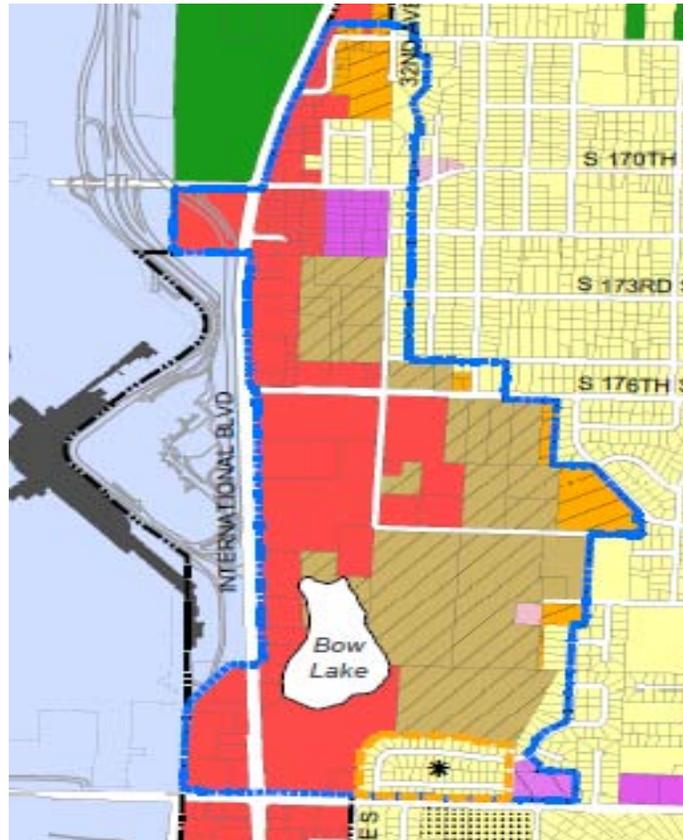


## **CAM16-0007: Proposed City Center Public/Private Parking Code Amendments**



### **List of Proposed Amendments**

15.105.030 “C” Definitions

15.105.040 “D” Definitions

15.105.160 “P” Definitions

15.300.055 City Center Overlay District Use Chart

15.300.410 Off-Street Parking Requirements and Reductions

15.300.460 Structured Parking

15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking

**15.105.030 “C” Definitions.**

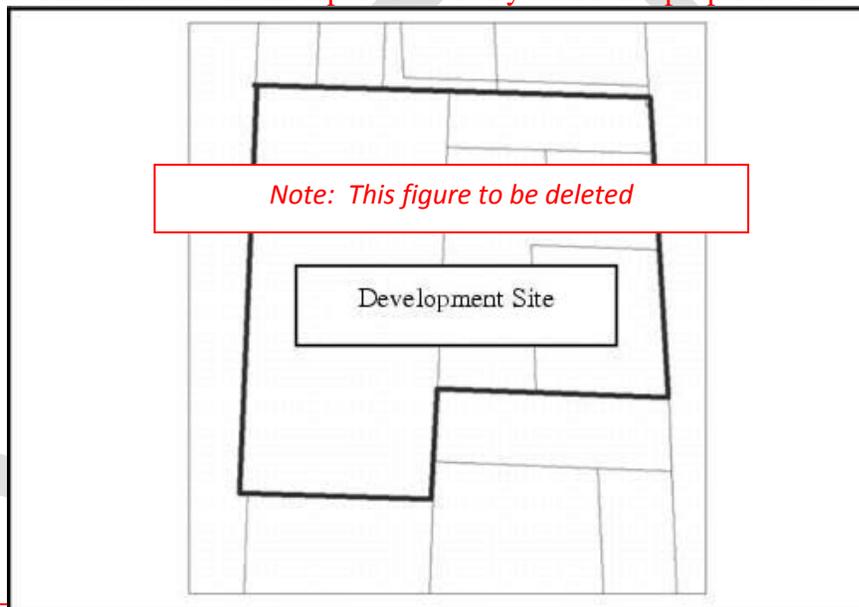
1/13/17 Note: For housekeeping purposes, the definition of “City Center” in SMC 15.105.030, is proposed for deletion. (The existing definition is inaccurate and unnecessary.)

**City Center**

~~A portion of the City of SeaTac Urban Center delineated as the City Center area on the City Center vehicular and pedestrian access plan (SMC 15.300.100, Circulation). Within the City Center area, design standards shall apply to all properties, except those zoned urban low (UL), aviation operations (AVO), and aviation commercial (AVC).~~

**15.105.040 “D” Definitions.****Development Site—Stand-Alone Parking Structures**

~~A development site is the sum total of all parcels of property incorporated into the development at any point of time. This includes the incorporation of any additional properties into the~~



~~development site.~~

~~Figure: DEVELOPMENT SITE—STAND-ALONE PARKING STRUCTURES~~

**15.105.160 “P” Definitions.****Parking Structure, Stand-Alone**

~~A parking structure used exclusively for the parking of motor vehicles, either public or private, for a fee for any period of time.~~

### 15.300.055 City Center Overlay District Use Chart

ZONES:

