Lake Forest Park

TOWN CENTER

Heart of the Community

Welcome

Town Center Vision

Community Open House

April 12, 2018

AGENDA

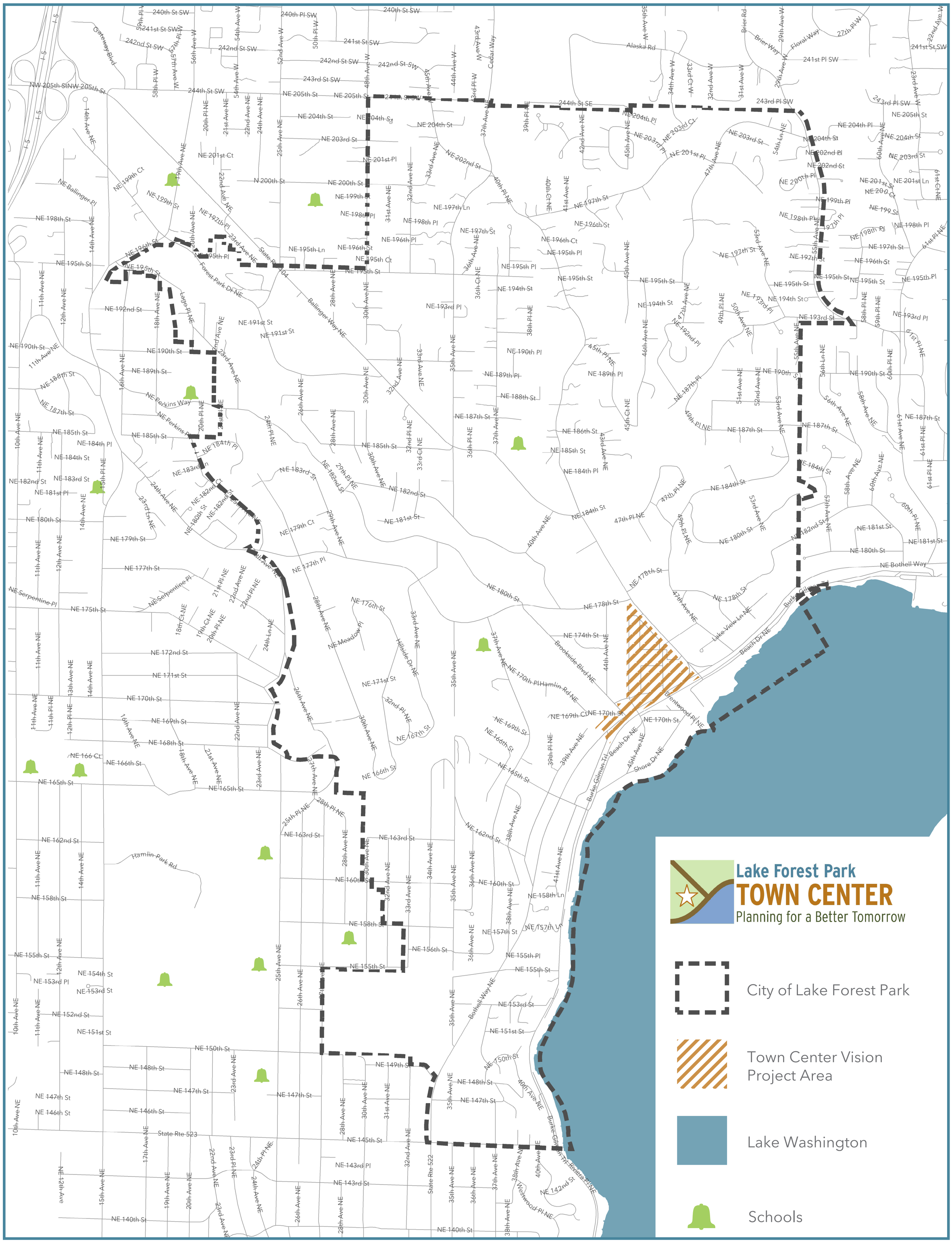
5:00 Open House

6:30 City Council Meeting – Public Testimony

Learn more at www.YourLFP.com

Where do you live?

Place a sticky dot on the map



COMMUNITY OPEN HOUSE
APRIL 12, 2018

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What is the Town Center Vision?

As part of the $54 billion Sound Transit 3 package, Sound Transit will plan and build a bus rapid transit (BRT) system in Lake Forest Park, better connecting the City to the region. The project will include multiple BRT stations in Lake Forest Park, including one at Town Center, and improvements to intersections and sidewalks connecting to the stations. A new park-and-ride garage is proposed and may be located in the vicinity of Town Center. This investment presents an opportunity for the Lake Forest Park community to shape the long-term vision for the heart of the City.

