

47. RESIDENTIAL BICYCLE PARKING – RES 6 shall satisfy the long-term multi-family bicycle parking requirements consistent with SMMC Ch. 27.64.262 via two on-site secure bicycle storage rooms to accommodate the required 73 bicycle stalls as approved under PA-2020-033 SPAR Modification. The bicycle storage rooms shall be shown on the building permit plans, subject to review and approval of the Zoning Administrator or designee, and compliance verified prior to final inspection. Should the project not be able accommodate the approved number of long-term bicycle parking stalls, it shall be required to address the shortfall through the installation of a physical device as specified in the following paragraph.

In RES 4 and RES 6, a physical device to enable bicycle parking (such as a ring installed in concrete or a heavy cable) shall be installed in front of the parking spaces in residential parking garage stalls so long as the installation and use does not cause the parking as designed on the SPAR drawings to be in conflict with City code. These physical devices may be located in areas where the parking stall abuts a wall or wherever else deemed to be feasible. This device shall be shown on building permit plans, subject to the review and approval of the Zoning Administrator and the Director of Public Works, or their designees. The covenants, conditions and restrictions (CC&Rs) for the residential portion of the project shall not preclude the use of such physical device for bicycle parking, provided that access to required parking spaces is maintained, and there is no conflict with applicable City Codes. (PLANNING/CITY ATTORNEY)