



Lake Forest Park Town Center Regulations and Design Guidelines

City Council Public Hearing
January 21, 2021

Code Amendments Approach

Regulate through code regulations and design guidelines

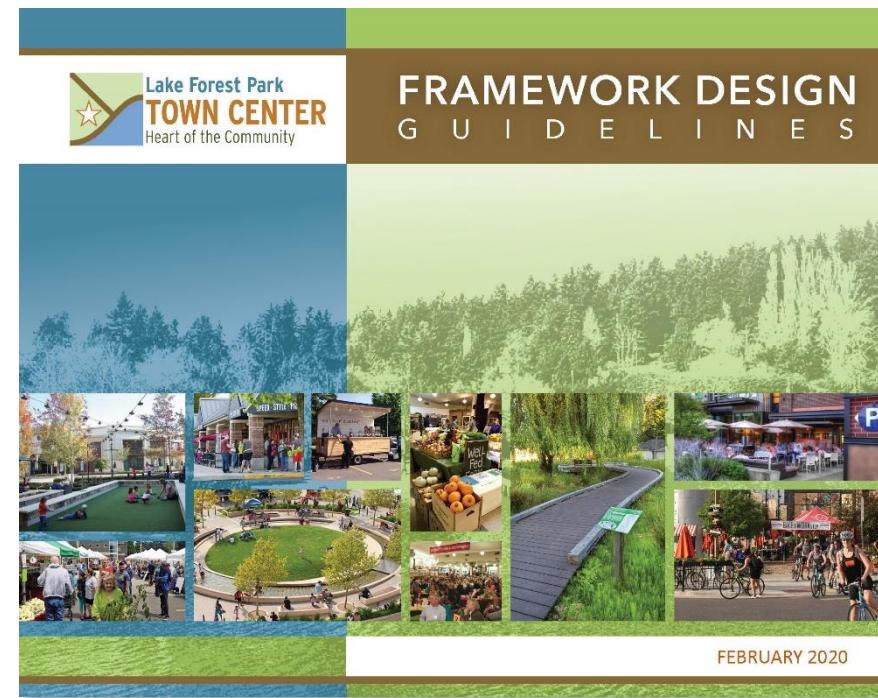
Code Regulations

- 1 18.42.090 Freestanding parking structures.
- 2 The following freestanding parking structure design standards apply in addition to or, as specified below, supersede applicable parking requirements set forth in LFPMC 18.58:
- 3
- 4 A. Parking structure location and massing.
 - 5 1. Setbacks. The following setback requirements apply to freestanding parking structures:
 - 6 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.
 - 7 b. Freestanding parking structures shall be set back a minimum of 100 feet from Lyon Creek. The setback shall be measured from the centerline of Lyon Creek. Refer to distance "B" in Figure 18.42.090-1.
 - 8 c. Freestanding parking structures shall be set back a minimum of 50 feet from Ballinger Way (State Route 104) north of the midpoint of the driveway into Town Center. The setback shall be measured from the edge of the right-of-way. Refer to distance "C" in Figure 18.42.090-1.
 - 9 d. In all other places, freestanding parking structures shall be set back a minimum of 20 feet from the property line. The setback shall be measured from the edge of the right-of-way. Refer to distance "D" in Figure 18.42.090-1.
 - 10 2. Façade alignment. Freestanding parking structures located within 50 feet of Lake Forest Park City Hall shall protrude no further than 10 feet south of the southern (front) façade of Lake Forest Park City Hall. When commercial or other active use space conforming with the requirements set forth in LFPMC 18.42.090(K)(1) is integrated into upper levels of the freestanding parking structure, the parking structure may protrude up to 30 feet south of the southern (front) façade of Lake
 - 11 Forest Park City Hall.
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Planning Commission working draft of Town Center Regulations Update reflecting changes made in response to guidance at the January 27, 2020 Commission meeting

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Design Guidelines



Recent Legislative History

- ▶ April 2020 - Planning Commission recommended new regulations and design guidelines for parking structures and a new review process for all Town Center redevelopment
- ▶ May-October 2020 - Council reviewed Planning Commission recommendations and discussed further amendments
- ▶ September-November 2020 - In response to further Council direction, Planning Commission discussed additional amendments to regulations for all development at Town Center
- ▶ November 12, 2020 - Council held public hearing on an amended version of regulations and design guidelines for parking structures and the review process for all Town Center redevelopment

Recent Legislative History

- ▶ November - December 2020 - Council provides direction to staff and consultants direction regarding additional amendments to regulations for all development at Town Center
- ▶ December 24, 2020 - New draft regulations and design guidelines developed based on Council guidance and posted for public review and comment
- ▶ January 7, 9, 11, and 14, 2021 - Council reviewed and discussed 12/24 draft regulations and guidelines

Moving Forward

- ▶ Tonight- Public hearing will be held after this presentation on 12/24 draft regulations and guidelines and highlights of Council guidance regarding further amendments to those drafts
- ▶ Council is looking for comments from the public on these 12/24 draft regulations and guidelines
- ▶ January 25th - Council will review the public comments and provide staff with direction on any additional edits to be made to the 12/24 drafts.
- ▶ A subsequent public hearing on revised draft is anticipated to occur in February.

