



FRAMEWORK OF GOALS/POLICIES FOR THE TOWN CENTER PLAN/VISION

Working Draft, May 31, 2019

The following goals and policies support the vision and subarea plan 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) provisions and are consistent with the 100-Year Vision for Lake Forest Park (May 2008), as well as the Town Center Framework Design Guidelines (September 2005), which has been integrated into Lake Forest Park Municipal Code and supporting design standards for the Town Center. The goals and policies also are aligned with the 2018 Parks, Recreation, Open Space, and Trails (PROS-T) Plan for Lake Forest Park. *Edits to the goals and policies are shown below with “track changes” turned on. These edits reflect input and discussions after the DEIS was published and with development of a preferred alternative.*

Reference Links:

Refer to the Draft Town Center Vision document

here: http://www.yourlakeforestpark.com/uploads/1/1/5/5/115517941/vision_document_final_draft_lo-res.pdf

Lake Forest Park Comprehensive Plan (2016)

<https://www.cityofflp.com/160/Lake-Forest-Park-Comprehensive-Plan>

100-Year Vision for Lake Forest Park (May 2008)

https://www.cityofflp.com/DocumentCenter/View/362/LFP_LegacyProjectReport_May08_FINAL_PRINT?bidId=

Town Center Framework Design Guidelines (September 2005)

http://www.yourlakeforestpark.com/uploads/1/1/5/5/115517941/town_center_framework_design_guidelines.pdf

Sustaining a Livable Lake Forest Park: The Future of Our Town Center TASK FORCE REPORT AND RECOMMENDATIONS (October

2004) <http://www.yourlakeforestpark.com/uploads/1/1/5/5/115517941/sustaining-livable-lfp-town-center-report.pdf>

Lake Forest Park Parks, Recreation, Open Space, and Trails Plan (2018)

<https://drive.google.com/file/d/1WmWYdGruNfmTQme0SpH5KCUfvPhsNDSP/view>

DRAFT GOALS AND POLICIES FOR REVIEW

Goals and policies of the Vision are organized under the same headings as comments and input summarized previously in this document, under the “What We’ve Heard” summary in this vision/plan.

- Placemaking, Vibrancy, and Public Spaces
- Sustainability
- Multi-Modal Connectivity
- Pedestrian Realm
- Parking for Vehicles and Bicycles
- Civic and Public Services and Utilities
- Land Uses and Transit Oriented Development ~~Mixed Use Redevelopment~~
- Town Center Character

PLACEMAKING, VIBRANCY, AND PUBLIC SPACES

GOAL TC-1. Retain the Town Center as a vital community hub for gathering place that; ~~preserving, enhancing, and expanding the function of the Third Place Commons; creating new spaces for community gathering; and expanding civic and public uses as part of future redevelopment and improvements.~~ Preserve and strengthen the sense of place and community at the Lake Forest Park Town Center through future redevelopment and improvements.
<MOVED TO GOAL TC-2>

POLICY TC-1.1. Continue to fully engage the Lake Forest Park community as plans for redevelopment and improvements move forward to help shape future community gathering, open space, civic, and public uses at the site.

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. With redevelopment, enhance the connectivity of the Commons to outdoor community gathering space(s).

POLICY TC-1.3. Continue to encourage retail and civic and public 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). (Also refer to goals and policies under “Land Uses and Transit Oriented Development.”)

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

GOAL TC-2. Preserve and strengthen the sense of place, economic vibrancy, environmental sustainability, and community uses at the Lake Forest Park Town Center through future redevelopment and improvements.

~~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.~~ <MOVED TO GOAL TC-1>

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 a greater variety of restaurants, retail, services for the Lake Forest Park community, shared work spaces and offices, and services residential use that will help support existing and new businesses for the Lake Forest Park community.

POLICY TC-2.3. 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-2.4. Encourage the development of appropriately-scaled multi-family housing at Town Center, which will increase livability choices in the community, enhance ~~the~~ sense of place, increase business activity and economic development, and generate ridership for the transit system.

POLICY TC-2.5. Ensure that design and development provides strong pedestrian connectivity throughout the Town Center, between all uses and between all uses and transit access locations. (Also see refer to TC-4 and goals and policies under “Pedestrian Realm.”)

GOAL TC-3. Create a network of interconnected parks, plazas, trails, and forested and open greens, and useable open spaces (with play areas, lighting and furnishings that support community gatherings, and other social and recreation amenities) to ~~emphasize~~ emphasizing the close-knit Lake Forest Park community in general and the desired pedestrian-friendly focus of Town Center.

