LAKEWOOD NEIGHBORHOOD MEETING

MARCH 24, 2015

AGENDA

6:00pm **Open house**

6:10pm **Presentation**

6:30pm **Questions**

6:35pm **Stations by topic (~15 min. each)**

1. 172nd Street NE improvements
2. Routes through the neighborhood
3. Land use and design guidelines
4. What's going on now in the City?

7:50pm **Report back**

LAKEWOOD NEIGHBORHOOD PLAN

PROJECT PURPOSE

- Neighborhood Master Plan guides physical development over next 20 years
- Consultant work focuses on:
  - Infrastructure improvements (172nd Street NE and new neighborhood streets)
  - Design guidelines for new development

EXISTING DEVELOPMENT

schools

multifamily residential

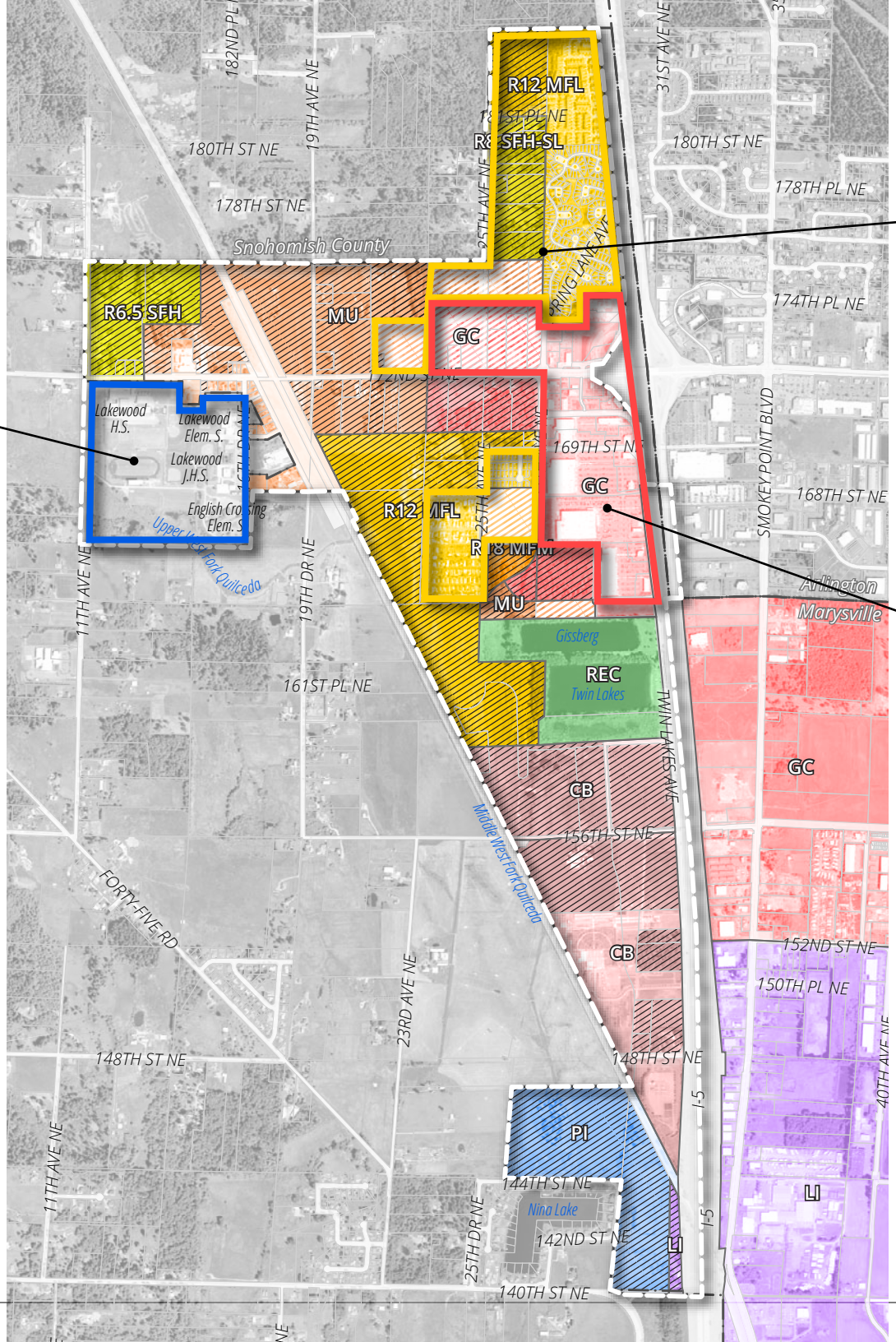
regional commercial

Development Potential

- Proposal in place
- Appears underdeveloped

Zoning

- General Commercial
- Community Business
- Mixed Use
- Light Industrial
- R18 Multi-Family Medium
- R12 Multi-Family Low
- R8 Single Family High Small Lot
- R6.5 Single Family High
- Public-Institutional
- Recreation



KNOWN ISSUES

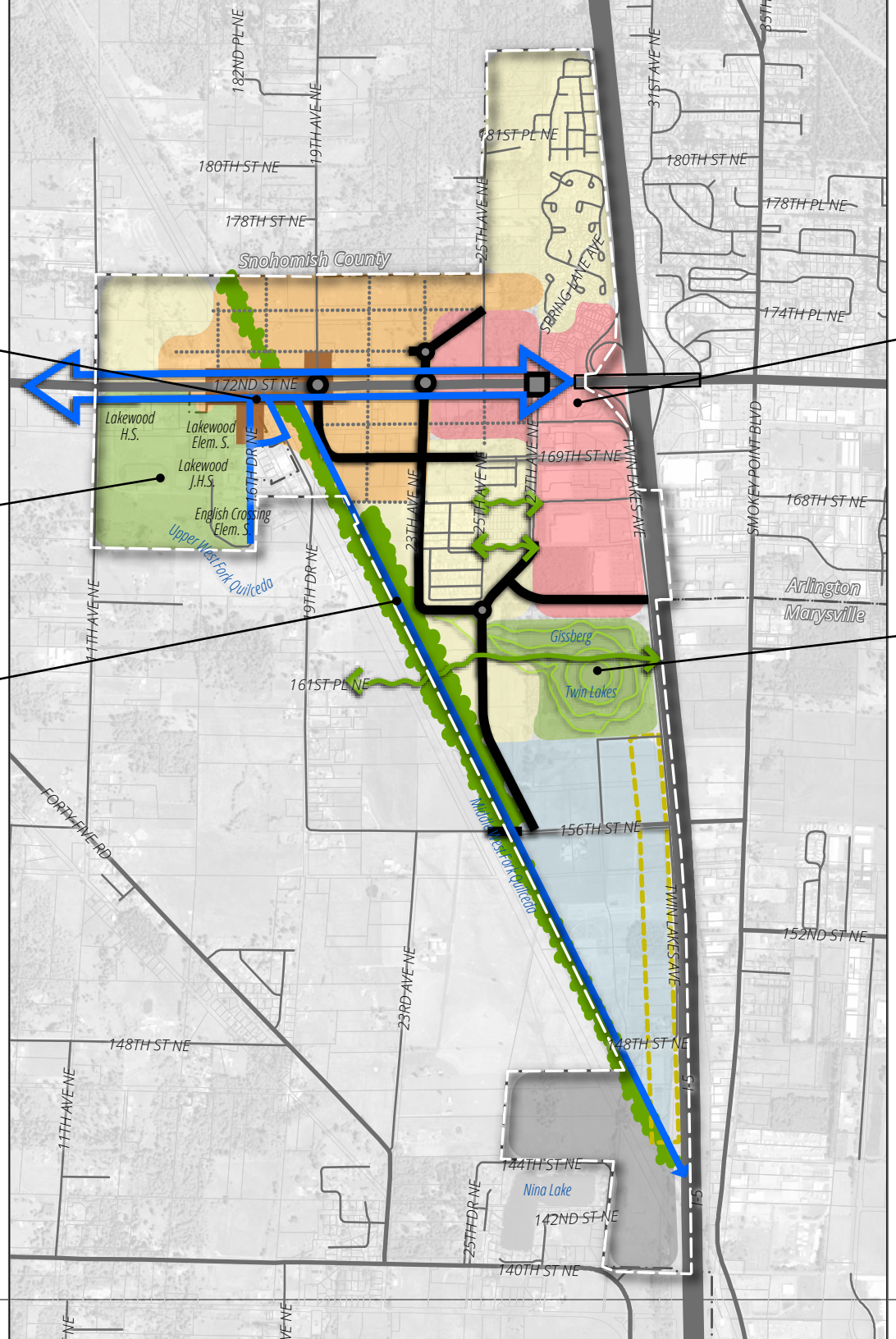
- Traffic
- Railroad
- Lack of holistic neighborhood

