

ORDINANCE NO. 1219

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LAKE FOREST PARK, WASHINGTON, AMENDING
CHAPTER 18.58 LFPMC, OFF-STREET PARKING;
PROVIDING FOR SEVERABILITY, AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, the City of Lake Forest Park has the authority to adopt development regulations consistent with and implementing its Comprehensive Plan pursuant to RCW 36.70A.040; and

WHEREAS, as part of the process of reviewing development regulations for the Town Center zone, parking lot design was reviewed and analyzed and the City Council determined that amendments to Chapter 18.58, Off-Street Parking were needed; and

WHEREAS, an Environmental Checklist for a non-project action was prepared under the State Environmental Policy Act, Chapter 43.21C RCW, pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance ("DNS") was issued on the 10th day of February, 2021; and

WHEREAS, in accordance with the requirements set forth in RCW 36.70A.106, the City provided the Washington State Department of Commerce notice of the City's intent to adopt the proposed amendments on January 6, 2021 and received notice that the Department's had granted expedited review on February 18, 2021; and

WHEREAS, the City Council held public meetings to review and analyze development regulations that included off-street parking regulations during regular meetings, study sessions, and Committee of the Whole meetings on December 10 and 14, 2020; January 7, 9, 11, 14, and 25, 2021; and February 11, 16, 22 and 25, 2021; and

WHEREAS, the City Council held public hearings on January 21, 2021, and February 25, 2021 regarding development regulations including off-street parking regulations; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. AMEND . The City Council of the City of Lake Forest Park hereby amends Chapter 18.58 LFPMC, Off-Street Parking, as follows:

...

18.58.080 Landscaping, pathways and amenities Screening.

~~The parking area shall be screened from adjoining properties by solid fencing, or by plantings of evergreen material that will constitute a solid planting of not less than four feet in height within two years. Vision clearance standards must be maintained pursuant to LPMC 18.50.070.~~

A. Purpose.

To realize the city's vision and reflect community values, all aspects of our city should ensure that the natural environment is celebrated. This includes the trees, lands, buildings and connections, as well as the spaces where vehicles park. Incorporating natural elements to provide shade, assist in managing surface water, and enhance the ecology of the location both reflect the character of the city and play an important role in combating the effect of urban heat islands that contribute to climate change.

B. Applicability.

1. New projects or redevelopment projects exceeding 50 percent of the fair market value of the parking lot must comply with these regulations in their entirety.
2. Redevelopment projects not exceeding 50 percent of the fair market value of the parking lot must comply with these regulations for all new or replaced portions of the parking lot.
3. Maintenance of existing parking lots that do not include altering the footprint of the parking lot, such as grind and overlay or restriping projects, must comply with these regulations where possible.

C. Landscaping. Parking lot landscaping is required as follows:

1. Perimeter parking lot landscaping.
 - a. Adjacent to roadways. Parking lots adjacent to roadways shall include a ten-foot-wide planting bed meeting the requirements for Type 3 landscaping set forth in LPMC 18.62.080; except trees can be clustered or staggered to improve visibility near driveways and a 30-foot break in the required tree coverage is allowed adjacent to permitted signage. Refer to Figure 18.58.080-1.

