

Town Center Framework Design Guidelines Update—Draft Written Content

Part 1—May 6, 2020

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<Note to Planning Commission: Similar to the Freestanding Parking Structure Design Guidelines, this document will be reformatted with extensive photographic examples to support the text of the provisions.>

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5 Design Guidelines

Design Guidelines for Town Center are presented within the following sections. <Please note that the Freestanding Parking Structure Design Guidelines have already been recommended by the Planning Commission. The sections below correspond to the organization of the adopted vision for Town Center.>

- 5.1 Placemaking, Vibrancy, and Public Spaces <'Public Realm'>
- 5.2 Sustainability and Environmental Stewardship
- 5.3 Site Planning and Design <Added: could rearrange Vision to provide goals as a foundation for this>
- 5.4 Multimodal Connectivity and Walkability
- 5.5 Parking for Vehicles and Bicycles <combine with 5.4?>
- 5.6 Freestanding Parking Structure Design
- 5.7 Town Center Character and Architectural Design <Keep public art as separate section?>

<SEE LAST PAGE FOR DRAFT WORKING OUTLINE OF PROVISIONS UNDER THESE SECTION HEADINGS>

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5.1 Placemaking, Vibrancy, and Open Space

The focus of this section of the Town Center Framework Design Guidelines is on retaining, enhancing, and expanding important functions and uses that serve the everyday needs of Lake Forest Park residents, such as City Hall, Third Place Commons, the library, police, fire, and emergency services, groceries, shops, businesses, and restaurants and cafes, as well as creating high quality indoor and outdoor gathering spaces that are well connected to an enhanced pedestrian network throughout Town Center.

Placemaking is an encompassing term used to define the qualitative nature of an area. Vibrancy is commonly defined as being full of energy and life. Open space areas include public open space for use by the general public, as well as private open space open to use by residents who may live at Town Center in the future.

For the purposes of these Framework Design Guidelines, “placemaking” actions are those that enhance the character and vibrancy of Town Center as the heart of the community and that are consistent with a “Village in the Forest” sense of place. The role of open space in redevelopment serves a critical role in achieving Town Center’s function as the heart of the community and the “Village in the Forest” sense of place.

The following provisions related to placemaking, vibrancy, and open space apply to all redevelopment and site improvements at Town Center. Additional provisions related to Town Center character are provided in Section 5. of these guidelines.

<To PC: Below is a partial working draft of this subsection of the design guidelines. These are mostly design guideline provisions that the PC has previously been involved in drafting. However, there may be others to add to this subsection, so before drafting this in full, let’s discuss what you would like to see included/emphasized.>

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5.1.1.X Strengthen Community Character and Visual Continuity through Cohesive Design and Architectural Compatibility

Intent:

Town Center development should transition well into the surroundings and enhance community identity and character. Architectural design and the aesthetics of buildings and structures also should be a source of pride and blend well into the Lake Forest Park setting. The Lake Forest Park community is interested in a design style and aesthetic for buildings and site improvements that is emblematic of high-quality Pacific Northwest architecture and design and creates the sense of a “Village in the Forest.”

If redevelopment occurs in multiple phases, each phase of improvements over time should result in the desired quality and collectively should contribute to the sense of vibrancy and attractiveness of the Town Center overall. Over time, the Lake Forest Park Town Center should be redeveloped in a manner that is better oriented to pedestrians, bringing a strong sense of human scale in architectural and site design. Buildings of later phases should be designed to contribute to the quality and character of initial phases of redevelopment. The design guidelines section 5.7 (Town Center Character) address this more fully. Avoid out-of-scale, over-simplified, kitschy, or overdone architectural elements applied without regard to size or use of the element and building elements that do not respect the scale, materials, proportions and heights of adjacent high-quality buildings.

Provisions:

- a. Ensure that all buildings and spaces are pedestrian-oriented and contribute to the attractiveness and vibrancy of the Town Center.
- b. Emphasize design excellence and high quality in the selection of building and site materials.
- c. Town Center should look and feel as if it is one place with visual continuity and connectivity throughout.
- d. Carefully consider building massing in design, ensuring that the siting and design of large buildings includes elements that reduce their perceived massing to pedestrians and that add visual interest.