Starting in 2017, the City began gathering public input about the community's vision for its future through a robust set of lively, well-attended outreach events. Using what was heard at these events, the Town Center Vision captures the community's long-term interests and will serve as a framework to help the City Council develop policies regarding land use, zoning, and connections within Town Center.

Through the Town Center Vision, the community has the opportunity to influence how the City will keep pace with its growing population and set the course for an enduring, people-oriented Town Center that is consistent with Lake Forest Park's values.

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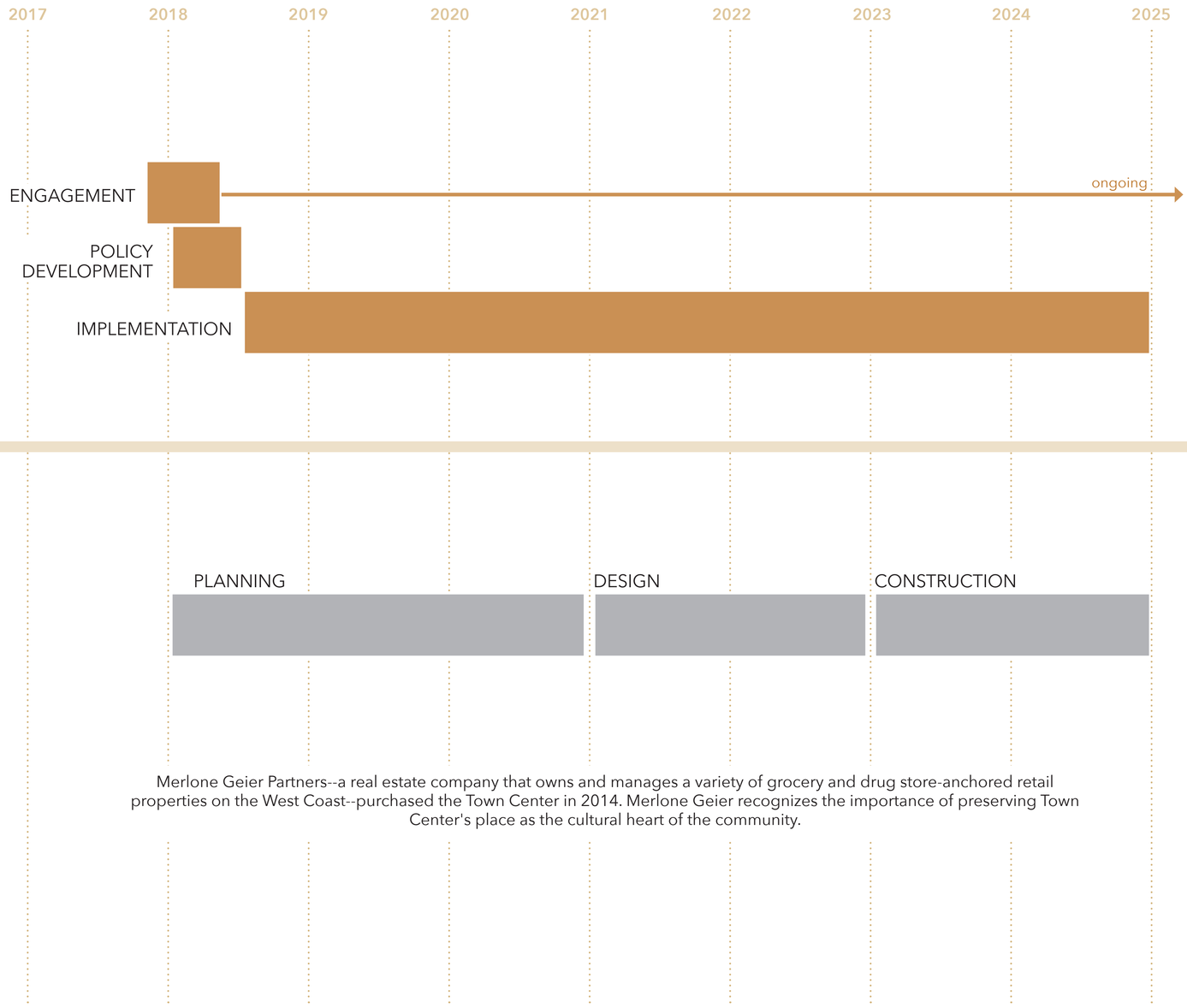
Who's Doing What? And When?

