City of Lake Forest Park
Special Planning Commission Meeting
17425 Ballinger Way NE
Tuesday, November 13, 2018
PROPOSED MEETING AGENDA

1. **Call Meeting to Order—7:00 p.m.**
2. **Approval of Agenda**
3. **Approval of Meeting Notes**
4. **Meeting Dates**
   - Next meeting is scheduled for December 11, 2018.
5. **Old Business**
   - Implementation of Town Center Vision
6. **New Business**
7. **Reports and Announcements**
8. **Public comments**
9. **Agenda for Next Meeting**
10. **Adjournment**

2018 Work Plan Summary

- Town Center Vision (policy framework) and land use code updates
- Parks, Recreation, Open Space and Trails Plan
- Title 18 Planning and Land Use Regulation General Update
- Subdivision Design Standards

LFP Planning Commission

- The Lake Forest Park Planning Commission provides recommendations to the Mayor and City Council for changes and updates to the Comprehensive Plan, zoning code, and land use policies.
- As citizen representatives, commissioners recommend programs and policies according to the needs and values of the community.
- The Planning Commission is required by law, and governed by state statute and city ordinance.

City of Lake Forest Park

Design and Development Standards and Guidelines for the Lake Forest Park Town Center

Preliminary Draft of Written Content, November 12, 2018

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A. ADMINISTRATIVE

A.1 Introduction/Purpose

Implementation of the Lake Forest Park Town Center (Town Center) Design and Development Standards and Guidelines (Standards and Guidelines) will support the goals and policies of the Town Center VISION/PLAN, a subarea plan developed in accordance with the City of Lake Forest Park's comprehensive planning procedures. The VISION/PLAN guides future redevelopment at the Town Center so that it best serves the needs of current and next generation citizens and results in the creation of enduring and attractive people-oriented place. As stated in the VISION/PLAN, future redevelopment at Town Center should enhance the setting and reflect the character of the surrounding community with timeless, northwest-style architecture and optimized views of the lake and surrounding forested neighborhoods. The basic intent of these Standards and Guidelines is to support VISION/PLAN with specific design and development provisions that will shape the character, function, and sense of place at Town Center as the heart of the Lake Forest Park community. Implementation also will foster safety and security, promote social interaction and economic vitality, and help to ensure attractive buildings and site areas.

The Standards and Guidelines are organized within three primary sections:

- ***Site Planning and Design***—addressing the overall approach to design and development of the Town Center, as well as design of exterior spaces
- ***Architecture/Building Design***—addressing the design of buildings and structures
- ***Public Art and Creative Expression***—addressing integration of public art and creative elements into the design of buildings and interior and exterior spaces throughout the Town Center site

For each element addressed in these sections, an introductory statement of ***intent*** is provided indicating the primary objective/objectives and anticipated outcomes of meeting the Standards and Guidelines. Then the specific ***provisions*** (Standards and Guidelines) are listed. In some cases, additional "RECOMMENDED" and "NOT RECOMMENDED" practices are described.

Visual Preference Images—Visual examples (photographs and illustrations) are included as models and references for design and review purposes. Captions and notes describe the desired practices and design treatments shown in the image. Photographic examples and illustrations

are intended to provide a means to effectively discern the desired design practices for buildings or site treatments; these are not intended to be specific examples to be replicated.

Design Excellence and Creativity—The Standards and Guidelines encourage design creativity and flexibility, while at the same time emphasizing solutions that are consistent with the VISION/PLAN. While many of the provisions in these Standards and Guidelines are voluntary and discretionary, some provisions are required for the purposes of ensuring that the outcomes of redevelopment best align with the community's values as expressed in the Town Center VISION/PLAN.

- For desired best practices that are encouraged, but discretionary or voluntary, look for the words "should" or "encouraged."
- For required or mandatory provisions, look for the words "shall," "must," or "required."

A.2 Administrative Procedures

These Standards and Guidelines are adopted by reference in the Lake Forest Park Municipal Code, Chapter 18.XX, Town Center, and are to be applied as an extension of the regulatory provisions of the Code. The City of Lake Forest Park Planning and Building Department Director (Director) will administer these Standards and Guidelines as the Director and lead the review process for each development and redevelopment application. The review of a project application with respect to the Standards and Guidelines will be the same as, and concurrent with, project review with respect to the zoning provisions.

<INSERT ANY ADDITIONAL SPECIAL PROCEDURES ANTICIPATED FOR DESIGN REVIEW HERE.>

A.3 Applicability

All construction of new buildings and structures, as well as additions to existing buildings that increase gross floor area by 1,000 square feet (sq ft) <CONFIRM SIZE THRESHOLD> within the Town Center zone shall be subject to these Standards and Guidelines <ref. LFPMC chapter/section>.

Where alteration or expansion of an existing building is proposed, the Director will determine which standards and guidelines are applicable to the proposal. Generally, standards and guidelines are applied only to portions of existing buildings or site development affected by new construction.

B. SITE PLANNING AND DESIGN

The following provisions address the overall approach to design and development of the Town Center, as well as design of exterior spaces—pedestrian corridors and gathering spaces, multi-modal streets (public and private), parking areas, open spaces, and other places surrounding buildings.

B.1 Strengthen Community Character and Visual Connectivity

Intent:

The Town Center is surrounded by forested neighborhoods on sloping terrain with mature trees and a strong sense of connection to Lake Washington. These qualities are emblematic of the community's name, Lake Forest Park. While the Town Center includes more intensive land uses,

taller buildings with more bulk and mass, and more urban qualities than the surrounding neighborhoods, the community desires that Town Center transitions well with these surroundings and that the character of Town Center strongly represents Lake Forest Park and instills a sense of pride in residents.

Provisions:

a. Provide appropriate transitions around the edges (see "Setbacks and Edge Conditions" in 18.XX), and landscaping within buffers (see B.X).

b. Preserve and enhance views of surrounding forests, Lake Washington, and Mount Rainier (where possible) through orientation of buildings and spaces.

c. Provide visual continuity and visual connections across the site—pedestrians walking across the Town Center should be able to see from one major destination to another, as this will enhance wayfinding and pedestrian connectivity. Town Center should look and feel as if it is one place with visual continuity and connectivity throughout.

d. Create axial relationships across the site, with pedestrian pathways that connect to visible features and landmarks whether part of the site or buildings.

e. Frame and enhance view corridors throughout the site, including opportunities to view the Lyon Creek corridor, forested surroundings, and other features.

f. Connect social gathering spaces and pedestrian corridors with the Lyon Creek corridor.

B.2 Enhance Town Center Vibrancy and Attractiveness

Intent:

New development or redevelopment shall enhance the overall character of the Town Center to ensure that each phase of improvements over time collectively results in the desired quality and cohesively contributes to the sense of vibrancy and attractiveness of the Town Center overall. All improvements to the Town Center shall enhance its function as the heart of the Lake Forest Park community.

Provisions:

a. Emphasize design excellence and high quality in the selection of building and site materials.

b. Create a stronger sense of "green" over "gray" at the Town Center—open space, landscaping, and trees, that visually predominate over surface parking areas.

c. Strengthen the visual identity of the Town Center area and enhance its function as the heart of the Lake Forest Park community.

d. Ensure that all buildings and spaces are pedestrian-oriented and contribute to the attractiveness and vibrancy of the Town Center.

B.3 Pedestrian-Oriented Design <or Pedestrian-Friendly Design Practices>

Intent:

The Town Center VISION/PLAN calls for creating a pedestrian-oriented, pedestrian-friendly Town Center, making it easier, more convenient, safer, and more comfortable to walk between all site locations (businesses, residences, civic spaces, transit stops, and parking areas) across Town Center, and between the Town Center and surrounding neighborhoods. Design and development shall transform the Town Center over time, from an automobile-oriented place to an environment where pedestrians are a priority, giving the highest consideration to the ease and comfort of pedestrian movement and gathering places. This will include eliminating pedestrian barriers and ensuring that walking routes are convenient, direct and pleasant, as well as providing comfortable and inviting outdoor spaces for a variety of activities during all hours and seasons and places where people can stop to sit, rest, and visit.

Provisions:

a. All buildings and site areas must be designed to meet applicable code requirements and provisions of the Americans with Disabilities Act (ADA)/Architectural Barriers Act Architectural Standards. In general, the preferred best practice is to provide universal design and general accessibility across the entire site and for all buildings used by the public. The ADA requires that transit facilities, infrastructure, and equipment be accessible to people of all abilities. This includes the pedestrian infrastructure approaching stations and within station areas, including public streets and rights-of-way, as well as intersections and crossings.

b. Design and implementation of transit-oriented development must consider pedestrians' needs at every stage. This includes designing buildings and streets oriented to pedestrians and to pedestrian scale, providing continuous and direct sidewalks, installing pedestrian crossing devices, lighting pedestrian ways, providing signing and wayfinding, and other improvements. Provide safe and convenient pedestrian circulation for all, facilitating pedestrian access onto the site from all streets and continuous pedestrian access within and across the site in all directions.

c. Improve pedestrian access and connectivity in the Town Center zone as it redevelops. Public transit is dependent upon the quality of the pedestrian environment. A safe, accessible, attractive pedestrian environment creates an efficient, seamless connection to transit, encouraging ridership; it also encourages walking at town center and enhances connections to businesses and other destinations across the site.

d. Create strong bicycling connections that facilitate access to and through the Town Center as well as access to transit.

e. Provide facilities for bicycle storage near the transit station and across the site, enhancing the linkage between bicycling and transit and reducing vehicle trips and vehicle miles traveled.

f. Buildings must be convenient to pedestrian access with clearly identified pedestrian entries. A building should provide a continuous, visually rich pedestrian experience along its ground floor street front. The most important part of a building to a pedestrian is its ground floor –

the lowest level of the facade, which a person experiences walking past or entering the building. This "pedestrian experience zone" should provide a sense of enclosure, and a continuous and comfortable street edge for the pedestrian. Ground floor building transparency should foster interaction between the public and private realms.

g. For developments with multiple buildings, provide pedestrian circulation between all buildings.

h. New development must provide direct pedestrian access to adjacent public properties, such as parks, City Hall, the fire station, and other uses. Pedestrian and bicycle access in the Ballinger Way and Bothell Way rights-of-way will facilitate connections to surrounding neighborhoods.

B.4 Relationship to Pedestrian Corridors and Street Frontages

Intent:

To create an active, safe pedestrian environment across the entire Town Center and along the rights-of-way of Bothell Way and Ballinger Way. While the Town Center consists primarily of privately owned property and private streets, the circulation system should function with the intent of a public network of pedestrian corridors and streets. This network shall serve all modes—pedestrians, bicycles, and motor vehicles and shall be designed to enhance the visibility, vibrancy, and attractiveness of all development along these internal and external travel ways.

Provisions:

a. Building entries must have direct pathways to pedestrian areas. If located along Bothell Way or Ballinger Way, building entries should face the public walkway.

b. Parking areas must be screened from pedestrian areas, sidewalks, walkways and the street right-of way. Refer to B.X for more information.

c. No untreated blank walls or service areas shall be located along Bothell Way and Ballinger Way or along the interior pedestrian/multi-modal network of the site, including any open spaces, social gathering places, or passageways used by pedestrians.

d. For buildings located in proximity to Bothell Way and Ballinger Way rights-of-way, the area between the sidewalk and the building must feature pedestrian-oriented space and landscaping.

e. Buildings along the Bothell Way and Ballinger Way rights-of-way and along the interior pedestrian/multi-modal network of the site must feature transparency (window or glass area) on at least 50 percent of the ground floor between 2 feet and 8 feet above the grade on the façade.

f. All building frontages along the Bothell Way and Ballinger Way rights-of-way and the interior pedestrian/multi-modal network of the site shall feature pedestrian-oriented facades as described in C.X. Service areas and untreated

blank walls shall not front a corridor or multi-modal street (public or private) used by pedestrians.

g. Buildings with ground floor residential units directly adjacent to the Bothell Way and Ballinger Way rights-of-way and interior motor vehicle travel ways must have a ground floor elevation at least 3 feet above sidewalk grade - except for designated universally accessible units. <OR NOT REQUIRED WITH ADEQUATE SCREENING OF VEHICLE LIGHTS?>

h. Buildings with ground floor residential units facing streets/motor vehicle travel ways must feature a window area of at least 10 square feet for every 30 linear feet of frontage or landscaping with trees, shrubs, and groundcovers, as approved by the Director.

i. In all cases, it is preferred that buildings and not surface parking areas are located along the Bothell Way and Ballinger Way rights-of-way, as well as the interior pedestrian/multi-modal network of the site and at intersection corners. This will improve pedestrian access and facilitate access to the parking areas because the driveways will be further away from turning movements at intersections. Parking areas must occupy not more than 50 percent any corridor used by pedestrians.

j. Structured parking (parking garages) along Bothell Way, Ballinger Way, or interior pedestrian/multi-modal corridors must be screened with a planting area at least 15 feet wide of Type I or II landscape planting as described in Section ____(for areas above grade).

k. Sidewalks along Bothell Way and Ballinger Way and within the interior pedestrian/multi-modal network of the site shall be a minimum of 8 feet wide. Shared use paths designed to accommodate pedestrian and bicycle use shall be a minimum of 12 feet wide. Where sidewalks and pedestrian corridors front shops, restaurants, and active uses, a wider sidewalk width of up to 14 feet is strongly encouraged. Sidewalks are required on both sides of all public and private streets and motor vehicle travel ways within and adjacent to Town Center.

See also LFPMC Sections _____ for setback requirements and edge condition treatments.

B.5 Pedestrian and Bicycle Access, Connectivity, and Amenities

Intent:

To provide safe, direct, and convenient pedestrian and bicycle access that minimizes conflicts between modes and provides connections to neighborhoods surrounding Town Center, and to provide attractive internal pedestrian routes that promote walking and enhance Town Center character, as well as to provide locations for bicycling across the full extent of Town Center.

