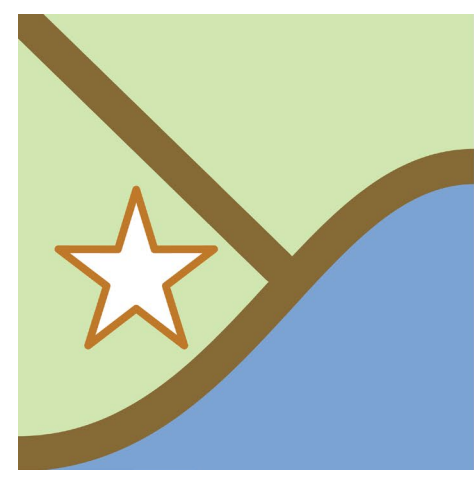


So Far...

Fall 2017	Public and Stakeholder Engagement Began
Winter/ Early Spring 2018	Community Visioning Workshops
Late Spring 2018	Town Center VISION Completed
Fall 2018	Public Scoping Meetings/Outdoor Open House
January 2019	Draft EIS Published and Public Hearing

Opportunities for Public Engagement Throughout Process



Lake Forest Park

TOWN CENTER

Heart of the Community

Immediate Next Steps Ahead for Town Center Plan

COW and PC Joint Meeting March 2019	PC and CC Work on Preferred Alternative, VISION/Plan, and Code Amendments April 2019	Publish FEIS and Finalize VISION/Plan and Code Amendments with COW and PC May 2019	Publish Draft Town Center VISION/Plan and Code Amendments Early June 2019	Public Hearing with CC; Deliberations and Adoption of VISION/Plan and Code Amendments Late June 2019
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Future Steps and Estimated Timeframes for Permitting Review at Town Center

Developer Submits Application for Redevelopment of Town Center Day 1	Notice of Application and Project Level Environmental Determination Published 14 Day Public Comment Period	City Council Approves Development Agreement with Applicant Early in the Application Process	Staff Report Completed/Notice of Public Hearing Published At Least 10 Days Before Hearing	Hearing Examiner Conducts Public Hearing; Issues Decision within 10 Days 120 – 180 Days After Applying	Clearing and Grading, Critical Areas, and Tree Permit Notice of Decision Published 14 Day Public Comment Period	Building and Other Permits Issued 180 – 270 Days After Applying
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How the Town Center VISION/Plan Supports and Reinforces Lake Forest Park Comprehensive Plan Goals and Policies

Preliminary Draft—March 28, 2019

Comprehensive Plan Vision Statement

In 2035, our balanced approach to environmental preservation, economic vitality and attractive residential character has allowed Lake Forest Park to flourish. We have preserved and enhanced our natural environment and unique residential neighborhoods as defining features of our city. We are a welcoming and inclusive community enriched by diverse cultures and perspectives. A vibrant Town Center district is the cultural heart of our community and, together with other neighborhood centers, fosters a resilient economy and provides a diversity of shopping and entertainment opportunities that appeal to all ages. Our neighborhoods are safe and connected to each other and to community gathering places by well-designed paths, sidewalks, and bike lanes. Our legacy of collaboration with neighboring jurisdictions has inspired

Town Center Land Use Designation—TC—Mixed Use Town Center

Mixed Use Town Center

Development in the town center category shall continue to be pedestrian oriented. A diversity of housing, business, commercial, civic, recreation and employment opportunities that complement the primary commercial use should be encouraged. It is not the intent of the City to mandate or require that housing be included in any development proposals concerning the Town Center, but rather to encourage it as an option. As applied to the town center category, pedestrian orientation means continued provision of sidewalks, landscaped parking areas, and attractive, safe, and convenient access between the center and adjacent bus stops and pedestrian access routes.

