inclusion of 50 spaces for police vehicles and public parking 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 18.42.XXX for specific code requirements applicable to the freestanding parking structure, including provisions related to height, maximum footprint, integration of commercial, active, and/or public use space, and public benefits. Photographic examples of best practices are labeled A through V and referenced throughout these guidelines.

Additional design methods and approaches that meet the intent and purpose of these guidelines may be proposed and considered during the project review process.



The commuter parking structure should be designed to be an attractive part of the Town Center framework of uses, with active frontage and architectural features and materials that enhance the character of Town Center.

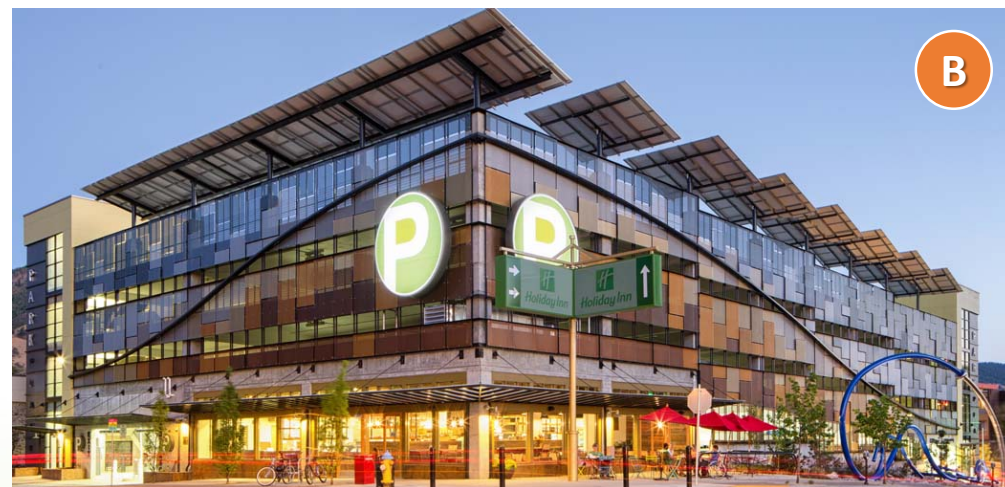
Example from Missoula, Montana

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 visually complementary to other existing structures in the vicinity. The structure should complement the scale and character of nearby existing buildings and potential future redevelopment.
- Architectural design of the parking structure should emphasize Pacific Northwest style and character, consistent with the style and character envisioned for Town Center as a whole and creating the sense of a forested village setting.
- The structure should be sensitive to 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, should be emphasized to enhance mobility and connectivity and to comply with all applicable accessibility requirements.



Space for retail or other active use shall be included at the ground floor level per LPMC 18.42.XXX. Exterior overhangs and awnings for pedestrian weather protection and sidewalk café spaces are strongly encouraged.

Examples from Missoula, Montana and Seattle, Washington





Popular ground floor public spaces designed with awnings and covered areas for sidewalk seating and attractive architectural details.