OVERALL CONCEPTS

Local center

Schools

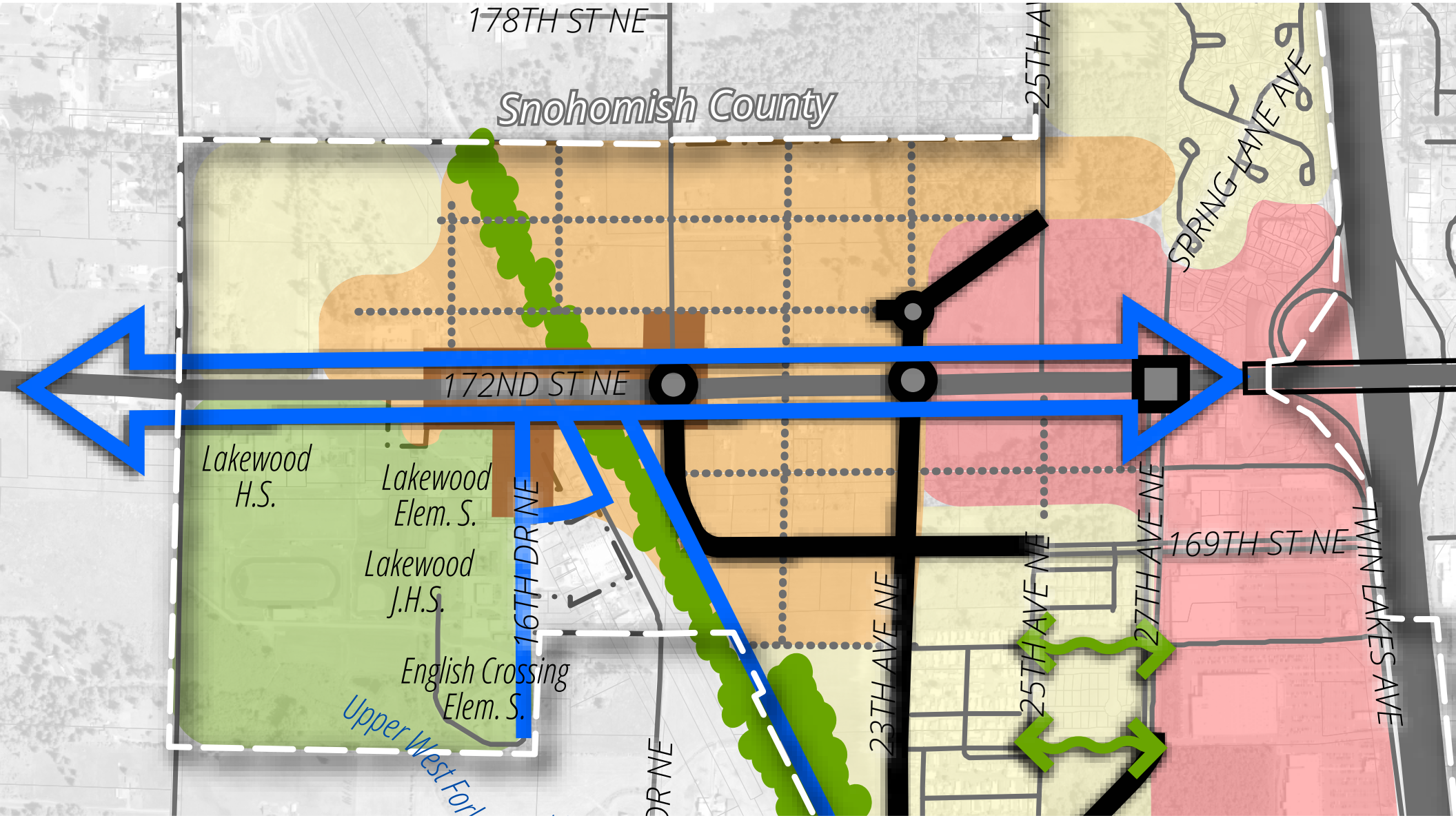
RR right-of-way



Regional center

Recreation

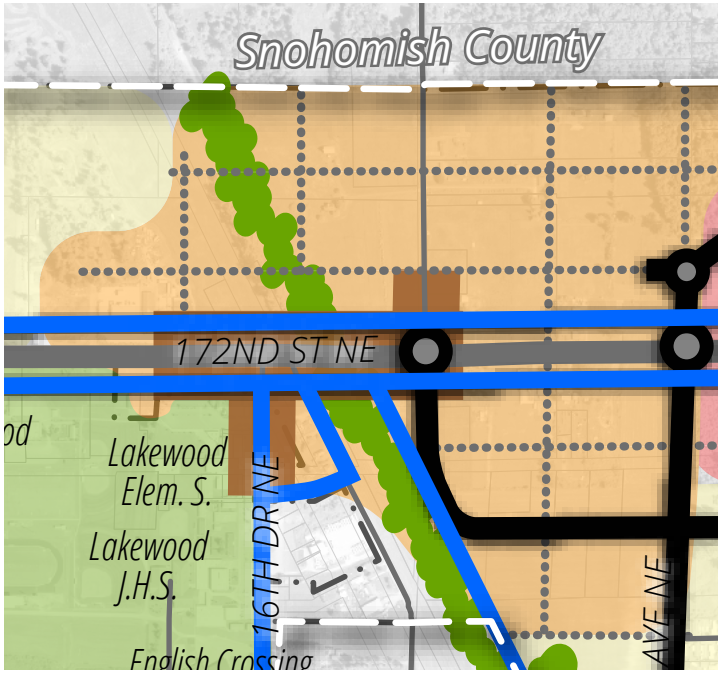
LOCAL-SERVING NEIGHBORHOOD CENTER



EXISTING CHARACTER AS ASSET

BUILD ON EXISTING CHARACTER

- Design guidelines
- Active ground floors required on specific street segments



RAILROAD CROSSING AS ASSET

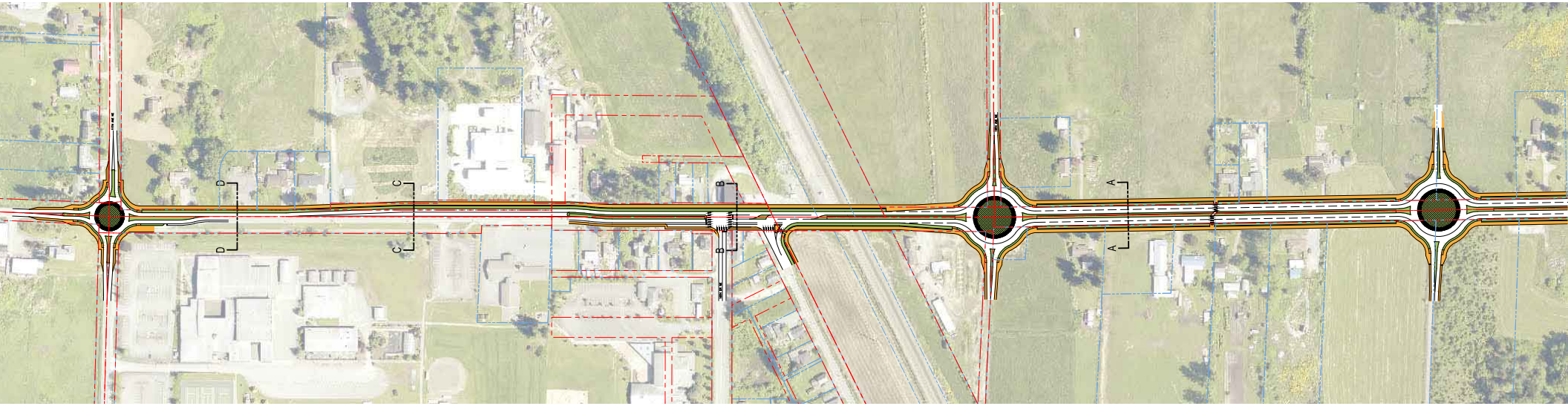
CELEBRATE CROSSING

TWIN LAKES AS ASSET

CONNECT TO TWIN LAKES

- Neighborhood pedestrian and bicycle connections (to be discussed later)
- Design guidelines for properties facing parks, trails, and open space