Provisions:

a. Pedestrian and bicycle paths all be separated from structures at least 3 feet (with

landscaping between) except where the adjacent building features a pedestrian-oriented façade per Section C.X. The Director may consider other treatments to provide attractive pathways. Examples include sculptural, mosaic, bas-relief artwork, or other decorative treatments that meet the intent.

b. Pathways providing access to commercial and mixed-use buildings must be at least 8 feet wide. If the walkway is between a façade with a primary building entry and a parking lot, see B.X below. For all other interior pathways, the applicant must demonstrate to the Director's satisfaction that the proposed walkway is of sufficient width to accommodate the anticipated number of users. Note that 10- to 12-foot-wide pathways accommodate two couples passing each another and 8-foot-wide pathways accommodate three persons, groups, or families walking abreast.

c. Even though the interior network of streets at Town Center may be private, to the extent that these can be designed to look and function like public streets, with sidewalks, on-street parking, curb bulb-outs/extensions, marked crosswalks (raised where possible), and other features will enhance safety and convenience for all modes. In outdoor lifestyle shopping areas, a network of "main street" style shopping streets can encourage walkability and retail activity.

d. When creating a "main street" type shopping environment along roads with on-street parking, a 14-foot-wide pedestrian corridor is recommended, allowing a 4- to 6-foot-wide furnishings zone along the curb line and 8- to 10- foot wide pedestrian travel way between the furnishings zone and building frontages and entrances. Given the high intensity of use at Town Center, 8 feet is the recommended minimum width for all pedestrian sidewalks/paths.

e. Pathways along the front façade of mixed-use and retail buildings 100 feet or more in length (measured along the façade) that are not located adjacent to a street must be at least 14 feet wide with 8 feet minimum unobstructed width and include the following:

   (1) Street trees, as approved by the Director, must be placed at a minimum spacing of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than 1 tree per 60 lineal feet of building façade must be provided.

   (2) Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included, and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 14 feet in width.

   (3) Pedestrian-scaled lighting is required, mounted either on posts no more than 15 feet high or on the building. Light posts, trees, landscaping, and other furnishings (benches, bike racks, etc.) should be located in the furnishings zone—the 4- to 6-foot-wide space adjacent to the curb line or outside edge (furthest from building) of pedestrian way.

f. 12 feet is the desirable minimum width for shared use paths accommodating pedestrian and bicycle use in urban areas.

g. Pedestrian routes should be attractive and easy to use and should encourage walking and

activity. Sidewalks should be continuous, avoiding interruptions (vehicle curb cuts, changes in direction or grade, etc.). The portion of the sidewalk dedicated to walking should be free of barriers (wall protrusions, utility poles, newspaper boxes, cafe tables and chairs, permanent planters, tree grates or other obstructions and clutter).

h. Pedestrian and bicycle connectivity shall be provided along all site edges (including along Ballinger Way, Bothell Way, and the west property line near Whispering Willow park and north, connecting to Ballinger Way, creating a full loop around Town Center).

i. Pedestrian and bicycle routes shall be provided across the full length and width of the site and intervals across the site to be determined in design. The maximum spacing between pedestrian ways on the site shall be no more than 350 feet in either direction across the site (northerly to southerly and westerly to easterly); connection patterns need not be gridded.

j. If buildings exceed the interval dimension of 350 feet required for pedestrian connectivity, an open, inviting public pedestrian way shall be provided through the building to enhance site connectivity. This type of space could be designed in many ways: as a breezeway/atrium space, market hall, enclosed space, or other place, but it must feel inviting to pedestrians.

k. Create a specific pedestrian experience along the Lyon Creek corridor through the site, such as a boardwalk with overlook points, benches, and interpretive features. Seek opportunities to locate uses such as outdoor dining and pedestrian gathering spaces near Lyon Creek as a focal point/amenity of the site.

l. Explore opportunities to safely connect Town Center with the Burke-Gilman Trail, implementing measures in the Town Center VISION/PLAN.

m. For safety, security, and access, landscaping shall not block visibility to and from a path, especially where it approaches a roadway or driveway.

n. Where buildings face onto a parking area rather than the street, provide wide pathways adjacent to the facades of retail and mixed-use buildings.

o. Provide bicycle racks or other means of safe and convenient bicycle parking at the rate of at least 1 rack (for two bicycles) for every 50 linear feet of a building façade with a main entry.

p. Benches and outdoor seating—provide at least one bench or five linear feet of seating wall or 2 outdoor chairs for every 50 feet of storefront (the length of the side of the building on which the main entrance is located). The seating may be located in a pedestrian oriented open space if located within 200 feet of the actual storefront.

q. Separate pedestrians from visual and other nuisances (e.g., trash dumpsters, loading docks, mechanical equipment, etc.) and if these areas must be located near pedestrian areas, they shall be adequately screened (see X.X).

r. Improve and strengthen pedestrian and bicycle connections to the surrounding neighborhoods via elements recommended in the Safe Streets, Safe Highways, and Town Center Connections Plans (complete streets, shared use paths, improved physical

connections of multi-modal streets, traffic calming and pedestrian crossing features such as bulb-outs).

<STILL NEED TO REFINE THE FLOW OF ABOVE PROVISIONS; MAY WANT TO BREAK INTO MORE SECTIONS AS WELL FOR READABILITY/USEABILITY>

RECOMMENDED

- Direct pedestrian routes.
- Pedestrian routes that are safely integrated with the multi-modal network including public and private streets and parking areas.
- Clearly delineated pedestrian routes across streets and parking areas.
- Pedestrian and bicycle connectivity across the entire site and around the Town Center perimeter.

NOT RECOMMENDED

- Circuitous pedestrian and bicycle routes that create inconvenience and discourage walking/bicycling.
- Gaps in/discontinuous or interrupted pedestrian and bicycle connectivity.
- Permanent or temporary pedestrian and/or bicycle route obstructions.

<REVIEWERS: We are leaving "RECOMMENDED" vs. "NOT RECOMMENDED" in for now as that is how we originally structured this, But I'm concerned that it is redundant to the other provisions and may also be interpreted incorrectly (as "not required"). As such, I think we will remove it in final draft and make sure the guidance is covered in the basic provisions presented. Mandi>

B.6 Pedestrian Gathering Spaces

Intent:

Attractive and inviting outdoor pedestrian gathering spaces maximize use and activity and enhance vibrancy.

Provisions:

a. Pedestrian gathering spaces should be surrounded by active use areas and partially enclosed rather than open ended on all sides. Examples include courtyards, squares, mini-parks/pocket parks, outdoor dining areas and game areas, event spaces, plazas and other spaces with active adjacent ground floor uses.

b. These areas should be spatially well defined, inviting, secure, easy to maintain.

c. Spaces can be designed to serve a variety of functions and provide diverse experiences—places for socializing, special events, and/or dining.

d. If special events or programming is planned for these areas, they should be designed to accommodate the expected use and average amount of people at one time.

e. Providing amenities such as public art, water features, music, outdoor games, and a variety

of seating and furnishings can help to activate these areas and encourage use.

f. Seating is probably the most important feature to serve pedestrians needs in social gathering areas. Provide a variety of formal and informal types of seating around the site benches, chairs, low walls, wide steps, edges of landscaped planters, etc. Other important considerations include:

   (1) Provide a greater amount of seating areas near active retail establishments (especially outside eating and drinking establishments and near food vendors).

   (2) Provide seating adjacent to pedestrian walkways, but away from high traffic areas such as busy intersections.

   (3) Design specific places for stopping and viewing adjacent to and within parks, squares, plazas, and courtyards.

   (4) Create a sense of separation from vehicular traffic, either spatially or with features such as landscape planters.

   (5) Seating areas generally should not be located more than three feet above or below street grade.

   (6) Avoid locating seating areas adjacent to loading, service bays or storage areas.

   (7) Avoid seating areas that are hidden, secluded, dark or unsecured spaces behind or to the side of buildings.

g. All areas should be designed in accordance with applicable code requirements and provisions of the Americans with Disabilities Act/Architectural Barriers Act Architectural Standards.

h. Treat low walls and steps appropriately to discourage creating skateboard attractions.

i. These areas should be well-lit and adjacent to popular shops, restaurants, and areas that attract people (see B.X).

j. For multi-family open spaces, buildings surrounding the green space can provide visual definition and vitality generated by active ground floor uses.

k. Trees, shrubs and plants to help define spaces, create transitions from the park to the street and provide visual interest, but clear lines of sight should be maintained throughout and isolated, awkward spaces should be avoided.

L Outdoor covered areas such as pavilions and gazebos over seating areas may attract year-round use and also should be lighted for use during evening hours (see B.X).

B.7 Pedestrian Access through Surface Parking Areas

Intent:
In keeping with the objective of pedestrian-friendly design, clear delineation of pedestrian ways and crossing areas through and across surface parking areas and drive aisles is critical to ensure an inviting, pleasant pedestrian circulation system that integrates with parking and provides efficient pedestrian access to businesses.

Provisions:

a. Provide safe and convenient pedestrian paths through parking areas along the most direct routes to building entries. These routes should be marked in accordance with City standards and may be specially paved to provide contrast and clear delineation. Provide pedestrian walkways in parking areas for every two bays of parking or at least every 120 feet.

b. In addition to aligning walkways through parking areas with building entries, they should also be aligned to connect with other pathways, sidewalks, and destinations on the site.

c. Raised pedestrian crossings of drive aisles and streets (public and private) are preferred.

d. Provide adequate lighting of pedestrian ways and crossing areas in parking lots (see B.X).

B.8 Access to Transit/Connectivity between Commuter Parking Areas and Transit Stations/Stops

Intent:
Pedestrian and bicycle connections to and from transit stations and stops should be direct, intuitive, convenient and seamless. It is important to clearly delineate and improve pedestrian and bicycle access in these areas not only to encourage transit ridership, but also because the confluence of cars and buses can create added conflicts.

Provisions:

a. Ensure that pedestrian and bicycle access ways to transit are clearly visible and discernable.

b. Where necessary, provide additional signing and wayfinding to enhance access to transit and the park and ride structure, as well as other locations at Town Center.

c. Pathways between parking areas (park and ride structure, surface parking, etc.) and transit stations/stops should be well-lit (see B.X).

d. Entrances to the park and ride structure should be well-lit and signed. Identifiable features, such as towers, transit logo/brand elements, public art, and other elements can further help to reinforce and identify where transit riders should park and access transit.

e. Improvements to facilitate crossing of adjacent streets will enhance pedestrian and bicycle access to transit as well as access to Town Center businesses and destinations. Improvements identified in the Safe Streets, Safe Highways, and Town Center Connections plans should be implemented with each stage of development and may include features such as pedestrian and bicycle crossing improvements, countdown signals, pedestrian refuge islands, curb extensions, etc.).

f. Configure pedestrian plazas adjacent to transit stations/platforms for efficient and direct access.

g. Grade separation (such as a pedestrian bridge crossing above or below Bothell Way) can be beneficial for enhancing pedestrian and bicycle access to transit in addition to enhanced at-grade crossing improvements. Careful attention must be paid to designing these facilities, so they are convenient to use, covered, and provide the most direct access possible (or pedestrians and bicyclists may not use them to the full extent intended).

h. Refer to Sound Transit and King County Metro design standards and guidelines for additional provisions applicable to park and rides and transit stations

B.9 Vehicular Access and Circulation

Intent:

To provide safe and functional vehicular access to and from and within Town Center while at the same time recognizing the importance of a pedestrian-oriented and transit-oriented place.

Provisions:

a. Provide improvements to the Ballinger Way and Bothell Way street frontages and to internal multi-modal access ways to improve their function for all modes.

b. Design the multi-modal network on site to minimize conflicts between all modes and reduce and disperse traffic and through access across multiple routes on the site.

c. Implement the provisions of the Safe Streets, Safe Highways, and Town Center Connections plans, as well as provisions of the Town Center VISION/PLAN as appropriate with each phase of development at Town Center. A specific transportation and parking study shall be prepared to support each phase of development and determine the level of improvements necessary to support the proposed changes in use.

d. Access onto Bothell Way and Ballinger Way shall be designed in compliance with Safe Streets, Safe Highways, and Town Center Connections plans, as well as provisions of the Town Center VISION/PLAN, sufficiently distant from intersections to minimize traffic conflicts.

e. Provide access management on Bothell Way and Ballinger Way; i.e., to reduce turning movements that increase congestion, interfere with pedestrian and bicycle access to transit, and reduce safety.

f. Design the internal network of multimodal streets to function like public streets even though they may continue to be privately owned and maintained.

g. The Director may require modification of proposed vehicle access points and internal circulation to minimize the potential for cut-through traffic in residential neighborhoods.

B.10 Parking Area Design

Intent:
To provide an inviting, pleasant, pedestrian- and transit-oriented setting that facilitates access between parking areas and Town Center businesses while also minimizing the predominance and appearance of surface parking.

Provisions:

a. Provide parking beneath and within buildings to the maximum extent possible.

b. Conceal surface parking areas with screening and landscaping (see B.X).

c. Provide safe and convenient pedestrian access through and from parking areas to building entries to encourage walking between locations and businesses at Town Center (see B.X).

d. Parking area landscaping shall be provided within surface parking areas with 8 or more parking stalls for the purpose of providing shade, diminishing the visual impacts of large paved areas, providing stormwater management, and other benefits. Island and planter strips designed to work as raingardens for stormwater management, with sloped grading and curb cuts are encouraged. See B.X for provisions related to parking area landscaping.

e. <DO WE NEED TO PROVIDE PARKING AREA DIMENSIONS OR ARE THOSE ADEQUATELY COVERED ELSEWHERE IN THE CODE?>

B.11 Stormwater Management and Low Impact Development Best Practices

Intent:
In addition to compliance with stormwater management requirements that would be applicable to redevelopment, providing best practices in stormwater management and low impact development with each phase of development at Town Center is highly desirable. The provisions below address design issues and are not intended to diminish or alter other requirements for stormwater management measures in the LFPMC.

Provisions:

a. Integrate stormwater facilities cohesively with site design —Integrate biofiltration swales, rain gardens, storm water planters, and other storm water management measures into the overall site design, maximizing their use as open space and attractive visible landscape areas. Examples of filtration methods include the following.

   (1) Incorporate the biofiltration system, including low-impact development (LID) features, as part of the landscape features of the development. If the biofiltration system is incorporated into the landscaping of the site's open space, then, upon approval of the Director, the storm water facility may be counted as part of the required open space.

   (2) Locate biofiltration swales, ponds, or other approved biofiltration systems as part of a landscape screen. Trees may be planted near the grass swale as long as they do not substantially shade the grass or undermine soil

structure within the swale. The swale or pond should be designed so it does not impede pedestrian circulation or shared parking between two or more properties.

(3) Where topography is favorable, locate the biofiltration swale, wet pond, or other approved biofiltration system within the paved parking or service area. The swale or pond should be landscaped as part of the required internal parking area landscaping and oriented, so it does not impede pedestrian circulation.

(4) Use appropriate native, habitat-enhancing plant species as approved by the Director.

b. Infiltration and pavement minimization—pavements for site features other than motor vehicle circulation and parking shall be permeable (porous concrete, porous asphalt, unit pavers, wooden deck, etc.) where soil conditions make this approach feasible and functional related to infiltration. As part of the storm water management application and review process, the applicant must demonstrate that that infiltration through low impact development practices has been used as part of the overall stormwater handling system or that infiltration has been considered in the planning process and found infeasible due to soil conditions or other site features.

