

Lakewood Neighborhood Meeting

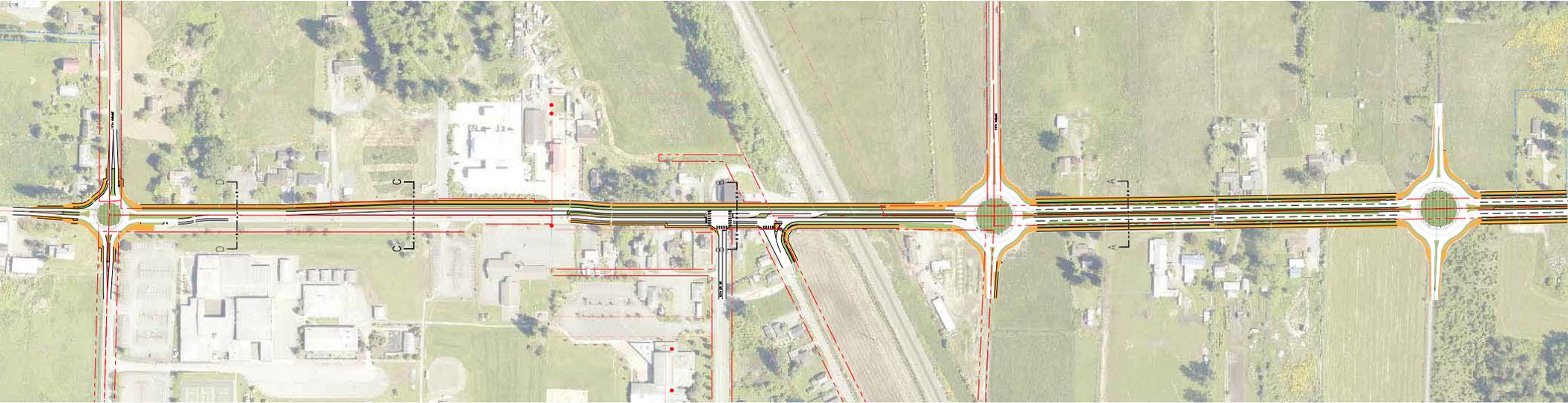
October 21, 2015



Agenda

- 5:30 pm Introductions: Staff and Public in attendance
- 5:40 pm Purpose of Meeting
- 5:45 pm Existing and Proposed Improvements Presentation and Discussion:
- Transportation Improvements
 - Utility Improvements
 - Land Capacity and Zoning
 - Existing, Current and Proposed Development
- 6:30 pm Lakewood Master Plan Presentation and Discussion
- Lakewood Vision
 - Design Guidelines
 - Motorized and Non-motorized Roadway System & Design
- 7:30 pm Adjourn
-

172nd St NE Improvements

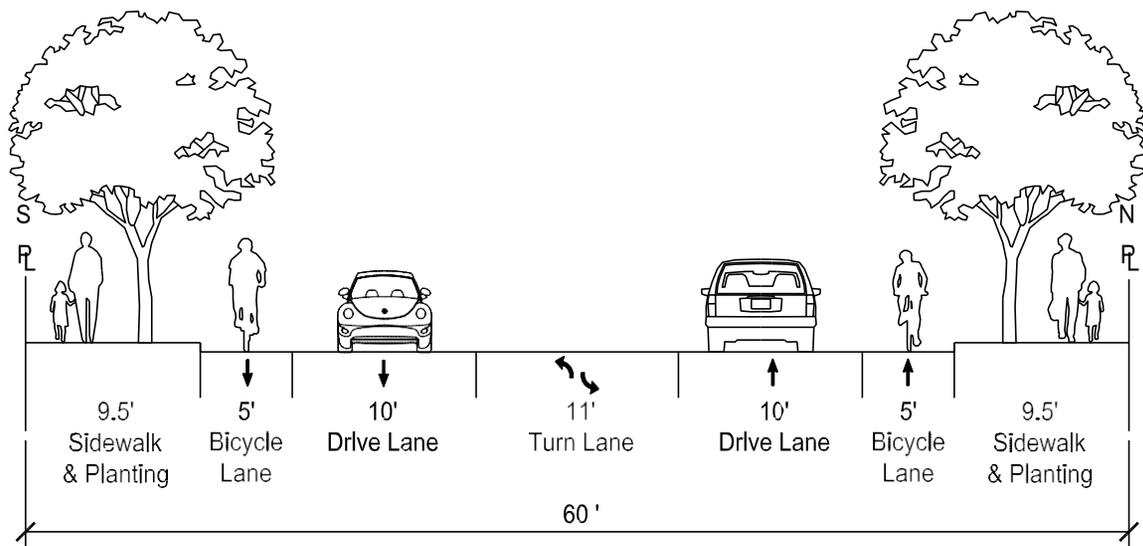
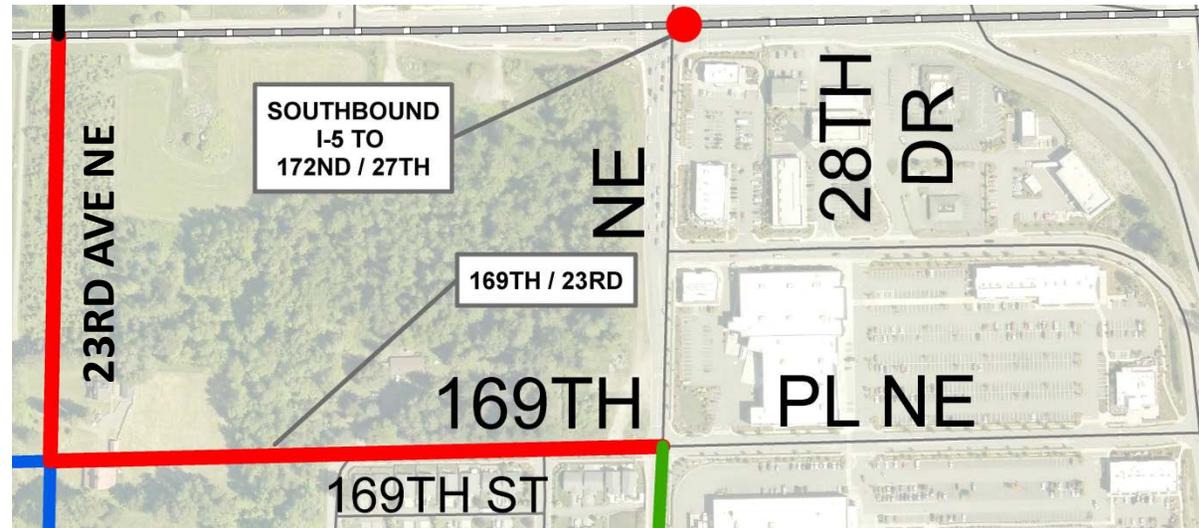