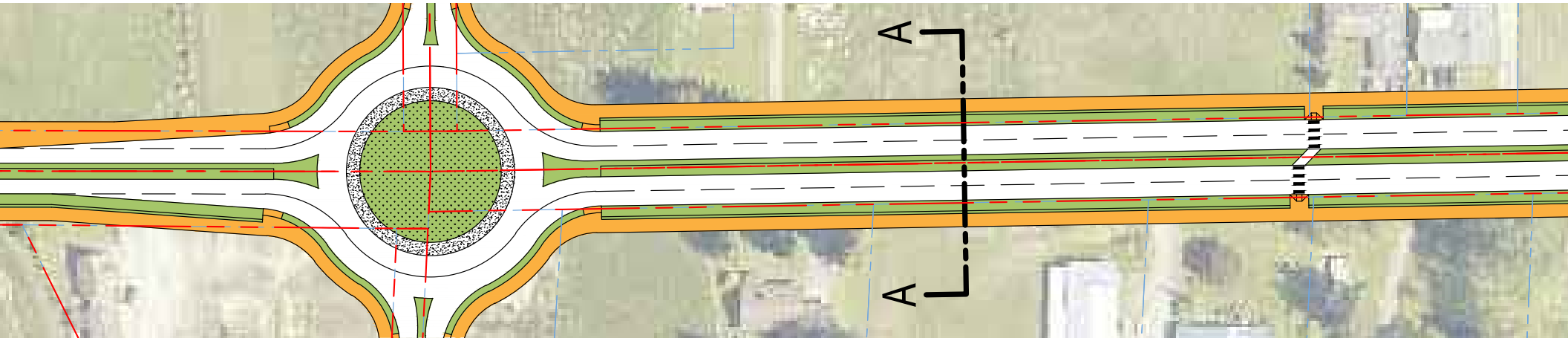
172ND STREET NE

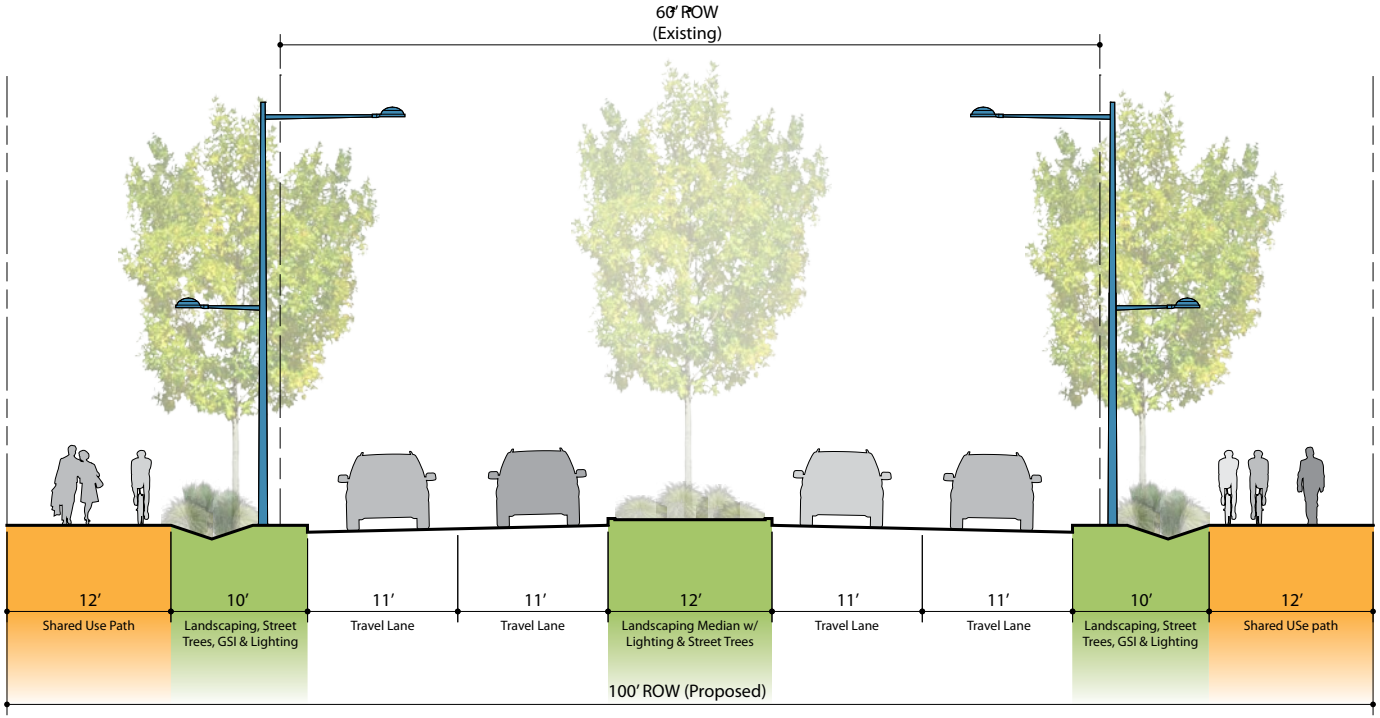


- Arterial with regional through traffic and local circulating traffic
- Builds on vehicular improvements previously identified (2013 Corridor Analysis)
- Provides safe, comfortable corridor for people walking or biking
  - Multiuse trail on both sides of road
  - Safe and closely spaced crossings of 172nd St NE
- Add attractive landscaped median and buffers

