

Lake Forest Park  
**TOWN CENTER**  
Heart of the Community



THE  
**VISION**

MAY 2018

# ACKNOWLEDGMENTS

*Thank you to the many residents, property owners, business representatives, and other stakeholders of the community who participated in the visioning process*

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*With gratitude to the University of Washington planning students who donated their time to support community meetings and design workshop sessions*

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Residents of Lake Forest Park joined together for a workshop to discuss the future of the Town Center in January 2018



## PURPOSE

***The Lake Forest Park Town Center has long served as the heart of the community—a place where Lake Forest Park citizens gather and socialize and access shopping and services on a daily basis.***

Changes are on the horizon as a result of the potential bus rapid transit (BRT) system improvements proposed as part of the \$54 billion Sound Transit 3 package, a voter-approved regional investment. BRT system improvements likely will include a stop at Town Center, pedestrian and bicycle connectivity improvements in the vicinity of Town Center, and a 300-car capacity parking structure for park-and-ride use also potentially located at the Town Center. For more information go to: <http://soundtransit3.org/>.

In addition to Sound Transit's plans, Merlone Geier, a private company that owns the majority of the Town Center property, is currently evaluating the potential for redevelopment at the site. The City of Lake Forest Park is also a property owner at Town Center and is seeking public input on what the community would like to see as these redevelopment opportunities and improvements move forward.

These investments in the future of Town Center present an important opportunity for Lake Forest Park residents to help shape the long-term vision for the heart of their community. Now is the time to clarify the desired future for the Town Center and to build partnerships to best leverage this opportunity to improve the Town Center.

***THIS VISION....*** will guide future redevelopment and help to ensure that it is designed to best serve the needs of current and next generation Lake Forest Park citizens, resulting in an enduring, people-oriented Town Center that is consistent with the community's values.

*The Vision represents the community's long-term interests and serves as a framework to help the City update current code provisions applicable to redevelopment, as well as to move forward with improvements and multi-modal connections to/from and within the Town Center. Implementation of the Town Center Vision will be closely coordinated with the recommendations of other plans, including the Safe Highways, Safe Streets, and Town Center Connections projects. As a follow on effort to the development of this Vision, the City will be updating design and development guidelines for the Town Center area that eventually will be adopted into the code.*

# Town Center Context Map

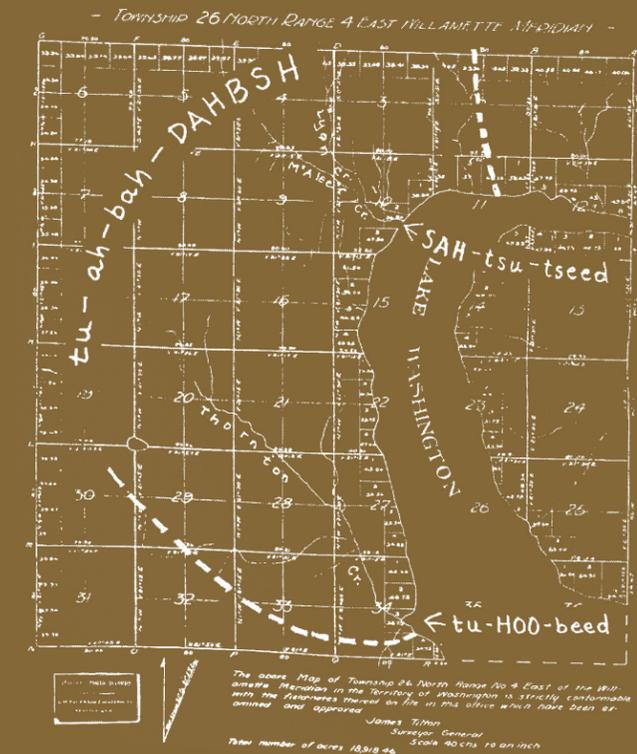


## CONTEXT

*The Lake Forest Park Town Center is the triangular commercial area bordered by Bothell Way / SR 522 and Ballinger Way / SR 104. The existing properties that are commercially zoned within this triangular site are the focus of this Vision.*

The site is surrounded by Puget Sound lowlands terrain that slopes toward Lake Washington. Many of the surrounding neighborhoods are forested with mature trees and have remained in their current character for decades since originally developed. The topographic conditions on the Town Center site are generally level, with the exception of the centrally-located bench in the terrain, which results in the northern portion of the site being about 10 feet higher than the southern portion of the site.

Lyon Creek has been daylighted through the southern portion of the Town Center and crosses under Bothell Way NE via a large culvert as it flows toward Lake Washington. Long time citizens remember a time when you could regularly see fish in Lyon Creek in its historic alignment at the site.



Historic map showing the Native American winter camp located at the mouth of Lyon and McAleer Creeks, Lake Washington  
 Source: Growing Up with Lake Forest Park, Volume II, Early Decades in "North Seattle," Information on tribal camp provided by David Buerge

**A COMMUNITY GATHERING PLACE THROUGHOUT TIME**

The Town Center vicinity was once a winter village site for the Tuobeda'bs, one of several Native American groups living on Lake Washington, also sometimes referred to as "The Lake People." The salmon-rich streams known today as Lyon Creek and McAleer Creek supported the native community. According to oral histories, Native Americans occupied the village until about 1903. By that time, logging, railroad development, and settlement of new homesites changed conditions of the area, and the fisheries of Lake Washington and tributary streams were so depleted they could no longer support the native community.



Source: [thirdplacecommons.org](https://www.thirdplacecommons.org)



Source: [wikivisually.com](https://www.wikivisually.com)



Source: [windermere.com](https://www.windermere.com)

# Town Center Vision Study Area Map



The Town Center, and in particular the southern portion of the site, is located in the vicinity of a high groundwater aquifer. Groundwater levels are shallow in some portions of the site (approximately four to twelve feet below the surface). Stream flows along with springs in the surrounding area feed the groundwater, which infiltrates and replenishes the aquifer.

Town Center is located at an important transportation hub, where SR 104/Ballinger Way meets SR 522/NE Bothell Way. SR 522 is a major artery connecting Seattle with the Eastside with more than 50,000 weekday trips (average daily traffic) through Lake Forest Park. SR 104 connects Lake Forest Park to Shoreline, Mountlake Terrace, and Edmonds, as well as the I-5 corridor and currently carries between 17,500 and 21,500 vehicles daily. The City of Lake Forest Park has completed studies of these highways, as well as the city's transportation network of connecting streets. Refer to these plans posted on [www.yourLFP.com](http://www.yourLFP.com) for more information about the transportation network and recommended improvements to multi-modal connections between Town Center and surrounding areas:

- » Safe Streets--Town Center Connections
- » Safe Streets
- » Safe Highways



Source: [yoeddy.blogspot.com](https://www.yoeddy.blogspot.com)

Burke-Gilman Trail in  
Lake Forest Park

The popular Burke-Gilman Trail is located across SR 522 from Town Center. This heavily used regional trail connects to the Sammamish River Trail in Bothell and is a commuter route for bicyclists. More than 5,000 people use the trail on busy days and approximately 80 percent of those are bicyclists.

King County Metro currently provides bus service to/from Town Center. As previously mentioned, The Sound Transit 3 project will implement bus rapid transit in the SR 522 corridor by 2024, which will not only carry passengers through the busy corridor, connecting with other nearby communities, but also will connect with the light rail transit system via the 145th station at I-5. The light rail system connects with many regional destinations, including University of Washington, downtown Seattle, Sea-Tac International Airport, and the sports stadiums.



## HISTORY OF LAKE FOREST PARK COMMUNITY



*"THIS Beautiful Messenger is sent to you to call your wandering attention away from the sordid commercialism of to-day. Forget your schemes for a moment; lay aside your business; let the telephone ring; allow your callers to wait in the ante-room; Read-Ponder-and Dream."*  
- Ole Hanson

Ole Hanson platted the first lots circa 1910, starting the community of Lake Forest Park. In the 1920s, more than 100 new homes were built here. Roads were improved, gas was cheaper, and more families saw the community as a way of escaping the hubbub of the city. In 1924, a civic club was formed. Small businesses like grocery stores and gas stations began popping up nearby. The City was incorporated in 1961. Visitors coming to the City from Seattle or Kenmore on Bothell Way still enter the green landscape of hidden homes and winding roads described by Hanson as a recreation paradise.



