



Memorandum

To: City of Lake Forest Park Planning Commission
From: Mandi Roberts, Otak
Copies: City Staff
Date: May 13, 2019
Subject: Possible Open Space Provisions for Town Center—for Discussion with and Consideration by the LFP Planning Commission, May 14, 2019 Meeting

Examples and excerpts from regional codes and design standards are attached. After researching and reviewing these and other standards again thoroughly, it is clear that all requirements are different and tailored to the specific conditions in each jurisdiction and district where the provisions are applied. We need to apply our best professional judgment to develop draft provisions that are reasonable, logical, and supportive of the Town Center VISION goals and policies, along with the desired character for Town Center redevelopment that has been shaped by community input. The following potential metrics should be considered based on a comparison to other standards.

POTENTIAL PREFERRED ALTERNATIVE DENSITY FOR FEIS ANALYSIS	Possible Public Open Space Provision, Option 1	Possible Public Open Space Provision, Option 2	Possible Private Open Space Provision	NOTES
Maximum Number of Residential Dwelling Units = 700	100 SF per Unit = 70,000 SF or 1.61 Acres	150 SF per Unit = 105,000 SF or 2.41 Acres	60 SF per Unit (discuss potential types of spaces/ conditions; most codes allow patios and balconies in this calculation, but that doesn't mean we have to) = 42,000 SF or .96 Acres	<ul style="list-style-type: none"> Centrally located and provided within or adjacent to each phase of residential development Each space provided must be a minimum size of 0.5 acres and of a dimension not less than ___linear feet in any direction Consider identifying preferred location and preferred types of uses to be accommodated (like in BelRed Subarea Plan) Setbacks not included (property perimeter or Lyon Creek) Could incentivize provision of open space with first phase of redevelopment; discuss potential incentives
Maximum Non-Residential Gross Square Footage = 225,000 GSF	60 SF per 1,000 GSF = 60 x 225 = 13,500 SF or .30 Acres	Studying percentage based approach – applying percent of GSF and Parcel SF; also will look at standard per employee	N/A	<ul style="list-style-type: none"> Seems low; also considering a percentage based standard or a standard per employee; studied 1 percent GSF and site SF as an example; also seems low; see Seattle Urban Village “breathable room” analysis; see also Downtown Burien bonus approach Maximum non-residential GSF at Town Center now; not all of this area is likely to redevelop and if so, would occur in phases
Civic Open Space Area Associated with Parking	TBD; City Hall could expand to 32,000 SF and an additional 20,000		N/A	<ul style="list-style-type: none"> 4 level commuter parking structure maximum height above grade with the potential to add a 5th level above grade with the provision of a

<p>Structure and City Hall Expansion</p>	<p>GSF of community space is studied in EIS</p>			<p>rooftop public space/roof garden/viewing desk, etc. Discuss minimum size desirable.</p> <ul style="list-style-type: none"> • Retain similar requirement in Code/Design Standards as applied under current Town Center design framework: <ul style="list-style-type: none"> (1) Enhance Lyon Creek adjacent Bothell Way as a character contributing element for center; (2) provide approximately 20,000 sf contiguous flexible open space element for active public use, approximately 10,000sf of which is contiguous, flexible interior space (a third place concept) • Encourage (require or incentivize?) redevelopment of the space in front of City Hall as public space with the potential relocation of parking into the parking structure.
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Other Possible Considerations

- Consider potential minimum open space size for project phases with less than a certain number of units (50 units or 100 units perhaps).
- Consider tree canopy requirement per phase of redevelopment (equating to total tree canopy goal for entire site). Note the City’s Tree Code already includes a requirement, but we want to consider if it should be adjusted for Town Center specifically.
- Consider maximum impervious surface area requirement per phase (equating to a total for the site as well); regional examples span from 75% to 95% for urban areas.
- Consider including definitions to clarify various types of open space areas and the function of each (see examples below).

EXAMPLE DEFINITIONS

“**Functional open space**” means a designed element of the subdivision that has a functionally described and planned use as an amenity for the direct benefit of all the residents of the subdivision. Functional open space is equally accessible to all residents of the subdivision. Examples of functional open space include, but are not limited to playgrounds; picnic areas and facilities; active recreation facilities (lawn spaces); exercise trails nature trails, recreation areas and facilities. Functional open space does not include indoor facilities, public or private streets, driveways, parking areas, or channelized/altered drainage ways. <Potential to exclude or include required landscape areas? To be considered since landscaped areas provide visual relief, shade, screening, buffering and other environmental amenities.>

“**Natural open space**” means any area of land, unimproved except for pedestrian and nonmotorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.

“**Open space**” means those areas of either functional or natural open space (as defined herein), of the subdivision that are permanently designated and deed restricted to open space.