19TH AVE NE TO 27TH AVE NE

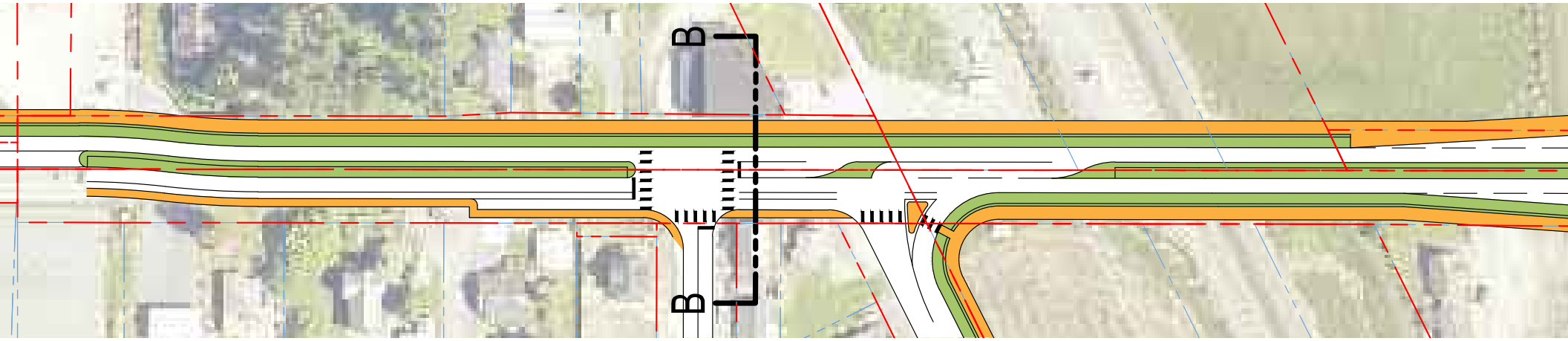
172ND IMPROVEMENTS

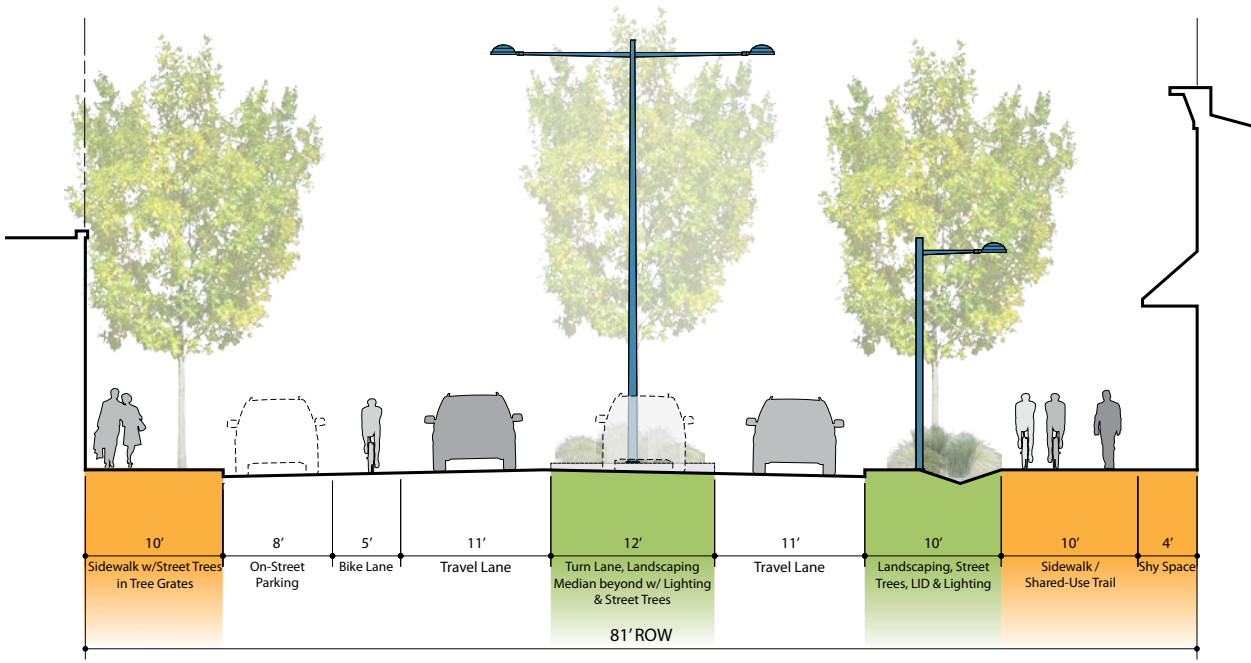




16TH DR NE TO 19TH AVE NE

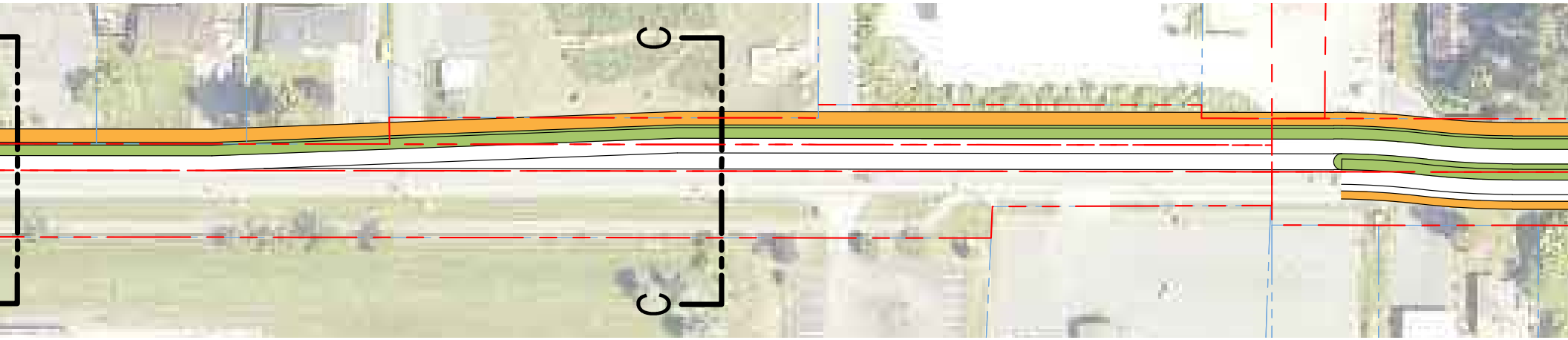
172ND IMPROVEMENTS

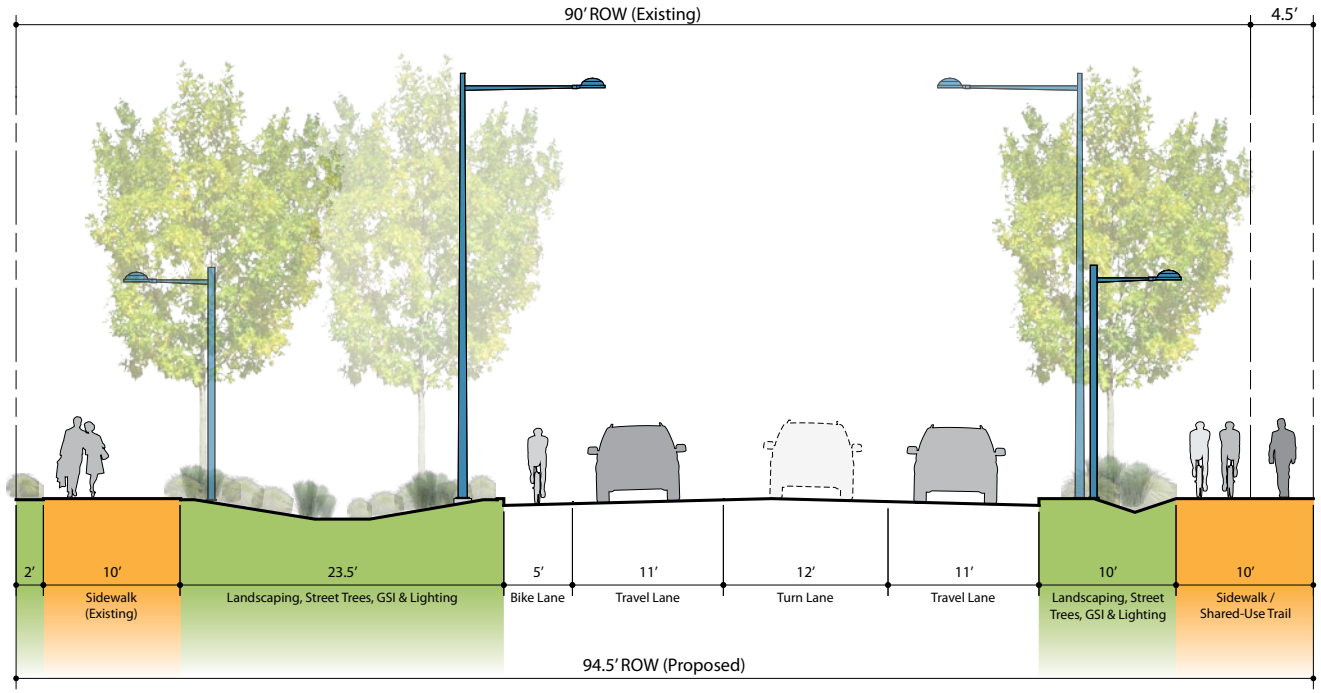




~13TH AVE NE TO 16TH DR NE

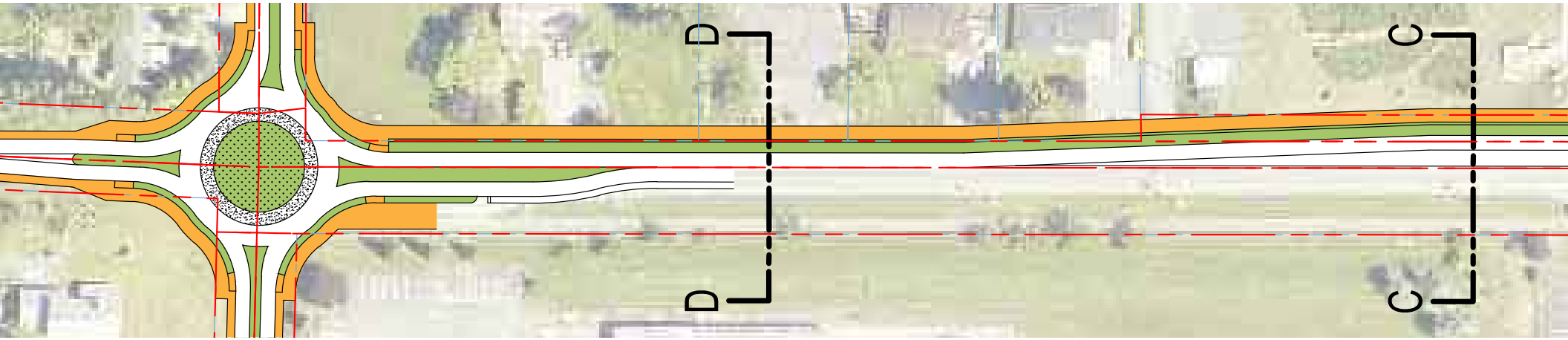
172ND IMPROVEMENTS

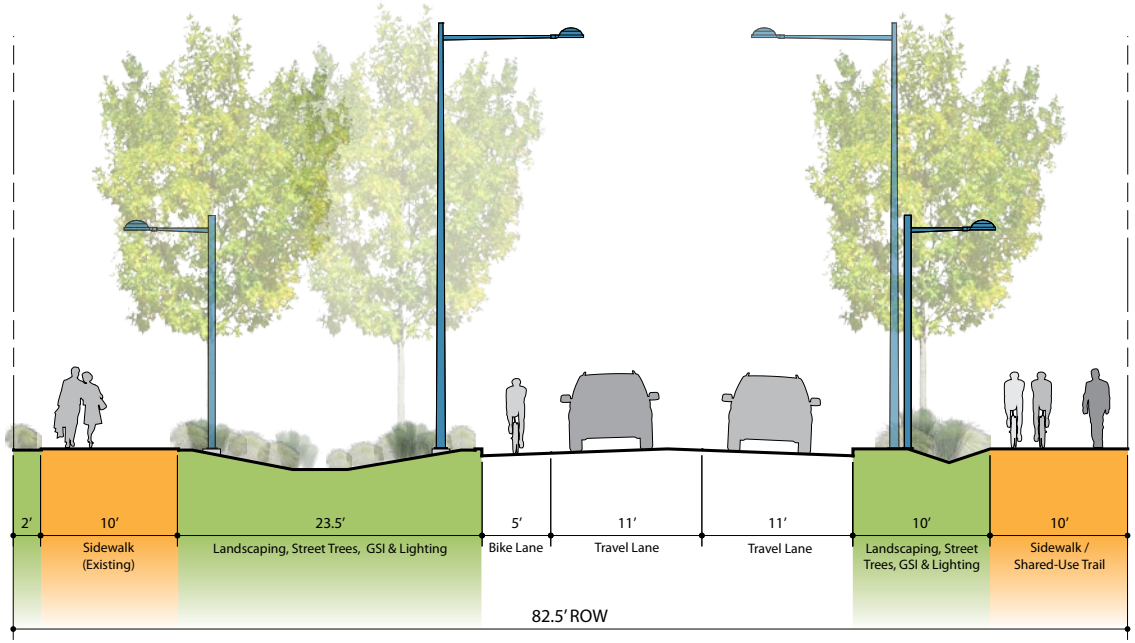




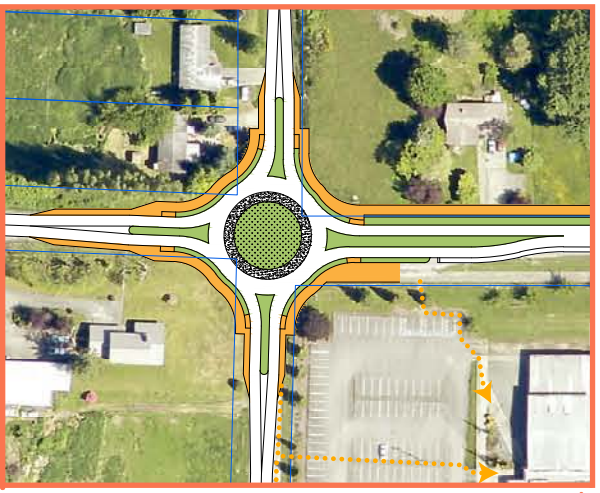
11TH AVE NE TO ~13TH AVE NE

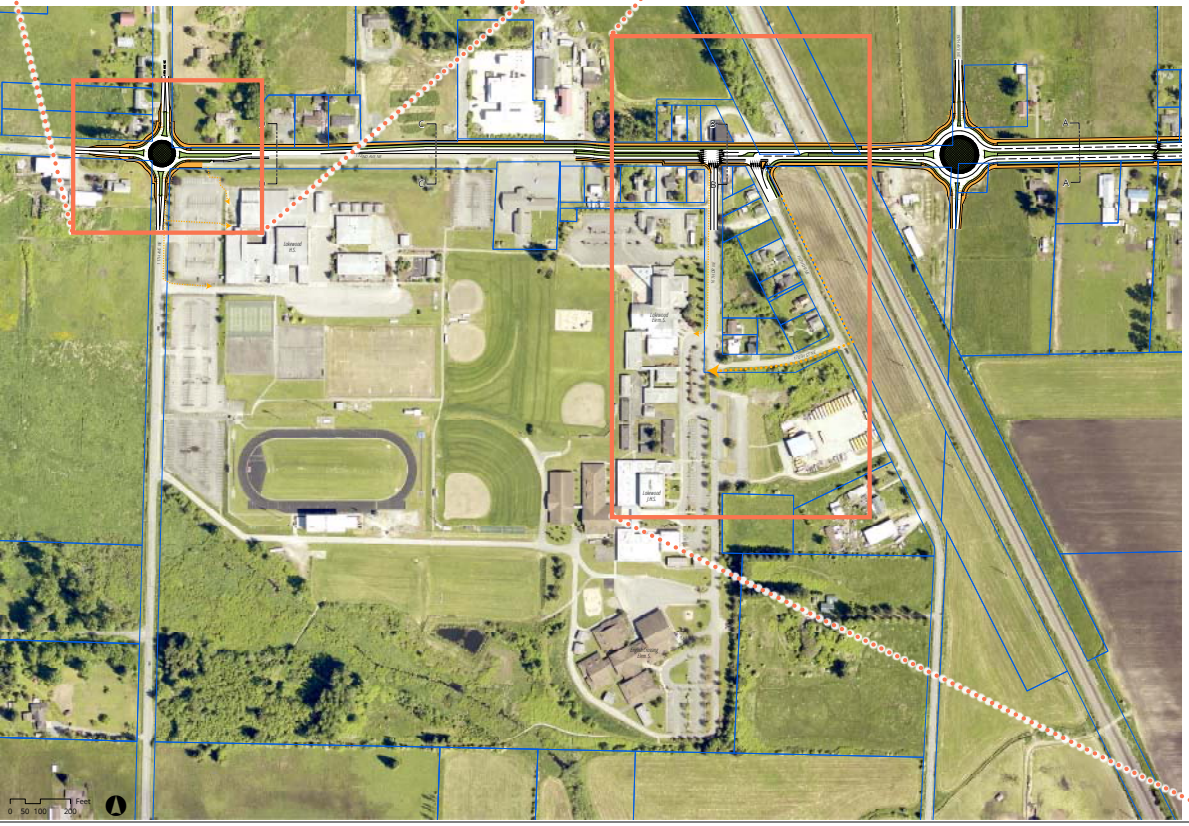
172ND IMPROVEMENTS

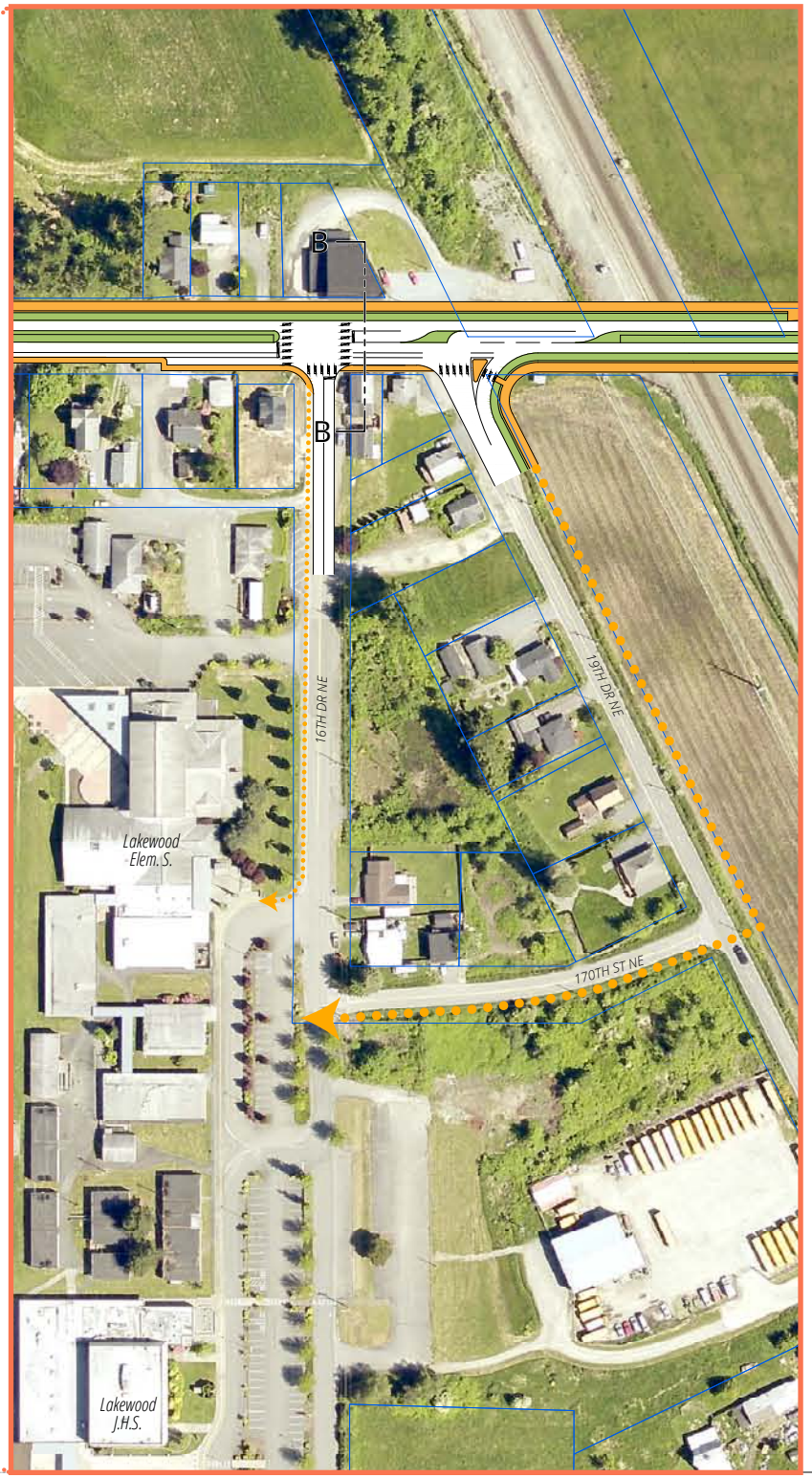