UM – Urban Medium

UH – Urban High

UH-UCR – Urban High-Urban Center Residential

NB – Neighborhood Business

CB-C – Community Business in the Urban Center

P – Permitted Use; C – Conditional Use Permit required

O/CM – Office/Commercial Medium

O/C/MU – Office/Commercial/Mixed Use

T – Townhouse

P – Park

LAND USE	UM	UH	UH-UCR	NB	CB-C	O/CM	O/C/MU	T	P	Additional Regulations
<b>MOTOR VEHICLES</b>										
Public/Private Parking				C(1,2,3)	P(1,2,3)	C(1,2,3)				<p>(1) Public/private parking lots <u>(including park-and-fly and other commercial parking)</u> <del>(park-n-fly)</del> are only permitted within a structure. <del>Please-s</del>See SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. <del>Please-s</del>See SMC 15.300.460 for parking structure design and development standards.</p> <p>(2) Public/private parking lot <del>(park-n-fly)</del> structures are permitted up to <del>three</del> <u>twelve</u> hundred <del>(300)</del> <u>(1,200)</u> spaces <del>as a stand-alone structure.</del> (See SMC 15.300.460(A), <u>Parking Structures with Public/Private Parking Uses</u> <del>for requirements regarding stand-alone structures.</del>) Additional spaces may be added only via the incentive method defined in SMC <del>15.300.950</del> <u>15.300.460(A)(2)</u>.</p> <p><del>(3) Public/private parking lots shall only be allowed in 1 parking structure per developed site.</del></p>

### 15.300.400 Parking Standards

- A. **Purpose.** Minimize parking as a dominant land use. Parking should be screened through its placement behind structures and via landscaping.
- B. The following parking standards shall be in addition to, or, in some cases, supersede applicable parking provisions required in Chapter 15.455 SMC, Parking and Circulation. (Ord. 15-1018 § 1)

### 15.300.410 Off-Street Parking Requirements and Reductions

#### A. Required Off-Street Parking Spaces.

1. **Minimum Parking Requirements.** The minimum parking spaces required shall be those established in the parking chart in Chapter 15.455 SMC, Parking and Circulation.
  - a. In cases where the minimum parking standards established in SMC 15.455.120 are greater than the maximum spaces allowed in subsection (A)(2) of this section, then the parking standards within this chapter as specified in subsection (A)(2) of this section shall supersede and also serve as the minimum number of parking spaces required.
2. **Maximum Parking Requirements.**

LAND USE	MAXIMUM SPACES ALLOWED	NOTES
Where calculations result in fractions of parking spaces, the maximum number of parking stalls shall be determined by rounding up to the next whole number.		
Residential Uses		
College Dormitory	1 per bedroom unit	---
Duplex/Townhouse	2 per dwelling unit	---
Multi-Family	1 per bedroom, up to 2 per dwelling unit maximum	Unless modified by a parking plan demonstrating an increased need to serve residents.
Community Residential Facility	1 per bed	
Convalescent Center/Nursing Home	1 per 3 beds	
Retirement Apartments	1 per unit	
Recreational/Cultural Uses		
Conference/Convention Center	5 per 1,000 SF of building area	---

LAND USE	MAXIMUM SPACES ALLOWED	NOTES
Library/Museum/Cultural Facility	4 per 1,000 SF of building area	---
Community Center/Recreation Center	4 per 1,000 SF of building area	---
Sports/Fitness/Health Club	4 per 1,000 SF of building area	---
Theater	0.75 per fixed seat, plus 1 per employee	---
<b>General, Educational and Health Services Uses</b>		
General Service Uses	4 per 1,000 SF of building area	---
Educational Uses	1 per employee, plus 1 per 2 students	---
Health Services Uses	4 per 1,000 SF of building area	---
Transitional Housing	1 per 2 bedrooms	Unless modified by a parking plan demonstrating an increased need to serve residents.
<b>Government/Office, Business Uses</b>		
Business Service/Office Uses	5 per 1,000 SF of building area	Maximum parking for business service/office uses may be increased to seven and one-half (7-1/2) per one thousand (1,000) square feet of building area through the establishment of a development agreement between the City and a developer.
<b>Retail/Commercial/Manufacturing Uses</b>		
Retail Uses	4 per 1,000 SF of leasable space	---
Bed and Breakfast	1 per bedroom, plus 2 for residents	---
Hotel/Motel and Associated Uses	1 per bedroom, plus the following for associated uses:	---
• with restaurant/lounge/bar	• 4 per 1,000 SF of building area	---
• with banquet/meeting	• 5 per 1,000 SF of	---

LAND USE	MAXIMUM SPACES ALLOWED	NOTES
room	gross building area	
Manufacturing Uses	1 per employee, plus 2 per 1,000 SF of building area	---
<b>Motor Vehicles</b>		
Public/Private Parking	<p><del>Public/private parking is only permitted within a structure with up to 300 parking spaces. See SMC 15.300.460 for parking structure design and development standards. Additional spaces may be added only via the incentive method defined in SMC 15.300.950.</del></p> <p>See SMC 15.300.450 for provisions regarding public/private surface parking as an interim use.</p> <p><u>See SMC 15.300.460(A) for provisions related to public/private parking in structures.</u></p>	

B. **Parking Reductions.** See Chapter 15.455 SMC, Parking and Circulation, for available parking reductions. (Ord. 15-1018 § 1)

### **15.300.420 Off-Street Loading Requirements**

Off-street loading requirements shall be provided pursuant to Chapter 15.455 SMC, Parking and Circulation. (Ord. 15-1018 § 1)

