



Lake City

# 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*

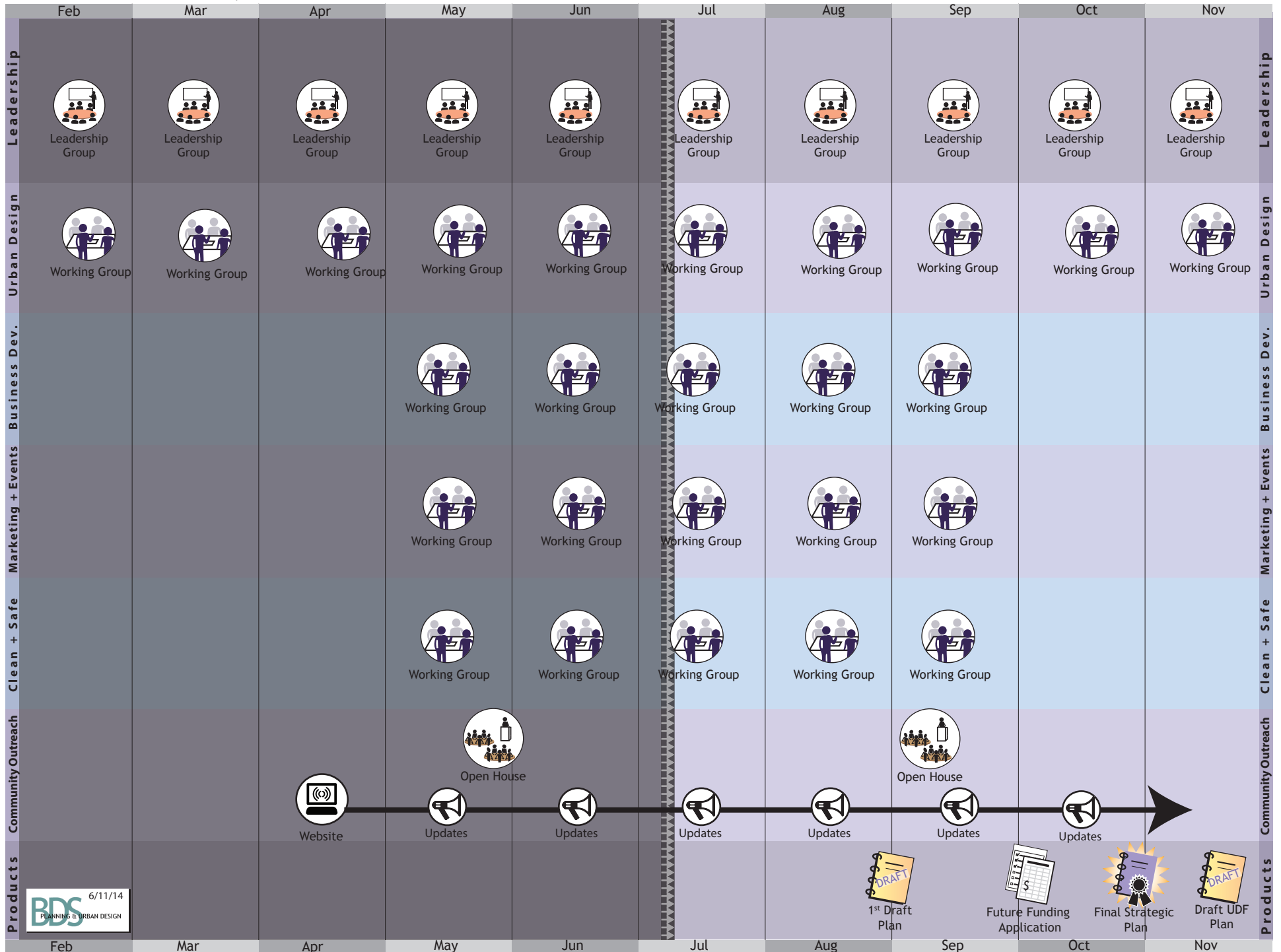


# Components



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

# Lake City Process



# 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

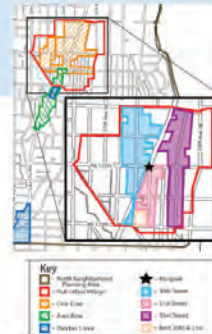
## 1999 North District Neighborhood Plan