Town Center Vision

The Vision was shaped by hundreds of residents, property owners, representatives from groups, agencies, and organizations, and other stakeholders in the community who participated in meetings, workshops, and interviews. The Vision reflects common themes and interests of the community related to how improvements and redevelopment might look and feel at the Town Center in the future.



Bus Rapid Transit & Park-and-Ride

Sound Transit is just getting started with the planning phase of this project to bring high-capacity transit service providing fast, frequent and reliable bus connections to communities north, east and south of Lake Washington. *Find out more at soundtransit.org/projects-and-plans*

Town Center Mall

In addition to actively participating in the City's visioning process, Merlone Geier is conducting their own engagement process to learn more about community and stakeholder interests. *Find out more at lfptowncenter.com*

Merlone Geier Partners--a real estate company that owns and manages a variety of grocery and drug store-anchored retail properties on the West Coast--purchased the Town Center in 2014. Merlone Geier recognizes the importance of preserving Town Center's place as the cultural heart of the community.

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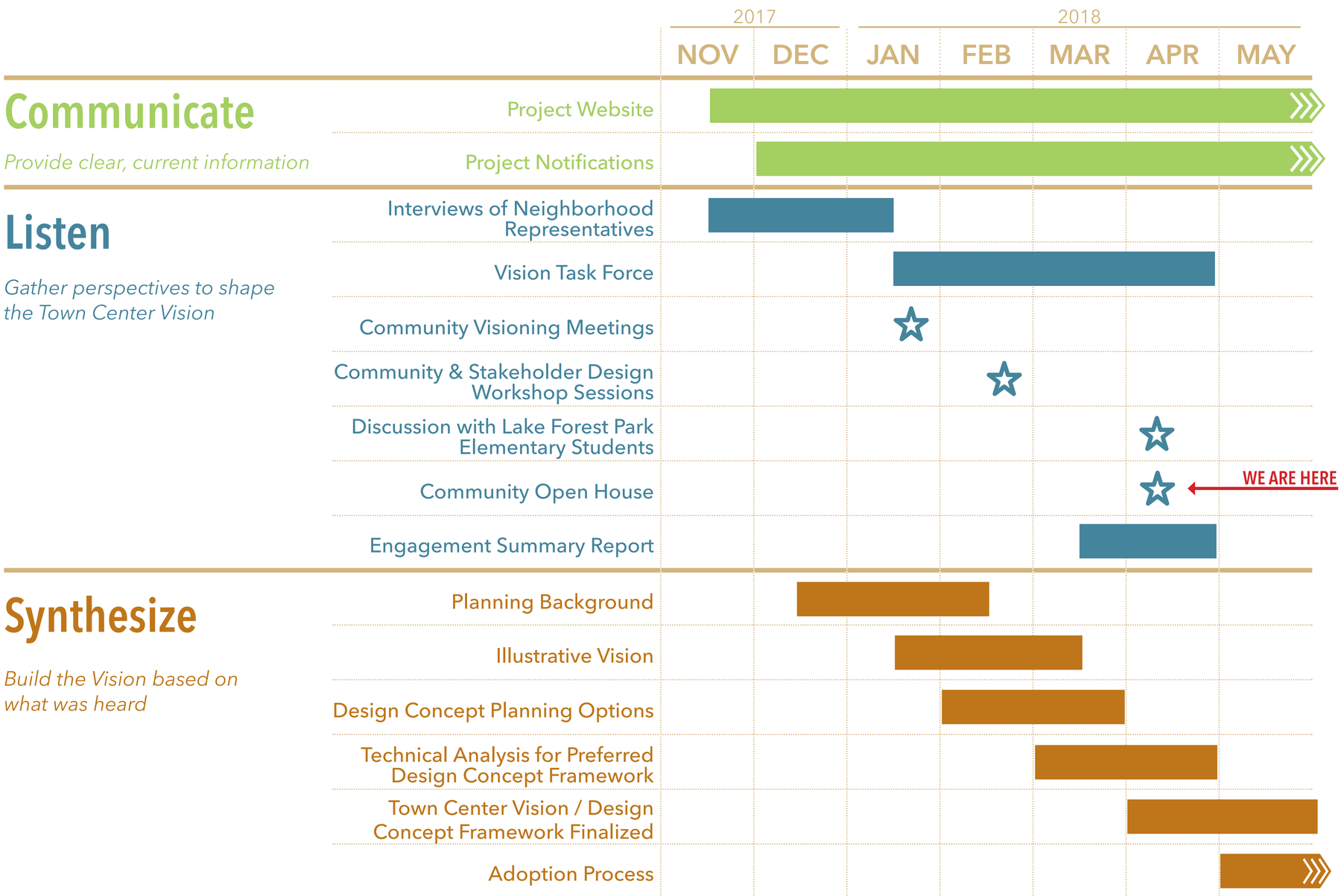
Town Center Vision Project Timeline