- Arterial with regional through traffic and local circulating traffic.
- Will primarily be built out as development occurs along the corridor.
- Seek opportunity for grants to construct improvements in known problem areas.
- School frontage
- Railroad crossing



169th St NE Connection

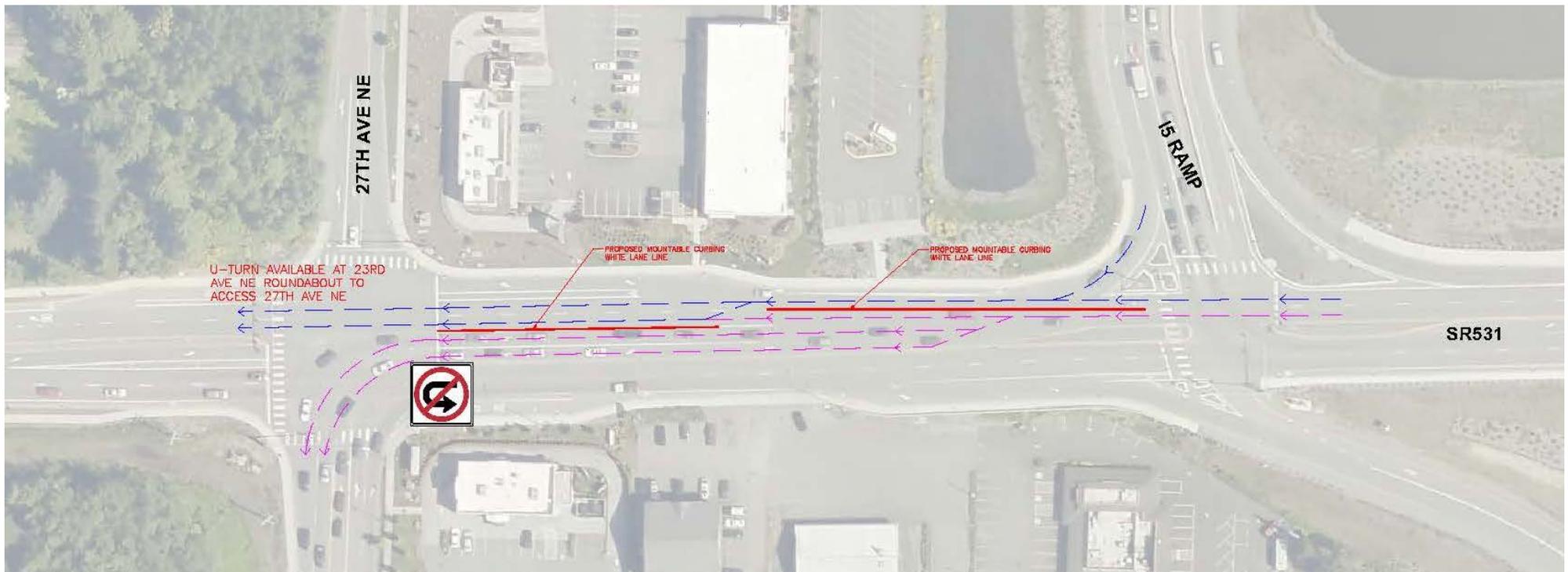
- Short term project to provide alternative connection from new roundabout at 172nd St NE and 23rd Ave NE to 27th Ave NE.
- The interim improvement would likely construct a portion of the roadway, leaving the remaining improvement to be constructed by future development.



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

Intersection at 172nd St NE and 27th Ave NE

- Short term project to eliminate southbound I-5 off-ramp traffic from entering turn-lane on 172nd St NE to 27th Ave NE. Project will also eliminate u-turn at the intersection. Traffic will be diverted to the roundabout at 172nd St NE and 23rd Ave NE where motorists will be able to circulate the roundabout to access the Lakewood Crossing Shopping Center. Requires WSDOT approvals.



