

Lake Forest Park Town Center Regulations and Design Guidelines

City Council Public Hearing
November 12, 2020

Overview

City Council directed Planning Commission to recommend new Town Center regulations and design guidelines:

- ▶ Phase 1: Establish regulations and design guidelines for parking structures and a new review process for all Town Center redevelopment.
- ▶ Phase 2: Establish regulations and design guidelines for all other development at Town Center.

Code Amendments Approach

- ▶ Establish code regulations for a freestanding parking structure:
 - Regulate location, footprint, and height.
 - Regulate parking stalls, bicycle parking, elevator towers/stairwells, pedestrian safety requirements, lighting, signage.
 - Require active use space.
 - Establish incentive program to authorize “bonuses” in exchange for public benefits.

Code Amendments Approach

Regulate through code regulations and design guidelines

Code Regulations

- 1 **18.42.090 Freestanding parking structures.**
2 The following freestanding parking structure design standards apply in addition to or, as
3 specified below, supersede applicable parking requirements set forth in LFPMC 18.58:
4 A. Parking structure location and massing.
5 1. Setbacks. The following setback requirements apply to freestanding parking
6 structures:
7 a. Freestanding parking structures
8 shall be set back a minimum of 150
9 feet from adjacent residential-
10 zoned property. The setback shall
11 be measured from the adjacent
12 boundary of all residential-zoned
13 property. Refer to distance "A" in
14 Figure 18.42.090-1.
15 b. Freestanding parking structures
16 shall be set back a minimum of 100
17 feet from Lyon Creek. The setback
18 shall be measured from the
19 centerline of Lyon Creek. Refer to
20 distance "B" in Figure 18.42.090-1.
21 c. Freestanding parking structures
22 shall be set back a minimum of 50
23 feet from Ballinger Way (State
24 Route 104) north of the midpoint of
25 the driveway into Town Center. The
26 setback shall be measured from the
27 edge of the right-of-way. Refer to
28 distance "C" in Figure 18.42.090-1.
29 d. In all other places, freestanding parking structures shall be set back a
30 minimum of 20 feet from the property line. The setback shall be measured
31 from the edge of the right-of-way. Refer to distance "D" in Figure
32 18.42.090-1.
33 2. Façade alignment. Freestanding parking structures located within 50 feet of Lake
34 Forest Park City Hall shall protrude no further than 10 feet south of the southern
35 (front) façade of Lake Forest Park City Hall. When commercial or other active
36 use space conforming with the requirements set forth in LFPMC 18.42.090(K)(1)
37 is integrated into upper levels of the freestanding parking structure, the parking
38 structure may protrude up to 30 feet south of the southern (front) façade of Lake

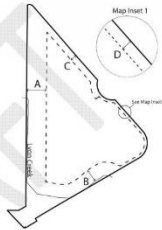


Figure 18.42.090-1. Minimum setbacks for freestanding parking structures.