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Community Engagement Process

PREVIOUS PROJECTS

2004: Sustaining a Livable Lake Forest Park: The Future of our Town Center recommended transitioning Town Center from a shopping center to a mixed-use center with housing, retail, commercial, and public space.

2006: The **Town Center Framework Design Guidelines** were written to implement the 2004 plan. The City was discussing redevelopment with Town Center owners when the economic downturn rendered the project economically unfeasible.

2016: Safe Streets studied surface streets to make them safer for pedestrians and cyclists, as well as increase safe connections to transit, Town Center, and other amenities.

2017: Safe Highways studied SR 522 and SR 104 to make them safer, more accommodating to transit, and more walkable and bikeable.

Town Center Vision Outreach

INTERVIEWS OF NEIGHBORHOOD REPRESENTATIVES
December 2017 – January 2018

Goal: Hold in-depth conversations with a wide range of LFP residents to learn about the community's values and visions

Outcome: Interviews informed the content and format of the Visioning Meetings and Design Workshops

COMMUNITY VISIONING MEETINGS
January 2018

Goal: Facilitate group discussions to learn about broader community values and visions

Outcome: Hundreds of individual comments were collected, reviewed, and used to shape the goals and policies presented in the Vision

COMMUNITY DESIGN WORKSHOPS
February 2018

Goal: Facilitate group workshops to get feedback about potential on-the-ground opportunities

Outcome: Common themes emerged, building a more specific understanding of the redevelopment and improvements the community wants to see

COMMUNITY OPEN HOUSE
April 2018

Goal: Gather input on the draft Vision prior to its adoption by City Council

Outcome: Comments will be used to refine the Vision document before City Council's formal review

PROJECT NOTIFICATIONS
Started January 2018, ongoing

Goal: Inform the community of project updates via email messages to Notify Me subscribers, posts to Next Door and the City's social media platforms, and physical mailers

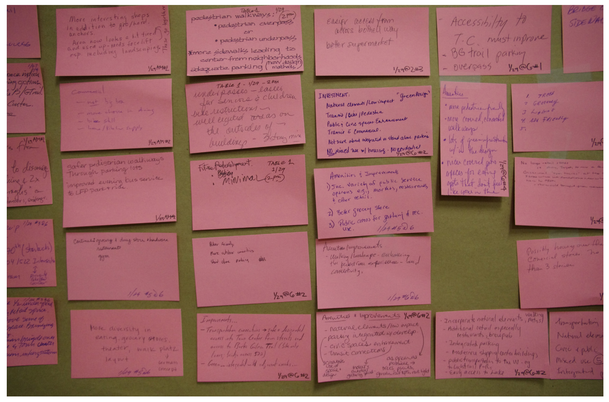
Outcome: A wide range of community members have the information needed to shape the Vision through participation

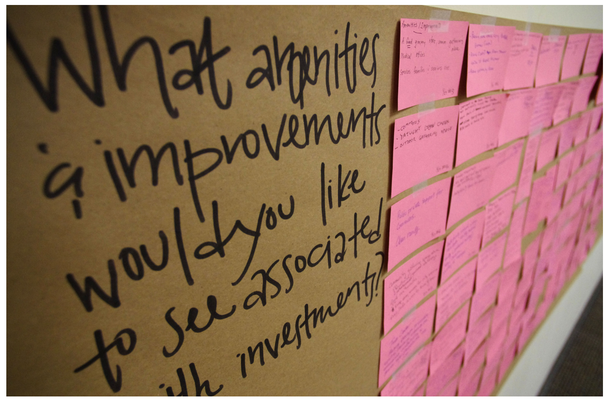
PROJECT WEBSITE (YOURLFP.COM)
Launched January 2018, ongoing

Goal: Supplement the City website with an easy-to-use resource for project updates, events, contacts, and materials

Outcome: Community access to clear, up-to-date information and and an easy platform for commenting on materials

