



Lake City

# Urban Design Advisory Group Introduction & Overview

June 2014

# Today's Agenda



- *Schedule and Revisions*
- *Review Land Use Character*
- *Little Brook*
  - *Existing Character*
  - *Strengths/ Challenges /Opportunities*
- *Fire Station 39 Update*





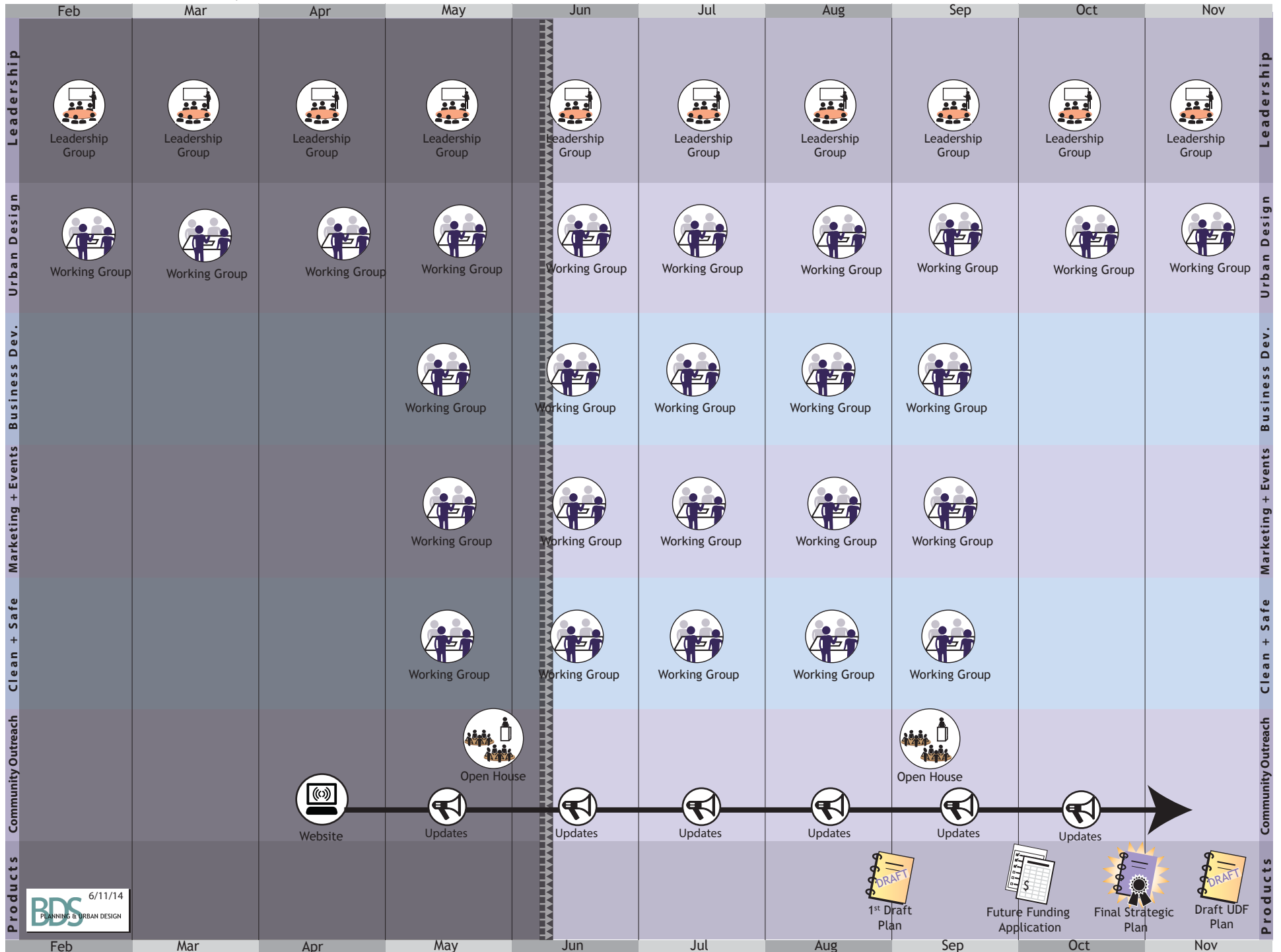
# Components



- ✓ *Commercial Revitalization Plan*
- ✓ *Urban Design Framework*
- ✓ *Multi-Model Corridor Study*



# Lake City Process



6/11/14  
**BDS**  
 PLANNING & URBAN DESIGN

# Urban Design Framework.



- *Framework guiding future development*
- *Strong Partnerships*
- *Policy Changes*
  - *Comp Plan Updates*
  - *Zoning*
  - *Design Concepts*



## 2012-2013 UW projects & Pierre Properties Visioning

- » create distinct districts
- » expand and link open spaces
- » improve circulation
- » increase pedestrian safety & access
- » incorporate more housing and jobs in taller buildings
- » rezone to encourage less auto-focused uses



*"strengthen and expand the opportunities for public life, with a special focus on youth"*

## 1992 Urban Village Visualization Workshop

### POSITIVE

- » natural features: Thornton Creek
- » rural character
- » transit connections

### NEGATIVE

- » lack of pedestrian infrastructure
- » auto-oriented
- » poor transitions between commercial & residential uses



*"Making the pieces add up: continuing to find ways to book places and development together."*

## 2001 Civic Center Master Plan

Studied 11 alternatives to implement neighborhood plan goals:

- » library expansion
- » neighborhood service center relocation
- » Albert Davis Park
- » parking garage
- » "town square" plaza