Design Guidelines

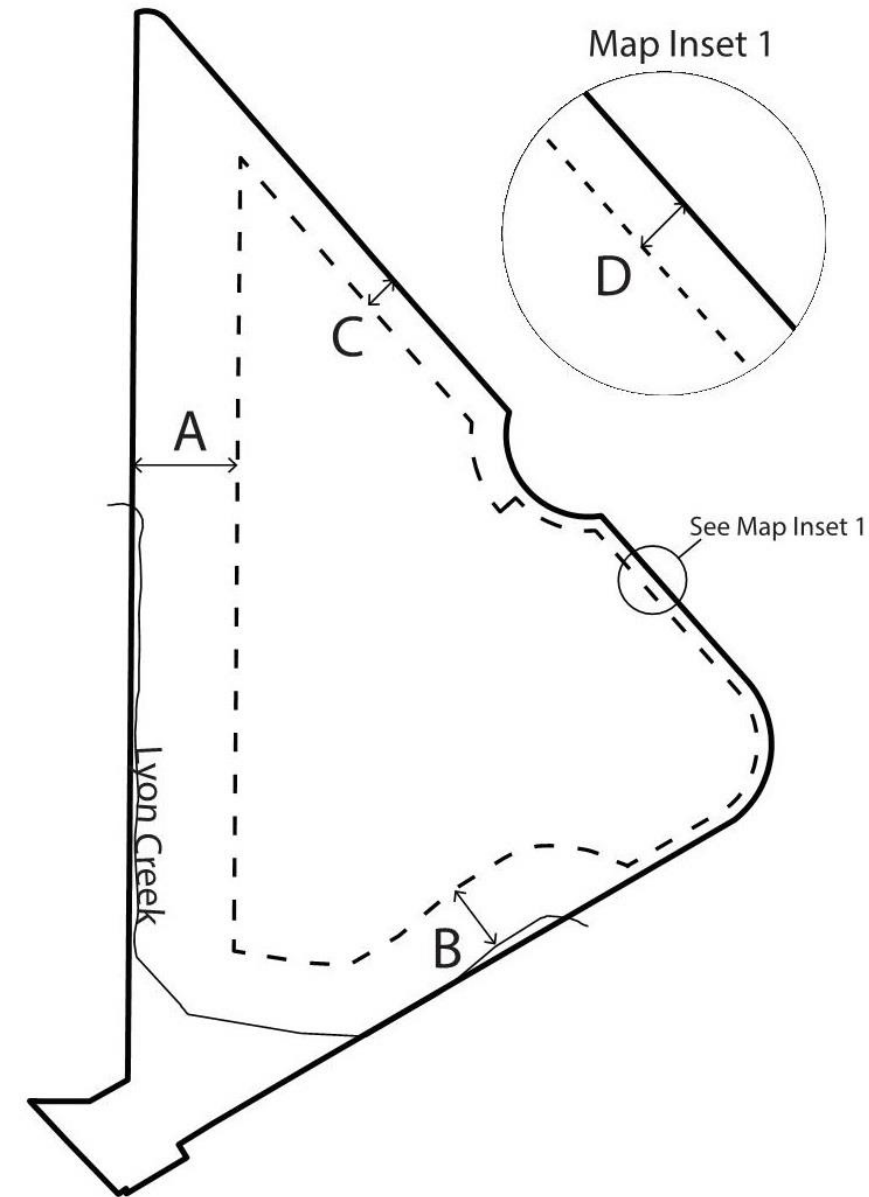


Code Amendments Approach

- ▶ Create a new design review process to review applications and allow public involvement.
 - Major Town Center Design Review
 - Minor Town Center Design Review
 - Creation of new Design Review Board.
- ▶ Authorize Development Agreements, including establishing list of non-negotiable regulations standards
- ▶ Applicable to all development in the Town Center, including freestanding parking structures

Parking Structure Requirements

Standard	Requirement
Setbacks	Variable(see map)
Footprint	45,000 square feet max.
Max. Length and Width	350 feet by 150 feet
Maximum Height	35 feet
Façade Alignment (when located adjacent to City Hall)	No further than 10 feet south of City Hall
Active Ground Floor Use Space	10,000 square feet 60 foot depth Min.