B.12 Multi-Family Open Space

Intent:

Town Center residents will need useable spaces that are suitable for leisure and recreational activities and that are attractive, enhancing Town Center character, as well as the residential setting.

Provisions:

a. All multifamily residential development must provide 100 square feet of on-site open space per dwelling unit. <NOTE: THIS PROVISION IS UNDER STUDY WITH SITE DEVELOPMENT MODELLING AND THIS MAY BE ADJUSTED ACCORDINGLY.>

b. Acceptable types of open space include:
   (1) Common open space—Where accessible to all residents, usable outdoor open space may count for up to one hundred percent of the required open space. “Usable outdoor open space” includes landscaped courtyards or decks, entrance plazas, gardens with pathways, children’s play areas, or other multipurpose recreational and/or green spaces. Special requirements for common open spaces include the following:
      i. Required setback areas along the edges of Town Center and setbacks along Lyon Creek shall not count towards the open space requirement, unless it is part of the space that meets dimensional requirements.

      ii. Space shall have a minimum dimension of fifteen feet to provide functional leisure or recreational activity.

iii. Space should feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.

iv. Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the city that enhance safety and privacy for both the common open space and dwelling units.

v. The space should be oriented to receive sunlight, face east, west or preferably south, when possible.

vi. Separate common space from ground floor windows, streets, service areas, and parking areas with landscaping and/or low-level fencing. However, care should be used to maintain visibility from dwelling units towards open space for safety.

vii. The space must be directly accessible and visible from public streets and sidewalks and oriented to encourage activity from local residents.

(2) Individual balconies or patios may be used for up to fifty percent of the required open space. To qualify as open space, balconies or patios must be at least thirty-five square feet, with no dimension less than five feet.

(3) Rooftop decks and terraces may be used to meet up to fifty percent of the required open space, provided the following conditions are met.
i. Space must be accessible to all dwelling units.

ii. Space must provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the city.

iii. Space must feature hard surfacing appropriate to encourage resident use.

iv. Space must incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.

(4) On-site indoor recreation areas may be used to meet up to fifty percent of the required open space, provided the following conditions are met.
i. Space must be accessible (ADA) and walkable to all dwelling units.

ii. The space is designed for and includes equipment for a recreational use (e.g., exercise, group functions, etc.).

(5) Setbacks/Privacy. All ground floor residential units shall be set back at least ten feet from the right-of-way, sidewalk or commonly accessible pathway. Exception: The Director may waive this requirement if the units have a floor elevation at least three feet above the sidewalk grade to provide for increased privacy. The city may approve

other design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

B.13 Open Space for Non-Residential Uses/Areas

Intent:
Open space for non-residential uses and areas of the site will enhance the development character and attractiveness of Town Center, as well as pedestrian activity and provide amenities for shoppers.

Provisions:

a. Each phase of redevelopment must provide pedestrian-oriented open space equal in size to at least 1% of the ground floor building footprint plus 1% of the affected "site area". <NOTE SITE DEVELOPMENT MODELLING IS TESTING THIS PROVISION AND THIS MAY BE ADJUSTED ACCORDINGLY.> "Affected site area" includes all land needed for the non-residential portion of the project including parking, service areas, access and required landscaping.

b. Open space may be in the form of wider sidewalks, beyond the minimum noted elsewhere in these guidelines, café seating area, social gathering spaces, outdoor games areas, gardens, play areas, or other areas as approved through the development application review process.

c. These areas must be retained in and managed for public use.

B.14 Site Planning and Design for Security

Intent: To increase personal safety and property security.

Provisions:

a. Site development planning shall avoid creation of entrapment areas, where a person could become trapped with no exit route.

b. Provide two means of egress from all outdoor spaces.

c. Ensure entrapment conditions are avoided in the design of rooftop decks.

d. Avoid creation of areas that are dark or not visible from a public space.

e. Ensure that buildings, vegetation, or other objects (e.g., a storage enclosure) do not block visibility into a space or provide places to hide.

f. Avoid designing screens or landscaping that block motorists' views of pedestrians crossing streets, driveways, and vehicular circulation areas.

g. Where visibility is necessary to avoid creating an insecure area to reduce the potential for pedestrian/vehicle collisions, do not plant vegetation that will obstruct views between 3 feet and 8 feet above the ground.

B.15 Site and Parking Area Landscaping

Intent:

Landscaping reduces the visual presence of surface parking at Town Center and helps to screen and buffer development from surrounding neighborhoods and properties. Landscaping also enhances the character and visual quality of the Town Center. Increasing the tree canopy and converting more gray areas to green provides environmental benefits including improved stormwater management and water quality.

Provisions:

a. Developments with common parking areas with more than 8 stalls shall provide planting areas at the rate of 20 square feet per parking stall.

b. Trees shall be provided and distributed throughout the parking area at a rate of one tree for every eight parking stalls.

c. The maximum distance between any parking stall and landscaping shall be no more than 80 feet.

d. Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang and curb cuts or other features shall be provided in these barriers to allow surface water to flow into landscaped areas.

e. Parking area landscaping shall consist of:
   (1) Canopy-type deciduous trees, evergreen trees, evergreen shrubs, perennials, and groundcovers planted in islands or strips

   (2) Hardy shrubs and groundcover species planted at recommended spacing per species

   (3) Planting islands and strips shall include an area of at least 100 square feet and no less than five feet wide

   (4) <Add CPTED provisions regarding sight lines>

f. Parking Area Screening shall be provided between sidewalks and parking areas at Town Center. For parking lots abutting Bothell Way and Ballinger Way, landscaping the planting strip shall be at least 15’ wide and include mix of deciduous and evergreen trees planted in an informal, asymmetric (park-like) layout, with at least one tree for every 15 linear feet of frontage. Low evergreen planting shall also be planted to achieve 50% ground cover within two years.

g. All landscaped areas shall be served by a permanent underground irrigation system designed to maximize water efficiency and for potential shut off of the system for native landscaping areas after plants are established.

h. For interior portions of the site that are landscaped and not in parking areas or along street frontages, the following provisions apply: <NEED TO ADD>

i. Parking structures shall be heavily screened with landscaping <ADD DETAIL>

j. Protect and enhance the Lyon Creek corridor with additional native trees and landscaping. <EVALUATING INCENTIVES TO ENCOURAGE THIS.>

B.16 Fencing, Site Walls, and Screening

Intent:

Fencing, site walls, and architectural screening can prevent service areas from being a visual focus. These provisions encourage use of materials that will enhance the overall attractiveness of Town Center.

Provisions:

a. Acceptable materials for site walls and fencing include brick, concrete block, stone, or wood, finished and painted to match the architectural character of the proposed development.

b. Cyclone and chain link types of fencing are prohibited.

c. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

d. All refuse areas for trash and recyclables shall be contained within a structural enclosure that is covered and protected from weather. The walls must be at minimum of six feet in height, sufficient to provide full screening. The enclosure may use overlapping walls to screen dumpsters and other materials. Or trash and recycling elements may be integrated within buildings to the extent possible. They may be accessible from service drives and alleys where applicable. Developments shall use materials and detailing consistent with primary structures on-site (e.g. painted to match). Acceptable materials include brick, concrete block, stone, with wood opaque gates. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.

e. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic or does not require that a hauling truck to project into any public right-of-way.

f. Service areas visible from the street, pathway, pedestrian-oriented space or parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a durable wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block, or stone, with wood opaque gates.

g. All buildings must include screening for rooftop mechanical and other related technical equipment/materials, designed in an integrated, coherent manner consistent with the composition below them. All vertical screening elements must incorporate high quality cladding materials the same or similar to the type of materials used for the walls below.

B.17 On-Site Service Areas with Mechanical Equipment and Utilities

Intent:
Implementation of these provisions will minimize adverse visual, olfactory, or auditory impacts of mechanical equipment and service areas at ground and roof levels, as well as impacts of refuse containers and storage areas.

Provisions:

a. Service areas (loading docks, trash dumpsters, compactors, recycling areas, and mechanical equipment areas) shall be located to avoid negative visual, auditory (noise), olfactory, or physical impacts on the street environment and adjacent residentially zoned properties. The City may require evidence that such elements will not significantly impact neighboring properties or public areas. (For example, the City may require noise damping specifications for fans near residential zones.)

b. Exterior loading areas and service vehicle (e.g., delivery and garbage truck) drives for commercial uses shall not be located within 20 feet of a single family residentially zoned property. Loading and service areas may be located across public streets from single family residential zones.

c. Service areas must not be visible from the sidewalk and adjacent properties. Where the City finds that the only option for locating a service area is either visible from a public right-of-way or space or from an adjacent property, the area must be screened with either landscape or structural screening measures provided in B.16. While exterior service areas must be screened, screening requirements may be reduced by the Director at access points for service areas inside buildings

d. Ground-mounted mechanical equipment and communication devices must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties.

e. Roof-mounted mechanical equipment and communication devices must be located and screened (see B.16) so the equipment is not visible from the ground level of adjacent streets or properties within 20 feet of the structure. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

f. Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so they are not visible from adjoining properties and nearby streets.

g. Other provisions of Sections B and C notwithstanding, service areas used by residents shall be located to avoid entrapment areas and other conditions where personal security is a

problem. The Director may require pedestrian-scaled lighting or other measures to enhance security.

h. All on-site utility lines must be located underground.

B.18 Site Lighting

Intent:

Appropriately designed lighting will enhance site security, reduce light and glare from Town Center onto neighboring areas, and enhance the character and attractiveness of the site.

Provisions:

a. Encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features. Use lighting as a signature element to identify key site destinations including but not limited to the park and ride structure, City Hall, transit center, and other locations.

b. All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
   (1) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
   (2) Moderate (for moderate or high-volume pedestrian areas) of 1-2 foot candles; and
   (3) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

c. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

d. Parking area lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale.

e. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

f. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

g. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions shall not be visible above the roofline of the building. <NEED TO BE CAREFUL TO BALANCE THE SAFETY AND SECURITY NEEDS AT THE SITE WITH DARK SKY PROVISIONS; AS SUCH THIS PROVISION MAY NOT BE FEASIBLE…UNDER FURTHER REVIEW>

B.19 Signing and Wayfinding

Intent:

Signing and wayfinding should be designed to be architecturally compatible with and enhance the character of the Town Center. Signing should contribute to a positive retail and pedestrian environment, improve public safety perceptions, and reinforce a sense of place.

The Town Center is a unique and visible community resource. Signs in the TC zone shall be aesthetically pleasing, architecturally cohesive, and of superior construction, safe for both pedestrian and vehicular traffic and commercially reasonable.

Provisions:

a. In the TC zone, for each street or parking lot on which a business fronts, a single-faced sign on the exterior wall, gable or awning fronting of that business is permitted. If the exterior sign is on the exterior wall, its size must be the less of (1) 150 square feet per side, provided that stand-alone buildings in the TC are entitled to signs of not more than 75 square feet per side irrespective of linear frontage; and provided further, that businesses which occupy in excess of 20,000 square feet of space may have a single exterior sign or not more than 250 square feet per side on each street or parking lot frontage. If the exterior sign is on a gable or awning, its size must be less than 40 square feet. Signage entitlements under the foregoing sentence for any frontage may not be counted for entitlement on any other frontage. Businesses that share space must share signage entitlements under this provision. Business that do not front on a street or parking lot, a single-faced sign of 75 square feet is also allowed.

b. Each business in the TC zone may have nonilluminated projecting signs hanging from the soffits but each such sign must provide a minimum of seven feet of clearance from the underlying walkway to the bottom of the sign and no such sign may exceed five square feet per side.

c. Each business in the TC zone may have a nonilluminated awning on which may be placed signs for that business so long as the total area of those signs does not exceed 45 percent of the facing of the awning.

d. Signs of any kind in windows viewable from any public right-of-way may not cover more than 50 percent of the window area except for celebration displays.

e. A shopping center in the TC zone may display up to two freestanding ground signs, not in excess of 25 square feet in area per side, identifying the name of the shopping center but not the businesses located therein at Northeast 175th and Ballinger Way Northeast, plus one nonilluminated freestanding ground sign at or near Northeast 175th and Ballinger Way Northeast, not to exceed a sign height of 10 feet and 60 square feet in area per side identifying the businesses located therein, plus a single illuminated or nonilluminated freestanding sign at the main entrance off Bothell Way Northeast, not to exceed a sign height of 30 feet and not more than 300 square feet in area per side, which may include identities of one or more of the businesses located in the shopping center. Any nonilluminated sign permitted in this subsection may, notwithstanding the foregoing, be illuminated by one or more separate light(s) cast on it from the ground below. The ground

signs shall be of a style, material and design as are compatible with the associated buildings. All ground signs and support elements are to be integrated into a single design.

f. Entrances to buildings in the planned shopping center in the TC zone may have readerboard signs placed on the walls adjacent to the entrance wall or support columns not to exceed 13.5 square feet identifying only the businesses in that building. Readerboard signs shall be limited to two per major public entrance.

g. For automobile service stations (applicable to existing uses), a single freestanding fuel price and fuel brand identification sign, which may be lighted but nonflashing, securely anchored to the ground. Additional advertising of car wash services and other fuels sold may be added to the fuel price and fuel brand identification sign, but no other message or device may be attached to the fuel price and fuel brand identification sign.

h. All signs permitted by this section shall be nonflashing, with no movement or simulated movement, except for changing message signs, and shall be located as not to produce glare on neighboring residential properties or interfere with traffic, traffic signals or traffic signs.

i. Fluttering signs, including balloons, festoons, pennants and flags (other than official flags of political entities of a permanent nature) are prohibited. However, celebration displays are permitted for periods of no more than 14 consecutive days and a total of four times a year. Celebration displays must be used at the site of the shopping center and must be removed at the end of the event or 14-consecutive-day period, whichever is shorter.

j. Off-premises signs are prohibited.

k. Temporary sandwich board signs relating to the farmers' market may be permitted for a period not to exceed the operation of the farmers' market, subject to the following requirements:
   (1) Signs shall only be displayed during the hours the farmers' market is open to the general public, but in any event no earlier than 8:00 a.m. or later than 7:00 p.m. on the day of the market;

   (2) A maximum of two signs are allowed at each vehicular entrance of the town center zone, not to exceed a total of seven; and one sign is allowed at the pedestrian entrance at the perimeter of the parking lot adjacent to Bothell Way Northeast and Ballinger Way Northeast;

   (3) Signs shall not be directly or indirectly illuminated;

   (4) Signs may not block sidewalks or driveways, impede pedestrian or vehicular traffic, or create a hazard to traffic, such as, but not limited to, impeding visibility of oncoming traffic.

l. Streetlight banners may be permitted upon the private light poles within the town center zone. Such streetlight banners may not be used to advertise individual businesses, but may be used year- round to highlight seasonal events such a farmers' market, holiday seasons or

other special events within the town center zone subject to compliance with the following requirements:

(1) Banners may be mounted on a total of 25 streetlight poles;

(2) Two banners may be mounted on each pole and each banner must not exceed the dimensions of two feet by four feet;

(3) All banners must be the same size, thematically consistent, and mounted in identical configurations;

(4) Banners shall be installed with the bottom of the banner a minimum of 10 feet above the ground;

(5) A banner permit may remain valid as long as the locations and the specifications of the banners and the mounting systems do not change, and so long as the banners are maintained in good condition;

(6) Application requirements for a banner permit include:

i. Information on the design and construction of the mounting system including any engineering calculations demonstrating the mounting system will support the banner;

ii. Identification of the location of the private light poles on which the banners will be placed; and

iii. A schedule that indicates when banners will be installed and changed, which gives preference to farmers' market banners during the farmers' market season.