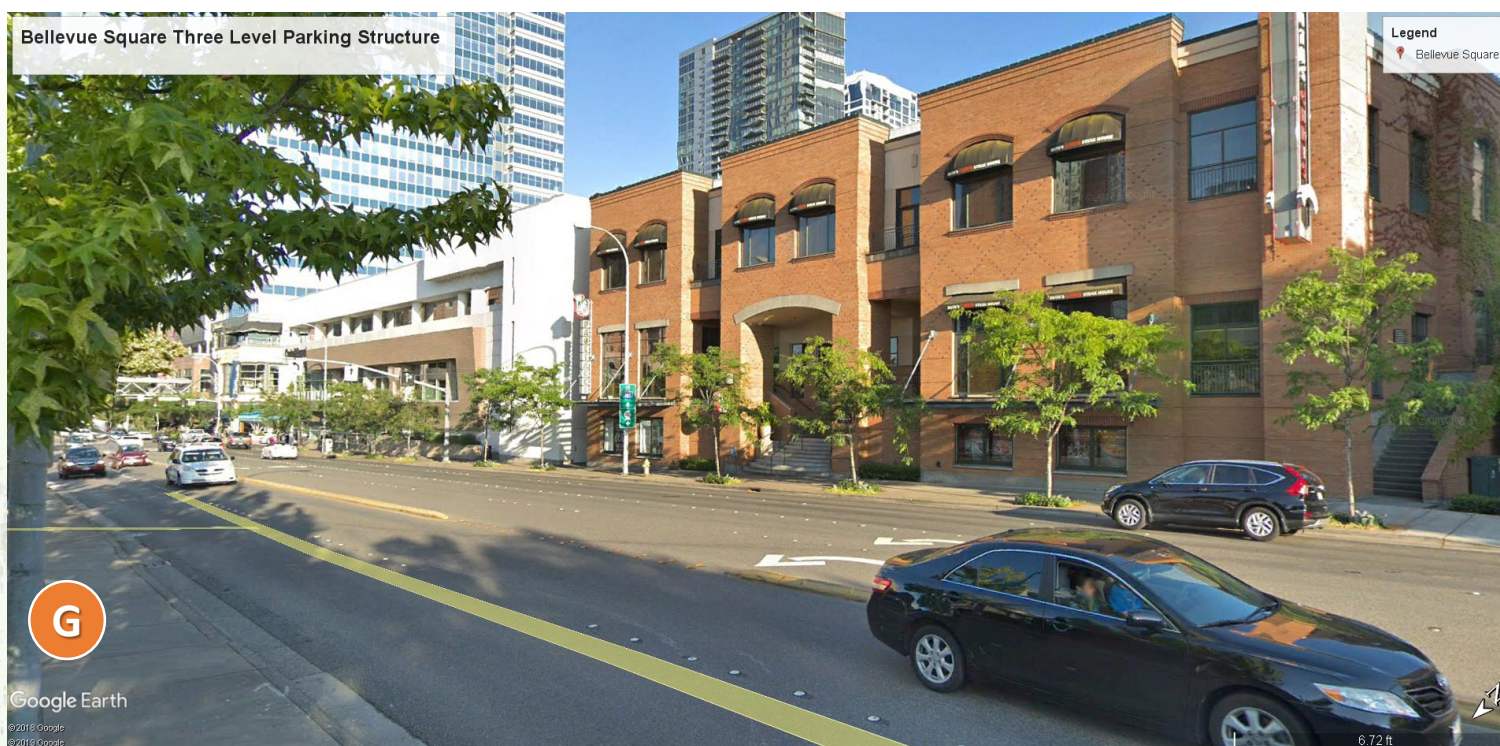


The exterior of the parking structure should be designed to blend with other nearby buildings and should include finishes and articulation resembling other buildings at Town Center.

Example from Boulder, Colorado

- Below-grade parking should be incorporated to the maximum extent feasible. The design should have at least one to two levels of parking below grade to reduce the size and bulk of above-grade parking. See example G.
- The parking structure should be designed to provide a positive, attractive contribution to the visual environment. See examples A, B, F, G, H, and P.
- Commercial, active, and/or public use spaces should be integrated into the ground floor, and potentially floors above (see 18.42.XX) along at least one side of the structure, wrapping around to a portion of a second side (on the most visible and publicly accessible sides of the structure). See examples A, B, C, D, E, F, G, and others.
- If the structure is located near City Hall, the frontage that is parallel to City Hall should be designed to include commercial, active, and/or public use space at the ground floor and upper floors with a potential physical connection to City Hall, wrapping around to include a portion of the westward facing side.

- All sides of the parking structure outer facades should have a unifying design with architectural elements, finishes, and colors that complement those elements of the commercial, active, and/or public use frontages.
- Avoid blank wall faces by providing modulation and finishes that vertically and horizontally break up the scale of the facade. Architectural treatments and features such as screens, trellises, green walls, art elements, and/or other treatments should be integrated into the design of the non-commercial/active/public use frontages to avoid blank walls on those facades.
- Trees and landscaping should be provided all sides of the structure to improve visual quality, buffer views of the structure, and enhance the pedestrian environment. Green walls, green screens, architectural screens, and public art screens and murals are encouraged. See examples A, G, K, M, N, and P.



Multi-level parking structure fronted with commercial/active use and complementary architectural design to the setting. Portions of the parking structure in example G are below grade.