Library and park opened in 2005

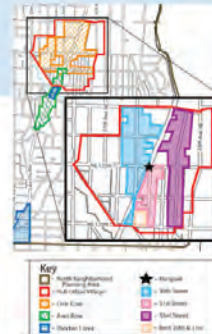
## 1999 North District Neighborhood Plan

- » LCW is a nice boulevard but divides east from west
- » build out and around the civic core
- » strengthen the business district
- » support community organizations & respect their input
- » improve public safety
- » enhance natural systems & create more parks
- » encourage a balanced mix of housing
- » improve access to human services
- » strengthen design review



## 2007 Neighborhood-Specific Design Guidelines

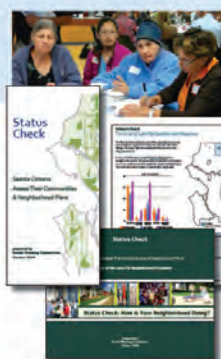
- » balance scale of commercial and residential
- » increase safety
- » make the area attractive
- » create a convenient, pedestrian-friendly business district
- » accessible by all modes, for all abilities
- » connect to open space
- » increase sense of community



*"Create a unique, place-making image for the designated Hub Urban Village resulting in a scale and ambiance that people like, feel comfortable in, and want to return to."*

## 2009 Status Check

- » need pedestrian & bike infrastructure
- » safety is a concern – crime & graffiti has increased
- » strengthen design review
- » strengthen the business district
- » build more green infrastructure – parks, trails, trees
- » improve transit service, including light rail



*"Community spirit is alive and needs to grow with additional civic-sponsored community events,"*

# LAKE CITY

## *urban design*

## Review of Previous Plans

### March 2014



# OPPORTUNITIES

- > "SCRAMBLE" AT 125th & L.C.W.
- > PUBLIC TRANSPORTATION
- > SHARED PARKING
- > ADD GREEN TO URBAN CORE
- > MID-BLOCK PED. PASSAGEWAYS
- > BLDGS OF SAME SPECIES TREES + PROPOSED BLDGS.
- > TREE ORDINANCE (LONGPY)
- > 'C' STREETS
- > ROTATING ART ON L.C.W.
- > PEDESTRIAN LEVEL PLANTINGS
- > GUIDE BULK, SCALE & FORM OF BUILDINGS
- > PERMIABILITY BETWEEN BLDGS.
- > PROMINANT RETAIL SPACES
- > DIVIDE L.C.W. INTO SECTIONS
- > FOOD TRUCKS
- > IDENTIFY HERITAGE WE DO HAVE
- > WILL ROGERS LEGACY
- > FIBER OPTICS IN L.C.W.
- > FAMILY HOUSING
- > "NEW" LANDMARKS

# LAKE CITY URBAN DESIGN FRAMEWORK

- PRINCIPLES (feedback) ADVISORY GROUP - 8/12/14
- > WHERE'S THE VISION?
  - > PROCESS: i.e., INCLUSIVE, ETC.
  - WHERE'S THE "THERE?" (HEART)
  - > PLACE IN GREATER REGION? - WHO ARE WE?
  - > NEED FOR IDENTITY
  - > MORE OPEN SPACE / PED ENVIRO
  - > INTERGENERATIONAL
  - > CONNECTIVITY - HUMAN & PHYSICAL
  - > VITALITY
  - > HIGHWAY IS KEY FEATURE & CHALLENGE
  - > THORNTON CREEK WATERSHED
  - > NEIGHBORHOOD THAT DRAWS PEOPLE
  - > GATHERING PLACES
- ADDITIONAL STUDIES:
- ADTL LAKE CITY STUDIES
  - GATEWAYS PROJECT ("MAKERS")
  - WSDOT PROJECT
  - PARKS LEGACY PLAN (In progress)



Lake City hub urban village

Legend:

- Regional Commerce Center (highest density, highest building heights, highest intensity)
- Local Commerce Center (medium density, medium building heights, medium intensity)
- Neighborhood Commerce Center (low density, low building heights, low intensity)
- Mid-block pedestrian passage
- Mid-block bicycle passage
- Mid-block transit passage
- Public art
- Library
- Lake Country

## STRENGTHS

- > DIVERSITY
- > THERE IS A DOWNTOWN CORE TO START WITH
- > UNDEVELOPED / UNDERDEVELOPED
- > AFFORDABLE
- > BOULEVARDS
- > TRANSPORTATION
- > TRANSIT
- > MOM & POP BUSINESS
- > SINGLE FAMILY HOMES
- > TOPOGRAPHY (BOWL)
- > FIBER OPTICS IN L.C.W.
- > CHANGE IS COMING!
- DEVELOPMENT OPPORTUNITY
- > MID CENTURY MODERN THEME
- > BOOTLEGGED HERITAGE
- > STRONG MARKET

## CHALLENGES

- > PARKING
- > PUBLIC SAFETY
- > LACKING SIDEWALKS
- > LONG N-S AXIS OF BLOCKS
- > MISSING TREES
- > SIGNAGE (currently identifies Lake City as a strip)
- > IMPACT OF TRAFFIC ON L.C.W. PED. ENVIRONMENT
- > UNDESIRABLE BUSINESSES
- > FIND COHESIVE THEME