(Ord. 935 § 1, 2005; Ord. 923 § 1, 2005; Ord. 905 § 1, 2004; Ord. 810 § 4, 2000; Ord. 773 § 3, 1999)

Additional Potential Provisions:

m. Signs should not overwhelm the building or its special architectural features. Signs should not render the building a mere backdrop for advertising or building identification. Signs should be good neighbors; they should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting or movement.

n. Hanging signs that are oriented to the pedestrian and highly visible from the sidewalk. Hanging signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place.

o. Recommended sign design approaches include:

(1) Signs incorporated into the building architecture as embossing, low relief casting or application to wall surfaces.

(2) Signs constructed of individual, three-dimensional letters, as opposed to one single box with cutout flat letters.

(3) Signs painted or made with applied metal lettering and graphics.

(4) Signs made of durable and long-lasting materials.

(5) Signs incorporating lighting as part of their design.

(6) Signs located above storefronts, on columns or on walls flanking doorways.

(7) Avoid material, size and shape of signs that overwhelm, contrast greatly with or adversely impact the architectural quality of the building. Rooftop signs, cabinet or bow signs, backlit signs, and painted window signs are not allowed.

C. ARCHITECTURE/BUILDING DESIGN

The following provisions address architectural and building design, as well as building orientation.

C.1 Architectural Design Quality that Enhances Town Center Character

Intent:

Similar to the intent for site planning and design to transition well into the surroundings and to represent community identity and character, architectural design and the aesthetics of buildings and structures also should be a source of pride for residents and blend well the Lake Forest Park setting.

Provisions:

a.

b. Integrate public art and creative expression in design that enhances the identity and character of the Town Center and represents the cultural and values of the community. See D. Public Art and Creative Expression for additional provisions.

C.2 Pacific Northwest Architectural Style

Intent:

The Lake Forest Park community is interested in an overall design style at Town Center that is emblematic of high quality Pacific Northwest architecture and design.

Provisions:

The following design elements and approaches are representative of Pacific Northwest architectural style, which should be emphasized in the design of Town Center buildings and outdoor spaces.

a. Generous use of natural materials from the region—timber (cedar, fir, laminated wood products), cut stone (real preferred over cultured) and masonry, exposed concrete, weathered steel or sometimes painted in dark tones

b. Wood is a predominant architectural material— siding, large beams, shingles, with emphasis indoors and outdoors

c. Stone – sourced locally and providing mix of textures; indoor and outdoor stone fireplaces are common features

d. Emphasis on natural light from many different angles and facades; often floor to ceiling transparency to the outdoors with large windows; skylights are common, along with creative architecture and siding that lets light but not weather in

e. Generous glazing along all types of building frontages (mixed use, commercial, office civic, residential)

f. Exposed beams; visibility of post and beam construction; exposed timber framing, often heavy timber used boldly as open exposed elements; columns and beams become elements of design as well as of support

g. Natural wood materials for exterior cladding; often vertical in nature to shed the rain

h. Cedar shingle roofs or metal standing seam roofs in dark earth tone colors

i. Sloped roofs with pronounced eaves; sometimes symmetrical or asymmetrical roof lines designed as signature architectural features

j. Roofline and façade variations, modulation, and articulation that give the appearance of multiple separate buildings (not one wall); application of materials that creates visual variation and patterning of the façade

k. Architectural floor plans that are more open from one area to another; spaces are more flexible and informal and less rigid and formal

l. Indoor spaces often spill out and large movable and roll up doors open to patios and seating areas; strong interaction between indoors and outdoors with outdoor space often an extension of indoor (outdoor cafes/dining); Gardens, terraces, patios, decks, etc. become integral extensions of interiors

m. Buildings are integrated with the site and landscaping and oriented to capture Pacific Northwest views (Lake Washington, Mount Rainier, territorial views of Puget Sound forested lowlands, and immediate views of the outdoors) and openness of facades enhances view opportunities; most rooms have access to the outdoors

n. Best practices in sustainability, reflected in use of reused/recycled/local materials; energy efficient, and on-site energy generation when possible (solar); water conservation; stormwater management; and preservation of large trees in design, as well as generous plantings of trees and landscaping with new site development

o. Landscapes of entry and side gardens, surrounding yards and spaces, and walkways are designed to emphasize native trees and vegetation and to provide year-round abundance of flowers and varied colored foliage; landscaping becomes an integral element of Pacific Northwest architectural design

p. Outdoor spaces are often covered (entry ways, pedestrian corridors, patios, balconies, bicycle storage areas, gathering spaces, etc.)

q. Colors are carefully selected to blend with and reflect the surrounding landscape—often darker earth tone colors, shades of brown, green, gray blue with accents often in muted complementary colors; naturally inspired paint colors, but also other finishes that draw from colors and textures found in Pacific Northwest forests and waters; darker earth tone and muted colors blend in with natural surroundings more effectively than lighter and brighter colors

r. Use of accent lighting to enhance the quality and materials in the architecture

s. At times, integration of rustic Cascadian and craftsman elements, as well as Native American art are seen in Pacific Northwest architecture; Japanese design influences have sometimes inspired interactions between indoor and outdoor spaces; and contemporary elements and designs styles are sometimes incorporated.

t. Design excellence and creativity are strongly encouraged; however, the design must be an authentic representation of place, context, and culture and not contrived (for example, non-authentic architectural styles symbolic of other places or that are thematic such as "Bavarian," "Colonial," "Tuscan," "Mediterranean," or other styles that are not of Pacific Northwest vernacular are not acceptable).

C.3 Architectural Scale and Cohesive Design across Town Center

Intent:

Architectural scale is the perceived height and bulk of a building relative to that of other buildings on the site, as well as buildings in close proximity on surrounding sites. A building has "good architectural scale" when appropriate elements are provided in the architecture and transitions are provided when adjacent to other buildings of significantly different height and bulk. Modulation and articulation are examples of architectural treatments that can mitigate height, bulk, and scale of buildings.

- Modulation is a stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
- Articulation is visually breaking up a building façade and rooflines into intervals by including repetitive features, such as beaks in rooflines, entrances, distinctive window patterns, street trees, and various modulation design elements

Provisions:

a. To mitigate the scale of large buildings, all new buildings over three stories or over 5,000 square feet in gross building footprint or with facades longer than 100 feet measured horizontally shall provide at least three modulation and/or articulation features as described below along any façade that is visible from a public or private street, pedestrian corridor/pathway, public or private open space, social gathering space, or adjacent residential zone and have entries at intervals of no more than 60 feet.

The Director may increase or decrease the 60-foot interval for modulation and articulation to better match surrounding structures or based on other design approaches that meet the intent. One of the features provided must be (1) Horizontal building modulation, described below.

(1) Horizontal building modulation—the depth of the modulation must be at least 2 feet when tied to a change in the roofline and at least 5 feet in other situations. Balconies may be used to qualify for this option, provided they have a floor area of at least 40 square feet, are integrated with the architecture of the building, and project at least 2 feet from the building façade.

(2) Modulated roof lines can be another mitigating feature.
   i. Sloping roof lines are highly desired over flat roofs to emphasize Pacific Northwest character. Gable, hipped, or shed roofs should have a slope of at least 3 feet vertical to 12 feet horizontal;

   ii. Other roof forms such as arched, vaulted, dormer, or saw-toothed may satisfy this design standard if the individual segments of the roof with no change in slope or discontinuity are less than 60 feet in width (measured horizontally); or

   iii. For flat roofs or facades with a horizontal fascia or parapet, the roofline should be modulated so that no unmodulated segment of roof exceeds 60 feet in width. The minimum vertical dimension of roof line modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of wall).

(3) Repeating distinctive window patterns at intervals less than the articulation interval.

(4) Providing a porch, patio, deck, or covered entry for each articulation interval.

(5) Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

(6) Changing materials with a change in building plane.

(7) Providing lighting fixtures, trellises, trees, or other landscape features within each interval.

C.4 Human Scale Elements

Intent:
A variety of architectural elements and characteristics are desirable to avoid monotonous or blank building facades and to encourage architectural design and building components that relate to human scale. “Human scale” is the relationship between buildings and site features and the people who inhabit or interact with the building and setting. In particular, buildings

attain good human scale when elements are scaled and sized to provide visual interest that is attractive and discernable to people. These elements may include modulation, articulation, architectural patterns, windows, doors, porches, balconies, and other features.

Provisions:

a. See modulation and architectural provisions under C.X.

b. Incorporate a minimum of three of the following human scale building elements into new developments.

(1) Balconies or decks in upper stories, at least one balcony or deck per upper floor on the façades facing streets, provided they are integrated into the architecture of the building.

(2) Bay windows or other window treatments that extend out from the building face.

(3) At least 100 square feet of pedestrian-oriented space, as described in C.XX, for each 100 lineal feet of building façade.

(4) First floor individual windows, generally less than 32 square feet per pane and separated from the windows by at least a 6" molding.

(5) A porch, stoop, or covered entry.

(6) Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people.

(7) Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least 6 feet.

i. Placement of smaller building elements near the entry of pedestrian areas and street fronts of large buildings;

ii. Landscaping components that meet the intent of the guidelines; and/or

iii. Other elements that the Director determines meet the intent.

C.5 Building Orientation to Views/View Corridors

Intent:

Views of Lake Washington, Mount Rainier, and surrounding forested terrain enhance the setting, reinforce the identity of Lake Forest Park, and add value to the experience of living, working, shopping, dining, and socializing at Town Center.

Provisions:

a. Views and vistas should be optimized throughout the site with site planning and design as well as building orientation.

b. View corridors should be created and retained as part of site and building design as much

as possible.

c. Locations where private residents as well as customers, employees, and visitors can enjoy views of Lake Washington, Mount Rainier, and the forested surroundings should be created in multiple places throughout Town Center.

d. A view corridor to City Hall from the main road entering the site from SR 522 must be maintained and enhanced as part of redevelopment <need graphic to show this provision>.

C.6 Pedestrian-Oriented Facades

Intent:

Attention to providing pedestrian-oriented facades will create an attractive, welcoming pedestrian environment and will enhance retail activity by encouraging walkability.

Provisions:

a. Provide windows that are transparent or have displays at the street level or a combination of sculptural, mosaic, or bas-relief artwork (as approved by the Director) over at least 75 percent of the ground floor façade between 2 feet and 8 feet above grade.

b. Walls should create visual interest by using a variety of forms, colors and compatible cladding materials.

c. Design facades that provide a rhythm by using bays, columns, pilasters or other articulation at the street level.

d. Avoid uniform treatments of an entire block face or building façade; blank, flat, nondescript walls that are not articulated by any visual interest or detail at the street level are not acceptable (see Blank Wall provisions under C.X).

e. Orient building entries toward pedestrian corridors and sidewalks that are part of the multi-modal street network (public or private).

f. Locate signs at the ground level of buildings to complement the human scale.

g. Provide pedestrian oriented lighting that is oriented to human scale.

C.7 Weather Protection for Pedestrians

Intent:

Weather protection for pedestrians, as an extension of building architecture or provided separately in key pedestrian corridors and gathering areas, will create a comfortable environment that encourages walking and supports pedestrian access to/from transit and other destinations. Weather protection design should consider how to cover and shield pedestrians from rain, snow, sleet, wind, and excessive sun glare.

Provisions:

a. Provide weather protection at least 5 feet wide over at least 75 percent of the front façade; weather protection should follow the pattern of storefronts

b. In addition to weather protection along pedestrian-oriented facades, provide pedestrian weather protection in public spaces such as transit stops, along pathways, building entries, along display windows, specifically provide Weather protection at least 5 feet deep is required over the entries of all primary buildings, individual businesses, and individual residences. This may include a recessed entry, canopy, porch, marquee, or building overhang.

c. Awnings and canopies are encouraged along the ground floor of buildings to protect pedestrians from rain and snow and provide shade in summer. Architectural design of awnings and canopies should be an integral component of the building facade. Awnings should be in proportion to the building and sidewalk, and not so large as to impact street trees, light fixtures or other street furniture. Horizontal metal canopies (especially if transom and clerestory windows are above storefront glazing) and glazed canopies are examples of preferred integrally designed features. Backlit awnings and oversized advertising and tenant signs on awnings are not allowed.

d. The color, material, and configuration of the pedestrian coverings shall be as approved by the Director. Coverings with visible corrugated metal or corrugated fiberglass are not permitted unless approved by Director. Fabric and rigid metal awnings are acceptable may be acceptable if approved during the development review process by the Director. All lettering, color and graphics on pedestrian coverings must conform to the City's Sign code and these guidelines.

e. Canopies, awnings, or other similar weather protection features shall not be higher than 15 feet above the ground elevation at the highest point or lower than 8 feet at the lowest point.

f. Multi-tenant retail buildings are encouraged to use a variety of weather protection features to emphasize individual storefronts and reduce the architectural scale of the building.

C.8 Building Corners

Intent:
Visual interest and treatments at building corners can enhance character and encourage pedestrian activity at street corners.