Major Elements Added/Changed During Council Recent Review

- ▶ General Criteria for All Town Center Development
 - ▶ Open Space Requirements
 - ▶ Height Limitations and Setbacks
 - ▶ Impervious Surface Limitations and Incentives (Land Coverage)
- ▶ Affordable Housing Requirements
- ▶ Landscaping and Pedestrian Pathway Requirements for Surface Parking Lots
- ▶ Design Guidelines for All Town Center Development

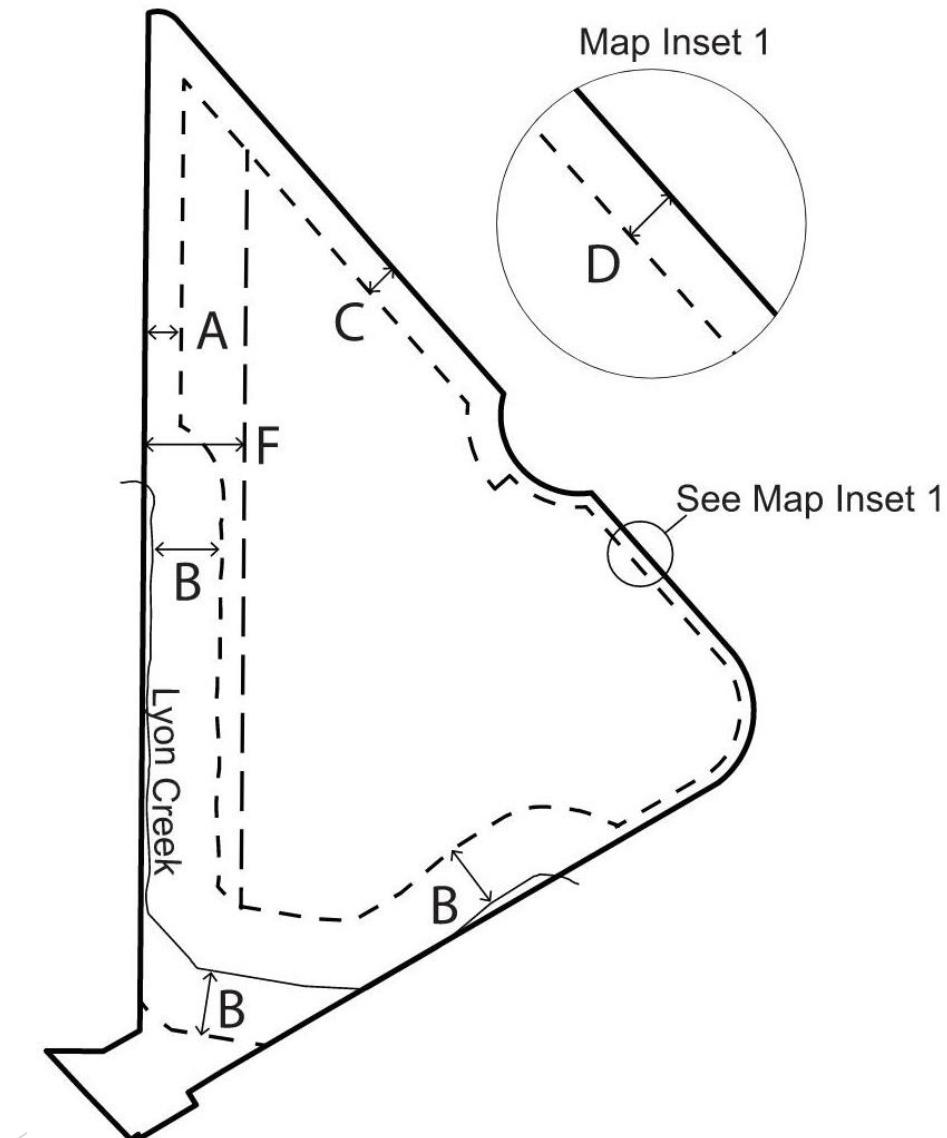
Open Space Requirements

- ▶ Public Open Space
 - ▶ Minimum of $\frac{1}{4}$ acre for first 100 residential units
 - ▶ Addition $\frac{1}{8}$ acre for 101-200 units
 - ▶ Addition $\frac{1}{8}$ acre for 201-275 units
- ▶ Residential Common Open Space
 - ▶ 200 sq. ft. per unit minimum
 - ▶ Public open space can be counted towards meeting this requirement
- ▶ Prominently or centrally located
- ▶ Must be contiguous
- ▶ No dimension less than 80 feet

