



City of Lake Forest Park

Town Center Framework Design Guidelines

September 26, 2005



MITHUN

Heartland LLC



“Here the laughing waters will forever make gladsome the hearts of sylvan dwellers....”

Examples of blending environmental features with infrastructure and public realm. This approach was very well received by the public.

Introduction

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Thank you to the many businesses and community participants for your generous time, valuable insights and community spirit.

Introduction Introduction

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



Introduction

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Message from the Task Force

On behalf of the Task Force, I'm pleased to present these Town Center Framework Design Guidelines.

This document is the culmination of many hours of Task Force, community and business participation related to the Lake Forest Park Town Center. The Lake Forest Park Town Center is ready for redevelopment, presenting a once in a lifetime opportunity to provide an environmentally sound, vibrant mix of commercial, residential and public realm spaces – a real Town Center that projects the character of Lake Forest Park.

We will continue to work with the development community, whom we will rely upon to implement this redevelopment, to achieve community goals through a “development agreement” process. A development agreement is a binding agreement that allows the City to create specific allowances in return for elements which benefit the community. Encouragingly during this process, we found the development community shares similar ideas and visions for the Center as does the community.

This document is a platform for dialogue. We encourage creativity and innovation to fulfill the spirit of Lake Forest Park at its new Town Center. Meaningful redevelopment of this Town Center cannot be done without public and private cooperation. We stand ready to participate in making this site a model 21st century Town Center.

Lloyd Skinner
Chair of the Lake Forest Park
Town Center Framework Design Guidelines Task Force
September 12th, 2005



General Overview - Process

This document is not intended as a set of design regulations, but rather it is a framework of intent. The purpose of this document is to help clarify the baseline community expectations and market capabilities for this site, better aligning community and developer expectations so the community can move more quickly to realizing a new Town Center.

This is a framework plan to initiate dialog and spark ideas. It is flexible and dynamic, rather than a static regulation. The City is committed to engaging in a constructive and meaningful partnership through a development agreement process that would allow development to occur that would be marketable for the developer, as well as a create a great new sense of place that provides Lake Forest Park with a vibrant community center.

Task Force Implementation Steps

TOWN CENTER FRAMEWORK DESIGN GUIDELINES

Fall 2004	Spring 2005	Fall 2005	Winter 2005 -
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Objectives of the Framework Design Guideline Plan

- To provide a higher degree of certainty to the community and the developer, while maintaining regulatory flexibility,
- To initiate awareness of the Town Center opportunity within the development community,
- To realize the opportunities of this site in a more timely manner,
- To implement the Sustainability Task Force concepts while refining for market and construction realities.

OPEN HOUSE - A community open house / project update meeting was held on July 20th at the Third Place Commons. At this open house, about 75-100 community members saw a powerpoint update of the process including a summary of the communications with developers, findings from the guidelines team, and general ideas for implementation of the Sustainable Task Force vision.

Following the presentation the participants visited several stations around the room for discussion with the team and to leave written record of their thoughts and concerns relative to Mobility, Placemaking, Environment, Public Realm and Implementation. Guideline Task Force members were also on hand to answer questions and hear ideas from the community.

A synopsis of the written record is as follows, in no particular order. Liberty has been taken with the comments to condense them for this summary. To view a more detailed summary of comments, please see the appendix.

Mobility

- Reduce visual emphasis of parking.
- Strengthen bike/pedestrian connection (at grade or separated) between Town Center and Burke Gilman trail. - - Make it great.
- Make a great pedestrian environment at the Town Center.
- Create opportunities for bikes to move through center, to Burke Gilman, and 175th and public transit.
- Look at Amsterdam for examples of bike/ped/transit connections.
- Keep pedestrians (especially those with strollers!) safe from bikes.
- Provide meaningful bike storage.
- Enhance transit opportunities and facilities for the site.
- Explore commuter parking on site.

- No cut through traffic.
- Work with State to reconfigure timing of lights.
- Provide convenient, user-friendly parking near medical offices

Placemaking

- Create a strong identity unique to Lake Forest Park
- Smaller scale pedestrian grid is excellent idea
- Little or no surface parking
- Urban Village concept - live work play shop connect
- Senior housing would be an appropriate component
- Higher density and residential - overall good idea
- Allow for Art, especially in the public realm
- Consider Lyon Creek an opportunity for identity
- Pearl District, not U-Village chain stores - keep it more unique
- Gather uses around central public open space
- Architecture to be stepped back at higher levels - good idea
- Make pleasant, pedestrian streetscapes
- Sense of quality in the materials

Environment

- Ecologically functioning infrastructure
- Highlight environmental systems in public realm
- Plant materials that support habitat and diversity
- Go as green as possible
- Incorporate Lyon Creek
- Use sustainable building practices
- Consider ways to reduce noise on Bothell and Ballinger.

Public realm

- Pockets of amenity rather than one large park
- Blend environment into public realm (water, trees, art, sitting)
- Create areas for art
- Keep Third Place Commons
- Provide for family oriented public space
- Fountains and water features
- Place for performing arts - concert, theater etc
- Outdoor plazas and courtyards for eating and conversation
- Flexible indoor space is needed

Implementation

- Consider community group/non-profit partnership to participate and be involved in programming of public realm
- City needs to ensure the provision of public spaces.
- Getting the environmental pluses are well worth going up as much as possible.
- We need to increase density to preserve the rural and wild parts of WA.
- Let's not let another opportunity for affordable senior housing pass by.
- Encourage the concept of an incubator; there are quite a few home based businesses that could grow in LFP.
- Like the bonus concept.
- Realize that redevelopment of the center is likely to be phased over a long period as lease issues are resolved.

Talk of the town: Towne Centre

Redevelopment discussed at city forum

By Brooke Fisher
Enterprise editor

A Lake Forest Park community forum allowed about 100 residents the perfect opportunity to exercise their planning skills.

The objective of the community forum, held Wednesday, July 20, was to bring residents up-to-date on the future redevelopment of the 16-acre Towne Centre property, which many in the community agree is an under utilized area. The owner of the site, GE Properties, intends to sell the site.

A former task force previously concluded a study "Sustaining a Livable Lake Forest Park — The Future of our Towne Centre."

Lloyd Skinner, chair of a new task force, (downsized from 15 to six individuals),



Contributed photo

As a task force member, Council member Roger Olstad speaks to residents Wednesday, July 20, about the future redevelopment of Towne Centre. City staff and officials are working in conjunction with consultants to eventually implement design standards, as the site will eventually be sold by the current owner, GE Properties.

said the forum essentially commenced Phase 2 of the redevelopment project. There were two major recommendations from the first task force, he said, which were to encourage mixed-use redevelopment,

including residential, commercial and retail and to develop a set of design guidelines.

"The community forum was a first chance for the consultant team to share some early ideas," Skinner

said, "and get some feedback from the public on broad concepts of developing."

The design guidelines are being developed by an architecture firm, Mithun, in association with a devel-

opment expert, Heartland Associates. The new task force has been working with the consultant team to determine feasible design guidelines. The site will

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FORUM

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most likely not be redeveloped all at once, Skinner said, but in phases.

While the former task force focused on the objective of long term viability and sustainability of Towne Centre, the new task force is more narrowly focused regarding issues such as design, height, bulk, scale, pedestrian environment, environmental resources and public open space.

"We are really trying to be more specific than the first task force," Skinner said.

Although the Towne Centre site could be soon sold, Skinner said the task force would like to have design guidelines and a set of revised zoning regulations in place to help guide redevelopment.

"We are anticipating what a new redevelopment would look like," Skinner said, "and still allowing flexibility so the developer can achieve their own objectives."

City planning director Steve Bennett said the forum included presentations by consultants, and the public also had an opportunity to view design examples at different stations, with a consultant available to answer questions. Citizens wrote down comments regarding various aspects of the refined guidelines.

When Phase 2 is finished, Bennett expects there to be a recommendation for adoption, which would not necessarily be a report, but a design guidelines framework.



Contributed photo

A consultant with Mithun chats with a resident as they look at sketches of potential design standards for a redeveloped Towne Centre.

"One of the reasons the task force and Council chose the consultant is because they had ideas on how to speed up the process," Bennett said. "Hopefully we will come out of the phase with a framework of design guidelines."

