

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
AND SPECIAL MEETING OF THE
LAKE FOREST PARK PLANNING COMMISSION

**Draft Code Amendments Pertaining to Parking Structures in the
Town Center Zone**

The City of Lake Forest Park Planning Commission has been reviewing draft amendments to the Lake Forest Park Municipal Code (LFPMC) code pertaining to the Town Center zone. The public hearing will focus on amendments that are intended to govern parking structures such as the one that is being planned by Sound Transit for the Town Center site as part of the implementation of the Sound Transit 3 ("ST3") high capacity transit system expansion approved by the voters in November 2016. The Planning Commission is preparing its final recommendations for these code amendments in order to address, among other things, the overall height, mass, and setbacks for structures that are primarily intended to provide long-term parking for transit riders.

The public hearing will be conducted during the Planning Commission's meeting on **Tuesday, February 11, 2020**. The meeting will begin at **6:00 P.M.** and the public hearing will commence shortly thereafter and be held at the **Lake Forest Park City Hall located at 17425 Ballinger Way NE in Lake Forest Park**. Written and verbal testimony will be accepted during the public hearing.

The public hearing is intended primarily to provide an opportunity for public testimony regarding draft code amendments and potential alternatives regarding the following topics:

1. **LFPMC 18.42.090 Freestanding parking structure** – setbacks, façade alignment, footprint, base height, bonus height, exceptions to base height and bonus height, pedestrian access and safety, parking decks, parking ramps, stall dimensions, bicycle use, elevators and stairwells, lighting, signage, mixed use development, and public benefits.
2. **LFPMC 18.42.100 Town Center design guidelines** – guidelines for freestanding parking structures to blend with other nearby buildings, integrate public use and explore new build technologies, ground floor active use, stairwells and elevators as architectural features.
3. **LFPMC 18.42.110 Administration** – processing an application for Design Review in the Town Center zone.
4. **LFPMC 18.42.170 Development Agreement use in Town Center** - provisions in Chapter 18.42 LFPMC that may not be amended by a Development Agreement.
5. **Chapter 18.72 LFPMC Development Agreement** - inclusion of general development agreement

provisions including terms and conditions, public hearings, recommendations, decisions, amendments, consistency and flexibility, and police powers.

6. **Chapter 2.41 LFPMC- Design Review Board** - the creation of a Design Review Board to review and make recommendations regarding Major Town Center Design Review applications.

The draft amendments to the LFPMC provisions described above are available for review at: <https://www.cityofflp.com/593/Town-Center-Process> or at Lake Forest Park City Hall at 17425 Ballinger Way NE.

If you are unable to attend the public hearing, you may submit written comments as provided below prior to the public hearing. All comments received will be forwarded to the Planning Commission.

Send comments by e-mail to: steve@cityofflp.com

Or mail comments USPS to:

Steve Bennett

Planning Director

City of Lake Forest Park

17425 Ballinger Way NE

Lake Forest Park, WA 98155

There will be additional opportunities to comment on other related code amendment proposals being reviewed by the Planning Commission and the City Council at a future date.