156th St NE Interchange

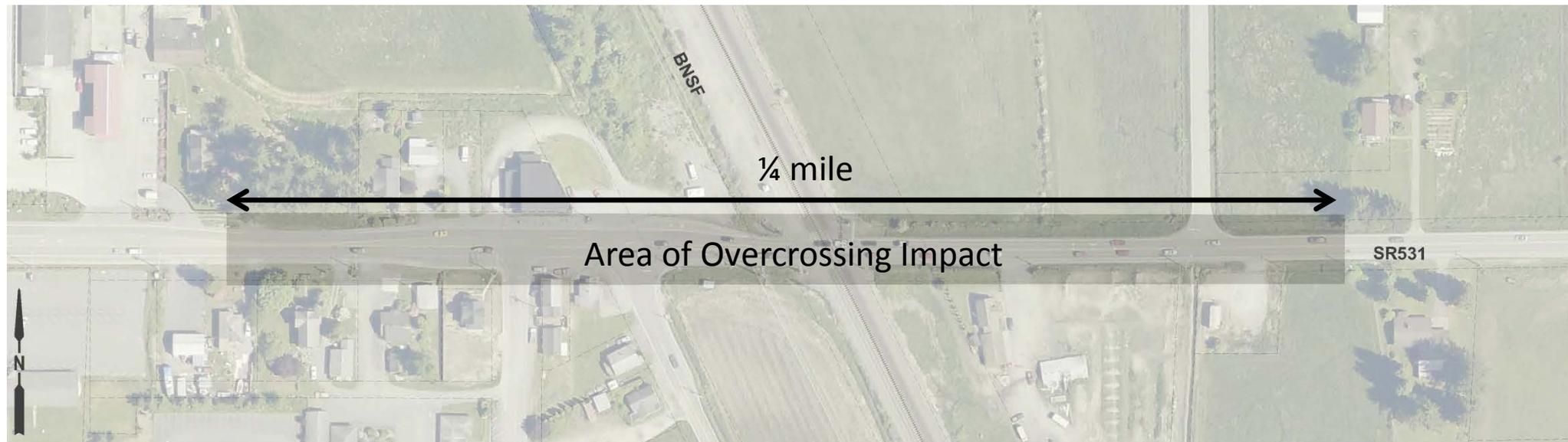


- Long term project to construct an interchange at 156th St NE and Interstate 5, thereby improving access to and from Interstate 5.
- The project is now funded under the transportation package passed by Washington State Legislature earlier this summer.



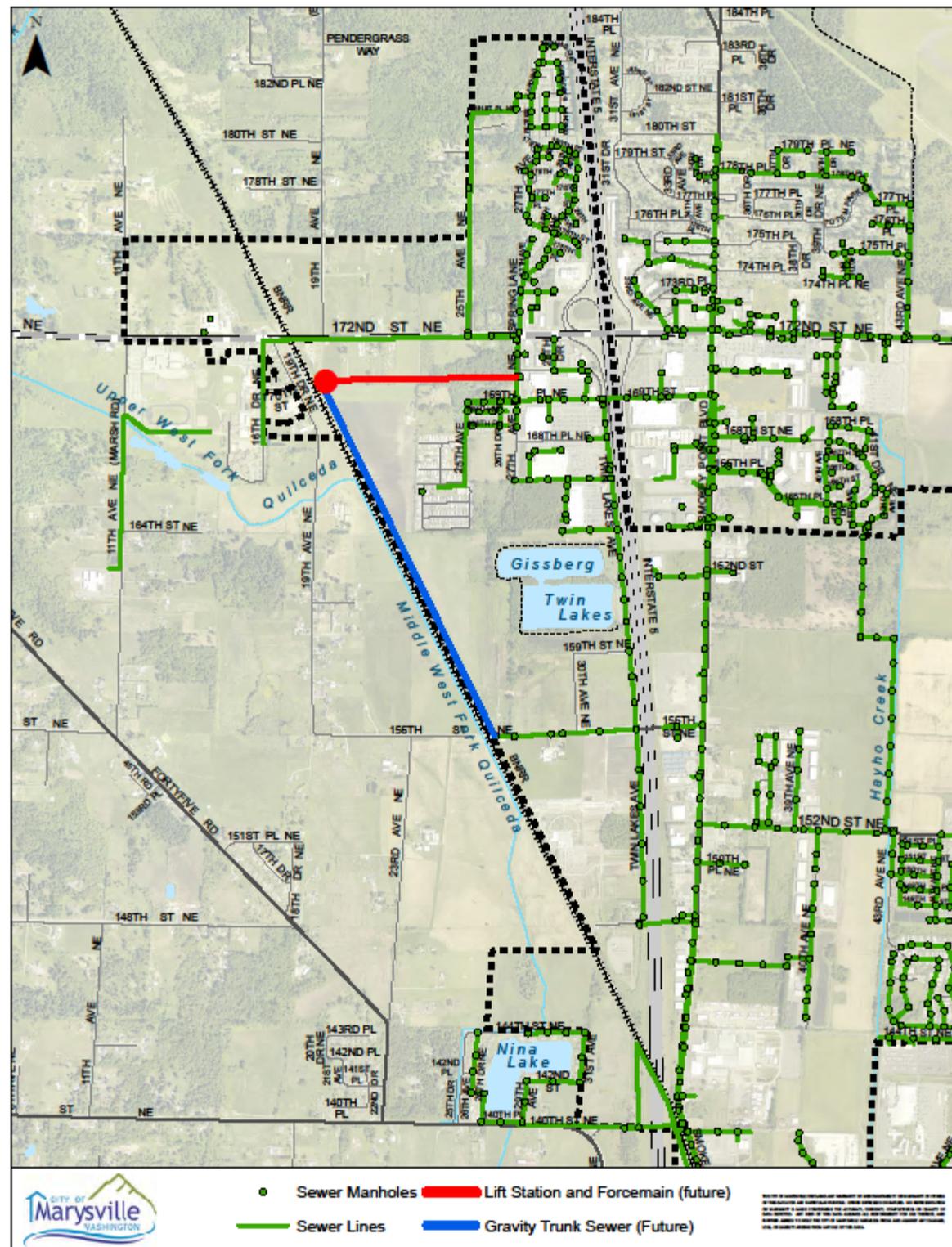
172nd Railroad Crossing

- Construction of an overcrossing or undercrossing at 172nd St NE and the Railroad Tracks will have significant impacts on adjacent property.
- Such an improvement to construct an overcrossing or undercrossing comes with significant cost which are not planned for at this time.
- Vertical Clearance: 23.5' from top of track to bottom of overcrossing. 7% maximum grade.