Bennett said the next step, Phase 3, will focus on the details of the design guidelines and obtaining

approval through city codes to regulate some factors.

One scenario for redevelopment, he said, is that the upper parking lot would be redeveloped first with housing, as it is the lesser used area, and the rest of Towne Centre could continue to function.

Former task force chair and current task force member, Council

member Roger Olstad, said the forum was well-received by the public.

"The best I could tell, people were really feeling good about the next step," Olstad said. "I heard no negative comments."

A few factors limiting the sale of the Towne Centre property include environmental concerns regarding pollution from a dry cleaner. The dry cleaner was located at two sites at Towne Center, and although much of the chemical pollution has been cleaned up, some hazardous materials remain underground in the parking lot.

"We are waiting for the Department of Ecology to give a clearance on it," Olstad said.

There is also concern regarding long-term leases with Albertsons, Rite Aid and Third Place Books. There are potential ways of dealing with and modifying long-term leases, if the owners are cooperative, Olstad said.

Olstad said the consultants have also been discussing potential tradeoffs with future developers, such as exchanging an extra level of housing for rerouting the Lyons Creek.

"The new task force and the design consultants are both interested in playing that out," Olstad said.

The new task force consists of three City Council members, including Council members Olstad, Ed Sterner and Mary Jane Goss, as well as three members from the planning commission.

Marketing Interviews

Market Perspectives

As discussed throughout this document, one of the primary objectives of the Framework Design Guidelines is to be market-based and realistic given the site and market constraints. Throughout the process the consultants conducted phone interviews with the Town Center's current owners and leasing agents, developers of retail and mixed use centers, retail brokers and existing tenants. These interviews helped the consultants and the Design Guidelines Task Force more fully understand the opportunities and challenges associated with redevelopment of the site from market participants, as well as generate some initial market awareness of the opportunities at Town Center. A summary of the key points from these discussions was presented at the first community meeting and is outlined in more detail below.

Mixed-Use Village is Vision is a Good One

All of the market participants interviewed supported the City's vision for creating a mixed-use village at the Town Center. Some suggested that the large size of the property might allow for a less costly "horizontally" mixed-use format, which would mean that not all residential buildings would have retail at the ground floor. All interviewees recognized the need for significant reinvestment to reinvigorate the existing retail spaces within the Center.

Residential Redevelopment is both Market Opportunity and Challenge.

The market for multi-family real estate (for sale and for rent) is currently very strong throughout the Puget Sound region and most interviewees consider the addition of residential uses at Town Center to be a primary driver of the property's value as a redevelopment site. Multi-family developers, however, underscored the financial challenge of absorbing the high cost of structured parking in a submarket that is characterized by single-family and low-density multi-family.

Demographics and Density are Challenges for New Retailers

Retail brokers and developers familiar with Lake Forest Park indicated that household incomes and educational attainment within the Center's trade area are attractive demographics compared to other parts of the region. They also point out that the low-density nature of the area (measured by households per acre within a radius –typically 1-3 miles-around the center) and trade area "hole" created by Lake Washington may be seen as limitations on sales potential by new retail tenants.

Marketing Interviews

Long-term Leases Equal Costs and Uncertainty

With large portions of the Center's rentable area under long-term leases, most developers indicated that redevelopment would have to occur incrementally as agreements are reached with individual retailers. Obviously the cost and timing associated with such agreements are difficult to anticipate and the outcome will have a significant influence over the type of development proposal that is ultimately brought to the City.

Framework Plan is a Good Approach as Long as it is Realistic and not Overly Prescriptive

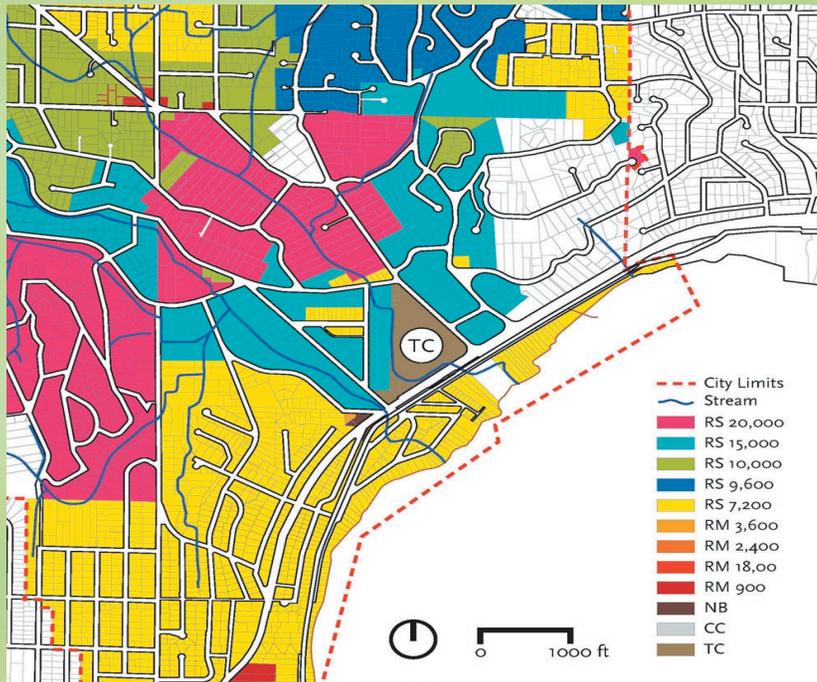
Developers interviewed generally support the City's concept of creating the Framework Design Guidelines as a precursor to a development agreement to guide redevelopment of the Town Center property. Further, most developers encouraged the City to be realistic in its expectations of what the developer would be willing and/or able to pay for and to allow for flexibility so that the developer can propose creative responses to the City's objectives for the site.



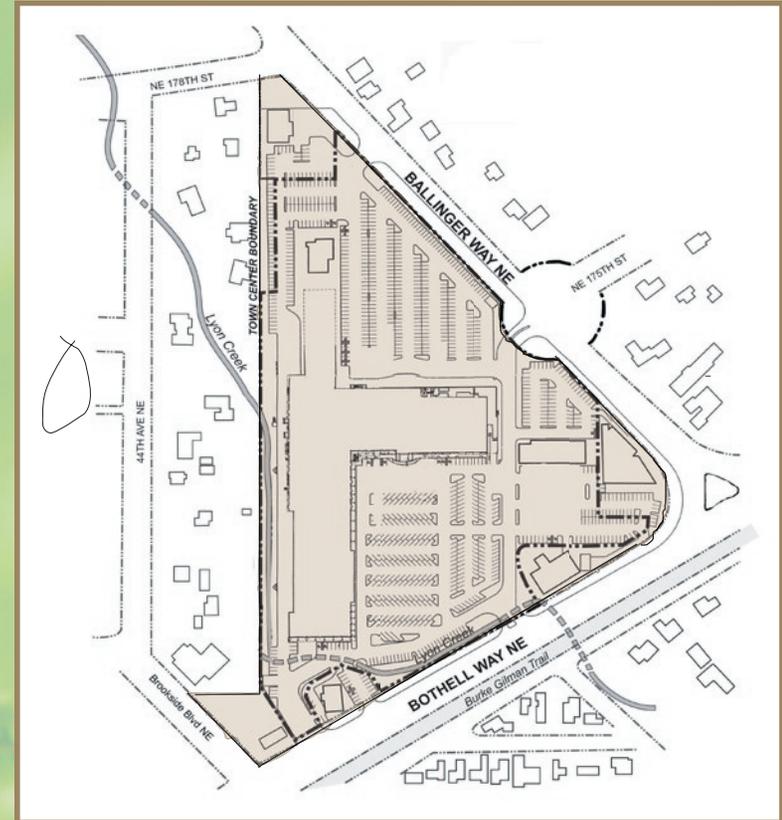


Lake Forest Park Town Center is a 16 acre shopping center located at the intersection of Ballinger Way and SR 522 (Bothell Way), near the shores of Lake Washington. The site has excellent visibility from Bothell Way, and is a “gateway” to the remainder of Lake Forest Park. Ecologically, the site functions poorly as it is largely covered by buildings and non-permeable paving. Surface water runoff flows directly from the site into Lyon Creek, and then nearby Lake Washington. Although it is a key location, it currently lacks the level of public realm amenity expected from a Town Center. The center was built in the 1960’s and is home to many essential and thriving businesses ranging from locally owned businesses to national chain stores.