January 2018 community meetings where Lake Forest Park residents provided input on their vision for Town Center



## COMMUNITY ENGAGEMENT

*With incoming investment from Sound Transit, the City of Lake Forest Park is offering residents a chance to shape the long-term goals for the heart of the community. Through the Town Center Vision, the community's feedback will influence how Lake Forest Park 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.*

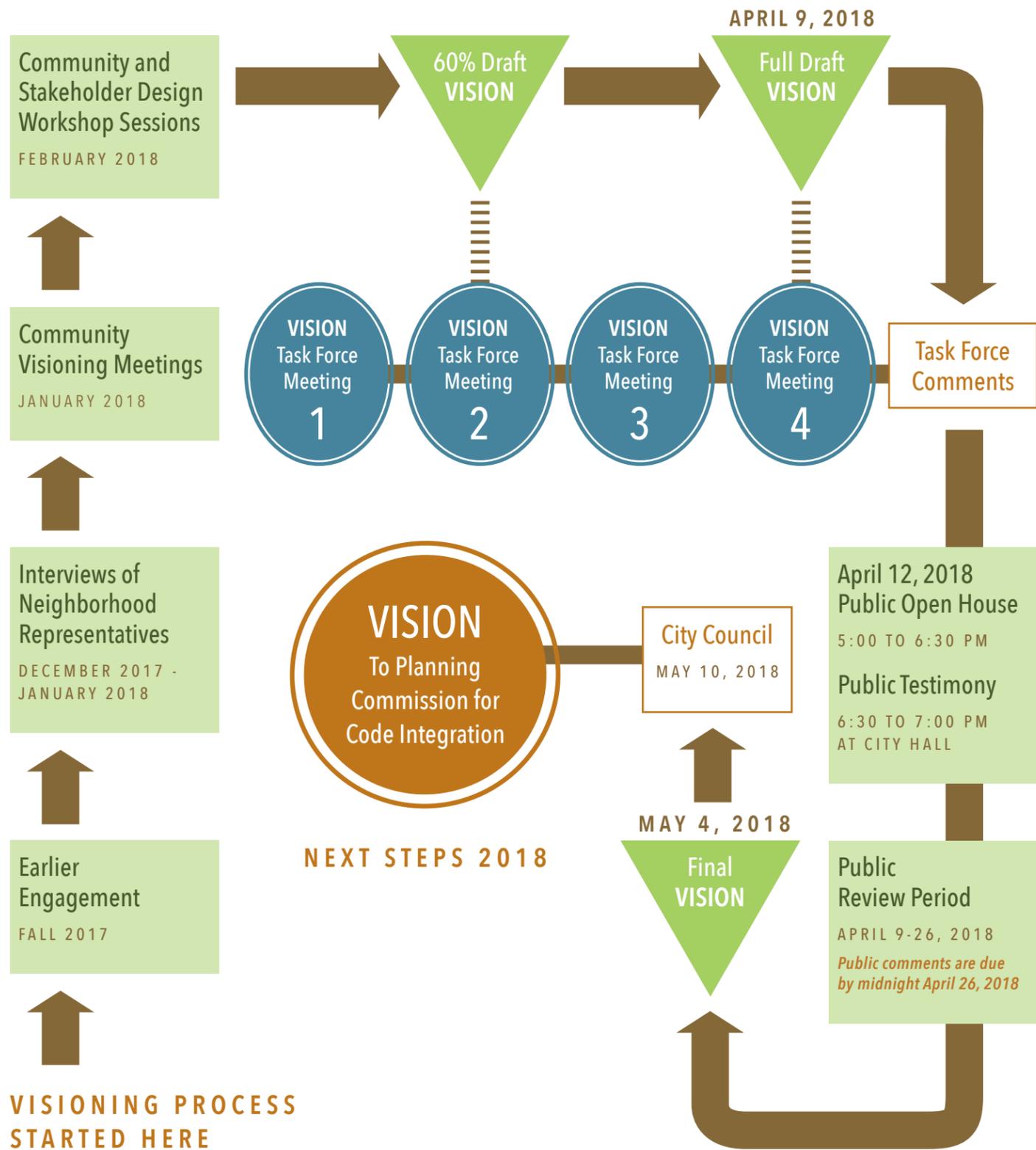
To solicit the community's thoughts and ideas for the future of Town Center, the City conducted an intensive and varied series of community and stakeholder engagement efforts, each building on what was learned in previous events. Between December 2017 and April 2018, the City hosted a total of 30 community visioning meetings, design workshop sessions, task force meetings, and interviews of neighborhood representatives. The community visioning meetings and design workshop sessions were well attended with more than 250 members of the public participating in the process. Events were held on different days of the week at different times of day to ensure meetings were accessible to a wide range of community members. In return, the City received a robust collection of feedback from residents and stakeholders who brought a wealth of knowledge to each phase of the engagement process.

The chart on the following page depicts the community and stakeholder engagement process, including the public review process for this Town Center Vision.



Community visioning meeting, January 2018

# Visioning Process



# Community Engagement Activities

Comments and input received from a variety of meetings, workshop sessions, and other engagement activities helped to shape this Vision for Town Center. Each type of engagement activity, its overarching goal, and the outcomes from that activity are described in more detail on this page and the following pages.



*In the Community Design Workshop, participants learned more about the planned bus rapid transit improvements and possibilities for park-and-ride improvements at Town Center*

## INTERVIEWS OF NEIGHBORHOOD REPRESENTATIVES

December 2017 - January 2018

- » **GOAL:** Hold in-depth conversations with representatives from a wide range of Lake Forest Park neighborhoods to gain early insights into the community's values and vision for Town Center
- » **OUTCOMES:** In addition to providing detailed information about the assets and challenges at Town Center, interviewees helped inform the content and format of the Community Visioning Meetings and Design Workshops

## COMMUNITY VISIONING MEETINGS

January 2018

- » **GOAL:** Facilitate small group discussions to learn about the community's values and visions for Town Center
- » **OUTCOMES:** Information learned in the community visioning meetings helped in shaping materials for the February design workshop series. In addition to the templates summarizing the highlights of each group's discussion, hundreds of individual comments were collected, reviewed, and used to shape the goals and policies presented in this Vision document

## COMMUNITY DESIGN WORKSHOP SESSIONS

February 2018

- » **GOAL:** Engage the community in facilitated small group workshops to hear feedback about potential on-the-ground opportunities at Town Center
- » **OUTCOMES:** Common themes emerged from participants' broad spectrum of comments, building a more specific understanding of the redevelopment and improvements the community would like to see at Town Center

## STAKEHOLDER DESIGN WORKSHOP SESSIONS

February 2018

- » **GOAL:** Engage property owners, public service providers and agencies, Sound Transit, and other key stakeholders in facilitated workshops to hear feedback about potential on-the-ground opportunities at Town Center
- » **OUTCOMES:** Stakeholders shared their plans, perspectives, interests, and needs, further informing this Vision for Town Center

## DISCUSSION WITH LAKE FOREST PARK ELEMENTARY STUDENTS

April 2018

- » **GOAL:** Facilitate a conversation with students to learn more about their values and visions for Town Center
- » **OUTCOMES:** Representing the perspectives of the "next generation," students shared their ideas and interests, which provided further insight into the community's Vision

## COMMUNITY OPEN HOUSE

April 2018

- » **GOAL:** Gather input on the draft Vision prior to City Council acceptance
- » **OUTCOMES:** Comments gathered were referenced to help refine the Vision document before City Council's formal review



Community visioning meeting participants were asked to share their favorite memories of Town Center, as well as their hopes and ideas for the future.

## Town Center Vision Timeline



### VISION TASK FORCE January – April 2018

- » **GOAL:** Organize a group of citizens to aid in the development and review of this Vision document in response to citizens' requests to City Council
- » **OUTCOMES:** In addition to providing input on an early draft of the Vision, members' comments were used to refine the full Vision document before City Council's formal review

### PROJECT WEBSITE Launched January 2018, ongoing

- » **GOAL:** Supplement the City website with a new site that serves as an easy-to-use resource for updates, events, contacts, documents, and other information about the Town Center Vision and Lake Forest Park's other major projects

- » **OUTCOMES:** The community is able to access clear, up-to-date information as well as review and comment on project materials

### PROJECT NOTIFICATIONS Started January 2018, ongoing

- » **GOAL:** Inform the community of events and project updates via email messages to Notify Me subscribers, posts to Next Door and the City's social media platforms, and physical mailers delivered to all addresses in Lake Forest Park
- » **OUTCOMES:** A wide range of community members have had access to the information needed to participate in the project's outreach process and shape this Vision document

The timeline graphic below depicts the overall visioning process and the timeframes of engagement activities.

## TOWN CENTER VISIONING BACKGROUND

**2004:** The City completed *Sustaining a Livable Lake Forest Park: The Future of our Town Center* <http://www.yourlakeforestpark.com/uploads/1/1/5/5/115517941/sustaining-livable-lfp-town-center-report.pdf>, which recommended transitioning Town Center from a shopping center to a mixed-use center with housing, retail, commercial, and public spaces.

**2006:** The City adopted design guidelines and regulations [http://www.yourlakeforestpark.com/uploads/1/1/5/5/115517941/town\\_center\\_framework\\_design\\_guidelines.pdf](http://www.yourlakeforestpark.com/uploads/1/1/5/5/115517941/town_center_framework_design_guidelines.pdf) to implement the 2004 plan's vision. The City was discussing with the owners of the Town Center shopping center the possibility of redeveloping it into a mixed-use center when the economic downturn hit, rendering the project economically unfeasible.

**2016:** The \$6.9 million Lyon Creek Project replaced undersized culverts, restored a half-mile of streambed, rebuilt a park, and added a new park, resolving flooding issues and showcasing the potential for waterways to serve as a feature of Town Center.

