



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.