### **15.300.430 Bicycle Parking**

Bicycle parking facility requirements shall be provided pursuant to Chapter 15.455 SMC, Parking and Circulation. (Ord. 15-1018 § 1)

### **15.300.440 General Parking Design and Construction Standards**

Parking design and construction requirements shall be provided pursuant to Chapter 15.455 SMC, Parking and Circulation. (Ord. 15-1018 § 1)

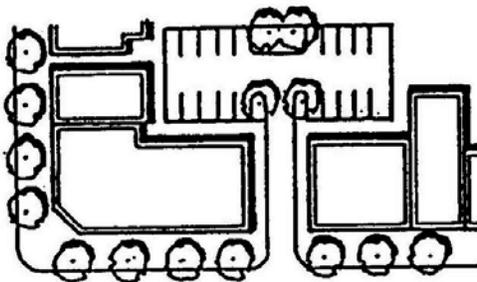
### 15.300.450 Surface Parking

A. **Public/Private Surface Parking as an Interim Use.** Public/private surface parking, as the main activity on a site, may only be allowed as an interim use subject to a development agreement specifying additional conditions as needed.

B. **Location of Surface Parking Lots.**

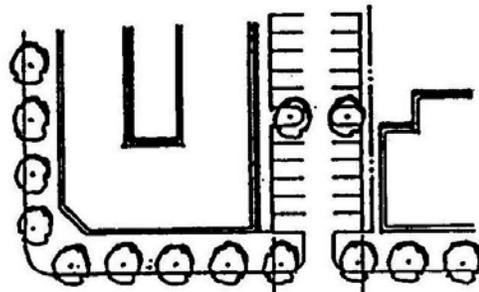
1. No parking shall be located between the building and the front property line, other than a driveway for passenger loading and off-loading only in conformance with SMC 15.300.260, Driveway Entrances, and approved by the Director. Surface parking shall be located behind a building or to the side of a building.
2. **Parking Next to Building.** Parking located next to a building and within forty (40) feet of the front property line shall not occupy more than the width of two (2) lengthwise parking stalls and one (1) travel lane, or sixty-two (62) feet, whichever is less.
3. **Parking on Corner Lots.** On corner lots, no parking shall be located between the building and either of the two (2) front property lines. If a parcel abuts more than two (2) public or private streets, no parking shall be located between the building and the front property line abutting the two (2) public and/or private streets with the highest classification.

PARKING TO REAR OF BLDG.



NO PARKING ON CORNERS

PARKING TO SIDE OF BLDG.



MAXIMUM WIDTH ↗

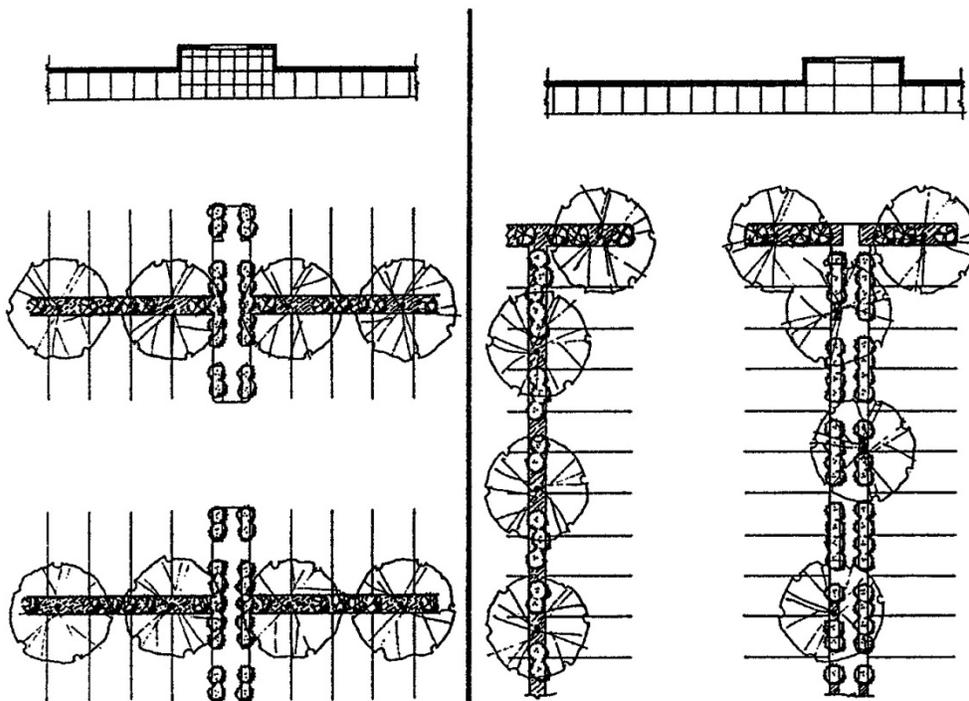
C. **Pedestrian Circulation Through Parking Lots.**

1. Surface parking lots containing one hundred (100) parking spaces or more shall provide pedestrian walkways through the parking field.
2. **Pedestrian Walkway Locations.**
  - a. For parking rows perpendicular to the principal building facade, pedestrian ways shall be located between two (2) rows of parking spaces at a minimum of one (1) pedestrian way every two hundred (200) feet.