**2016:** The City undertook Safe Streets <http://www.lfpsafestreets.com/> and Safe Highways <http://www.lfpsafehighways.com/>, two mobility studies aimed at creating safe, multimodal connections to Town Center and the SR 522 transit corridor as well as making SR 522 and SR 104 more accommodating to transit, pedestrians, and cyclists.

**2017:** Healthy Creeks <http://www.yourlakeforestpark.com/about-the-project.html> is a salmon runs recovery study and preliminary design project that will add another 1.5 miles of barrier-free passage through Town Center.

**2017-2018:** This visioning process for Town Center was completed, along with follow on work to update the code with development provisions supporting the vision; an additional transportation study focused on the needs to enhance multi-modal connections to and from the Town Center, *Safe Streets–Town Center Connections*, also was completed.

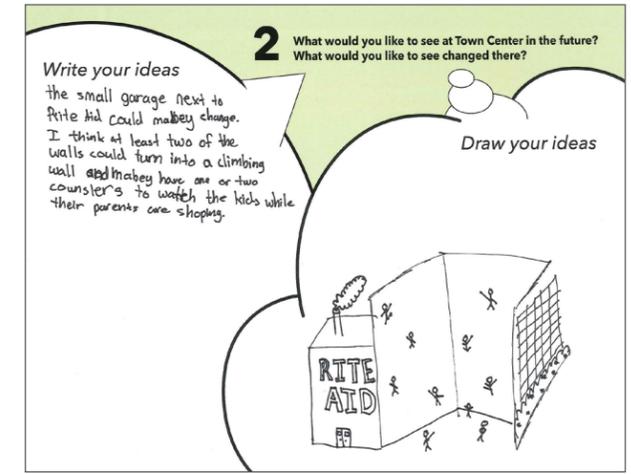
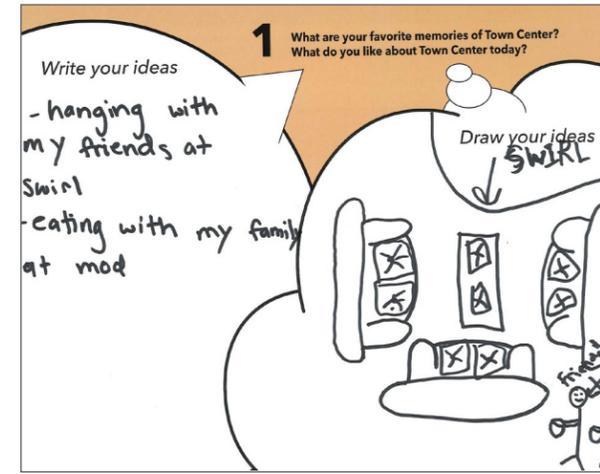
**2017-2024:** As part of the \$54 billion Sound Transit 3 (ST3) package <http://soundtransit3.org/>, Sound Transit will plan and build a bus rapid transit (BRT) system in Lake Forest Park, better connecting the City to the region. It will include a stop at Town Center, 25 blocks of sidewalks along SR 522, and a 300-vehicle park-and-ride garage.

# Next Generation Perspectives

The project team met with fourth, fifth, and sixth grade students at Lake Forest Park Elementary in April, 2018. The students were asked to provide their perspectives on their favorite memories of Town Center and things they like about Town Center today. They were also asked to provide input on what they would like to see happen at Town Center in the future. Students provided responses in writing and some included drawings to illustrate their ideas. Their input is summarized below:

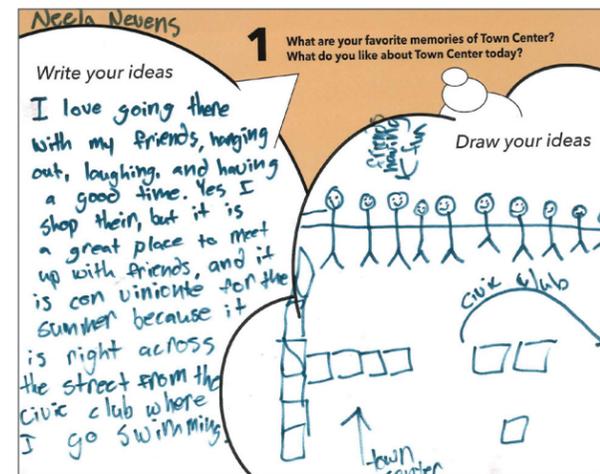
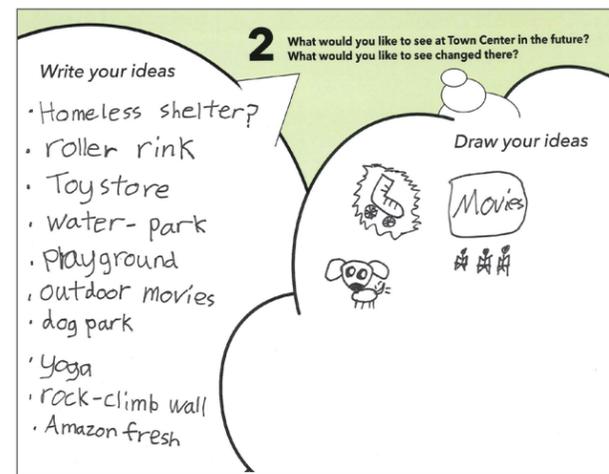
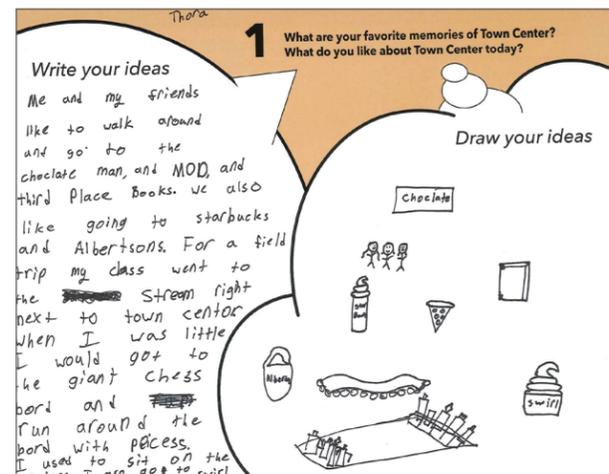
## FAVORITE MEMORIES/WHAT I LIKE ABOUT TOWN CENTER TODAY:

- » Seeing tiny frogs
- » Candy store-CHOCOLATE MAN
- » Playing the BIG CHESS game at Third Place Commons
- » Going to the Farmers Market
- » Going to the bookstore and hanging out at the Commons
- » Going to music events, book talks, and other programs at the Commons
- » SWIRL
- » Food court at the Commons
- » Visiting the library
- » Visiting shops and bakeries such as Mud Bay, Great Harvest, Honey Bear, and others
- » Eating with family at places like MOD Pizza, Lake Forest Park Bar and Grill, Subway, Everest Kitchen and other restaurants
- » Free water
- » Hanging out at the Civic Club with friends
- » Going to the yarn store with my mom



## CHANGES/IDEAS/WHAT I WOULD LIKE TO SEE AT TOWN CENTER IN THE FUTURE:

- » '50s style diner with servers on roller skates
- » Year-round outdoor fun such as play area or urban park in summer and portable ice skating rink in winter
- » Still want to have places like the Commons, library, Farmers Market, and shops and restaurants that are there today to remain
- » Walking paths
- » Teen center/places to hang out and things to do
- » Art and sculptures
- » Playground
- » More trees and plants
- » Another grocery store
- » Community garden
- » Parking structures need to look good—maybe build them underground or make sure they have attractive walls
- » Climbing walls—maybe a side of the parking structure could have a climbing wall?
- » Dog park
- » Toy store
- » Yoga place
- » Water play area
- » Food trucks and places to eat outside in the summer when the weather is nice
- » Outdoor movie watching/movie night





**Left:** The Farmers Market is an important community use that should have its forever home at Town Center.

**Below:** The community strongly supports the idea of retaining, enhancing, and expanding the function of Third Place Commons as part of redevelopment.

Source: pujcovnadodavekabc.info



Source: shorelineareanews.com

# WHAT WE'VE HEARD

The community offered a broad spectrum of comments and perspectives about their interests and vision for the Town Center. The strength of the Lake Forest Park community, the importance of preserving that strong sense of community, and connection with the environment were common themes throughout all the input received.

Common themes and direct statements from Community Visioning Meetings and Design Workshop Sessions are summarized on the following pages. Feedback is organized into eight categories—the same categories outlined for the goals and policies in this document:

- » Placemaking
- » Sustainability
- » Multi-Modal Connectivity
- » Pedestrian Realm
- » Parking
- » Public Services and Utilities
- » Mixed Use Redevelopment
- » Town Center Character

In meetings and workshop sessions, residents were asked to share their favorite memories of the Town Center along with their perspectives on issues and opportunities. Participants responded to the question, "What does community stability mean to you?" prompting participants to explore the elements and qualities of a healthy Town Center. An important focus of all of these events was gaining a strong understanding of the community's vision for the future of the Town Center. A portion of the most frequently submitted responses to these questions are summarized on the following pages.