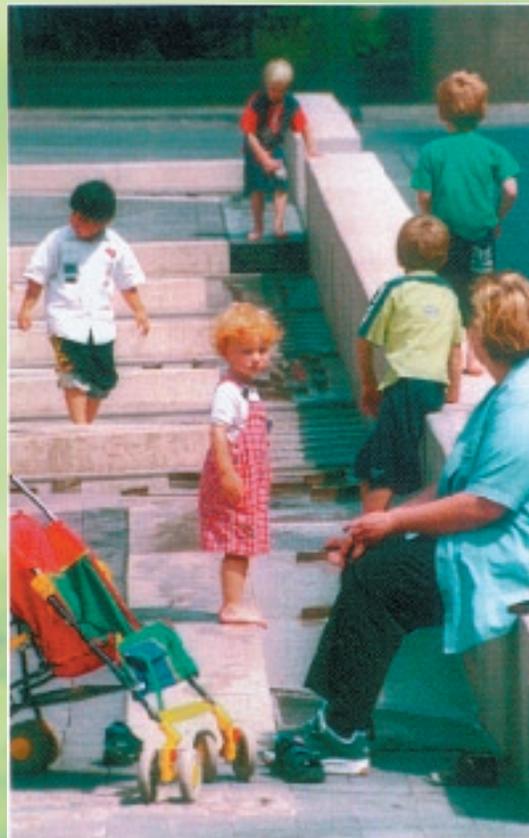
Applicability



Lake Forest Park Zoning Map for area



To provide maximum opportunity for redevelopment of this center, these Town Center Framework Design Guidelines apply to all parcels within the City of Lake Forest Park’s “Town Center” zoning. The intent of this effort is to encourage the coordinated redevelopment of the Town Center zone. Although, a redevelopment proposal need not include all parcels within the Town Center zone, any redevelopment proposal will be reviewed within the spirit and intent of the framework design guidelines.



Lake Forest Park Loves the Arts

The Town Center is a place for the arts; live theater, sculpture, art shows, concerts, outdoor movie nights, book readings...

The Town Center should creatively embrace the arts through design, program, function and spirit.

General Site Conditions



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Existing Condition Overview

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



Lyon Creek



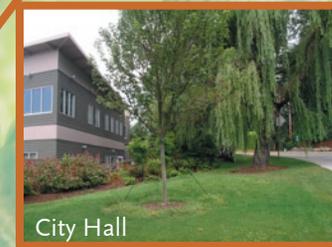
Service area beside Creek



Store fronts



Curb adjacent sidewalk



City Hall



Curb adjacent sidewalk



Lyon Creek - daylight area

Aerial of Site

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



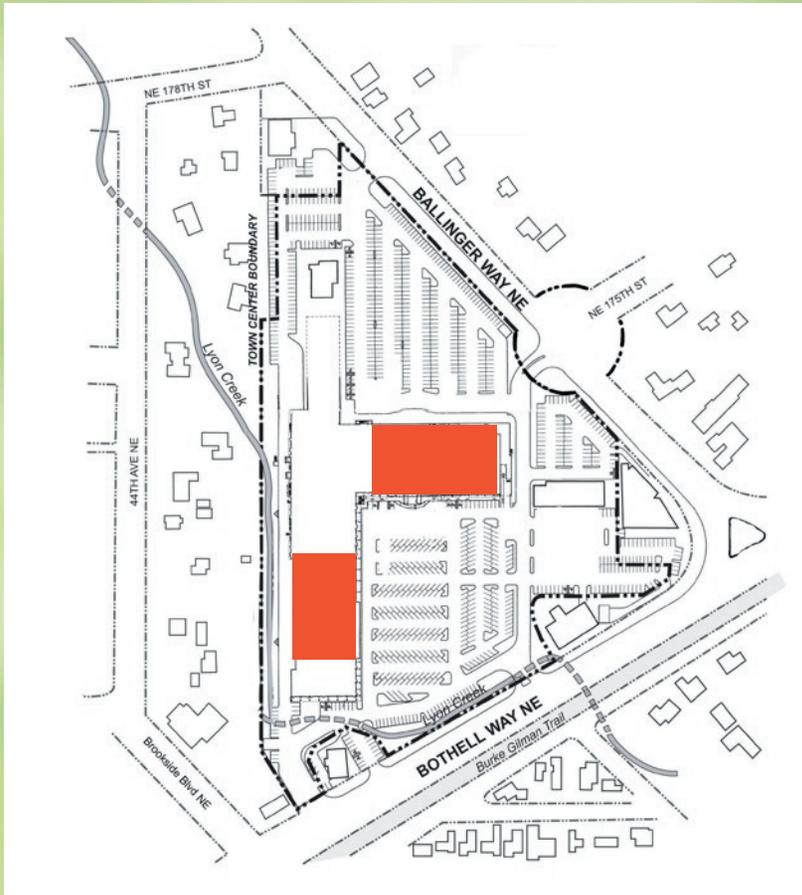
The following set of diagrams depicts the various general conditions of the site's environment, mobility options, public realm and character. They give a diagrammatic/image overview of existing conditions.

These diagrams were created with the assistance of more in-depth studies which are available from the City of Lake Forest Park. These studies include ground water clean-up status, traffic and parking study from Heffron Transportation and an economic market study prepared by Berk and Associates. The City of Lake Forest Park also has select GIS and mapping information relative to all infrastructure.



Aerial of Site

Lease Obligations



There are several leases on the site that run for 20+ years, including those for Albertson's, Rite Aid and Third Place Books. Although the exact obligations associated with the leases are not public, they are anticipated to include associated parking adjacent the leased space.

The existence of these long-term leases is both an asset and a liability to the Town Center. While the long-term leases by anchor tenants create a low-risk revenue stream for the property owner and help establish the Center's value, they also limit the redevelopment options of significant portions of the site. The City of Lake Forest Park recognizes that these long-term leases will likely require incremental or phased redevelopment of the Town Center.

- Long term lease obligations (20 years +)
 - Albertson's
 - Rite Aid
 - Third Place Books

Environment

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



Lyon Creek



Service area adjacent Lyon Creek



Lyon Creek "daylight"
In parking lot island



tree canopy
 turf and shrubs
 groundwater cleanup



Mature trees



Impermeable surfaces



Lyon Creek -
Poor habitat



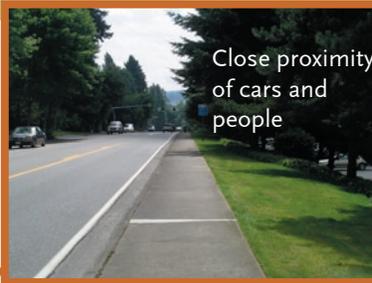
Lake Washington
to the South

Implementation

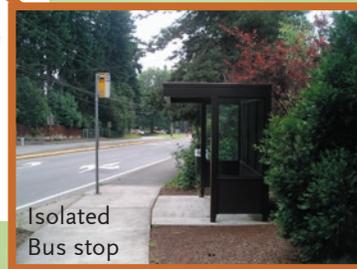
Mobility and "Walkability"

Mobility and Walkability

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



short queing
Pedestrian island amenity



Public Realm

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



Private - public realm
Third Place Commons



Outdoor seating area



Character defining trees in ROW



City Hall



Green space opportunity

public realm - public ownership

public realm - private space for public use
(town center lobby/third place commons, starbucks etc.)

Vision for Town Center

Vision for Town Center

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Sustainability Task Force Vision for Town Center

An important element of this project was the Task Force's articulation of a vision statement for Town Center. The vision served as a set of guiding principles or ideas that the City can use to navigate by in discussions and decisionmaking about the future of the property. The Task Force's vision is simple and compelling.

- Lake Forest Park is a model community;
- Town Center is an inviting gathering place and the heart of the City's diverse, high quality, economically viable, community-scale shopping and business district;
- Town Center is a safe and walkable hub of activity for all ages;
- The buildings on the site, including housing, blend in with the community's character; and Recognized regionally for its environmental stewardship, the Center features the community's environmental assets, making it a place unlike any other.