Support of Comprehensive Plan Goals and Policies

Comprehensive Plan Goals and Policies	How the Town Center VISION/Plan Supports
Land Use	
Goal LU-1 Land Use Pattern. Establish a development pattern that preserves the character of Lake Forest Park while allowing for variety in new development	The Town Center VISION/Plan calls for preserving the character of surrounding neighborhood and enhancing the character of the Town Center through new development.
Policy LU-1 6 As needs are identified, continue to develop and implement small area studies and subarea plans that help the City achieve its vision for the future.	The Town Center VISION/Plan is a subarea plan that focuses on confirming the community's vision for Town Center and putting forward goals, policies, and recommended actions that support the vision and the Comprehensive Plan.
Goal LU-2 Community Character. Promote and strengthen Lake Forest Park's identity, vision and values through the future land use pattern	The process to create the Town Center VISION/Plan was implemented to better understand the community's desired identity,

	vision, and values specific to Town Center so those could be reflected in the subarea plan.
Policy LU–2 1 Ensure that land use policies and regulations reflect the importance of the city’s natural environment, tree cover, and Lake Washington shoreline in community identity.	The Town Center VISION/Plan includes goals, policies, and recommended action for enhancing natural elements in the subarea including Lyon Creek and existing tree cover and calls for a greater level of enhancement, tree plantings, and landscaping than exists currently and than would be required under the current Lake Forest Park Municipal Code (LFPMC).
Policy LU–2 2 Encourage a high quality pedestrian environment and walkable community.	The Town Center VISION/Plan redevelopment and improvements would support this policy.
Policy LU–2 4 Preserve a sense of place through consistent and compatible development character, while also recognizing the variety of unique neighborhoods in the City.	The Town Center VISION/Plan recognizes the difference in development character between the Town Center and surrounding single family neighborhoods while also calling for a high quality of design and development to enhance the sense of place and overall character of the community.
Policy LU–2 5 Provide for a smooth transition between differing land uses through landscape buffers, site and building design measures, or other appropriate techniques.	The Town Center VISION/Plan calls for buffering and landscaping at the site edges, as well as building design measures to provide for a smooth transition between Town Center land uses and those of surrounding neighborhoods.
Policy LU–2 6 Foster a sense of community through support for formal and informal gathering places, such as in Town Center, local businesses, and public open spaces.	The Town Center VISION/Plan calls for increased provision of formal and informal gathering spaces as part of redevelopment.
Policy LU–2 7 Assure that community values and aspirations are reflected in the City’s plans.	A robust community engagement program is being carried out to ensure that the Town Center VISION/Plan reflects community values and aspirations.
Goal LU–3 Compatibility with Natural Environment. Promote design and development that respects and preserves the natural environment	See response to LU-2.1, above.
Policy LU–3 1 Encourage the integration of natural landscape in new development by including both natural and compatible ornamental plants, shrubs, and trees.	Landscaping design standards are being developed specifically for the Town Center that would reinforce this policy.

Policy LU–3 2 Provide design flexibility to preserve desirable existing site features, including clusters of trees, watercourses, slopes, open spaces, and similar assets.	The proposed design standards and development agreement provisions would support this flexibility.
Policy LU–3 3 Recognize and support tree preservation as an integral part of community character.	The Town Center VISION/Plan and corresponding design standards that are in development recognize and support tree preservation of mature trees around the perimeter of the Town Center.
Policy LU–3 4 Identify and preserve scenic vistas and water access as development occurs.	The Town Center VISION/Plan calls for enhancing views and vistas to Lake Washington, Mount Rainier, and the surrounding forested setting as development occurs.
Policy LU–3 5 Always consider implications of land use decisions on stormwater patterns and support low impact development measures.	Redevelopment at Town Center would be subject to stringent stormwater management requirements, including low impact development measures that were not in place at the time of original development. Because of this redevelopment likely would improve stormwater management, water quality, and related habitat over today's conditions.
Policy LU–3 6 Promote the natural drainage and green infrastructure concepts and projects identified in the Legacy 100-Year Vision.	The Town Center VISION/Plan would reinforce natural drainage and green infrastructure concepts, and these are required by the Department of Ecology and local stormwater management provisions.
Goal LU–4 Residential Neighborhoods. Promote the quality, character and function of residential neighborhoods	The Town Center VISION/Plan calls for high quality design and development at the Town Center that would promote the quality, character, and function of Town Center and surrounding residential neighborhoods.
Policy LU–4 1 Reflect natural constraints, surrounding development, and proximity to services and facilities in establishing residential densities.	The Town Center VISION/Plan calls for multi-family densities at Town Center and protecting and preserving surrounding single family neighborhoods (maintaining these areas at single family densities).
Policy LU–4 2 Provide flexibility for innovative design options in order to preserve significant natural features, to provide transitions between different types of uses, or to meet other community objectives.	The Town Center VISION/Plan and corresponding design standards (in development) call for preserving green spaces between uses, extending and enhancing the function of Lyon Creek as a site amenity and asset, and using features such as rooftop gardens, terraces, and building step