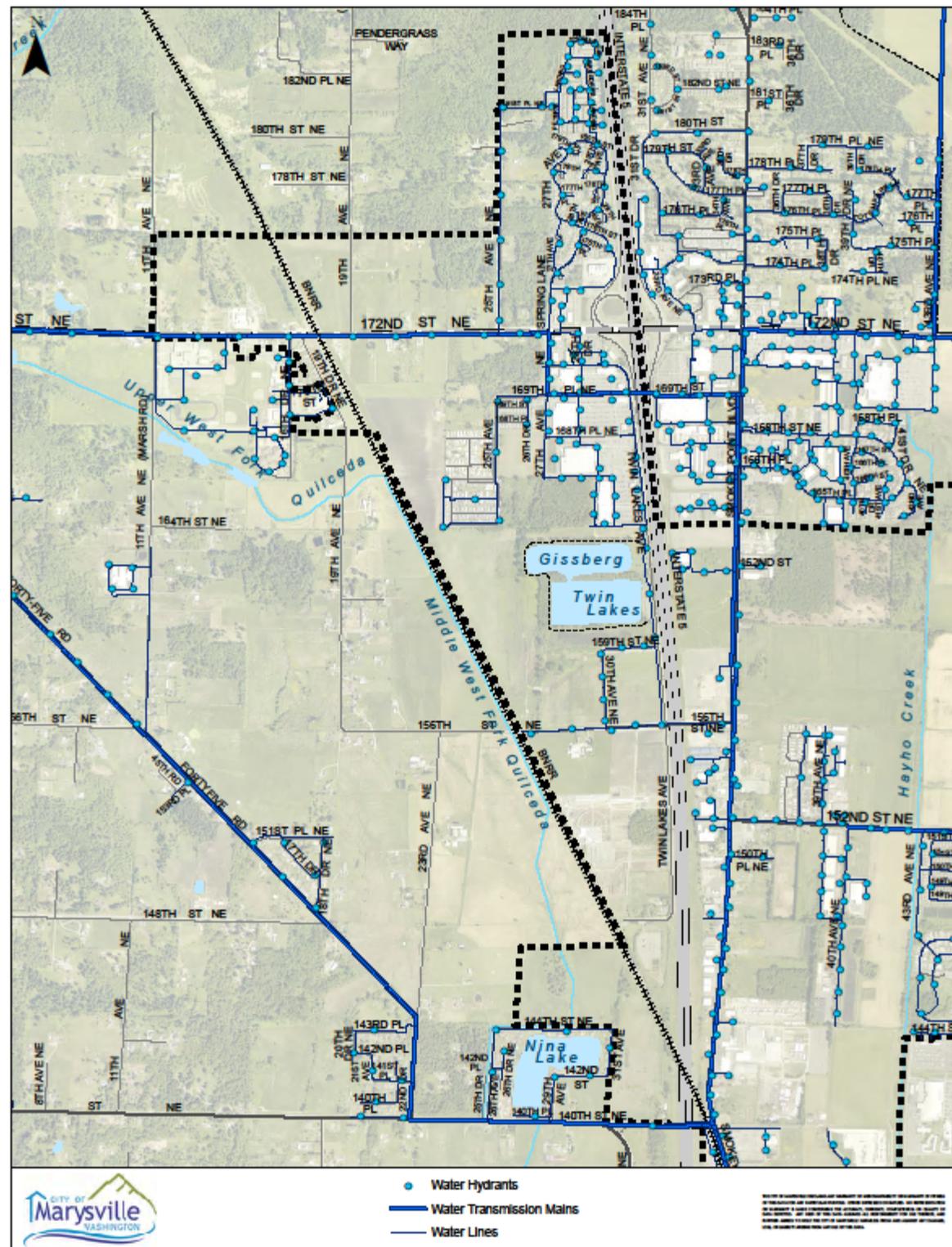
Utilities - Sewer

- City of Marysville sewer service.
- This figure depicts planning level sewer improvements within the Lakewood Neighborhood.
- Interim improvements would construct a sewer lift station, force main and downstream gravity sewer improvements. Downstream improvements to gravity sewer system along 27th Ave NE and 169th Pl NE required due to surcharging.
- Long term improvements would construct a gravity trunk sewer parallel to the tracks.



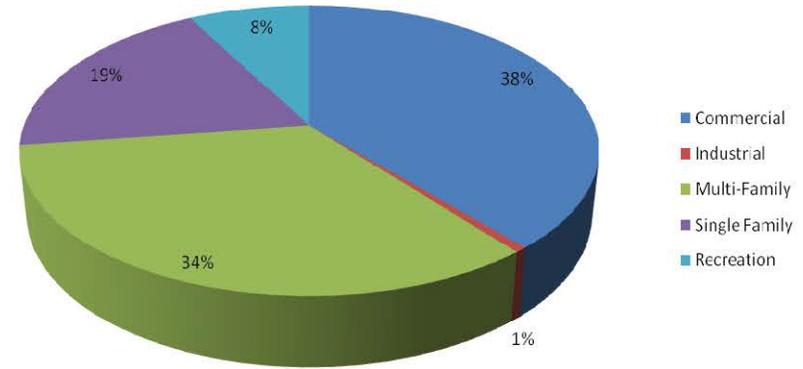
Utilities - Water

- City of Marysville water service.
- No immediate improvements are required to accommodate future development.
- Future improvements will consist of replacing aging water main pipe along the Forty-Five Rd and 172nd St NE.



Lakewood Neighborhood Land Capacity

Summary of Employment, Housing and Population		
	2011	2035
Employment Estimate	1,193	5,450
Housing Unit Estimate	506	3,871
Population Estimate	1,431	7,063