From the Sustainability Task Force Recommendations Report, October 18, 2004

TOWN CENTER FRAMEWORK DESIGN GUIDELINES

Guideline Objectives

The Town Center Design Guidelines represent a unique “pre-regulatory” tool with three overriding objectives.

- *First*, the guidelines seek to encourage redevelopment of the Town Center. By articulating a market-based vision for the property, the City will be seen as a partner in its future redevelopment.
- *Second*, the guidelines propose to offer more intensive development capacity in exchange for important community amenities. Allowing additional or different development to occur creates value. Portions of this increased value can be allocated toward enhancing public aspects of the redeveloped Town Center.
- *Third*, the guidelines seek to increase certainty for both residents and the Town Center’s future developer.

Guideline Concept

The Lake Forest Park Town Center is currently zoned for low-density commercial and residential uses and it offers no public amenities (with the exception of Third Place Commons). Existing zoning does not provide sufficient incentive for the redevelopment of the property. In order to balance sufficient incentives with the community’s vision for the Center, the Framework Design Guidelines contain two levels of redevelopment intensity.

- *Mixed-Use Baseline*: The mixed-use baseline provides an opportunity to integrate a significant number of residential units into the existing commercial space to create a true town center. Buildings would be limited to 4 floors (3 floors over the ground level), a list of “baseline” public amenities would be required, and certain performance standards would have to be met.

- *Mixed-Use Bonus*: The mixed-use bonus increases the allowed residential density by one level (4 floors over the ground floor) in return for specific public amenities.

In both cases the scale and design of individual buildings would be guided by additional development standards such as setbacks and limitations to the number of levels on the property’s periphery.

Placemaking is an encompassing term used to define the qualitative nature of an area. For this Framework Design Guideline, we will focus on three areas of Placemaking that are most critical to this site;

1. Pedestrian scale of the site
2. Edge Conditions
3. Character of the Redevelopment

Pedestrian Scale of the Site

The concept of a “pedestrian scale” is one that strongly resonates with the community participants. The 16+ acre Town Center was developed as an auto-oriented strip center. This is clearly not what the community considers a successful model for the future.

For visioning purposes, a grid proportional in scale to Portland’s “Pearl District” was overlaid onto the town center. One at the scale of Bellevue’s downtown was also overlaid for comparison. While both cities are working hard to make their downtown’s more pedestrian friendly, Portland has the advantage of the smaller scale grid which translates to more corners on buildings, opportunities for natural lighting and ventilation, more windows than walls, more places between the buildings - the public realm.

Over time, the Lake Forest Park Town Center should be redeveloped in a scale that similarly better suits people. A pedestrian scale grid should be integrated into the overall site to establish a general framework from which elements such as structures, transportation and parking, sidewalks, courtyards, and environmental enhancements can be designed in a coordinated manner. A pedestrian scale grid means there is a people oriented system of moving through the site. It does not necessarily mean the streets and access ways are laid out on the same grid. To achieve the sense of pedestrian scale, at approximately every 200’-250’ there should be a ground related, accessible public walking route throughout the site.

Any redevelopment scenario must place the pedestrian first. Pedestrians must have the senses of comfort and safety when enjoying the center, and cars should be very slow moving where they interface with people (think Pike Place Market and select areas of U-Village for some examples).



To achieve the sense of pedestrian scale, at approximately every 200’-250’ there should be a ground related, accessible public walking route throughout the site.

Placemaking Baseline Standard - Ped Scale

Placemaking

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



BELLEVUE: Vehicular Block 600' x 600'

PORTLAND: Vehicular Block 200' x 200'



**LAKE FOREST PARK
TOWN CENTER:**

Pedestrian Grid



Pedestrian Scale Grid example at LFP

Along Lake City Way south of Lake Forest Park, there are examples of multi-level structures that loom over the public realm. Lake Forest Park's Town Center will be different. These guidelines recommend that all building frontages that are adjacent to the site's edges must present a pedestrian character. The following pages offer guidelines for upper level building setbacks that will achieve an appropriate transition to the surrounding neighborhood scale.

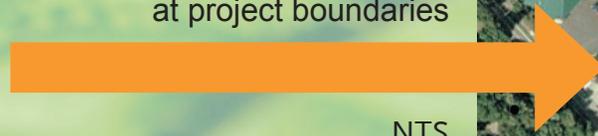
The graphic to the right diagrams the perimeter of the site where this transition to the more residential scale of Lake Forest Park will take place. This stepped setback approach will also occur in the interior of the site adjacent to major public realm elements, also described in the following pages.

The buildings on site, including housing, blend in with the community's character.

Sustainable Task Force Vision - October, 2004

EDGE SCALE DIAGRAM:

"Step" upper setbacks at project boundaries



NTS



Character of the Redevelopment

The following are baseline performance standards to establish general character elements on the site, such as density, scale, setback and mix of use.

Density

Residential -

Residential density shall be determined by performance rather than proscription, that is, the development proposal will be primarily reviewed for its approach to achieving the ideals set forth related to elements such as the edge conditions and number of levels.

Commercial –

No building footprint should exceed 60,000sf.

Building Scale

The following are anticipated heights for floor to floor levels for various uses.

Grocery – up to 20’

Retail – up to 18’

Workplace/office – up to 12’

Residential – 10’ typical

Streetscape Orientation

- Adjacent the public realm, the following streetscape elements should be incorporated,

Residential Streetscape

- The private residence floor level should be elevated approximately 36” from the adjacent public realm.
- The building should avoid blank walls by engaging the public realm with windows and detailing. Access doors are not necessarily components of this orientation.

Non-residential Streetscape

- The business should architecturally face the public realm with glazing, typically no less than 50% of the ground level façade.
- Doors, plazas and entry courts should typically front onto the public realm.
- The presence of loading bays and garage entries should be minimized.

General character baseline standards

A note on performance vs prescriptive standards.

When you walk through a great place do you think to yourself “this is feels wonderful” or do you think “how many dwelling units to the acre is this?” *Performance based* standards as proposed in this document recognize Town Center as a unique place. The City must be engaged in its design evolution, rather than rely upon *proscriptive based* standards typical of zoning code check lists.

The Town Center should have excellent spaces and places, not a completed checklist of zoning requirements. Good developers will appreciate the opportunity to show the community what they can do with a creative design team, and the community will benefit from design rigor being wholly focused on the character of this place.

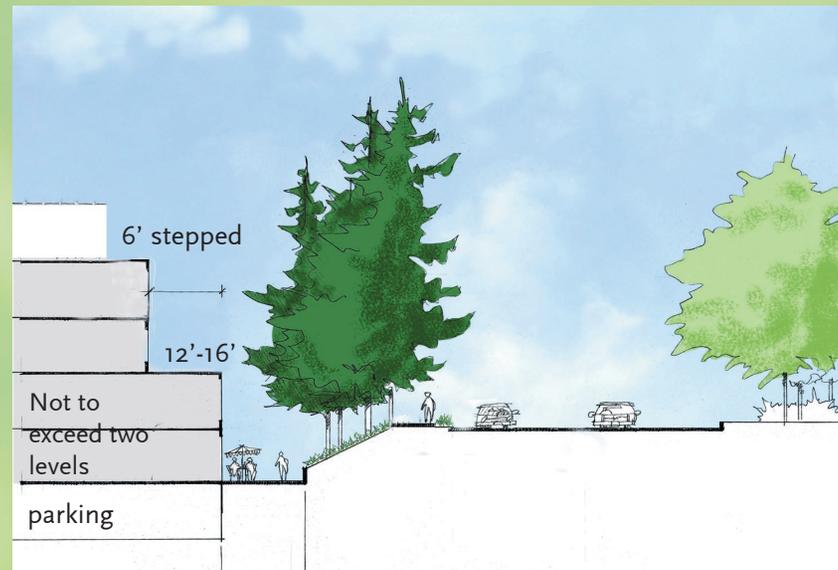
Stepped Setbacks

To help define character, the baseline standard scale of the buildings adjacent the edges and areas of major public realm, such as the major internal plaza or a primary pedestrian-focused “main street,” should not exceed two (2) levels for the building’s first 12- 16’, regardless of its use.

Behind the stepped edge of the buildings, the scale may be three (3) levels over one (1) level of concrete base. An exception to the number of concrete base levels, up to two levels total, will be considered in slope transition areas if the proposal demonstrates that the overall intents of scale, character and reduced surface parking is met.