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- e. Connect social gathering spaces and pedestrian corridors in key areas, including along the Lyon Creek corridor.
- f. Buildings should be designed to fit into the setting and to relate to buildings of other phases of redevelopment—relating to the context rather than calling attention to themselves through design excesses or novel variations. Architectural elements should enhance, not detract from, the overall character at Town Center.
- g. Use architectural elements used at a scale and level of detailing proportionate to the size of the building, as well as forms, proportions, rhythms, materials, colors and architectural motifs that are suggested by and complement adjacent buildings.
- h. Original designs and contemporary approaches that help to convey Pacific Northwest style, a commitment to sustainability, and village-like character are strongly encouraged. For example, architects should consider the use of cross-laminated timber and other advancing timber construction technologies. <This could fit here or under 5.7.>

5.1.2.X Orient Buildings and Site Spaces to Views and View Corridors

Intent:

Views of Lake Washington, Mount Rainier, and surrounding forested terrain enhance the setting, reinforce the identity of Lake Forest Park, and add value to the experience of living, working, shopping, dining, and socializing at Town Center.

Provisions:

- a. Preserve and enhance views of surrounding forests, Lake Washington, and Mount Rainier (where possible) through orientation of buildings and spaces. Views and vistas should be optimized throughout the site with site planning and design as well as building orientation.
- b. View corridors should be created and retained as part of site and building design as much as possible. Views can be framed within internal street and pedestrian corridors, between buildings, between stands of trees, and through architectural

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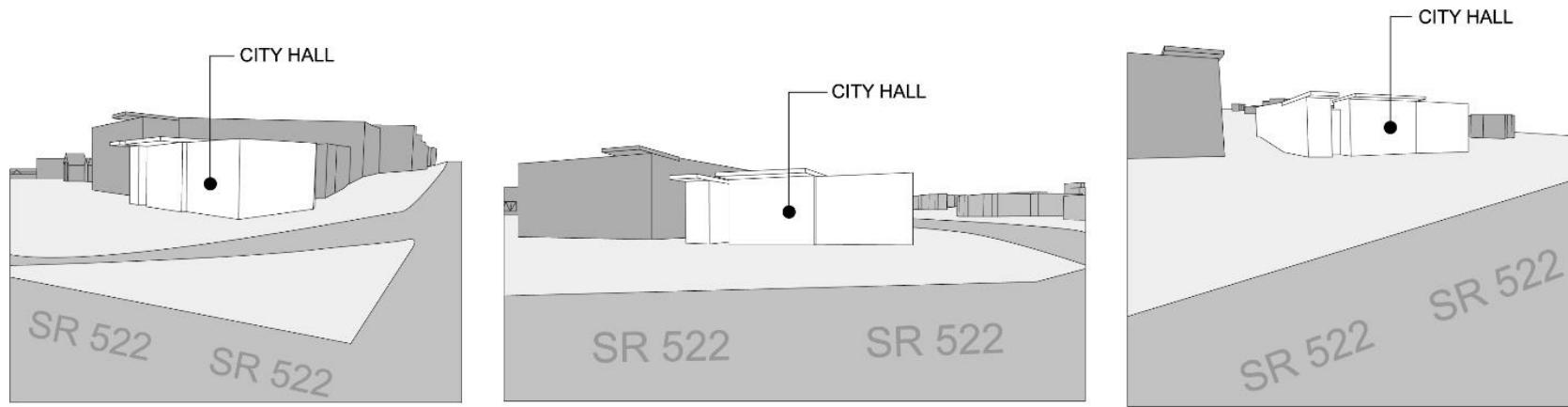
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treatments

- c. Consider the vistas and vantage points from public spaces when designing sites, buildings, and streetscapes. Consider views from the pedestrian vantage point as well as from the vehicular standpoint. Also consider how buildings would look like from vantage points within the site and around the perimeter and provide architectural treatments and screening to ensure these views are attractive. Developments should take advantage of special view opportunities (such as character defining terminal vistas).
- d. Provide visual continuity and visual connections across the site—pedestrians walking across the Town Center should be able to see from one major destination to another, as this will enhance wayfinding and pedestrian connectivity. Create axial relationships across the site, with pedestrian pathways that connect to visible features and landmarks whether part of the site or buildings.
- e. Frame and enhance view corridors throughout the site, including opportunities to view the Lyon Creek corridor, forested surroundings, and other features. The integration and placement of trees and landscaping elements should be considered to enhance views to and from public spaces. Planting elements add a softening effect on views of large buildings. In addition to street trees and planting strips, consider integrating landscaping elements along building façade edges, along façade walls, and rooftops.
- f. Locations where private residents as well as customers, employees, and visitors can enjoy views of Lake Washington, Mount Rainier, and the forested surroundings should be created in multiple places throughout Town Center.