Provisions:
a. Architecturally accentuate building corners at public and private street intersections but employing two or more of the following design elements or treatments to the building corner facing the intersection.
   (1) A corner entrance to courtyard, building lobby, atrium, or pedestrian pathway

   (2) Signature architectural elements such as a change in the roof line, bay window, or turret

   (3) Roof deck or balconies on upper stories

   (4) Building core setback "notch" or curved façade surfaces

(5) Sculpture or artwork, either bas-relief, figurative, or distinctive use of materials

(6) Change of materials

(7) Corner windows

(8) Special lighting

(9) Special treatment of the pedestrian weather protection canopy at the corner of the building

(10) Other similar treatment or element approved by the Director

b. In buildings that will be used by the public, consider combining stairway wells and elevator bays in a semi-transparent or glazed tower feature with lighting that can serve as an identifiable landmark and character-enhancing architectural feature (for example, such a feature could be designed for the park and ride structure in one or multiple locations).

C.9 Solar Access/Adjacent Property Access to Sunlight

Intent:

To ensure that future shade/shadow patterns from Town Center redevelopment do not impact an adjacent property's capability to generate solar energy or have solar access for gardens, a specific solar access study shall be conducted at the time of application for each development application/phase of development. <NOTE TO REVIEWERS: THIS CONCERN WILL BE STUDIED IN THE EIS, AND PENDING THAT ANALYSIS, THESE PROVISIONS MAY OR MAY NOT BE NEEDED. THEY ARE INCLUDED HERE AS A PLACEHOLDER PENDING OUTCOME OF THE EIS. We anticipate that solar access/access to sunlight may not be an issue given that:

- Surrounding property areas are forested.
- Single Family properties to the north and east of Town Center are located far enough from Town Center boundaries that shadows cast from new buildings and trees would not extend to these areas or would not be of greater intensity than already exists.
- Solar access to properties to the south would not be affected.
- Solar access to properties to the west may not be affected given existing trees, proposed setbacks and solar orientation during the growing season, but this will be studied in the EIS.>

Provisions

a. Each application for development shall include analysis depicted in a graphic representation showing the shadows that would be cast by the proposed structure(s) and mature trees <INCLUDE SPECIFIC TIMEFRAME OF ANALYSIS AFFECTING SUMMER GROWING SEASON>.

b. Analysis shall show that proposed buildings and proposed trees at maturity will not create a greater intensity of shade or shadow on adjacent properties over what currently exists based on existing structures, vegetation/trees, fencing, and other elements at <CONFIRM

TIME OF ANALYSIS>.

c. Unavoidable temporary obstructions of solar access necessitated by construction activities (cranes, etc.) or other necessary and lawful purposes are exempt to the extent that they do not exceed a period of six months.

d. The applicant may apply for an exception to this provision for the Director's consideration as part of the development review process, and the Director may grant the applicant's requested exception to these provisions if the applicant presents an affidavit of each owner of each affected lot declaring that such owner is familiar with the application and the effect the exception would have on the owner's lot, and that the owner has no objection to the granting of the exception.

e. Solar access provisions apply only to solar access for properties surrounding the Town Center and not to solar access within Town Center with subsequent phases of redevelopment. It is assumed that the building height and form allowed internally would change solar and shadow patterns within the site as is typical in urban areas.

<ADDITIONAL PROVISIONS RELATED TO TIERED STEP BACKS in buildings may be added here or in C.10 Building Design Details depending on the results of the development modelling analysis.>

C.10 Building Design Details

Intent:

Building design details will enhance the character and identify of Town Center, generating design interest at observable distances to pedestrians. When buildings are seen from a distance, the most noticeable qualities are the overall form and color. A three-story commercial building that is 100 feet wide and 35 feet tall must be observed at least 200 feet away in order for the building to fit within a person's cone of vision, so its overall shape can be perceived. At that distance, windows, doors, and other major features are clearly visible. However, within 60 feet to 80 feet from the building (approximately the distance across a typical street), a person notices not so much the building's overall form as its individual elements. At closer distances, the most important aspects of a building are its design details, texture of materials, quality of its finishes, and small, decorative elements. In a pedestrian- oriented business area, it is essential that buildings and their contents be attractive up close. Therefore, these provisions address the need for buildings to incorporate design details and small-scale elements into their façades.

Provisions:

a. Creative design of buildings and store fronts, consistent with Pacific Northwest architectural style is strongly encouraged.

b. Enhance the pedestrian environment with attention to detail, particularly at the human scale ground level of buildings.

c. All new buildings and individual storefronts shall include on the façades that face any area used by pedestrians at least three of the following design features:

(1) Distinctive rooflines, such as an ornamental molding, entablature, frieze, or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8" wide

(2) Special treatment of windows and doors, other than standard metal molding/framing details, around all ground floor windows and doors, decorative glazing, or door designs

(3) Decorative light fixtures with a diffuse visible light source or unusual fixture

(4) Decorative building materials, such as wood siding and accents, decorative masonry, shingles, cut stone (real stone preferred over cultured stone), and masonry materials approved by the Director

(5) Individualized patterns or continuous wood details, such as fancy butt shingles (a shingle with the butt end machined in some pattern, typically to form geometric designs), decorative moldings, brackets, trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.

(6) Use of a landscaping treatment as part of the building's design, such as planters or wall trellises

(7) Decorative or special railings, grill work, or landscape guards

(8) Landscaped trellises, canopies, or weather protection

(9) Decorative artwork, which may be freestanding or attached to the building and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, free standing sculpture, art in pavement, or other similar artwork; painted murals or graphics on signs or awnings do not qualify

(10) Sculptural or hand-crafted signs

(11) Special building elements, such as pilasters, entablatures, wainscots, canopies, or marquees, which exhibit nonstandard designs.

(12) Other similar features or treatment that satisfies the Intent of the Guidelines as approved by the Director.

d. The applicant must submit architectural drawings and material samples to the Director for approval as part of the development application and review process.

<POTENTIALLY MAY NEED ADDITIONAL DETAILS HERE UPON FURTHER REVIEW WITH ARCHITECTS>

C.11 Rooftop Features and Appurtenances

Intent:
To screen the view of any rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.

Provisions:

a. Mechanical equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.

b. Painting rooftop mechanical equipment to match building/roof finishes is not an acceptable method of screening rooftop equipment on its own and must be accompanied by architectural design in accordance with a., above.

c. Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roof, rather than being simply attached to the roof-deck.

d. <WILL BE ADDING MORE REGARDING ROOFTOP FEATURES AND TREATMENTS THAT ARE ENCOURAGED SUCH AS: rooftop public spaces, gardens, green roofs, viewing/observation decks, etc.>

C.12 Exterior Materials and Finishes

Intent:
To encourage the use of a variety of high-quality compatible materials that will upgrade the visual image of Town Center. Also refer to provisions of C.2 Pacific Northwest Architectural Style.

Provisions:

a. Refer to provisions of C.2 Pacific Northwest Architectural Style for preferred representative materials.

b. If and when metal siding is used, it shall be decorative and not cover more than 25 percent of a building's façade visible from a public street, pathway, or park, metal siding must:
   (1) Have a matte finish in a dark neutral or earth tone such as brown, dark green, or other muted color specifically approved by the Director.
   (2) Include two or more of the following elements:
      i. Visible window and door trim painted or finished in a complementary color.
      ii. Color and edge trim that cover exposed edges of the sheet metal panels.
      iii. A base of masonry, stone, or other approved permanent material extending up to at least 2 feet above grade that is durable and satisfies the Intent of the Guidelines. (The intent is to provide more durable materials near grade level.)
      iv. Other detail/color combinations for metal siding approved by the Director, provided design quality and permanence meets the intent of this section.

c. Concrete block walls may only be used for screening structures and shall not be a predominant building material for new buildings at Town Center. <THIS MAY BE TOO RESTRICTIVE AND IF SO, CONSIDER ADDING THE FOLLOWING and also require these

treatments for screening structures:> If and when concrete block walls. Concrete block construction used over 25 percent of a building façade visible from a public roadway, pathway, or park must be architecturally treated in the following ways:

(1) Use of textured blocks with surfaces such as split face or grooved

(2) Use of other masonry types, such as brick, glass block <? seems outdated>, or tile in conjunction with concrete blocks

(3) Use of decorative coursing to break up blank wall areas

(4) Use of matching colored mortar where color is an element of architectural treatment for any of the options above

(5) Other treatment approved by the Director

b. Prohibited materials include:

(1) Mirrored glass

(2) Corrugated fiberglass

(3) Chain link fencing or cyclone fencing (except for temporary purposes such as a construction site)

(4) Crushed colored rock or tumbled glass

(5) Any sheet materials, such as plywood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials.

(6) EIFS and foam core panel products; use stucco instead

<CONSIDER PROVIDING A RECOMMENDED MATERIALS AND COLOR PALETTE WITH THIS DOCUMENT>

C.13 Blank Walls

Intent:

These provisions serve the purpose of reducing the visual impact of large, undifferentiated walls and the apparent size of large walls using various architectural and landscaping treatments and enhancing the character and identity of Town Center.

Provisions:

a. Blank walls (see definitions) are undesirable and should be avoided at Town Center. Any blank walls that persist or are constructed under conditions approved by the Director, located adjacent to or within 50 feet of a public or private street or other location accessible to pedestrians, shall be treated in the following ways:

(1) Install a vertical trellis in front of the wall with climbing vines or plant materials. For large blank wall areas, the trellis must be used in

conjunction with other treatments described below

(2) Provide a landscaped planting bed at least 8 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Plant materials must be able to obscure or screen at least 50 percent of the wall's surface within 4 years

(3) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface

(4) Other methods as approved by the Director (for example, landscaping or other treatments may not be necessary on a wall that employs high quality building materials (such as brick) and provides desirable visual interest

(5) Special architectural lighting may be used to highlight a successful treatment

C.14 Building Entrances

Intent:
Attractively designed and oriented entrances to buildings and businesses are inviting and accessible, encourage pedestrian activity, and enhance the character and identity of Town Center.

Provisions:
a. Principal building entrances (i.e., the building entrance used by commercial customers, residents, or visitors) of all buildings shall feature the following improvements:
   (1) Pedestrian covering; building entrances must be covered by at least 50 square feet of pedestrian weather protection. Entries may satisfy this requirement by being set back into the building façade

   (2) Lighting—pedestrian entrances must be lit to at least four foot-candles as measured on the ground plane for commercial buildings and two foot-candles for residential buildings

   (3) Building or business name—entries must be identified with respect to building and/or business

   (4) Visibility—building entrances must be visible from the roadway and/or major public pedestrian pathway.

   (5) Transparency—entries must feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side (not required for entries leading directly to a single residential dwelling unit)

   (6) Security—to the extent feasible, entries must be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance)

(7) Architectural or artwork enhancements. Building entrances must be enhanced by one or more of the following measures; entrances on pedestrian-oriented streets must feature two of the following measures:
   i. Special or ornamental doors, windows, or other architectural elements
   ii. Special paving or materials (e.g., decorative tilework)
   iii. Special architectural lighting
   iv. Landscaping
   v. Artwork
   vi. Adjacent pedestrian-oriented space

b. Customers and employees may sometimes use “secondary” entrances off of a parking area, and businesses with secondary access ways shall comply with the following measures to enhance access:
   (1) Weather protection at least 3 feet deep is required over each secondary entry

   (2) A sign may be applied to the regulations and guidelines. awning provided that the sign complies with other

   (3) There must be at least two foot-candles illumination on the ground surface.

   (4) Two or more of the design elements noted in C.14.a above must be incorporated within or adjacent to the secondary entry.

C.15 Parking Structures

Intent:
With changes to the Town Center and the proposed Sound Transit park and ride structure, structured parking will be part of future redevelopment. Replacing large expanses of surface parking with parking in structures or located below or within buildings at grade will create a more pedestrian-friendly and attractive setting. These provisions address the need for well-designed parking structures that enhance and do not detract from the character and identify of Town Center that serve the needs of transit and the community.

Provisions:
a. Garages shall be "open" structures, as defined by and in accordance with the requirements of the International Building Code (IBC), except where site constraint or building program requires garages to be otherwise, or unless they are integrated with other development. Mixed use building frontages or as separately wrapped buildings are strongly encouraged to the maximum extent feasible and will be required on the south-facing frontage of any parking structure developed adjacent near or adjacent to City Hall.

b. Architectural treatments of garage building faces shall meet the other provisions of these Standards and Guidelines.

c. Sides of parking structures that are not fronted with mixed use buildings, shall be treated as blank walls and must include provisions listed under C.13, along with landscape planting area minimum 20 feet in width and heavily planted with trees, shrubs, and groundcover <reference specific landscape Type required.>

d. Green walls, trellises with fines, attractive architectural screens and treatments, and public art elements are strongly encouraged on non-mixed-use frontage sizes of the structure.

e. Consideration shall be made to designing portions of parking structures for other public uses and events, such as markets and festivals (may include use of ground level or roof level.

f. A public observation/roof garden space shall be provided at the top level, connected to the public stairway/elevator bay.

g. Sustainable features, such as solar voltaic panels, wind energy generators, and/or electric vehicle charging stations are strongly encouraged.

h. Where areas of the garage are below grade, waterproofing and drainage system shall be provided to control water seepage through walls into structures.

i. The developer of parking structures shall strongly consider the potential conversion of these buildings in the future to other uses, and as such, should provide designs with level floor plates and floor to floor height clearances of a minimum of ___ feet <dimension TBD>.

j. Minimum vertical clearance for all garage floors shall be _____<dimension TBD>. Clearance means clear of any obstruction, including signage, sprinklers, lighting conduit, piping, etc.

k. Ramp grades shall be no greater than 6 percent where parking stalls are placed along the ramp, and no greater than 16 percent where ramps are separated from parking (by speed ramps). Any ramp steeper than 8 percent shall be provided with minimum ten-foot long transitions at the top and bottom of the ramp. Garages designed to allow parking on ramp surfaces are preferred. Larger garages should be evaluated, if the use of speed ramps will increase circulation efficiency.

l. Surfaces of both parking and drive aisles within garages shall be designed to be slip resistant and easily cleaned. The surface coefficient of friction shall meet ADA requirements where applicable.

m. Garages shall have security means during all hours. Overhead grilles or sliding gates shall be provided at vehicle entries and exits. Pedestrian access doors shall have the ability to be locked. System shall be remotely monitored and allow for emergency egress. Ground floor pedestrian access shall be limited to designated entry ways.

n. See lighting and pedestrian access requirements, B.X and B.X.

o. An enclosed area for trash shall be provided and located, preferably outside and adjacent to the garage. This area shall house two 4 cubic yard dumpsters, one for trash and one for recycling. Screen shall be provided to hide dumpsters from view, or dumpsters shall be located within a room that can be easily hosed down. This area shall be secured by a pair of 3-foot wide doors or gates. This area shall be accessible to trash haulers.

p. strips or speed bumps shall be provided at garage entries and exits and at major pedestrian crossings to encourage vehicles to slow down as they approach these locations.