- ▶ Private Open Space
 - ▶ 60 sq. ft. per unit minimum
 - ▶ Decks, balconies with no dimension less than 6 feet

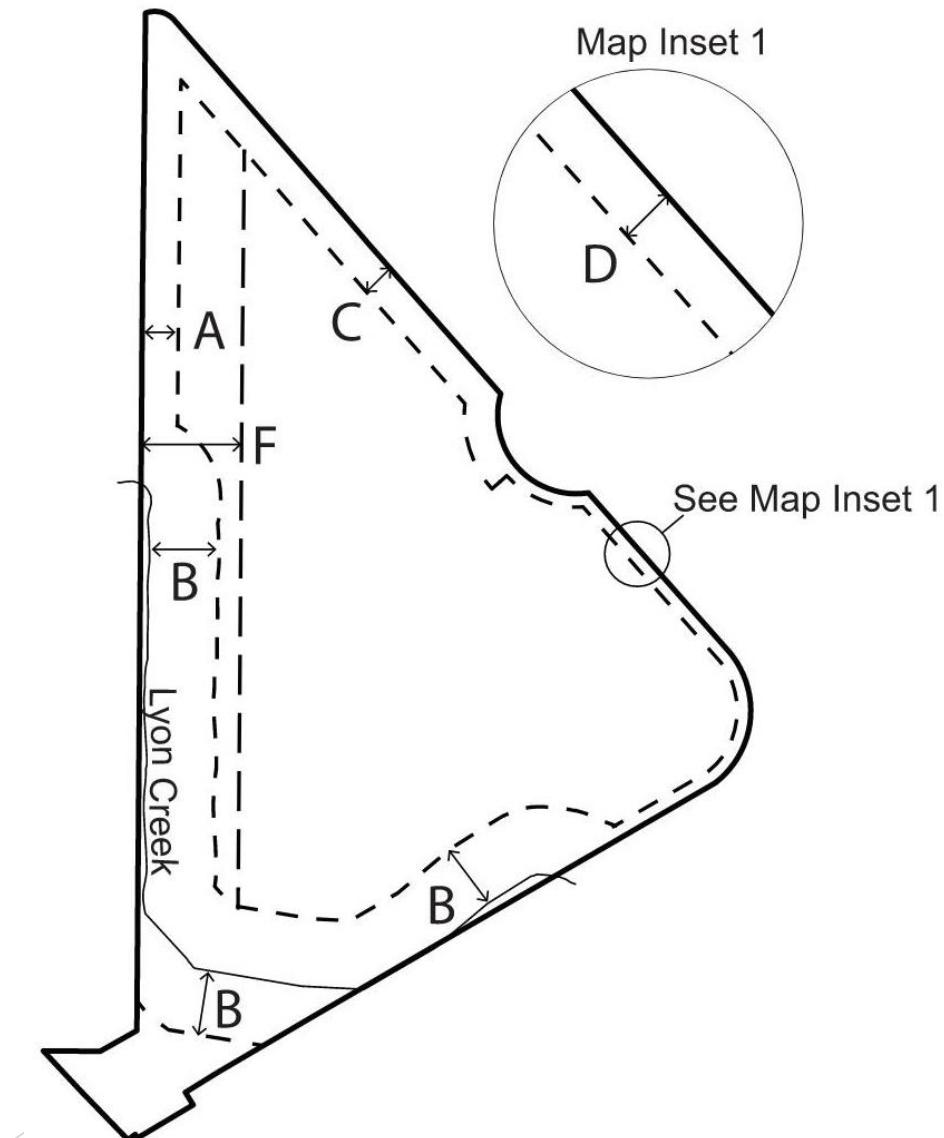
Dimensional Standards - All Development

Standard	Requirement
Setbacks	<p>Setback A = 40 (60) feet</p> <p>Setback B = 100 feet</p> <p>Setback C = 50 feet</p> <p>Setback D = 20 feet</p>
Max. Impervious	65%
Bonus Impervious	+10% (total 75% max)
Maximum Height	38 feet



Dimensional Standards - Parking Structure

Standard	Requirement
Setbacks	Setback F = 150 feet
Footprint	45,000 square feet max.
Max. Length and Width	350 feet by 150 feet
Maximum Height	35(38) feet