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Maintaining Visual Connectivity with City Hall from 522

Figure 5.X

- g. A view corridor to City Hall from the main road entering the site from SR 522 should be maintained as part of redevelopment. See Figure 5.X.

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5.1.3.X Create a Stronger Sense of Green at Town Center <Edge Conditions/Setbacks Addressed Here>

Intent:

The Town Center is surrounded by forested neighborhoods on sloping terrain with mature trees and a strong sense of connection to Lake Washington. While the Town Center includes more intensive land uses and more urban qualities than the surrounding neighborhoods, the Town Center character should represent a “Village in the Forest” aesthetic and should incorporate a smooth transition to the forested surroundings. In addition, the character should reflect the community’ strong commitment to maintaining a healthy tree canopy and significantly expand the sense of green at Town Center.

Provisions:

- a. Create a stronger sense of “green” over “gray” at the Town Center, with open space areas, trees, and landscaping that visually predominate over surface parking areas.
- b. Refer to LFPMC 18.42.XXX for provisions related to required setbacks and preserve existing trees and provide enhanced landscaping (adding to the tree canopy) in these areas, per regulations in 18.XX and 18.XX.
- c. Preserve existing trees to the maximum extent possible and enhance native plantings and habitat conditions within the Lyon Creek buffer, and in other locations where existing mature trees exist.

<Could potentially increase the canopy goal at Town Center as a code amendment - see LFPMC 16.16>

5.1.4.X Establish and Strengthen Gateways

Intent:

Enhance the sense of place and identity of Town Center, as well as its function as a Gateway to Lake Forest Park.

Provisions:

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- a. Use architectural, public art, landscape, and site design elements to mark transitions and entrances. Gateway features should be compatible with and incorporate design elements of other architectural features at Town Center.
- b. Celebrate entrances into and within Town Center at many levels. Pedestrians, cyclists, transit passengers, and motorists should experience a sense of “entering” or moving into the area as well as entry into surrounding neighborhoods.
- c. Features that may be considered to convey a sense of gateway include: arches, arcades, pylons, columns, fountains, bridges (including grade-separated pedestrian and bicycle crossing), signage, distinctive landscaping, decorative lighting elements, or sculptural and artistic elements.

5.1.5.X Create Places for People—Places to Gather

Intent:

Provide attractive and inviting outdoor pedestrian gathering spaces maximize use and activity and enhance vibrancy. Provide comfortable and inviting places where people can stop to sit, rest and visit. Providing places and opportunities for people-watching, socializing, interactions with nature, and dining will enhance Town Center’s identity as the heart of Lake Forest Park and a place for community interaction, as well as a place for locals and visitors alike to enjoy. Seating and resting places can add vitality to the urban environment. People will use available seating in open, well-designed areas, not in secluded or awkward spots.

Provisions:

- a. All areas should be designed in a manner that is consistent with Universal Design best practices and must in accordance with applicable code requirements and provisions of the Americans with Disabilities Act/Architectural Barriers Act Architectural Standards.
- b. All areas should be designed in conformance with Crime Prevention through Environmental Design (CPTED) standards.

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- c. Pedestrian gathering spaces should be surrounded by active use areas and partially enclosed rather than open ended on all sides. Examples of gathering spaces include courtyards, squares, mini parks/pocket parks, outdoor dining areas and game areas, event spaces, plazas and other spaces with active adjacent ground floor uses.
- d. These areas should be spatially well defined, inviting, secure, easy to maintain.
- e. Spaces can be designed to serve a variety of functions and provide diverse experiences—places for socializing, enjoying nature (such as along the Lyon Creek corridor), for special events, or dining.
- f. If special events or programming is planned for these areas, they should be designed to accommodate the expected use and average amount of people at one time.
- g. Providing amenities such as public art, water features, music, outdoor games, and a variety of seating and furnishings can help to activate these areas and encourage use.
 - h. Seating is probably the most important feature to serve pedestrians needs in social gathering areas. Provide a variety of formal (benches, chairs, seat walls) and informal (wide steps, edges of landscaped planters and low walls, large boulders, etc.) types of seating around Town Center. Seating areas should not be adjacent to loading, service bays, or storage areas or in areas that are hidden, secluded, dark or unsecured spaces behind or to the side of buildings. Other important considerations include:
 - (1) Provide a greater amount of seating areas near active retail establishments (especially outside eating and drinking establishments and near food vendors).
 - (2) Provide seating adjacent to pedestrian walkways, but away from high traffic areas such as busy intersections.
 - (3) Incorporate specific places for stopping and viewing adjacent to and within parks, squares, plazas, and courtyards.
 - (4) Create a sense of separation from vehicular traffic, either spatially or with features such as landscape planters.