SCHOOLS ACCESS







NEIGHBORHOOD ROUTES

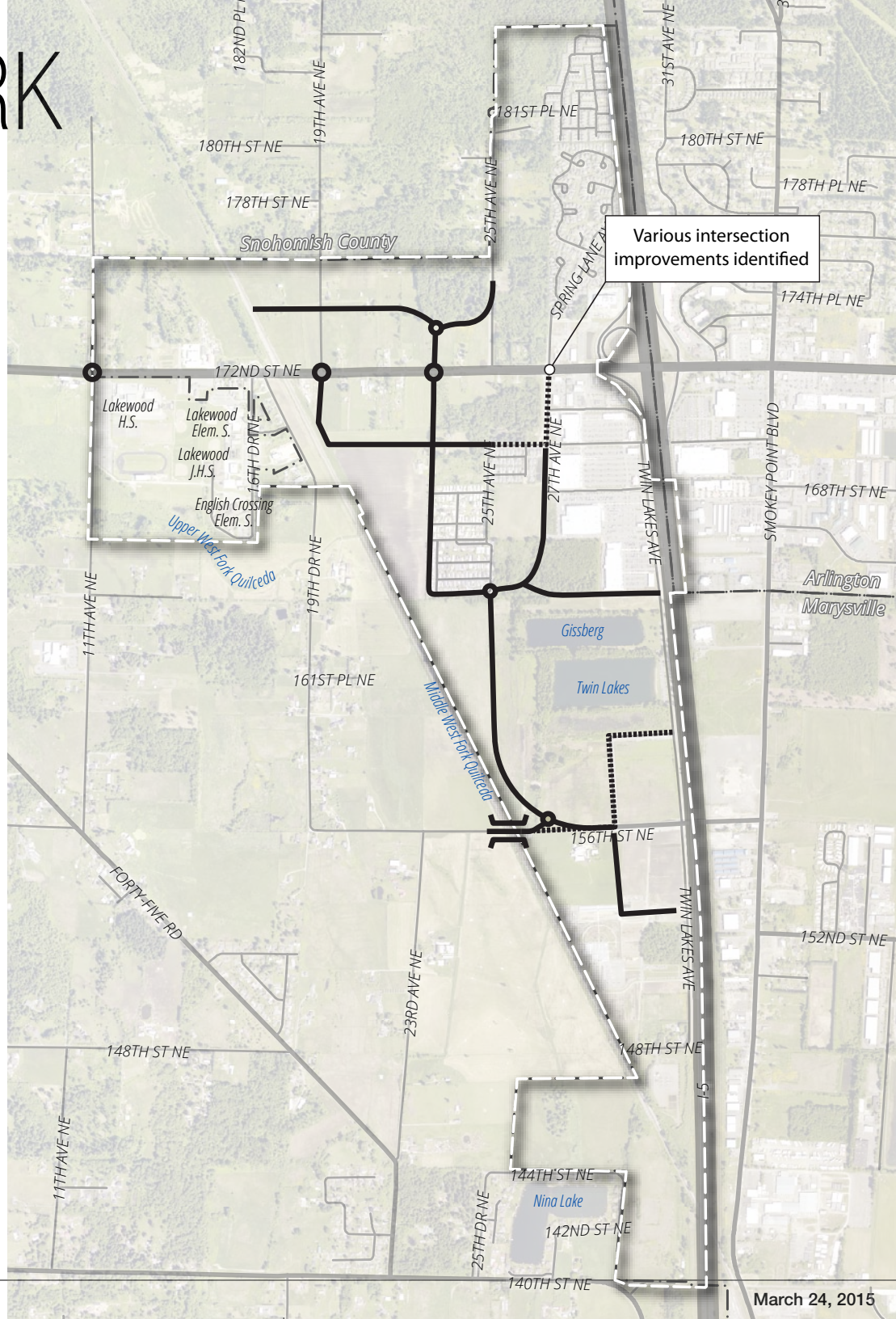
- New routes through currently undeveloped areas
- Hierarchy of routes
  - New streets to support traffic growth (connection to 156th St NE, East-West alternatives to 172nd St NE)
  - New bicycle network to connect neighborhood
  - New dense and continuous pedestrian network
  - New trail connections to key local and citywide destinations
- Enhanced or new connections to:
  - Schools
  - Parks/trails
  - Shopping areas
  - Rest of city (East of I-5)
  - Rural areas
  - Others?