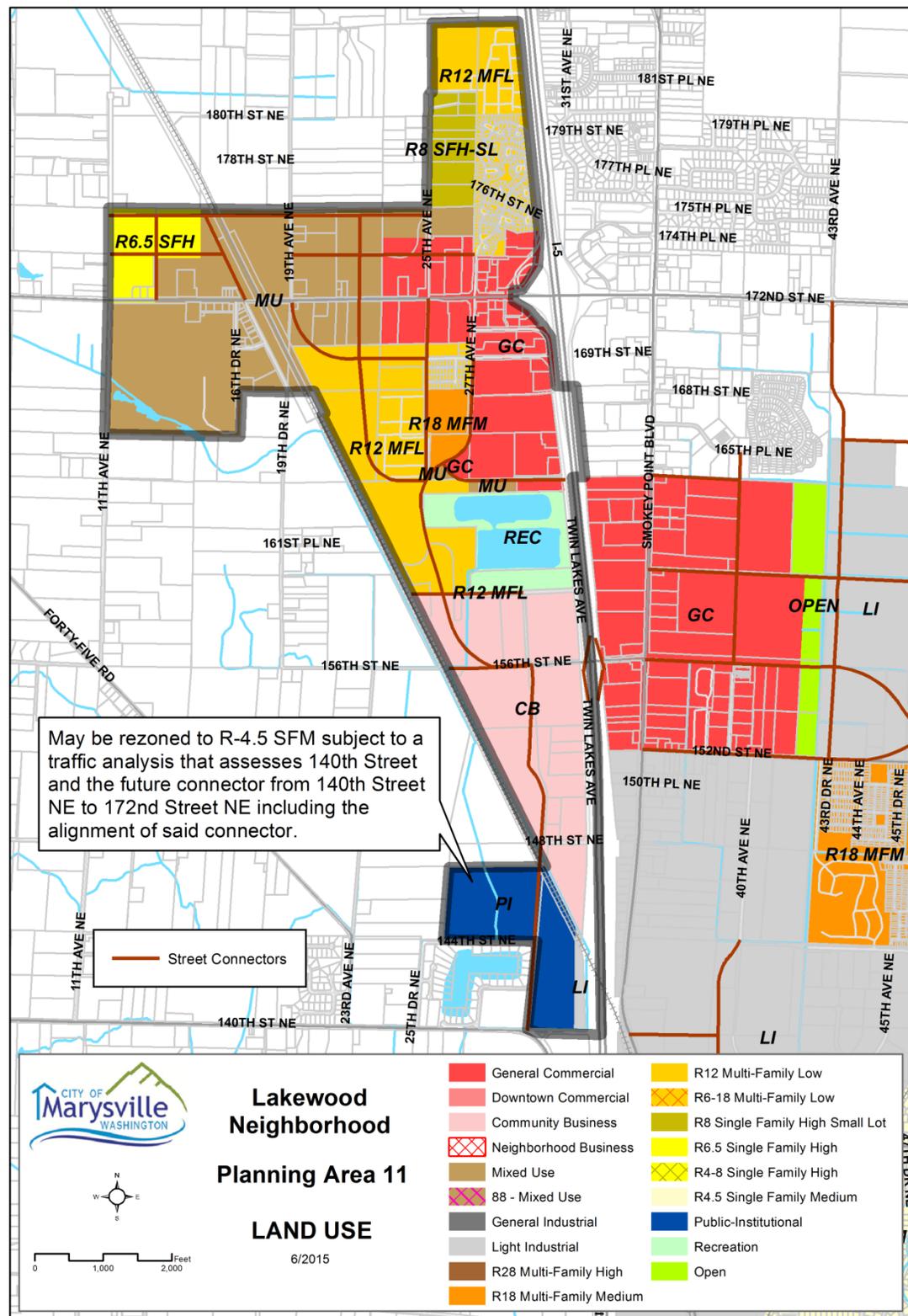
Land Capacity of Zones within the Lakewood Neighborhood in 2011 and 2035											
	CB	GC	LI	MU	R-18	R-12	REC	R-8	R-6.5	R-4.5	TOTAL
Gross Acres	117	143	4	190	9	218	54	25	46	58	865
Buildable Acres	97	139	0	104	9	184	10	25	46	44	740
Existing Employment	0	1,173	0	18	0	0	2	0	0	0	1,193
Additional Employment	1,634	1,412	3	1,208	0	0	0	0	0	0	4,257
Total Employment	1,634	2,585	3	1,226	0	0	2	0	0	0	5,450
Existing Housing Units	3	3	1	29	0	454	0	7	8	1	506
Additional Housing Units	1	333	0	1,841	240	357	0	189	210	194	3,365
Total Housing Units	4	336	1	1,870	240	811	0	196	218	195	3,871
Existing Population	9	9	3	56	0	1,308	0	20	23	3	1,431
Additional Population	1	664	0	2,621	480	545	0	417	426	478	5,632
Total Population	10	673	3	2,677	480	1,853	0	437	449	481	7,063

Zoning

Existing Land Use

- Mixed Use (MU)
- General Commercial (GC)
- Community Business (CB)
- Light Industrial (LI)
- Public Institutional/Medium Density Single-family (PI or R-4.5)
- Low and Medium density Multi-family (R-12 & R-18)
- High density Single-family (R-6.5 & R-8)
- Recreation (REC)

Do you have any comments regarding existing zoning/land use?



Existing and Proposed Development

“THE LODGE”

- Phase 1 (182-units and Clubhouse)
- Phase 2 (160-units and Fitness Center)

“MARKET PLACE”

- Dick’s Sporting Goods
- Party City
- Hobby Lobby
- Aveda (beauty supply)
- T-Mobile
- Hop Jack’s (restaurant)
- Qdoba Mexican Grill
- Outback & Bonefish (restaurant)
- Firehouse Subs



