

1 **Draft Town Center Parking Structure Requirements – November 27, 2019**

2
3 **Assumptions Used in this Version:**

- 4 • The location of the parking garage will not be regulated, except when placed near certain
5 sensitive features (i.e., City Hall, Lyon Creek).
- 6 • The basic mass of the garage includes:
- 7 ○ No more than three stories above grade, as measured pursuant to the definition of
8 “building height” in LFP MC 18.08.160. Building height means the vertical distance from
9 the average level of the undisturbed soil of the site covered by a structure, measured to
10 the highest point of the structure, except as provided for in LFP MC 18.50.085. “Average
11 level” shall be determined by averaging elevations of the downward projections of the
12 four corners of the smallest rectangle which will enclose all of the building, excluding a
13 maximum of 30 inches of eaves. If a corner falls off the site, its elevation shall be
14 the average elevation of the two points projected downward where the two sides of the
15 rectangle cross the property line.
 - 16 ○ Commercial/public/active use space must be included in the initial build-out. Commercial
17 space must be a minimum of 60 feet in depth.
 - 18 ○ A minimum of 50% of each parking deck will be flat. The remainder can be sloping and
19 incorporate on-ramp parking.
- 20 • Bonus height to four stories is available in exchange for incentives.
- 21 • Parking decks are required to be 50% flat; the remaining 50% can slope to function as ramps and
22 can incorporate on-ramp parking.
- 23 • Parking stall dimensions and layout duplicate the User Comfort Factor 3 dimensions from the
24 Downtown Boise parking design guidelines.
-

25
26 **Key:**

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

28 Sections deleted and replaced: deletions shown in ~~striketrough~~, replacement text shown in underline.

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

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

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

32
33 **18.08.235 Community solar project.**

34 “Community solar project” means a solar facility shared by multiple community subscribers who receive
35 credit on their electricity bill for their share of the power produced. ((NOTE: this definition is sourced from
36 Solar Energy Industries Association.))

37
38 **18.08.325 Freestanding parking structure.**

39 “Freestanding parking structure” means a standalone building or structure of multiple levels used primarily
40 for parking vehicles. A freestanding parking structure may include parking on the upper (rooftop) level.

41
42 **18.42.XXX Freestanding parking structures.**

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

45 A. Parking structure location and massing.

- 46 1. ~~Freestanding parking structures located within 50 feet of Lake Forest Park City Hall shall~~
47 ~~be designed and located such that the freestanding parking structure is no further south~~
48 ~~than the southern (front) façade of Lake Forest Park City Hall. Pedestrian weather~~
49 ~~protection on the first level is exempt from this requirement for a width of up to 8 feet.~~

- 50 a. ~~Freestanding parking structures are limited to the lesser of one story or~~
51 ~~19 feet in height except when using engineered wood materials for structural~~
52 ~~components of upper stories. Parking structures using engineered wood~~
53 ~~materials for structural components of upper stories are limited to three stories~~
54 ~~and 40 feet in height.~~

1 ~~2. Parapet walls no greater than four feet in height may project above the maximum~~
2 ~~allowable freestanding parking structure height. Parapet walls exceeding the maximum~~
3 ~~allowable height limit must be a minimum of 50 percent transparent.~~

4
5 1. Freestanding parking structures located within 50 feet of Lake Forest Park City Hall shall
6 be designed and located such that the freestanding parking structure is no further south
7 than the southern (front) façade of Lake Forest Park City Hall. The following exemptions
8 may apply to the location of a freestanding parking structure located within 50 feet of
9 Lake Forest Park City Hall:

10 a. Pedestrian weather protection on the first level is exempt from this
11 requirement for a width of up to eight feet.

12 b. When commercial or other active use space conforming with the
13 requirements set forth in LFPMC 18.42.XXX(K)(1) ((NOTE: this will refer to
14 design requirements to be developed later)) is integrated into the freestanding
15 parking structure, those portions of the structure housing commercial or active
16 uses may protrude up to 10 feet south ((NOTE: is a bump-out/protrusion
17 acceptable? Can a larger bump-out/protrusion be acceptable to accommodate
18 commercial/active use spaces?)) of the southern (front) façade of Lake Forest
19 Park City Hall. The protrusion shall be the minimum necessary to accommodate
20 the design of commercial or other active use space. The pedestrian weather
21 protection exemption set forth in LFPMC 18.42.XXX(A)(1)(a) can be used in
22 combination with this exemption.

