

Lake Forest Park Freestanding Parking Structures Code Amendments

Summary of Planning Commission Comments

November 27, 2019

Issues of Substantial Agreement

1. Base height. The maximum base height is three stories/35 feet.
2. Parking ramps – internal to the parking structure.
3. Parking ramps – not all ramps are required to be non-parking ramps.
4. Slope of ramps that include parking have a maximum that is consistent with building code requirement.
5. Elevator towers and stairwells – transparency and fencing requirements.
6. Commercial/active use space:
 - a. Proportion of space required to be provided;
 - b. 60-foot minimum depth of space is required;
 - c. Space should be located along a façade that faces an internal road;
 - d. A minimum ceiling height should be set; and
 - e. Fire suppression should be required.

Issues Needing Discussion and Direction

1. Façade alignment.
 - a. Is a bump-out/protrusion allowable?
 - b. Possibly in exchange for some sort of incentive? What is the maximum bump-out/protrusion that is acceptable?
2. Maximum bonus height.
 - a. Would four stories be the maximum or would five stories be possible if it would reduce footprint and result in greater civic/active space?
3. Parapet walls.
 - a. Consider alternative requirements for transparency vs. materials.
4. Architectural character for “appearance of a commercial structure.”
 - a. What is the desired architectural style/appearance for the portions of the structure required to have the appearance of a commercial structure?
 - b. Should visible portions of the structure meet this requirement, or should all portions of the structure meet this requirement?
5. Flat parking decks.
 - a. Should a minimum 50% of parking deck area be required to be flat?
6. Commercial/active use space.
 - a. Should this be a base requirement?

New Items for Consideration:

1. Language for new definitions.
 - a. NOTE: Community solar project is listed as a potential incentive for additional garage height. The proposed definition is from Solar Energy Industries Association (SEIA).
2. Setback requirement for location near Lyon Creek.
3. Height exemption for stair/elevator penthouses for access to rooftop level.
4. Minimum parking space sizes and parking stall dimensions/configuration.
5. List of potential incentives.

Items for Future Discussion:

1. Minimize views into parking structure.
2. Pedestrian-oriented facades.
3. Bicycle parking.
4. Pedestrian safety requirements.
5. Lighting.
6. Signage and wayfinding. Should signage and wayfinding follow Sound Transit’s standard design requirements?