Existing and Proposed Development

“VINTAGE AT LAKEWOOD” 197 affordable senior housing units



Existing and Proposed Development

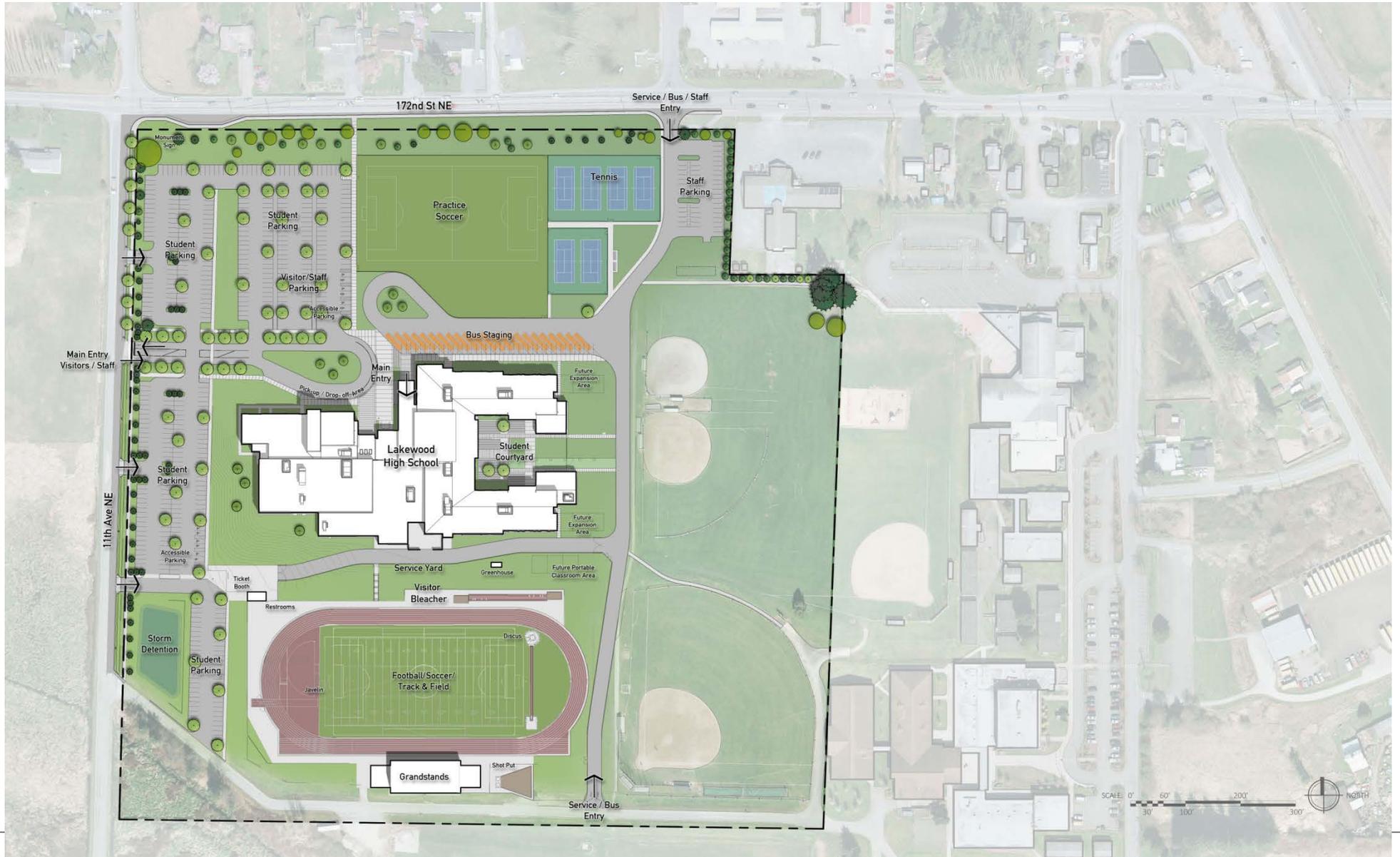
“LAKEWOOD HIGH SCHOOL”



Existing and Proposed Development

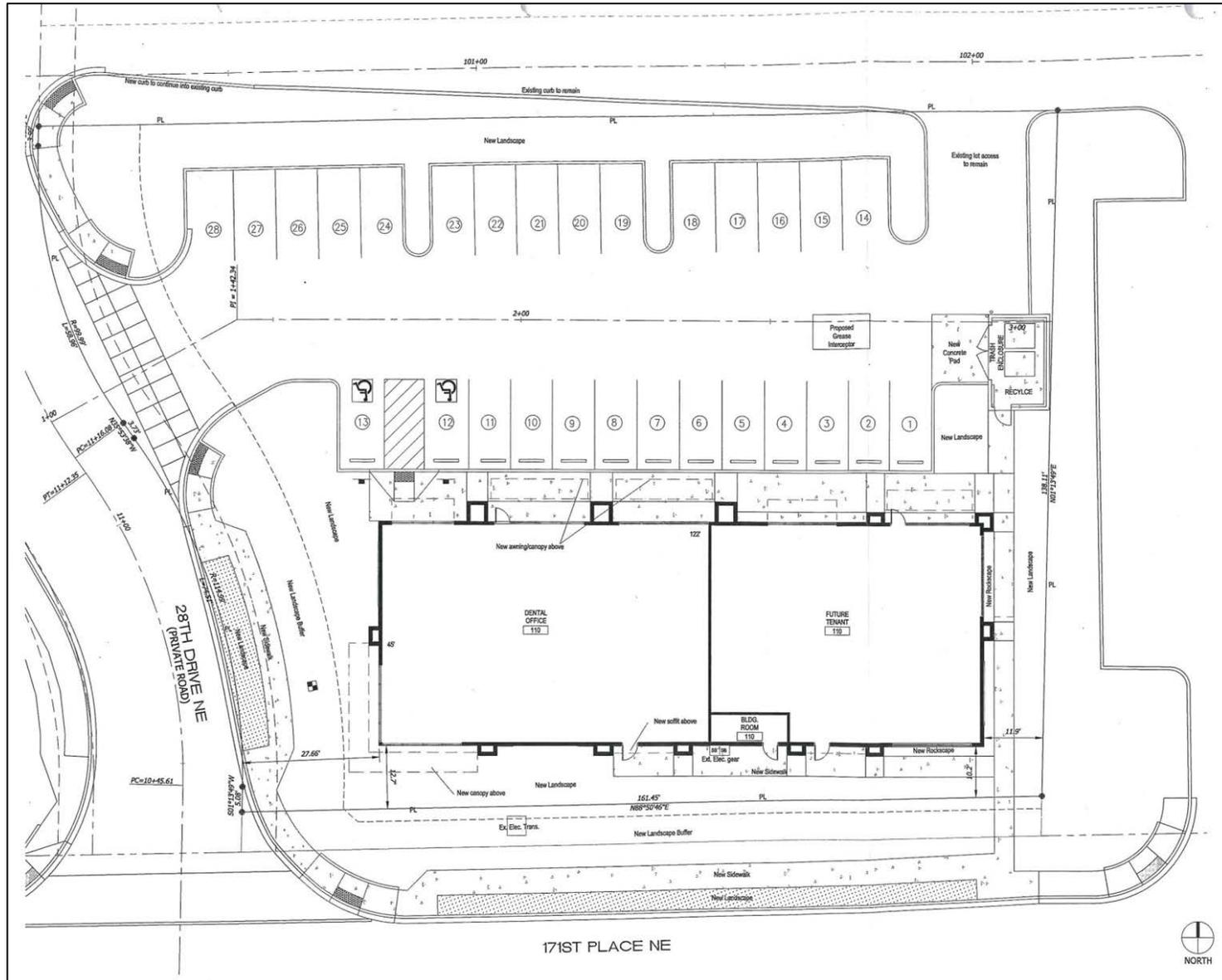
“LAKEWOOD HIGH SCHOOL”

