



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

Last Portion, June 10, 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.*

### MIXED-USE REDEVELOPMENT LAND USES AND TRANSIT ORIENTED DEVELOPMENT

**GOAL TC-17.** Encourage a pedestrian-friendly mix of commercial, ~~recreational,~~ civic, and residential uses, ~~public open spaces, and natural areas~~ uses in the Town Center organized into subdistricts: Commercial, Residential, and Civic (see Figure ). Within each of these subdistricts the predominant emphasis will be on the type of use noted, but with the flexibility to include a secondary mix of uses that support the overall function of a mixed use Town Center. Future master planning may result in adjustment/relocation of these subdistricts. In particular, a civic core/campus could be developed in another location at Town Center, such as in proximity to the Lyon Creek corridor.-

POLICY TC-17.1. Within the Commercial subdistrict, the predominant land use should be commercial, retail, and office uses. If residential uses are proposed with future master planning and redevelopment, these uses should be secondary to the predominant commercial use in that subdistrict.

POLICY TC-17.2 Within the Residential subdistrict, the predominant land use should be multi-family residential use (see Policy TC-17.5 and others below). If commercial/retail/office uses are proposed with future master planning and redevelopment, these uses should be secondary to the predominant residential use in that subdistrict and should be supportive to and compatible with residential use (such as small scale neighborhood retail, cafes/coffee shops, live-work arrangements, and other options).

POLICY TC-17.3. Within the Civic subdistrict, the predominant land use should be civic and public uses. If other mixed use development is proposed in this subdistrict with future



master planning and redevelopment, such use should be secondary to the predominant civic use of that subdistrict.

POLICY TC-17.4. The interface of Lyon Creek is recognized as an overlay area where preservation of existing daylighted portions of the creek must be preserved. Additional buffer widths along the creek, as well as enhancement of the riparian zone with native plantings and trees will be strongly encouraged with redevelopment, along with additional daylighting. Expanded public access to enhance viewing of the creek also will be encouraged to emphasize the creek's function as the focal natural amenity at Town Center.

POLICY TC-17.51. Adopt development regulations that encourage a variety and mix of multifamily housing types at Town Center to serve the needs of for the entire community. Special attention should be paid to seniors, young families, and workforce housing. This includes expanding Expand housing choices that could be owned or rented and encouraging and encourage the development of affordable housing options integrated with market rate housing.

POLICY TC-17.62. Analyze potential building form, height, and mixed use scenarios to determine a potential range of housing units in the Residential subdistrict as well as for secondary use in the Commercial and Civic subdistricts (with mixed use development) and square footages for other uses that could be accommodated at Town Center with redevelopment and ensure that the scale and height of future buildings is consistent with the desired urban village character for Town Center.

POLICY TC-17.73. Create a program of development incentives to encourage the provision of senior living and affordable housing units.

POLICY TC-17.84. 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-17.95. 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-17.106. 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.

POLICY TC-17.11. Create specific design standards for Town Center that emphasize transit oriented development that strengthens pedestrian and bicycle connectivity throughout the site and to the transit center/transit stop areas.

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## 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.** Code provisions with supporting design standards and guidelines shall require redevelopment of appropriate scale and height to the desired urban village character of Town Center (refer to Goal TC-19 below).

**POLICY TC-18.65.** 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.



- 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.

**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 standards 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.

**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.