- » 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

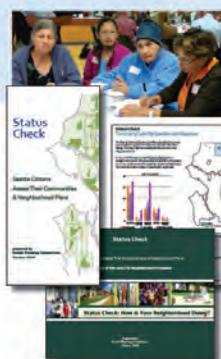
- » balance scale of commercial and residential
- » increase safety
- » make the area attractive
- » create a convenient, pedestrian-friendly business district
- » accessible by all modes, for all abilities
- » connect to open space
- » increase sense of community



*"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







# 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

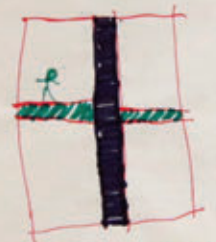
CHARACTER OF PRIVATE SPACE  
[PRIVATELY OWNED PUBLIC SPACE]

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
  - > MIAMI 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 boulevards 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



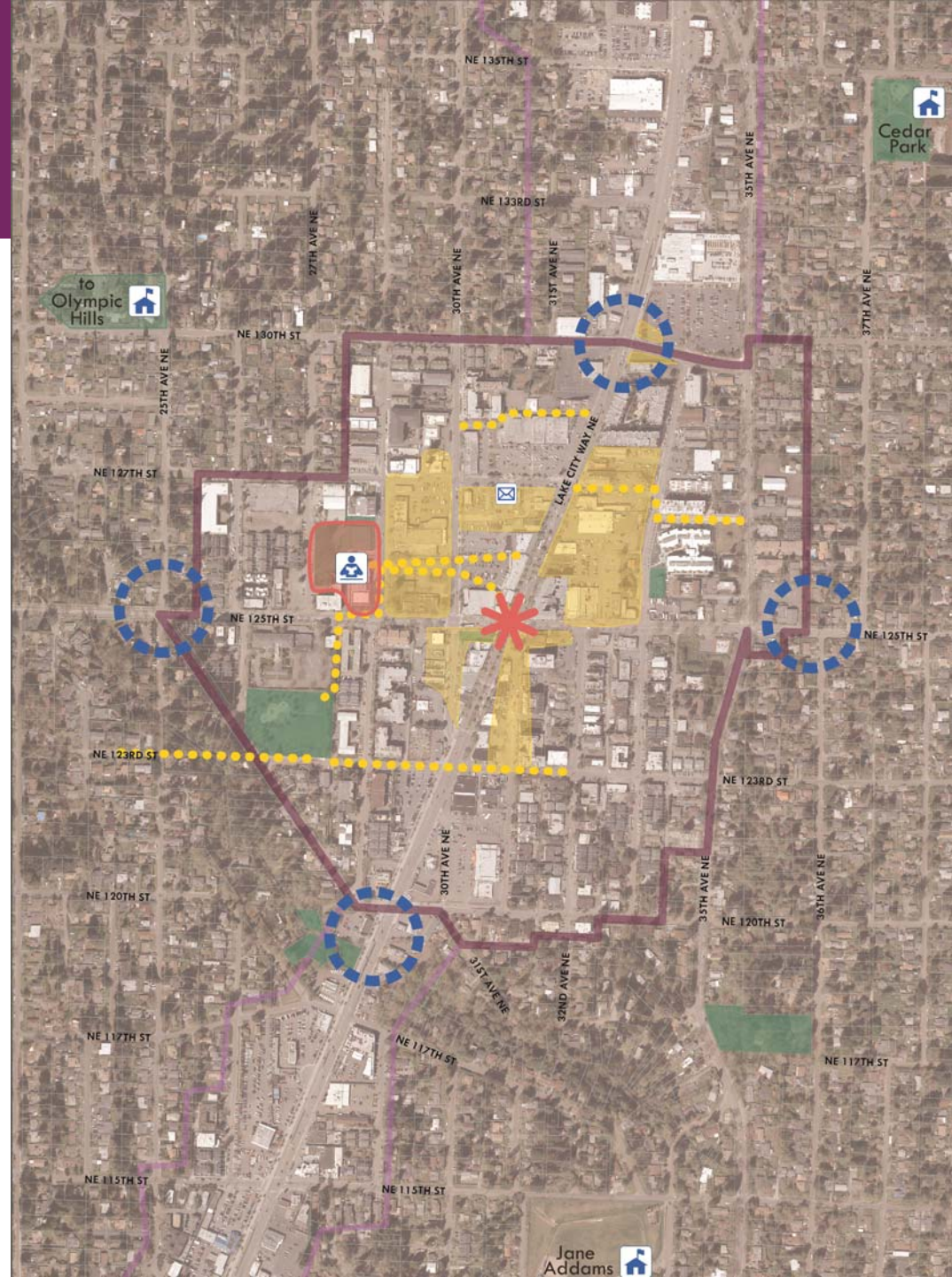
# Neighborhood green streets



# 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





## LAKE CITY URBAN DESIGN FRAMEWORK

ADVISORY COMMITTEE - 6/11/14

**NORTH LAKE CITY**

**STRENGTHS**

- > GOOD COLLECTION OF MODEST PRICED HOUSING
- > POPULATION → DENSITY ALREADY EXISTS
- > DIVERSITY
- > WALKABILITY OF 30'
- > LACK OF GREEN & STREET TREES
- > LITTLE POCKETS - like EL NORTE
