



City of Lake Forest Park

Regular Planning Commission Meeting

Tuesday, August 11, 2020

PROPOSED MEETING AGENDA

Meeting to be Held Virtually

See information below about how to participate virtually

City Hall is Closed to the Public

- 1. Call Meeting to Order—7:00 p.m.**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes**
 - July 14, 2020
- 4. Meeting Dates**
 - Next regular meeting schedule for September 8, 2020
- 5. Reading of Written Citizen Comments:** Click on the following link for instructions on how to submit written comments: <https://www.cityofflp.com/617/Virtual-Planning-Commission-Meetings>
- 6. Report from City Council Liaison**
- 7. Old Business**
 - Implementation of Town Center Vision
 - Discussions of open space and public amenities associated with other mixed-use developments in surrounding communities of comparable size
- 8. Reports and Announcements**
- 9. Agenda for Next Meeting**
- 10. Adjournment**

Instructions for participating in this meeting virtually:

Please click the link below to join the webinar:

<https://zoom.us/j/95493176827>

Or iPhone one-tap :

US: +12532158782,,95493176827# or +16699006833,,95493176827#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

**US: +1 253 215 8782 or +1 669 900 6833 or +1 346 248 7799 or +1 408 638 0968
or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799**

Webinar ID: 954 9317 6827



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: August 6, 2020
Re: August 11, 2020 Planning Commission Virtual Meeting
Attachments: 1. Slides of Mixed Use Project Open Space Examples

At the July meeting, Commissioners were asked to provide suggestions about mixed use developments that are positive examples of ones that successfully incorporate useful open spaces. Suggestions received included Schoolhouse District in Woodinville and Pearl Brewery Redevelopment in San Antonio. The City's consultant, Otak, also identified two development projects in Mill Creek that are relevant to Commission objectives.

The attached set of slides focuses on the Mill Creek Meadows (East Gateway Urban Village), The Farm at Mill Creek (under construction) and the Woodinville Schoolhouse District. The Mill Creek projects are similar to the size to LFP's Town Center. The Meadows appears to be a good example of how consolidation of most of the open space into one location creates the potential for a successful park. The Farm example appears to illustrate the opposite – it has more open space acreage than the Meadows, but it is divided up into at least a half dozen distinct areas. The Schoolhouse District is a smaller project that includes a variety of connected open spaces and the renovation of a school into a YMCA and community meeting place.

More slides/images will be available on the 11th, including ones of Pearl Brewery open spaces, for consideration as candidates for accompanying guidelines that address the character of open space that Commissioners find successful.

MILL CREEK MEADOWS

MILL CREEK MEADOWS (BUILT IN 2015)

- **Location:** 132nd and 44th
- **Size:** 16.17 acres,
- **Development:** Mostly residential (see other uses below) with 180 apartments; 122 townhomes (fourplexes)
- **Height:** 3-4 stories
- **Parking:** Surface spaces and garages
- **Open space:** 1.26 Acre Buffalo Park- centralized neighborhood open space; various private open spaces with walking paths and grassy areas (see next slides); bocce ball, playground, swings, picnic shelter, restrooms, barbeques
- **Other Uses:** 12,000 SF Primrose Preschool; 6,500 Office/Dental Building (Was Intended to be Mixed Use Neighborhood Commercial)
- **Notes:** Also known as East Gateway Urban Village





Buffalo Park



EAST GATEWAY URBAN VILLAGE

A PORTION OF THE NW 1/4, NE 1/4, SECTION 33, TOWNSHIP 28 N, RANGE 5 EAST, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
CITY OF MILL CREEK BS 12-63

SHEET 3 OF 4

SCALE: 1" = 100

LOTS / TRACTS

1. PARCEL A IS HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE COMMERCIAL DEVELOPMENT (SEE CONDITIONS AND RESTRICTIONS NUMBER 5, SHEET 3).
2. PARCELS B, C AND D ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE RESIDENTIAL DEVELOPMENT.
3. PARCEL E IS HEREBY DEDICATED TO THE CITY OF MILL CREEK FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES, PUBLIC PARK, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE. MILL CREEK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT E EXCEPT FOR THE PRIVATE STORMWATER FACILITIES (SEE PRIVATE STORMWATER FACILITY EASEMENT, SHEET 2).
4. TRACTS A AND B ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF A ROADWAY BUFFER, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE. THE PRIVATE OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

