



Lake City

# Urban Design Advisory Group Introduction & Overview

May 2014

# Today's Agenda



- *Review*
  - *Principles*
  - *Maps*
- *Urban Design Ideas & Conditions*
- *Group Discussion*
- *Potential Comp Plan Amendments*





# 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

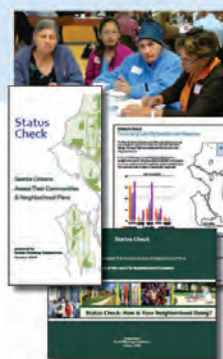
- » balance scale of commercial and residential
- » increase safety
- » make the area attractive
- » create a convenient, pedestrian-friendly business district
- » accessible by all modes, for all abilities
- » connect to open space
- » increase sense of community



*"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









# 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

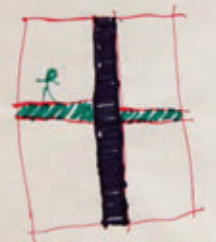
CHARACTER OF PRIVATE SPACE  
[PRIVATELY OWNED PUBLIC SPACE]

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

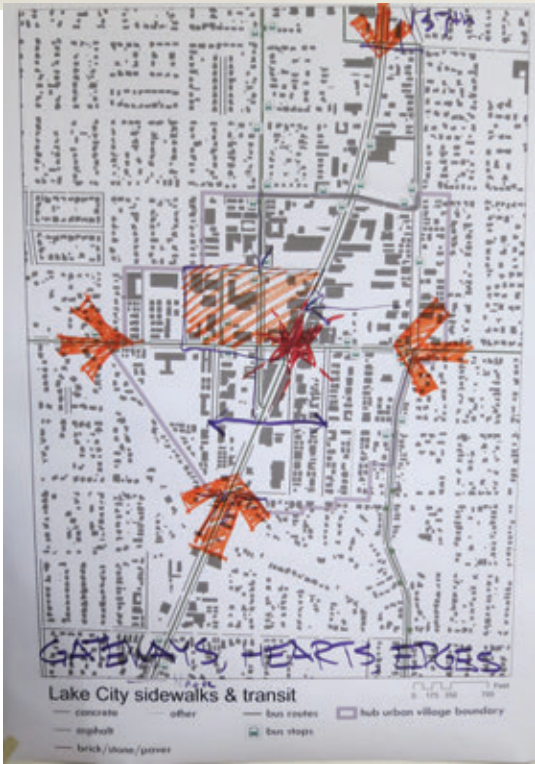
- NEEDED ELEMENTS:**
- > REVIEW PED & BIKE MASTER PLANS
  - > EAST / WEST CONNECTIONS
  - > MID-BLOCK CONNECTIONS



- > 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 ~~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.



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# 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