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(5) Seating areas generally should not be located more than three feet above or below street grade.

- i. Treat low walls and steps appropriately to discourage their use for skateboarding.
- j. These areas should be well-lit and adjacent to shops, restaurants, and other areas that attract or are a focus of pedestrian activity.
- k. For multi-family open spaces, buildings surrounding the green space can provide visual definition and vitality generated by active ground floor uses. See also 5.1.X.
- l. Trees, shrubs and plants to help define spaces, create transitions from the park to the street and provide visual interest, but clear lines of sight should be maintained throughout and isolated, awkward spaces should be avoided. See also 5.X.X.
- m. Outdoor covered areas such as pavilions and gazebos over seating areas may attract year-round use and also should be lighted for use during evening hours.
- n. Design pedestrian plazas, courtyards, squares, festival streets, nature walks, and other types of gathering spaces to encourage active use. Successful pedestrian-oriented plazas are generally located in areas with good visibility, solar exposure, and along a well-traveled pedestrian routes. Plazas must provide plenty of sitting areas and amenities and give people a sense of enclosure and safety. They should be spatially well-defined, inviting, secure, easy to maintain. They may be intimate and quiet or active and boisterous. All areas should work well for pedestrians and provide space for special events as well as passive activities. Buildings surrounding green spaces should be designed to give the space visual definition and vitality generated by active ground floor uses. Avoid siting courtyards, squares and plazas adjacent to parking lots and other inhospitable areas without appropriate landscaping and “Left over” green spaces that seem like an after-thought in design.

Specifically:

- (1) Provide a variety of plazas and pedestrian-oriented areas with each phase of redevelopment to attract the public

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and enrich the pedestrian environment and create gathering and socializing opportunities for residents, customers, shoppers, employees, and visitors. These spaces should be provided in association with all use areas at Town Center.

- (2) Provide comfortable and inviting outdoor spaces for a variety of activities and promoting a sense of safety and security for use year-round during all hours and seasons.
- (3) Configure buildings and uses to encourage pedestrian activity and pedestrian focal points that interact and interconnect with the plazas and gathering spaces.
- (4) Plazas should be centrally located on major avenues, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks. Position plazas in visible locations from major internal circulation routes, close to bus stops, or where there are strong pedestrian flows on neighboring sidewalks. For each phase of development, a focal plaza or gathering space can be an organizing element in design.
- (5) Plazas should be no more than 3' above or below the adjacent sidewalk or internal pathway to enhance visibility and accessibility.
- (6) Provide storefronts and other pedestrian-oriented uses, to the extent possible, around the perimeter of the plaza. Provide transitional zones along building edges that allow for inside to spill outside, with outdoor dining and sitting areas and spaces for outdoor games. Provide space for food vendors/carts within or in close proximity to the plaza/gathering space.
- (7) Include seating opportunities such as benches, chairs and tables, steps, and ledges for seating. A combination of permanent and moveable seating is encouraged. Seating areas should be provided with views of amenities, landscaping elements, and passersby. At least one linear foot of seating per 30 square feet of plaza area should be provided and seating areas should have a minimum depth of 16". See g. above.
- (8) Locate plazas in areas with good solar access and consider strategic locations and functions for architectural elements that provide weather and wind protection that do not obscure views. Structures, pavilions and seating