D. Public Art and Creative Expression in Design

Public art and creative expression in design at Town Center will strengthen civic identity and community pride, inspire interaction and a sense of discovery, foster cultural awareness, and encourage economic development.

Intent:

The provision of art at Town Center is an important element desired by the community, as documented in the Town Center VISION/PLAN. Public art can represent the history, culture, and identity of Lake Forest Park and enhance the sense of pride in Town Center as the heart of the community. Art should complement the character of Town Center and be integrated into the design of buildings and outdoor spaces throughout the site. Art should complement the built and natural environments and reinforce or create a distinctive image of a place.

Provisions:

a. Every phase of redevelopment and every development application, whether public or private should include at least one component of public art.

b. Art and creative expression in design can be conveyed in a wide variety of ways. Integration of art and creative expression in design is desired as much as the provision of stand-alone works.

c. Themes that reflect and celebrate Lake Forest Park history, culture, and identity, including Native American history at the site, Lyon Creek, and community development history are strongly encouraged.

d. Additional public art provisions of public agencies such as Sound Transit and King County Metro may also apply.

e. Large scale art in both public and private applications should bring focus to an outdoor space while small scale pieces should bring detail to the pedestrian realm surrounding a building or site. At any scale, art should not overwhelm outdoor spaces or render buildings mere backdrops.

f. Art that is accessible to the public should be created/constructed of durable materials that are vandal-resistant and designed to age well.

g. Coordinate art installations with the Shoreline-Lake Forest Park Arts Council (http://www.shorelinearts.net/) and _____ <insert other entities>.

h. For works of art sited in publicly accessible areas at Town Center, art selection and siting decisions will be determined by a public art jury made up of Town Center businesses, residents, and recognized experts from the Shoreline-Lake Forest Park Arts Council. In addition to encourage community involvement in art, cultural, and heritage activities, the applicant shall seek community input on public art decisions.

i. For a work proposed for loan to the City, the owner or owner's representative will be required to enter into an Art Display Agreement setting forth the length of the loan and other terms such as location, maintenance requirements, insurance, value of art work, installation and removal responsibility, and other conditions pertinent to the agreement.

j. Donated or loaned art work will include identifying plaques if accepted by the City.

k. Donated or loaned art may be declined at the discretion of the City.

l. All accepted donated works become part of the City art collection and, as such, may be relocated.

m. Unrestricted monetary donations to help fund public art acquisitions will be accepted at any time. Donations with conditions or restrictions such as use for acquisition of a specific artwork or theme will be reviewed by _____ and may be declined if the conditions or restrictions are not approved.

n. An art master plan/program should be created to further define art procurement/selection, acceptance, and management and maintenance policies and responsibilities, as well as to provide opportunities for changing exhibitions, ephemeral works, and other elements.

RECOMMENDED

- Artwork designed for and integrated into specific buildings and spaces at Town Center.
- Functional and/or interactive artwork.
- High quality, durable materials, particularly for outdoor artworks.

NOT RECOMMENDED

- Amateur art projects.
- Artwork used as advertising.
- Display conditions that detract from the artwork.

Lake Forest Park Town Center
Design Standards and Guidelines

Reference Image Catalogue

November 12, 2018

Selected images from the following pages eventually will be integrated into the Design Standards and Guidelines document based on Planning Commission and City Council review and identification of preferred approaches and examples.

Recommended Form

- **Roof slant** could invite sun and provide a way to step down the height of the building as it visually transitions to the neighborhood behind TC
- Shifting direction of other roof breaks up blocky feel and **emulates some of the natural vertical features in our region** (slopes and trees)
- **Complements natural surroundings**, enhanced by the sense that the structure is **sunk below grade**.
- **Deep overhang**
- RK included residential and commercial example as the residential was shown with trees which reflects how the area around TC looks.
- **Posts and Beams; Visible Construction**

Indoor/Outdoor Spaces

- **Large windows and generous glazing**
- Physical interconnectivity between indoors and outdoors
- Large sliding/moveable/roll up doors
- Attention to high quality landscape and site details

Cedarbrook Lodge, SeaTac, WA

Entry detailing and materials

Willows Lodge, Woodinville, WA

Color Palette:

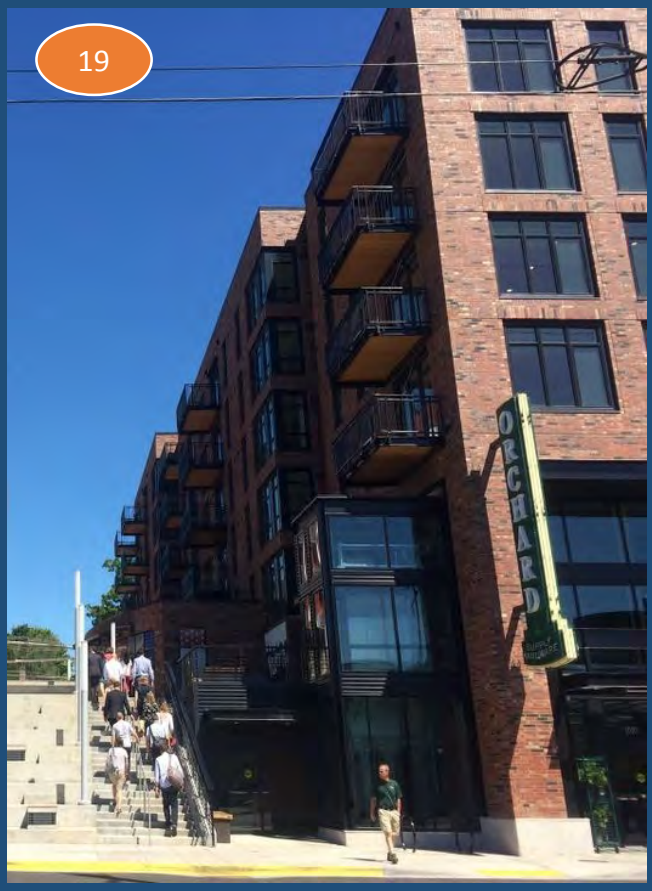
- Darker Earth Tones

Smaller Scale, Mixed Use/Live Work Buildings

Recommended Form

- Simple form
- **Articulated** surfaces
- **Emulates natural surroundings**, complementary lines to tall trees that could soften its mass

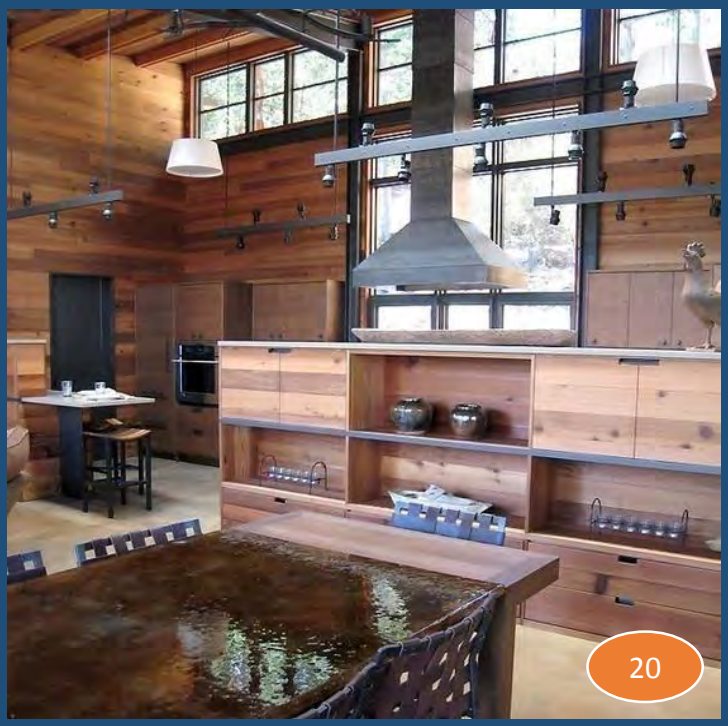
- **Varied blocking** creates less imposing mass
- **Building steps with the grade** of the land

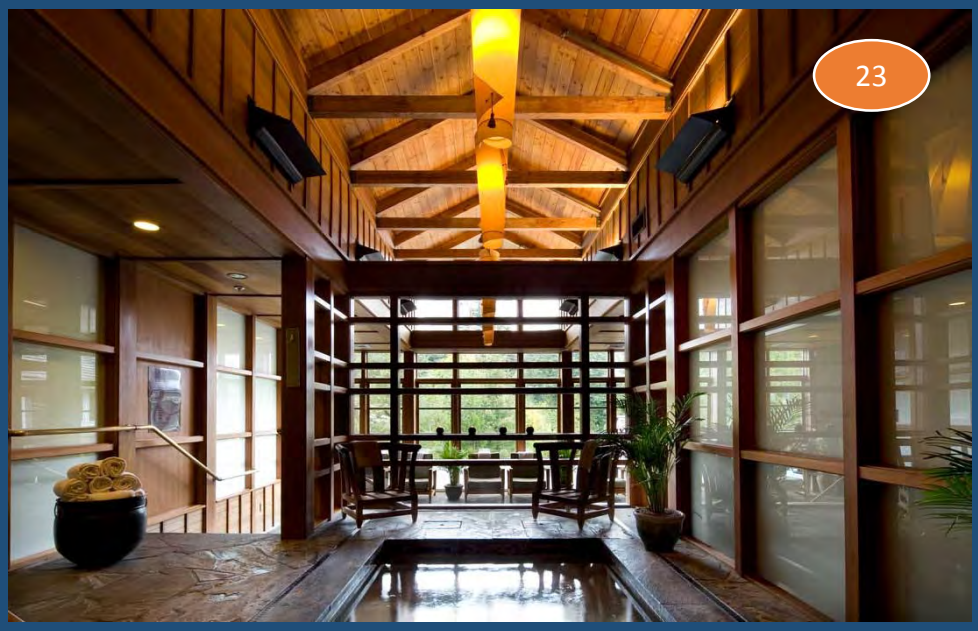


Recommended Materials

- Materials evocative of stratigraphy in nature; wood, stone, metal, board formed concrete
- Large windows
- Burnished steel detail

- Note image above right: wood, oriented horizontally warms and expands space along with windows while metal beams provide some weight and dimension
- Note image to right: Gabion walls, undulated walk-ways, copper wrap on building, large windows, and articulated surfaces





Architectural Features

- Canopies/awning
  - Front porch like feature appealing
  - Deep awnings that create welcome, covered pathways are inviting
- Signage that informs without overpowering
- Appealing pedestrian pathways
- Inviting open space
- Provide for appropriate and aesthetically appealing transitions between indoor and outdoor spaces
- Natural light

- Wood
- Interesting varied walls and textures
- NW colors and feel, articulated windows; does not feel like an office

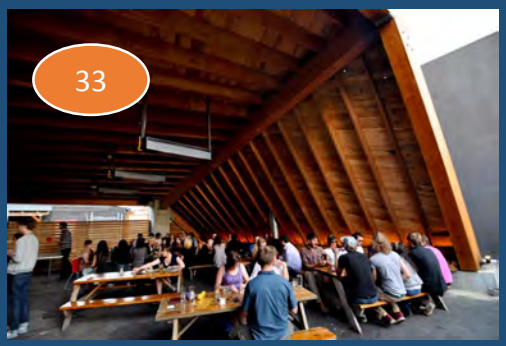
Link: https://www.google.com/url?sa=i&source=images&cd=&cad=rja&uact=8&ved=2ahUKEwjPpPv6orLeAhULHnwKHYT9BEQQjRx6BAgBEAU&url=http%3A%2F%2Frobertball.com%2F&psig=AOvVaw3yFyi01w4C9HmZcMaL5_sG&ust=1541128052081006

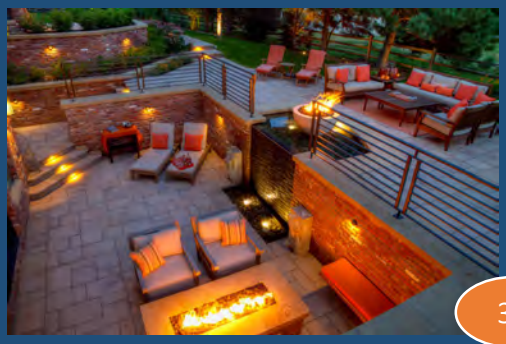
- Modern clean design but with inviting open main floor
- Warm wood second floor
- Gathering space up top
- Interesting sloped roof

Link: http://118onmunjoyhill.com/residences/photo-gallery/

Examples of Pacific Northwest Architectural Style

- Examples of civic buildings with signature architectural forms
- Integration of Native American art and cultural expression
- Accent lighting (top left and bottom right)
- Creativity and excellence in design



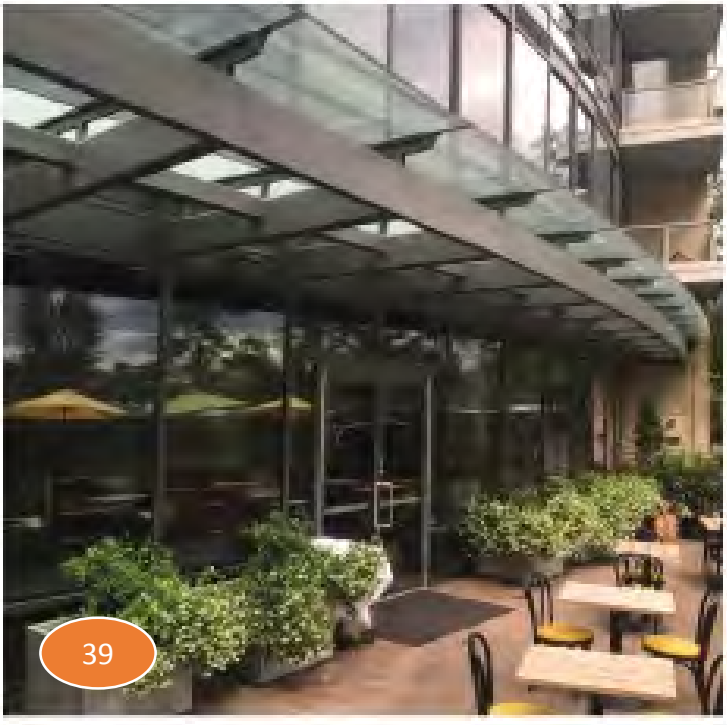


- Examples of public spaces and indoor/out door settings
- Emphasis on comfort, warmth, protection from weather

