Urban Design Advisory Group
Introduction & Overview

June 2014
Today's Agenda

• Schedule and Revisions

• Review Land Use Character

• Little Brook
  • Existing Character
  • Strengths/Challenges/Opportunities

• Fire Station 39 Update
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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**Timeline Notes:**
- **6/11/14:** Initial document date.
- **Draft:** Various draft stages mentioned throughout the timeline.
- **Future Funding Application:** Considered for later stages.
- **Final Strategic Plan:** Planned for final stages.
- **Draft UDF Plan:** Mentioned as a deliverable.
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 continues 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 ambience 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."

LAKE CITY
urban design
Review of Previous Plans
March 2014
OPPORTUNITIES

> "SCRAMBLE" AT 125" & L.C.W?
> PUBLIC TRANSPORTATION
> SHARED PARKING
> ADD GREEN TO URBAN CORE
> MID-BLOCK P.D. PASSAGEWAYS
> BLYDS OF SAME SPECIES TREES
> PROPOSED BLYDS
> TREE ORDINANCE (CLAYTONY)
> ‘C’ STREETS
> Rotating art on L.C.W.
> Pedestrian level plantings
> Guide bulk, scale & form of buildings
> Permeability between blocks.
> Prominent 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)

> WHERE'S THE VISION?
> PROCESS: INCLUSIVE, ET.
> WHERE'S THE "THERE"?
> PLACE IN Greater REGION?
> -WHO ARE WE?
> NEEDED FOR IDENTITY
> MORE OPEN SPACE/PED ENVIR
> INTERGENERATIONAL
> CONNECTIVITY - HUMAN & PHYSICAL
> VITALITY
> HIGHWAY IS KEY FEATURE & CHALLENGE
> THORNTON (CREEK WATERSHED)
> NEIGHBORHOOD THAT DRAWS PEOPLE
> GATHERING PLACES

ADTL: LAKE CITY STUDIES

> GATEWAYS PROJECT ("MAKERS")
> WSDOT PROJECT

PARKS LEGACY PLAN (In progress)

STRENGTHS

> DIVERSITY
> THERE IS A DOWNTOWN CORE TO START WITH
> UNDERDEVELOPED/UNDERDEVELOPED
> AFFORDABLE
> BOULEVARDS
> TRANSPORTATION
> TRANSIT

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. P.D.
> ENVIRONMENT
> UNDESIRABLE BUSINESS

CHANGE IS COMING

DEVELOPMENT OPPORTUNITY

MID CENTURY MODERN THAN THIS

BOOT LEGGER HERITAGE

STRONG MARKET

> "PAKES" BIGGER THAN THIS
> FIND COHESIVE THEME
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

Map showing various locations and planning notes.
**LAKE CITY-URBAN DESIGN FRAMEWORK - 4/9/14**

**URBAN DESIGN PRINCIPLES**

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

**Character of Private Space**
- Family-owned public space

**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
- Entry/character
- Entry/character

**Lake City: urban design principles**

1. **Strengthen the business district.** Support existing businesses and attract new businesses 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.

2. **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 and expand green connections to parks and civic areas.

3. **Improve sidewalks and pedestrian connections.** Enhance 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.

4. **Build an existing transit service and identify opportunities for new facilities that make it easier for people to ride transit and bicycles.**

5. **Provide housing for our diverse population.** Increase housing supply for households at all income levels and sizes, including family housing.

6. **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.

7. **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
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Lake City UDF study area

- Hub urban village boundary
- Little Brook
- Auto row
- 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
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- 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
- pedestrian connections & potential thru-block connections
Little Brook

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

hub urban village boundary
Little Brook

green themes
- parks
- riparian corridors
- street trees
- wetlands
Little Brook

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

bus routes
bus stops
hub urban village boundary