

1 **Draft Town Center Parking Structure Requirements and Guidelines**
2 **For Discussion at December 17, 2019 PC Meeting**

3
4 **Key:**

5 New content is shown in **yellow highlight**.

6 Sections deleted and replaced: deletions shown in ~~strike through~~, replacement text shown in underline.

7 Minor edits to previously-presented text shown in ~~track changes~~track changes.

8 Notes/comments shown in ((double parentheses)).

9 Areas for discussion based on Planning Commissioner comments are shown in **blue highlight**.

10
11 **Chapter 18.08 Definitions**

12
13 **18.08.235 Community solar project.**

14 "Community solar project" means a solar facility shared by multiple community subscribers who receive
15 credit on their electricity bill for their share of the power produced.

16
17 **18.08.325 Freestanding parking structure.**

18 "Freestanding parking structure" means a standalone building or structure of multiple levels used primarily
19 for parking vehicles. A freestanding parking structure may include parking on the upper (rooftop) level.

20
21 **Chapter 18.42 Town Center**

22
23 **18.42.XXX Freestanding parking structures.**

24 The following freestanding parking structure design standards apply in addition to or, as specified below,
25 supersede applicable parking requirements set forth in LFPMC 18.42.110 and LFPMC 18.58:

26 A. Parking structure location and massing.

27 **1. Freestanding parking structures located within 50 feet of Lake Forest Park City Hall shall**
28 **be designed and located in accordance with the following provisions.**

29 **a. Pedestrian weather protection on the first level is exempt from this requirement.**

30 **b. For commercial or other active use space conforming with the requirements set**
31 **forth in LFPMC 18.42.XXX(K)(1) integrated into the first floor of the freestanding**
32 **parking structure, those portions of the structure housing commercial or active**
33 **uses may protrude up to 10 feet south of the southern (front) façade of Lake**
34 **Forest Park City Hall. ~~The protrusion shall be the minimum necessary to~~**
35 **~~accommodate the design of commercial or other active use space. The~~**
36 **~~pedestrian weather protection exemption set forth in LFPMC 18.42.XXX(A)(1)(a)~~**
37 **~~can be used in combination with this exemption.~~**

38 **e. When commercial or other active use space conforming with the requirements**
39 **set forth in LFPMC 18.42.XXX(K)(1) is integrated into upper levels of the**
40 **freestanding parking structure, those portions of the structure housing**
41 **commercial or active uses may protrude up to 30 feet south of the southern**
42 **(front) façade of Lake Forest Park City Hall. ~~The pedestrian weather protection~~**
43 **~~exemption set forth in LFPMC 18.42.XXX(A)(1)(a) can be used in combination~~**
44 **~~with this exception.~~**

45 2. Freestanding parking structures shall not be located within 50 feet of Lyon Creek.

46 **3. Base height. Freestanding parking structures are limited to ~~the lesser of three stories or~~**
47 **~~35 feet~~ 40 feet in height inclusive of the height of parapet walls, guardrails, and similar**
48 **features. See exemptions from height limit requirements under 5.**

49 **~~3.4. Bonus height. When ~~incentives set forth in~~ public benefits are provided pursuant to~~**
50 **LFPMC 18.42.XXX(K) ~~are integrated into the project design,~~ the height of a freestanding**
51 **parking structure shall be limited to ~~the lesser of four stories or 55 feet~~ 60 feet in height.**
52 **~~See exemptions from height limit requirements under 5.~~**

53 **4.5. The Director can allow the following exceptions to base height provisions and bonus**
54 **height provisions:**

55 **a. Architecturally designed stairway and elevator towers and penthouses that are**
56 **designed as attractive signature elements of the parking structure.**

- b. Community solar project structural elements that comply with the requirements set forth in LFPMC 18.42.XXX(L)(1).
- c. Public viewing platforms and covered public use spaces on the structure rooftop which comply with the requirements set forth in LFPMC 18.42.XXX(L)(X).
- d. Public art elements on the rooftop or along the sides of the building that otherwise are in compliance with the design guidelines for parking structures.