	backs and articulation to provide transitions between different types of uses and preserve a sense of green at the site.
Policy LU-4 3 Identify underused land and encourage infill development that is compatible with the scale and character of surrounding development.	The Town Center VISION/Plan encourages infill development at a location where the existing commercial scale and character is compatible with multi-family densities and proposes setbacks/buffers and landscaping to transition between Town Center and adjacent single family uses to the West.
Policy LU-4 4 Encourage higher-intensity multifamily development in areas nearest to transportation facilities, commercial services, open space, and other amenities.	The Town Center VISION/Plan does exactly this.
Policy LU-4 5 Encourage a compatible mix of residential densities in the city's neighborhoods.	The Town Center VISION/Plan calls for intensifying residential use at the Town Center (multi-family density) while preserving the character and integrity of surrounding single family neighborhoods.
Goal LU-5 Economic Vitality. Support the long-term economic vitality of commercial development that meets the needs of the City and its residents	The Town Center VISION/Plan proposes to retain ongoing commercial use and for new commercial and retail uses to develop over time as the market demands (and as such, to serve the community's needs).
Policy LU-5 1 Provide for a mix of uses in commercial zones that meet the daily needs of residents and the traveling public.	The Town Center currently provides a mix of uses that serve purpose and there are no plans to change this, only to further enhance the diversity of use (more restaurants, more small businesses/shops, more variety of retail, etc.— this would happen with more residents living at Town Center to support the economic vitality of these new places).
Policy LU-5 2 Establish standards to enhance visual interest of commercial areas and to ensure long term compatibility with surrounding area. For example, consider building height, bulk and orientation, landscape improvements, signs and hardscape improvements, parking lot orientation, and non-motorized access.	The corresponding amendments to the LFPMC and supporting Town Center Design and Development Standards address all of these elements.
Policy LU-5 3 Enhance street-level interest and liveliness through enhancements for pedestrians	The Town Center VISION/Plan goals and policies related to Placemaking and Town Center Character call for enhancing street-level interest

and bicycles, and ground floor commercial or public uses.	and liveliness and design and development standards are being prepared to further reinforce this.
Policy LU–5 4 Encourage amenities, such as the inclusion of open space, water features, public art, planters, and courtyards, to enhance vitality and visual interest.	The Town Center VISION/Plan goals and policies related to Placemaking and Town Center Character call for inclusion of these features, and design and development standards will further support this.
Policy LU–5 5 Inventory and encourage the redevelopment of underutilized commercial areas through regulatory techniques and incentives. (For example, regulatory incentives may include regulatory assistance to expedite approvals, density bonuses, and regulatory relief from specific development standards.)	The Town Center is an underutilized commercial area and the VISION/Plan is calling for a smart growth solution that brings new residents into proximity with commercial and public uses, high capacity transit, and other services. Regulatory techniques to incentivize and encourage redevelopment are being exemplified as part of revisions to the LFPMC and creation of specific design and development standards for the Town Center.
Goal LU–6 Public Uses. Ensure that public uses support and strengthen community character	Ongoing civic uses at Town Center, such as City Hall, police, and fire, as well as the proposed bus rapid transit facilities would continue to support and strengthen community character.
Policy LU–6 1 Create community landmarks and promote identity through the development process.	The design standards call for redevelopment to strengthen identity and character of Town Center and the community through design treatments including the creation of landmarks, as well as installations of public art, architectural and landscape architectural character, placemaking, and other approaches.
Policy LU–6 2 Encourage joint siting of public facilities to increase convenience for the public and promote efficiency in public investments.	Location of the bus rapid transit parking structure encourages additional public facilities and improvements at Town Center and potentially could yield partnership opportunities to enhance civic space and function at the site.
Policy LU–6 3 Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping, and street furniture, to enhance community	The Town Center VISION/Plan calls for improvements to the public rights-of-way of Bothell Way and Ballinger Way compatible with other City plans(Safe Streets/Safe Highways) and to promote complete streets and incorporate design features such as these.