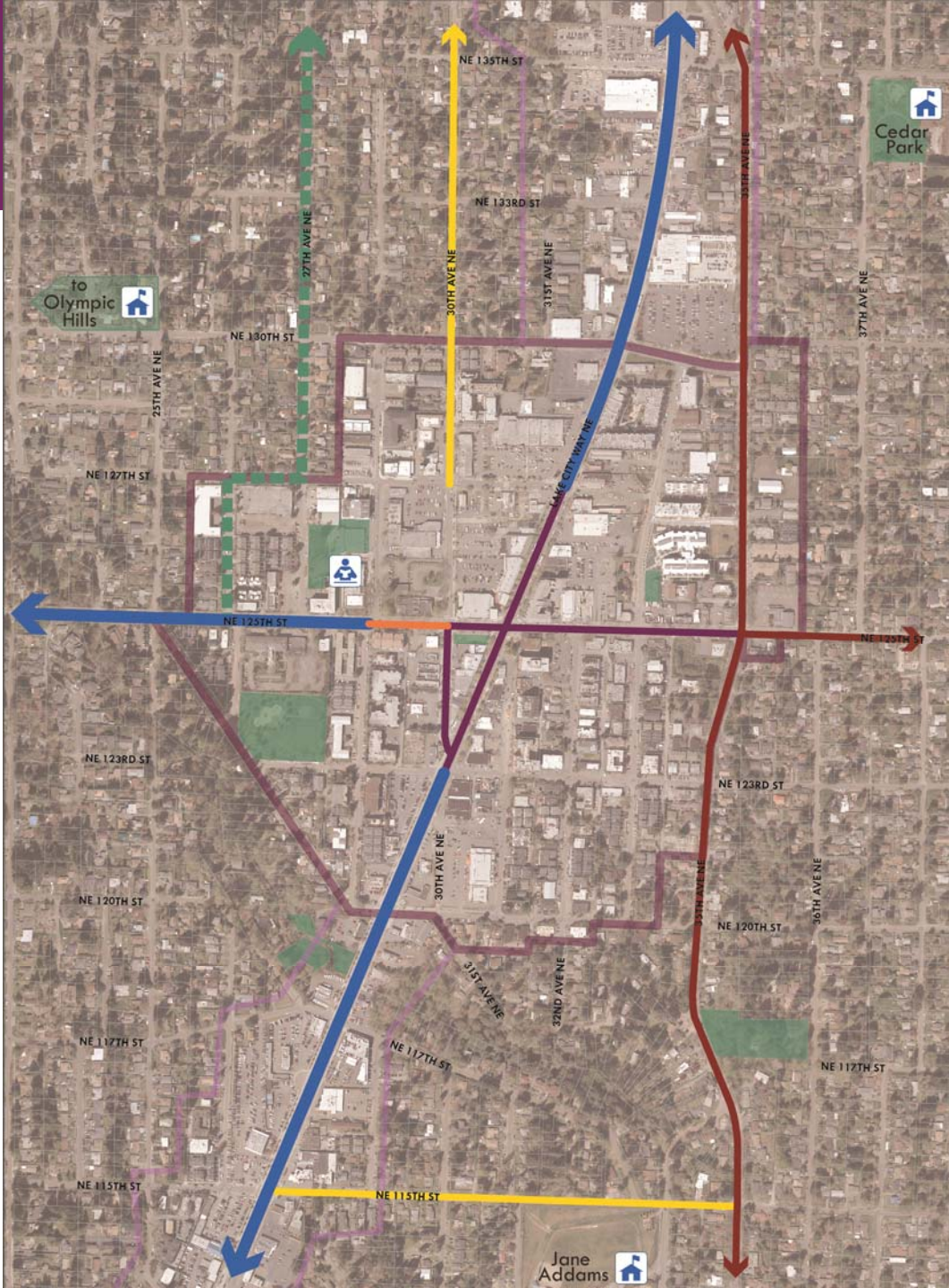




# Lake City urban village

## existing street types

-  regional connector
-  commercial connector
-  local connector
-  main street
-  mixed use street
-  greenway