44 Acres!  
+ BIGGER THAN THIS



# Lake City UDF study area

## neighborhood plan notes

 hub urban village boundary

 community institutions

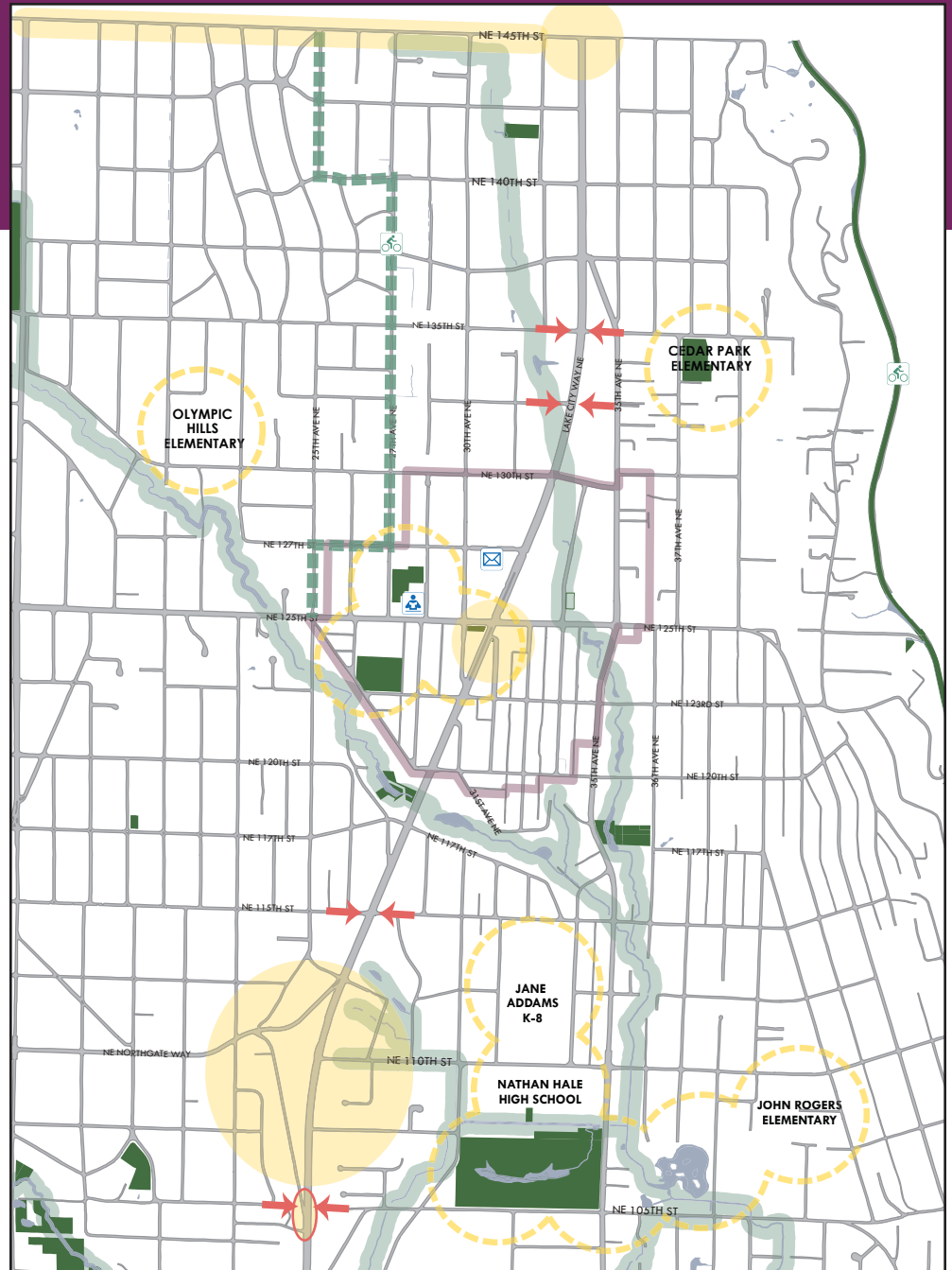
 improvements needed

 pedestrian safety

 pedestrian crossings

 pedestrian corridors

 Olympic Hills Greenway



# LAKE CITY - URBAN DESIGN FRAMEWORK - 4/9/14

**SCALE: REINFORCE**

- DEVELOPMENT IS GOOD
- DON'T WANT CANYONS
- HEIGHT TO VIEWS IS OKAY

RETAIN SENSE OF PLACE  
GROW AT HUMAN SCALE

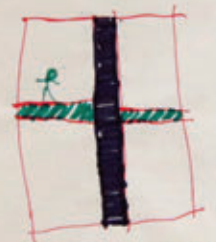
CHARACTER OF PRIVATE SPACE  
[PRIVATELY OWNED PUBLIC SPACE]

ADD: CHARACTER OF PUBLIC REALM

ENCOURAGE A DIVERSITY OF BUSINESSES & EMPLOYMENT UTILITIES, INC. BROADBAND

Encourage private development to enhance the public realm & natural features, including privately owned public space