- b. For parking rows parallel to the principal building facade, pedestrian ways shall be incorporated adjacent to a series of aligned landscape islands at a minimum of one (1) walkway every twenty-one (21) parking spaces.

### 3. Pedestrian Walkway Design.

- a. Pedestrian walkways shall be raised, and shall be a minimum of eight (8) feet wide, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to nonstreetfront building entrances or existing pedestrian ways.
- b. Clearly distinguish the pedestrian way network from car or transit circulation. This is particularly important in areas where these various travel modes intersect, such as at driveway entrances and in parking lots.
- c. Where sidewalks or walkways cross vehicular driveways, provide a continuous raised crossing, or distinguish the crossing from the driveway surface by marking with a contrasting paving material.



**Parking Rows Parallel To The  
Principal Building Facade**

**Parking Rows Perpendicular To The  
Principle Building Facade**

(Ord. 15-1018 § 1)

## 15.300.460 Structured Parking

**Purpose:** Design parking structures to blend in with adjacent development. Emphasize design features that minimize the obtrusiveness of the parking use and encourage architectural compatibility with adjacent development.

A. ~~Stand-Alone~~ **Parking Structures for with Public/Private Parking Uses.** ~~Stand-alone parking~~ Public/private parking is only permitted within a structure. Parking structures ~~allowed as~~with public/private parking uses shall comply with the following ~~minimum~~ requirements:

~~1. Only one (1) stand-alone parking structure shall be allowed per development site. (Also see definition of "Development Site—Stand Alone Parking Structures" in Chapter 15.105 SMC, Definitions.)~~

~~2~~1. **Parking Stall Maximum.** A ~~stand-alone~~ parking structure containing public/private parking uses is limited to not more than one thousand twelve hundred (1,200) ~~three hundred (300)~~ parking stalls unless additional spaces are allowed under SMC 15.300.460(A)(2)~~15.300.950~~, Parking Bonus Incentive Program for Structured Public/Private Parking.

~~3~~2. **15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking**

~~A~~a. A parking allowance bonus, beyond the maximum parking specified in SMC 15.300.410(A)(2)~~15.300.460(A)(1)~~, will be granted to those developments which provide retail/commercial, ~~or~~ service space beyond the requirements of SMC 15.300.730~~15.300.460(B)~~, Ground Floor Uses in Parking Structures, residential space, or a public benefit in the form of:

~~1~~i. Dedicated public right-of-way, in an arrangement and amount per parcel that conforms to the City Center vehicular and pedestrian access plan; and/or

~~2~~ii. Publicly accessible on-site open space greater than the minimum ten-five percent (105%) of net site area required, ~~or an equivalent monetary contribution to the City Center open space fund~~; and/or

~~3~~iii. A ~~water feature or~~ public art display visible from the sidewalk or incorporated into publicly accessible on-site open space, as approved by the Director.

**b. Calculation of Bonus.** The formula for calculating parking bonuses above maximum allowed for on-site land uses shall be as follows:

<p><u>Retail/ Commercial/ Service/ Residential Space</u></p>	<p>Except for hotel/<del>motel</del> uses, one (1) additional parking stall <del>will shall</del> be awarded for each <del>two hundred fifty</del> <u>twenty-five (25)</u> square feet of retail/commercial, service, or residential space, in addition to the minimum ground floor retail/commercial or service space required under SMC <del>15.300.730</del> <u>15.300.460(B), Ground Floor Uses in Parking Structures</u>, included on the same site as part of a mixed use development at the time of construction.</p>
<p><u>Hotel Units</u></p>	<p>Hotel/<del>motel</del> uses shall be awarded <u>one and one-half (1-1/2)</u> parking space per hotel/<del>motel</del> unit, in addition to the minimum ground floor retail/commercial or service space required under SMC <del>15.300.730</del> <u>15.300.460(B), Ground Floor Uses in Parking Structures</u>, included on the same site as part of a mixed use development at the time of construction; <del>and/or with a maximum contribution of 0.5% of</del></p>
<p><u>Dedicated Right-of-Way</u></p>	<p>One (1) additional parking stall <del>will shall</del> be awarded for each <del>one hundred fifty (150)</del> <u>one hundred (100)</u> square feet of interconnected public right-of-way dedicated according to the City Center vehicular and pedestrian access plan.</p>
<p><u>Open Space</u></p>	<p>One (1) additional parking stall <del>will shall</del> be awarded for each <del>one hundred fifty (150)</del> <u>fifty (50)</u> square feet of publicly accessible on-site open space greater than the minimum <del>ten percent (10%)</del> <u>five percent (5%)</u> of net site area required. <del>To receive parking bonus in lieu of additional on-site open space, developments may contribute to the City Center open space fund in increments of equivalent monetary value.</del></p>
<p><u>Public Art.</u></p>	<p>Up to sixty (60) additional parking stalls may be awarded for a <del>water feature or</del> public art display <del>of equivalent value visible from the sidewalks or</del> incorporated into publicly accessible on-site open space, <del>as approved by the Director. Value shall be determined by the per square foot market value of the underlying land multiplied by the square footage of the additional parking stalls.</del> <u>To be awarded the maximum of sixty (60) stalls, the value of the public art shall be equivalent to one-half of a percent (0.5%) of the total cost of the portions of the structure containing the public/private parking uses. The Director shall establish an administrative process for the consideration of public art.</u></p>

1/3/17 Editing  
 Note: The gray shaded sentence was erroneously included in this section and has been deleted.