Please refer to the Town Center page on [www.yourlfp.com](http://www.yourlfp.com) for more information about the engagement process and input received from the community.

## WHAT IS PLACEMAKING?

With community-based participation at its center, an effective **placemaking** process capitalizes on a local community's assets, inspiration, and potential, and results in the creation of quality gathering spaces that contribute to people's health, happiness, and well-being. **Placemaking** can be **defined** as the art of creating common places and spaces of the soul that uplift and help us connect to each other.

REFERENCE: Project for Public Spaces ([www.pps.org](http://www.pps.org))



Example of redevelopment in Atlanta; Source: thrillist.com

## What We've Heard

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.

# PLACEMAKING

## FAVORITE MEMORIES AND COMMUNITY PERSPECTIVES:

- » Residents enjoy the special events at Third Place Commons, such as concerts, lectures, dances, and other activities, and would like to see these programs continue into the future after redevelopment.
- » The community embraces having the Farmers Market at Town Center—being able to buy fresh produce and local goods there is especially important.
- » Many long-time residents participated in the process and expressed why they have loved living in the Lake Forest Park community for decades.

## 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
- » The community would like to see more high quality restaurants and more choices with indoor and outdoor dining areas.

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.

## What We've Heard

# SUSTAINABILITY

## 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
- » Enhance Lyon Creek to improve salmon habitat.
- » Create opportunities for environmental education for the community, schools, and visitors.

Favorite memory:  
"Our first date at the Town Center in 1967"

Favorite memory:  
"Dancing to swing music on Saturday nights"

Favorite memory:  
"When Third Place Books opened"

Community stability means:  
"Feeling safe and secure"

Community stability means:  
"Town Center is welcoming to families, adolescents, and seniors"

Vision for the future:  
"Places to gather with friends—safe, vibrant indoor and outdoor common spaces"

Vision for the future:  
"Retaining and expanding the function of Third Place Commons"

Vision for the future:  
"Multi-generational community center (a place for seniors, youth, everyone)"

Vision for the future:  
"Enhanced community ambiance"

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:  
"A healthy environment"

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 ...after all, FOREST is our middle name"

## What We've Heard

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.

# MULTI-MODAL CONNECTIVITY

### COMMUNITY PERSPECTIVES:

- » Implementation of the Vision for Town Center should be closely coordinated with other City plans and projects that have been guided by public input, including Safe Highways, Safe Streets, and Town Center Connections.
- » Residents want to see improvements that will enhance safety and accessibility for pedestrians and bicyclists who want to walk or ride to and from Town Center.
- » The community wants to see walking and bicycling networks within Town Center and development that is more pedestrian- and bicycle-friendly, so that people can safely walk or ride from one end to the other rather than feeling like they need to drive.
- » Bicyclists need secure, covered areas to park their bicycles.

### 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
- » Planning for the future should consider how transportation is changing with ride share, automated vehicles, and other technologies when planning for the future

Community perspective:

"Having access to bus rapid transit will improve my commute times to and from work"

Community perspective:

"Traffic needs to flow in and out of Town Center efficiently"

Community stability means:

"Easy, safe inflow and outflow of traffic and between upper and lower Town Center areas through the site"

Community stability means:

"A Town Center that accommodates all modes—driving, transit, walking, bicycling"

Vision for the future:

"Easy, safe access to the Burke-Gilman Trail"

Vision for the future:

"Efficient and safe walking and bicycling connections to and from transit stops"

Vision for the future:

"Being able to access efficient transit or shuttle to and from Town Center, as well as access to the regional transit system"

## What We've Heard

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.

# PEDESTRIAN REALM

### COMMUNITY PERSPECTIVES:

- » People 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

While the community is supportive of the potential location 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.

## PARKING

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 stability means:

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

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:

"Feeling safe and secure inside and walking to/from parking structures"

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:

- » Parking needs to be better managed currently and into the future with redevelopment and possible construction of the Sound Transit structure.
- » Explore opportunities for the commuter parking structure (that may be part of the Sound Transit bus rapid transit project) to be used for other purposes and shared with other uses at Town Center.
- » Reduce the amount of pavement on site through more structured parking and less surface parking; create permeable paved surfaces (porous paving, unit pavers, grasscrete, etc.) in addition to more green, unpaved areas. Structured/stacked parking will reduce the footprint and increase capacity.
- » Design parking in accordance with stormwater management best practices.
- » Create a parking structure that can also accommodate a larger, year-round Farmers Market (perhaps covered at the lower level or located at the top level where there could be incredible views of the lake and Mount Rainier).
- » Explore the opportunity to integrate a new civic area/community space into the top levels of a parking structure near City Hall.
- » Consider "future-proofing" the parking structure—designing it so that it could be converted to other uses in the future if parking is no longer needed with increased 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 spaces on the weekends

### 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

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.

## PUBLIC SERVICES AND UTILITIES

### COMMUNITY PERSPECTIVES:

- » 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

### COMMUNITY STABILITY MEANS:

- » Well-functioning utilities and infrastructure that are improved to serve future growth and change at the Town Center
- » Access to City Hall and other community and civic services at Town Center.
- » Sufficient police, fire, and emergency services to address the increased needs at the Town Center and provide a safe, secure environment for residents, shoppers, and commuters.

### VISION FOR THE FUTURE:

- » Multi-generational community center (senior center/youth center potentially combined) with public meeting rooms, potential expansion of City Hall functions, and more civic space; places for special programs, activities, games, etc. (see PLACEMAKING).
- » Potential satellite post office or postal center.
- » Improvements to emergency (police/fire) services, utilities, and infrastructure that keep pace with growth and change.
- » Consider the need to enhance and potentially expand City Hall, the library and other civic/community spaces (including outdoor public spaces and gathering places) as the Town Center redevelops and the community grows over time.

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"

Community stability means:

"Having ready access to public services such as the library and post office; we used to have a post office here at one time"

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"

Vision for the future:

"Improvements to Fire Station access"

## What We've Heard

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.

# MIXED-USE REDEVELOPMENT

## FAVORITE MEMORIES AND COMMUNITY PERSPECTIVES:

- » Research examples in other communities of integrated structured parking (such as Woodinville where recently built housing and mixed-use development wraps around and conceals parking structures).
- » Continue to provide local shopping and retail so that residents can access the foods and products they need on a daily basis and improve/upgrade grocery services.

## 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



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.

## What We've Heard

# TOWN CENTER CHARACTER

## COMMUNITY PERSPECTIVES:

- » Community character and identity at the Town Center should be representative of the broader community.
- » The community is interested in design excellence in architecture and landscape architecture and the use of high quality materials in construction.
- » Providing housing at the Town Center will enhance its character and add new customers to help support business stability and new vibrant uses (such as restaurants).
- » The bookstore and library are reflections of a well-read community, which is also part of the community's character.

## COMMUNITY STABILITY MEANS:

- » Retaining a sense of scale akin to a village/small town; not too urban
- » An identity at the Town Center that represents the broader community and instills pride in residents.
- » Architecture and materials that reflect permanence and quality.

## 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
- » Buildings should be setback from surrounding residential areas and from the busy highway corridors (SR 522 and SR 104) and designed with tiered levels ("wedding cake" style) with stories that step back as height increases.
- » The sense of green at Town Center should be greatly increased and expanded over the current condition, adding trees, landscaped areas, green common areas, and other features so that Town Center is more green than gray.



Favorite memory:  
"Running errands with my kids"

Favorite memory:  
"Being able to do multiple things in one visit (go to the library, visit the pet store, etc.)"

Favorite memory:  
"Getting picnic supplies at the grocery store"

Community stability means:  
"Everyday businesses that serve the community's needs—relevant shops and services that enhance our quality of life"

Community stability means:  
"A community where working class families and retirees can afford to live"

Community stability means:  
"Aging in place—allow for multi-generational living and the ability to live and age in place"

Vision for the future:  
"Retiring to an apartment with a view of Mount Rainier"

Vision for the future:  
"Riding my bike and returning to an outdoor garden patio pub"

Vision for the future:  
"Spending three hours with the family here"

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"

Community stability means:  
"Enduring community pride—being proud of where you live and your Town Center"

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"

Successful example of Town Center redevelopment in Washington D.C.—the Lake Forest Park community would like to see gathering places and experiences for all generations at Town Center

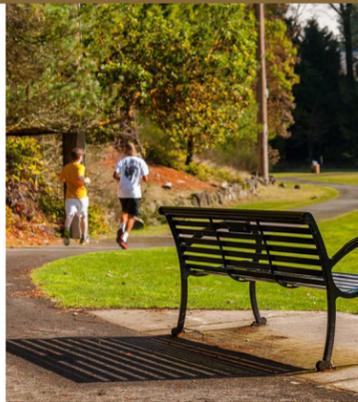
Source: [ecodistricts.org](http://ecodistricts.org)



## VISION

The following goals and policies support the vision for Town Center and are based on community input received during the visioning process. These goals and policies also support previously adopted Lake Forest Park Comprehensive Plan (January 2016) <https://www.cityofflp.com/160/Lake-Forest-Park-Comprehensive-Plan> provisions and are consistent with the 100-Year Vision for Lake Forest Park (May 2008) [https://www.cityofflp.com/DocumentCenter/View/362/LFP\\_LegacyProjectReport\\_May08\\_FINAL\\_PRINT](https://www.cityofflp.com/DocumentCenter/View/362/LFP_LegacyProjectReport_May08_FINAL_PRINT), as well as the Town Center Framework Design Guidelines (September 2005), which will be updated as a follow on task to this Vision. Goals and policies of the Vision are organized under the same headings as comments and input summarized previously in this document, under “What We’ve Heard.”