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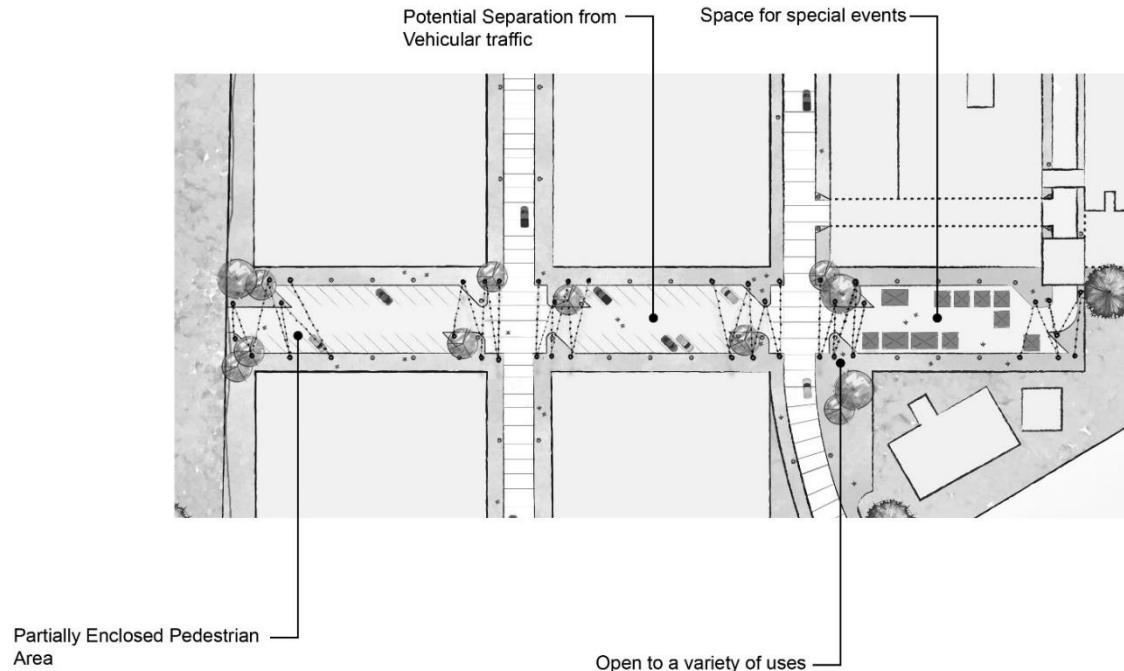
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areas should be designed to feel safe and secure during day and evening hours.

- (9) Encourage public art and other amenities. At least 50 percent of the total frontage of building walls facing a plaza should be occupied by retail uses, street vendors, or other pedestrian-oriented uses.
- (10) Provide attractive landscaping that offers color and interest year-round throughout all seasons. One tree should be planted for every 200 square feet of outdoor space at a maximum spacing of 25' apart. Landscaping can include planting beds, potted plants, trellises, and hanging plants. Trees, shrubs and plants can help to define walkways and use areas and to create transitions between the plaza and the street, as well as to provide visual interest. Landscaping should also be designed in accordance with CPTED standards.
- (11) Provide activities for all generations and encourage inter-generational interactions. This includes play areas for all ages, games spaces for adults (outdoor games), gardening areas, and other spaces designed for use by all.
- (12) Provide areas for dogs, carefully designed to be compatible with other site uses. Dog sanitation stations should be provided in these areas.
- (13) Outdoor space for festivals, the farmers market, and other events should be created as part of a festival street concept, as shown in Figure 5.1.X below.

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5.1.6.X Preserve the Function of Third Place Commons

Intent:

As described in the initial Framework Design Guidelines, Third Place Commons is “a place where you can easily meet friends rather than play host; where it is easy to access from anywhere in Lake Forest Park in 5-10 minutes; where teenagers can go with the friends after school, on foot or bike; where everyone can go to meet with groups, work on projects, play cards or chess; where

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seniors can have dance classes; where kids can learn to make puppets; and where people can linger and converse regardless of weather or daylight. Third Place Commons is a flexible place for book readings, public gatherings and performances; and the list goes on.”

In its current configuration, Third Place Commons encompasses approximately 10,000 square feet of space within the privately-owned Town Center shopping complex. Preserving the function of the Third Place Commons, approximately 10,000 square feet of indoor space actively used by the community is extremely important to Lake Forest Park residents. This indoor activity space and place for community events is highly valued by the community and residents would like to see this function continue as part of future redevelopment.

