

Draft Town Center Parking Structure Requirements – November 18, 2019

18.42.XXX Freestanding parking structures.

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

- A. Parking structure location and massing.
 - 1. Freestanding parking structures located within 50 feet of Lake Forest Park City Hall shall be designed and located such that the freestanding parking structure is no further south than the southern (front) façade of Lake Forest Park City Hall. Pedestrian weather protection on the first level is exempt from this requirement for a width of up to 8 feet.
 - 2. Freestanding parking structures are limited to the lesser of one story or 19 feet in height except when using engineered wood materials for structural components of upper stories. Parking structures using engineered wood materials for structural components of upper stories are limited to three stories and 40 feet in height.
 - 3. Parapet walls no greater than four feet in height may project above the maximum allowable freestanding parking structure height. Parapet walls exceeding the maximum allowable height limit must be a minimum of 50 percent transparent.

- B. Parking structure appearance.
 - 1. Facades facing public rights-of-way or private internal access roads shall have the appearance of a commercial building except at required vehicle entries and exits.
 - 2. Facades of freestanding parking structures without ground-floor active uses must be designed to minimize views into the interior of the parking structure.
 - a. A five-foot-wide landscaping strip must be planted along all facades without ground-floor active uses.
 - b. In addition to the landscaping strip, 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 decorative trellis work and/or screening that does not compromise the open parking structure requirements of the Building Code.
 - c. Views into upper floors of the freestanding parking structure be minimized by integrating planters, decorative trellis(es), or similar screening elements.
 - d. Alternatives to these landscaping and screening requirements may be authorized by the Director as part of the required development agreement.
 - 3. Pedestrian-Oriented Facades shall be required along public rights-of-way or private internal access roads as follows:
 - a. Transparent window areas or window displays or a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or window displays over at least 75 percent of the ground floor façade between 2 feet and 8 feet above grade.
 - b. Weather protection at least 5 feet wide over at least 75 percent of the southern façade and at least 50 percent of the western façade.

- C. Parking decks.
 - 1. Parking decks must be flat where feasible. Continuously-ramping parking decks are prohibited.
 - 2. The minimum and maximum floor-to-floor heights are set forth in Table XX:

Table XX: Minimum and Maximum Floor-to-Floor Heights of Freestanding Parking Structures

Floor	Minimum Height*	Maximum Height
Ground to deck of first floor	14 feet	19 feet

Deck of first floor to deck of second floor	9 feet	12 feet
Deck of second floor to deck of third floor	9 feet	12 feet

* minimum vertical clearance for all garage floors is 7 feet, 2 inches

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. The slope of a parking structure ramp shall be no greater than eight percent (8%) where feasible. An increase to a maximum of 12 percent may be authorized by the Director as part of the required development agreement if an eight percent slope is proven infeasible.
3. Parking structure ramps must be used for circulation only. Parking stalls shall not be located along the parking structure ramps.
4. Parking structure ramps shall be the minimum size necessary for safe circulation by all travel modes.

E. Parking stall dimensions and layout.

1. 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 LFP MC 18.58.050

Table XX: Parking stall dimensions and layout

[Insert from Boise p. 25 UCF 3 standards and diagram]

F. Bicycle parking and circulation.

1. Long-term bicycle parking.
 - a. Long-term bicycle parking must be provided at a minimum of five percent of projected AM peak period daily ridership.
 - b. Long-term bicycle parking must be provided in the form of permanently-anchored bicycle lockers or limited-access bicycle cages and must be labeled as bicycle parking.
 - c. Long-term bicycle parking must provide bicycles with full weather protection and theft protection.
 - d. Ground-level long-term bicycle parking must accommodate recumbent bicycles, folding bicycles, cargo bicycles, bicycles with trailers, family bicycles, and other non-standard bicycle designs.
2. Short-term bicycle parking.
 - a. Short-term bicycle parking must be provided at a minimum of two percent of projected AM peak period daily ridership.
 - b. Short-term bicycle parking must be provided in the form of permanently-anchored racks or corrals. Racks or corrals must provide two points of support for the bicycle frame, must be intuitive to use, and must accommodate a standard U-lock.
 - c. Short-term bicycle parking must be organized to accommodate a standard bicycle dimension of two feet in width by six feet in length.
3. Bicycle parking location and access.
 - a. All short-term and long-term bicycle parking shall be located inside the freestanding parking structure except short-term and long-term bicycle parking can be located outside or on the top level of the freestanding parking structure under adequate weather protection.
 - b. Bicycle parking may be provided in one or more areas. Bicycle parking is encouraged to be located entirely on the ground floor. Bicycle parking located

on upper stories must be placed adjacent to an elevator capable of accommodating non-standard bicycles.

- c. Bicycle entry/exit must be clearly identified and separately signed and/or marked from automobile traffic.
 - d. Bicycle parking area(s) must be accessed from a logical well-lit path of travel from the bicycle entry/exit.
 - e. Directional signage from the bicycle entry/exit to bicycle parking area(s) must be provided.
4. One bicycle maintenance/repair station must be provided in each bicycle parking area. No more than two bicycle maintenance/repair stations are required on each level of the freestanding parking structure.

G. Elevator towers and stairwells.

- 1. External elevator towers and stairwells must be open to public view or enclosed with transparent glazing.
- 2. Ground floor stairwell areas beneath stairs must be fenced. Alternative methods for securing such spaces may be authorized by the Director as part of the required development agreement.

H. Pedestrian safety requirements.

- 1.

I. Lighting. Lighting must be provided in accordance with Table XX:

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		

J. Signage and wayfinding.

- 1.

K. Mixed use and exterior finish.

- 1. Freestanding parking structures must be designed such that an area equaling a minimum of 50 percent of the length of the exterior ground-floor façade(s), excluding vehicle entrances and exits, is either built out as or convertible to commercial, public, or other active, pedestrian-oriented uses. The commercial, public, or other active use space can be consolidated into a single façade and can span multiple floors. The location of commercial, public, or other active use space or convertible space must be approved by the Director as part of the required development agreement.
 - a. The applicable floor area for commercial or convertible space shall extend in depth a minimum of 20 feet from the exterior freestanding parking structure façade.
 - b. The minimum clear interior ceiling height standard of the commercial or convertible space shall be not less than 12 feet on the ground floor and not less than 10 feet on upper floors.

- c. Parking structure ground floors and spaces built out for or convertible to commercial, public, or other active uses shall include fire suppressing sprinkler systems at the time of construction even if not required by the Building and Fire Codes, as adopted by the City.
 - 2. At the time of construction, a minimum of XX square feet of leasable retail/commercial or service space shall be constructed and made available for occupancy. The location of this space must be approved by the Director as part of the required development agreement.
- L. Screening and landscaping.
 - SG-Corridor Type III Landscaping: Open Screen for façade sections that are not subject to other architectural treatment requirements – minimum 4 feet in width

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