- > SIDEWALK ON 143<sup>RD</sup>
- > SCATTERED COMMERCIAL/INDUSTRIAL USES  
- PROVIDING JOBS & SERVICES

**OPPORTUNITIES**

- > HOUSING AFFORDABILITY PROGRAMS
- > HOUSING VARIETY (ie, MICRO HOUSING)
- > POTENTIAL FOR DEVELOPMENT
- > BUILD SMALLER UNITS TO OFFSET AFFORDABILITY CHALLENGES
- > AFFORDABLE RENT INCENTIVES
- > LITTLE SHOPS
- > CLUSTER HOUSING NEAR PARKS (like along MLK)
- > BETTER WALKABILITY
- > BRING PARTNERS TO TABLE
- > "HOUSING DISTRICT"
- > CAPITALIZE ON DIVERSITY & IMMIGRANT POPULATION
- > PUBLIC MARKET / INCUBATOR
- > SEPARATE "CENTER" OR "HEART"
- > SPREAD SERVICES & HSG BEYOND HUB URBAN VILLAGE
- > STREET TREES ON L.C.W.
- > MAIN STREETS ON 140 & 143
- > PROXIMITY TO NORTHGATE I-5

*Partners  
for  
Business*

> DAY LIGHTING  
LITTLE BROOK

**CHALLENGES**

- > SUBSTANDARD HOUSING
- > LOW INCOMES
- > NEED SERVICES ALONG "DENSITY"
- > PARKING
- > SIGNAGE - AUTO SCALED  
- LARGE  
- COMPETING

NEED A FEASIBILITY STUDY!

**FIRE STATION #39**

- > WOULD AUTO PARTS LEASE FREE UP HUBCAP ANNIES?
- > WOULD ~~ANNIES~~ CREATE SOME ACTIVITY
- > BETTER THAN VACANT
- > PARKING IS A CHALLENGE, WOULD THIS MAKE IT WORSE?
- > COULD ~~HOUSING~~ BE BETTER STRIP BLD
- > ADD STREET TREES