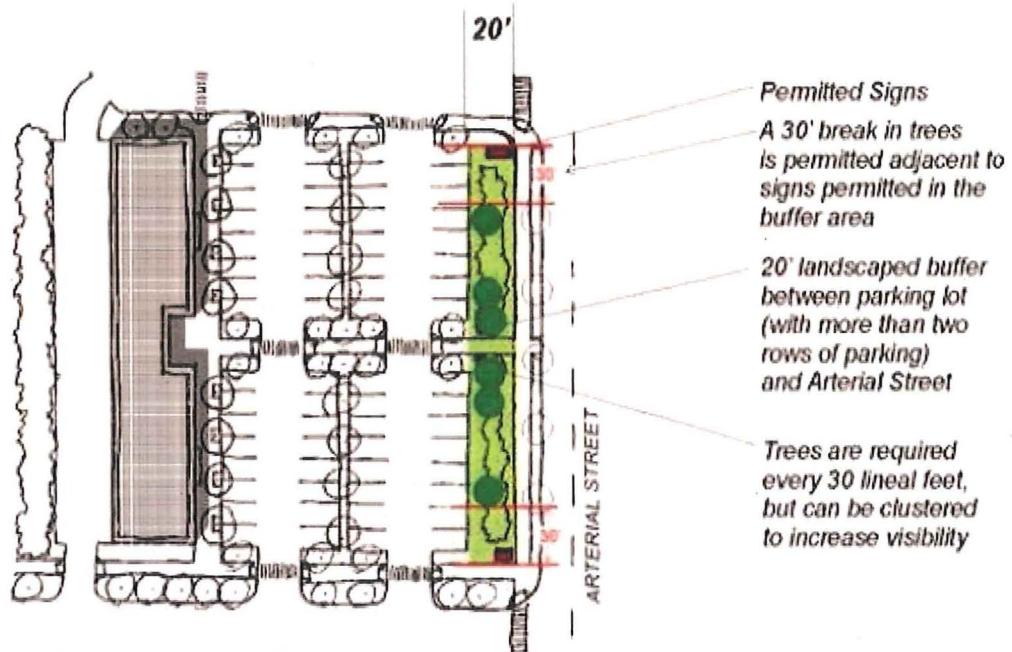


Figure 18.58.080-1: Landscaping between large parking lots and adjacent streets.

- b. Adjacent to residential uses. Parking lots adjacent to residential uses or zones must include the following additional screening measures:
 - i. A post-and-beam fence, decorative metal fence, or similar fence with minimum four (4) inch openings consistent with residential character and quality; and
 - ii. A 10-foot-wide planting bed meeting the requirements for Type 1 landscaping set forth in LFPMC 18.62.080.
- c. Adjacent to other uses. Parking lots adjacent to nonresidential uses on a separate lot must provide a ten-foot-wide planting bed meeting the requirements for Type 2 landscaping set forth in LFPMC 18.62.080. This requirement can be waived by the Director if adjacent lots are under common ownership with the subject of the proposal.
- d. Adjacent to buildings. Parking lots adjacent to buildings shall include a five-foot-wide planting bed meeting the requirements of Type 3 landscaping set forth in LFPMC 18.62.080.
- e. Adjacent to Streams. Parking lots adjacent to Streams as defined in Chapter 16.16 LFPMC shall include a 20-foot-wide planting bed meeting the requirements of Stream buffer landscaping set forth in LFPMC 18.62.080. Where this provision conflicts with other landscaping requirements, this provision shall prevail.

2. Interior parking lot landscaping. Surface parking lots must be landscaped to break up large areas of asphalt and provide visual relief as follows:

- a. Landscaping must be provided within surface parking lots at a rate of 20 square feet per parking stall. Landscaping must be designed and maintained to provide clear sight distance between three and one-half feet and eight feet above the existing street or private access road grade. Surface parking lot landscaping must be planted as follows:
 - i. Deciduous trees shall be planted at a rate of one (1) tree per every seven (7) stalls;
 - ii. Shrubs shall be planted no more than four (4) feet apart; and
 - iii. Groundcovers shall be planted no more than 24 inches apart. Turf is not permissible as a groundcover in surface parking lot landscaping.
- b. Landscape islands must be placed no further than 10 parking stalls apart and at the end of each parking row. Landscaping strips may be placed between rows of parking stalls. Landscape islands and strips must be a minimum of four feet wide and have an area of at least 75 square feet. Refer to Figure 18.58.080-2.

