Urban Design Advisory Group
Introduction & Overview
August 2014
Today's Agenda

- Schedule and Review
- Updates
  - Fire Station
  - Signs
- Review Last Month's Work
- South Lake City
  - Existing Character
  - Strengths/Challenges/Opportunities
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
## Lake City Process

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### 6/11/14
- **Website Updates**
- **Open House**

### Future Funding Application
- **1st Draft Plan**
- **Plan**
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### Final Strategic Draft ODF Plan
- **Plan**
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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.”

1999 North District Neighborhood Plan
- LCM 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

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 hook places and development together.”

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.”

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

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.”
OPPORTUNITIES

> "Scramble" at 125th & LCW?
> Public Transportation
> Shared Parking
> Add Green to Urban Core
> Mid-block Ped. Passageways
> Bldgs. of Same Species Trees + Proposed Bldgs.
> Tree Ordinance (Lancyp)
> 'C' Streets
> Rotating Art on LCW.
> Pedestrian Level Plantings
> Guide Bulk, Scale & Form of Buildings
> A Permeability Between Bldgs.
> Prominent Retail Spaces
> Divide LCW into Sections

> Food Trucks
> Identify Heritage We Do Have
> Will Rogers Legacy
> Fiber Optics in LCW.
> Family Housing
> "New" Landmarks

PRINCIPLES

> Where's the Vision?
> Process: 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

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 LCW.

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 LCW Ped.
> Environment
> Undesirable Businesses
> Change is Coming
> Development Opportunity
> Mid Century Modern Than This
> Boot Legger Heritage
> Strong Market

Lake City Urban Design Framework

ADVISORY GROUP - 9/12/14

ADTL Lake City Studies
- Gateways Project (Makers)
- WSDOT Project

Parks Legacy Plan (In progress)
Lake City UDF study area

neighbourhood plan notes
- hub urban village boundary
- community institutions
- improvements needed
- pedestrian safety
- pedestrian crossings
- pedestrian corridors
- Olympic Hills Greenway
LAKE CITY URBAN DESIGN FRAMEWORK

SCALE:
- Development is good
- Don't want canyons
- Height review is okay
- Retain sense of place
- Grow at human scale

CHARACTER OF PRIVATE SPACE
PRIVATE OWNED PUBLIC SPACE

ADD: CHARACTER OF PUBLIC REALM
ENCOURAGE A DIVERSITY OF UTILITIES, INC. BROADBAND
PRIVATE DEVELOPMENT
- Enhance the public realm & natural features, including primarily owned public space

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

> BIKE CONNECTION TO BURKS-GILLMAN
> TERRACED SPACES BETWEEN L.C.W. & 33RD

> HEART AT 127TH, 125TH & L.C.W. & 26TH

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
- OSP TREES
- THEME: FAMILY FRIENDLY
- A.D.T.L. OPPORTUNITY SITES

LAKE CITY: URBAN DESIGN PRINCIPLES

Strengthen the business district. Support existing businesses and attract new businesses through improved perceptions of public safety, development of prominent retail spaces, 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 recent character of the neighborhood. Enhance public spaces and natural features. Protect the tree canopy on boulevards and expand green connections through parks and civic areas.

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 an 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 at 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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Lake City UDF study area

- Hub urban village boundary
- Other planning areas
- Community institutions
- Olympic Hills Greenway
- Riparian corridors
- Pedestrian improvements

Olympic Hills Greenway
Pedestrian improvements
Community institutions
Hub urban village boundary
Other planning areas
Riparian corridors
Pedestrian improvements
Lake City hub
urban village

- hearts, gateways, opportunities
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Lake City hub urban village

land use character
- civic
- mixed use
- residential
- flexible/really light industrial
- parks

- retail edges
- residential edges
- terraced residential edges
- pedestrian connections & potential thru-block connections
main street opportunities
more street trees
urban design notes
South Lake City

existing land use

- commercial/mixed-use
- multifamily
- single family
- institution/public facilities
- industrial
- vacant/unknown

hub urban village boundary
green themes

- parks
- riparian corridors
- street trees
- wetlands
South Lake City

sidewalks & transit

- improved
- unimproved
- bus routes
- bus stops
- hub urban village boundary