Exceptions to Base Requirements

Exceptions

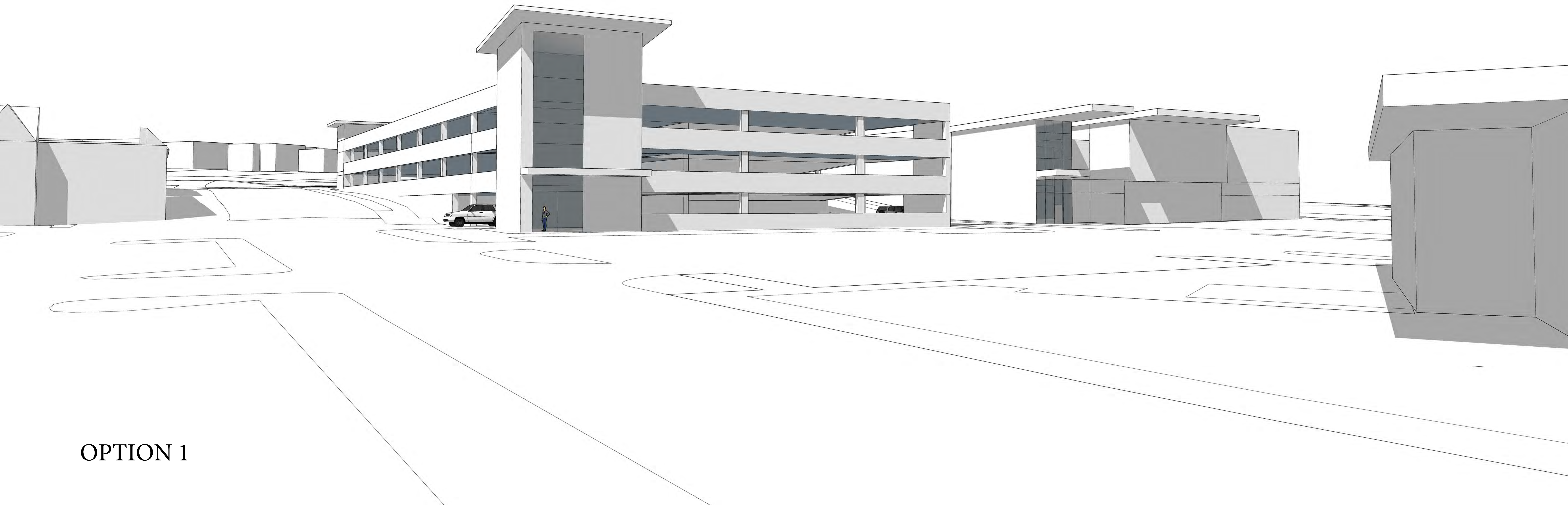
(apply to base and bonus requirements)

- ▶ Exceptions to Base Height:
 - Stair and elevator towers
 - Community solar project elements
 - Public spaces on rooftop
 - Public art
- ▶ Exceptions to Façade Alignment:
 - Pedestrian weather protection