B. Parking structure appearance and access.

- 1. Facades facing public rights-of-way or private internal access roads shall ~~have the appearance of a commercial building~~ comply with the Town Center Framework Design Guidelines (updated, January 2020) except at required vehicle or bicycle entries and exits.
- 2. Facades of freestanding parking structures must be designed to maximize pedestrian access and minimize views into the interior of the parking structure.
 - a. Well-lit pedestrian access along all sides of the structure should be provided unless through the design process and development agreement it is determined that pedestrian access can not be safely and securely accommodated on one of the sides. The minimum width of pedestrian access ways surrounding the structure shall be 8 feet and wider where possible, particularly along the frontage that may align with the City Hall frontage.
 - b. Trees and landscaping are encouraged to help screen the structure on all sides. When landscaping, trellis features, or green screens are incorporated along the side of the structure, a minimum five-foot-wide landscaping space must be provided for this use.
 - c. Any portion of the parking structure ground floor with exposed parking areas adjacent to a public street or private internal access roads shall be screened with architectural elements and/or decorative trellis work designed so as not compromise the open parking structure requirements of the International Building Code.
 - d. Views into upper levels of the freestanding parking structure must be minimized through the use of architectural treatments, public art elements, decorative trellis(es), integrated planters, or similar screening elements.
 - e. Alternatives to these provisions (a. through e.) may be authorized as part of a development agreement. Alternatives must achieve the same level of screening as the requirements described above.
- 3. Pedestrian-oriented facades shall be required along public rights-of-way and private internal access roads as follows:
 - a. Transparent window areas or window displays or a combination of architectural treatments, sculptural or mosaic or bas-relief artwork and transparent window areas or window displays over at least 75 percent (75%) of the ground floor façade between two feet and eight feet above grade.
 - b. Weather protection at least eight feet wide must be provided along applicable facades except at required vehicle or bicycle entries and exits.
 - c. Alternatives to these pedestrian-oriented façade requirements may be authorized as part of a development agreement.

C. Parking decks.

- 1. Allowable slope of parking decks.
 - a. A minimum of fifty percent (50%) of the Parking decks that are adjacent to commercial, active, and/or civic uses must be flat and integrated with such uses.
 - b. The rooftop parking deck shall not exceed a slope of two percent (2%).
- 2. The minimum vertical clearance from base floor to ceiling of each level of the parking structure shall be determined by the design process and in compliance with applicable building code requirements. Design should include consideration of the potential to

convert the parking structure to an alternative future use (commercial, residential, etc.). It is anticipated that the base level of the structure may be higher than upper levels related to integration of commercial/active use at the base/ground floor level.

D. Parking structure ramps.

1. Parking structure ramps for internal circulation must be located on the interior of the parking structure. Exterior parking structure ramps are prohibited.
2. Parking structure ramps that include on-ramp parking shall have a slope no greater than 6.67 percent (6.67%).

E. Parking stall dimensions and layout.

1. Parking stalls are limited to no greater than eight feet and nine inches in width. The parking width dimension is shown in Figure XX, below, and is symbolized with a "W."
2. Parking stall dimensions and layout in freestanding parking structures shall comply with the criteria in Table XX below. These criteria shall take precedence over and supersede any conflicting provision of LFPMC 18.58.050. Parking layout dimensions are shown in Figure XX, below.

Table XX: Parking Stall Dimensions and Layout

Parking Angle	Stall Width Projection (Figure symbol WP)	Module Width ¹ (Figure symbol MW)	Vehicle Projection (Figure symbol VP)	Aisle Width (Figure symbol AW)
45°	12'-4"	48'-10"	17'-7"	13'-8"
50°	11'-5"	50'-7"	18'-2"	14'-3"
55°	10'-8"	52'-0"	18'-8"	14'-8"
60°	10'-1"	53'-6"	19'-0"	15'-6"
65°	9'-8"	54'-9"	19'-2"	16'-5"
70°	9'-4"	56'-0"	19'-3"	17'-6"
75°	9'-1"	57'-0"	19'-1"	18'-10"
90°	8'-9"	61'-0"	18'-0"	25'-0"