Community Visioning Meetings – January 2018





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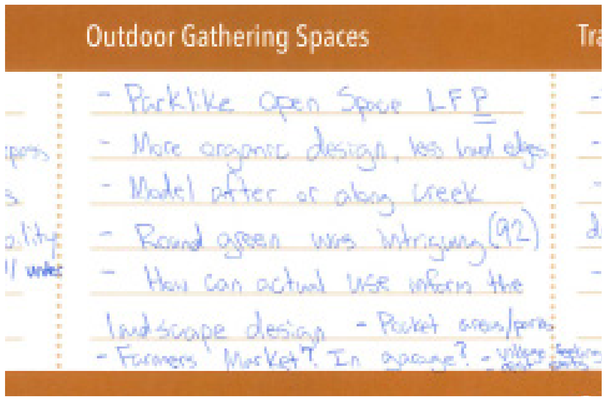
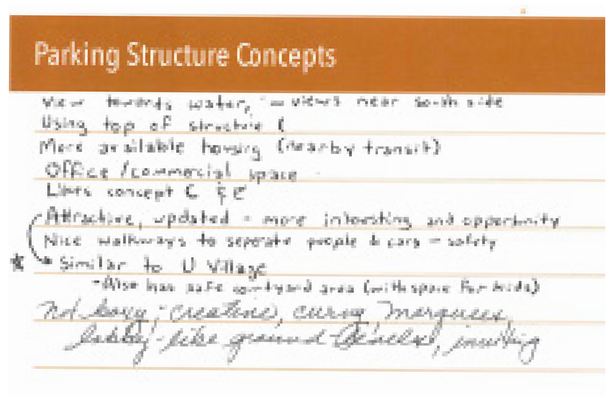
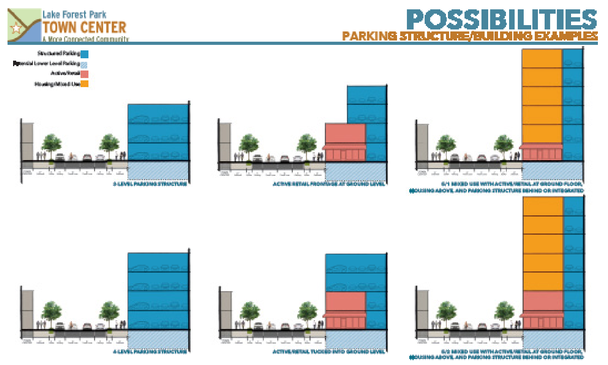
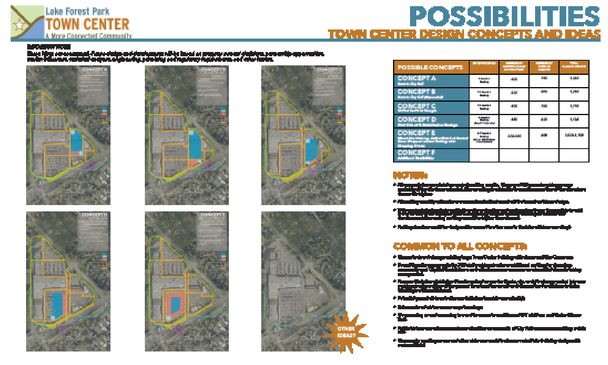
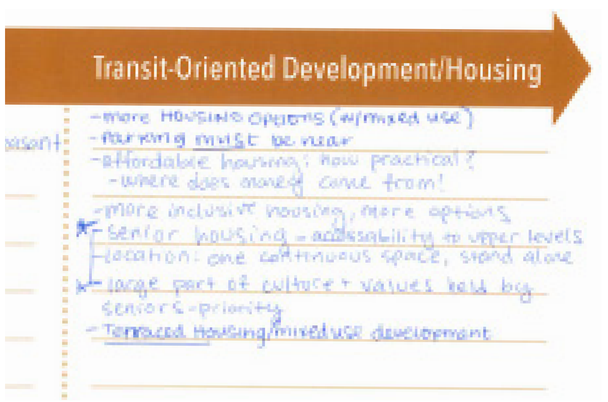
Community Design Workshops – February 2018

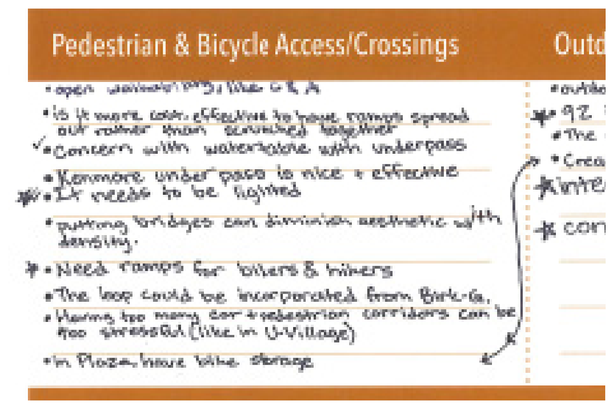












Lake Forest Park
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What We've Heard