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

24 3. Base height. Freestanding parking structures are limited to the lesser of three stories or
25 35 feet in height. The following are exempt from height requirements:

26 a. Parapet walls. Parapet walls no greater than four feet in height ((NOTE:
27 parapet walls must be a minimum of 30 inches per IBC; OSHA, CDC safety
28 recommendations suggest a minimum of 42 inches is appropriate)) may project
29 above the maximum allowable freestanding parking structure height.

30
31 **PARAPET WALL OPTIONS:**

32 **Parapet walls must be a minimum of 50 percent (50%) transparent.**
33 **Transparency can be achieved through the use of negative space in design and**
34 **assembly of the parapet wall or through the use of translucent materials ((NOTE:**
35 **are translucent materials acceptable?)).**

36 **OR**

37 **Parapet walls must be composed of neutral-toned, non-reflective materials with a**
38 **finish consistent with PREFERRED ARCHITECTURAL STYLE ((NOTE: what is**
39 **the desired architectural style for Town Center? Fill in after discussion)).**

40 **Examples of acceptable materials include: wood (including engineered wood),**
41 **masonry, stone, self-weathering steel, brick, and plaster. Untreated concrete,**
42 **cable railings, concrete blocks/concrete masonry units, and similar materials are**
43 **not acceptable.**

44
45 **DISCUSSION QUESTION: Should these design requirements apply to all**
46 **parapets, or only parapets exceeding the maximum allowable building height?**

47
48 b. **Stair and elevator penthouses. Stair and elevator penthouses exceeding**
49 **the maximum allowable building height shall be the minimum height necessary**
50 **for ingress and egress.**

51 4. Bonus height. When incentives set forth in LFPMC 18.42.XXX(X)(X) are integrated into
52 the project design, the height of a freestanding parking structure is limited to the lesser of
53 four stories or 55 feet in height. The exemptions set forth in LFPMC 18.42.XXX(A)(3)(a)
54 and (b) can be used in combination with this bonus height provision.
55
56

1 B. Parking structure appearance.

- 2 1. Facades facing public rights-of-way or private internal access roads shall have the
3 appearance of a commercial building except at required vehicle or bicycle entries and
4 exits.

5
6 ARCHITECTURAL STYLE DISCUSSION QUESTION: Should this apply to *all* facades,
7 or just to those that are generally visible from right-of-way/other parts of Town Center?

8
9 ARCHITECTURAL STYLE DISCUSSION QUESTION: What is the preferred architectural
10 style for buildings at Town Center? Options to incorporate elements of visual interest and
11 human scale:

- 12 • Horizontal or vertical modulation;
- 13 • Fenestration/size and proportion of windows;
- 14 • Architectural details

- 15
16 ~~1.2.~~ Facades of freestanding parking structures ~~without ground floor active uses~~ must be
17 designed to minimize views into the interior of the parking structure.

- 18 a. A five-foot-wide landscaping strip must be planted along all facades
19 without ground-floor active uses.
- 20 b. In addition to the landscaping strip, any portion of the parking structure
21 ground floor with exposed parking areas adjacent to a public street or private
22 internal access roads shall be screened with decorative trellis work and/or
23 screening that does not compromise the open parking structure requirements of
24 the International Building Code.
- 25 c. Views into upper floors of the freestanding parking structure must be
26 minimized through the use of architectural treatments or by integrating planters,
27 decorative trellis(es), or similar screening elements.
- 28 d. Alternatives to these landscaping and screening requirements may be
29 authorized ~~by the Director~~ as part of ~~the required a~~ development agreement.
30 Alternatives must achieve the same level of screening as the requirements
31 described above.

- 32 ~~2.3.~~ Pedestrian-oriented facades shall be required along public rights-of-way ~~or and~~ private
33 internal access roads as follows:

- 34 a. Transparent window areas or window displays or a combination of
35 architectural treatments, sculptural ~~or~~, mosaic ~~,~~ or bas-relief artwork and
36 transparent window areas or window displays over at least 75 percent (75%) of
37 the ground floor façade between ~~2 two~~ feet and ~~8 eight~~ feet above grade.
- 38 b. Weather protection at least ~~5 five~~ feet wide must be provided along
39 applicable facades except at required vehicle or bicycle entries and exits. ~~over at~~
40 ~~least 75 percent of the southern façade and at least 50 percent of the western~~
41 ~~façade.~~
- 42 b. c. Alternatives to these pedestrian-oriented façade requirements may be
43 authorized as part of a development agreement.