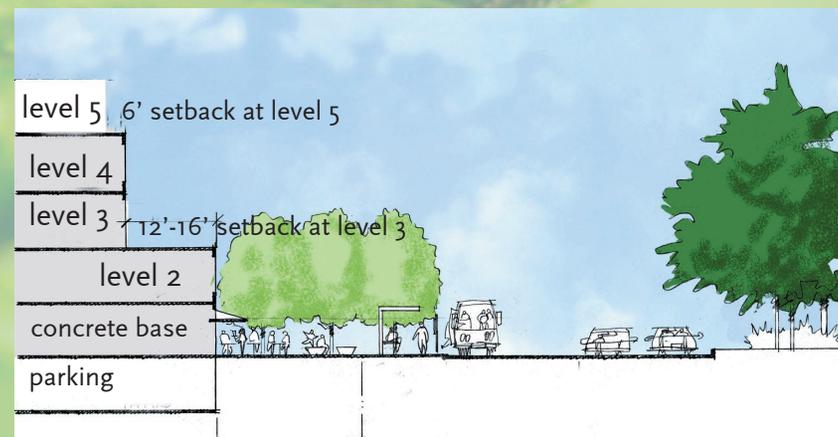
Another level may be added to the top of the structure as a bonus level if public benefit is provided above and beyond the baseline standards described in these redevelopment guidelines. This will total four (4) levels over concrete base. Suggestions of public realm benefits and its review process can be found in the Implementation section of this document.

Any bonus level should be stepped back not less than 6’ from the edge of the story below.



Ballinger Way north of entrance: retains mature trees

NTS12'-16'



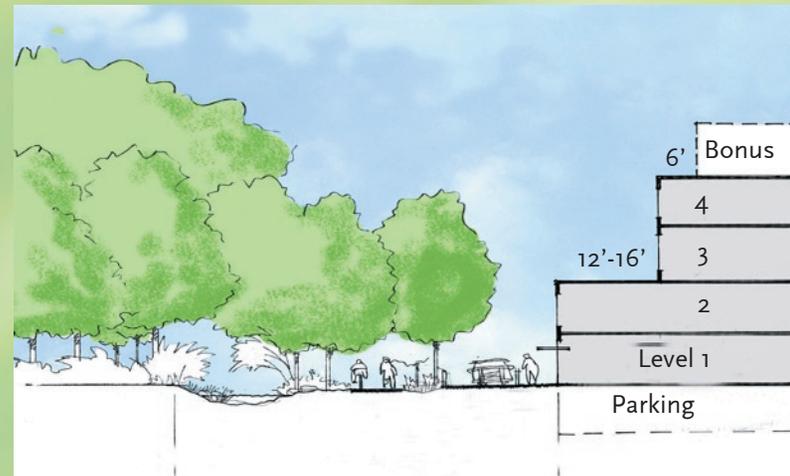
Ballinger Way south of entrance: pedestrian plaza option

NTS

Stepped Setbacks



Interior Street: stepped edge at public realm



Lyon Creek / West Edge: redevelopment scenario

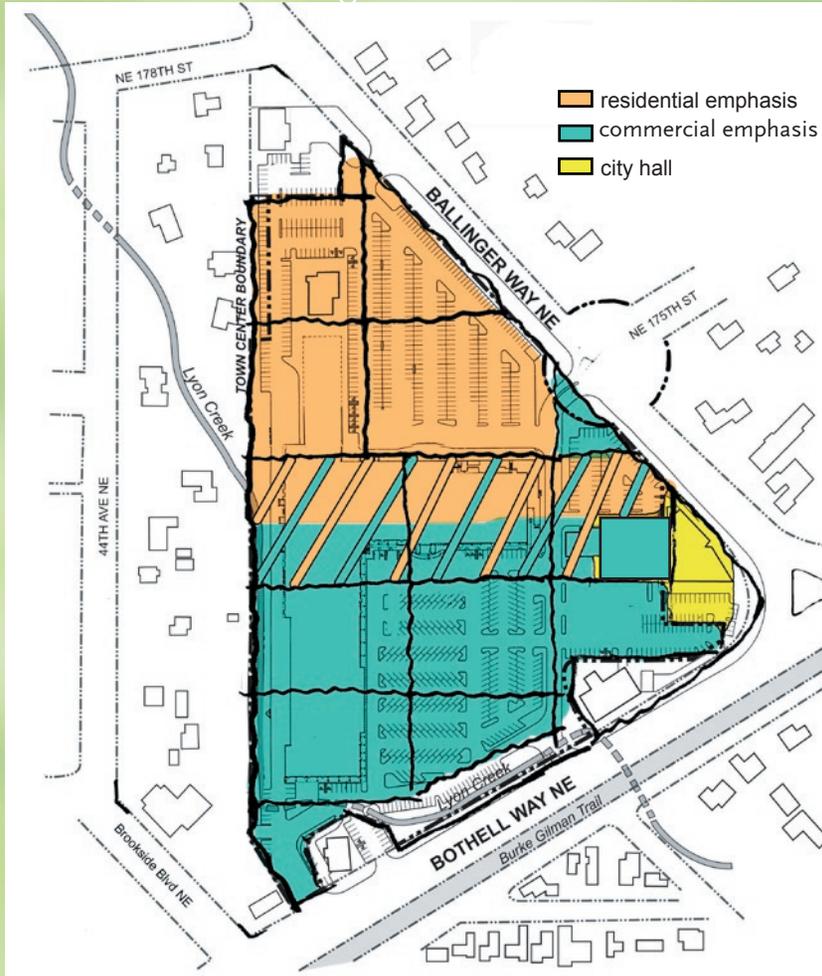
NTS



Bothell Way: stepped edge and Lyon Creek walk

NTS

Character/Mix of Uses



To achieve the goal of mixing uses on site, uses may be mixed either horizontally (side by side) or vertically (integrated within the same building).

Residential must be included on site as a component.

Allowable uses include but are not limited to residential, senior housing, live-work, retail, service, office, professional office, public realm, event space and performing arts.

Baseline Standards, Mix of Use

The graphic to the left indicates areas of land use emphasis. Generally, the area nearest Bothell Way (blue) is most suited for commercial emphasis. Residential may be a component of this area, but should be subservient to the commercial uses. The area to the north of the site is more suited to residential uses. Limited commercial activity could occur therein.

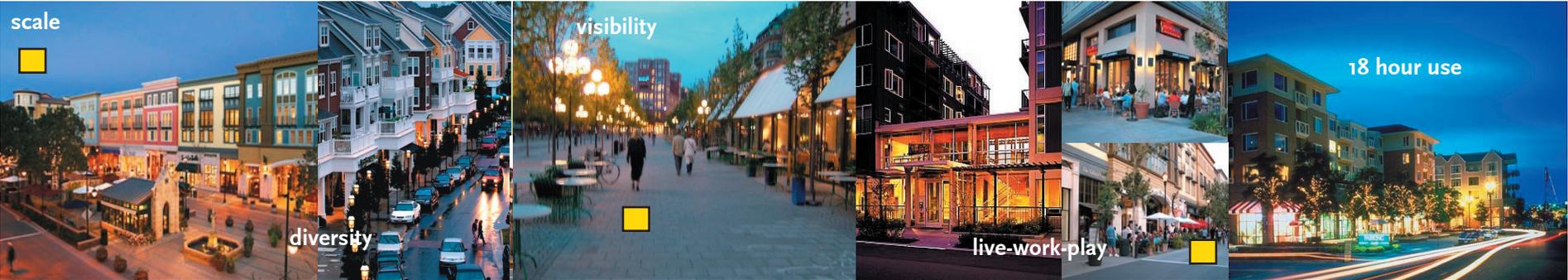
Market analysis for the site indicates the site is larger than necessary for exclusive commercial activity unless a substantial portion of the site is dedicated for surface parking. It is important for the creation of value on the site to augment the uses with a meaningful amount of residential use.