Placemaking

From the Draft Town Center Vision, April 2018

As changes occur at the Town Center, the community wants to retain and expand important functions and uses that serve the everyday needs of Lake Forest Park residents, such as Third Place Commons, library, police, fire, City Hall, groceries, shops, businesses, and restaurants and cafes. The community also envisions expanded gathering spaces and pedestrian connectivity to high quality spaces throughout the Town Center.

FAVORITE MEMORIES AND COMMUNITY PERSPECTIVES:

- Dancing at concerts with my kids, hearing author talks, and buying fresh produce at the Farmers Market in the fall
- Becoming part of the community over 27 years

COMMUNITY STABILITY MEANS:

- A community meeting place for music, art, the Farmers Market, and programming for all ages that retains the function of Third Place Commons
- A strong, organized community that has a central place for community activities and multi-generational inclusiveness

VISION FOR THE FUTURE:

- Opportunities to share memorable and exciting community events and activities for all ages year-round
- A venue for community meetings and events with dedicated meeting spaces
- Year-round Farmers Market with local goods and produce, perhaps integrated within or at the top level of a parking structure
- Shared community resources such as a tool library
- High quality outdoor green spaces, access to nature, and places to stroll with family, friends, and pets:
- A boardwalk with overlooks along Lyon Creek
- Outdoor dining/picnic tables near Farmers Market
- Walking loop trails around and through Town Center

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What We've Heard

Sustainability

From the Draft Town Center Vision, April 2018

We live in a place called "Lake Forest Park" and our community values preserving and enhancing the natural environment–healthy streams, clean water, mature trees, and green spaces and parks.

FAVORITE MEMORIES AND COMMUNITY PERSPECTIVES:

- Forested surrounding neighborhoods, which have changed very little throughout the decades

COMMUNITY STABILITY MEANS:

- A community that cares about the environment–placing an emphasis on preservation, enhancement, and beautification
- A setting that represents the name of our community "Lake Forest Park"

VISION FOR THE FUTURE:

- More trees-expand the tree canopy at Town Center
- Native plantings and rain gardens
- Improve habitat for fish and wildlife–provide opportunities for watching fish in Lyon Creek; accessing the lakeshore to watch birds
- Continue to preserve and enhance the daylighted Lyon Creek corridor
- Low impact development and green building practices integrated into design

Favorite memory:

Seeing a salmon in Lyon Creek in 1964 before the Town Center shopping mall was built

Favorite memory:

Getting fresh, clean drinking water at the Town Center

Community stability means

Preserving and creating connections to nature

Vision for the future:

Redevelopment that enhances water quality and follows environmental best practices

Vision for the future:

Lyon Creek as a destination within the Town Center–create a people space where people can walk along and look at the creek

Vision for the future:

A Town Center that is more GREEN than gray

Lake Forest Park
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What We've Heard

Multi-Modal Connectivity

From the Draft Town Center Vision, April 2018

With the potential for the new bus rapid transit station and park-and-ride structure at the Town Center, the community wants to be sure that traffic circulation and flow, parking capacity, and pedestrian and bicycle connectivity are carefully analyzed to minimize congestion. Everyone should be able to continue to access shops, businesses, and services with ease, while also having access to the transit system.

COMMUNITY PERSPECTIVES:

- Be sure this Vision for Town Center is coordinated with the other City projects that have been guided by public input–Safe Highways, Safe Streets, and Town Center Connections
- I'd like to be able to feel safe riding a bike to and from Town Center and have a secure place to park bicycles at Town Center

COMMUNITY STABILITY MEANS:

- The ability to get to and from shops, services, transit, and amenities without having to drive too far and without excessive delay and congestion
- A Town Center that accommodates all modes–driving, transit, walking, bicycling

VISION FOR THE FUTURE:

- Well-organized, efficient circulation that provides good mobility and access to parking
- Safe crossings of NE Bothell Way and Ballinger Way–enhancing at-grade conditions and calming traffic as it passes by Town Center
- Exploring a grade-separated crossing (under or over) between Town Center and the Burke-Gilman Trail and providing separated access to and from the bus rapid transit stations on either side of the highway
- Be sure to consider how transportation is changing with ride share, automated vehicles, and other technologies when planning for the future

What We've Heard

Pedestrian Realm

From the Draft Town Center Vision, April 2018

A common desire in the community is for the Town Center to become more pedestrian-friendly as changes occur. Rather than an automobile-oriented center that requires driving between locations, citizens want safe and attractive pedestrian corridors throughout the site that enable people to park once and walk everywhere comfortably.