VEHICULAR NETWORK

New Road

Bridge/Tunnel

Improved Road



0 1/4 1/2 1 Mile

0 1,000 2,000 4,000 Feet

BICYLE NETWORK

Multi-Use Trail

Bike Lane

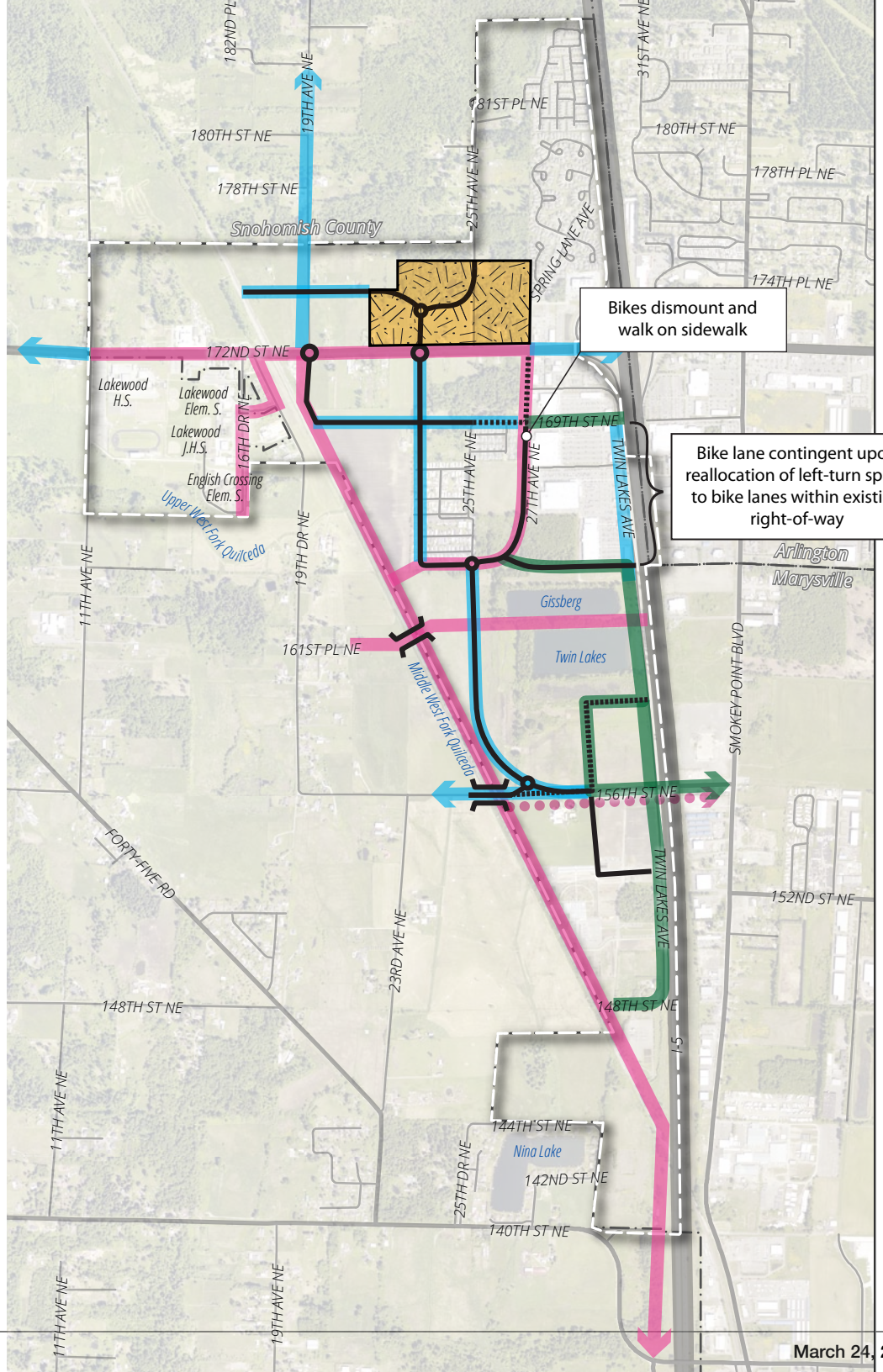
Bike Route

CONCEPT

New Road

Bridge/Tunnel

Improved Road



0 1/4 1/2 1 Mile

0 1,000 2,000 4,000 Feet

PEDESTRIAN NETWORK

New sidewalks with or without street (desired location)

New through block connection (flexible location)

Multi-Use Trail

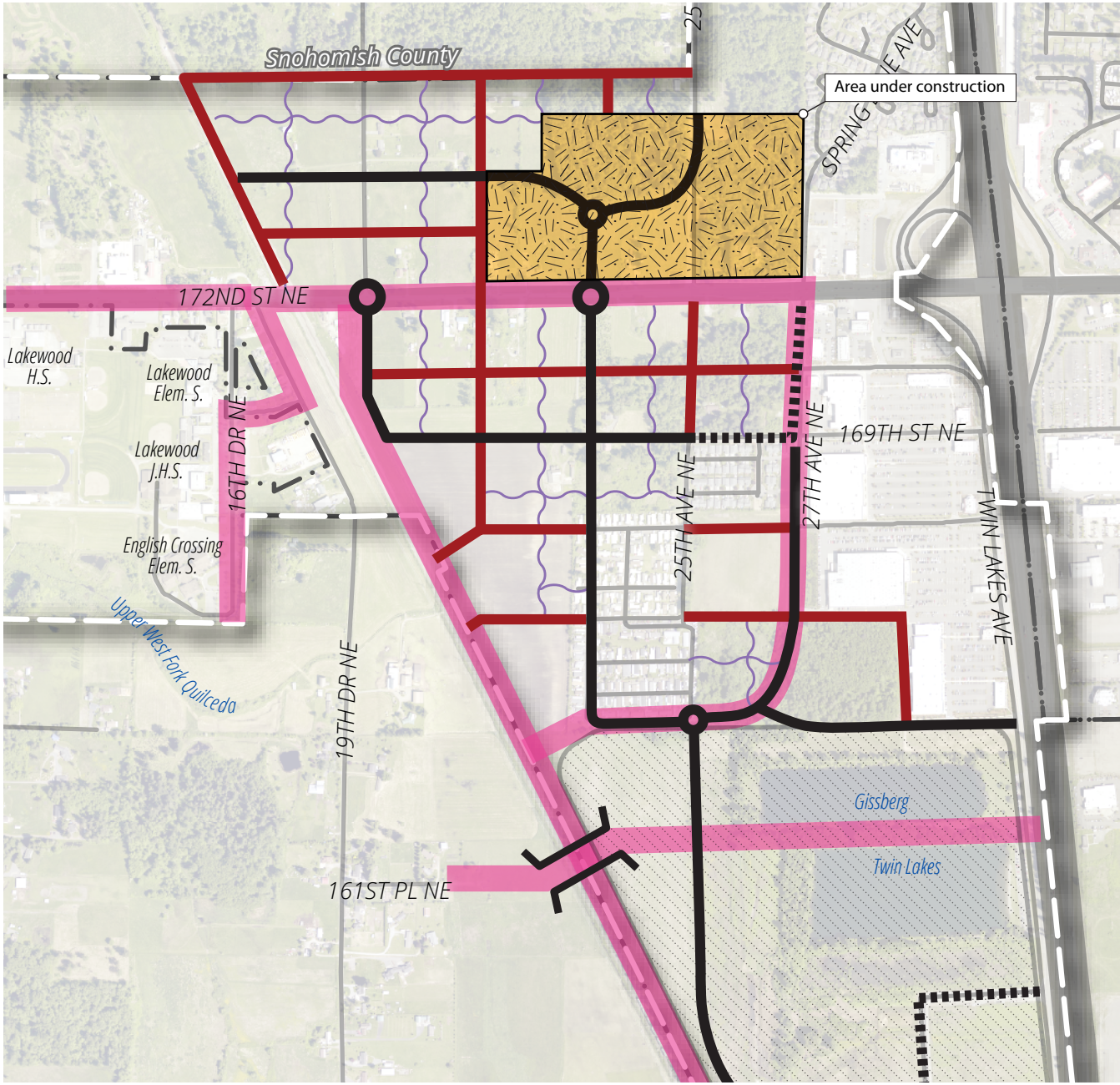
Sidewalk network required but location not specified (600'x600' max.)