Bellevue Square, Washington

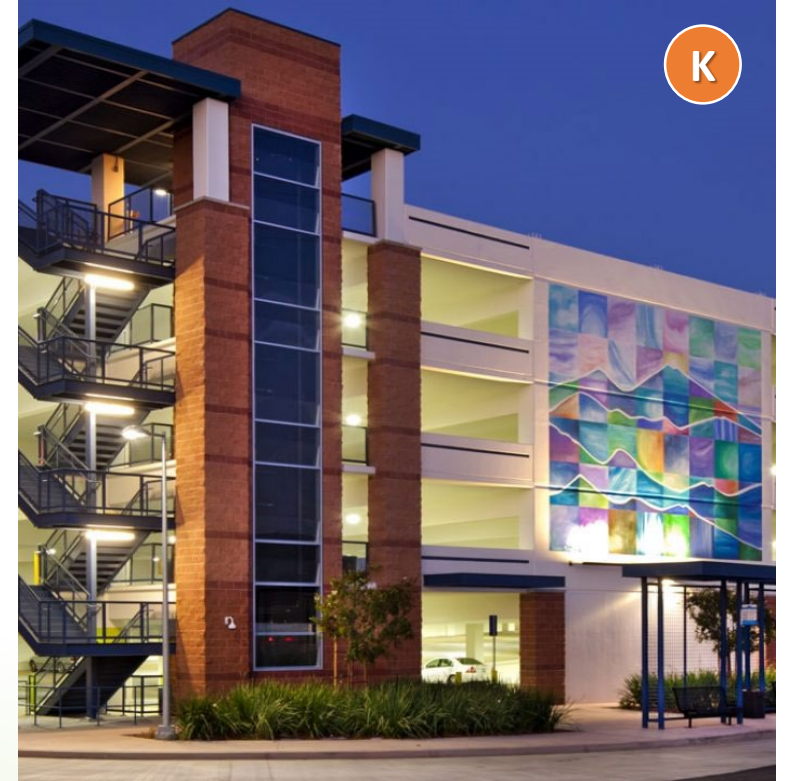
Detailed Architectural Design Guidelines

1. The design of the parking structure should avoid the sense of a rectangular utilitarian box composed of concrete and/or steel beams and columns. All sides of the structure should be designed with high quality facing materials and with design details that provide an attractive appearance and resemble the look of other high quality commercial, office, or residential buildings. See examples A, B, F, G, L, and P.
2. Special attention should be given to emphasizing the pedestrian entries of the structure through architectural features, covered areas for weather protection, architectural treatments and materials that highlight these areas, landscaping, paving, and public art. See examples C, D, E, G, M, N, and O.
3. Elevator and stairway towers should be designed to be highly identifiable as attractive architectural features of the structure and with sufficient lighting for 24-hour use. See examples I, J, and K.
4. High quality materials and finishes should be utilized including brick, stone, or timber (cross-laminated timber or other emerging structurally sufficient materials), as well as the design detailing with articulation and glazing that resembles windows of a quality commercial, office, or residential structure. Metal panels or metal mesh screens and public art treatments may be incorporated in portions of the structure. See example H.



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.

Example of a design competition entry for a parking structure with public space integrated into the design and cross-laminated timber.



Designing stairway and elevator bays as recognizable architectural features and public art elements that enhance the character of Town Center and the civic presence of nearby City Hall is encouraged.

5. A combination of architectural elements should be incorporated that give the structure and at-grade pedestrian areas adjacent to the structure a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, street front courtyards and plazas outside of retail, office, civic, and/or other active use spaces. See examples A, B, C, D, E, P, and S.
6. Building Articulation and Modulation of Facades
 - a. Architectural design of the facades that provide commercial/active/public use should replicate typical building styles for retail, office, civic, and/or other active use, avoiding blank wall faces. See examples A, B, F, G, and L.
 - b. The following articulation features are strongly encouraged.
 - i. Incorporate fenestration techniques proportionate in size and pattern for the scale of the building.
 - ii. Break up long, continuous walls with a combination of vertical and horizontal building modulation, changes in fenestration, and/or changes in building materials.



Active use space (commercial, civic, etc.) should be incorporated into the ground level and floors above, along public facing frontages and wrapping the corner of the parking structure.