COMMUNITY PERSPECTIVES:

- A person should be able to walk safely from one end of the site to the other and should be able to drive to the site, park once, and walk everywhere comfortably and safely
- Places that are pedestrian-friendly attract customers and are highly valued by communities

COMMUNITY STABILITY MEANS:

- Safe pedestrian pathways and intersections that connect the surrounding neighborhoods with shops, services, and amenities
- A pedestrian-friendly community and Town Center

VISION FOR THE FUTURE:

- Well-defined, attractive pedestrian pathways throughout Town Center–easy access across the entire site as well as to shops, services, restaurants, etc.
- A connected green space through Town Center that is a pleasant place to walk
- More sidewalks between Town Center and surrounding neighborhoods
- Graceful grade separated crossing (either under or over SR 522) for pedestrians and bicyclists, linking Town Center with the lake, Burke-Gilman Trail, and northbound transit stop
- Improved wayfinding and signs for all modes

Community perspective:

The current site layout and design is automobile-dominated; I usually drive from one place to another at Town Center and rarely walk between destinations

Community stability means

Pedestrian safety is a high priority

Community stability means

Community walkability

Vision for the future:

A new loop trail around the perimeter

Vision for the future:

Separating cars from pedestrians

What We've Heard

Parking

From the Draft Town Center Vision, April 2018

While the community is supportive of the potential locatation of the bus rapid transit station and a 300-car parking structure for commuters at the Town Center, citizens want the design of these facilities to be carefully and attractively integrated with other site uses.

Community perspective:

Please make sure that 300 cars for Sound Transit will be enough and that overflow commuter parking won't take up space for other uses

Community perspective:

I don't like that parked cars are the first thing you see at every entrance to the Town Center

Community stability means

Enough but not too much parking ("right-sized") to serve all purposes

Vision for the future:

Parking that is concealed and not the predominant use of the site

Vision for the future:

Easily parking my car in a garage wrapped with other uses and with a small footprint and then walking upstairs to take in the great views from a rooftop restaurant or civic space

Vision for the future:

Green walls and public art integrated into the design of parking structures

COMMUNITY PERSPECTIVES:

- How will parking be managed at the site?
- What can we do to reduce the amount of pavement for surface parking?
- Design parking in accordance with stormwater management best practices
- Create a parking structure that also can accommodate a larger, year-round Farmers Market (perhaps covered at the lower level or with awesome views at the top level)
- Can the Sound Transit parking structure be used for other purposes and be shared with other uses at the site?
- Could a new civic space/community space be integrated into the parking structure at the upper levels near City Hall?
- Structured/stacked parking will reduce the footprint and increase capacity
- Consider "future-proofing" the parking structure design–making sure that it is designed so it can be converted to other use in the future should parking no longer be needed with transit use, ride share, automated vehicles, etc.

COMMUNITY STABILITY MEANS:

- Pedestrian-friendly parking areas that meet the demand of the shops, services, transit, and amenities at Town Center
- Well-used parking structures that are not empty and dead spaces on the weekends
- Feeling safe and secure inside and walking to/from parking structures

VISION FOR THE FUTURE:

- Concealed/wrapped/recessed parking structures that not only expand capacity for park-and-ride commuter access to transit, but also enhance on-site parking for other uses
- A park-and-ride structure that can be shared for other uses: shopping and events during non-commute hours, bike station, Farmers Market, civic space, police parking, public use for City Hall, Burke-Gilman Trail access, and other opportunities
- A parking structure that has been designed to be converted to another type of use in the future if it is no longer needed for parking

What We've Heard

Public Services & Utilities

From the Draft Town Center Vision, April 2018

The Town Center is a hub of public services in the community–City Hall, police headquarters, Northshore Fire Department, and library–as well as utility systems such as water, sanitary sewer, stormwater management, energy, and communications. Careful planning should ensure that these services and utilities are improved and expanded as needed as the Town Center changes in the future.