character. (The Legacy 100-Year Vision identifies several possible street greening projects.)	
Goal LU–7 Healthy communities. Establish a land use pattern that supports community health.	The Town Center VISION/Plan will support the opportunity for existing and new Lake Forest Park residents to live more active, healthy lifestyles—by encouraging more walking and bicycling, connections to trails (Burke-Gilman, local walking routes, etc.), access to healthy foods (grocery, local restaurants), access to exercise and recreation facilities, and other health-benefitting qualities.
Policy LU–7 1 Promote neighborhood connectivity through connections to the existing and planned trail system, residential neighborhoods, and commercial centers.	The Town Center VISION/Plan calls for enhancing neighborhood connectivity to/from Town Center, as well as strengthening connectivity to the regional Burke-Gilman Trail corridor.
Policy LU–7 2 Encourage pedestrian scale improvements, focusing on color, materials, form, and functional utility on streets and trails.	The design and development standards being prepared to support the Town Center VISION/Plan call for pedestrian scale design and an enhanced level of color, materials, form, and functional utility at the street level.
Policy LU–7 3 Support safe walking and bicycling routes to schools.	The Town Center VISION/Plan calls for enhancing neighborhood connectivity to/from Town Center.
Policy LU–7 4 Within commercial centers, provide attractive street fronts and connecting walkways to accommodate pedestrians as the priority.	The design and development standards being prepared to support the Town Center VISION/Plan call for attractive street frontages/building frontages, as well as connecting walkways to accommodate pedestrians as the priority throughout Town Center.
Policy LU–7 5 Encourage land uses that expand options and access to healthful foods.	The Town Center VISION/Plan goals and policies call for retaining the current commercial functions including grocery, preserving the farmers market, and the potential integration of community gardens with redevelopment.
Policy LU–7 6 Promote activities such as farmers' markets that improve access to healthful foods.	The Town Center VISION/Plan goals and policies as well as recommended actions call for protecting and preserving the current function of the farmers market at Town Center and allowing space for the farmers market to continue to thrive and expand (such as through creation of a festival street space as part of redevelopment).

Goal LU-8 Historic Preservation. Protect and preserve historic, cultural, and archaeological resources.	Recognizing that the site was once a Native American village, the Town Center VISION/Plan calls for honoring historical and cultural values and traditions through ongoing events, public art, and reflection of Native American design in architecture and landscape architecture.
Goal LU-9 Regional Issues. Work proactively in establishing inter-agency partnerships that address regional planning issues.	The City is working closely with Sound Transit, WSDOT, and other agency partners to address regional planning issues.

DRAFT

SUMMARY OF COUNCIL WORK TO DATE ON TOWN CENTER PLAN

Process to date: Listen and Learn Mode to Inform Later Discussions

April 12, 2018	Public Testimony on the Draft Vision for Town Center
July 10, 2018	Joint Discussion with Planning Commission on Implementation of Town Center Vision
August 28, 2018	Continued Joint Discussion with Planning Commission on Implementation of Town Center Vision
October 23, 2018	Next Steps Ahead for COW on Planning Commission (Timeline Review) and Update on Planning and Land Use Regulations Amendments and Key Elements to be Studied in the EIS; Update on Public Scoping and October 14 Outdoor Open House and Public Comments Received to Date
November 26, 2018	Kickoff Committee of the Whole Process Supporting Town Center Plan/Code Amendments; Environmental Impact Statement (EIS) Structure/Overview of Alternatives; Code Amendments Overview; Town Center Design Standards and Guidelines Overview
December 1, 2018	Council Retreat. Consider and Establish Council Priorities for 2019 Specific to the Town Center Vision.
December 3, 2018	Discussion on Draft EIS Chapter 2.0 Description of Alternatives and Code Amendments
December 10, 2018	Overview of Alternatives Analysis Results from DEIS; Continued Discussion on Code Amendments; Delivery of Draft Town Center Design Standards and Guidelines document to COW; Discuss Intent to Encourage Design Excellence and Creativity, High Quality Development
January 2, 2019	Review DEIS published on January 2nd and Discuss Comments Received to Date; Town Center Plan Outline; Updates on Code Amendments
January 14, 2019	Update on DEIS; Discussion of Code Amendments, Design Standards and Guidelines
January 28, 2019	Discussion/Overview of EIS Process; Architectural Standards and Guidelines; Design Review Procedures; Parking Provisions; Commuter Parking Structure
February 11, 2019	Review Draft Environmental Impact Statement (DEIS) Comments Summary
February 16, 2019	Council Retreat. Build on Priorities from December Retreat; Review Vision Elements Diagram; Long Term Vision Bubble Diagramming Exercise