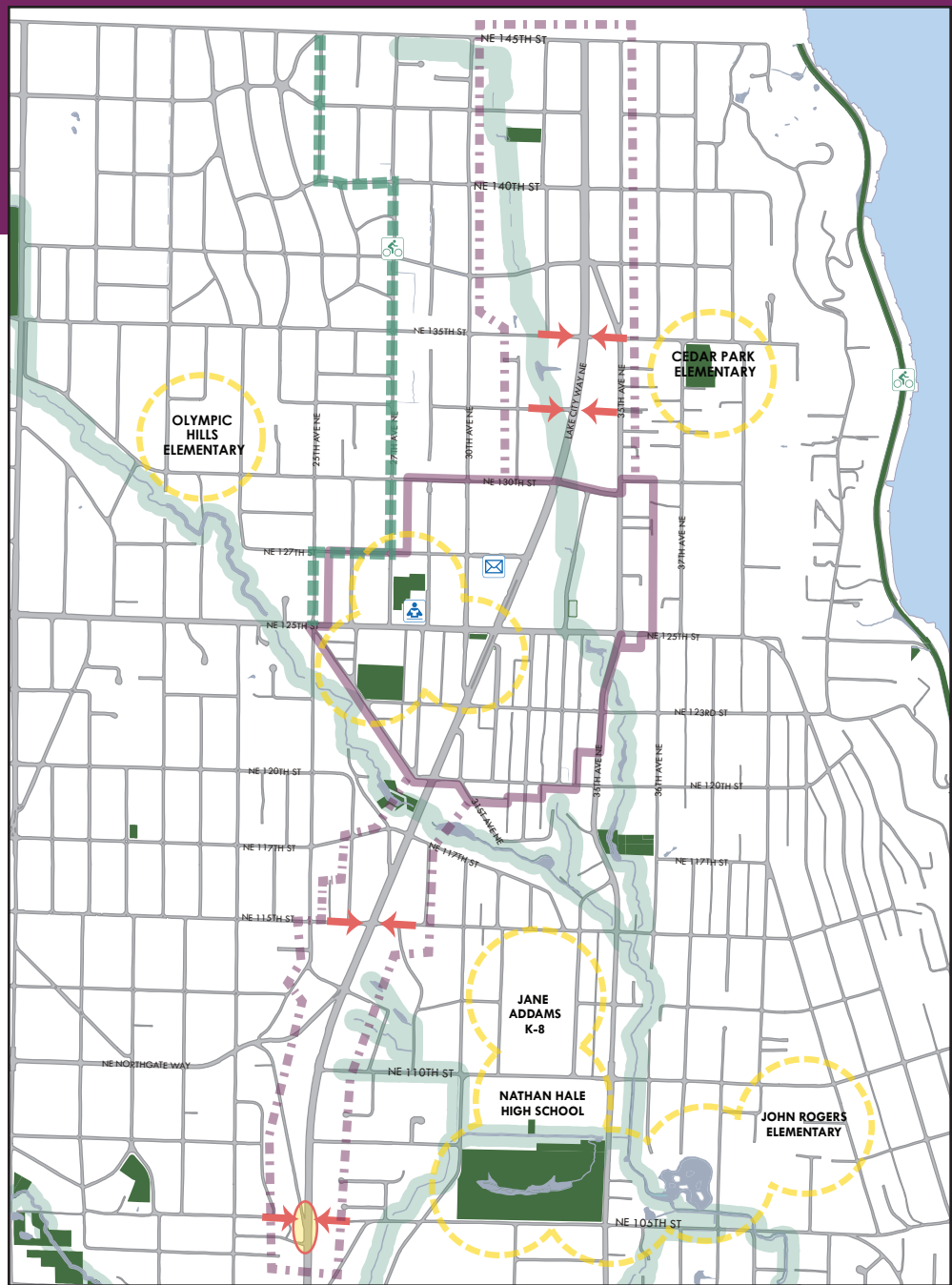
# Today's Agenda



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

# Lake City UDF study area

-  hub urban village boundary
-  other planning areas
-  community institutions
-  Olympic Hills Greenway
-  riparian corridors
-  pedestrian improvements





