





Lake City

Urban Design Advisory Group Introduction & Overview


April 2014


Lake City & the North Neighborhoods

 hub urban village

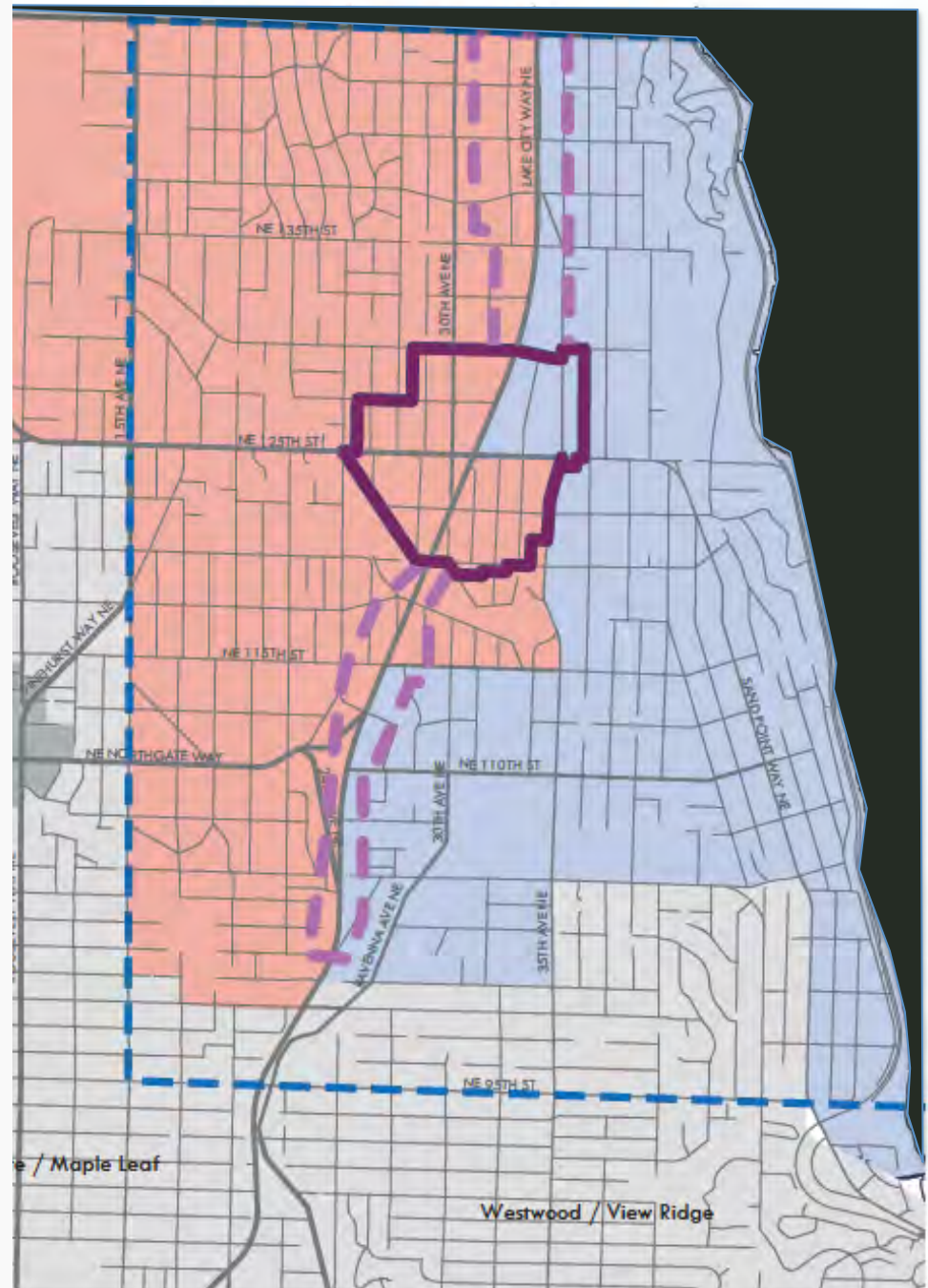
 other urban design review areas

community reporting areas

 Olympic Hills / Victory Heights

 Cedar Park / Meadowbrook

 North District Planning Area



Components



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

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

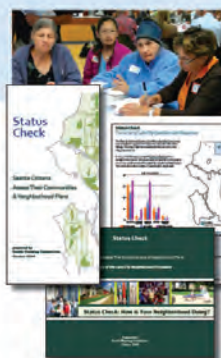
- » balance scale of commercial and residential
- » increase safety
- » make the area attractive
- » create a convenient, pedestrian-friendly business district
- » accessible by all modes, for all abilities
- » connect to open space
- » increase sense of community



"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

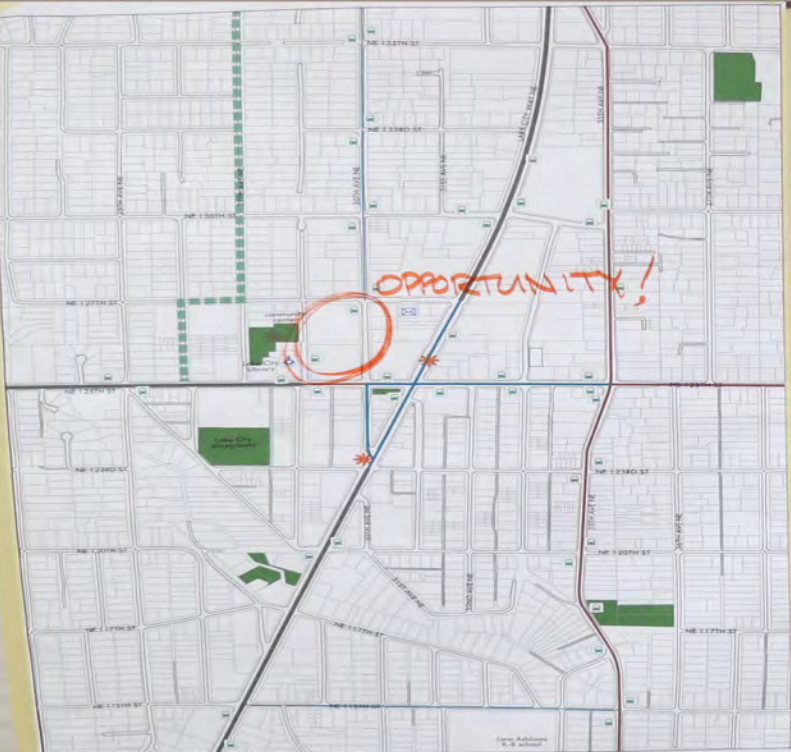
March 2014

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 - 5/12/14
- ADTL LAKE CITY STUDIES
- > 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
- GATEWAYS PROJECT ("MAKERS")
 - WSDOT PROJECT
 - PARKS LEGACY PLAN (In progress)



Lake City hub urban village

street types

- Regional Connector (various primary arterial linking urban villages and regional destinations)
- Community Connector (various arterial streets that provide secondary linkages)
- Main Streets (pedestrian-oriented streets with business district) (have a "pedestrian designation")
- Mixed Use Streets (with business district but do not have a "pedestrian designation")
- Public art
- Library
- Solo facilities

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
- > BOOTLEGGER 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

4x Access! + BIGGER THAN THIS

Today's Agenda



- *Confirm Project Principles*
- *Confirm*
 - *Strengths*
 - *Challenges*
 - *Opportunities*
- *Existing Conditions*
- *Pedestrian System &*
- *Public Realm*