Thoughts and References on the Role of Planning Commissioners

“Planning commissioners are policy advisors, city and county elected officials are policy makers, and planning staff are policy administrators and enforcers of the plans and codes adopted by the councils.” (Joe Tovar, Affiliate Associate Professor, UW Department of Urban Design and Planning, former city planning director and member of the Washington State Growth Management Hearings Board)

The commission may act as the research and fact-finding agency of the municipality. To that end it may make such surveys, analyses, researches and reports as are generally authorized or requested by its council.... (RCW 35.63.060 Powers of commissions)

LFPMC 2.22.030 Commissions established.

- A. Planning Commission. The planning commission shall develop the city's comprehensive plan and updates for recommendation to the mayor and city council and perform other duties as required by state law.

LFP Volunteer Commission Manual

Making Recommendations to Council

The Mayor or the council may request a commission to review an issue and/or make a recommendation on a specific item. When presenting recommendations to the Council, it is essential that commission members keep the following in mind:

- All recommendations should be in written form; staff can assist in the preparation of the needed documents.
- All ideas should be expressed in clear and concise language.
- Proposed solutions should be viable and cost-effective.
- Recommendations should identify the reasons for the changes suggested.
- The advice should reflect a consensus or a majority of the commission members.
- The commission must make a recorded vote at a public meeting to make a recommendation from the commission.

Lobbying

A commission member designated by his/her commission as its representative may provide information and make informed recommendations on issues to Council and the Mayor. Any commissioner may testify before the council as an individual citizen. Individuals acting on their own may not represent themselves as speaking for the commission.

Lake Forest Park - City Council Retreats

December 1, 2018 & February 16, 2019
Summary of Issues and Common Themes
DRAFT 03/18/19

Common Themes:

1. Town Center should foster a sense of community, connections & engagement; key area is to establish long term viability of the Commons and Farmer's Market.
2. Town Center should attract community members from all generations
3. City Hall:
 - a. Chambers should be designed for engagement
 - b. Should become the Civic Center for LFP
 - c. Should expand to better serve the public, with indoor and outdoor gathering spaces; inadequate today
 - d. Should reflect the community brand/image
 - e. Should reflect and respect the natural environment
4. Parking & Sound Transit Parking Garage:
 - a. Garage should serve multiple functions: more than a garage
 - b. Some surface parking needed, but most focused into structured parking
5. Town Center Design Considerations
 - a. Establish a Front Door and Living Room
 - b. Front doors of buildings should face to interior of site
 - c. Uses should have several front doors, depending on the zone
 - d. Back-of-house activities should be screened, minimized
 - e. Better response to edges; 522/104 intersection is an urban edge
 - f. Massing: value height and open space over big footprints, provide spaces between buildings
 - g. Variety of building heights
 - h. Character should be "Village in the Forest."
 - i. Provide opportunities for public art
6. Zones of Emphasis & Identity:
 - a. Residential – upper site, with open space
 - b. Commercial – west corner
 - c. Civic – east corner
7. View Corridors/Opportunities
 - a. Public access to view of the water & mountains
8. Transportation:
 - a. Pedestrian access & paths – trail around the site, access to Burke-Gilman, neighborhoods, nearby parks
 - b. Create safe zones for pedestrians and bikes
 - c. Town Center should contribute to a comprehensive mobility solution
 - d. Concentrate vehicle flow & consolidate access points
 - e. Grade-separated crossing of 522
 - f. Create a spine/artery through the site – "Main Street"

9. Open Space

- a. Connected to Civic Center
- b. Centralized, quiet core
- c. Key part of residential zone
- d. Should be usable, continuous, connected
- e. Festival Street concept may evolve into other forms of open space/gathering places; set permanent location for the Farmer's Market.