# Lake City hub urban village

## hearts, gateways, opportunities

 civic heart

 physical heart/key intersection

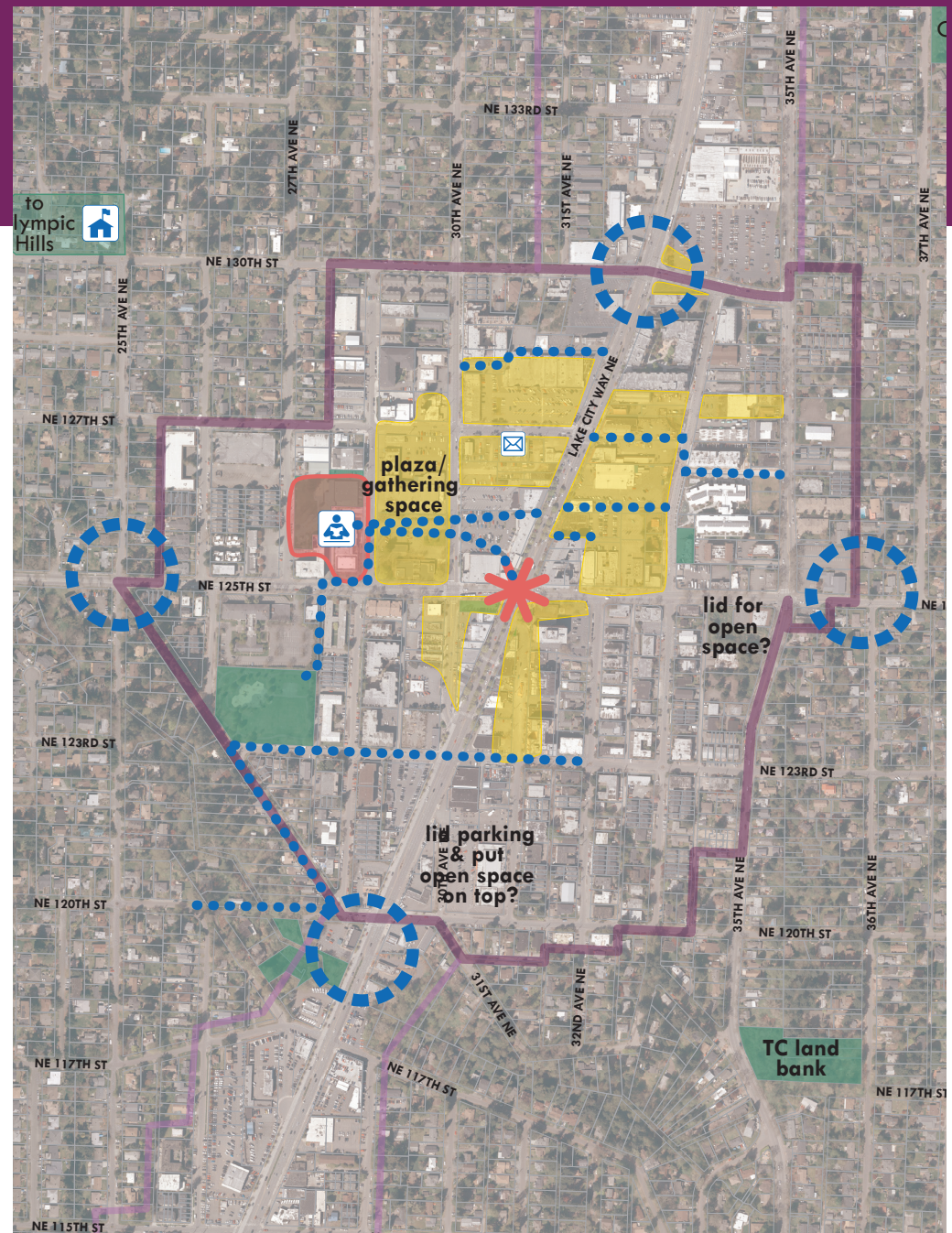
 Thornton Creek gateways

 opportunity sites

 pedestrian connections & potential thru-block connections

