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

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

"strengthens and expands the opportunities for public life, with a special focus on youth."

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

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 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."

LAKE CITY
urban design
Review of Previous Plans
March 2014
**Opportunities**

- "Scramble" at 125th & LCW?
- Public Transportation
- Shared Parking
- Add Green to Urban Core
- Mid-Block Ped. Passageways
- Blvds of Same Species Trees + Proposed Blvds
- Tree Ordinance (Lumpy)
- 'C' Streets
- Rotating Art on LCW
- Pedestrian Level Plantings
- Guide bulk, scale & form of buildings
- Permeability between blocks
- Prominent Retail Spaces
- Divide LCW into sections

**Principles**

- Where's the Vision?
- Process: Inclusive
- Where's the "There"?
- 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
- Development Opportunity
- Mid Century Modern than this
- Bootlegger Heritage
- Strong Market
LAKE CITY-URBAN DESIGN FRAMEWORK - 4/9/14

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

**Character of private space**

**Character of public realm**
- Add: Character of public realm
- Encourage a diversity of businesses & employment
- Utilities, inc. broadband
- As private development enhance
  the public realm & natural features, including private-owned public space

**Needed Elements:**
- Review Ped & Bike Master Plans
- East/West Connections
- Mid-Block Connections
- Bike connection to Burks-Gilman
- Terraced spaces between LCN & 33rd
- Heart at 127th, 125th & LCN, 26th

**Addl. 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
- ESP trees
- Theme: Family-friendly
- ADTl opportunity sites

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**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, sidewalks, and expand green connections, 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 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 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.

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**Connections / Opportunities**

**Lake City existing uses**
- Commercial/mixed-use
- Institution/public facilities
- Multifamily
- Single family
- Vacant/unknown
- Hub urban village boundary

**Lake City sidewalks & transit**
- Colored
- Other
- Bus routes
- Hub urban village boundary
- Brick/done/paved

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**Gateways, Hearts, Edges**

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May 2014
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
Lake City urban village

existing street types
- blue: regional connector
- brown: commercial connector
- yellow: local connector
- purple: main street
- orange: mixed use street
- green: 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

photo courtesy of Vulcan
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
  - red: civic heart
  - yellow: opportunity sites
  - blue: pedestrian connections & potential thru-block connections
  - green: parks
  - purple: hub urban village boundary

- Physical heart/key intersection
- Thornton Creek gateways