10. Lyon Creek

- a. Celebrate, protect, orient toward it

City of Lake Forest Park

Council Planning Retreat Report *December 6, 2018*

Prepared by



What Town Center Should Represent

- > Fostering a sense of community, engagement and connection (11)
- > Festival street opens with art installation (10)
- > TC reaches net zero goals early (5)
- > TC has multi-generational attraction (4)
- > TC helps preserve rural feel (3)
- > Preserve and enhance natural assets (2)
- > Civic space for community gathering (2)
- > Save Third Place Commons forever (2)
- > Provide safe connectivity (1)
- > LFP Farmer Market celebrates 100 years (1)
- > Community enjoys open space at TC (1)
- > Comfortable shopping access (0)
- > Village in the forest (0)
- > Include “Art” features interactive (0)
- > Revitalizing life-blood of LFP (0)
- > Opportunities for community partnership (0)
- > TC gardens win awards (0)
- > Retail grows at TC Post Office (0)
- > Metropolitan Grille moves to new location (0)
- > LFP opens new Stewardship Hall (0)
- > TC heart grows three times larger (0)

Gathering Place and Transactional

- > Council Chambers designed for engagement (11)
- > City Hall transforms into a Civic Center (11)
- > City Hall expands to serve public better (8)
- > City Hall is a welcoming and inviting place (7)
- > Facade is open and transparent (3)
- > City Hall reflects our community (2)
- > City Hall includes indoor and outdoor spaces (0)
- > City Hall Celebrates LFP (0)
- > Needs to include both – transaction and gathering place (0)
- > Not limited to a facility (it’s a system) (0)
- > City Hall includes a community gathering place (0)

- > Award winning City Hall and services (0)

Components (blank page)

- > A Civic gathering space with indoor/outdoor space (12)
- > Garage needs to reflect LFP brand (8)
- > Regain some of our natural LFP environment (7)
- > Secure and functional Police Department (4)
- > Programable open space (3)
- > Partner with community service providers (2)
- > Includes appropriate level of sustainability (2)
- > Has affordable housing component (1)
- > Pedestrian and bike friendly environment (1)
- > Our brand is Lake, Forest and Park (1)
- > Preserve library long-term (1)
- > Encourage art and oversite branding (0)
- > Commuter friendly amenities (0)
- > A City Hall with functional LFP permit counter, Chamber and Court (0)

Policy Priorities

- > Garage is more than just parking (12)
- > Ensure integrated comprehensive mobility system (12)
- > All development and design with a focus on LFP brand and values ((4)
- > Establish a front door and living room (4)
- > Be more purposeful about art inclusion (3)
- > Establish executable funding and resource strategy (3)
- > Housing with a range of affordability (2)
- > Evaluate energy efficiency opportunities (1)
- > Transform City Hall to a Civic Center (0)
- > Prioritize engagement and gathering places for people (0)
- > Development needs to include green space (0)
- > Address view corridors (0)

Potential Partners List

- > Merlone Geier
- > Sound Transit
- > King County Libraries
- > Our community (Third Place Commons)
- > King County Parks
- > Businesses
- > LFP Civic Club/Stewardship Foundation
- > King County Metro
- > Washington State Department of Transportation
- > Shoreline School District
- > Shoreline Senior Center