CONCEPT

New Road

Bridge/Tunnel

Improved Road

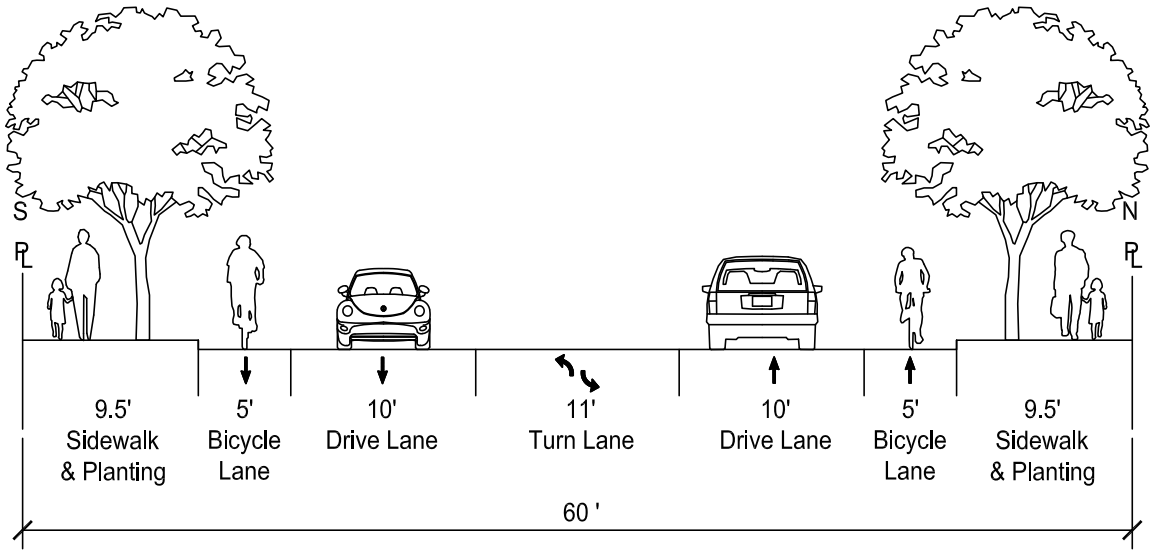


0 1/4 1/2 Mile

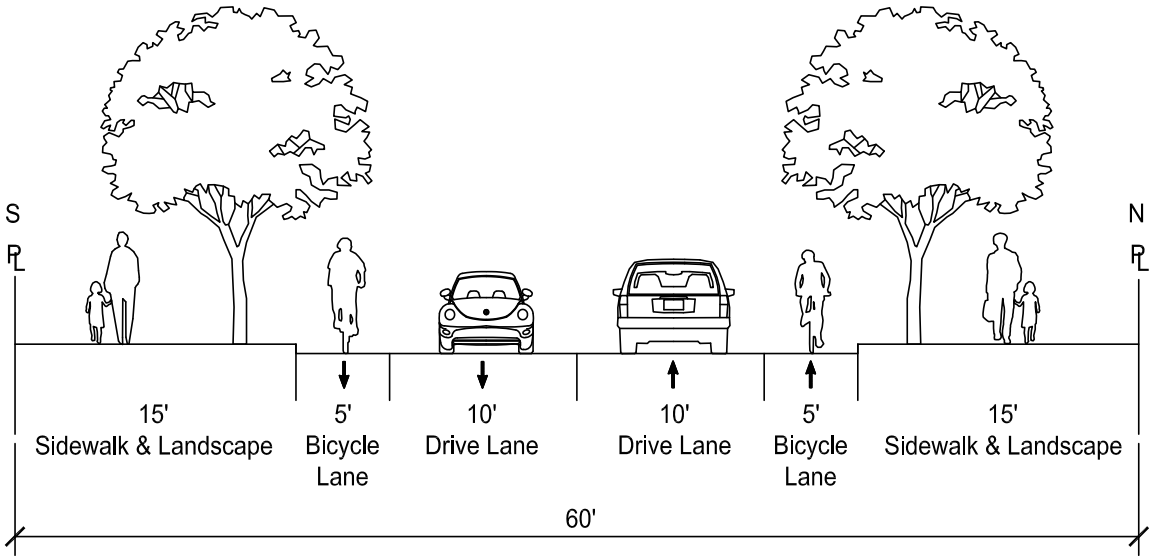
0 1,000 2,000 Feet

TYPICAL NEW STREET WITH BIKE LANES

60’ RIGHT-OF-WAY OPTION



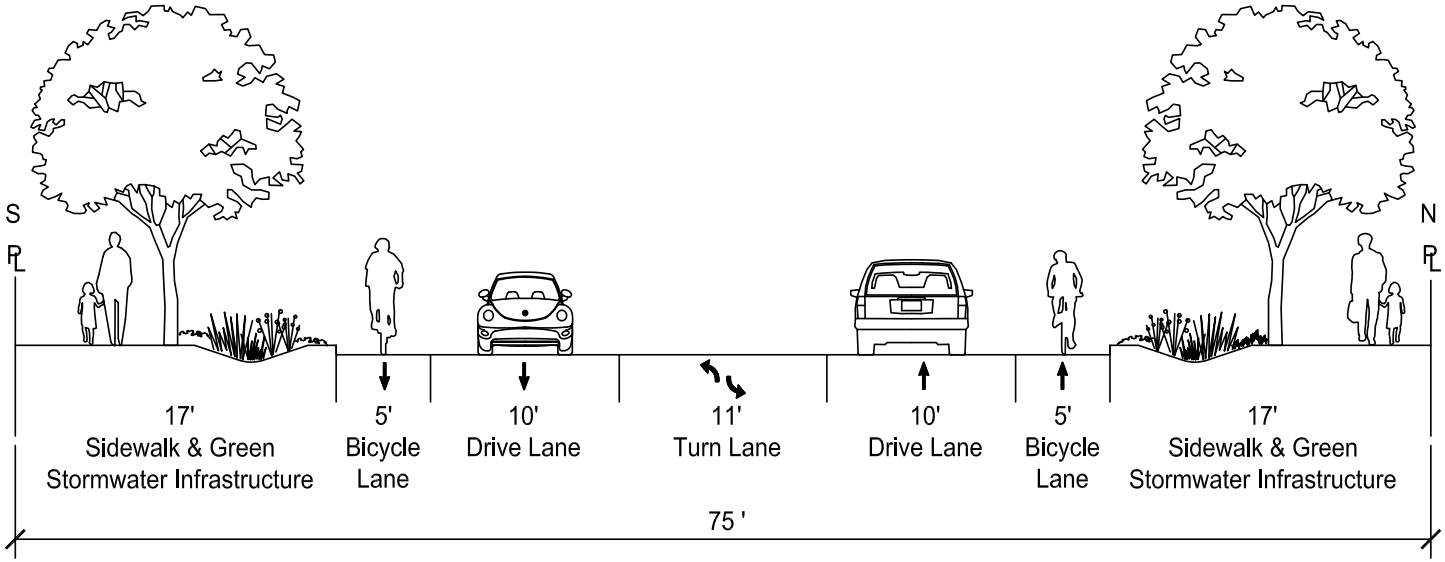
169th Street, 23rd Ave 60' ROW (with a turn lane)



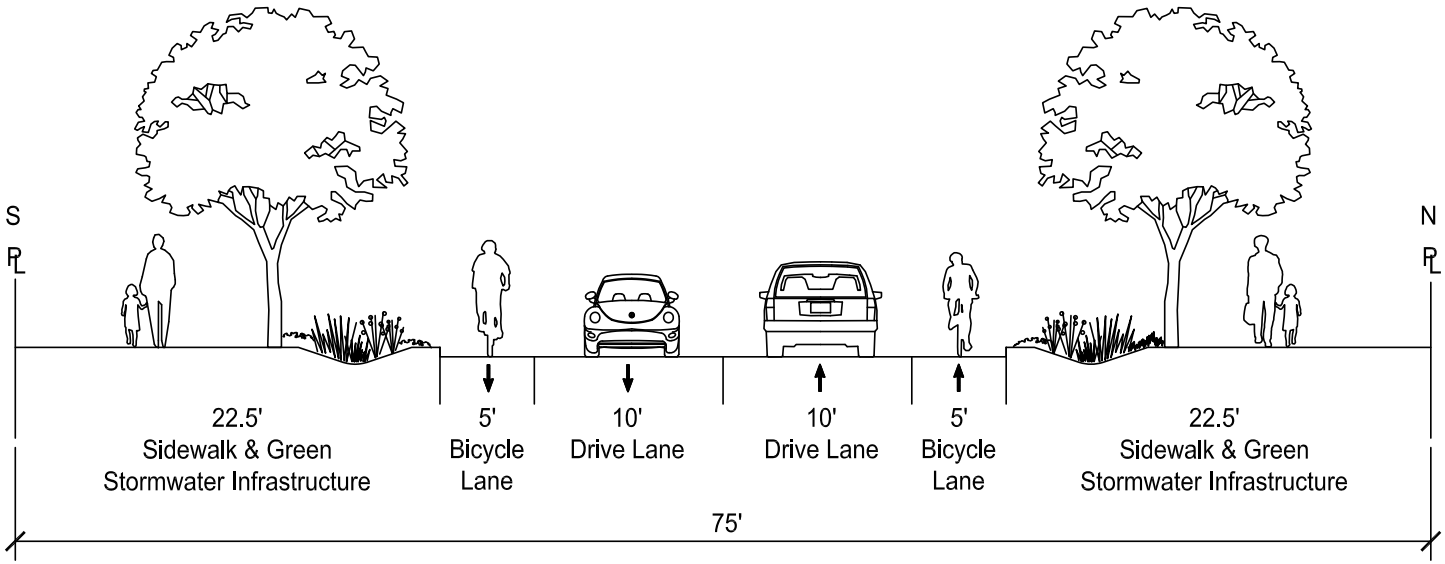
169th Street, 23rd Ave 60' ROW (without a turn lane)