Character/Mix of Uses

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



Placemaking



VIBRANT MIXED-USE



RESIDENTIAL



STREETS AS PUBLIC REALM

Above are examples of projects that were presented to the public for comment. Although all have their own design quality, the five images that resonated most with the community and the Design Guidelines Task Force are highlighted with ■





ECOLOGICALLY FUNCTIONING INFRASTRUCTURE



COMMUNITY BASED PLACEMAKING



ECONOMIC VITALITY

Ecological Infrastructure - The sensible blending of infrastructure function with ecological benefit received strong support from the community and the Design Guidelines Task Force. Highlighting environmental features can create a unique character and identity for the Center.

Character Ideas - Site

“Recognized regionally for its environmental stewardship, the Center features the community’s environmental assets making it a place like no other...”

Sustainable Lake Forest Park Town Center Task Force Vision 2004



- enhance riparian habitat
- preserve/enhance landscape along Ballinger Way to reinforce identity of “Sylvan Edge”
- public realm to incorporate environmental elements.
- surface water drainage system provides water quality treatment

ECOLOGICAL INFRASTRUCTURE

The idea that man-made and natural systems are connected is not new. We recognize that certain infrastructure choices and strategies, especially regarding storm water, can have great impact on a site’s ecological performance. A vision of the Sustainable Task Force was to highlight and express the environment at Town Center. At the public meeting it was suggested that the Environment and Placemaking should even be considered as one topic within this document. Further, the idea of an “ecological infrastructure,” had strong support.

The graphic at the left is a diagram that expresses in conceptual form some of the particular expectations the community has expressed relative to creating an environmental stewardship strategy for the site. These include:

1. enhance and improve Lyon Creek’s habitat in a manner that will create a sense of identity as well for the Town Center.
2. preserve and enhance the strong edge of mature landscape along Ballinger Way including the removal of the ground level invasive species and renovating the area with a native or appropriate low water need planting palette.
3. to integrate environment and infrastructure. To highlight this integration as an identity and differentiation for the Town Center.
4. clean and control rate of surface water runoff prior to its release into Lyon Creek.

Environmental Stewardship

Baseline Standards for Environmental Performance at Town Center

The following are baseline recommendations for environmental performance at Town Center. The developer may offer for consideration innovative strategies other than those listed to meet the intent.

This document offers a selection of acceptable standards from which the owner can choose for renovation, new construction and site work. As a baseline standard, the owner will direct the developer to select a performance benchmark to reference, prepare support documentation that demonstrates the project's achievement, and submit this documentation to the City for review. Submittal for official certification to the benchmark organization is encouraged but not required, and would alleviate the requirement for City review. The City reserves the right to submit project documentation for certification on its own.

The owner must submit (to the City or benchmark organization) documentation that refers to at least one of the following performance standards for all significant renovation, new construction and associated site work. Note that none of the standards below are codified requirements from the City, but rather common references for the builder and City to understand environmental performance. Some uses, such as retail centers and grocery stores, do not have a readily tailored rating system. In this instance, the applicant should demonstrate a benchmark of performance that exceeds "code compliant" by 20% for energy use and water consumption.

Residential

- BuiltGreen three (3) star
- Green Globes two (2) globe rating
- LEED R for residential (certification, when available)

Commercial and Mixed Use

- BuiltGreen three (3) star for residential portion
- Green Globes (2) globe rating
- LEED NC for New Construction (certification level)
- LEED EB for Existing Buildings (certification level)

Benchmark Organization websites

Built Green www.builtgreen.net

Green Globes www.thegbi.com

Leadership in Energy and Environmental Design (LEED)
www.usgbc.org

Other informational web sites

Advanced Buildings Technologies&Practices
www.advancedbuildings.com

US Department of Energy www.energy.gov

Rocky Mountain Institute www.rmi.org

US Government - Energy Star www.energystar.gov



Mobility and “Walkability”

TOWN CENTER FRAMEWORK DESIGN GUIDELINES



- vehicular access
 - potential transit access also
- crosswalk
 - same as existing
 - re-paint and/or surface
- pedestrian connection
- ▭ bus stops
 - structured
 - along access drives
 - add info kiosks/lighting
- ▨ burke gilman trail



“The Center will be a safe, walkable hub of activity for people of all ages.”

Lake Forest Park Task Force Report Vision 2004

Mobility and “Walkability”

Pedestrian environment

- “Pedestrian first” design
- Provide a pedestrian pathway adjacent to Lyon Creek along Bothell Way.
- Provide a pedestrian trail adjacent Lyon Creek on the west property when adjacent redevelopment occurs.
- Create a connected pedestrian “grid” system within the Center that gives clear priority to the pedestrian.
- Provide a pedestrian walkway separated by landscape strip from Ballinger Way - 6’ minimum width.

Transit

- Connect shelters with pedestrian walkways to the Center’s retail core.
- Provide lighting and informational kiosks at the shelters.

Bicycle

- Provide clear bike route of travel between the center and the crosswalk connections to the Burke Gilman Trail. Highlight this regional trail as an amenity to the site.
- Provide bike racks exclusive from the sidewalks, and bike trails along the site’s edges connecting to the core areas.
- Provide bicycle storage units within multi family housing area.
- Provide bicycle storage areas adjacent transit
- Facilities or within park and ride facility if developed.

Vehicular

- Maintain five existing access driveways to site
 - Two on Ballinger Way
 - Three on Bothell Way
- Lengthen distance between access points and internal drive aisle options to lengthen stacking capability (internalize parking areas rather than around perimeter)
- Design internal streets with pedestrian authority, traffic calming techniques, and to prevent short cutting of the Ballinger Way/Bothell Way intersection.

Parking

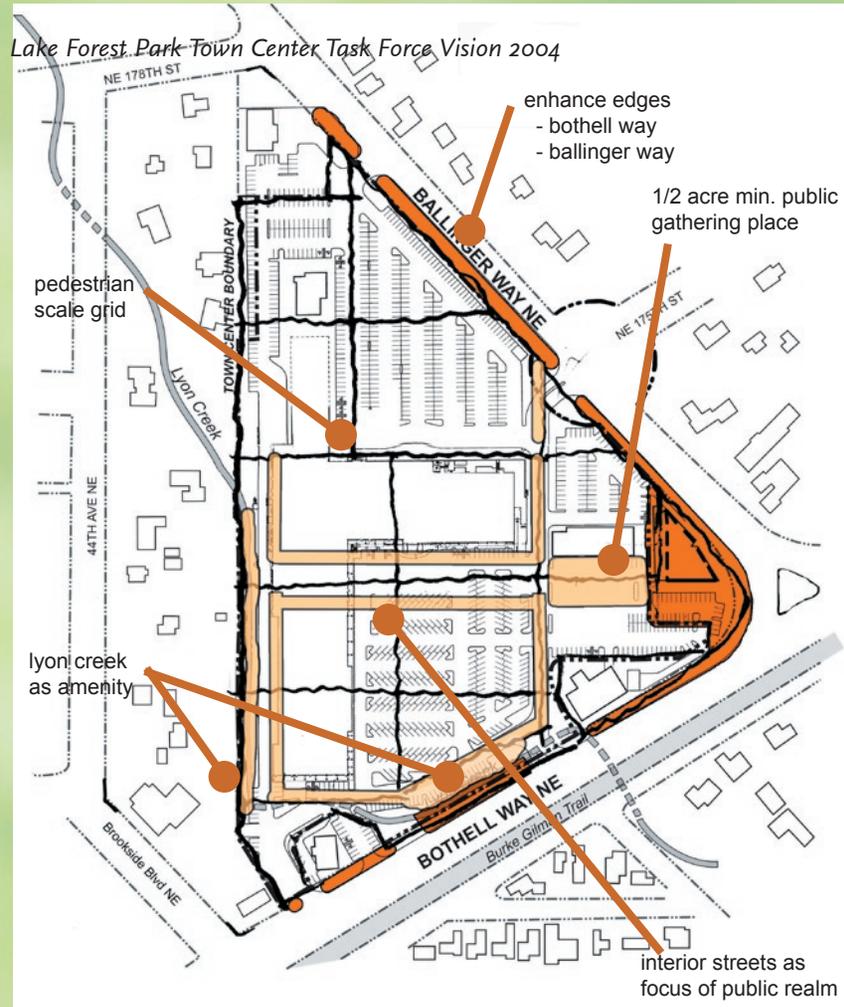
- Specific parking standards as well as shared use calculations from consultant will be considered

ADA

- Redevelopment will at a minimum comply with the Americans with Disabilities Act, as well as make every reasonable effort to be an inclusive and accessible to people of all abilities.