- » Placemaking
- » Sustainability
- » Multi-Modal Connectivity
- » Pedestrian Realm
- » Parking
- » Public Services and Utilities
- » Mixed Use Redevelopment
- » Town Center Character



**Left:** The community envisions places for play, social interaction, community events and festivals, and other activities at Town Center.  
Source: [lifescapesintl.com](http://lifescapesintl.com)

**Right:** The community would like to see a new loop trail around Town Center as a place for jogging, walking dogs, and strolling with friends and family.  
Source: [pulte.com](http://pulte.com)

**Bottom:** Space for outdoor movie watching in the summer could be incorporated into future redevelopment and improvement plans.  
Source: [thegeorgianterrace.com](http://thegeorgianterrace.com)

Example of a portable ice rink, which provides winter time recreation opportunities to the community.

Source: azcentral.com



## Placemaking

**GOAL TC-1.** Preserve and strengthen the sense of place and community at the Lake Forest Park Town Center through future redevelopment and improvements.

**POLICY TC-1.1.** Continue to fully engage the Lake Forest Park community as plans for redevelopment and improvements move forward.

**POLICY TC-1.2.** Re-create, incorporate, and enhance the attributes and functions of the Third Place Commons space in future indoor and outdoor community gathering spaces.

**POLICY TC-1.3.** Continue to encourage retail and services at the Town Center that support the daily needs of the community (local businesses, shopping, library, bookstore, postal/mail services, financial, groceries, diverse restaurants, City Hall, medical/dental, public services, police, fire, access to transit, health and wellness, dining, entertainment, and other similar uses).

**POLICY TC-1.4.** Strengthen and enhance the sense of place at Town Center through high quality design and development.

*The community would like to see a high quality public space at Town Center that complements City Hall and other civic uses.*



Source: landarchs.com

**GOAL TC-2.** Retain the Town Center as a vital community hub for: preserving, enhancing, and expanding the function of the Third Place Commons; creating new spaces for community gathering; and expanding public use as part of future redevelopment and improvements.

**POLICY TC-2.1.** Coordinate and collaborate with developers and agencies to optimize vibrant, active community gathering spaces at the Town Center.

**POLICY TC-2.2.** Work with private property owners to seek out a mix and variety of tenants that can provide restaurant, retail, office, and services for the Lake Forest Park community. Consider providing incentives to encourage local businesses over national chains and provide support to help recruit the types of businesses and services that are most strongly desired by the community. (For example, the community is highly interested in the potential for a new grocery store and more diverse restaurants.)

**POLICY TC-2.3.** Encourage the development of housing at Town Center, which will enhance its sense of place, increase business activity and economic development, and generate ridership for the transit system.

**GOAL TC-3.** Create a network of interconnected parks, plazas, trails, and open spaces emphasizing the close-knit Lake Forest Park community in general and the pedestrian-friendly focus of Town Center.

**POLICY TC-3.1.** Encourage the provision of a "loop trail" around the perimeter of the Town Center with clear access into Town Center, adjacent Whispering Willow and Blue Heron parks, the Burke-Gilman Trail, and the surrounding residential neighborhoods.

**POLICY TC-3.2.** Enhance existing common and gathering spaces, including City Hall and the adjacent pocket park, and the Lyon Creek daylighting project.



### PLACEMAKING

#### OUTDOOR GATHERING PLACES AND COMMUNITY SPACES

*The Lake Forest Park community has a strong interest in opportunities to create outdoor places and spaces for social gathering and community events. The community would like to retain and enhance space for the Farmers Market and perhaps integrate outdoor market space into the top or bottom levels of structured parking if built at the Town Center.*

*With redevelopment, the community envisions common areas with attractive landscaping and hardscaping, public art, furnishings (tables, chairs, benches, etc.), pedestrian-scale lighting, and other amenities. The community also would like to see spaces for outdoor cafés and al fresco dining options, events and festivals, small scale games (chess, checkers, pickle ball, etc.), movie-watching, portable ice skating, and other year-round multi-generational activities. High quality materials and covered spaces for protection from weather also are desirable.*

The community envisions high quality design and public art elements to elevate the character and vibrancy of Town Center.



Source: baltimorearts.org



Source: nashvillepublicradio.org



Source: asianamericanjournal.com

**GOAL TC-4.** Enhance the sense of place through high quality design and development that emphasizes the Town Center's role as the place where the community gathers.

**POLICY TC-4.1.** Provide multiple connected common spaces along with pathways that provide through pedestrian connectivity and allow people to walk through the entire Town Center site (north to south and east to west), separated from traffic, and in a pleasant, attractive setting. This may include a loop trail around the Town Center with connectivity to internal pathways as well as pedestrian and bicycle routes that lead to surrounding neighborhoods.

**POLICY TC 4.2.** With redevelopment, provide for the continuance and enhancement of the Farmers Market at Town Center; the market could shift in location to a new civic space/flexible use parking area, within a new parking structure, or other possible areas designed specifically for Farmers Market use.

**POLICY TC-4.3.** Support redevelopment plans with a mix of active uses at ground floor levels adjacent to pedestrian pathways. Active uses could include retail, offices, art galleries, gym/work out space, studio space, and other businesses and uses that have the potential to activate the public realm of walkways, plazas, gathering spaces, pocket parks, sidewalk cafes/outdoor dining areas, and other similar places that surround buildings.

**POLICY TC-4.4.** Require and incentivize the provision of a diversity of outdoor experiences with redevelopment, including covered areas and flexible spaces that might support public and customer activities such as:

- » Community and cultural celebrations, concerts, and events
- » Outdoor markets and arts and crafts festivals
- » Grassy seating areas and green, landscaped spaces
- » Outdoor movie watching
- » Portable ice skating and holiday festivities
- » Outdoor games and play areas
- » Gathering spaces that serve all ages and interests

**GOAL TC-5.** Encourage public art and creative expression (which could be stand-alone works or elements integrated into design) throughout the Town Center with redevelopment and improvements.

**POLICY TC-5.1.** Engage the Lake Forest Park Arts Council and community in plans for public art at the Town Center.

**POLICY TC-5.2.** Work closely to support Sound Transit in implementing its art program with proposed transit related improvements at the Town Center.

**POLICY TC-5.3.** Consider a variety of public artworks and encourage forms of art that honor the history and community heritage of Lake Forest Park. Public art should cover themes that span throughout history—from when Native American tribes gathered along Lyon Creek at the shores of Lake Washington to present-day cultural characteristics and values in Lake Forest Park.

*Expanding the function of Third Place Commons to outdoor spaces, like this example from Washington Park in New York City, was an often-mentioned suggestion in the visioning process. Residents would also like to see indoor common space for community use retained at Town Center.*



Source: skyscrapercity.com

The community would like to see Lyon Creek become more of a focal point at Town Center with an adjacent pedestrian boardwalk, overlook areas, and perhaps nearby outdoor cafes with tables and chairs.



Source: City of Estes Park, CO

## Sustainability

**GOAL TC-6.** Demonstrate the community's commitment to exemplary environmental stewardship, positioning Lake Forest Park as a regional model.

**POLICY TC-6.1.** Encourage and incentivize green building and green infrastructure approaches throughout the Town Center.

**POLICY TC-6.2.** Encourage energy efficient development and explore opportunities to generate alternative energy on site, such as through solar voltaic panels placed over parking areas and/or on tops of buildings.

**POLICY TC-6.3.** Site design and development should consider sensitive drainage issues, including the history of wet conditions and the high water table in the southern part of Town Center.

**POLICY TC-6.4.** Provide opportunities for environmental education throughout the site, highlighting sustainable design elements where appropriate. Environmental education could include signage throughout the site as well as within buildings.

**GOAL TC-7.** Development in Town Center should include a variety of low-impact development measures and restoration elements to improve ecological functions in the area.

**POLICY TC-7.1.** The City should encourage low-impact development techniques such as green stormwater management, permeable pavements, green roofs, and other ecologically-friendly elements. An incentive program should be developed to support the use of these techniques.

**POLICY TC-7.2.** Design guidelines and development regulations should emphasize native vegetation protection and enhancement, including planting of trees and landscaping throughout the Town Center site, transforming gray to green.

**POLICY TC-7.3.** Create a program of environmental monitoring and adaptive management for the Town Center.



Source: wall.rccglife.us

*Green walls/screens, stormwater planters and rain gardens, and a variety of low-impact development treatments should be integrated into Town Center improvements.*



Source: beatifullandscape.com

The creek corridor should function as a community amenity and focal point at Town Center, such as this example from Downtown Bothell.

