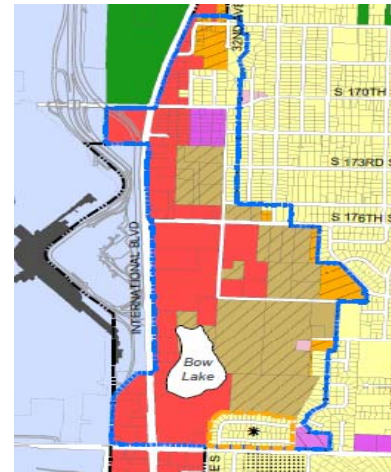


AB4528: City Center “Park & Fly” and Parking Structure Code Amendments

Council Study Session
February 28, 2017



Background: Why Amend this Code?

In Spring 2016, City Council initiated review of City Center park & fly structure code.

Some reasons:

- Airport growth may lead to more demand
- Only two park & fly structures constructed in City Center – both under development agreements, not current code
- If not economically feasible to build in City Center, businesses may go to other cities

Code Amendment Objectives

- ✓ **City Council Goals:**
 - Parking structures should **look good** & be **economically feasible**
- ✓ **Consistency with 1999 City Center Plan**



City Center Plan Goal: High intensity, mixed use, focal point for SeaTac



City Center Plan on Park & Fly

“Structured parking should be encouraged to accommodate the demand for park & fly while preserving land for other uses.”

- Anticipated 4-6 story garages
- Mainly located along International Blvd
- Said design standards needed to diminish their visual impact



| CITY CENTER PLAN CODE RECOMMENDATIONS | EXISTING CODE |
|---|--|
| Limit park & fly uses | ✓ Limits park & fly to <u>300 stalls</u> |
| Allow additional parking in exchange for public benefits | ✓ Bonus Program <u>allows additional stalls</u> in exchange for public benefits |
| Set back from Int'l Blvd: Require parking structures to be set back from Int'l Blvd, or behind other buildings | ✓ Requires structures <u>set back 100' from Int'l Blvd</u> , or behind other building |
| Active Ground Floor Uses: Encourage mixed use and pedestrian-oriented, ground floor commercial | ✓ Requires 50% ground floor commercial, <u>400 sf at occupancy</u> |
| Attractive Design: Conceal parking structures with architectural elements | ✓ <u>Includes design standards</u> and some screening requirements |

| Examples: Park & Fly Structures in City Center | | |
|--|---|---|
| Both constructed with development agreements |  |  |
| Parking Stalls/Development | WallyPark | MasterPark |
| Maximum Stalls Allowed (Existing code max. 300 stalls) | 900 stalls | 600 stalls |
| Plus (+) Bonus Stalls (Generally utilized pre-2008 bonus formulas) | + 793 bonus stalls | + 439 bonus stalls |
| +Bonus Art/Water Feature | <i>1 Water Feature</i> | <i>1 Water Feature</i> |
| +Bonus Open Space | <i>Permanent Open Space</i> | <i>Open Space for Future Development</i> |
| +Bonus Commercial/Retail Space | <i>16,136 sf Commercial/Retail Space</i> | <i>5,675 sf Commercial/Retail Space</i> |
| TOTAL Park & Fly Stalls | <u>1,693</u> park & fly stalls | <u>1,039</u> park & fly stalls |

In General, the Proposed Amendments...

Incentivize development of parking structures

BUT ONLY WHEN:

- They look like (non-parking) commercial buildings
- They are part of mixed use developments



Proposed Parking Bonus Program

| | Existing Code | Proposed Code |
|--|--|---|
| Maximum Stalls Allowed | <u>300</u> | <u>1,200</u> |
| Bonus Program | | |
| Commercial/ Service/ Residential Space | 1 stall per <u>250 sf</u> | 1 stall per <u>25 sf</u> |
| Hotel Unit | <u>0.5 stall</u> per hotel room | <u>1.5 stall</u> per hotel room |
| Right Of Way (ROW) | 1 stall per <u>150 sf</u> | 1 stall per <u>100 sf</u> |
| Open Space | 1 stall per <u>150 sf</u> | 1 stall per <u>50 sf</u> |
| Public Art | Up to <u>60 stalls</u> per art feature | Up to <u>60 stalls</u> per art feature |

| <h2>Proposed Parking Structure Design Standards</h2> | |
|---|--|
| EXISTING CODE | PROPOSED AMENDMENTS |
| ✓ Ground Floor Commercial Uses: 50% street level, <u>400 sf at occupancy</u> | ✓ <u>50% ground floor commercial - all at occupancy</u> |
| ✓ Set Back from Int'l Blvd: <u>100'</u> | ✓ <u>Set back 35'</u> from Int'l Blvd |
| ✓ Open Space/Plazas: <u>10%</u> net site area | ✓ <u>5% net site area</u> provided as open space/plazas |
| ✓ Design: <u>Includes</u> design standards and screening requirements | ✓ <u>Includes increased design standards</u> and screening requirements |

Project Reviews & Recommendations

Reviews

- Planning Commission: *4 reviews*
- Land Use & Parks (LUP) Committee: *2 reviews*
- SEPA Environmental Review: *No comments or appeals received*

Public Hearing

- *7 speakers, 1 letter from Port of Seattle*

Planning Commission Recommendation

- Voted 4-0 to recommend adoption of proposed code