“Town Center is an inviting gathering place and the heart of the City’s diverse, high quality, economically viable, community – scale shopping and business district.”



- public realm - ownership
- public realm - private space for public use (town center lobby/third place books/starbucks/ etc.)

* public realm - assume market driven presence of interior private space for public use (town center lobby/third place books/starbucks/ etc.)

Public Realm - Public Ownership portion

Maximize the synergy between the adjacent publicly-owned amenities by;

Ballinger Way right of way –

- Preserve and enhance existing mature trees within the Ballinger Way right of way. Replace invasive Ivy with more acceptable, native landscape material.
- Consider City Hall as one possible template of how to interface with Ballinger Way (residential/office example)
- With retail, Architecturally face Ballinger Way esplanade with uses and courtyards to provide visual connection
- Enhance the functionality of the walkway along the Ballinger Way edge by creating a safe, walkable and bikeable landscape esplanade along the entire Ballinger Way Edge (8'-10' of road separated trailway). Connect to and highlight bus stops.

Bothell Way right of way

- Integrate a Pedestrian space along the Bothell Way frontage extending from east to west.
- Connect to and highlight bus stops and Lyon Creek open space area.

Public Realm

On-site public realm - private ownership portion

“Social condensers” -- the place where citizens of a community or neighborhood meet to develop friendships, discuss issues, and interact with others -- have always been an important way in which the community developed and retained cohesion and a sense of identity. Ray Oldenburg (1989), in The Great Good Place, calls these locations “third places.”

A Design Guideline Task Force member summed it up well when he described the service that Third Place Commons has provided Lake Forest Park. To paraphrase, he said “it is a place where you can easily meet friends rather than “play host,” where it is easy to access from anywhere in Lake Forest Park in 5-10 minutes, it’s a place where teenagers can go with the friends after school, on foot or bike, to work on projects, play “magic” cards or chess in the company of neighbors rather than an unsupervised house. It is a place where people can linger and converse regardless of weather or daylight. It’s a place where seniors have dance classes and kids learn to make puppets. It’s a flexible place for book readings, public gatherings and performances; the list goes on.”

Third Place Commons is privately run and the City has no control over whether it stays or goes. However, the Task Force expresses through this document that any potential redevelopment provide the spirit and function described above. In summary, as a baseline condition we strongly urge the provision of an interior open space that is demonstrated to be flexible and functional for a range of events, that it be central and activated by surrounding uses, day and evening, summer and winter. That it is inviting to all ages and public in nature, where a person can feel

welcome even if they are not shopping. In essence, the space should function as a “Third Place.”

The community has suggested that a quality public realm is one of their chief desires to realize within Town Center. We suggest the developer to thoughtfully consider the many important uses of the public realm and suggest a response that meets the spirit outlined above as well as blends with the new Town Center. The Task Force recommends a minimum of 5,000 sf of interior flexible interior open space and 10,000 sf of adjacent exterior open space as a minimum size to be meaningful and programmable.

Public realm summary of recommendations

5,000 sf flexible interior open space

10,000 sf adjacent exterior open space

Surrounding uses to have “eyes on” orientation to space

Space to be welcoming and activated during business hours in every season.

Programming of the space can be through a non-profit or similar organization.

Space to be free of admission excepting special events such as concerts, and welcoming to all.

Open space relative to any residentially focused portion of the site will be reviewed independently and for its appropriateness in providing a range of exterior open space experiences for residents.

Implementation

TOWN CENTER FRAMEWORK DESIGN GUIDELINES

Concept for implementation.....43

Procedures44

Concept for Implementation

Concept for Implementation

Implementation of the Town Center Framework Design Guideline Plan will require diligence and collaboration by and between the stakeholders. As discussed earlier, this plan established the foundation upon which a master plan and development agreement will be built. Several concepts should guide this process.

Identify and Respect Interests: All of the stakeholders (residents, city officials, the property owner, tenants and shoppers) have legitimate interests in the future of the Town Center. In order to create a final plan that will be successful, these interests must be understood and respected throughout the planning process.

Openly Discuss Challenges: Redevelopment projects of this scale are challenging and complex for all involved. From market weaknesses to construction phasing and resident inconvenience a successful process will directly address these issues with a balanced and reasoned approach.

Identify Creative Solutions: This document and the plans that preceded it contain creative solutions to issues associated with the redevelopment of the Town Center. As a detailed proposal for redevelopment of the Town Center emerges, there will be new ideas and solutions that were not previously considered that may better meet the needs of the stakeholders.

Strive for clarity, flexibility and a long-term relationship: Redevelopment projects of this scale take time and require all of the stakeholders to commit significant amounts of time over several years to the process. The City's Town Center Task force will be a key part the redevelopment team during both the development agreement and implementation phases.

Implementation

Municipal governments and citizen groups make plans all the time. Often, these well-intentioned plans do not adequately anticipate the relationship between the private sector (landowners, developers, and businesses) and the implementation of the plan. The Framework Design guidelines were created to address the important role of the private sector in making the community's vision a reality. In order to compel private landowners and developers to build and maintain desirable town center features such as pedestrian corridors and public plazas as part of their projects, the Framework Design Guidelines proposes that a process be established whereby developers and landowners would be eligible to receive increases in development capacity through a contract rezone and development agreement, in return for constructing specific amenities. In short, use of the contract rezone will facilitate the development of the type of mixed-use buildings considered feasible by potential

developers, and the amenities considered desired by the neighborhood.

Developers and landowners are more likely to enter into negotiations and agreements with the City if the community is seen as a partner in the process rather than guaranteed opposition. Fortunately Lake Forest Park has many committed residents that have already volunteered countless hours in the name of bettering the community. As redevelopment in the Town Center moves forward, a representative group of citizens such as the Town Center Task Force will need to be willing to invest time working with City staff and the Center's buyer/developer to ensure that design solutions can be reached that are fair and workable for all parties.

Development Agreements

The Lake Forest Park Municipal Code contains provisions that allow landowners to enter into legally binding agreements that contain self-imposed restrictions upon use and development of property in order to mitigate adverse impacts of a change in zoning for the site. "Property Use and Development Agreements" are initiated by the landowner, in conjunction with a development application or master plan all of which is recorded in the King County real property records. In most jurisdictions development agreements require the approval of the City Council. Effective use of a development agreement allows the developer to capture the advantages of a zoning designation that allows more development capacity that is still compatible with the surrounding area while the City and its residents get design features and amenities that would not otherwise be required.

The Lake Forest Park Town Center is an ideal place to use a development agreement for several reasons. First, the existing zoning is not conducive to the type of high-quality mixed-use development that the community and the City would like to see developed within the Town Center. The second primary reason to use a development agreement to guide development of the Town Center is that the increased density permitted by the new zoning designation will offset the cost of including certain amenities such as a plaza or pedestrian thoroughfares -- features identified by the community as vital to creating an inviting and safe Town Center. While the Task Force believes that allowing higher densities will be a sufficient incentive to compel a landowner or developer to voluntarily pursue a development agreement, there is no legal requirement to do so.

Implementation

Implementation Process

The following provides a general outline of the steps that would likely need to be followed to implement the Town Center Framework Design Guidelines:

Step 1: Town Center Design Guidelines Task Force Votes to recommend City Council adoption of the Framework Design Guidelines.

Step 2: City Council holds a public hearing and adopts Town Center Framework Design Guidelines by passing a resolution identifying the Framework Plan as the City's preferred vision for the future of the Town Center.

Step 3: Planning Commission begins review of amendments to LFPMC 16.26 Land Use Procedures and 18.42 Town Center Zoning Criteria to create process for incorporating Framework Design Guidelines as a site plan review option in Town Center Zone.

Step 4: Mayor appoints a new Special Task Force including members of the Planning Commission and City Council. Staff would advise the Task Force regarding review and recommendation on master plan compliance with Framework Design Guidelines.

Step 5: A developer approaches city with redevelopment concept. LFP Staff compare the redevelopment concept to Framework Design Guidelines and advise the developer on process and applicability.

Step 6: The developer prepares a master plan for redevelopment of the property including building sizes and locations, phasing, and responses to Baseline and Bonus development standards as outlined in the Framework Design Guidelines.