Source: City of Bothell, WA



Source: City of Bothell, WA



Permeable pavers allow rainwater to soak through; planting trees and landscaping and creating new green spaces will transform Town Center surfaces from gray to green

**GOAL TC-8.** Incorporate Lyon Creek, scenic views, and other natural features within and adjacent to the site as public amenities and protect them as environmental resources.

**POLICY TC-8.1.** Development should emphasize the scenic, forested setting of Lake Forest Park, and should protect mature or native vegetation wherever possible. New development should include the enhancement of existing landscaping and/or planting of new landscaping areas. Landscaping should include a mix of trees, shrubs, and ground covers and should maximize the use of native species.

**POLICY TC-8.2.** Encourage design and development that provides public access to views of Lake Washington and Mount Rainier from buildings and at community gathering spaces throughout the Town Center.

**POLICY TC-8.3.** Redevelopment should be framed around Lyon Creek as an asset and important site amenity within the Town Center, locating pedestrian pathways, overlooks, gathering spaces, outdoor cafes, habitat enhancement, and landscaped areas along the creek and avoiding paved parking and roadways next to the creek corridor. (This includes the full extent of Lyon Creek within and adjacent to Town Center.)

Example of a bike station from Millennium Park, downtown Chicago. Photo by Chicago Department of Transportation



## Multi-Modal Connectivity

**GOAL TC-9.** Provide direct, convenient pedestrian and bicycle access ways to existing and proposed transit services, including the future Bus Rapid Transit (BRT) in NE Bothell Way/SR 522.

**POLICY TC-9.1.** Provide pathways for pedestrian and bicycle use through the entire site that directly connect to transit waiting areas/stops.

**POLICY TC-9.2.** Provide shelter and weather protection along pedestrian and bicycle access routes.

**POLICY TC-9.3.** Enhance pedestrian and bicycle paths to transit with sufficient lighting and design these areas in accordance with safety and security best practices.



A bike share program, along with adding bicycle lanes and trails around Town Center, would enhance connectivity to/from surrounding neighborhoods.

**GOAL TC-10.** Support plans and improvements that will enhance site circulation and parking access to existing and future uses with redevelopment at Town Center, along with adequately addressing commuter access to park-and-ride parking with implementation of the ST-3 project.

**POLICY TC-10.1.** Conduct traffic analysis and prepare a site specific transportation study for the Town Center that includes specific recommendations for improving multi-modal travel ways through the site (streets/circulation and freight delivery areas), enhancing access to transit, strengthening pedestrian and bicycle connectivity, and mitigating commuter-generated congestion.

**POLICY TC-10.2.** Require a redevelopment master plan that integrates land use and transportation functions of the site and addresses how the proposed transportation system will function efficiently for all modes with redevelopment, and implements recommendations of the site specific traffic analysis and transportation study (Policy TC10.1 above).

### MULTI-MODAL CONNECTIVITY

The City of Lake Forest Park will continue to engage and coordinate with Sound Transit, King County Metro, WSDOT, neighboring cities, property owners, and the community on plans and projects moving forward, including future multi-modal transportation improvements.

Crossings of Bothell Way need to be extremely safe, well delineated, and efficient and convenient for pedestrians and bicyclists, whether at grade or grade separated.



Source: sustainablecitiescollective.com



Source: flickr.com



Source: conteches.com

**GOAL TC-11.** Require safe and functional multi-modal access to all uses and locations across Town Center and enhance multi-modal connectivity to and from Town Center.

**POLICY TC-11.1.** Encourage redevelopment and improvements that carefully consider design best practices for streets, on-street and off-street parking, delivery areas, bicycle access and parking, and pedestrian connectivity.

**POLICY TC-11.2.** Support and encourage the development of a continuous loop trail/shared use path around the perimeter of Town Center that would connect to other pedestrian and bicycle pathways located on site, as well as those from surrounding areas that lead to the site.

**POLICY TC-11.3.** Consider potential implementation of a bike sharing program and/or potential bike station at the park-and-ride facility. This could either be a publicly sponsored program or a private enterprise opportunity. Several commercial bike share programs already exist in the region.

**POLICY TC-11.4.** Support improvements that will enhance at-grade crossings of SR 522 and SR 104 and explore a potential grade-separated pedestrian and bicycle access solution (either under or over SR 522) that will enhance access between Town Center and the Burke-Gilman Trail, bus rapid transit stations and bus stops, businesses and neighborhoods on both sides of the highway.

**GOAL TC-12.** Implement the recommendations of the City's adopted transportation plans, including those that apply to the Town Center and vicinity and that will improve multi-modal access to, from, and within the Town Center.

**POLICY TC-12.1.** Update Safe Highways recommendations related to the Town Centers as needed with further traffic analysis and transportation study at the Town Center and with the ST-3 project, and support implementation of Safe Highways recommendations as improvement projects proceed.

**POLICY TC-12.2.** Update Safe Streets and Safe Streets-Town Center Connections recommendations as needed with further traffic analysis and transportation study at the Town Center and with the ST-3 project, and support implementation of Safe Streets/Safe Streets-Town Center Connections recommendations as improvement projects proceed.

**POLICY TC-12.3.** Continue to coordinate closely with all transportation service providers and agencies (Sound Transit, King County Metro, Washington State Department of Transportation, neighboring cities, and others) in the planning, design, and implementation of multi-modal transportation improvements at Town Center.



**PEDESTRIAN-FRIENDLY STREETS**

Town Center redevelopment could include a network of new pedestrian-friendly shopping streets and corridors. Shopping streets could be designed with on-street parking, wide sidewalks, street trees, furnishings, sidewalk café space, and other amenities. People would have opportunities to stroll and window shop along these new streets and corridors through the site.

## Pedestrian Realm

**GOAL TC-13.** Require pedestrian-friendly redevelopment and design best practices as part of all improvements and redevelopment at the Town Center, ensuring a safe, well-connected pedestrian network across the entire site.

**POLICY TC-13.1.** Encourage development of through pedestrian paths from north to south and east to west across the entire site, along with a loop trail around the site, and encourage these paths to be located in safe, active, visible, well-lit, and attractive settings across the site.

**POLICY TC-13.2.** Provide enhanced pedestrian access and crossing treatments across the site, as well as at connections to/from the site, which may include but would not be limited to marked crosswalks, special paving and markings to delineate pedestrian crossings and travel areas, curb extensions to shorten crossing distances, raised crossings, and other elements.

**POLICY TC-13.3.** Prioritize pedestrians' needs in the redevelopment master plan and include a specific pedestrian design component to all improvement plans. These plans should provide street level design that embraces the pedestrian environment.

**POLICY TC-13.4.** As part of updating the design guidelines for the Town Center, include specific provisions and best practices for pedestrian-friendly design to help guide design and development.

*The community would like to see pedestrians as a high priority at Town Center, with interconnected spaces and pathways separated from traffic throughout the entire site.*

Source: strongtowns.org



Source: migplacemaking.com



University Village, Seattle

Source: mashpedia.com



University Village, Seattle

Source: uvillage.com

## Parking

**GOAL TC-14.** Provide the right amount of parking (right-sized) at the site to adequately serve all functions and uses, but avoid providing too much parking that results in expanses of underutilized, "dead" space at the Town Center site.

**POLICY TC-14.1.** Conduct parking capacity analysis for all uses on the site to determine the optimal capacity for parking and then right-size the amount of required parking in Code to match and support this analysis.

**POLICY TC-14.2.** Incentivize and encourage shared parking across uses on site (such as day use commuter parking spaces shared with resident parking nights and weekends and/or dining, entertainment, and public event parking nights and weekends).

**POLICY TC-14.3.** Encourage public/private partnerships in parking structure development to optimize the amount of structured parking for the full range of uses at the site and supporting uses with complementary demands (such as daily commuter use and evening/weekend retail use, public/civic uses, weekend parking for access to the Burke-Gilman Trail, etc.) and to reduce the

*Design competition entry of a parking structure with cross-laminated timber construction and civic space integrated into design*



City of Glenwood, OR

Source: SRG Partnership

*Example of parking integrated with senior housing (Merrill Gardens) and other mixed use redevelopment from the University District, Seattle.*



Source: City of Seattle, WA

overall on-site surface parking demand so that some existing surface parking areas could be potentially be converted to other uses (pedestrian plazas, market space, common areas, etc.).

**POLICY TC-14.4.** Work with Sound Transit to ensure that commuter parking is adequately managed and enforced at the park-and-ride structure avoiding overflow into other parking areas at Town Center.

**POLICY TC-14.5.** Actively monitor the need for increased parking management actions at Town Center over time, which may include timed parking areas (with signs and pavement markings), metered/paid parking areas, parking permits and locational restrictions, increased enforcement of parking requirements, more formal shared parking agreements between uses, and other approaches.