Provisions:

- a. With any future phase of redevelopment that would change the function of the Third Place Commons space, the developer should work with partners such as the non-profit entity that operates programs at Third Place Commons, the City of Lake Forest Park, and other potential public, non-profit, and private partners to preserve the function of Third Place Commons at Town Center.
- b. Third Place Commons should continue as an indoor facility that is roughly 10,000 square feet in area and is open to public use without cost with the exception of special events.
- c. With any redesign (or relocation) of the Third Place Commons space, provide flexibility to accommodate a range of events and locate this interior open space so it is surrounded by active uses, day and evening, all seasons of the year. Ensure that it is inviting to all ages and public in nature, where a person can feel welcome even if they are not shopping. In essence, the space should function as a “Third Place.”
- d. In addition to the 10,000 square feet of interior public space, 10,000 square feet of exterior public space should be provided that is connected to the interior space. It should be infused with Pacific Northwest style architectural design elements and materials and have a strong relationship with the outdoor spaces so that indoor activities can spill outdoors during good weather.

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- e. Ensure that surrounding uses to have “eyes on” orientation to space.

5.1.7.X Provide Space on an Ongoing Basis for the Farmers Market

Intent:

The Farmers Market is held weekly at Town Center and is an important ongoing function that contributes to the vitality, health, and well-being of the Lake Forest Park community and other surrounding communities.

Provisions:

- a. Continue to provide space on an ongoing basis for the weekly Farmers Market at Town Center (during the season of operation).
- b. During construction activities at the site, space should continue to be provided for the Farmers Market to function during the regular season of operation, even if relocated on site.
- c. The same amount of space as is currently provided for the Farmers Market should be provided as a baseline, and there should be consideration of providing additional space that would allow the Farmers Market to grow in future years.
- d. Design of Town Center open space plan should create a dedicated long-term space for the Farmers Market, such as a festival street area, as discussed in 5.1.X.X, where the street and parking could occur at all other times when Farmers Markets and other special events are not occurring.
- e. The provision of covered space for a portion of the Farmers Market should be considered as part of redevelopment plans, including plans for the freestanding commuter parking structure.
- f. The Farmers Market should continue to occur in locations near other civic uses, such as City Hall, Third Place Commons, or other community spaces.

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5.1.8.X Enhance the Lyon Creek Corridor as a Focal Public Open Space at Town Center

Intent:

Lyon Creek is an important natural feature at Town Center that is beloved by the community. As Town Center redevelops, the Lyon Creek corridor should become more of a focal point in the design and function of the site, while also being properly protected and enhanced as an important natural area.

Provisions:

- a. The site design should enhance visibility of and interaction with the Lyon Creek corridor, while continuing to protect environmental functions. For example, outdoor café spaces and gathering areas could be located near enough so that users would have a view of the creek.
- b. The site design should incorporate an expanded boardwalk area and/or nature path with overlooks along the creek corridor, along with interpretive displays that provide public education about the creek's function and values.
- c. Refer to 5.X. for additional provisions applicable to Lyon Creek.

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5.1.9.X Provide Private Open Space for Use by Multi-Family Residents

Intent:

Town Center residents will need useable, attractive, private spaces that are suitable for leisure and recreational activities and that enhance Town Center character.

Provisions <Note: some of these may become “shall” and move to Code provisions>:

- a. All multifamily residential development shall <Code> provide 100 square feet of on-site open space per dwelling unit for use by residents, IN ADDITION TO the public open space provisions presented in 5.1.X.
- b. Acceptable types of private open space include:
 - (1) Common open space—Where accessible to all residents, usable outdoor open space may count for up to one hundred percent of the required open space. “Usable outdoor open space” includes landscaped courtyards or decks, entrance plazas, gardens with pathways, children’s play areas, or other multipurpose recreational and/or green spaces. Special requirements for common open spaces include the following:
 - i. Required setback areas along the edges of Town Center and setbacks along Lyon Creek shall <shall – codify?> not count towards the open space requirement, unless it is part of the space that meets dimensional requirements.
 - ii. Open space should be large enough to provide functional leisure or recreational activity. For example, long narrow spaces rarely, if ever, can function as usable common space. Space shall <shall – codify?> have a minimum dimension of fifteen feet to provide functional leisure or recreational activity.
 - iii. Open space should provide for a range of activities and age groups. Children’s play areas in particular should be visible from dwelling units and positioned near pedestrian activity.