Multiple levels of canopy for separate use areas

Tall wood structure creates warm inviting space

Glass awning allows natural light to penetrate



Prominent entrance with outdoor seating

Materials

- Predominance of natural wood in structures
- Generous glazing
- Integrated with setting
- Signature forms build identity and character

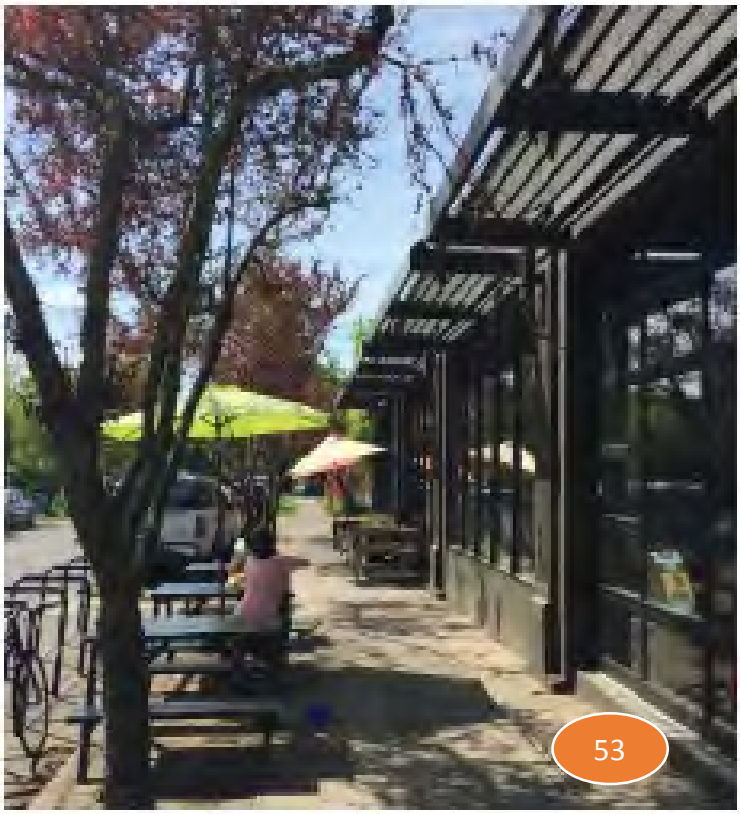
Interiors

- Warm, inviting
- Large windows and invite the outdoors in
- Extensive use of wood

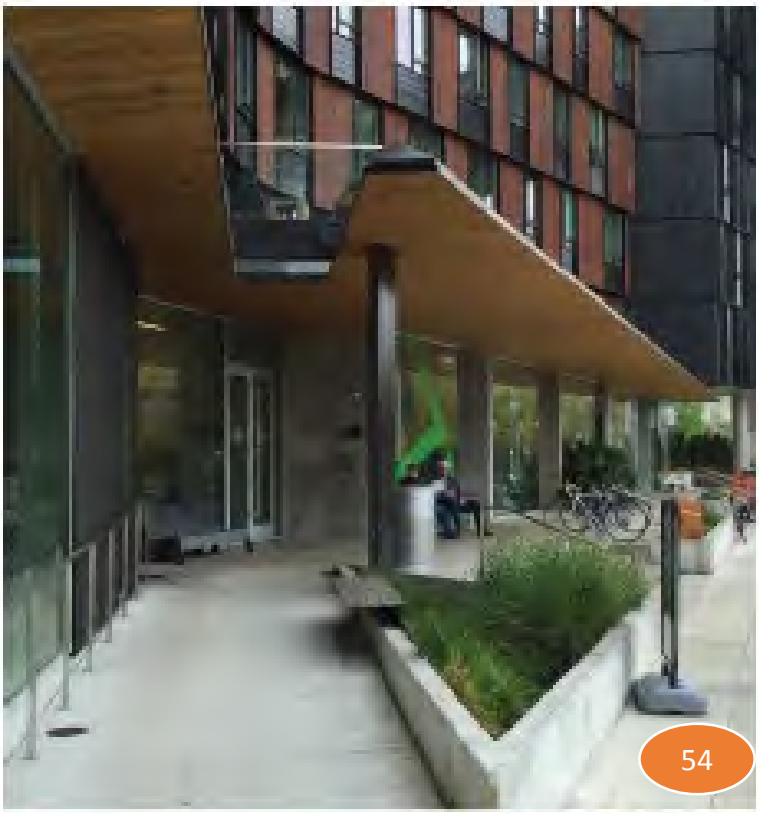
- Lots of daylight
- Indoor/outdoor spaces
- Exposed beams and workings
- Covered gathering areas
- Hugely popular for social gathering

Market Halls

- Inviting outdoor spaces
- Use of light
- Generous glazing
- Wood accents



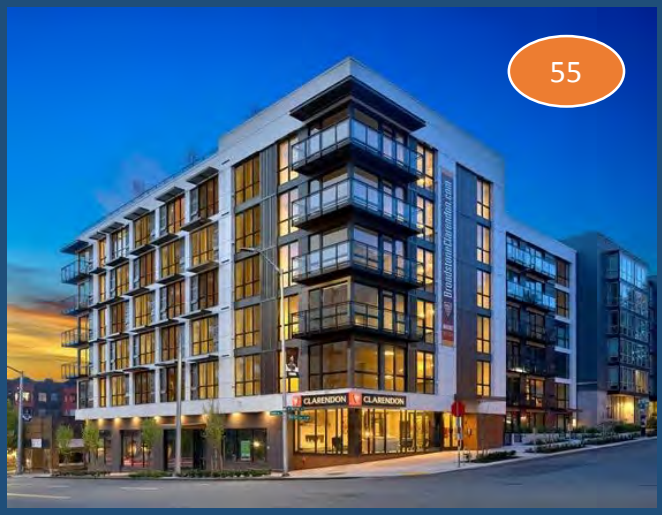
Bike parking and cafe seating adjacent to storefront



Human-scaled terrace with weather protection

- *Covered areas for pedestrians and bike parking*
- *Creation of spaces such as semi-protected court yards, gathering places and walk ways separated by soft boarders and vegetation*
- *Irregular roof lines for a building or multiple buildings to vary impact and create feeling of multiple separate buildings (not one wall)*

Recommended Form



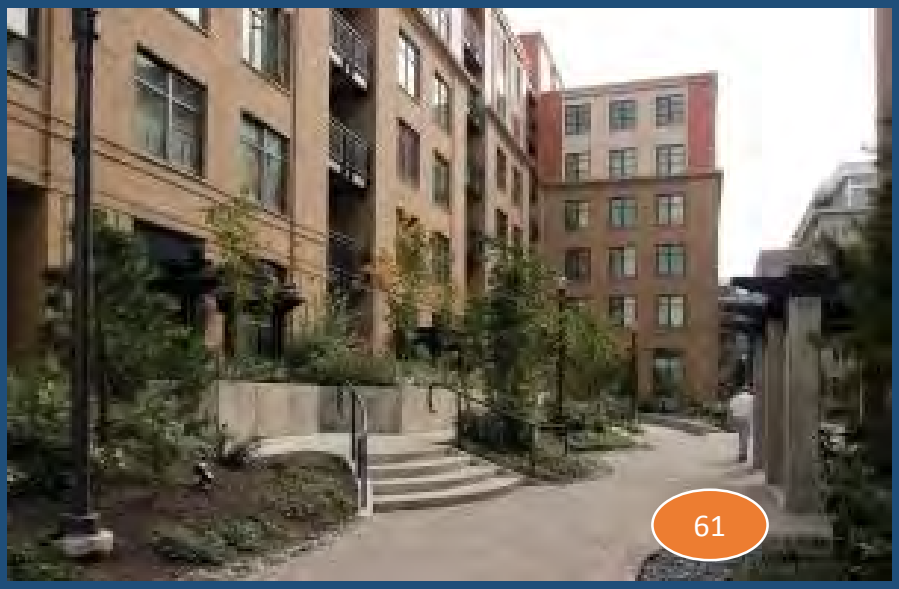
- Use of **awnings** breaks up blocky feel
- **Articulated surfaces** soften mass

- **Varying setbacks** of buildings breaks up blocky feel
- **Stepping back (or forward) top** level can make mass less imposing

Pearl District, Southwest Portland, Oregon

- Feels like a townhouse rather than metro apartment
- Green buffers
- Brick has feel of quality and period character.
- Roof is “house like”

Links: https://www.multifamilyexecutive.com/design-development/landmarks-the-sitka-apartments-portland_o
https://www.ankrommoisan.com/project/pearl-district/discipline/urban-design



- Varied building structure and color. Townhouse look and feel rather than big apartments
- Walkway lined with greenery
- Interesting, varied walkway

Link:
https://www.kgw.com/article/news/local/9-ways-to-make-apartments-in-portland-cheaper/283-533599685

- The glass and the patio seating on the street level are attractive and pedestrian oriented.

- The variability of the vertical surfaces, window sizes, shifting roofline and material choices make this mass feel less imposing

- The step back on the top floor softens the mass without being a full wedding cake approach that extends to other floors. The windows are also a scaled nicely with the rest of the building.

- The variability of the roofline setbacks combined with vertical setbacks and balconies softens the mass

- Some variability in the vertical surfaces combined with balconies softens the mass.
- Would be nice, to have deep awning on street level.

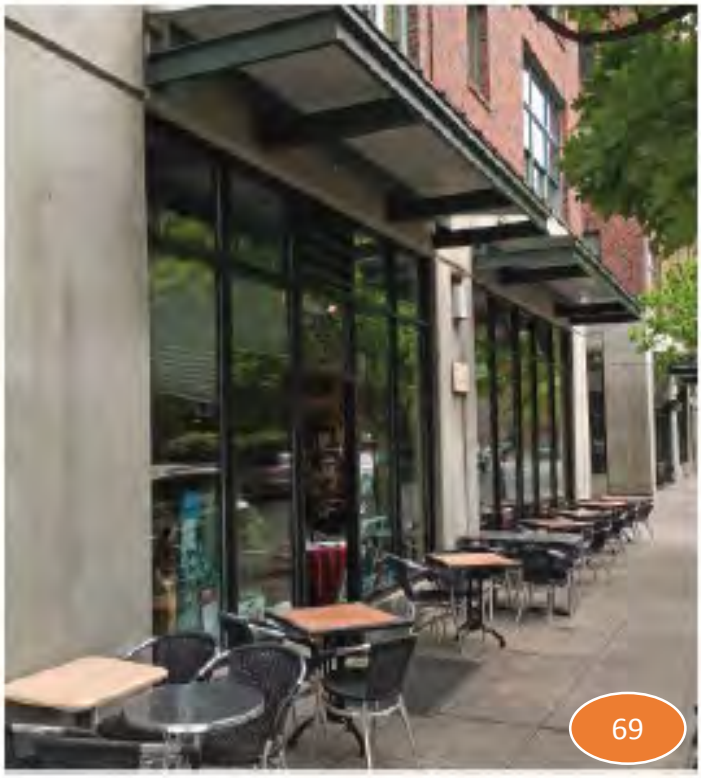
More from the Pearl District in Portland, Oregon

- Brick expresses quality
- town house feel, not big apartment feel
- Varied front—not flat
- Articulated window frames and porches
- Interesting roof line.

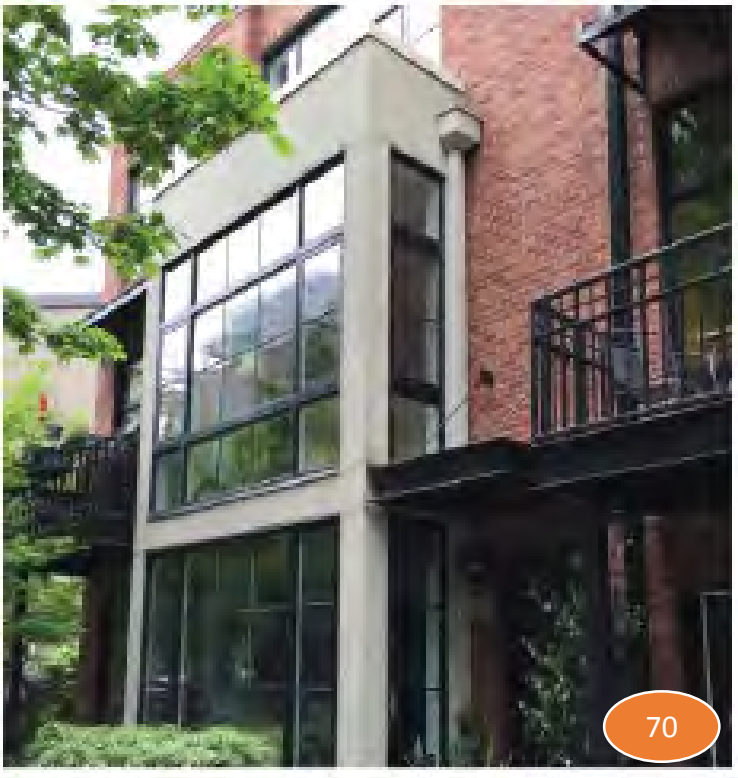
Link:
https://www.google.com/url?sa=i&source=images&cd=&cad=rja&uact=8&ved=2ahUKEwjUzuupn7LeAhVLiVQKHeQSDqEQjRx6BAgBEAU&url=https%3A%2F%2Fwww.rhconst.com%2F&psig=AOvVaw3yFyi01w4C9HmZcMaL5_sG&ust=1541128052081006https://www.ankrommoisan.com/project/pearl-district/discipline/urban-design

- Varied earth tone colors
- Windows, indents give feel of variety and multiple structures
- Ground level designed to human scale

Link:
https://columbiaredevelopment.com/2015/02/20/6-walkable-portland-neighborhoods/



Generous storefront glazing invites cafe seating



Ground floor residential windows behind setback

Material Expression

- *Clean use of wood, brick, metal, etc. in NW style*
- *"Application of materials creates visual variation and patterning of the façade."*
- *"Plants and landscaping that act as soft material to complement building palette."*

- Retail and residential feel connected but not like one big building
- Varied colors, materials, and depths; helps to lessen the impact of building height

Link:
https://www.google.com/url?sa=i&source=images&cd=&cad=rja&uact=8&ved=2ahUKEwiopfnoobLeAhWJxZ8KHcKeB88QjRx6BAgBEAU&url=http%3A%2F%2Flandryfrenchconstruction.com%2Fmaine-commercial-construction%2Fportfolio%2F113-newbury%2F&psig=AOvVaw3yFyi01w4C9HmZcMaL5_sG&ust=1541128052081006