POLICY TC-3.1. With emphasis on redevelopment in a subdistrict approach (see “Land Uses and Transit Oriented Development”), provide a contiguous public open space for each of the four subdistricts: Residential, Commercial, Civic, and Lyon Creek Riparian, and interconnect these open space areas with public pathways, corridors and linear open spaces. Refer to Section ___ of this Vision/Plan and Chapter 18.42 of the Lake Forest Park Municipal Code for more information about the desired size and performance objectives for these spaces.

POLICY TC-3.21. 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-3.32. Enhance existing common and gathering spaces, including City Hall and ~~the an adjacent public gathering place to be created, as well as adjacent pocket park, and the additional~~ Lyon Creek daylighting ~~project, and increase opportunities for the public to view and interact with the Lyon Creek corridor, rain gardens, and other existing and new open spaces at Town Center.~~

POLICY TC-3.4. Ensure that design and development provides buffer widths that are wider than existing (2019) conditions along Lyon Creek.

POLICY TC-3.5. Ensure that design and development provides buffering, landscaping, and transitioning between the more intensive commercial, office, civic, and residential uses at Town Center and surrounding single family homes, particularly to the west of Town Center.

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 Town Center outdoor commons, town square, shared street (woonerf or festival street), or other type of flexible use area and perhaps portions of the farmers market could be tucked within 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 (including shared work areas and live/work arrangements), creative economy/makers’ spaces and studios, 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 (including ongoing Farmers Market) and arts and crafts festivals
- Grassy seating areas and green, landscaped spaces
- Outdoor movie watching
- Portable ice skating and holiday festivities Space for year-round events and holiday celebrations, including places for pop-up activities and temporary programs
- Outdoor games and play areas
- Gathering spaces, play areas, and social and recreational 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.

SIDEBAR—

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.

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/green stormwater infrastructure, 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.

GOAL TC-8. Incorporate trees and landscaping, enhancements to the Lyon Creek corridor, 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 and/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. Set a specific tree canopy performance objective for Town Center supported by this Vision/Plan and code provisions that would apply to all areas of redevelopment within all subdistricts throughout the site.

POLICY TC-8.32. 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-8.43. 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.)

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.

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).

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.

SIDEBARS—

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.

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 “pedestrian first” setting and 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 to create an attractive, vibrant setting that appeals to pedestrian scale and encourages walking throughout the site.

PARKING FOR VEHICLES AND BICYCLES

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. This includes providing sufficient bicycle parking to serve existing and future needs and enhance connectivity with Burke-Gilman Trail riders.

POLICY TC-14.1. Conduct parking capacity analysis for all uses (including capacity for motor vehicles and bicycles) for each phase of redevelopment at Town Center 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~~ required to match 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 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.

POLICY TC-14.6. Ensure that a sufficient quantity of bicycle parking is provided throughout Town Center to serve all uses: employees/commuters, restaurant and retail access, residential, civic and public spaces, etc., and provide covered areas for day-long bicycle parking (which should be incorporated into the design of the commuter park and ride structure).

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), this includes wrapping of uses around a parking structure developed for the primary purpose of commuter park and ride.

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 appropriately dimensioned floor-to-floor ceiling heights, and increased reinforcement to support future conversion of a parking structure to another use.

POLICY TC-15.4. Recognizing that it may not be feasible for all sides of a commuter park and ride structure to be wrapped with other uses or Under limited circumstances it may not be feasible for parking structures to be fully integrated with in 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 exposed wall facades of parking structures into the site. All other structured parking at Town Center (in addition to the park and ride commuter structure) shall be integrated within buildings and/or wrapped by other uses.

POLICY TC-15.5. Explore the potential of and strongly encourage 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-15.65. 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-15.76. 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.

CIVIC AND 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. Also refer to “Placemaking, Vibrancy, and Public Spaces” for additional goals and policies related to outdoor open space and community gathering places.

POLICY TC-16.2. Plan for and accommodate the expansion of community meeting space, City Hall offices and operational space, outdoor community gathering/civic space, and police operations space at Town Center.

POLICY TC-16.3. Consider and plan for the retention of the functions of the Third Place Commons with expansion of community meeting and City Hall.

POLICY TC-16.42. 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, including the potential inclusion of secure police parking within the commuter park and ride structure.

POLICY TC-16.53. 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-16.64. 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

WORKING DRAFT