Example from San Antonio, Texas



Architectural design of the parking structure should emphasize Pacific Northwest style and character, consistent with the style and character envisioned for Town Center.

M, N, and O are examples of designs that emphasize Pacific Northwest style and materials. These design approaches also enhance human scale and place an emphasis on weather protection.





Active use space (commercial, civic, etc.) should be incorporated into the parking structure, with architectural detailing in the façade to blend the parking structure levels with the active use levels.

Example from BelMar, Lakewood, Colorado

- iii. Repeat distinctive window patterns cohesively with the building articulation patterns. Windows should be divided into individual units with each window unit separated by a visible mullion or other element. “Ribbon windows” (continuous horizontal bands of glass) or “window walls” (glass over the entire surface) are discouraged.
- iv. Vertical modulation should be provided to enhance architectural scale and compatibility, at an interval of at least two feet in depth and four feet in width, up to ten feet in depth and fifteen feet in width, combined with a change in siding materials.
- v. Provide vertical piers that reinforce a “storefront” pattern. The piers should extend at least six inches from the façade.
- vi. Incorporate horizontal building modulation techniques to make the architectural scale more compatible with surrounding buildings and add visual interest. Horizontal modulation is the horizontal articulation or division of an imposing building façade with

architectural treatments, as well as awnings, balconies, roof decks, changes in color and/or building materials within the building plane, banding of contrasting materials, and other techniques. Elevations that are modulated with horizontal elements appear less massive than those with sheer, flat surfaces. See examples A, B, F, G, L, and P.

- vii. Horizontal building modulation should be cohesive with surrounding buildings. Façade treatments should relate to the architecture of the primary structures on the site and should incorporate materials and architectural details from those buildings, such as Lake Forest Park City Hall. See example Q.
- viii. Avoid overly repetitive modulation techniques, since they may not be effective when viewed from a distance.



**Lake Forest Park
City Hall**

*Viewing looking
northeast*

7. Provide covered entry areas with weather protection, such as roof extensions, awnings, overhangs and other features to cover the walkway along the ground floor level. Design can include a colonnade treatment with vertical columns that align with vertical piers to provide a covered pedestrian passageway. Design should encourage pedestrian flow and avoid barriers to pedestrian access and mobility. See examples A, B, C, D, E, M, N, and O.
8. Provide lighting fixtures, trellis elements, street trees (in grates at the sidewalk level) and other landscape and streetscape features and furnishings at intervals that reinforce and enhance the architecture and articulation and modulation patterns. See examples A, B, G, and P.
9. Level floor plates (sloped only enough to allow for positive drainage) should be provided where feasible, especially for floor plates that connect to frontages that incorporate commercial/active uses. Level floor plates facilitate conversion to other uses in the future, and facilitate an architectural design that relates to nearby buildings. Sloped ramps on the exterior are prohibited. Portions of the ramping that incorporate parking should be located on the least visible sides of the structure.
10. Roofline modulation may also be provided to reduce the imposing sense of the horizontal roof line. Varying the height of the parapet wall level is encouraged to avoid the appearance of a flat roofline. See example F.
11. The architectural design of the parapet wall should be integrated with the other architectural treatments of the structure, compatible with and complementary to the building floor levels. The parapet wall should be finished in a manner that provides an effective screen, masking views of parked cars from adjacent properties and public areas.
12. The provision of public benefits pursuant to 18.42.XXX will facilitate additional space in the structure. Public benefits such as rooftop public use area/viewing space, solar energy elements, civic/community use space in the building, and other features should be provided as described in 18.42.XXX. See examples A, B, R, T, and others.
13. Long term and short term bicycle parking shall be provided per 18.42.XXX. Such parking should be attractively designed to enhance Town Center character. See examples U and V.



Photo voltaic solar panels that also provide sheltering/weather protection on the roof deck of a parking structure.



Green screen (vines on trellis/screen framework) along frontage of a parking structure

Seattle, Washington



Providing publicly accessible rooftop space as a public benefit is strongly encouraged.

This space can be designed to provide rooftop viewing that takes advantage of Town Center's proximity to Lake Washington.





U



V

Examples of attractive and convenient long-term and short-term parking options.