Step 7: LFP Staff and outside advisors, in conjunction with the Special Task Force, negotiate specific terms and conditions; documents are prepared; LFP Staff makes a recommendation to City Council.

Step 8: City Council reviews and acts on the Staff recommendation regarding master plan and development agreement. Council would likely approve a rezone subject to the terms and conditions of the Development Agreement.

Step 9: LFP Staff works with the developer to monitor compliance with conditions as well as processing minor modifications to the agreement during the development process. Major modifications (to be defined in the Development Agreement) would require City Council approval.

Public Open House Meeting Notes Summary
 July 20th – 6:30 – 9:00pm 3rd Place

Mobility

1. Provide parking near leased medical spaces, not parallel parking
2. Consider bike overpass over Highway
3. Consider the island at Ballinger / Bothell ways as a “place”
4. Create a great connection to Burke Gilman
5. Connect spaces with bike trails as well as pedestrian routes
6. Maximize bicycle connection to Burke Gilman – Have this be a bike destination very friendly to bicycles
7. City to subsidize a bike shop/repair center
8. Provide a bridge over Bothell Way
9. Bridge between the center and the trail
10. Combined bike/walking paths that meander through the center
11. No cut-through traffic
12. Reconfigure signal timing at lights
13. Make parking invisible from ground level
14. I want a pedestrian area all around the center that is large enough to push a stroller. Currently stores block walkways with displays.
15. Please remember to keep links to NE 175th – it’s a good walking and biking corridor now.
16. Keep streets wide for open feeling
17. Create incentives for developers to include commuter parking for LFP residents and for transit enhancements.
18. Public transportation and bike access – make it more user friendly
19. Enhance access to public transit, Burke Gilman Trail and neighborhoods for pedestrians and bikes.
20. Provide on-site commuter parking with easy access to public transit
21. Bus stop locations – revisit those as they are bad.
22. I like the biker friendly concept. Take a close look at Amsterdam
23. Narrow streets for bikes, but sidewalks for pedestrians.
24. Bike trail needs to be very separate from walking trail. They don’t respect walkers.
25. Bike storage and access from Lyon Creek Side facilitates residents.
26. Make it easier to bike to work and harder to park.
27. Like the bike path on Ballinger.

Placemaking

1. Create destination appeal
2. Encourage shopping and dining
3. I love the finer grain pedestrian grid
4. Love the pedestrian friendly aspect.
5. Grid not for cars, but for pedestrian permeability
6. Provide a bridge over Bothell Way / serve as “gateway”
7. Love finer texture of ped grid
8. Unsure about height at edges vs in the center
9. No surface parking
10. Performing Arts Center
11. Low key outdoor lighting/highlight trees and natural features
12. Maximize density by building over parking
13. Get housing high enough to have views of the lake
14. Urban Village concept
15. Senior Housing as a component would be perfect
16. Senior Housing would be a benefit to the community
17. Really like having housing on the site
18. Sculpture in the community space
19. Consider moving Lyon Creek to more central location, developing public space around it
20. Look at San Luis Obispo, Vail and Okayama Japan as good downtowns
21. Plan for integrating cottage/cluster housing on adjacent properties
22. Not another U. Village with chain stores – keep it unique
23. Create places for outdoor eating
24. Don’t like the large multifamily concept for housing
25. Like the housing as well as the commercial
26. This (refers to Santana Row development photo) is very nice, stepped out. But keep good bike access please.
27. Don’t like the flat face of this (refers to Santana Row photo)
28. Good design and architectural character (Santana Row photo)
29. I like the 4:1 with setbacks, could even go higher than 4 with the step backs (Ballinger Way Section)
30. Step backs are great. Use the lower roofs as open spaces/ restaurant spaces/entertainment spaces
31. I like the step back building on Ballinger
32. I like small blocks, stepped buildings and bonus plan
33. On-site housing is a very good idea. Provides lots of customers. Without a commercial base, none of this will work after all.

Appendix

TOWN CENTER FRAMEWORK DESIGN GUIDELINES

34. Pleasant streetscape with shade we currently don't have (Lyon Creek/West Edge section)
35. Great sense of scale (pedestrian typology image)
36. The pedestrian grid would bring a wonderful sense of urbanism to this space. It would enhance the community gathering and inspire new development as well as enhance shopping.
37. Very good scale.
38. The pedestrian grid would certainly open up the site
39. Great to create a village like human scale
40. Great to use Portland as an example of scale. Many of use appreciate the good planning there.
41. U Village is still too automotive feeling, in addition to too many chain stores .
42. Love the Pearl District Concept. Do not be a U Village want to be. Be More.
43. Materials – Sense of quality
44. Students and staff will use open space
45. A more central public space that the various areas can focus on and around.
46. Great connection between public and private. Enhancement of public. (Redev. Scenario – public realm)
47. Redmond Town Center did not go far enough – much too much repetition of boring forms, plus still surrounded by an ocean of parking. The walk scenarios is still very weak. Go further than Redmond Town Center.
48. Redmond Town Center has good combined car/pedestrian access and parking.

Environment

1. On site stormwater treatment
2. Ecological function to the public realm
3. Habitat diversity
4. More tree canopy
5. Like the idea of blending environment features in public realm
6. Green buildings, go as green as possible
7. Low Impact Development Design
8. Incorporating Lyon Creek as a part of the scene is all a plus
9. We can be an example of sustainable building practices – make the “place” itself an innovative attraction.
10. Lyon Creek should be opened

11. Run off treatment can be designed into system of ponds and swales to demonstrate best practice- also attractive
12. Pond to clean water – constructed wetland
13. What are you going to do about McAleer Creek flooding near Both Way?
14. Lyon Creek is an enormous asset. Use it to create an individual personality – distinctive to LFP
15. Consider ways to reduce noise on Bothell and Ballinger.

Public realm

1. Don't be specific as to where park should go
2. Pockets of amenity rather than a single large park
3. Water/Trees/Art/Sitting blend
4. Create intimate space courtyards, passive conversation areas, outdoor eating – helps break down scale of center
5. Artwork! Work with Shoreline/LFP Arts Council to program spaces
6. Create areas for Art
7. European style plazas for outdoor eating, socializing, different uses
8. Must have indoor space for meetings like Seattle Center
9. Public Space should be inside 3rd Place
10. We need a different kind of public space. Council Chambers is too formal and 3rd Place is too noisy. Portable walls would help.
11. Keep inside space at 3rd Place
12. What about families use and play structures?
13. Thanks for bringing together public private cars/bikes/peds commercial residential...
14. Fountain or water feature in the park.
15. Music, theater, gentle grass sloped amphitheater, similar to Sand Point, near off leash area).
16. Smaller courtyard open space like in Pioneer Square.

Regulatory

1. Sell shares to citizens
2. Consider community group/non profit partnership to participate and be involved in programming of public realm
3. Bonuses – How can we define, describe, welcome or consider targets and bonuses to encourage excellence and not just meeting the regs.
4. City can't rely just upon what Ron Sher has done. They need to insure public spaces.

5. City should call Albertsons and Rite Aid headquarters to talk about this project to show you are interested.
6. Consider purchase of public space
7. Getting the environmental pluses are well worth going up as much as possible.
8. We need to increase density to preserve the rural and wild parts of WA.
9. Let's not let another opportunity for affordable senior housing pass by.
10. It would be helpful to show examples of other developments [commercial centers that have been redeveloped into MU villages]
11. Encourage the concept of an incubator; there are quite a few home based businesses that could grow in LFP.
12. Like the 4 over 1 scale.
13. Lyon Creek is good, incorporate it into the density.
14. Like the bonus concept.
15. Consider combining placemaking and environment since they are intertwined.
16. Realize that redevelopment of the center is likely to be phased over a long period as lease issues are resolved.

General

1. It all sounds great, Get started soon.
2. Love the concept of making this a smaller scale like Pearl District
3. Talk with long term lease holders to get their input
4. Keeping the current commons (internal) open is important
5. Great images
6. This design is great! (Refers to BAO1 site in Sweden, colorful 4 level multifamily housing with environmentally programmed public realm)
7. Respect surrounding neighborhoods
8. What is being done in terms of stating target uses? Don't be so

Appendix

TOWN CENTER FRAMEWORK DESIGN GUIDELINES

