

C.13 Blank Walls

Intent:

These provisions serve the purpose of reducing the visual impact of large, undifferentiated walls and the apparent size of large walls using various architectural and landscaping treatments and enhancing the character and identity of Town Center.

Provisions:

- a. Blank walls (see definitions) are undesirable and should be avoided at Town Center. Any blank walls that persist or are constructed under conditions approved by the Director, located adjacent to or within 50 feet of a public or private street or other location accessible to pedestrians, shall be treated in the following ways:
 - (1) Install a vertical trellis in front of the wall with climbing vines or plant materials. For large blank wall areas, the trellis must be used in conjunction with other treatments described below
 - (2) Provide a landscaped planting bed at least 8 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Plant materials must be able to obscure or screen at least 50 percent of the wall's surface within 4 years
 - (3) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface
 - (4) Other methods as approved by the Director (for example, landscaping or other treatments may not be necessary on a wall that employs high quality building materials (such as brick) and provides desirable visual interest
 - (5) Special architectural lighting may be used to highlight a successful treatment

C.15 Parking Structures

Intent:

With changes to the Town Center and the proposed Sound Transit park and ride structure, structured parking will be part of future redevelopment. Replacing large expanses of surface parking with parking in structures or located below or within buildings at grade will create a more pedestrian-friendly and attractive setting. These provisions address the need for well-designed parking structures that enhance and do not detract from the character and identify of Town Center that serve the needs of transit and the community.

Provisions:

- a. Garages shall be "open" structures, as defined by and in accordance with the requirements of the International Building Code (IBC), except where site constraint or building program

requires garages to be otherwise, or unless they are integrated with other development. Mixed use building frontages or as separately wrapped buildings are strongly encouraged to the maximum extent feasible and will be required on the south-facing frontage of any parking structure developed adjacent near or adjacent to City Hall.

- b. Architectural treatments of garage building faces shall meet the other provisions of these Standards and Guidelines.
- c. Sides of parking structures that are not fronted with mixed use buildings, shall be treated as blank walls and must include provisions listed under C.13, along with landscape planting area minimum 20 feet in width and heavily planted with trees, shrubs, and groundcover <reference specific landscape Type required.>
- d. Green walls, trellises with vines, attractive architectural screens and treatments, and public art elements are strongly encouraged on non-mixed-use frontage sizes of the structure.
- e. Consideration shall be made to designing portions of parking structures for other public uses and events, such as markets and festivals (may include use of ground level or roof level).
- f. A public observation/roof garden space shall be provided at the top level, connected to the public stairway/elevator bay.
- g. Sustainable features, such as solar voltaic panels, wind energy generators, and/or electric vehicle charging stations are strongly encouraged.
- h. Where areas of the garage are below grade, waterproofing and drainage system shall be provided to control water seepage through walls into structures.
- i. The developer of parking structures shall strongly consider the potential conversion of these buildings in the future to other uses, and as such, should provide designs with level floor plates and floor to floor height clearances of a minimum of ___ feet <dimension TBD>.
- j. Minimum vertical clearance for all garage floors shall be _____<dimension TBD>. Clearance means clear of any obstruction, including signage, sprinklers, lighting conduit, piping, etc.
- k. Ramp grades shall be no greater than 6 percent where parking stalls are placed along the ramp, and no greater than 16 percent where ramps are separated from parking (by speed ramps). Any ramp steeper than 8 percent shall be provided with minimum ten-foot long transitions at the top and bottom of the ramp. Garages designed to allow parking on ramp surfaces are preferred. Larger garages should be evaluated, if the use of speed ramps will increase circulation efficiency.
- l. Surfaces of both parking and drive aisles within garages shall be designed to be slip resistant and easily cleaned. The surface coefficient of friction shall meet ADA requirements where applicable.

- m. Garages shall have security means during all hours. Overhead grilles or sliding gates shall be provided at vehicle entries and exits. Pedestrian access doors shall have the ability to be locked. System shall be remotely monitored and allow for emergency egress. Ground floor pedestrian access shall be limited to designated entry ways.
- n. See lighting and pedestrian access requirements, B.X and B.X.
- o. An enclosed area for trash shall be provided and located, preferably outside and adjacent to the garage. This area shall house two 4 cubic yard dumpsters, one for trash and one for recycling. Screen shall be provided to hide dumpsters from view, or dumpsters shall be located within a room that can be easily hosed down. This area shall be secured by a pair of 3-foot wide doors or gates. This area shall be accessible to trash haulers.
- p. Strips or speed bumps shall be provided at garage entries and exits and at major pedestrian crossings to encourage vehicles to slow down as they approach these locations.