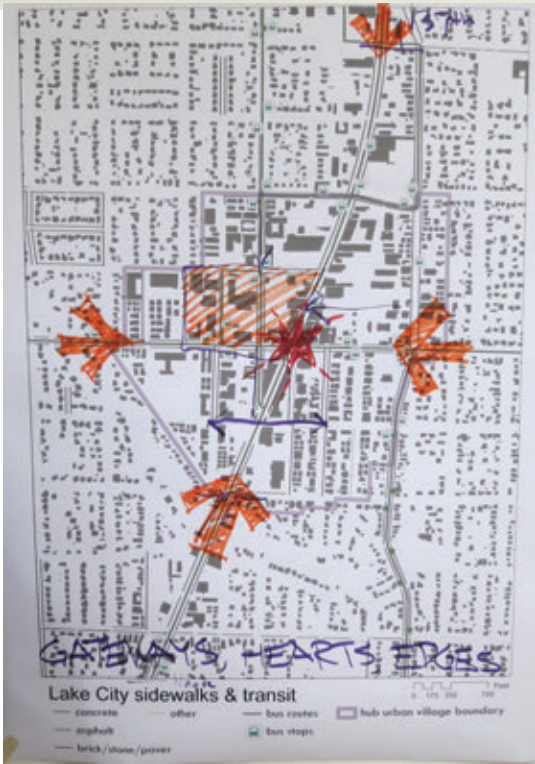
- NEEDED ELEMENTS:**
- > REVIEW PED & BIKE MASTER PLANS
  - > EAST / WEST CONNECTIONS
  - > MID-BLOCK CONNECTIONS



- > BIKE CONNECTION TO BURKE-GILMAN
- > TERRACED SPACES BETWEEN L.C.W. & 33RD
- > HEART AT 129TH - 125TH & L.C.W. & 26TH AVE

- ADDITIONAL THOUGHTS:**
- > AREAS BEYOND HEART
  - > SAFETY CORRIDOR CONNECTIONS LEVERAGE RESOURCES
  - > FRED MEYER CORNER AS GATEWAY OPPORTUNITY
  - > IMPLEMENTATION
  - > MINI PARK CHANCE TO SAY WHO WE ARE
  - > ENTRY / FRIENDLY CHARACTER
  - ESP TREES
  - > THEME: FAMILY FRIENDLY
  - > ADT'L OPPORTUNITY SITES

URBAN DESIGN PRINCIPLES



**Lake City: urban design principles**

Strengthen the business district. Support existing businesses and attract new business through improved perceptions of public safety, development of prominent retail space and events that draw people to the neighborhood and make them want to stay.

Reinforce Lake City's unique sense of place, scale, and character as it grows. Preserve and enhance the mid-century and somewhat more rural character of the neighborhood. Enhance public spaces and natural features. Protect the tree canopy and ~~landscapes~~ and expand green connections ~~to parks and civic uses~~.

Improve sidewalks and pedestrian connections ~~across Lake City Way~~ within the Civic Core, and to public schools. Prioritize connections between residential uses, schools, parks, and other civic places, especially across Lake City Way.

Build on existing transit service and identify opportunities for new facilities that make it easier for people to ride transit and bicycles.

Provide housing for our diverse population. Increase housing supply for households of all income levels and sizes, including family housing.

Improve access to services and activities that nurture healthy, vital communities. Enhance connections between service providers, business owners, and residents to improve awareness of and support for the services for people who live in Lake City, especially children.

Capitalize on the Thornton Creek watershed. Protect the natural character of the creek, restore the watershed where possible, and enhance connections to places where people can access the watershed.



# Placemaking around the heart of Lake City

- Connected streets link major activity centers
- Public open spaces and pedestrian plazas, as well as neighborhood parks
- Active uses at the street, varied building heights and facades
- Diversity of housing types
- Parking under or behind buildings where possible