New two-story 162,500 SF high school to accommodate 825 students



Existing and Proposed Development

“Marysville Dental” 5,490 SF Medical/Commercial Building



CITY OF MARYSVILLE

LAKEWOOD NEIGHBORHOOD MASTER PLAN

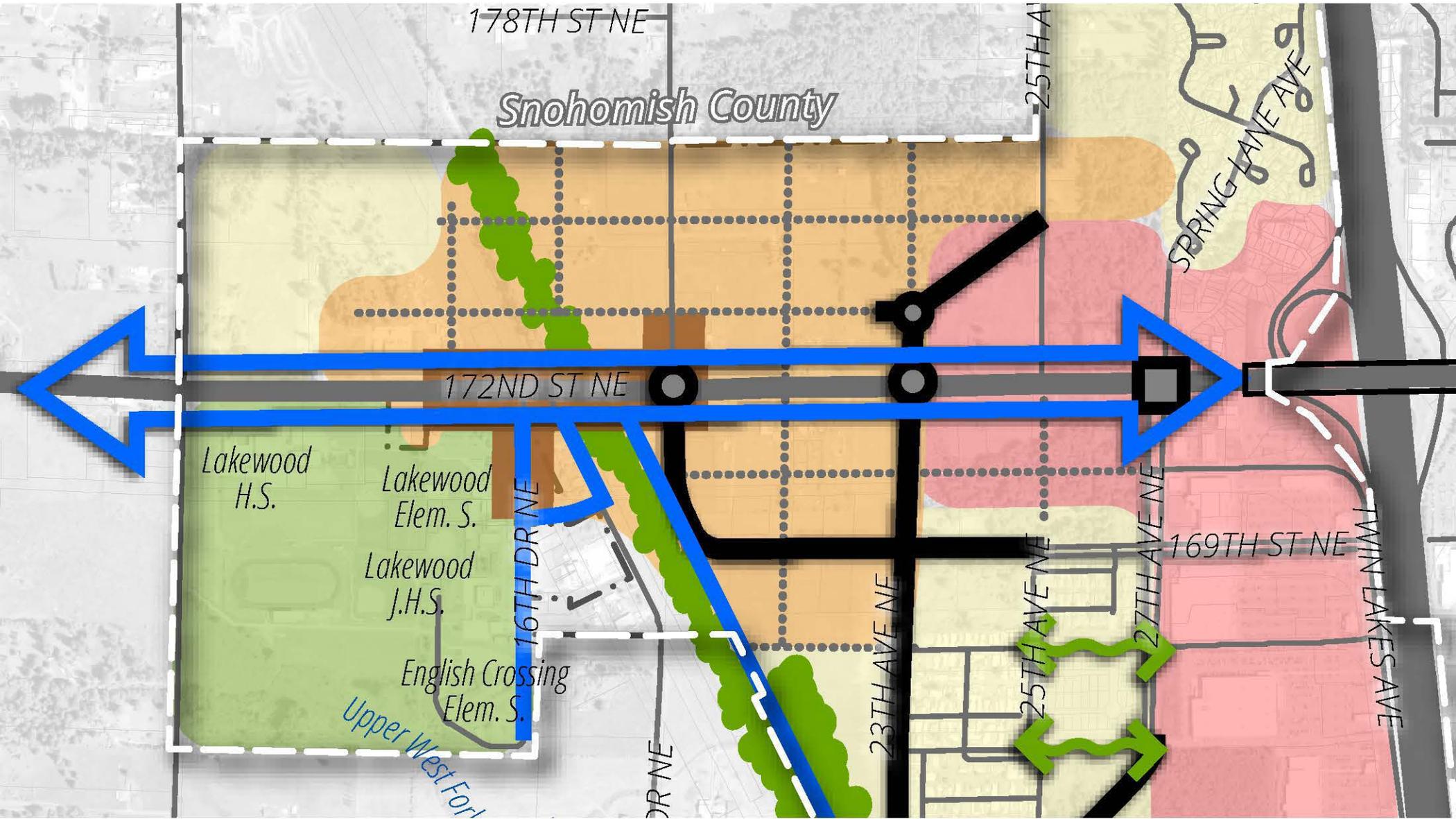


Lakewood Neighborhood Master Plan

Project Purpose

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