 parks

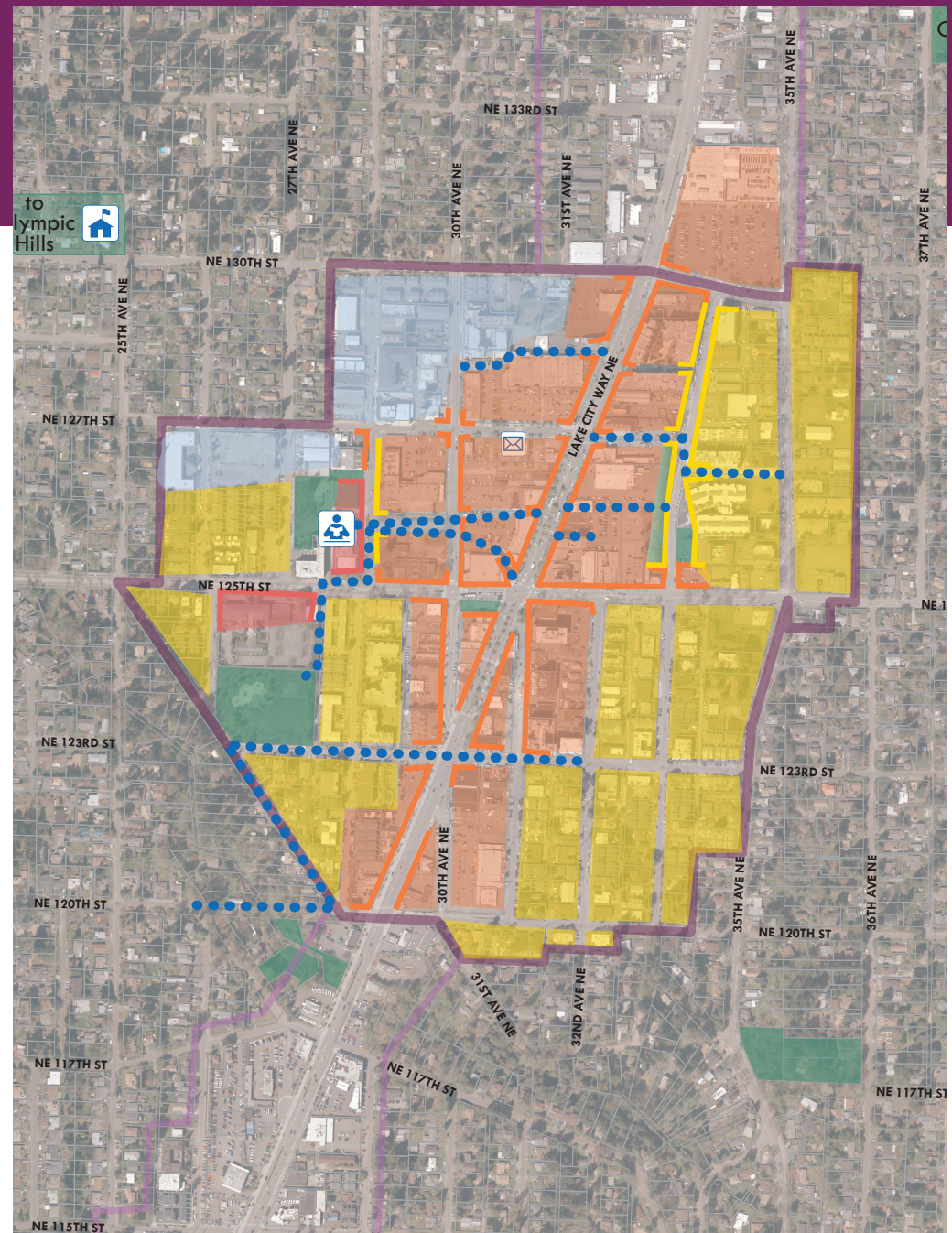
 hub urban village boundary



# Lake City hub urban village

## land use character

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

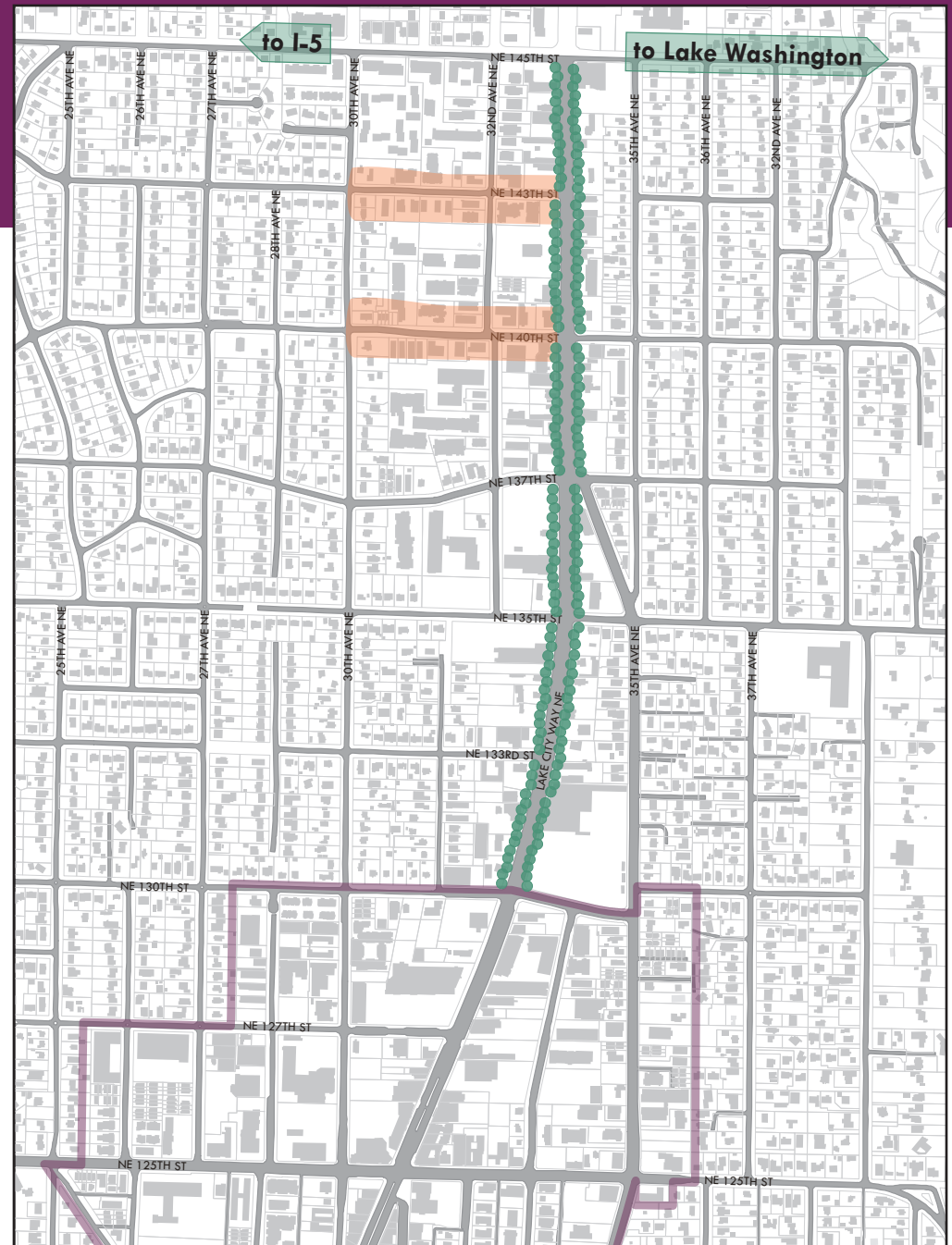


# North Lake City

## urban design notes

 main street opportunities