Lake City

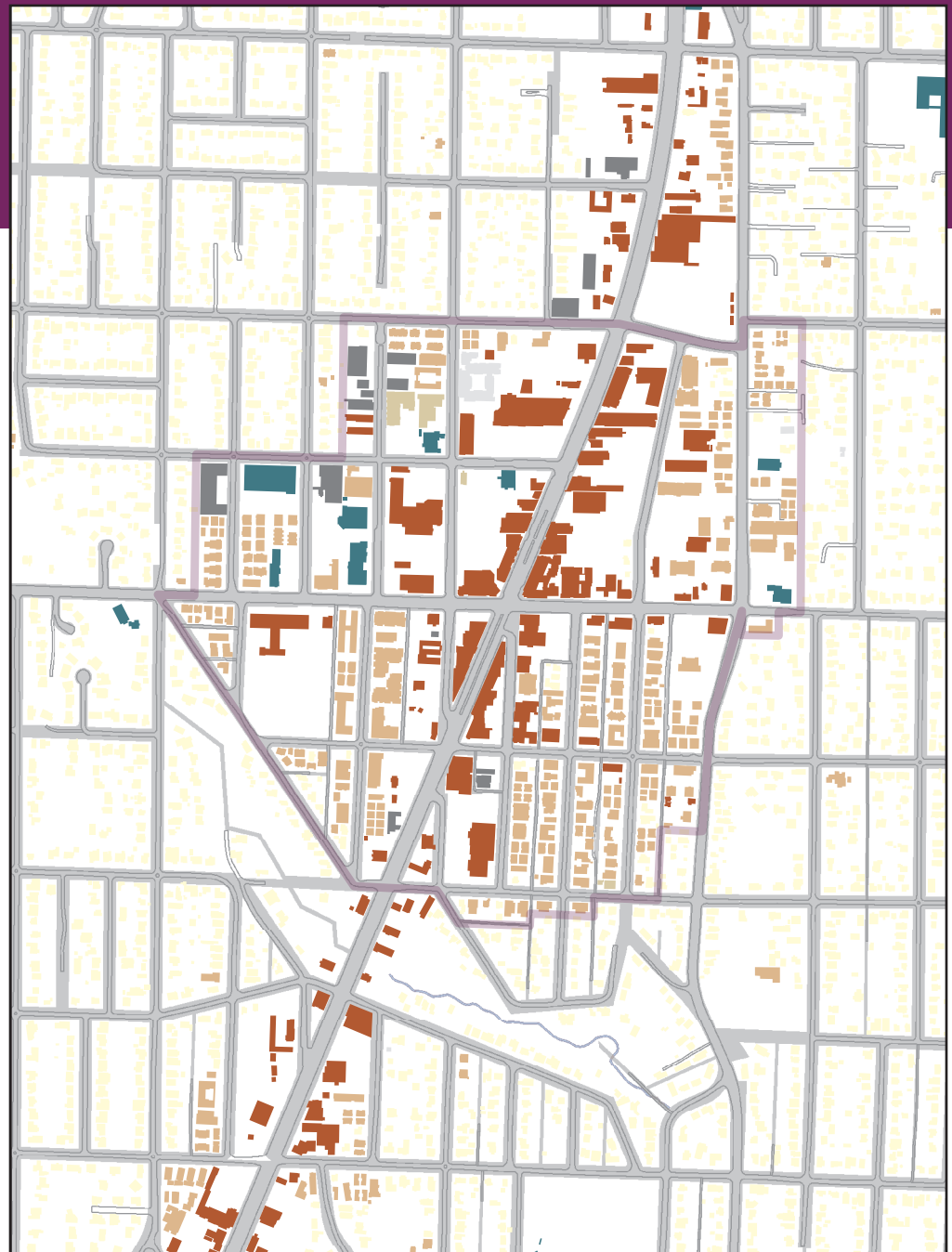
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existing land use