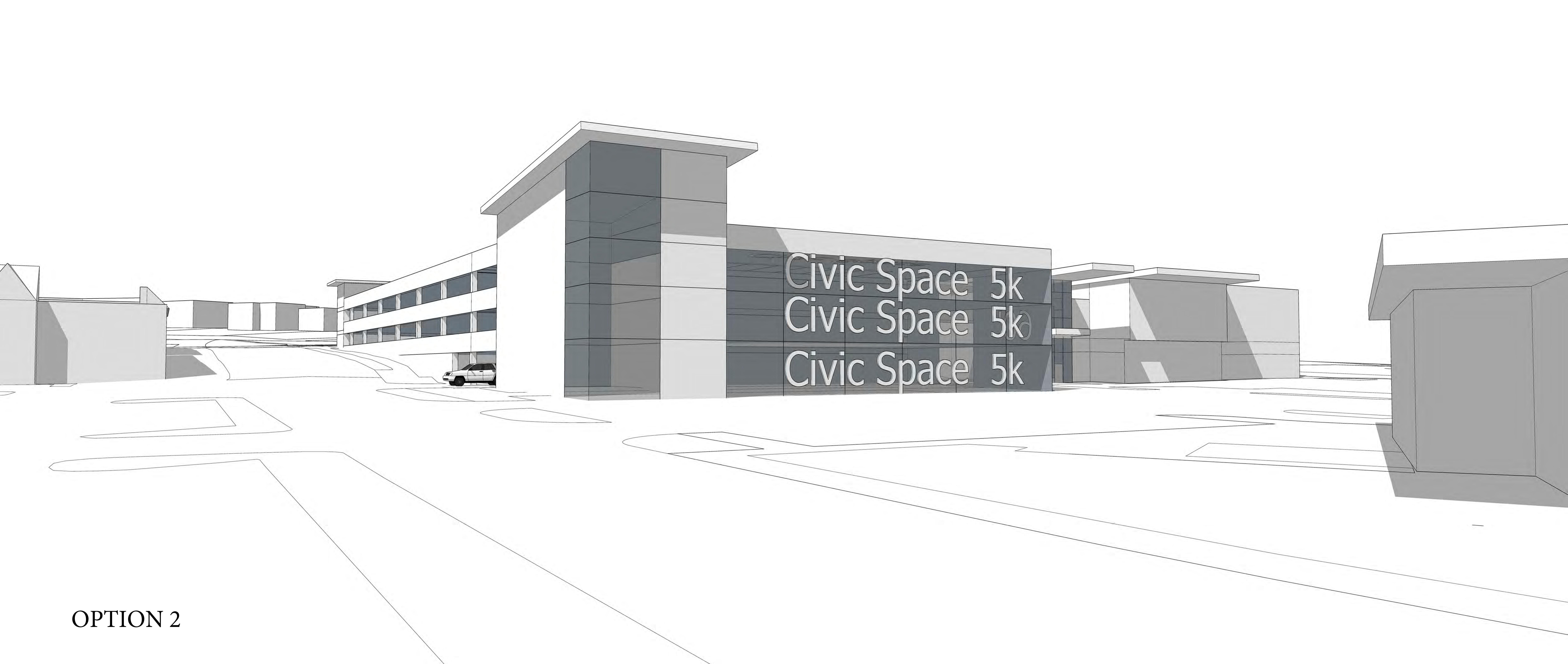
Bonuses

(authorized in exchange for public benefit)

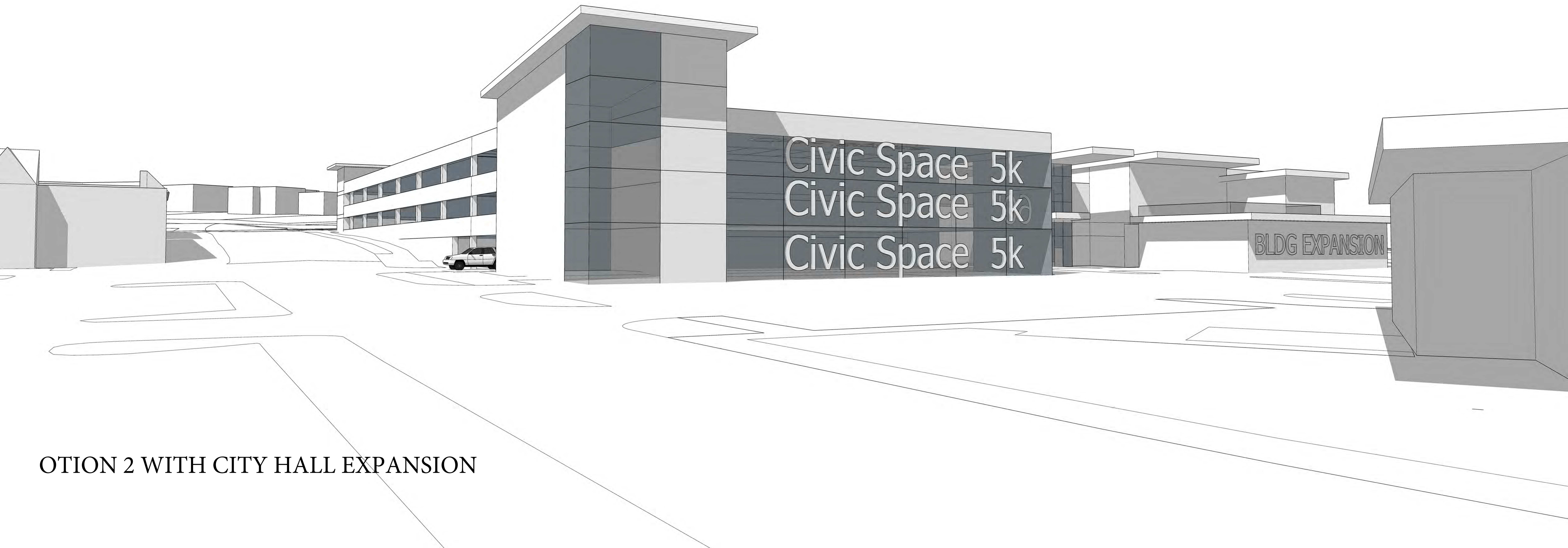
- ▶ Bonus Height:
 - Increases to 45 feet max.
 - Can accommodate parking in smaller footprint
 - Can accommodate additional public benefits (most likely through partnership)