¹Wall to wall, double-loaded aisle

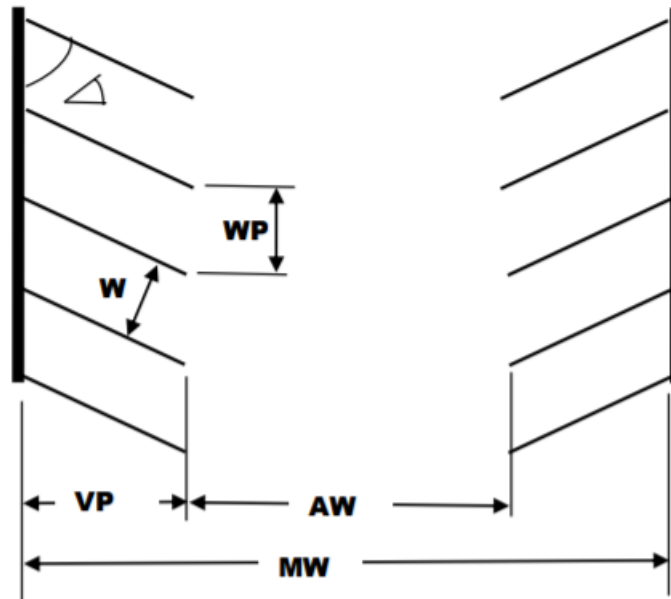


Figure XX: Parking Layout Dimensions

F. Bicycle parking and circulation.

1. Long-term bicycle parking.

- 1 a. Long-term bicycle parking spaces in freestanding parking garages intended to
2 support high-capacity transit must be provided at a minimum of five percent (5%)
3 of projected AM peak period daily ridership of the high-capacity transit service.
4 Long-term bicycle parking spaces for all other structured parking ~~areas~~ must be
5 provided at a minimum of one space per XX automobile parking spaces.
 - 6 b. Long-term bicycle parking must be provided in the form of permanently-anchored
7 bicycle lockers or limited-access bicycle cages and must be labeled as bicycle
8 parking.
 - 9 c. Long-term bicycle parking must provide bicycles with full weather protection and
10 theft protection.
 - 11 d. Ground-level long-term bicycle parking must accommodate tandem bicycles,
12 recumbent bicycles, folding bicycles, cargo bicycles, bicycles with trailers, family
13 bicycles, and other non-standard bicycle designs.
 - 14 2. Short-term bicycle parking.
 - 15 a. Short-term bicycle parking spaces in freestanding parking garages intended to
16 support high-capacity transit must be provided at a minimum of two percent of
17 projected AM peak period daily ridership of the high-capacity transit service.
18 Short-term bicycle parking spaces in all other freestanding parking garages must
19 be provided at a minimum of one space per XX automobile parking spaces.
 - 20 b. Short-term bicycle parking must be provided in the form of permanently-anchored
21 racks or corrals. Racks or corrals must provide two points of support for the
22 bicycle frame, must be intuitive to use, and must accommodate a standard U-
23 lock.
 - 24 c. Short-term bicycle parking must be organized to accommodate a standard
25 bicycle dimension of two feet in width by six feet in length.
 - 26 3. Bicycle parking location and access.
 - 27 a. All long-term bicycle parking shall be located inside the freestanding parking
28 structure except long-term bicycle parking can be located outside or on the top
29 level of the freestanding parking structure under adequate weather protection.
 - 30 b. Short-term bicycle parking can be located inside the freestanding parking
31 structure and along the sidewalk adjacent to the freestanding parking structure.
 - 32 c. Bicycle parking may be provided in one or more areas. Bicycle parking is
33 encouraged to be located entirely on the ground floor. Bicycle parking located on
34 upper stories must be placed adjacent to an elevator capable of accommodating
35 non-standard bicycles.
 - 36 d. Bicycle entry/exit must be clearly identified and separately signed and/or marked
37 from automobile traffic.
 - 38 e. Bicycle parking area(s) must be accessed from a logical well-lit path of travel
39 from the bicycle entry/exit.
 - 40 f. Directional signage from the bicycle entry/exit to bicycle parking area(s) must be
41 provided.
 - 42 4. Bicycle maintenance/repair stations. One bicycle maintenance/repair station must be
43 provided in each long-term bicycle parking area. ~~No more than two bicycle
44 maintenance/repair stations are required on each level of the freestanding parking
45 structure.~~
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- 47 G. Elevator towers and stairwells.
- 48 1. External elevator towers and stairwells, including penthouses, must be open to public
49 view (through the use of architecturally designed glazing and transparent features).
 - 50 2. Ground floor stairwell areas beneath stairs must be fenced. Alternative methods for
51 securing such spaces may be authorized by the Director or as part of a development
52 agreement.
 - 53 3. See provisions under A. 5. Above pertaining to the height of these towers/penthouses
54 and desired architecturally designed features.
- 55

