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."

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 growth 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
- Blvds of same species trees + proposed blvds
- Tree ordinance (canopy)
- 'C' streets
- Rotating art on L.C.W.
- Pedestrian level plantings
- Guide bulk, scale & form of buildings
- Permeability between blvds.
- Prominent retail spaces
- Divide L.C.W. into sections

**Principles**

- 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

**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
- Lack of 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

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**Lake City Urban Design Framework**

**Advisory Group** - 8/2/14

**Lake City Studies**
- Gateway Project (Makers')
- WSDOT Project

**Parks Legacy Plan** (in progress)
Today's Agenda

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

Olympic Hills Greenway
pedestrian crossings
community institutions
improvements needed
pedestrian corridors
hub urban village boundary
pedestrian safety
neighborhood plan notes
Lake City hub
urban village

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

sidewalks & transit
- concrete
- asphalt
- brick/stone/paver
- other
- unimproved

bus routes
bus stops
hub urban village boundary