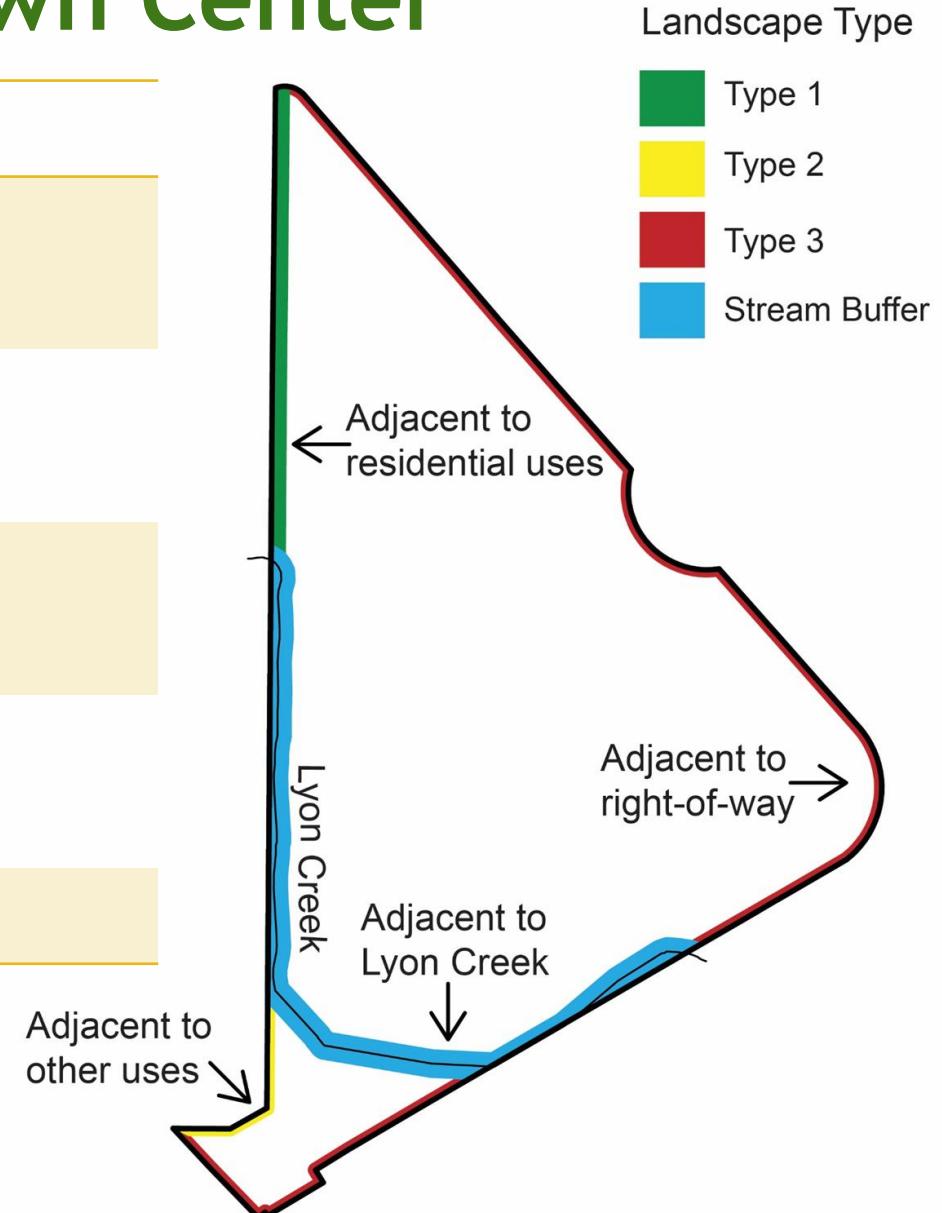
Landscape Types

Types 1, 2, 3 consist of trees interspersed with shrubs and groundcovers to achieve specific screening objectives.