1 H. Pedestrian safety requirements.

- 2 1. Pedestrian pathways within facilities shall be clearly marked and signed to protect
3 pedestrians from moving traffic.
4 2. As noted under B. 2. a., sidewalks shall be provided along all facades of the freestanding
5 parking structure at a minimum of eight-feet-wide.
6 a. These requirements can be modified as part of a development agreement when
7 the applicant demonstrates that the sidewalk widths are infeasible. If modified
8 pursuant to this section, the sidewalks shall be the maximum width feasible.
9 3. Pedestrian pathways within the structure shall be established through striping, signage,
10 and/or other markings. Pedestrian pathways shall be established between pedestrian
11 entries and exits from the freestanding parking garage and existing or planned sidewalks
12 and pedestrian pathways. At a minimum, the following shall be provided:
13 a. Crosswalks shall be provided at the intersection of any internal access roadways
14 and/or public roadways affected by the freestanding parking structure.
15 b. Crosswalks shall be provided across vehicular and bicycle entries and exits.
16 c. If pedestrians are likely to walk through a parking lot, a pedestrian pathway
17 and/or signage shall be provided.

18 I. Lighting.

- 19 1. Lighting must be provided in accordance with Table XX:
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Table XX: Parking Structure Lighting Standards

Area		Minimum Horizontal Illuminance on Floor (Footcandles)	Minimum Vertical Illuminance at Five Feet (Footcandles)	Maximum to Minimum Uniformity Ratio
General Parking & Pedestrian Areas		2	1	10:1
Ramps and Corners	Days	2	1	10:1
	Nights	1	0.5	
Entrance Areas	Days	50	25	10:1
	Nights	1	0.5	
Stairways		7 average		

- 22 2. Lighting shall be downshielded or otherwise designed and configured to prevent spillover
23 onto neighboring properties and public right-of-way.
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26 J. Signage and wayfinding.

- 27 1. Regulatory and pavement markings shall comply with the Manual on Uniform Traffic
28 Control Devices (MUTCD).
29 2. Signage shall clearly direct drivers to vehicular entries by the most efficient route
30 possible.
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32 **DISCUSSION QUESTION: Should internal signage be regulated? Sound Transit has its
33 own requirements for wayfinding graphics and signage.**
34

35 K. Mixed use.

- 36 1. Freestanding parking structures must be designed to include space ~~that is either built out~~
37 ~~as or convertible to for~~ commercial, public, or other active and pedestrian-oriented uses.
38 The commercial, public, or active use space shall meet the following requirements:
39 a. Commercial, public, or other active use space provided pursuant to this section
40 shall have a minimum depth of 60 feet (~~while not extending further from the City~~
41 ~~Hall building façade as described under A.1., and as such, a portion of the space~~
42 ~~would need to be setback within the outer shell of the structure).~~
43 b. The minimum amount of space provided shall be equal to fifty percent (50%) of
44 the length of the exterior ground-floor façade exclusive of vehicle entries and
45 exits multiplied by the minimum depth set forth in LFPMP 18.41.XXX(K)(1)(a).