C. Parking decks.

1. Allowable slope of parking decks.

a. A minimum of fifty percent (50%) of Parking parking decks surface area must be flat where feasible. Continuously ramping parking decks are prohibited.

a.-b. The rooftop parking deck shall not exceed a slope of two percent (2%). ((NOTE: this recommendation is from the Downtown Boise parking design guidelines.))

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

2. The *minimum vertical clearance for all garage floors is seven feet and two 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.

4.2. 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.

2.3. Parking structure ramps must be used for circulation only. Parking stalls shall not be located along the parking structure ramps.

3.4. Parking structure ramps shall be the minimum size necessary for safe circulation by all travel modes.

2. Parking structure ramps that include on-ramp parking shall have a slope no greater than 6.67 percent (6.67%). ((NOTE: this recommendation is from the Downtown Boise parking design guidelines.))

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."

4.2. 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

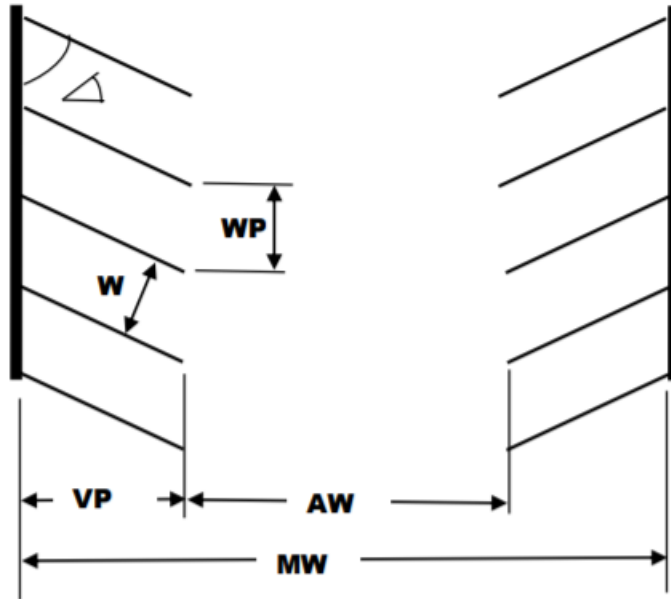


Figure XX: Parking Layout Dimensions

F. Bicycle parking and circulation.

BICYCLE PARKING DISCUSSION QUESTION: What are desirable parking ratios when bicycle parking depends on automobile parking spaces?

1. Long-term bicycle parking.

- a. Long-term bicycle parking [spaces in freestanding parking garages intended to support high-capacity transit](#) must be provided at a minimum of five percent (5%) of projected AM peak period daily ridership. [Long-term bicycle parking spaces in all other freestanding parking garages must be provided at a minimum of one space per XX automobile parking spaces.](#)
- 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 [tandem bicycles](#), 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 [spaces in freestanding parking garages intended to support high-capacity transit](#) must be provided at a minimum of two percent of projected AM peak period daily ridership. [Short-term bicycle parking spaces in all other freestanding parking garages must be provided at a minimum of one space per XX automobile parking spaces.](#)
- 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.

- 1 3. Bicycle parking location and access.
- 2 a. All ~~short-term and~~ long-term bicycle parking shall be located inside the
- 3 freestanding parking structure except ~~short-term and~~ long-term bicycle parking
- 4 can be located outside or on the top level of the freestanding parking structure
- 5 under adequate weather protection.
- 6 ~~a. b.~~ Short-term bicycle parking can be located inside the freestanding parking
- 7 structure and along the sidewalk adjacent to the freestanding parking structure.
- 8 ~~b. c.~~ Bicycle parking may be provided in one or more areas. Bicycle parking
- 9 is encouraged to be located entirely on the ground floor. Bicycle parking located
- 10 on upper stories must be placed adjacent to an elevator capable of
- 11 accommodating non-standard bicycles.
- 12 ~~c. d.~~ Bicycle entry/exit must be clearly identified and separately signed and/or
- 13 marked from automobile traffic.
- 14 ~~d. e.~~ Bicycle parking area(s) must be accessed from a logical well-lit path of
- 15 travel from the bicycle entry/exit.
- 16 ~~e. f.~~ Directional signage from the bicycle entry/exit to bicycle parking area(s)
- 17 must be provided.
- 18 4. Bicycle maintenance/repair stations. One bicycle maintenance/repair station must be
- 19 provided in each long-term bicycle parking area. No more than two bicycle
- 20 maintenance/repair stations are required on each level of the freestanding parking
- 21 structure.
- 22