PUBLIC RIGHT-OF-WAY DEDICATION

44TH AVENUE SE, SHOWN HEREON AS PUBLIC, IS HEREBY
DEDICATED AS PUBLIC RIGHT-OF-WAY TO THE CITY OF MILL
CREEK UPON THE RECORDING OF THIS BINDING SITE PLAN
(SEE DECLARATIONS AND CERTIFICATES ON SHEET 1)

Area Table		
Lot	Square Feet	Acre(s)
EXISTING PARCEL C	3,004	0.0689
TRACT A	25,200	0.5785
TRACT B	5,606	0.1287
DEDICATED ROW	70,135	1.6101
PARCEL A	73,350	1.6839
PARCEL B	285,710	6.5590
PARCEL C	135,623	3.1113
PARCEL D	150,219	3.4466
PARCEL E	54,981	1.2622
TOTAL	803,829	18.4534

A circular metal surveyor's stamp. The outer ring contains the text "GLENN R. SPRAGUE" at the top and "STATE OF WASHINGTON" at the bottom. The center features a profile of a man's head facing left, with "41230" below it. The bottom half of the center contains the text "REGIONAL LAND SURVEYOR". A handwritten signature is written across the top of the stamp.

The logo for CORE DESIGN ENGINEERING. It features the word "CORE" in a large, bold, sans-serif font, with a thick, curved line arching over the top of the letters. Below "CORE", the word "DESIGN" is written in a smaller, bold, sans-serif font. At the bottom, the words "ENGINEERING •" are followed by a small, partially visible "P" for "PARTNERS".

DATE OF SURVEY: SEPTEMBER 23, 2013







THE FARM IN MILL CREEK

THE FARM IN MILL CREEK (UNDER CONSTRUCTION)

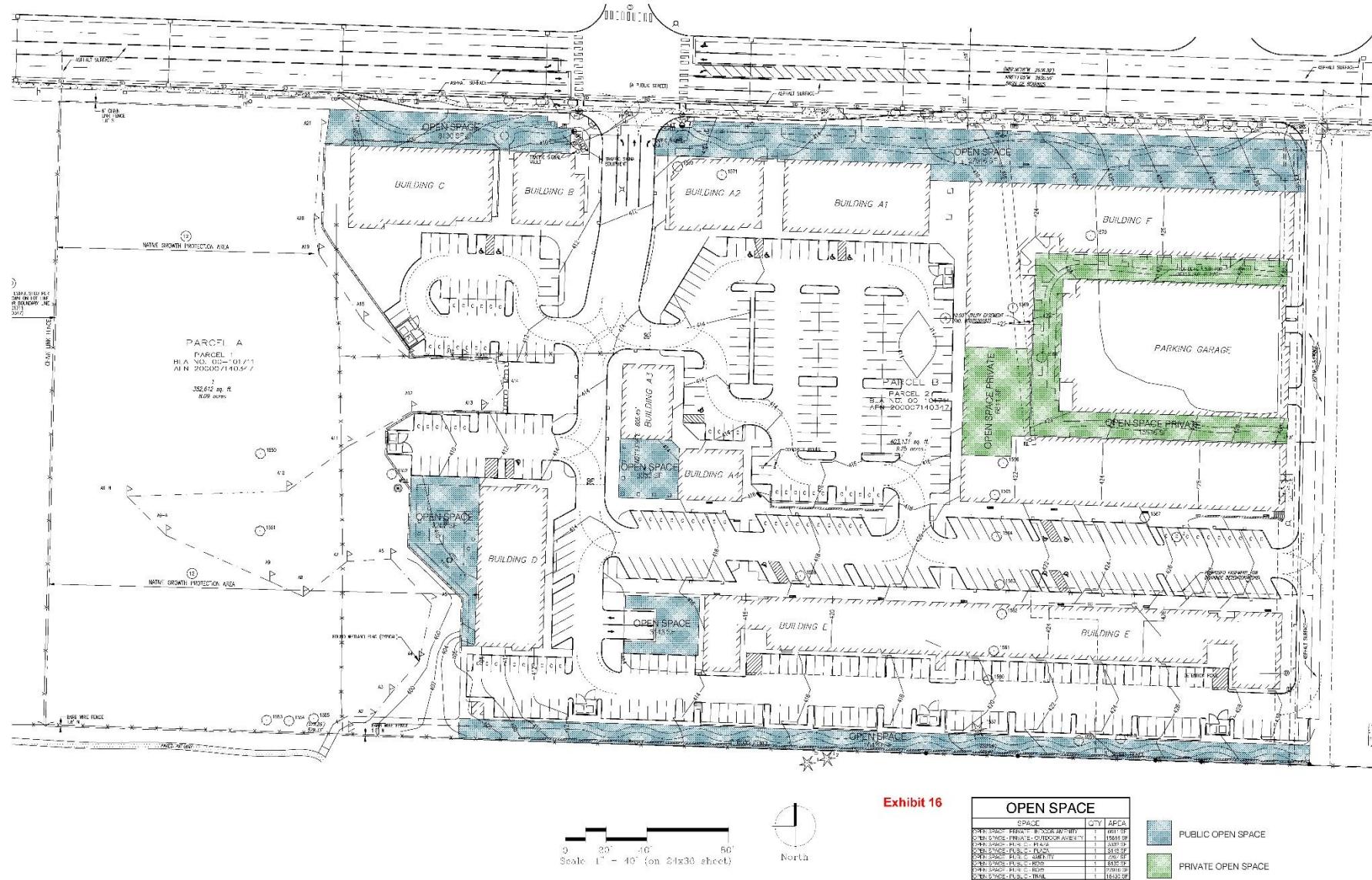
- **Location:** 132nd and 35th
- **Size:** 17 acres
- **Development:** Mixed use buildings with multifamily apartments, retail, medical offices—356 apartment units, 26 live/work units; 68,600 SF of retail space; 16,600 SF of medical offices
- **Height:** 5 stories
- **Parking:** 1,119 parking stalls (472 surface spaces and 647 in structured parking)
- **Open space:** 1.96 Acres of Open Space – split into 8 smaller areas around the site; no centralized park open space (less functional open space)