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- iv. Space should feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for all.
- v. The space should be oriented to receive sunlight, with exposure to the east, west or preferably south, when possible.
- vi. Separate common space from ground floor windows, streets, service areas, and parking areas with landscaping, low-level walls, fencing, or other treatments approved by the City that enhance safety and privacy for the residents and those using the common open space. However, care should be used to maintain visibility from dwelling units towards open space for safety.
- vii. The space must be directly accessible and visible from public streets and sidewalks and oriented to encourage activity from local residents.
- viii. Consider design that places open space as a focal point of the residential development.
- ix. Residential units adjacent to the open space should have individual entrances to the space. Preferably, these units should include a small area of semi-private open space enclosed by low level landscaping or hedges (no taller than 42").

(2) Individual balconies or patios may be used for up to fifty percent of the required open space. To qualify as open space, balconies or patios must be at least thirty-five square feet, with no dimension less than five feet. <Shall? Codify?>

(3) Rooftop decks and terraces may be used to meet up to fifty percent of the required open space, provided the following conditions are met:

- i. Space must be accessible to all dwelling units.
- ii. Space must provide amenities such as seating areas, landscaping, and/or other features that encourage use as

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determined by the city.

- iii. Space must feature hard surfacing appropriate to encourage resident use.
- iv. Space must incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.

(4) On-site indoor recreation areas may be used to meet up to fifty percent of the required open space, provided the following conditions are met.

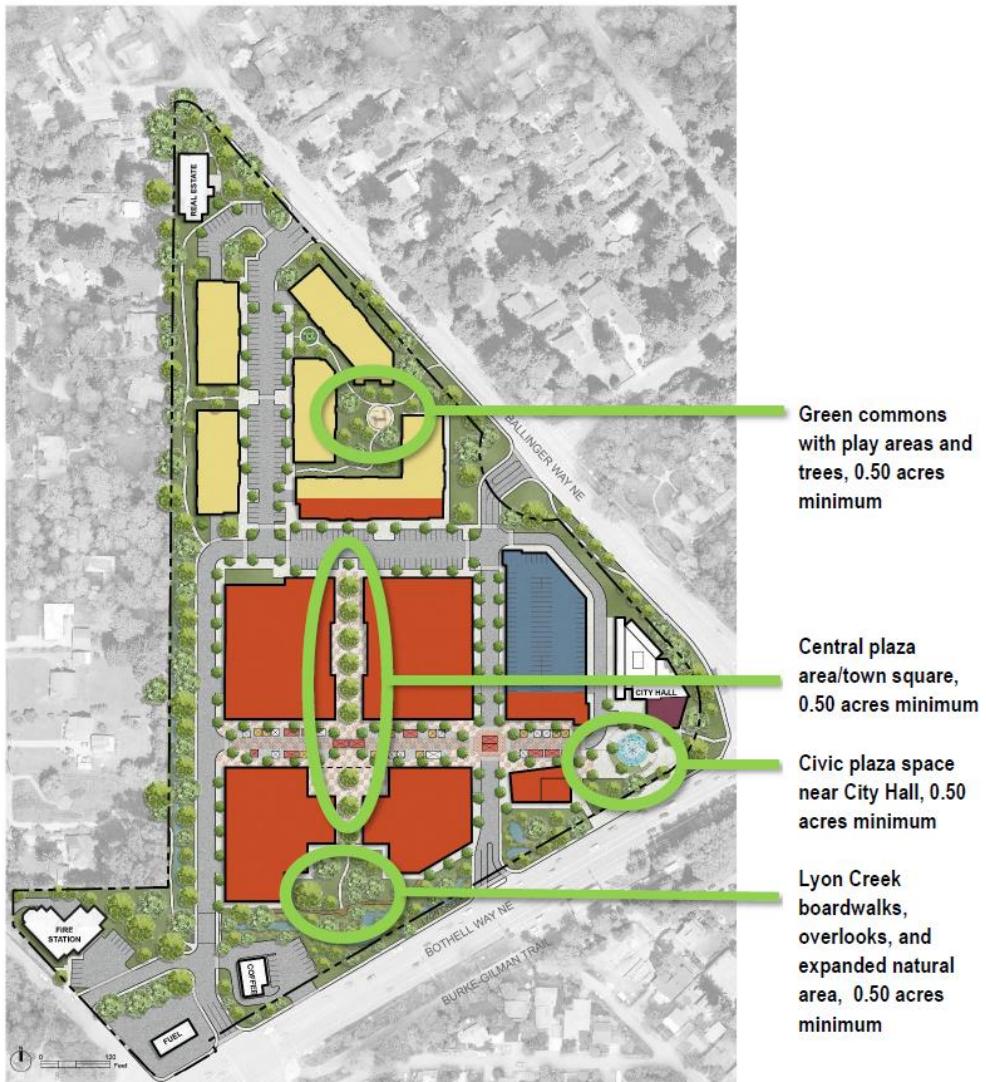
- i. Space must be accessible (ADA) and walkable to all dwelling units.
- ii. The space is designed for and includes equipment for a recreational use (e.g., exercise, group functions, etc.).