- ▶ Type 1: Sight-Obscuring Screen
 - ▶ Separate incompatible uses
 - ▶ 75% coniferous / 25% deciduous
 - ▶ Opaque screen within 3 years
- ▶ Type 2: Visual Screen
 - ▶ Visual filter between development of different intensities
 - ▶ 50% coniferous / 30% deciduous
- ▶ Type 3: Visual Buffer
 - ▶ Visually soften development
 - ▶ 30% coniferous / 70% deciduous
- ▶ Stream: Habitat Enhancement
 - ▶ Native species in Puget Sound Lowlands
 - ▶ Planting schedule typical of restoration projects

Perimeter Landscaping at Town Center

Adjacent To	Requirement
Right of Way	10 feet Type 3
Residential Use	20 feet Type 1
Lyon Creek	20 feet Stream Type
Other Uses	10 feet Type 2
Interior Property Lines	None



Parking Lot Landscaping - Perimeter

Adjacent To	Requirement
Right of Way	10 feet Type 3
Residential Use	10 feet Type 1 and fence
Streams	20 feet Stream Type
Other Uses	10 feet Type 2
Buildings	5 feet Type 3

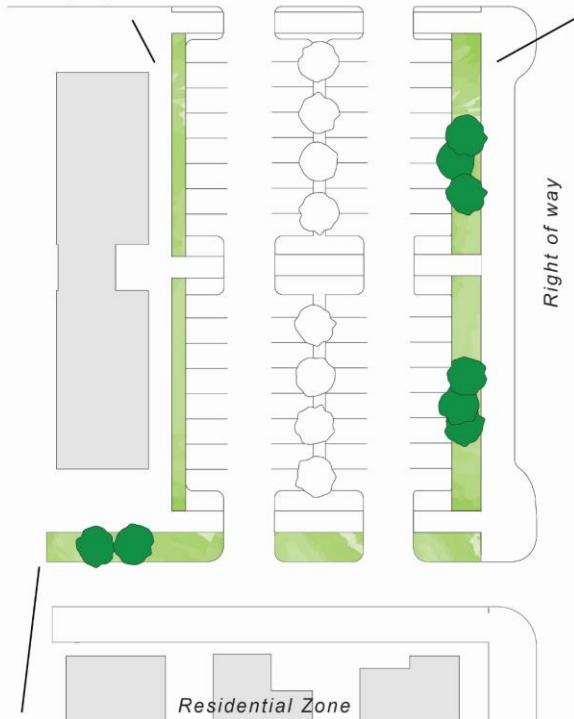
Parking Lot Landscaping - Interior

20 square feet per parking stall, organized into landscape islands, strips, and/or planters

- ▶ Landscape Islands (REQUIRED)
 - ▶ Row ends and every 10 stalls
- ▶ Landscape Strips (OPTIONAL)
 - ▶ Between rows of stalls
- ▶ Islands and Strips:
 - ▶ Min. 4 feet wide
 - ▶ Min. 75 square feet area
 - ▶ Surrounded by protective curb
- ▶ Pathways through parking lots (REQUIRED)
 - ▶ One per 4 rows of stalls
 - ▶ Max. 150 feet between pathways
 - ▶ Min. 6 feet wide
 - ▶ Provide convenient connection to destinations
 - ▶ Where possible, align with building entries
 - ▶ Must be identifiable as pathway
 - ▶ Must include pedestrian amenities

Parking Lot Landscaping

Parking lots adjacent to buildings shall include a five-foot-wide planting bed meeting the requirements of Type 3 landscaping



Parking lots adjacent to roadways shall include a ten-foot-wide planting bed meeting the requirements for Type 3 landscaping

Parking lots adjacent to residential uses or zones must include the following additional screening measures

- A post-and-beam fence, decorative metal fence, or similar fence with minimum four (4) inch openings consistent with residential character and quality; and
- A ten-foot-wide planting bed meeting the requirements for Type 1 landscaping

Affordable Housing

- ▶ **Policy:** Units set aside for sale or rent at a certain income level
 - ▶ Typically, at least 10% of units to households earning 80% of AMI (Area Median Income) or less
 - ▶ 80% AMI per HUD for a family of four is \$95,250
 - ▶ 50% AMI per HUD for a family of four is \$59,700
- ▶ **Policy:** Incentivized with bonus or mandatory
 - ▶ Bonus: applicants may choose to construct affordable units in exchange for receiving an incentive like additional density or height.
 - ▶ Mandatory: construction of affordable units is not optional

Affordable Housing

- ▶ Draft (12/24) section 18.42.135
 - ▶ Bonus rather than mandatory
 - ▶ One additional fair market unit for each affordable unit
 - ▶ One additional floor allowed
 - ▶ 10% of units sold to owners at or below 80% AMI, or
 - ▶ 10% of units rented at or below 50% of AMI
- ▶ January 7 Council discussion
 - ▶ Mandatory 10% for 80% AMI
 - ▶ Affordable units must be intermingled, similar size, similar occupancy timing