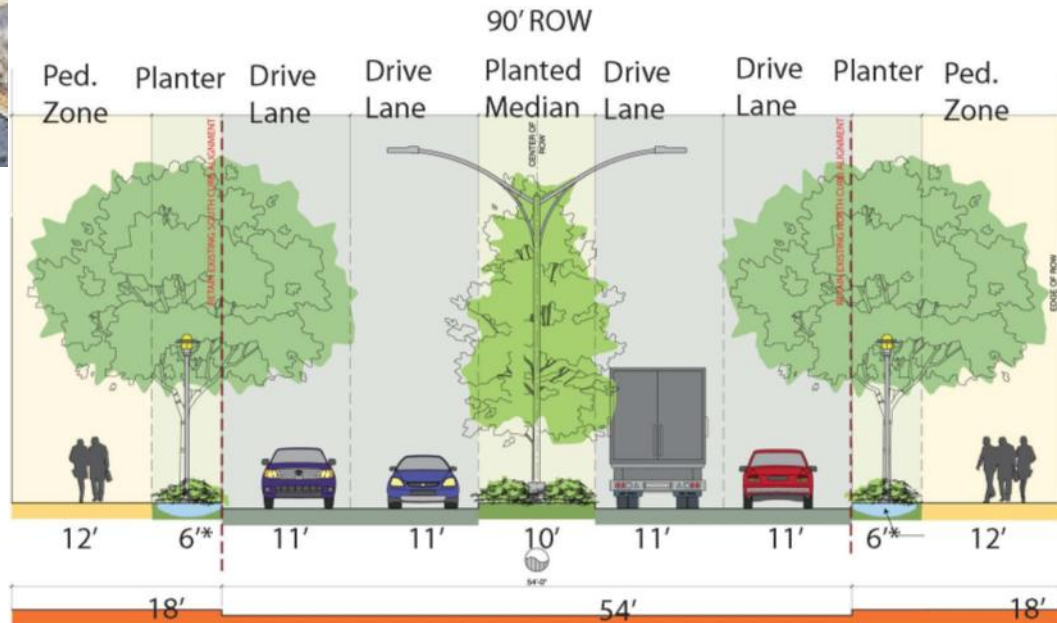


# Boulevard main street

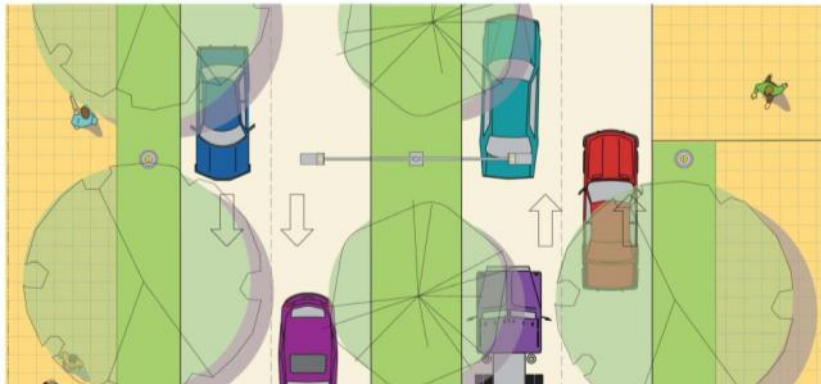
## Plan for SR 522 in Bothell



### FAUNTLEROY WAY SW – PROPOSED SECTION AND PLAN



### EXISTING CURBLINE





# Neighborhood green streets





# Woonerfs or festival streets



*woonerf* — a public passage that vehicles, people, and plants share equally





# Greenways

## Slow Speeds and Stop Signs

- Calm traffic entering and crossing the greenway
- Drivers better able to stop and prevent collisions



## Speed Humps

- Slow motorists and people riding bikes
- Reduce cut-through traffic



## Placemaking

- Promote the activation of public space



## Safer Crossings at Busy Streets

- Easier for seniors and children to cross
- Make motorists aware of people walking and biking



## Signs and Markings

- Direct people walking and biking to and along the greenway
- Help motorists know people walking and biking are present



## Smooth Sidewalks and Pavement

- Safer for you and your family to walk and ride bikes
- Help people in wheelchairs or with strollers





# Activated alleys





# Mid-block corridors spaces between structures





# Small courtyard spaces

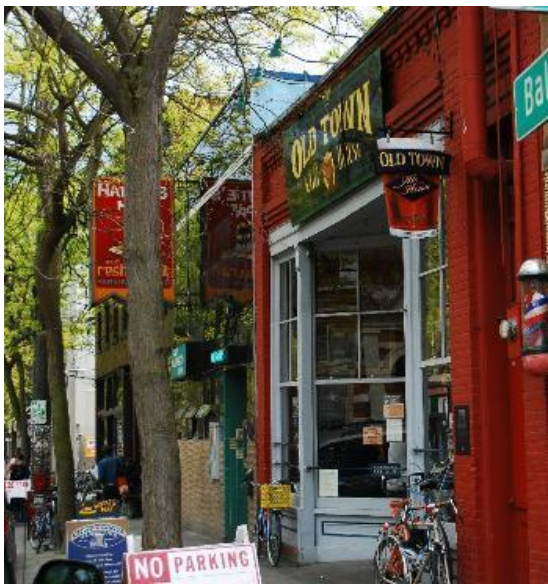


Additional open space can be created by working with private developers. Some portion of the development can be set aside as public open space/plazas. These work well when integrated with surrounding commercial uses.





# Street front retail





# Street front residential





# 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