23 G. Elevator towers and stairwells.

- 24 1. External elevator towers and stairwells, including penthouses, must be open to public
- 25 view or enclosed with transparent glazing.
- 26 2. Ground floor stairwell areas beneath stairs must be fenced. Alternative methods for
- 27 securing such spaces may be authorized by the Director as part of ~~the required~~ a
- 28 development agreement.
- 29

30 H. Pedestrian safety requirements. ((NOTE: This language is still being developed.))

31

32 I. Lighting.

- 33 1. Lighting must be provided in accordance with Table XX:
- 34
- 35

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		

- 36
- 37 2. Lighting shall be downshielded or otherwise designed and configured to prevent spillover
- 38 onto neighboring properties and public right-of-way.
- 39

40 J. Signage and wayfinding. ((NOTE: This language is still being developed.))

41

1 K. Mixed use ~~and exterior finish.~~

- 2 1. Freestanding parking structures must be designed to include space that ~~such that an~~
3 ~~area equaling a minimum of 50 percent of the length of the exterior ground-floor~~
4 ~~façade(s), excluding vehicle entrances and exits,~~ is either built out as or convertible to
5 commercial, public, or other active, and pedestrian-oriented uses. The commercial,
6 public, or active use space shall meet the following requirements:
7 a. Commercial, public, or other active use space provided pursuant to this
8 section shall have a minimum depth of 60 feet.
9 b. The minimum amount of space provided shall be equal to fifty percent
10 (50%) of the length of the exterior ground-floor façade exclusive of vehicle entries
11 and exits multiplied by the minimum depth set forth in LFPMC
12 18.41.XXX(K)(1)(a).
13 ~~a. c.~~ The commercial, public, or other active use space can be consolidated
14 into a single façade and can span multiple floors. The location of commercial,
15 public, or other active use space or convertible space must be approved by the
16 Director as part of the required a development agreement.
17 ~~b. The applicable floor area for commercial or convertible space shall~~
18 ~~extend in depth a minimum of 20 feet from the exterior freestanding parking~~
19 ~~structure façade.~~
20 ~~e. d.~~ The minimum clear interior ceiling height standard of the commercial or
21 convertible space shall be not less than 12 feet on the ground floor and not less
22 than 10 feet on upper floors.
23 ~~d. e.~~ Parking structure ground floors and spaces built out for as or convertible
24 to commercial, public, or other active uses shall include fire suppressing sprinkler
25 systems at the time of construction even if not required by the Building and Fire
26 Codes, as adopted by the City.
27 2. At the time of construction, a minimum of XX square feet of leasable retail/commercial or
28 service space shall be constructed and made available for occupancy. The location of
29 this space must be approved by the Director as part of ~~the required a~~ development
30 agreement.
31

32 L. ~~Screening and landscaping.~~

- 33 1. ~~SG Corridor Type III Landscaping: Open Screen for façade sections that are not subject~~
34 ~~to other architectural treatment requirements — minimum 4 feet in width~~

35 M. Incentives

- 36 1. Engineered wood products such as cross-laminated timber or Glulam for upper stories
37 2. Community solar project on top of the garage
38 3. Additional retail space designed with a minimum depth of 60 feet
39 4. Public plaza space
40 5. Community room/meeting space integrated into the first or second story of the garage
41 6. Grade-separated pedestrian and bicycle crossing to Burke-Gilman trail, with strong
42 pedestrian connection to freestanding parking structure
43 7. Rooftop or terrace-top community garden
44

45 INCENTIVES DISCUSSION QUESTION: Is this list of incentives complete?
46