Affordable Housing - MFTE

- ▶ Multifamily Tax Exemption (MFTE) authorized by chapter 84.14 RCW
 - ▶ Property tax exemption is for the \$ value of the improvements used for permanent residential occupancy
 - ▶ Authorizes 8 year exemption from property tax with no affordability requirement
 - ▶ Authorizes 12 year exemption from property tax with at least 20% affordable units at 80% AMI or less
 - ▶ Must be in a Residential Targeted Area as designated by the City Council after a public hearing on same
 - ▶ Requires a permanent covenant be recorded against the property

Affordable Housing - MFTE

- ▶ Draft (12/24) chapter 3.23 LFPMC
 - ▶ **Policy:** 8 year no affordability requirement
 - ▶ 12 year 20% affordable units at 80% AMI or below and 80% - 115% AMI.
 - ▶ **Policy:** Four proposed Residential Targeted Areas
 - ▶ Town Center zone
 - ▶ Southern Gateway - Corridor
 - ▶ RM-900 Residential Multifamily
 - ▶ RM-1800 Residential Multifamily

Affordable Housing - MFTE

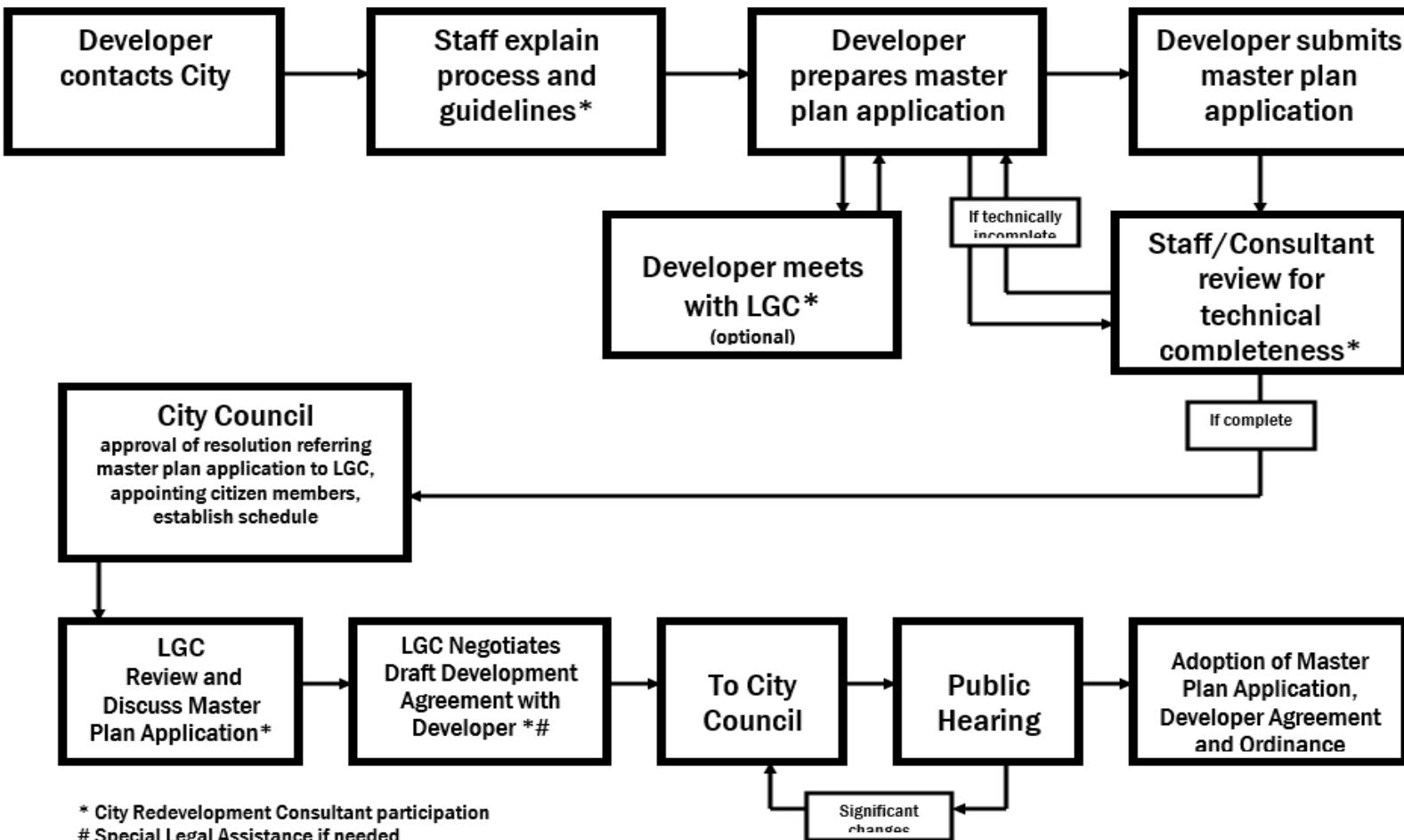
- ▶ January 7 Council discussion
 - ▶ 8 year exemption for 10% offered at 80% AMI
 - ▶ 12 year exemption for 10% offered at 80% AMI **plus** 10% offered at 60% AMI
 - ▶ Affordable units must be intermingled, similar size, similar occupancy timing
 - ▶ No micro units (private kitchens and bathrooms)
 - ▶ Permanent residential occupancy (owner occupied or rented for at least month-to-month)
 - ▶ No discussion of designation of Residential Targeted Areas