photo courtesy of Vulcan





# Neighborhood green streets

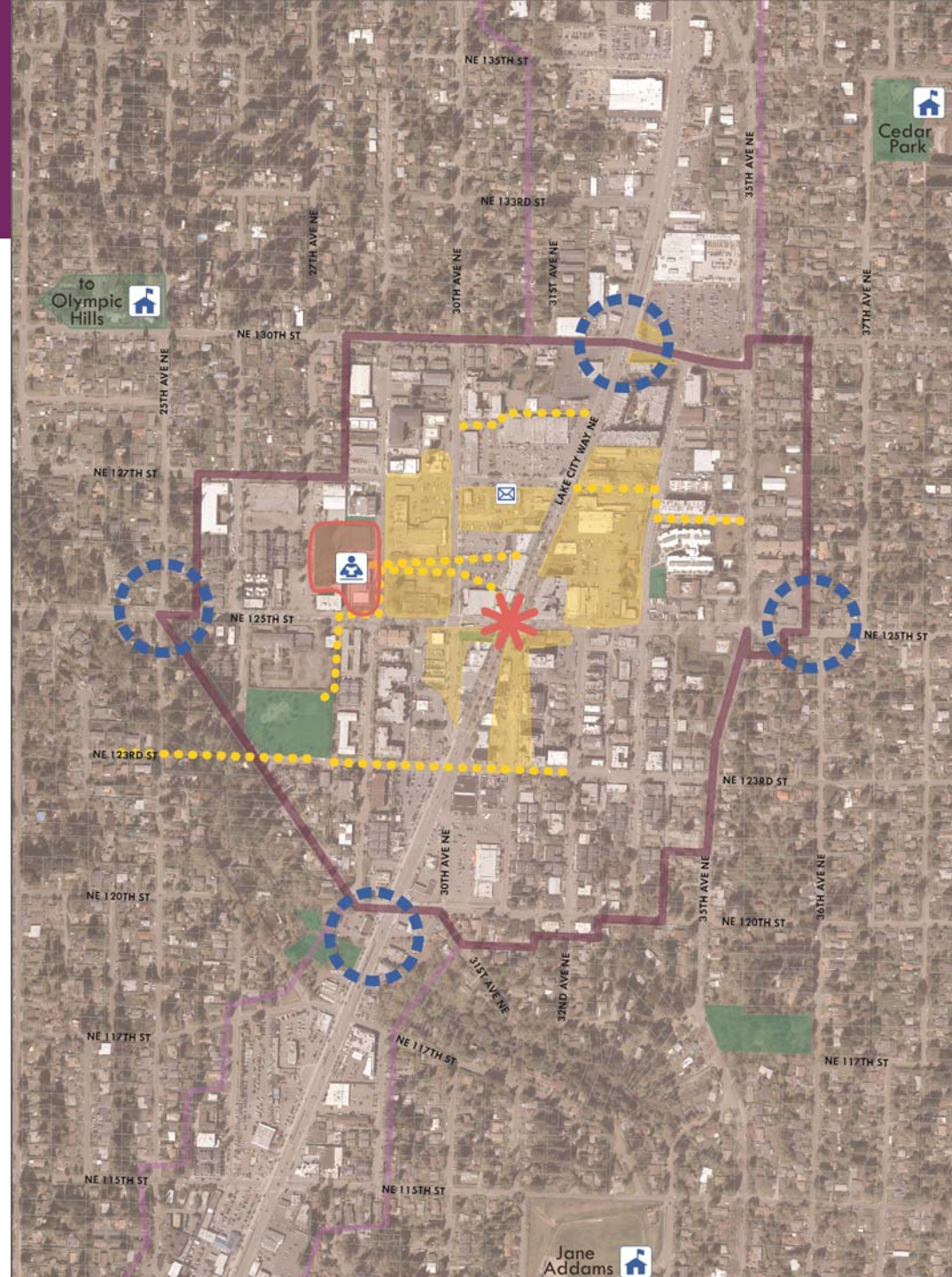




# Lake City urban village

## hearts, gateways, opportunities

-  civic heart
-  physical heart/key intersection
-  Thornton Creek gateways
-  opportunity sites
-  pedestrian connections & potential thru-block connections
-  parks
-  hub urban village boundary





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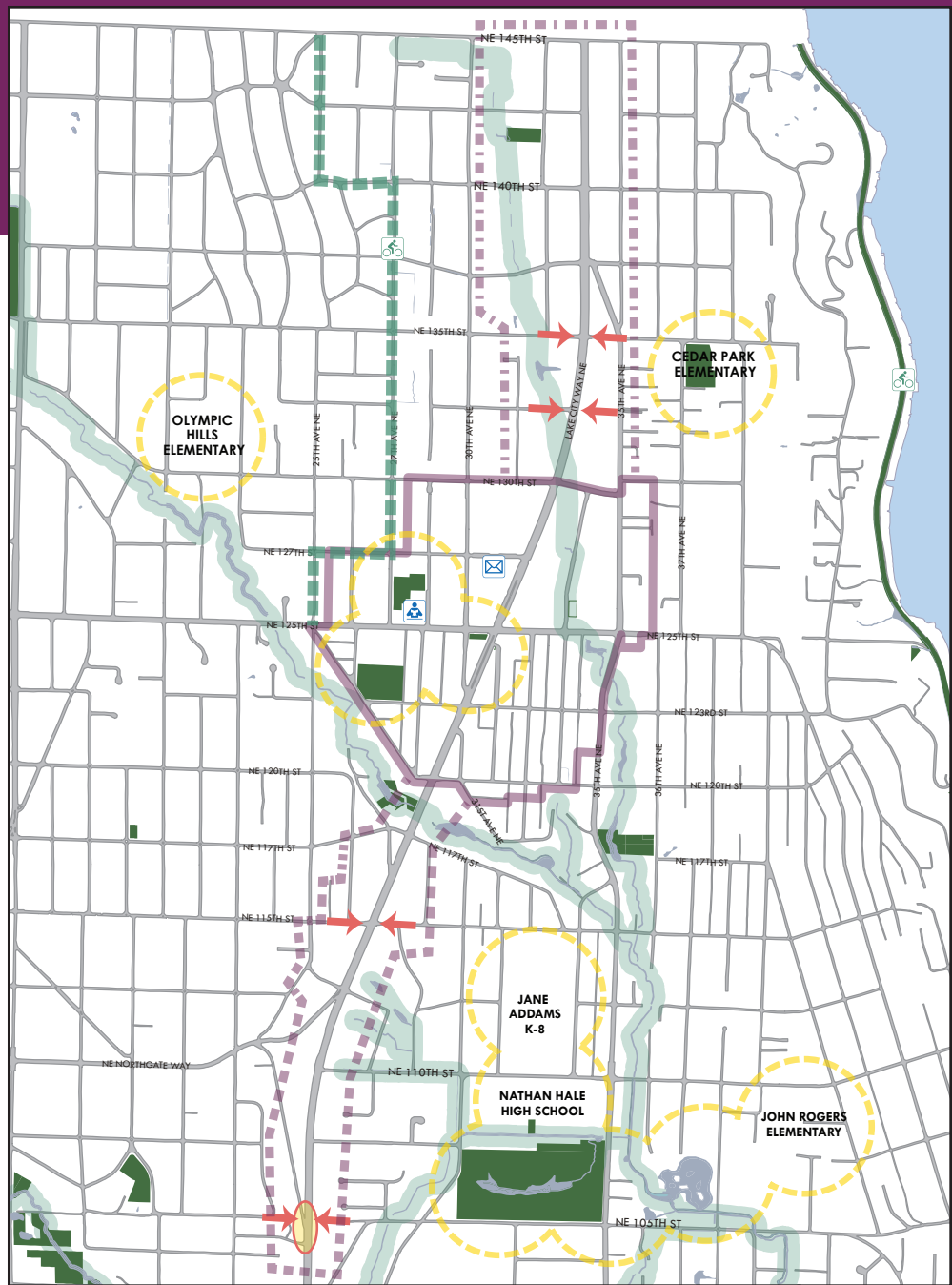