3. Location of Off-Street Parking Spaces for Non-Parking Uses. ~~Stand-alone~~Public/private parking structures ~~implementing the parking incentive of SMC 15.300.950, Parking Bonus Incentive Program for Structured Public/Private Parking,~~ shall locate all required off-street parking spaces for ~~the any~~ retail/commercial, service, or residential use(s) adjacent to such uses. The spaces shall be reserved and clearly designated for the customers of those uses.
4. Open Space Requirements. Except for the following, the open space requirements in SMC 15.300.300 through 15.300.340 apply to parking structures with public/private parking uses.
- a. Minimum Open Space Area Required. For public/private parking structures, the minimum requirement for usable outdoor open space accessible to the public shall be equivalent to five percent (5%) of net site area.
- b. Location of Open Space. Required open space shall be located at the front of a property, or to the side of the property provided it is contiguous to the required front yard open space. Exceptions shall be made for open space incorporating Bow Lake as a focal point as described in SMC 15.300.325, Incorporating Bow Lake as a Focal Point.
- ~~4.—No stand-alone parking structure shall be allowed on a development site specifically created through a commercial/industrial subdivision.~~

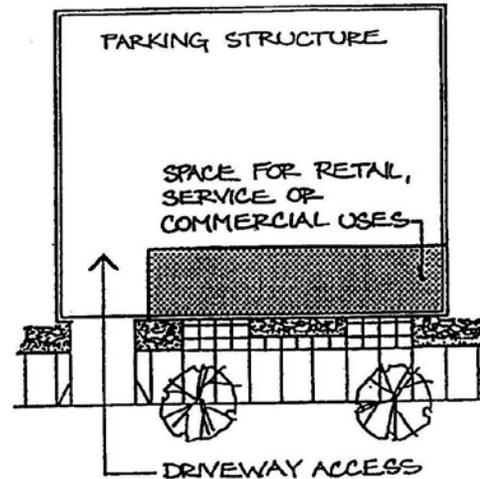
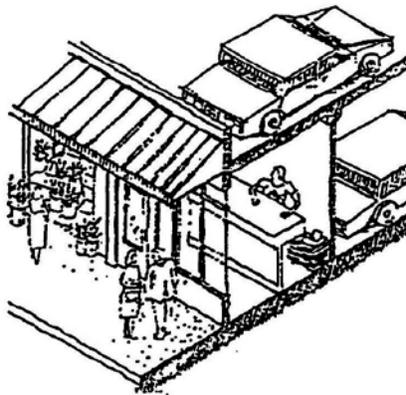
**DB. Ground Floor Uses in Parking Structures.**

1. Parking structures shall be designed so that a minimum of fifty percent (50%) of the length of the exterior ground floor facade(s) facing a street ~~with existing or projected adjacent foot traffic, excluding vehicle entrances and exits,~~ provides ground floor area ~~either built out as, or convertible to,~~ retail/commercial or service uses as defined in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects.
- a. **Minimum Depth.** The applicable ground floor area shall extend in depth a minimum of twenty (20) feet from the exterior parking structure facade; provided, that the minimum required may be averaged, with no depth less than fifteen (15) feet.
- b. **Minimum Ceiling Height.** The minimum clear interior ceiling height standard for the retail/commercial or service use portion of parking structures shall be thirteen (13) ~~ten (10)~~ feet for all street level building space.
- c. **Fire Suppression.** Parking structure ground floors shall include fire suppressing sprinkler systems at the time of construction.
- ~~2.—At the time of construction, a minimum of four hundred (400) square feet of leasable retail/commercial or service space shall be constructed and made available for~~

~~occupancy. The remainder of the area necessary to fulfill the minimum retail/commercial or service use requirement specified in subsection (D)(1) of this section, but not included at the time of construction, shall employ window display cases, as specified in SMC 15.300.460, Structured Parking, subsection (C)(4)(c)(ii), to meet the transparency requirements of SMC 15.300.610(A), Ground Floor Transparency Requirements.~~

~~3. Parking structures with ground floor retail/commercial or service uses will be granted an additional parking allowance as follows:~~

~~a. The number of parking spaces displaced by the portion of the parking structure ground floor designed for retail/commercial or service uses may be added to the maximum number of allowed parking spaces established for on-site land uses.~~



(Ord. 15-1018 § 1)

### **BC. Parking Structure Placement and/or Setbacks**

1. **Parking Structures on Properties Adjacent to International Boulevard.** Except as otherwise specified below, the provisions of this subsection shall supersede the setback standards specified in SMC 15.300.210, Building Placement/Setbacks. No parking structures shall be located within ~~one hundred (100)~~ thirty-five (35) feet of the International Boulevard ROW, except as specified below:

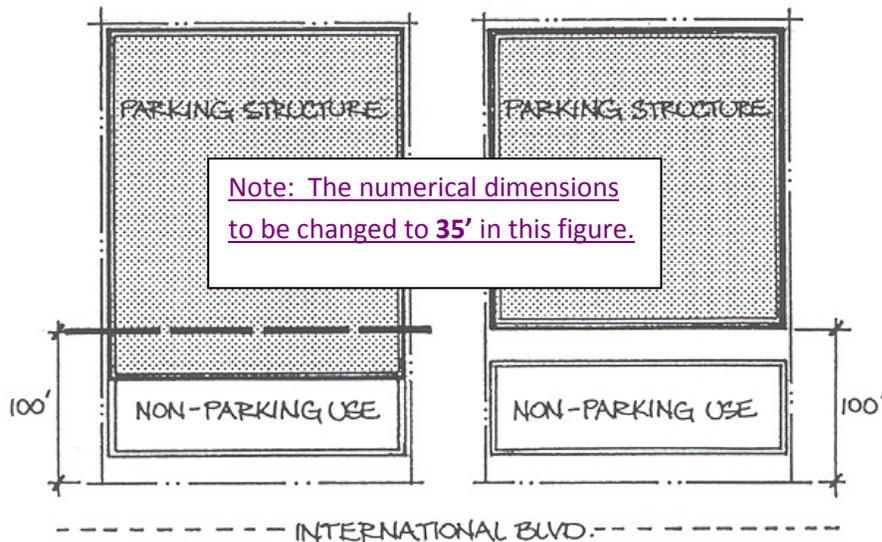
a. **Parking Structures Located Behind Non-Parking Buildings.** Parking structures located behind ~~or adjacent to~~ additional nonparking buildings facing International Boulevard may be located in a manner that meets developer needs, within the setback requirements (SMC 15.300.210, Building Placement/Setbacks) and other applicable building codes, except that portions of parking garages exceeding the height of fronting buildings shall meet the ~~one hundred (100)~~ thirty-five (35) foot requirement specified above.

b. **Parking Structures Integrated into Non-Parking Buildings.** Parking structures may be integrated into buildings built within the maximum setback (SMC 15.300.210, Building Placement/Setbacks); provided, that a retail/commercial, service, office, or residential use, or a combination of these uses, comprises the building's face for its full height on International Boulevard.

~~c. The entire space within the one hundred (100) foot setback area may be developed as a public plaza to a level of design accepted by the Director.~~

c. **Corner Lots on International Boulevards.** For corner lots on International Boulevard, the parking structure must be faced with other uses as specified in subsection (BC)(1)(b) of this section on all sides adjacent to public and/or private streets for a distance of ~~one hundred (100)~~ thirty-five (35) feet from International Boulevard.

2. **Parking Structures on Properties Adjacent to All Other City Center Public and/or Private Streets.** Parking structures shall be located within the maximum front yard setback, as specified in SMC 15.300.210, Building Placement/Setbacks, or built to the ~~side or~~ rear of the subject property when located behind ~~or to the side of~~ additional buildings on site.



#### **CD. Parking Structure Design**

1. The following parking structure design standards shall be in addition to or, in some cases, supersede applicable design standards in other sections in this chapter, and in Chapter 15.455 SMC, Parking and Circulation.

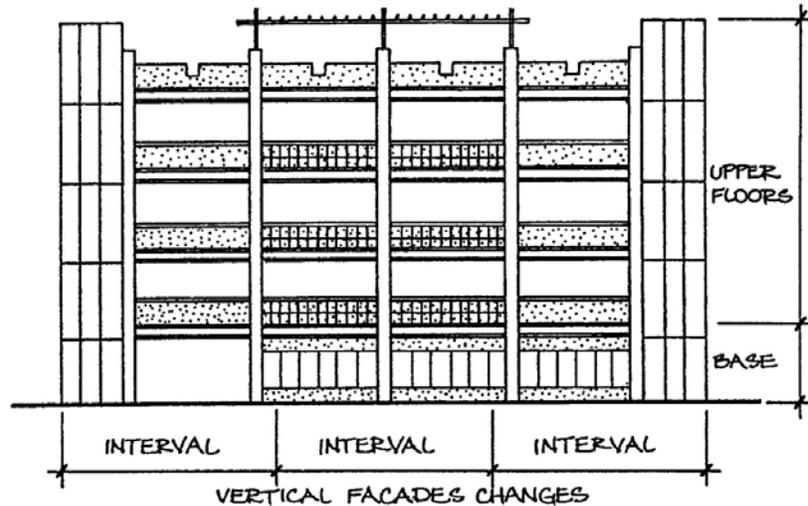
## 2. Appearance and Integrated Design.

- a. Parking structure facades facing or visible from the street shall have the appearance of a general commercial use in order to mask the building as a parking structure.
- b. Parking structures shall be architecturally integrated or designed with an architectural theme similar to other buildings on the same site.

**23. Parking Structure Character and Massing.** Parking structure elevations ~~over one hundred fifty (150) feet in length~~ shall incorporate vertical and horizontal variation in setback, material or fenestration design along the length of any street facing façade. the applicable facade. ~~In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided in the following ways:~~