1 and if the parking structure is built within 50 feet of City Hall, the frontage parallel
2 to City Hall's frontage the parking structure must include commercial/active/public
3 use.

4 c. The commercial, public, or other active use space can be consolidated into a
5 single façade and can span multiple floors. The location of commercial, public,
6 or other active use space or convertible space must be approved by the Director
7 or as part of a development agreement.

8 ~~d. The minimum clear interior ceiling height standard of the commercial or~~
9 ~~convertible space shall be not less than 12 feet on the ground floor and not less~~
10 ~~than 10 feet on upper floors.~~

11 e. Parking structure ground floors and spaces built out as commercial, public, or
12 other active uses shall include fire suppressing sprinkler systems at the time of
13 construction even if not required by the Building and Fire Codes, as adopted by
14 the City.

15 2. At the time of construction, a minimum of XX square feet of leasable retail/commercial or
16 service space shall be constructed and made available for occupancy. The space shall
17 be located on first floor of the southernmost façade unless an alternative location is
18 approved by the Director or as part of a development agreement.

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21 **L. Public benefits.**

22 Public benefits must be provided to authorize the use of the bonus height provision and additional
23 protrusion beyond the City Hall façade set forth in LFPMC 18.42.XXX(A) (1) and (4). Acceptable
24 public benefits to use this provision include the following and in order to authorize bonus height
25 and additional protrusion must include at least two of the following 1 through 5 components:

26 1. Commercial, public, or other active use space(s) in addition to the minimum requirements
27 set forth in LFPMC 18.42.XXX(K), subject to the provisions under K., above. Public
28 and/or community space(s) shall meet the following requirements:

29 a. Public and/or community space(s) to include at least three of the
30 following elements: a plaza, viewing platforms, a community room, a community
31 meeting space, a rooftop terrace, a community garden, a walking trail, public art,
32 restaurant/café space, or similar features/spaces approved through the
33 development agreement. A combination of multiple public and/or community
34 space(s) incorporating up to three of these elements shall satisfy this
35 requirement with approval by the Design Review Board.

36 b. The area of public and/or community space(s) provided must be
37 equivalent to a minimum of 10 percent of the footprint of the structure exclusive
38 of eaves, weather protection, or similar façade protrusions.

39 c. Public and/or community space(s) must be provided within or at the
40 rooftop of the structure.

41 d. If public and/or community space(s) is/are incorporated into the
42 freestanding parking structure, such spaces must be publicly accessible at all
43 times and wayfinding signage must be provided directing members of the public
44 to the space(s).

45 e. Financial or in-kind contributions, such as accommodating City Hall-
46 related parking within the freestanding parking structure, to creating public and/or
47 community space(s) can satisfy this requirement if approved by a development
48 agreement.

49 2. Construction of or a financial contribution to construction of a grade-separated pedestrian
50 and bicycle crossing between the Town Center site and the Burke Gilman Trail, subject to
51 the following requirements:

52 a. The amount of any contribution to a grade-separated pedestrian and
53 bicycle crossing must be negotiated through a development agreement.

54 b. A strong pedestrian connection in the form of an artistic pedestrian
55 pathway or similar treatment must be provided between the freestanding parking
56 structure and the sidewalk. Provision of this pedestrian connection is in addition

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to any financial contribution to a grade-separated pedestrian and bicycle crossing. The location of the pedestrian connection must be approved through a development agreement.

3. Provision of ___ parking spaces for City and public use within the structure, including space for use by Lake Forest Park Police.

4. Construction of or financial contribution to development of a public plaza in the vicinity of City Hall and the parking structure.

5. Community solar project or alternative carbon-reducing features subject to approval through a development agreement.

M. Design Guidelines. Example structures shown on the following pages represent the City's preferred architectural design approaches. The design shall incorporate the types of elements and features shown to the maximum extent feasible.

DRAFT