Development Review Process

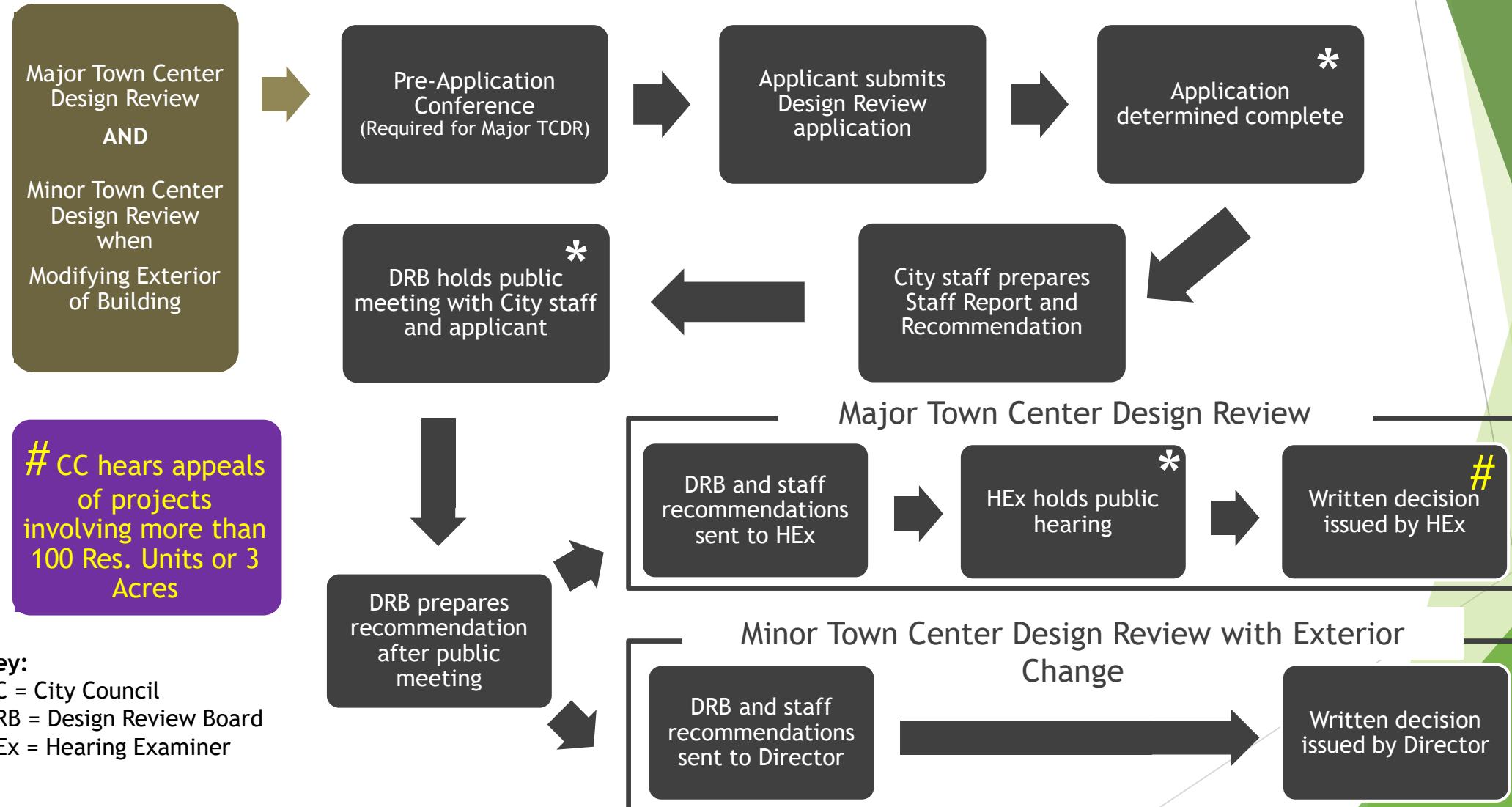
- ▶ New design review process to review applications and allow public involvement.
 - Creation of Design Review Board (with non-voting liaisons from Council and Planning Commission)
 - Major Town Center Design Review
 - Council hears appeal when project has more than 100 units or over 3 acres
 - Minor Town Center Design Review
- ▶ Authorize Development Agreements, including establishing list of non-negotiable regulations standards
- ▶ Applicable to all development in the Town Center, including freestanding parking structures