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June 2014

# Lake City UDF study area

-  hub urban village boundary
-  Little Brook
-  auto row
-  community institutions
-  Olympic Hills Greenway
-  riparian corridors
-  pedestrian improvements





# Lake City hub urban village

## hearts, gateways, opportunities

 civic heart

 physical heart/key intersection

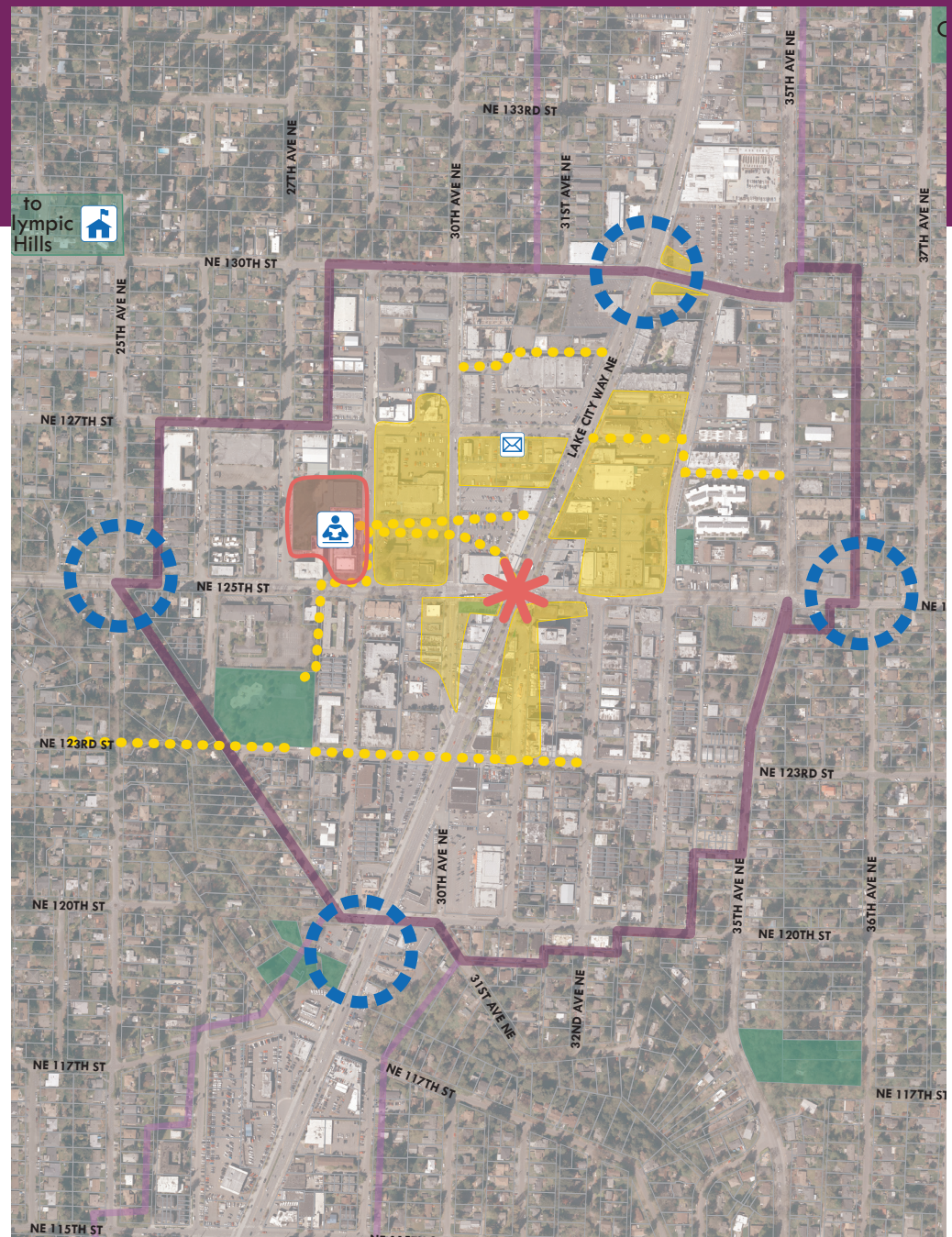