TYPICAL NEW STREET WITH BIKE LANES

75’ RIGHT-OF-WAY OPTION FOR GSI

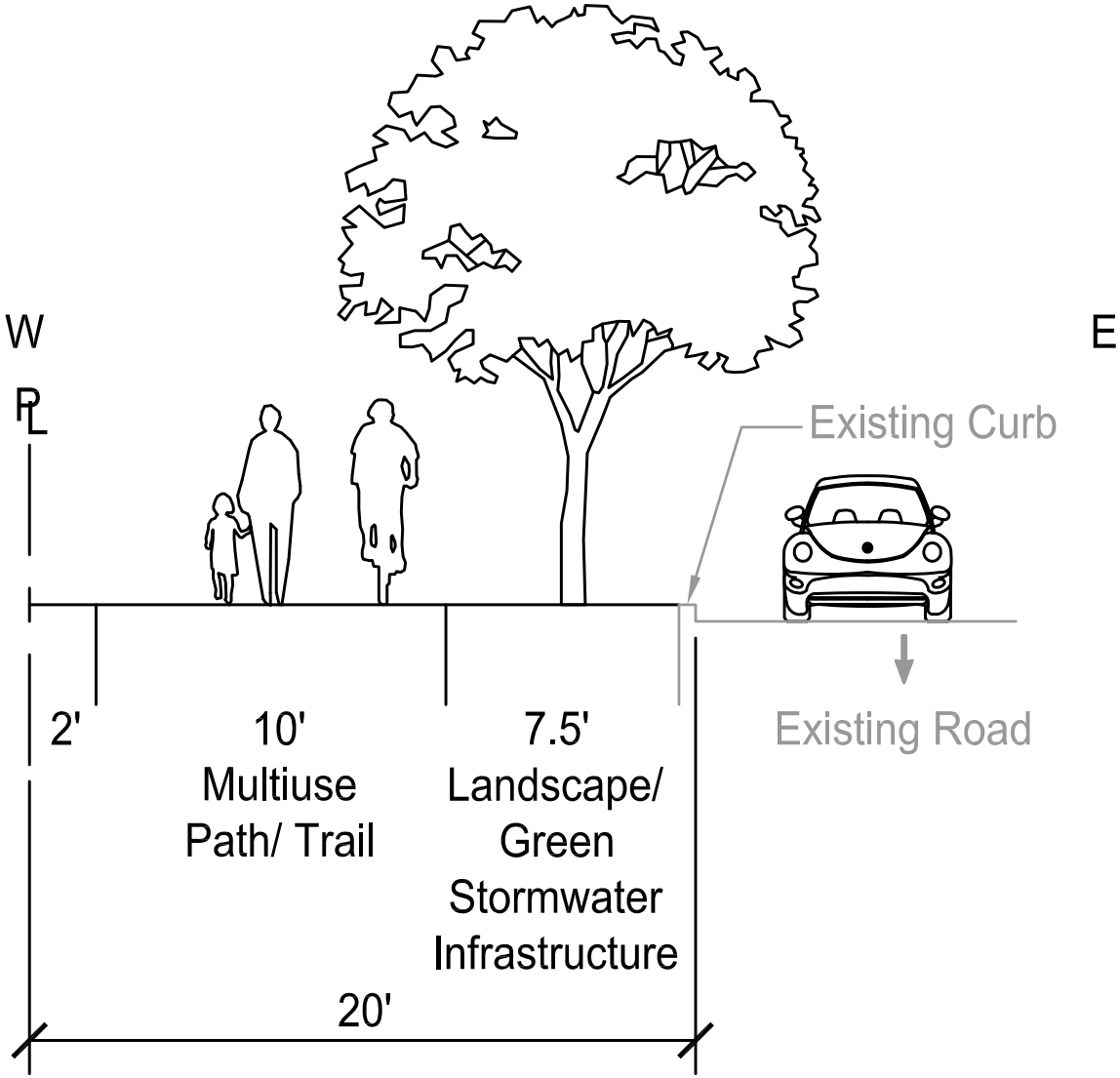


169th Street, 23rd Ave 75' ROW (with a turn lane)



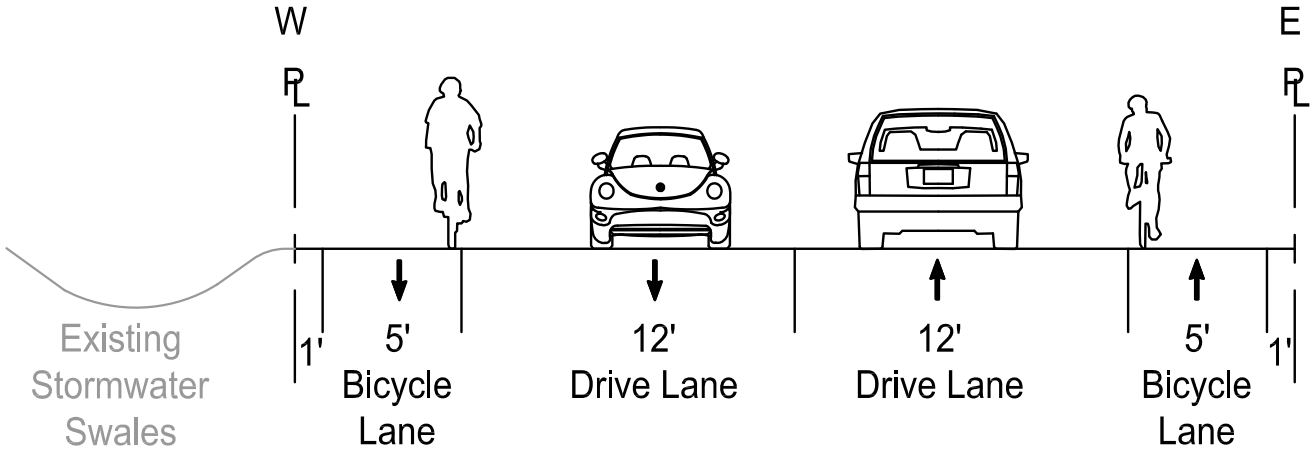
169th Street, 23rd Ave 75' ROW (without a turn lane)

27TH AVE NE WITH TRAIL

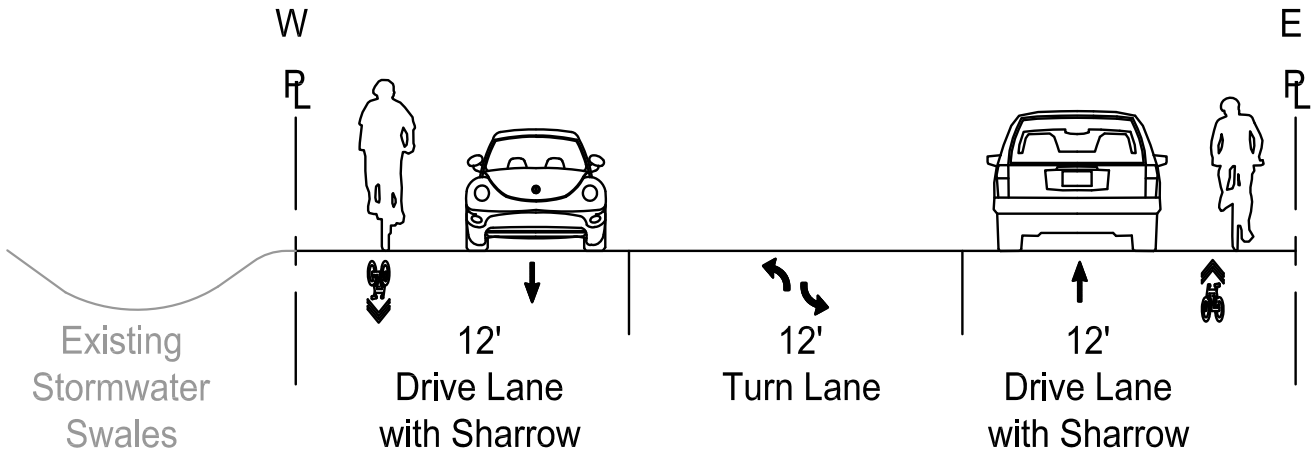


27th Ave between 172nd and 169th

TWIN LAKES AVE WITH BIKE LANES



BIKE LANES CONTINGENT ON TURN-LANE REMOVAL



SHARED MARKED BIKE ROUTE WITH TURN LANE

STATIONS

1. 172nd Street NE

- Design
- Schools access

2. Neighborhood routes

- Priority motorized and non-motorized routes
- Design options

3. Land use and design guidelines

4. What's going on now in the City?

- Capitol and developer-driven projects
- Utilities existing conditions and plans

NEXT STEPS

- Draft plan expected late April
- Integrate with Comprehensive Plan update process; Comprehensive Plan adoption Summer 2015.
- Stay in touch by emailing
  Chris Holland, CHolland@marysvillewa.gov