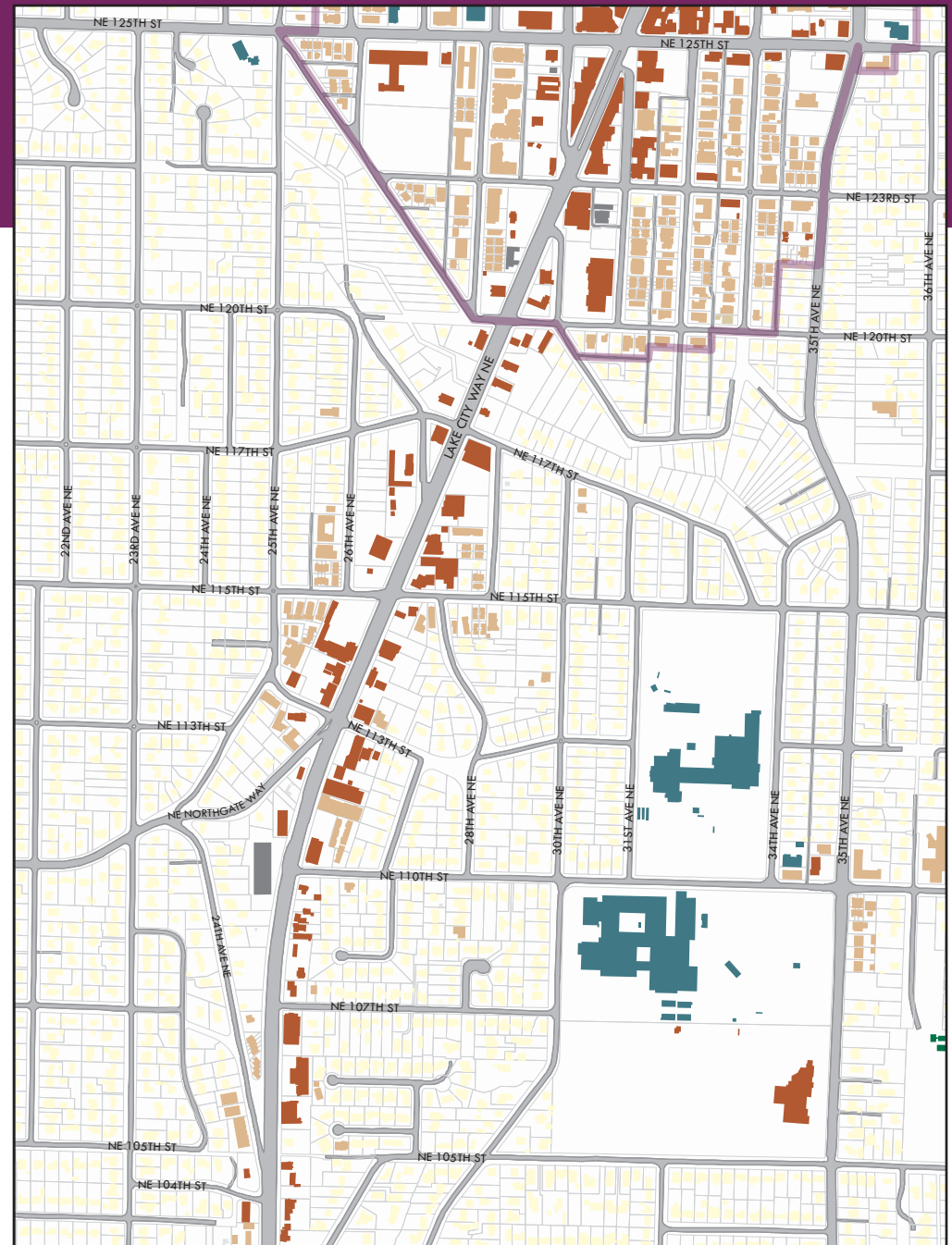
 more street trees



# South Lake City

## existing land use

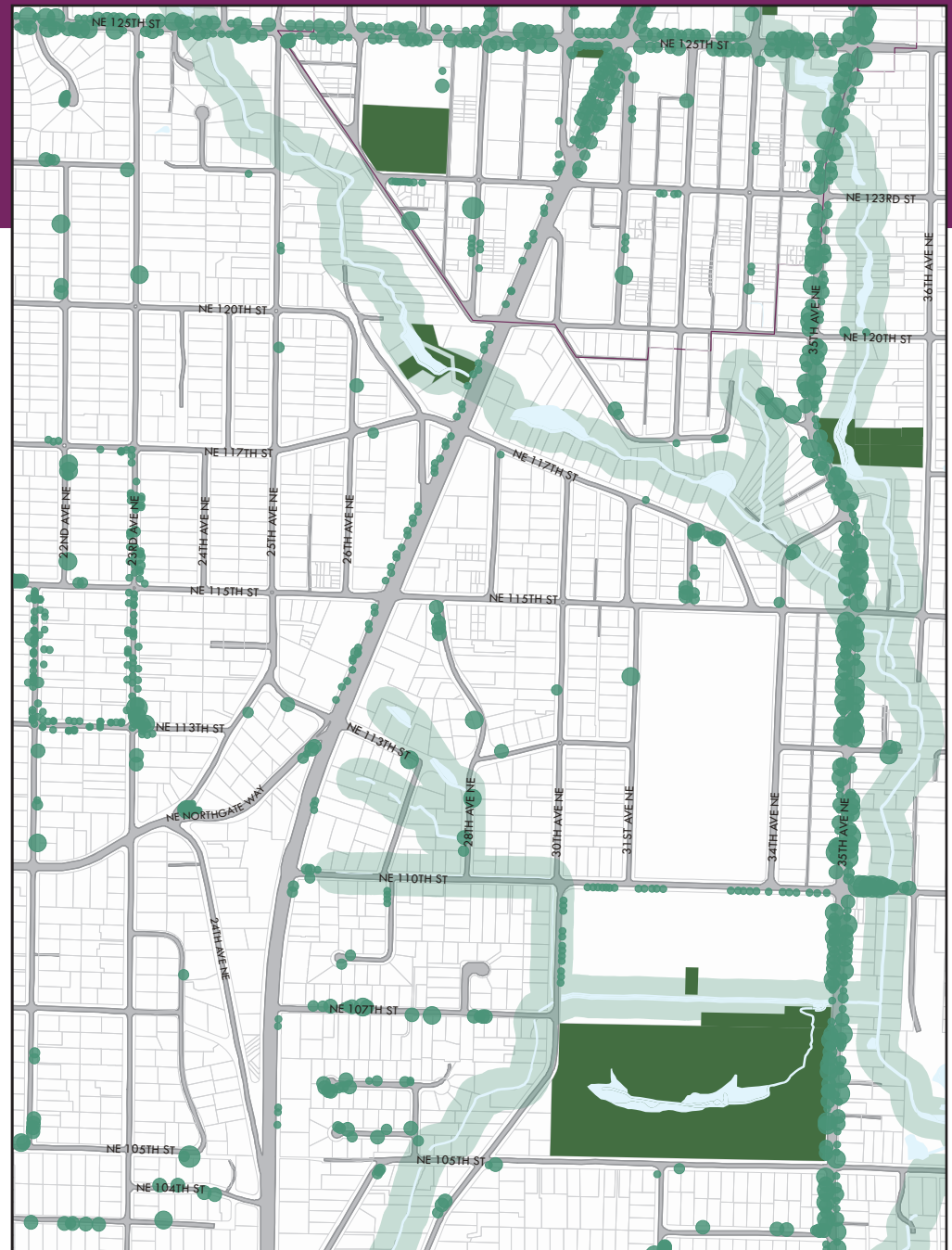
-  commercial/mixed-use
-  multifamily
-  single family
-  institution/public facilities
-  industrial
-  vacant/unknown
-  hub urban village boundary



# South Lake City



## green themes

-  parks
-  riparian corridors
-  street trees
-  wetlands



# South Lake City

## sidewalks & transit

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