 Thornton Creek gateways

 opportunity sites

 pedestrian connections & potential thru-block connections

 parks









 hub urban village boundary

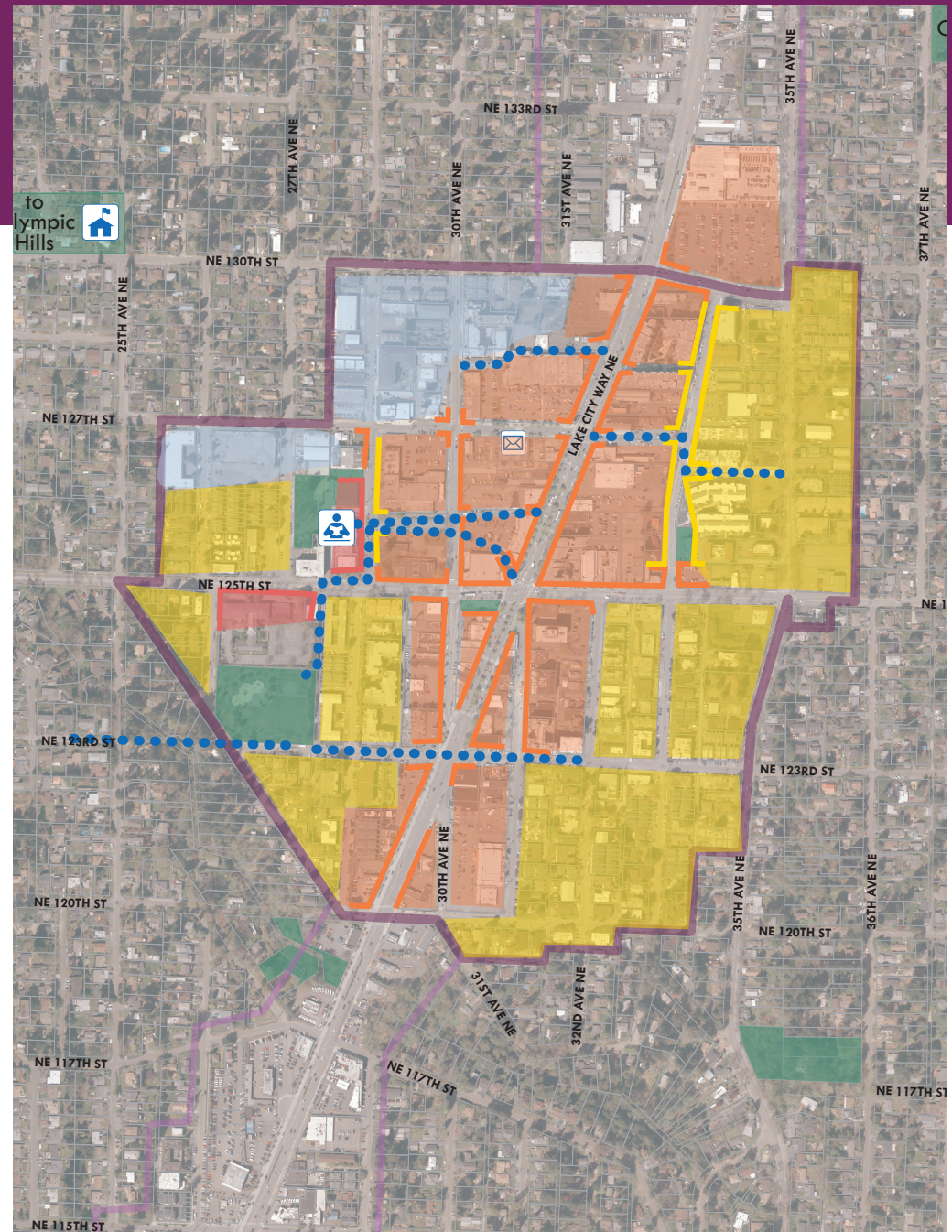




# Lake City hub urban village

## land use character

-  civic
-  mixed use
-  residential
-  flexible/really light industrial
-  parks
-  retail edges
-  residential edges
-  pedestrian connections & potential thru-block connections