Evaluation

Pros

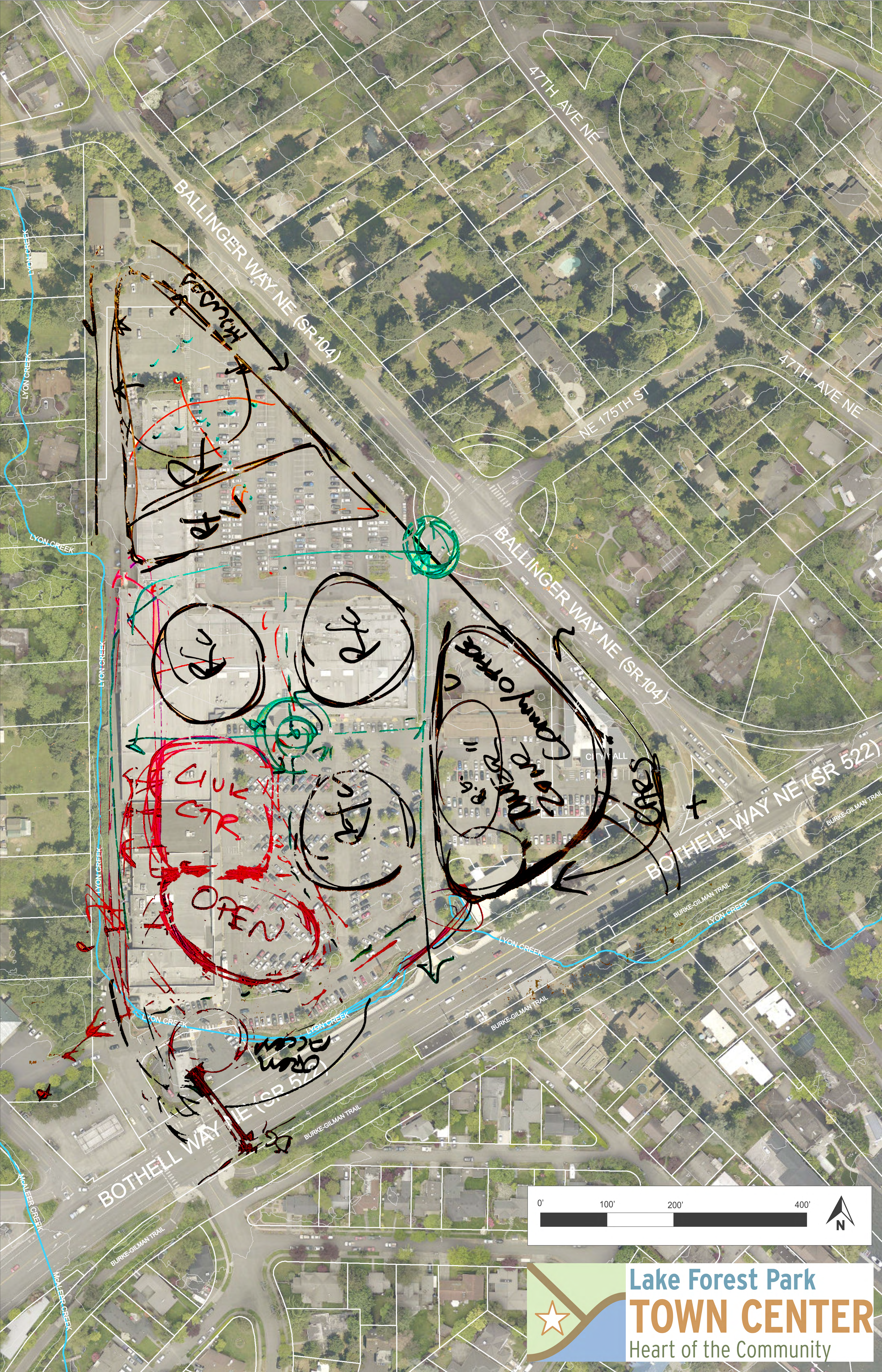
- > Time management
- > Food
- > Good energy
- > Good participation
- > Consultant's presentation
- > Great focus
- > Collaborative
- > Respectful
- > Humor
- > Headlines exercise

Cons

- > More time for ideation
- > More deliberate documentation in the parking lot
- > 8am on Saturday
- > Three votes aren't enough
- > Keep vote weighting a secret

Parking Lot

- > Preserve our history of activism
- > Determine the “how” for preserving our history of activism



BALLINGER WAY NE (SR 104)

NE 175TH ST

BALLINGER WAY NE (SR 104)

BOTHELL WAY NE (SR 522)

BOTHELL WAY NE (SR 522)

0' 100' 200' 400'





BALLINGER WAY NE (SR 104)

NE 175TH ST

BALLINGER WAY NE (SR 104)

BOTHELL WAY NE (SR 522)

BOTHELL WAY NE (SR 522)

0' 100' 200' 400'





Lake Forest Park

TOWN CENTER

Heart of the Community



UNITS
300-400

RESIDENTIAL
SERVICES

RETAIL
SERVICES

CIVIC

BOLLINGER WAY NE (SR 104)

BOTHELL WAY NE (SR 522)

NE 175TH ST

BOLLINGER WAY NE (SR 104)

BOTHELL WAY NE (SR 522)

CITY HALL

ADMIN