OPTION 1



OPTION 2



OPTION 2 WITH CITY HALL EXPANSION



OPTION 3

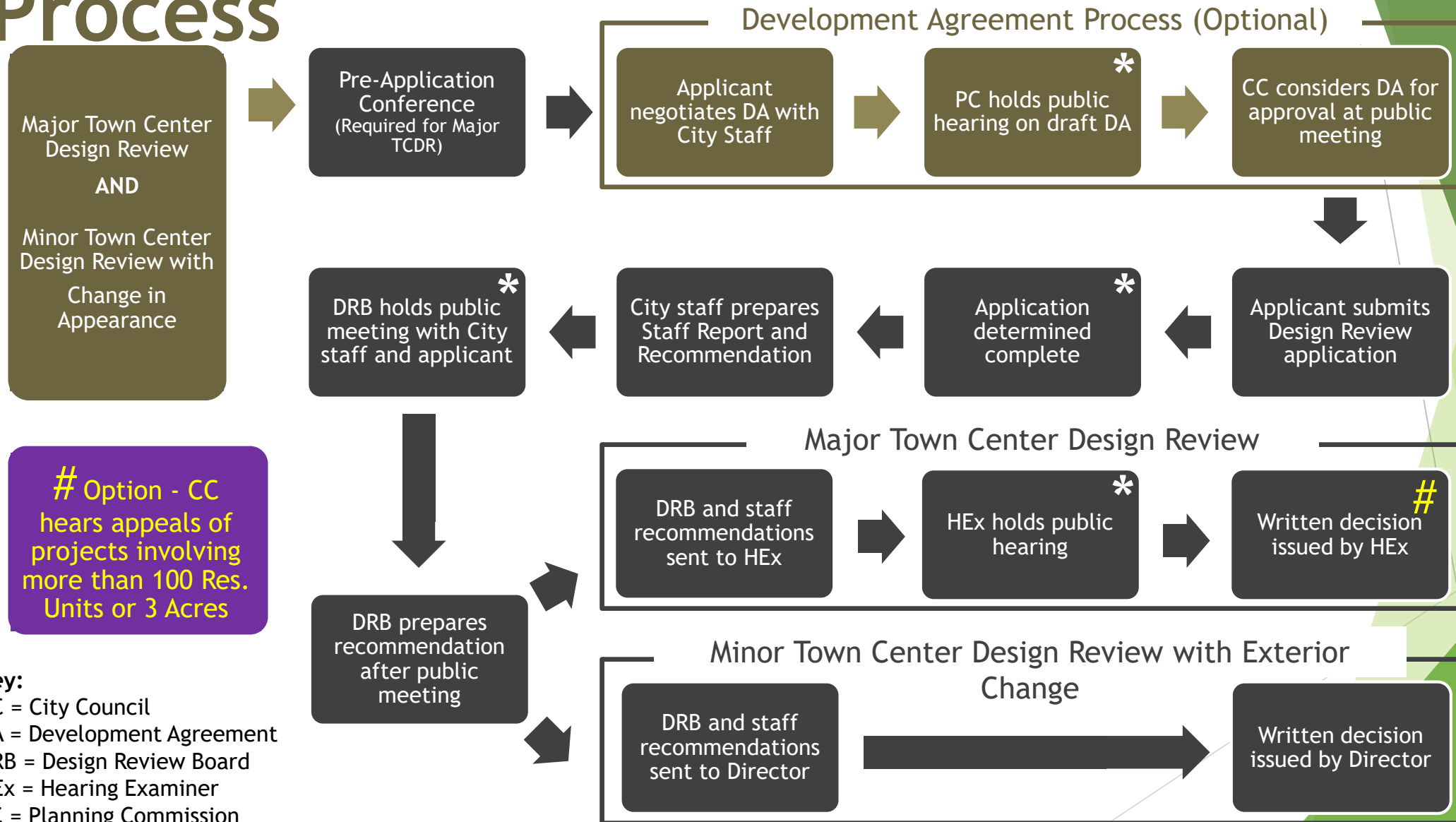


OPTION 4

Public Benefits

- ▶ Community room or meeting space accommodating 50% more attendees than City Hall Council Chambers; or
- ▶ Plaza on the south side of the structure that is tailored to and dedicated to accommodating the LFP Farmer's Market; or
- ▶ Set of green infrastructure measures that clearly set the structure apart as having an environmentally-sensitive and forward-thinking design:
 - ▶ large-scale green (living) walls
 - ▶ innovative structural materials such as cross-laminated timbers
 - ▶ integrating low impact storm water treatment systems within the landscaping and design of the structure in a manner that is attractive and educational
 - ▶ integrating a solar-ready infrastructure
 - ▶ design that can easily be retrofitted for other uses in the future if demand for parking and ride facilities declines

Town Center Design Review Process



Option - CC hears appeals of projects involving more than 100 Res. Units or 3 Acres

Key:

CC = City Council

DA = Development Agreement

DRB = Design Review Board

HEx = Hearing Examiner

PC = Planning Commission

* = 21-day notice to all LFP dwelling units

Exempt and Minor Projects

Exempt (No Permit Required)

- ▶ Interior modifications that do not alter the exterior surface of a building.
- ▶ Normal maintenance/repair of a building:
 - ▶ re-roofing that does not modify the roof structure
 - ▶ repainting, mechanical equipment replacement, parking lot pavement patching and stall repainting
- ▶ Alteration to a building's exterior non-architectural features such as changing paint color or exterior texture like stucco
- ▶ Alteration to less than 10% of the surface area of an existing building façade visible from an adjacent street

Minor (Design Review Board Required?)

- ▶ Construction of a new building with gross floor area of 10,000 square feet or less
- ▶ Alteration to between 10% and 25 % of the surface area of an existing building façade visible from an adjacent street
- ▶ Addition to an existing building of gross floor area 10 % or less of the existing building's gross floor area
- ▶ Addition to an existing building of 2000 square feet or less

Major Projects

