

LAKE FOREST PARK TOWN CENTER: Framework Design Guidelines

	Current Zoning	Baseline Guidelines	Bonus Guidelines
Placemaking			
Site Scale	No Standards	200 - 250' grid of ground-related walkways. Minimum acreage threshold for Framework Option = 15 acres	Same As Baseline
Uses	General Commercial and Low Density Residential.	Mixed Use (horizontal or vertical). Redevelopment must include residential as a component of the overall site. Allowable uses include but are not limited to residential, senior housing, live/work, retail, service, professional office, public realm and event space, performing arts.	Same As Baseline
Height	Commercial only @ 30'; Mixed Use at 40'.	Anticipated floor-to-floor heights for various uses are as follows: Grocery 20', Retail 18', Office, Live/Work and Service 12', Residential 10' (see Incentive to Redevelop below)	Same As Baseline (see Incentive to Redevelop below)
Density			
Residential	Maximum of 7 dwelling units per acre.	Residential - Density shall be determined by form rather than prescription. Density will be based upon complying with elements such as Edge Conditions and floor-to-floor heights.	Same As Baseline
Commercial	Commercial – Individual uses of less than 60,000 SF allowed outright; Non-residential uses between 60,000 and 100,000 allowed with conditional use permit.	Commercial – No single-store footprint should exceed 60,000 sf	Same As Baseline
Signage	Compliance with Ch. 18.58	Signage plan complementing the character of redevelopment	Same As Baseline
Edge Conditions and Landscaping	20' Front, Side, and Rear Setbacks with adequate landscaping and screening in accordance with Ch. 18.62	Buildings adjacent areas of public realm (public and private ownership), should incorporate 12-16 foot setback of the third floor, regardless of use. Landscaping plan increasing vegetative cover and buffer treatment complying with Ch. 16.16.350H Town Center provisions.	Same As Baseline
Environment			
Residential	Building and Energy Code Only	LEED R for Residential certification or Green Globes 2 Globe level or BuiltGreen 3 star level	LEED R Silver or Built Green 4 Star or Green Globe 3 Globes
Mixed Use and Commercial	Building and Energy Code Only	LEED R or Built Green 3 star for Residential component, LEED ND or Green Globe 2 Globe level, LEED EB for Existing buildings	LEED NC or EB Silver, Built Green 4 Star or Green Globe 3 Globes
Mobility & Walkability			
Pedestrian	No Standards	"Pedestrian First" design, pedestrian grid (see placemaking), east/west connection adjacent Lyon Creek, enhanced pedestrian walkway along Ballinger Way (separated from street where reasonably achievable)	Same As Baseline
Transit	No Standards	Connect shelters to pedestrian walkways, provide information kiosks on-site, provide additional lighting to shelters and weather protection for bike racks or bike storage facility. To the extent that third party funding for park and ride and/or transit-oriented facilities is available, work in good faith to include such facilities to the full extent feasible.	Baseline standards plus integrated transit facility within the site.
Bicycle	No Standards	Provide clear bike route of travel between the crosswalk to Burke Gilman trail and the rest of the site and weather protection for bike racks or storage within multi family area.	Same As Baseline
Vehicular	In accordance with City Code and Basic Engineering Standards	Lengthen distance between access points and internal drive aisles (per Heffron report), internal access to have pedestrian authority, use traffic calming, design to prevent short cutting of the intersection.	Same As Baseline
Parking	Commercial Uses 5 parking spaces per/1,000 SF of Building Area; Residential Uses 1.5 spaces per unit.	Alternative off-street parking ratios as well as demonstrated feasibility of shared parking will be considered.	Baseline standards with increased underground parking
ADA	ADA Compliance	Compliance with ADA, as well as efforts to make this site inclusive to people of all abilities.	Same As Baseline
Public Realm			
Site Edges	No Standards	Create visual connection between all public realm spaces and buildings, enhance landscape within adjacent rights of way to replace invasive plants with drought tolerant and native species. Enhance Lyon Creek on west edge with appropriate habitat vegetation.	Same As Baseline
Site Interior	No Standards	(1) Enhance Lyon Creek adjacent Bothell Way as a character contributing element for center; (2) provide approximately 20,000 sf contiguous flexible open space element for active public use, approximately 10,000sf of which is contiguous, flexible interior space (a third place concept), (3) provide numerous seating opportunities along pedestrian grid, (4) provide "eyes on" design of surrounding structures to public realm.	Baseline standards with Increase in size of indoor and outdoor open space areas and added public amenities (water features, public art, etc.)
Incentive to Redevelop	10' height increase for mixed-use buildings.	(1) 3 over 1 Residential Capacity (limited by Edge Condition requirements); (2) proactive permitting process; (3) design flexibility; (4) market-based redevelopment standards	4 over 1 Residential Capacity (limited by Edge Condition requirements)