(5) Setbacks/Privacy. All ground floor residential units shall be set back at least ten feet from the right-of-way, sidewalk or commonly accessible pathway. Exception: The City may waive this requirement if the units have a floor elevation at least three feet above the sidewalk grade to provide for increased privacy, or the City may approve other design solutions that retain an equivalent level of resident privacy while enhancing the pedestrian environment on the sidewalk.

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Figure 4.3.1 Conceptual Open Space and Amenity Areas in Alternative 4 Scenario



Also shown: Festival street/woonerf area, wider Lyon Creek buffers/setbacks, perimeter loop trail, rooftop gardens/common spaces, additional pedestrian corridors and landscaped areas.

This figure shows just one possible scenario of how two acres could be provided in multiple locations across the site. The City would work closely with project applicants on each phase of redevelopment to ensure that sufficient open space is provided to serve the existing and future uses and people associated with the project.

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DRAFT WORKING OUTLINE OF CHAPTER 5—DESIGN GUIDELINES PROVISIONS

5.1 Placemaking, Vibrancy, and Public Spaces

- 5.1.X.X Strengthen Community Character and Visual Continuity through Cohesive Design and Architectural Compatibility
- 5.1.X.X Orient Buildings and Site Spaces to Views and View Corridors
- 5.1.X.X Create a Stronger Sense of Green at Town Center <Edge Conditions/Setbacks Addressed Here>
- 5.1.X.X Establish and Strengthen Gateways
- 5.1.X.X Create Places for People—Places to Gather
- 5.1.X.X Preserve the Function of Third Place Commons
- 5.1.X.X Provide Space on an Ongoing Basis for the Farmers Market
- 5.1.X.X Enhance the Lyon Creek Corridor as a Focal Public Open Space at Town Center
- 5.1.X.X Provide Private Open Space for Use by Multi-Family Residents

5.2 Sustainability and Environmental Stewardship

- Tree Preservation and Expanding the Tree Canopy (Also reference LFPMC Tree Protection provisions)
- Lyon Creek Corridor Enhancement
- Green Building and Sustainable Design Considerations
- Stormwater Management and Low Impact Development Best Practices
- <Also, reference LFPMC Chapters Regarding Critical Areas, LID, etc.>

5.3 Site Planning and Design <ADDING>

- Master Planning for a Cohesive Redevelopment Vision
- Site and Parking Area Landscaping
- Solar Access Considerations
- Site Lighting <Integrate into Code?>
- Site Planning and Design for Security <Integrate into Code?>

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- Fencing, Site Walls, and Screening <Integrate into Code?>
- On-Site Service Areas with Mechanical Equipment and Utilities
- Signing and Wayfinding <Does This Seem Like the Right Place for This? Or Should This Be in Placemaking? Very detailed though...maybe we don't need if incorporated into Code?>

5.4 Multimodal Connectivity and Walkability

- Pedestrian Corridors and Street Frontages
- Weather Protection for Pedestrians
- Pedestrian Oriented Design and Pedestrian-Friendly Design Practices
- Pedestrian Oriented Facades
- Pedestrian and Bicycle Access, Connectivity, and Amenities
- Pedestrian Access through Surface Parking areas
- Access to Transit
- Vehicular Access and Circulation

5.5 Parking for Vehicles and Bicycles <Maybe combine with 5.4?>

- Design of Surface Parking Areas
- Covered and Non-Covered Bicycle Parking Facilities

5.6 Freestanding Parking Structure Design

- <Already Drafted>

5.7 Town Center Character and Architectural Design

- Architectural Design Quality that Enhances Town Center Character and Represents Pacific Northwest Style
- Architectural Scale and Cohesive Design Across Town Center
- Human Scale Elements
- Building Design

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- Building Corners
- Rooftop Features, Mechanical Equipment, and Appurtenances
- Exterior Materials and Finishes
- Avoidance of Blank Walls/Treatment of Blank Walls if Unavoidable
- Building Entrances
- Public Art and Creative Expression in Design