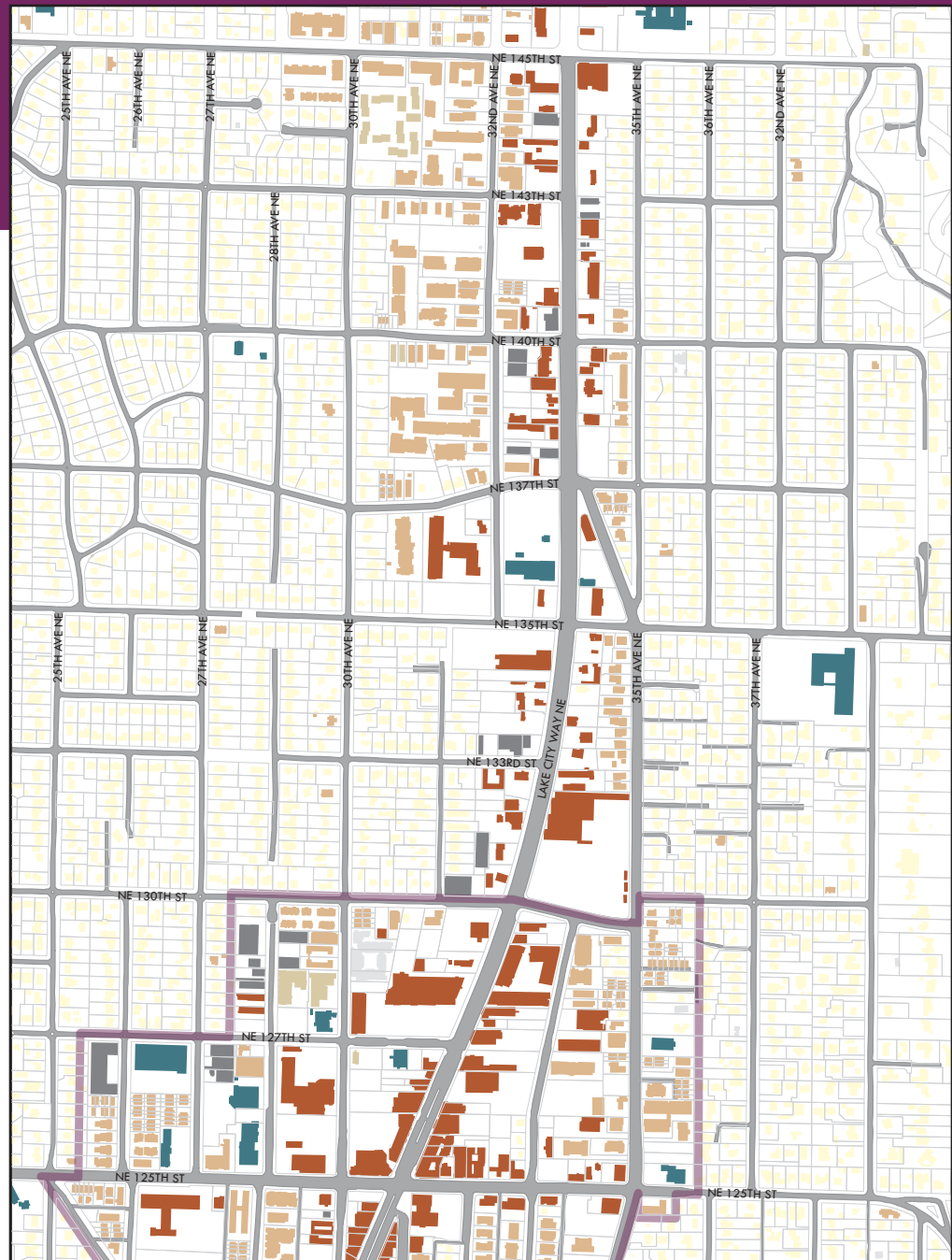




# Little Brook

## existing land use

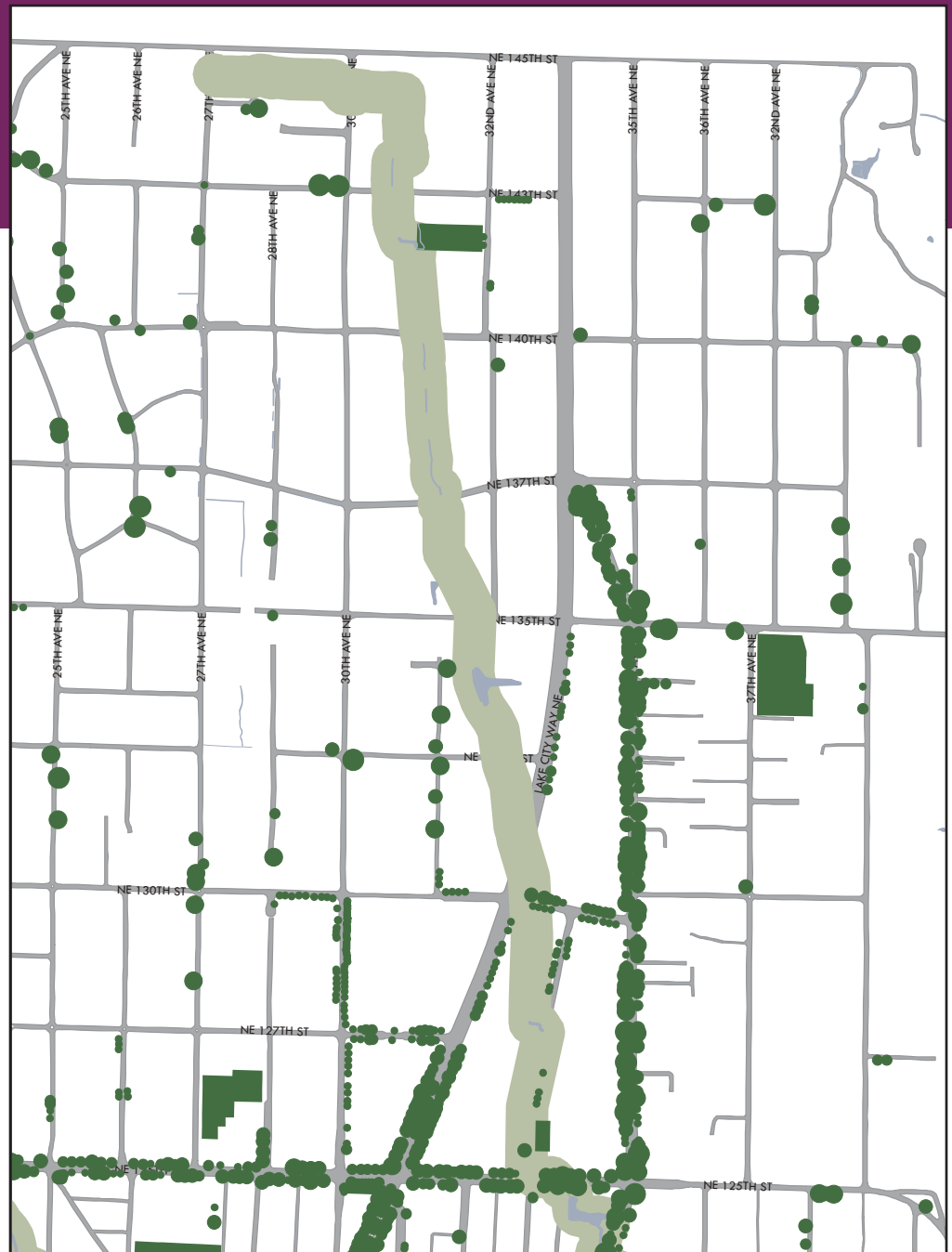
-  commercial/mixed-use
-  multifamily
-  single family
-  institution/public facilities
-  industrial
-  vacant/unknown
-  hub urban village boundary



# Little Brook

## green themes

-  parks
-  riparian corridors
-  street trees
-  wetlands





# Little Brook

## sidewalks & transit

- concrete
- asphalt
- brick/stone/paver
- other
- unimproved
- bus routes
-  bus stops
-  hub urban village boundary