*Example of green-walled structure from Google campus in Kirkland, Washington.*



Source: Catherine Stanford

Example of stand-alone parking structure for commuters that is also shared for community functions and visitor use in Missoula, Montana.



Source: City of Missoula, MT

**GOAL TC-15.** Because the location, configuration, and design of structured and surface parking at Town Center strongly affects its sense of place and character, parking should be designed and developed in a way that conceals and blends it within the site so that it is not a visually predominant element of Town Center.

**POLICY TC-15.1.** Locate surface parking behind and to the side of new buildings and provide landscaping and screening so that it is not the first visual element you see as you enter or pass by the Town Center.

**POLICY TC-15.2.** Integrate structured parking into mixed use buildings or wrap parking structures with other mixed use building types (residential, retail).

**POLICY TC-15.3.** Where structured parking is considered, encourage “future-proofing” to allow easy conversion from a parking garage to another use in the future. Use design features such as non-sloping floors, elevated ceiling heights, and increased reinforcement to support future conversion of a parking structure to another use.

**POLICY TC-15.4.** Under limited circumstances it may not be feasible for parking structures to be fully integrated with other buildings or wrapped by other uses. In these cases, encourage architectural treatments, such as special textures, screens, green walls, public art, and landscaping to help masque and blend wall facades of parking structures into the site. Explore the potential of recessing portions of parking structures into the site (using topography as an advantage) and providing below-grade parking to further reduce the visible extent of the structure.

**POLICY TC-15.5.** Design should strengthen and enhance pedestrian and bicycle connectivity to transit. This includes routes between entrances to parking and the potential future bus rapid transit station, as well as between other current and future places on site and the transit station.

**POLICY TC-15.6.** As part of updating the design guidelines for the Town Center, include specific provisions and best practices for parking areas and facilities to ensure high quality design and development.

The community would like to see electric vehicle charging stations and solar-energy producing panels, which double function as shelters, integrated into the design of the park-and-ride parking structure.

Source: maquilafind.com



Example of a parking structure carefully integrated into the attractive setting of downtown Boulder, Colorado.



Source: City of Boulder, CO

Northshore Fire Department community event



Source: Northshore Fire Department

## Public Services and Utilities

**GOAL TC-16.** Coordinate with providers of public services and utilities services to ensure that all entities are proactively planning to accommodate future growth and change at the Town Center.

**POLICY TC-16.1.** Coordinate with and engage public services providers including the City Hall/city services, library, school district, senior center, solid waste management, civic organizations, youth programs, and other public and non-governmental service providers in the community to ensure that sufficient services continue to be available to serve future residents, employees, and property owners in the Town Center. Consider opportunities to expand these services and facilities (library, City Hall, senior/youth center programs) where needed at the Town Center as the community grows.

**POLICY TC-16.2.** Coordinate with the Lake Forest Park Police Department to ensure that access, parking, security, and public safety needs are accommodated in future plans for redevelopment and improvements.

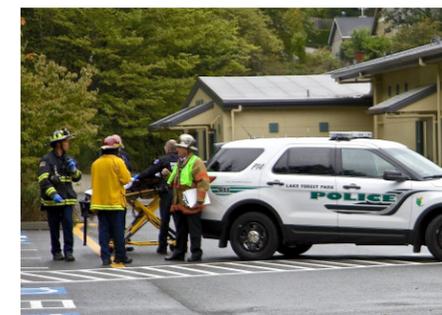
**POLICY TC-16.3.** Coordinate with the Northshore Fire Department to ensure that access needs are accommodated in future plans for redevelopment and improvements. This will include exploring options to relieve traffic congestion in front of the station as part of the ST-3 project and future site redevelopment.

**POLICY TC-16.4.** Coordinate with utility providers to ensure that proposed plans for redevelopment and improvements at the site are adequately served by necessary utilities, including, but not limited to:

- » Stormwater Management and Sanitary Sewer/Wastewater—City of Lake Forest Park
- » Water—Lake Forest Park Water District
- » Gas—Puget Sound Energy
- » Electricity—Seattle City Light
- » Other Utility Providers, Agencies, and Districts in the Vicinity of Town Center as Needed



Source: City of Lake Forest Park



There are many important civic functions and public services located at Town Center.

The community envisions a variety of housing types for all generations and income levels.



Source: City of Mill Creek, WA

## Mixed Use Redevelopment

**GOAL TC-17.** Encourage a pedestrian-friendly mix of commercial, recreational, civic, and residential uses in the Town Center.

Source: BelMar, Lakewood, CO



Source: maquilafind.com

**POLICY TC-17.1.** Adopt development regulations that encourage a variety and mix of housing types for the entire community. Special attention should be paid to seniors, young families, and workforce housing. Expand housing choices and encourage the development of affordable housing options integrated with market rate housing.

**POLICY TC-17.2.** Analyze potential building form, height, and mixed use scenarios to determine a potential range of housing units and square footages for other uses that could be accommodated at Town Center with redevelopment.

**POLICY TC-17.3.** Create a program of development incentives to encourage the provision of senior living and affordable housing units.

**POLICY TC-17.4.** Adopt development regulations to support and encourage new commercial uses in Town Center. Allowed commercial uses should include a mix of office, retail, and service uses at a variety of scales intended to serve the Lake Forest Park community.

**POLICY TC-17.5.** Encourage and emphasize local businesses over large scale commercial franchises, as well as a wider variety of restaurants, grocers, and shops and services that support the daily needs of the community. Transit-oriented and transit-compatible uses should be encouraged (such as dry cleaning, coffee shops/cafes, daycare centers, and other uses).

**POLICY TC-17.6.** Ensure that development regulations that allow for enhancement of public and civic uses within the Town Center, with the goal of creating a civic campus including City Hall, a library, multi-generational community center (senior and youth programs) with meeting space(s), or similar uses. Expand public services (City Hall, library, etc.) as needed to serve the growing community.

*Mixed use redevelopment and housing improvements should include community amenities and spaces for community gatherings and activities.*

More high quality, attractive outdoor dining opportunities would be welcome at Town Center.



Source: myajc.com

## Town Center Character

**GOAL TC-18.** The aesthetics of the pedestrian experience should be an important criterion for new development and there should be attention to high quality design and materials to enhance the overall attractiveness of Town Center and its integration with the character of Lake Forest Park. Architectural design that represents Pacific Northwest character and style should be encouraged.

**POLICY TC-18.1.** The design of infrastructure such as public and private streets, utilities, sidewalks, trails, and open spaces should consider the sequential visual experience upon entering the site and passing through the site. Design should emphasize architectural character and the landscape setting as the predominant visual elements, not parking (surface or structured).

**POLICY TC-18.2.** Encourage a welcoming Town Center by establishing high-quality building, open space, and public realm design. Design and construction quality of any civic buildings should serve as a model for privately-constructed buildings.

**POLICY TC-18.3.** Provide a design review process through which developers, community members, and City staff work together to ensure new development contributes to the Town Center and maintains the Town Center Vision.

**POLICY TC-18.4.** Development should include interconnected parks, plazas, trails, and open spaces throughout the Town Center.

**POLICY TC-18.5.** Update, expand, and adopt Town Center specific development standards and design guidelines consistent with this vision and that, at a minimum, address the following:

- » Encouraging and supporting a mix of vibrant businesses (quality restaurants, grocery, shops) that will attract daily use and enhance economic vitality.
- » Creating a network and hierarchy of interconnected open spaces throughout the Town Center.
- » Attractive sidewalks, trails, and pathways should provide pedestrian and bicycle access throughout the site and connect to surrounding neighborhoods via the community trail/pathway system, as well as to the Burke-Gilman Trail.
- » Promoting the inclusion of a mix of housing types and choices through potential incentives and other provisions.

*Integration of public art, as well as spaces for community events such as arts and crafts festivals are important to the community.*



Source: movoto.com



Source: bellevearts.org

- » Emphasizing landscaping and major natural features (Lyon Creek, views of Lake Washington and Mount Rainier, and surrounding forested setting) as prominent design elements in development.
- » Emphasizing human scale, fine detailing, quality building materials, and an inviting appearance in all new buildings and structures.
- » Providing for transitions between higher-density commercial and residential uses and low-density established neighborhoods; site design needs to incorporate transitional building form (such as tiered levels/"wedding cake" style) and setbacks between higher-intensity commercial, mixed use, and residential buildings and low-intensity single-family neighborhoods.
- » Locating and designing service elements to minimize impacts to the pedestrian experience of Town Center.
- » Implementing the sustainability policies set forth under Goals TC-6 and TC-7.
- » Encouraging unique, Pacific Northwest context architectural styles (not corporate or "franchise" centric) that contribute to the unique sense of place of the Town Center.

The community would like to see high quality architecture that exemplifies Pacific Northwest style, such as this example by architect James Cutler



Source: James Cutler Architects

**GOAL TC-19.** Promote Town Center development design that evokes a "village in the forest" experience and maintains a relationship to the natural surroundings. Recognize the value and contribution to a sense of place provided by the scenic views of Lake Washington and Mount Rainier.