Both Design Review Board and Hearing Examiner Review Required:

- ▶ Construction or alteration of a freestanding garage
- ▶ Construction of a new building with gross floor area exceeding 10,000 square feet
- ▶ Alteration to more than 25% of the surface area of an existing building façade visible from an adjacent street
- ▶ Alteration to an architectural feature of an existing building such as awnings, balconies, cornices, friezes, bay windows, roof decks, and trellises
- ▶ Alteration to outdoor plazas or open space
- ▶ Addition to an existing building of gross floor area greater than 10% of the existing building's gross floor area
- ▶ Addition to an existing building of more than 2000 square feet
- ▶ Addition to an existing building of another story

Design Guidelines

- ▶ New section of the updated Town Center Framework Design Guidelines; following are a few example pages.



Design Guidelines

- ▶ Establish design guidelines for a freestanding parking structure
 - Provide flexible control over site and building aesthetics
 - Guidance on building facades and materials, screening, landscaping, pedestrian and bicycle connectivity
 - Illustrate public benefits desired



H

Photos and a design illustration of the Bellevue Library parking structure, designed by Johnston Architects



- Trees and landscaping shall be provided along all sides of the structure to improve visual quality, buffer views of the structure, and enhance the pedestrian environment. Along commercial, active, and/or public use frontages, where frequent pedestrian access would be expected, trees and landscaping can be designed in a streetscape or plaza approach, with trees in grates that meet accessibility requirements (with openings not greater than 1/2 inch wide, a level plane between the grate and adjacent surface, and a coefficient of friction at least 0.6 on flat surfaces) and landscaping in defined planting areas to avoid intrusion on pedestrian access.
- Green walls (see example H), green screens, architectural screens, and public art screens and murals are encouraged. Where appropriate, these elements can be substituted for modulation and articulation in the façade. See examples A, B, G, H, and Q.

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.



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.