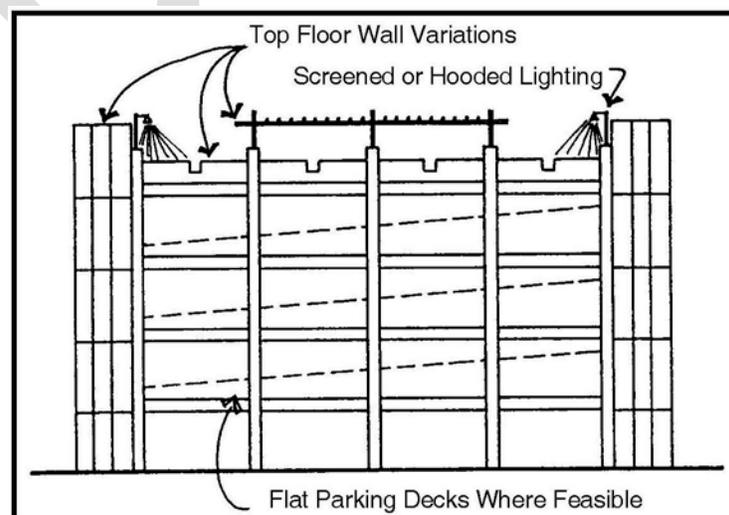
- a. **Vertical Facade Changes.** ~~Incorporate intervals~~ Intervals of architectural variation shall be incorporated at least every ~~eighty (80) forty (40)~~ feet over the length of ~~the applicable~~ any street facing facade, such as:
  - i. Varying the arrangement, proportioning and/or design of garage floor openings;
  - ii. Incorporating changes in architectural materials;
  - iii. Projecting forward or recessing back portions or elements of the parking structure facade.
- b. **Horizontal Facade Changes.** Parking structures shall be designed ~~Designed~~ to differentiate the ground floor from upper floors, such as:
  - i. ~~Stepping back the upper floors from the ground floor parking structure facade~~ A horizontal projecting (or visible thickening) of the wall surface on the ground floor;
  - ii. Changing materials between the parking structure base and upper floors; and/or

- iii. Including a continuous cornice line ~~or pedestrian weather protection element~~ between the ground floor and upper floors.



**34. Parking Structure Top Floor Wall Design.** Parking structure top floor wall designs must conform to one (1) or more of the following options:

- a. **Top Floor Wall with Architectural Focal Point.** A top floor wall focal point refers to a prominent wall edge feature.
- b. **Top Floor Wall Line Variation.**
  - i. **Projecting Cornice.** Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
  - ii. **Articulated Parapet.** Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.



**45. Parking Structure Façade Design. ~~Minimizing Views into the Parking Structure Interior.~~**

- a. **Facades Visible from the Street.** Facades of parking structures ~~facing a public or private~~ visible from a street or pedestrian way as defined by SMC 15.300.120, Pedestrian Circulation Requirements, shall be designed without continuous horizontal parking floor openings.
- b. **Upper Floors of Parking Structures. Minimize views into the upper floors of parking structures through one (1) or more of the following methods:**
  - i. Screening as architectural elements on the parking structure upper floor facades; and/or
  - ii. Upper parking floors designed as a pattern of window-like openings on the parking structure façade.
- c. **Street Frontage Screening.** On street frontages, ramps and decks shall be fully screened from view. This can be done with screening materials such as glazing, grilles or opaque materials.
- d. **Architectural Focal Points.** All building facades visible from public view shall contain a focal point near the main activity areas, building entrances and building corners using at least one (1) of the following methods:
  - i. Unique materials;
  - ii. Permanent public art installations;
  - iii. Tower elements with rooflines that accentuate the corner;
  - iv. Height differentiation; and/or
  - v. Variation in building massing.
- e. **Treatment of Blank Walls.** See SMC 15.300.630 (B) Treatment of Blank Walls.

**6. Parking Structure Ground Floor Design.**

- a. **Street Level Design.** In order to enhance building design at the street level, the following provisions shall apply: requirements for ground floor transparency and weather protection in SMC 15.300.610, Street Level Design, and building entries in SMC 15.300.620, Pedestrian Building Entries.

**b. Ground Floor Screening of Parking Uses.**

- i. Ground Floor Areas Visible from Street.** Ground floor parking areas visible from a street shall be wholly screened through any combination of walls, grilles or transparent or opaque glazing, without compromising the open parking structure requirements of the Building Code.
- ii. Ground Floor Areas without Active Uses.** ~~15.300.460(C)(4)b.~~ For portions of parking structures without a ground floor retail, commercial, office, service or public use, a five (5) foot wide facade landscaping strip is required consisting of:  
~~i. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity; and~~  
~~ii. Ground-ground cover plantings; and~~  
~~iii. Seasonal displays of flowering annual bedding plants.~~

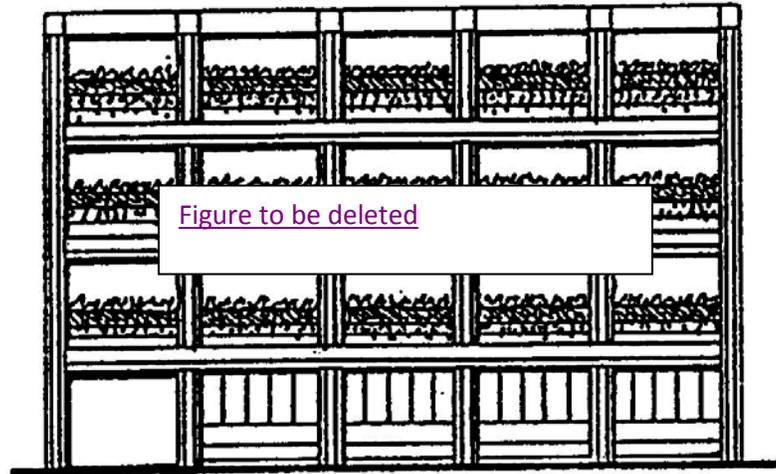
**15.300.460(C)(4)**

- ~~e. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public or private street shall minimize views into the parking structure interior through one (1) or more of the following methods which are in addition to the above facade landscaping strip:~~