**POLICY TC-19.1.** Development should respond through site design to existing natural elements, including the Lyon Creek daylight project, Lake Washington, groves of mature trees, existing topography, and other features. Natural site elements should be integrated into the site design as a primary focus or organizing feature.

**POLICY TC-19.2.** New development should be located and designed to blend harmoniously with the surrounding neighborhoods. Special care should be taken to transition between higher-intensity commercial or mixed use buildings adjacent to low-density single-family residences.

**POLICY TC-19.3.** Landscaping, including the use of native and naturalized species, should be an essential part of new development. Where possible, landscaping should be continuous to maximize the natural feel of the Town Center and to provide stormwater attenuation and habitat benefits.

**GOAL TC-20.** Encourage the use of unifying design elements, including architectural features, to establish Town Center character and sense of place.

**POLICY TC-20.1.** Design guidelines should emphasize the use of rustic Pacific Northwest architectural styles. Seek out appropriate examples of successful rustic Pacific Northwest styles of architecture as reference for design.

**POLICY TC-20.2.** Building and site design should incorporate natural materials found in the Pacific Northwest, such as timber and stone. These elements should appear in buildings, outdoor community spaces, and along pedestrian connections.



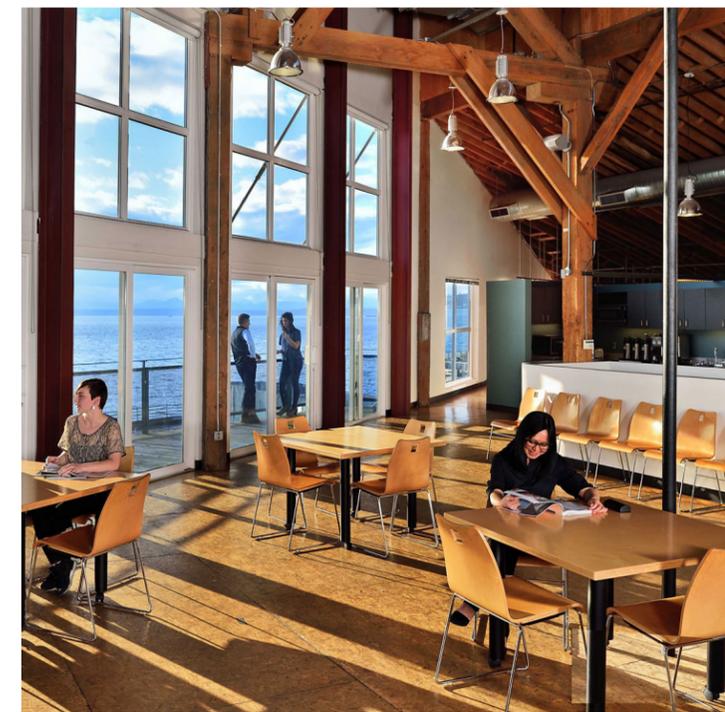
Source: mithun.com

**GOAL TC-21.** Represent and honor the community's past, present, and future through design.

**POLICY TC-21.1.** Coordinate with Native American tribes, cultural and historical experts, the Arts Council, and others to obtain input on potential ways to integrate cultural themes (including Native American cultural history) into design and public art at Town Center, as well as on specific presentations of history and culture that may be implemented at the site.

**POLICY TC-21.2.** Integrate educational and interpretive signage where possible, highlighting history and cultural heritage, including local Native American roots, as well as the timeline of development of the Lake Forest Park community and modern themes related to the community (such as its present-day commitment to environmental sustainability and livability).

**POLICY TC-21.3.** Interpretive signage in significant areas throughout the Town Center site should tell the story of the community's development, and should pose evocative questions about the future of Lake Forest Park and its role in the region.



Source: mithun.com

Source: smarthouseart.xyz



Source: inspirationgreen.com



Examples of well-designed indoor and outdoor spaces in the Pacific Northwest.

*Bike to Work Day in the Highlands Neighborhood of Denver; LoHi is a national example of successful transit oriented development (and pedestrian and bicycle oriented too)*

*Source: www.denver.org*



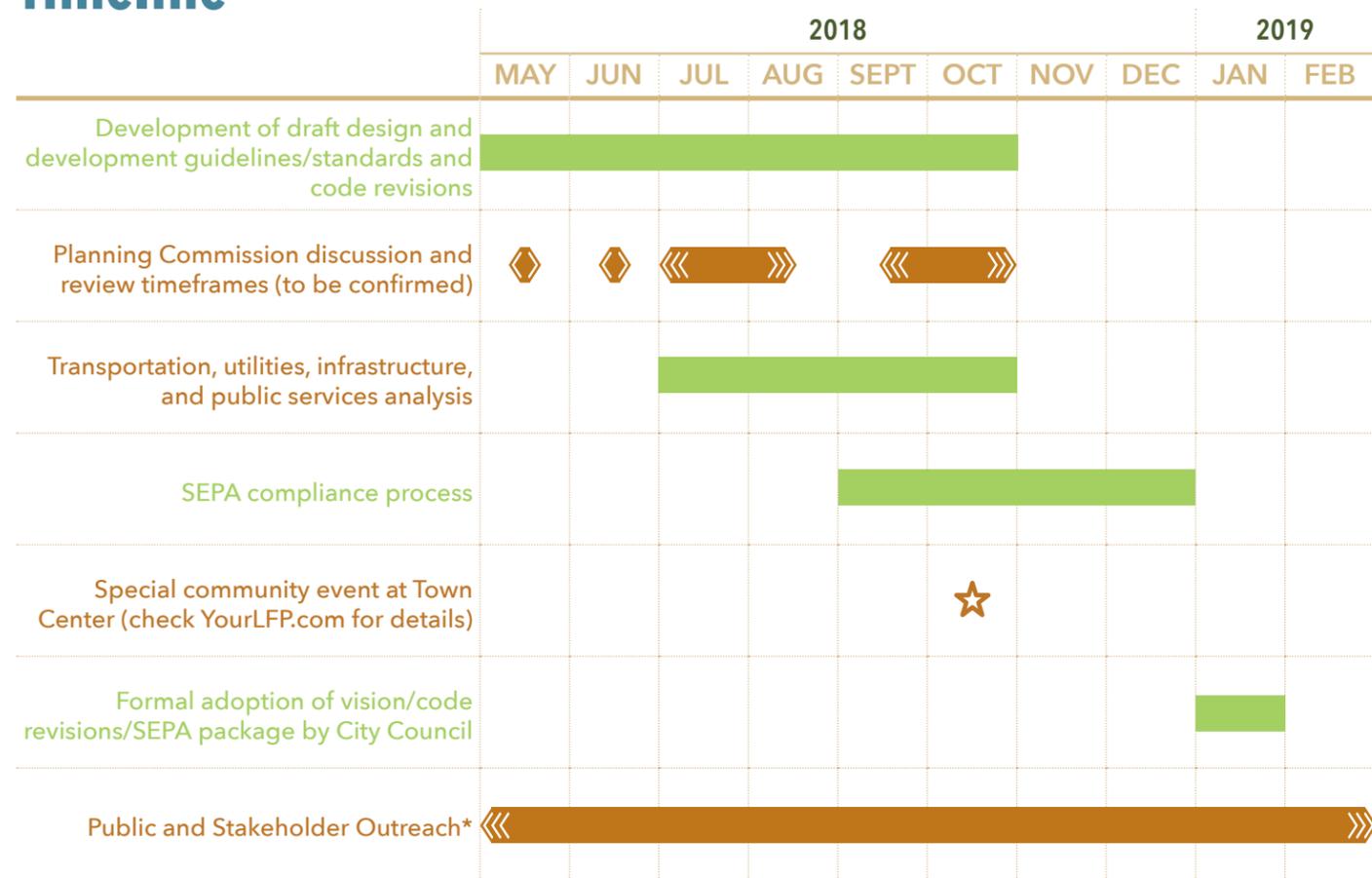
## NEXT STEPS

*This Vision for Lake Forest Park Town Center represents the community's long-term interests and serves as a framework to help the City update current code provisions applicable to redevelopment, as well as to move forward with improvements and multi-modal connections to/from and within the Town Center. Implementation of the Town Center Vision will be closely coordinated with the recommendations of other plans, including the Safe Highways, Safe Streets, and Town Center Connections projects.*

As a follow on effort to the development of this Vision, the City will be updating design and development guidelines for the Town Center area that eventually will be adopted into the code.

The City will also analyze the level of improvements needed related to transportation, utilities, public services, and other infrastructure to support implementation of the Vision. State environmental policy act (SEPA) compliant planning and analysis will also be completed. The Planning Commission will review draft design and development guidelines and code amendments, as well as the SEPA compliance documentation, which may include a Planned Action Ordinance, and forward these provisions to City Council for formal adoption when completed. The anticipated timeline for these next steps is shown on the following page.

# Next Steps Timeline



\*City activities will include website updates, e-newsletters/updates, Planning Commission meetings, meetings with property owners, Sound Transit, and other stakeholders. Note: Sound Transit also will be conducting a separate public involvement process for the Bus Rapid Transit project.



Otak

[www.otak.com](http://www.otak.com)