COMMUNITY PERSPECTIVES:

- The drinking water at the Lake Forest Park Town Center is sought-after by the community because it is clean and fresh
- Northshore Fire Department needs to be able to exit the station without delay to respond to calls; congestion in front of the station is blocking our ability to egress quickly and needs to be addressed
- Lake Forest Park Police Department will continue to have a presence at Town Center and will need a cost-effective location to park vehicles and stage responses from
- We used to have a post office and having access to postal services again would be nice

COMMUNITY STABILITY MEANS:

- Having access to clean water
- Having ready access public services such as the library and post office
- Well-functioning utilities and infrastructure that are improved to serve future growth and change at the Town Center

VISION FOR THE FUTURE:

- Public access to drinking water
- Potential satellite post office or postal center
- Multi-generational community center (see Placemaking) with public meeting rooms or expansion of City Hall with more civic space and meeting rooms

Community perspective:

Please retain the library at Town Center; it is well used

Community perspective:

The community needs sufficiently sized public meeting rooms

Community stability means

Feeling safe and secure in the community with efficient police and fire services

Vision for the future:

Improvements to Fire Station access

Vision for the future:

Retaining and potentially expanding the library to serve increased demand

Vision for the future:

Integrating police services and police vehicle access and parking with redevelopment

What We've Heard

Mixed-Use Redevelopment

From the Draft Town Center Vision, April 2018

The community generally supports the idea of making changes at the Town Center. Some expressed interest in a master plan for redevelopment of the entire site. In addition to retaining commercial, employment, and civic uses at the Town Center, the community is interested in a variety of housing choices offered within mixed use buildings (active ground floor uses with housing levels above) and parking tucked behind, below, or concealed in structures.

FAVORITE MEMORIES AND COMMUNITY PERSPECTIVES:

- Woodinville has some great recently built examples of housing wrapped around and concealing parking structures
- I like being able to shop locally without chaos
- Getting picnic supplies at the grocery store

COMMUNITY STABILITY MEANS:

- Providing housing opportunities for residents of varying socioeconomic status
- Stable, practical, locally-owned shops and services–library, grocery, hardware store, pharmacy, medical offices, and daycare–mixed with fun restaurants, cafes, and specialty shops–that serve the needs of multigenerational Lake Forest Park residents
- Retaining important public services (City Hall, police, fire) at Town Center (see Public Services and Utilities)
- A strong, organized community that has a central place for community activities and multi-generational inclusiveness–a place for all ages; for everyone

VISION FOR THE FUTURE:

- Retail, housing, civic, and transit uses integrated in an efficient and feasible plan to maintain balance in the community
- Community and civic functions–retaining the Commons (see Placemaking) and providing new community meeting spaces (see Public Services and Utilities)
- Wider variety and higher quality of shops, restaurants, and services
- Senior and affordable housing choices (a portion of the housing should be required to be affordable)
- A better, more modern supermarket/grocery
- Affordable daycare to support young families' needs
- Having a complete experience close to home

What We've Heard

Town Center Character

From the Draft Town Center Vision, April 2018

The character at the Town Center should enhance the setting and reflect the character of the surrounding community with timeless, northwest-style architecture that uses timber and natural materials and optimizes views of the lake and surrounding forested neighborhoods.

COMMUNITY PERSPECTIVES:

- The bookstore and library–are great indicators of a well-read community and the character of our community
- Providing housing at the Town Center will enhance its character and add new customers to help support business stability and new vibrant uses (restaurants!)

COMMUNITY STABILITY MEANS:

- Retaining a sense of scale akin to a village/small town; not too urban
- Enduring community pride–being proud of where you live and your Town Center

VISION FOR THE FUTURE:

- Well-designed places for everyone in the community to live, work, shop, and enjoy themselves–there is stability in vitality
- Structured parking should be designed to blend with the setting, with green walls, public art, and other features that complement Town Center
- Design and placement of buildings to maximize views
- Avoid having buildings too close to the SR 522 and SR 104 corridors; design buildings with appropriate setbacks and "wedding-cake" tiers
- Increase the green at Town Center–add trees, landscape areas, green common areas, green walls, and other features so that Town Center is more green than gray

Community perspective:

Build up–not out: focus change at the Town Center and preserve surrounding neighborhoods

Community perspective:

Lake Forest Park is named for a reason; this character should shine through

Community stability means

Town Center as a symbol of the Lake Forest Park community's character

Community stability means

Lasting permanence and quality

Vision for the future:

Creating a "village" like character that is in scale with and complements the surrounding neighborhoods

Vision for the future:

Parking (surface or in structures) should not be the first thing you see when passing by or entering Town Center

Vision for the future:

Pacific Northwest architecture–timber, glass, cut stone, pitched roofs, materials and colors that blend with the surrounding forested setting of Lake Forest Park