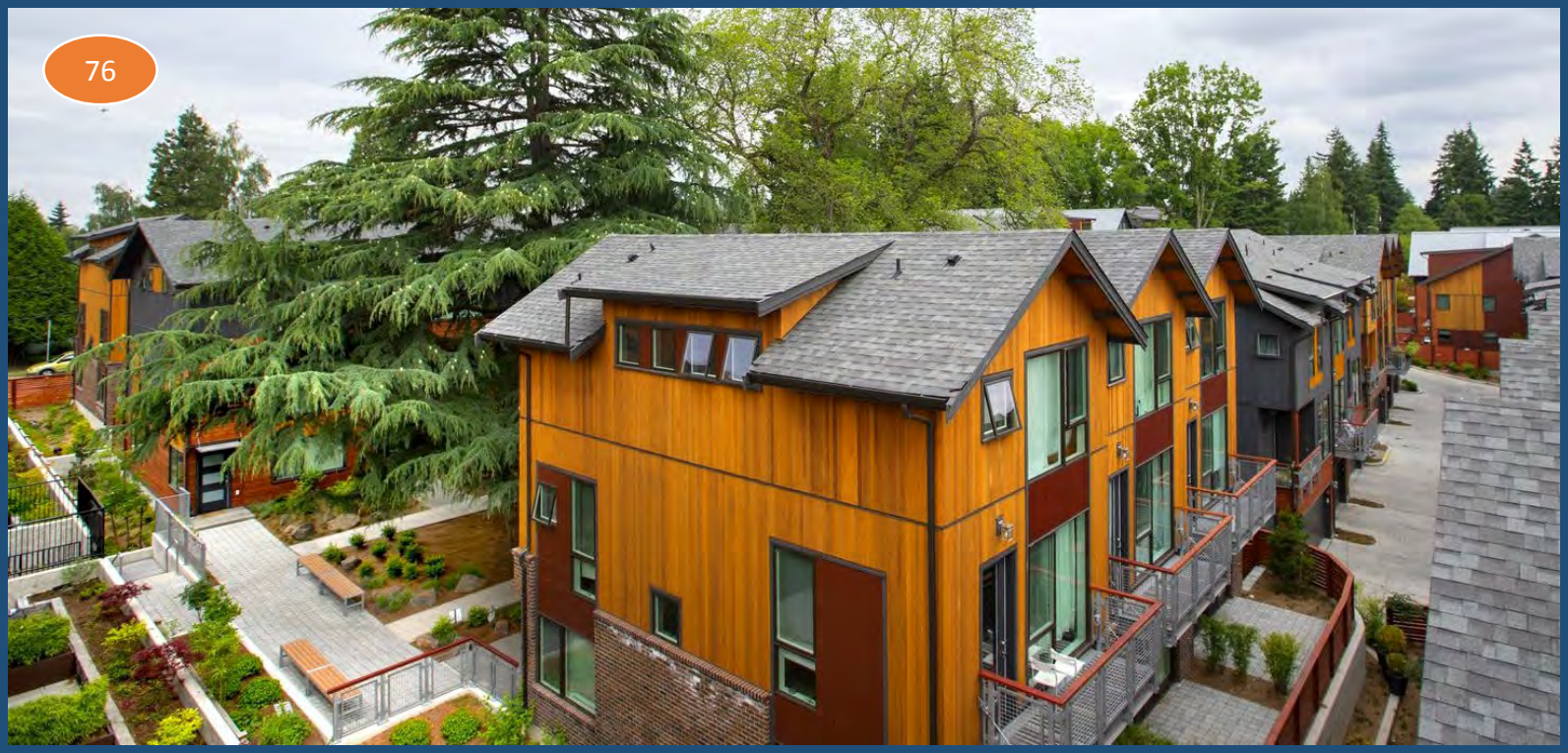
- Appropriate fit and scale for Town Center
- "Town" size apartment and retail areas next to walkable area
- Brick brings quality, charm.
- Varied pattern of building sides
- Interesting roof line

Link:
https://www.google.com/url?sa=i&source=images&cd=&cad=rja&uact=8&ved=2ahUKEwjMi8Tfo7LeAhUHh1QKHR7TCjEQjRx6BAgBEAU&url=https%3A%2F%2Fbdb-design.com%2Fprojects-remote-urban-in-fill-architecture%2Fdesign-full-service-green-architecture%2Ffranklin-portland-masterplan-mixed-use-residential%2F&psig=AOvVaw3yFyi01w4C9HmZcMaL5_sG&ust=1541128052081006

- Varied building lines; looks like multiple structures
- Varied colors and varied window styles and sizes
- Not a strong separation of the retail and the residential so feels town-like

- High-ceiling commercial level with lots of big windows to create attractive base
- Use of wood and stone, neutral colors
- Some covered outdoor space (extent hard to tell in picture)
- Mix of shapes and sizes to reduce “box” nature of building
- Wood-screened balconies for residents

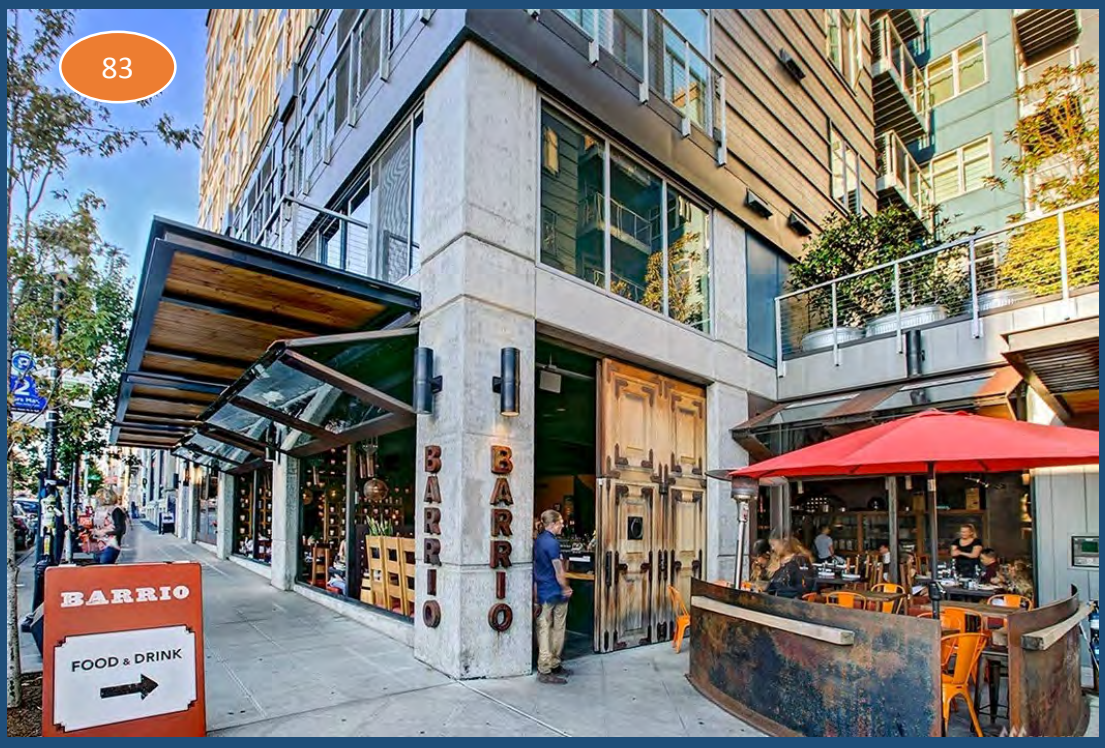
- Variable roofline
- Good example of modulation and articulation
- Use of exposed timber features
- Earthtone colors



- Note: while this is not mixed-use or over the same scale that might be built at Town Center, the design style represented can be applied
- Lodge-ish rooflines, shingles, wood siding
- Sloped and variable rooflines
- Large windows and balcony spaces allow residents to interact with outdoors
- Incorporation of green outdoor common spaces, including keeping existing large trees in site layout

- Mixed use podium style buildings from nearby communities—Bothell, Mill Creek, Kirkland, Juanita
- Note how street trees at mature size provide softening to the building mass (although top example is a rendering)

- Another example of how to separate business level with covered walkway/outdoor seating, and unique branded signs. Much better than when commercial is limited to bland standard awnings that don't provide visual separation between ground and upper residential levels or don't create an inviting commercial experience.



- Popular commercial space on bottom level with its own branded design; windows that open to the street; attractive use of wood and industrial materials; extended covered sidewalk that visually separates commercial and upper residential levels.

- Not actually built.
- Has varied textures, which allow height without bulk.

- Townhouse feel
- Varied building front and roof line
- Varied colors
- Retail frontage needs to be more pronounced and inviting than shown

Link: https://www.google.com/url?sa=i&source=images&cd=&cad=rja&uact=8&ved=2ahUKEwjLubPGorLeAhVDMnwKHZXQDI8QjRx6BAgBEAU&url=http%3A%2F%2Fwww.dci-engineers.com%2Fnews%2Fdcis-roving-engineers-tour-canuck-mass-timber-projects&psig=AOvVaw3yFyi01w4C9HmZcMaL5_sG&ust=1541128052081006

- Simple, straight forward, functional

- Clear division between uses and maximizes footprint

- Varied facades and space

- Local larger scale developments in construction or proposed at 6/1 or 5/2 (seven levels above grade)
- These scale to more of the 85-foot-height limit
- Top left and bottom right are Totem Lake Village redevelopment (now under construction) in Kirkland, WA

More Outdoor Gathering Spaces

More Outdoor Gathering Spaces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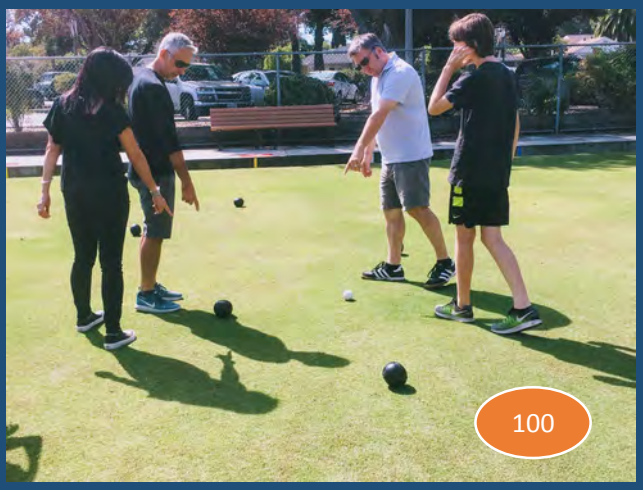
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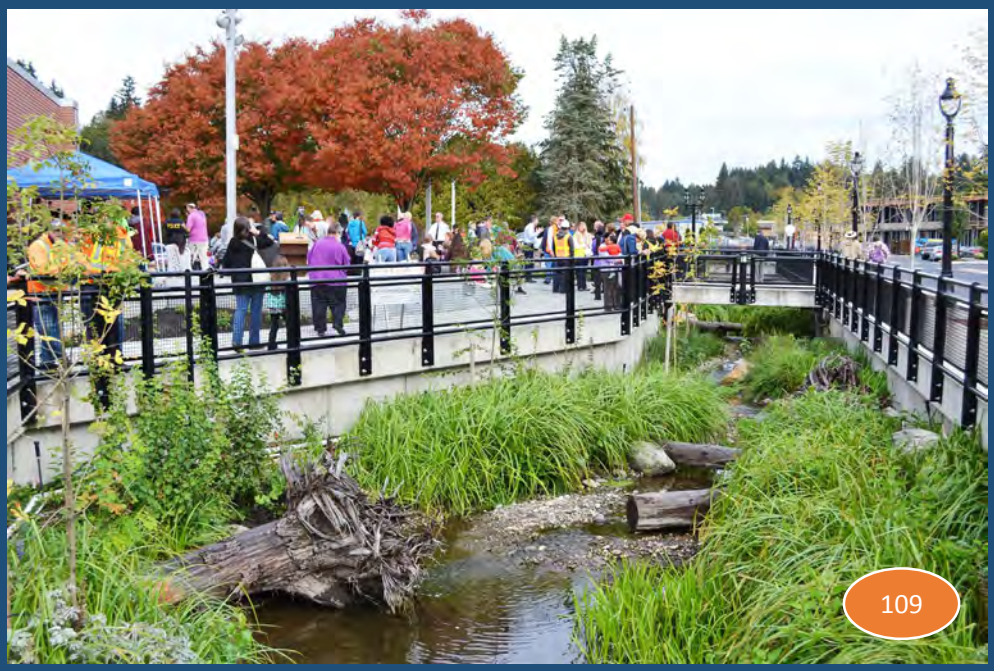
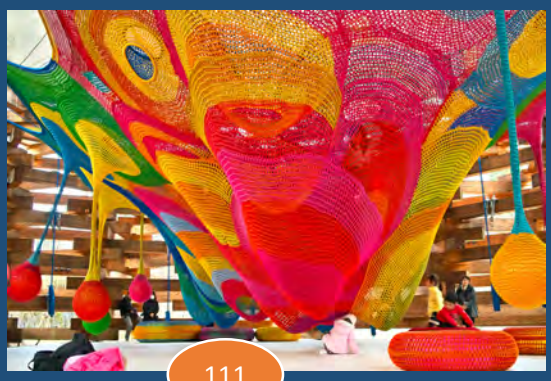
More Outdoor Gathering Spaces



More Outdoor Gathering Spaces



- Play structure as art
- Outdoor shared spaces (paths as play areas with seating)

- Bocce
- Pickle ball stations!
- Festival space
- Outdoor movie space

Don’t Forget About Brew Pubs

Parking Structures Integrated into Mixed Use Development

- Boulder, Colorado

- Seattle at Merrill Gardens

Parking Structures

- Missoula, Montana with Solar Panels

- FoothillsTransit Pamona, CA

- GOOGLE Campus green wall
- Green screens

Parking Structures

- Cross Laminated Timber Parking Structure; Design Competition Award (Not Constructed)

- Architectural Tower (Stairwell/Elevator Bay) as Signature Feature/Wayfinding Landmark

Blank/Bland Walls

- Poorly executed articulation of exterior surfaces
- Poorly executed use of mixed materials and colors
- Lacking architectural features to soften mass
- Poorly executed awning like treatment for façade

Poor Choice of Materials

Example shows how a fairly well executed form can be diminished by bland materials. The drab color that is not off-set by any other materials or architectural features leaves this building feeling like it just missed being a home run. Lots of windows but rough transitions between them. Nice roofline, but oddly small looking given their dark color contrasted with the light color of the building