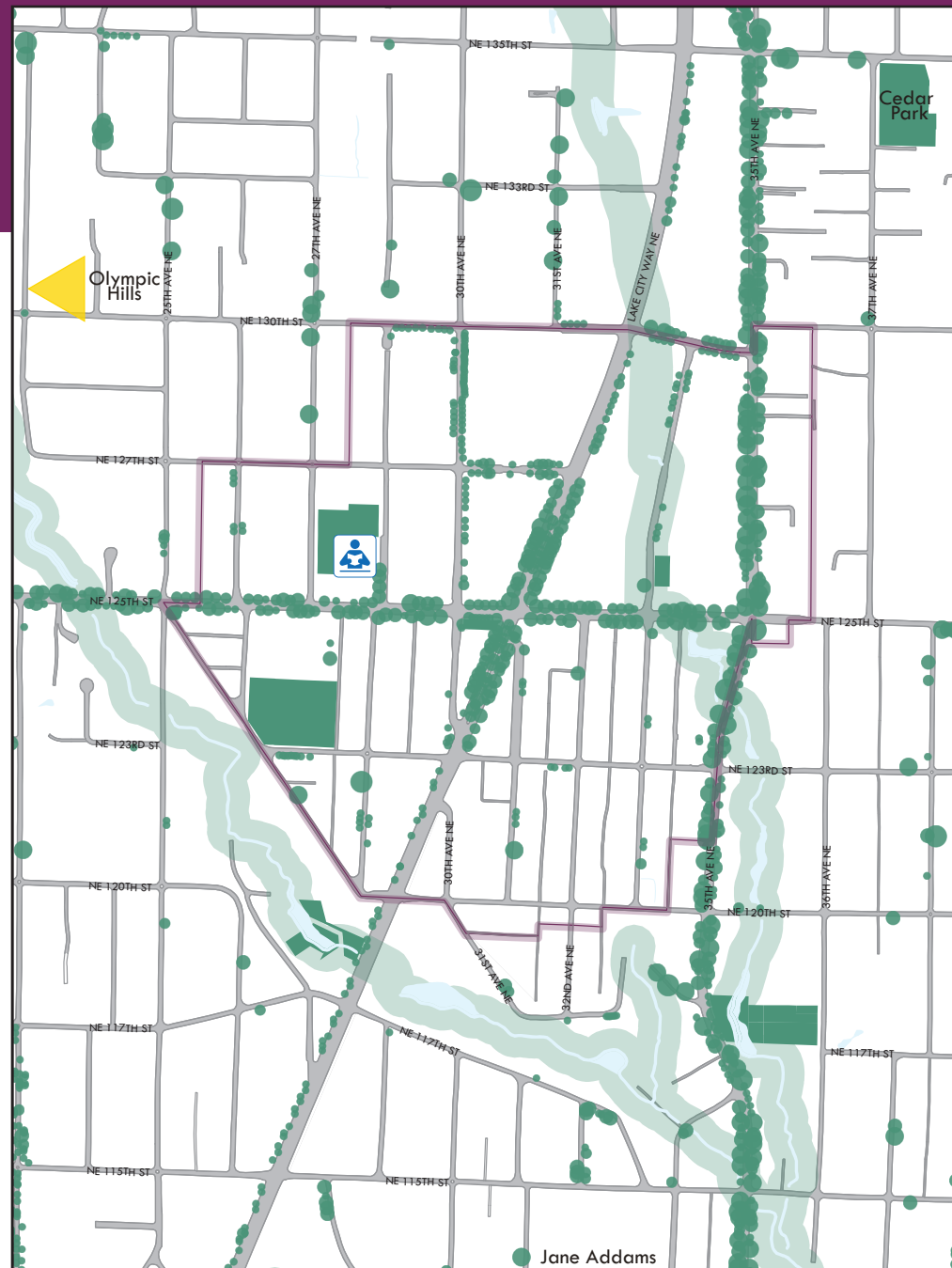
-  commercial/mixed-use
-  multifamily
-  single family
-  institution/public facilities
-  industrial
-  vacant/unknown
-  hub urban village boundary