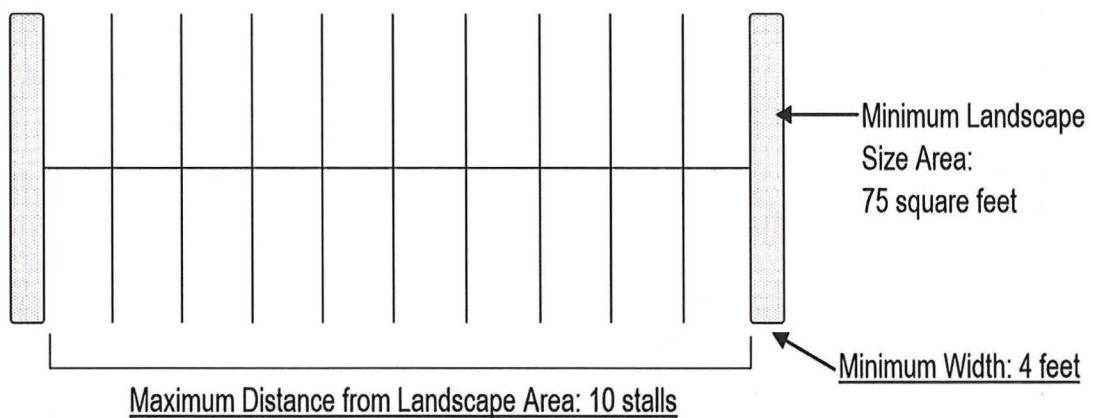


Figure 18.58.080-1: Parking lot landscaping.

- c. Landscape islands or planters must be surrounded by a standard vertical curb or similar barrier to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater drainage.

3. Low impact development. Except in landscape buffer areas adjacent to a Stream as defined in Chapter 16.16. LFPMC, parking area landscaping shall be used for low impact development best management practices or treatment best management practices as approved by the Public Works Director pursuant to

the stormwater management manual adopted in LFPMC 16.24.010, unless technically infeasible. The requirements for plant sizes and spacing in this section may be relaxed for bioretention facilities when supported by recommendations provided by an arborist, landscape architect, or other qualified professional.

D. Pathways through parking lots. Safe and convenient pedestrian paths are required from street sidewalks through parking lots to building entries, as follows:

1. At least one pedestrian pathway must be provided for every four rows of vehicle parking spaces or fraction thereof. Pedestrian pathways must be provided at a maximum distance of 150 feet between pedestrian pathways and must be a minimum of six (6) feet in width.
2. Where possible, pathways must be aligned to connect with major building entries or other destinations. At a minimum, pedestrian pathways must be configured to provide a convenient path to buildings or other destinations.
3. Pedestrian pathways must be clearly identifiable through special pavement, pavement markings and/or artistic painting. Signage and/or lighting provided at or along the pedestrian pathways must be pedestrian-scale.
4. Pedestrian pathways must be integrated with the required parking lot landscaping.

E. Pedestrian amenities. All nonresidential development must provide a decorative garbage and recycling receptacle and at least one of the following pedestrian amenities near required pedestrian pathways:

1. Pedestrian furniture such as benches or low seating walls;
2. Weather protection;
3. Wayfinding kiosk;
4. Umbrellas with receptacles;
5. Perimeter landscaping in addition to the requirement in subsection B of this section;
6. Permanently installed and maintained public art. This is satisfied if the pedestrian pathway uses unique paving treatments; or

7. Other element that encourages pedestrian activity and creates a welcoming pedestrian environment, as approved by the Director.

Section 2. SEVERABILITY. Should any portion of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. CORRECTIONS. The City Clerk is authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. EFFECTIVE DATE. This ordinance shall take effect five (5) days after passage and publication.

APPROVED BY A MAJORITY of the Lake Forest Park City Council this 25th day of February, 2021.

APPROVED:

Jeff Johnson
Mayor



ATTEST/AUTHENTICATED:


Evelyn Jahed
City Clerk

APPROVED AS TO FORM:


Kim Adams Pratt
City Attorney

Introduced: January 21, 2021
Adopted: February 25, 2021
Posted: March 2, 2021
Published: March 2, 2021
Effective: March 7, 2021