  - ~~i. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Building Code; and/or~~
  - ~~ii. Glass window display cases incorporated into ground floor walls built between two (2) structural pillars. Glass window display cases shall be at least two (2) feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two (2) pillars.~~
- ~~d. Upon conversion of portions of a parking structure ground floor to a retail/commercial use, the Director may approve the removal of initially installed ground floor screening material in order to allow maximum visibility and access to the converted portions of the parking structure ground floor.~~
- ~~e. In addition to the above, minimize views into the upper floors of parking structures through one (1) or more of the following methods:~~

  - ~~i. The use of planters integrated into the upper floors of parking structure facade design;~~
  - ~~ii. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or~~

- ~~iii. Upper parking floors designed as a pattern of window-like openings on the parking structure facade.~~



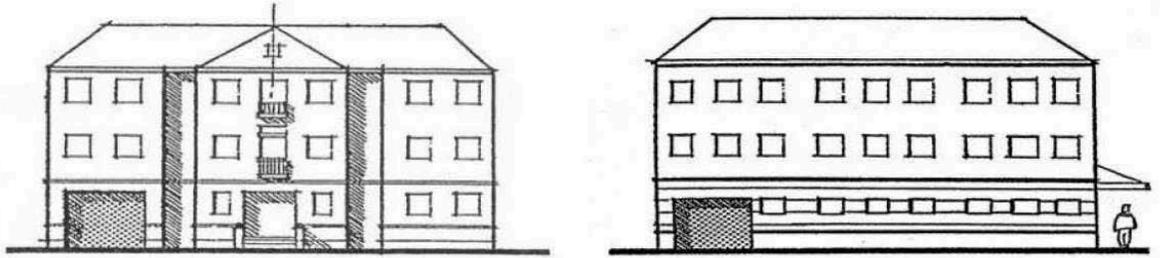
**7. Building Materials.** A variety of building materials shall be used such as brick, stone, timber, glazing and/or metal to add visual interest to the building(s) and reduce their perceived scale. Durable materials, such as masonry, shall be used – especially near the ground level.

- a. The following materials and features are prohibited:
- i. Mirror glass or other highly reflective materials;
  - ii. Corrugated fiberglass;
  - iii. Chain link fencing, barbed/concertina/razor wire; and
  - iv. Bare or painted concrete as a predominant façade treatment.

**58. Parking Floors Located Under or Within Buildings.**

- a. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis.
- b. Parking at grade under a building shall be completely enclosed within the building or wholly screened through any combination of walls, decorative grilles, or other

screening techniques ~~trellis work with landscaping.~~



**69. Parking Structure Lighting.**

- a. In addition to the following standards, lighting of parking structures shall be provided pursuant to Chapter [17.28](#) SMC, Parking Structures.
- b. Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive “light throw” to off-site areas.

*NOTE: This section has been revised and relocated to SMC 15.300.460 Parking Structures.*

### **~~15.300.950 Parking Bonus Incentive Program for Structured Public/Private Parking~~**

- ~~A.— A parking allowance bonus, beyond the maximum parking specified in SMC 15.300.410(A)(2), will be granted to those developments which provide retail/commercial or service space beyond the requirements of SMC 15.300.730, or a public benefit in the form of:~~
- ~~1.— Dedicated public right of way, in an arrangement and amount per parcel that conforms to the City Center vehicular and pedestrian access plan; and/or~~
  - ~~2.— Publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required, or an equivalent monetary contribution to the City Center open space fund; and/or~~
  - ~~3.— A water feature or public art display incorporated into publicly accessible on-site open space, as approved by the Director.~~
- ~~B.— The formula for calculating parking bonuses above maximum allowed for on-site land uses shall be as follows:~~
- ~~1.— One (1) additional parking stall will be awarded for each one hundred fifty (150) square feet of interconnected public right of way dedicated according to the City Center vehicular and pedestrian access plan;~~
  - ~~2.— One (1) additional parking stall will be awarded for each one hundred fifty (150) square feet of publicly accessible on-site open space greater than the minimum ten percent (10%) of net site area required. To receive parking bonus in lieu of additional on-site open space, developments may contribute to the City Center open space fund in increments of equivalent monetary value;~~
  - ~~3.— Except for hotel/motel uses, one (1) additional parking stall will be awarded for each two hundred fifty (250) square feet of retail/commercial, service, or residential space, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.300.730, included on the same site as part of a mixed-use development at the time of construction;~~
  - ~~4.— Hotel/motel uses shall be awarded one half (1/2) parking space per hotel/motel unit, in addition to the minimum ground floor retail/commercial or service space required under SMC 15.300.730, included on the same site as part of a mixed-use development at the time of construction; and/or~~
  - ~~5.— Up to sixty (60) additional parking stalls may be awarded for a water feature or public art display of equivalent value incorporated into publicly accessible on-site open space, as approved by the Director. Value shall be determined by the per-square-foot market value of the underlying land multiplied by the square footage of the additional parking stalls.~~