Lake City hub urban village



green themes

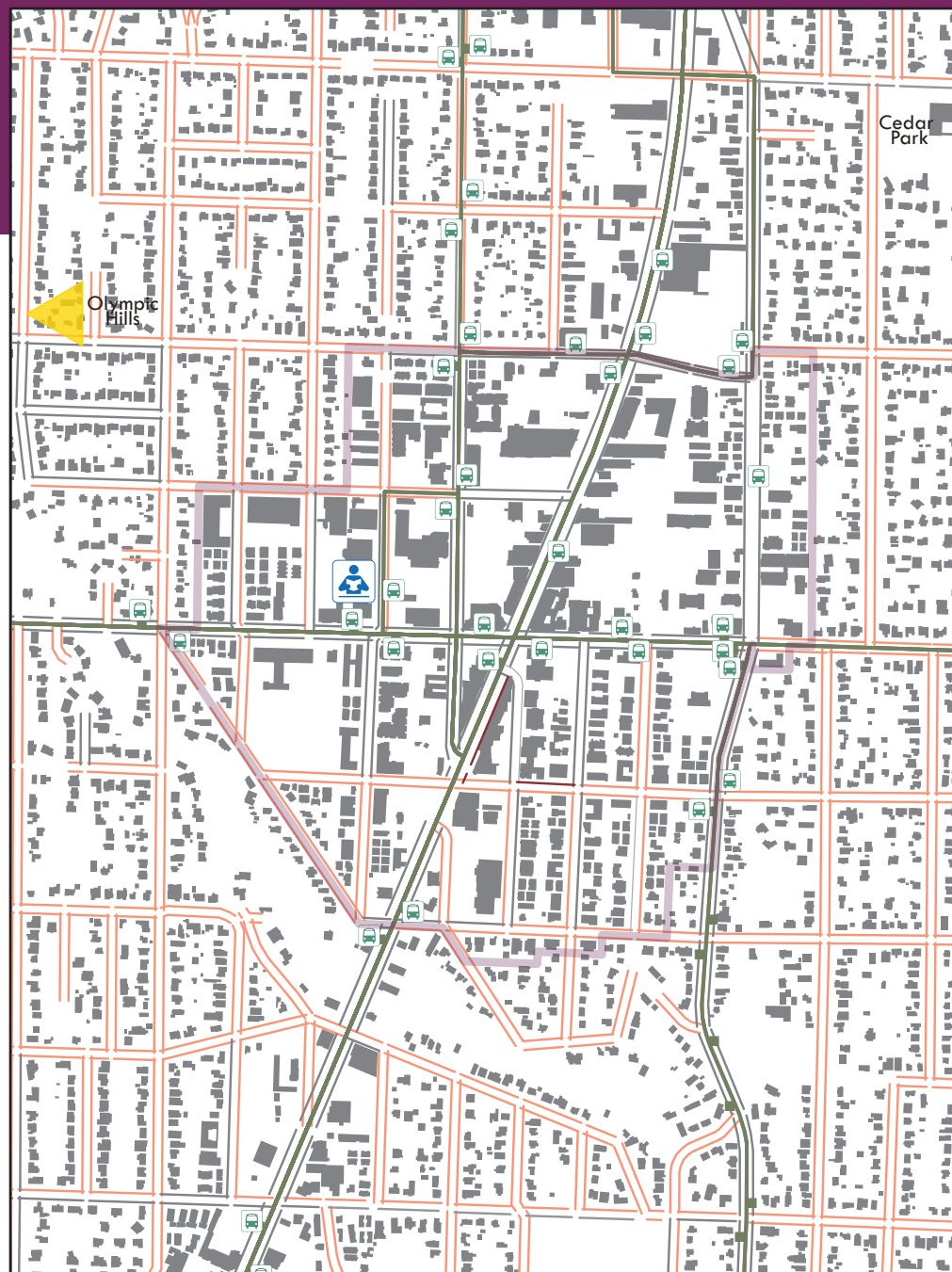
-  parks
-  riparian corridors
-  street trees
-  wetlands



Lake City hub urban village

sidewalks & transit

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



Lake City hub urban village

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— concrete

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 hub urban village boundary