OPEN SPACE AREAS AT THE FARM IN MILL CREEK

Open space areas are dispersed across the site. Some is public (blue) and some is private (green).

Perimeter open space, which includes walking trails, is the majority of the public open space.



OPEN SPACE AREAS AT THE FARM IN MILL CREEK

Mostly developed site footprint, although site is adjacent to a large wetland/natural area, which residents will have visual access to, but no active recreation use, public waterfront space or trails are planned there; just a small interface/viewing area.



WOODINVILLE SCHOOLHOUSE DISTRICT

WOODINVILLE SCHOOLHOUSE DISTRICT (UNDER CONSTRUCTION)

- **Size:** Development is 3.29 acres,
- **Retail Space:** 30,000 SF of retail
- **Number of Units:** 261 multifamily apartments
- **Height:** 5 stories
- **FAR:** 79 du/ac
- **Parking:** N/A
- **Open space:** 30,000 SF of public outdoor space (see next slide)
- **Other:** Development is restoring the Historic Woodinville School House and building a new space for the YMCA and public/civic use





Landscape Plan

- (A) Plaza Entry
- (B) Interactive Forest
- (C) Stage
- (D) Living Room
- (E) Outdoor Play
- (F) Dog Park
- (G) Lawn
- (H) Overlook Steps
- (I) Courtyard
- (J) Lobby Entry
- (K) Bus Stop
- (L) Art Opportunity
- (M) Overlook
- (N) Retail Seating
- (O) Garage Entry
- (P) Wine Walk
- (R) Private Patio

WOODINVILLE SCHOOLHOUSE DISTRICT OPEN SPACE AREAS

- Pedestrian walkways
- 2,900 square foot lawn area
- 1,150 square foot interactive forest
- Overlook steps connecting the project with the Sports Fields
- Playground (E on the map below) that is for the YMCA daycare during the day, but open to the public when the daycare is closed
- Private residential courtyard between buildings A and B (I on the map below), indoor recreational areas
- Off-leash dog park (F) for residents only

Woodinville Civic Campus

