

**03-27-2017**

**ELST Inglewood Hill Parking Lot SSDP application Notes:**

Note a full permit review was not done for this application by Parks. Known issues and those from past experience with similar projects and the north segment of the ELST only.

**Lighting**

Lighting should be carefully reviewed, likely to be of concern to neighbors. Both parking lot lighting and headlight glare. Director has authority to waive or modify lighting requirements if appropriate see 21A.40.110 (7). Motion sensing and solar powered lighting is encouraged in 21A.30.230 (3), also provides flexibility of standards. Suggest modification of standards may be appropriate in this location to allow eliminated or reduced parking lot lighting. Park operation (trail) is dawn to dusk, so lighting may not make sense, perhaps other than restroom security lighting, if any.

Shoreline regulations 25.06.020 (6) requires full cut off fixtures, if lighting is allowed.

**Non-residential use in residential zones**

Reference 21A.30.250:

Design requirements for parking lots for non-residential use in residential zones. Particularly berm requirement, to avoid headlight issues for surrounding homes/uses. Berms to have 2:1 side slopes per 21A.35.070. Example of berm for parking lot is also the prayer house on 20<sup>th</sup> Street. This is a recently adopted requirement (Ord 2016-408, effective April 13, 2016). Plan does not appear to meet these requirements.

Note: These design requirements were adopted to address similar non-residential uses in residential zones and their parking lots, from comments/experience with 20<sup>th</sup> Street prayer house (this is an example of lower level lighting, through a CUP).

**Parking lot development standards**

Reference 21A.40

ADA requirements, including access to restroom from parking lot and ADA for restroom

**Landscaping**

Reference 21A.35.060 Landscaping Surface parking areas, all requirements. Plan does not appear to meet these requirements in all locations.

21A.35.040 and 050:

- Landscaping street frontage: 20 feet Type II
- Interior lot lines: 10 feet Type II perimeter landscaping

**Exhibit 42**  
**SSDP2016-00414**  
**001818**

## Signage

Signage should address previous neighborhood issues of bike trail users using Kokomo Drive to enter and exit trail. Signage was recently placed, maintain this signage and consider adding additional signage on trail to indicate proper exit point for southbound non-motorized traffic.

## Neighbor Concerns

Address neighbor concerns (formal comments may be submitted by Jobe and neighbors). One current concern expressed about ADA access to trail for disabled person using wheelchair being maintained with driveway re-configuration as well as emergency and service vehicle access.

Previous issues discussed with Jobe and also of concern to neighbors:

- Illegal driveway usage by cyclists and pedestrians
- Design of parking lot bike access
- Approved helicopter landing area, and current trees screen preventing debris from flying upon take-offs and landings. Concern about removal of trees/landscaping barrier and safety.
- Hang out zone-due to the trail end having a wood fence at a height suitable for sitting, people use it as a sitting hang out zone.
- Cyclists and walkers using trail after hours