2006 Framework Review Process

Town Center Design Guidelines Application Review Process (per Ord. 944)



Town Center Design Review Process



Exempt and Minor Projects

Exempt (No Design Review 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 if Modifying Exterior)

- ▶ 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

Development Agreements

- ▶ **Authorized:** RCW 36.70B.170 (GMA). Development Agreements are voluntary agreements between the City and a property owner/applicant.
- ▶ They allow a City Council, after public process, to enter into contracts that apply to a particular development for a specific period of time
- ▶ Development Agreements must be "consistent with applicable development regulations adopted"
- ▶ Draft (12/24) includes development agreements in section 18.42.170 that applies specifically in the Town Center zone and chapter 18.72 for application City wide.

Development Agreements - Ch. 18.72

- ▶ Draft (12/24) follows the statutory guidelines in the GMA.
- ▶ It designates the Planning Director and another designee appointed by the Mayor to do the initial negotiations with the owner/applicant.
- ▶ Includes a list of criteria that should be considered in a development agreement. It is not an exclusive list.
- ▶ The Planning Commission holds a public hearing on the terms of the development agreement and makes a recommendation to City Council.
- ▶ 21 days notice of this public hearing required
- ▶ City Council may hold another public hearing before it makes a decision on the development agreement

Development Agreement - Ch. 18.72

- ▶ January 9 Council discussion
 - ▶ Authorize the Mayor to appoint more than one person to the negotiation team
 - ▶ Add to the criteria that when a public benefit will be provided with phased development it should be provided early
 - ▶ For minor revisions that may be made to an existing development agreement, remove an unclear provision regarding "adverse impacts"

Development Agreements - Town Center

- ▶ Draft (12/24) section 18.42.170
 - ▶ Lists provisions in the Town Center code that may not be modified in a development agreement
 - ▶ Parking Garage façade alignment
 - ▶ Parking Garage footprint
 - ▶ Parking Garage base height and the few building element that may exceed (e.g. stairways, art)
 - ▶ Parking Garage bonus height
 - ▶ Parking Garage mixed use, except location and amount of space
 - ▶ Other code provision that limit a development agreement: max dwelling units 275 in 18.42.040(A)

Development Agreement - Town Center

- ▶ January 9 Council discussion
 - ▶ Include non-parking garage criteria in list that cannot be changed in a development agreement
 - ▶ Open space, setbacks, land coverage
 - ▶ For the parking garage, not allow height and the provision of mixed use to be changed

Design Guidelines

- ▶ Town Center Framework Design Guidelines for all development





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 ½ 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.

Design Guidelines

- Guidelines have been added for all development including for parking structures
- January 11 - Council reviewed text for general Town Center design guidelines
 - ▶ 1 Introduction
 - ▶ 2 The Vision for Town Center <City Council's 2019 Adopted Vision>
 - ▶ 3 Town Center Context
 - ▶ 4 Purpose of the Framework Guidelines
 - ▶ 5 Framework Design Guidelines
 - ▶ 5.1 Town Center Character and Architectural Design
 - ▶ 5.2 Site Planning and Design and Open Space Qualities
 - ▶ 5.3 Pedestrian Friendly Design, Pedestrian Amenities, and Places for People
 - ▶ 5.4 Guidelines Applicable with Development Agreement and Mixed Use Bonus Provisions
 - ▶ 5.5 Freestanding Parking Structure Design

Design Guidelines

- January 11th - Direction from Council was to reorganize guidelines:
 - ▶ 5 Framework Design Guidelines
 - ▶ 5.1 Town Center Character and Site Planning
 - ▶ 5.2 Open Space Design Qualities, Pedestrian Amenities, and Places for People
 - ▶ 5.3 Architectural Design Character
 - ▶ 5.4 Guidelines Applicable with Development Agreement and Mixed Use Bonus Provisions
 - ▶ 5.5 Freestanding Parking Structure Design

Design Guidelines

- January 14th - Direction from Council was to focus architectural character guidelines on Pacific Northwest Architectural Style



Pacific Northwest architecture is defined by the extensive use of unpainted wood in both interiors and exteriors. It may incorporate elements of the rustic, craftsman, and Cascadian styles, as well as elements inherent to Japanese architecture, such as strong interrelationships to the surrounding site and environment.