LOCAL-SERVING NEIGHBORHOOD CENTER

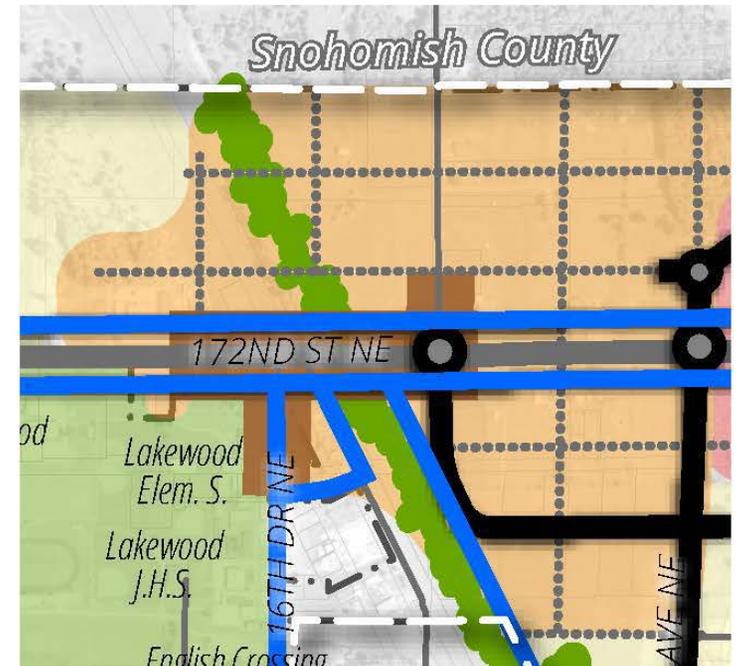


EXISTING CHARACTER AS ASSET



BUILD ON EXISTING CHARACTER

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

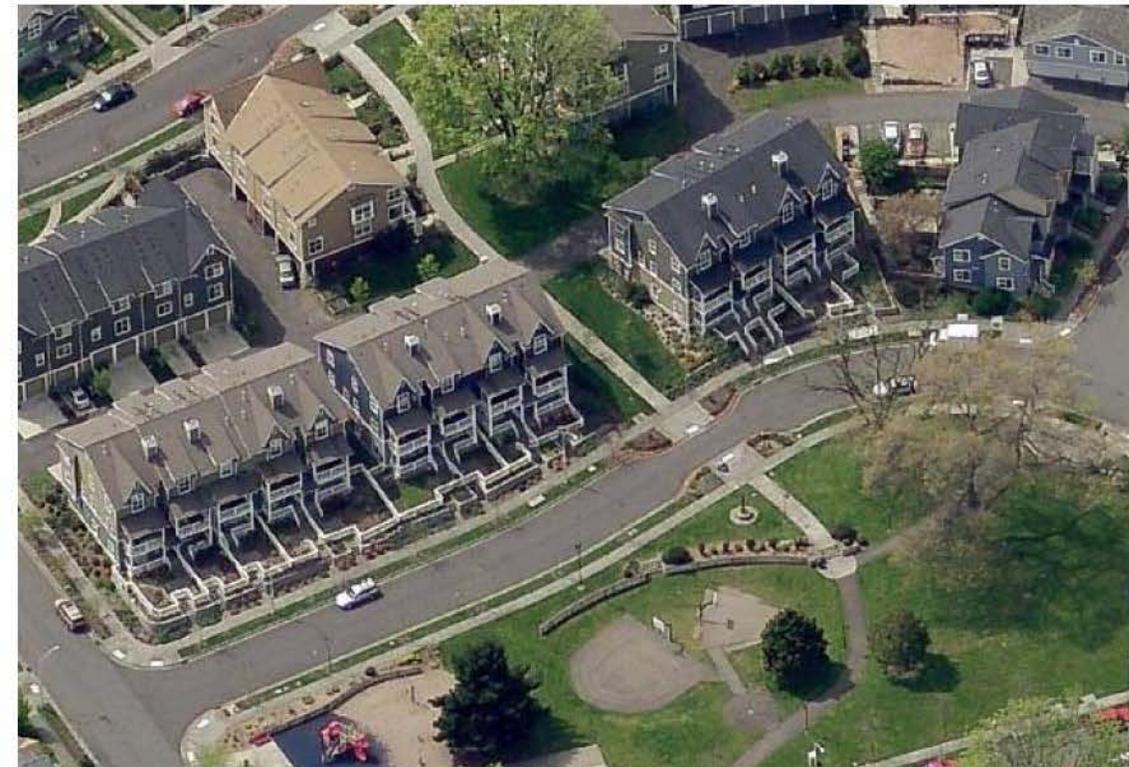




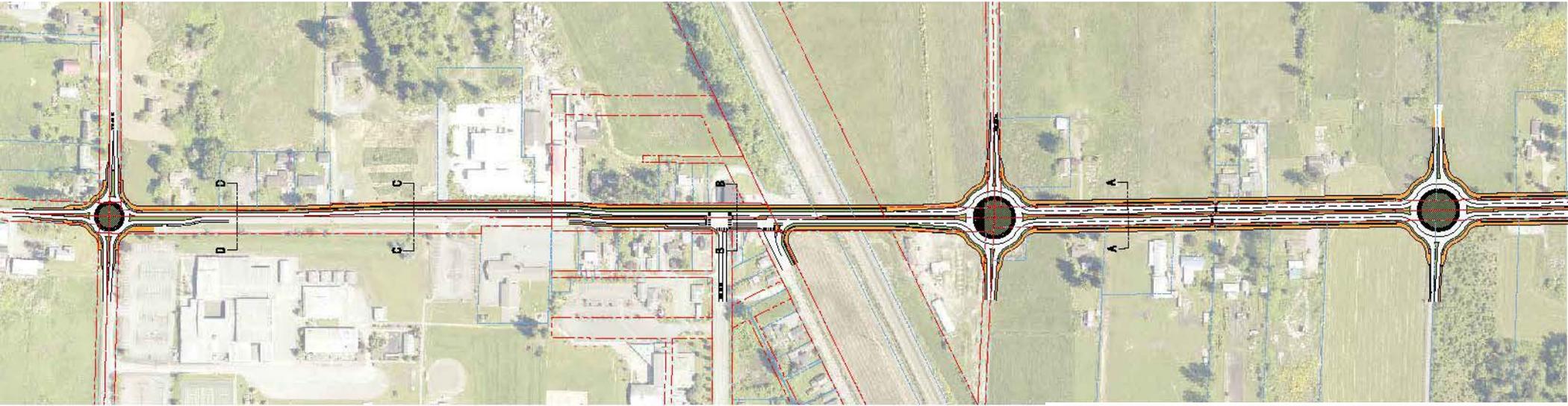
TWIN LAKES AS ASSET

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

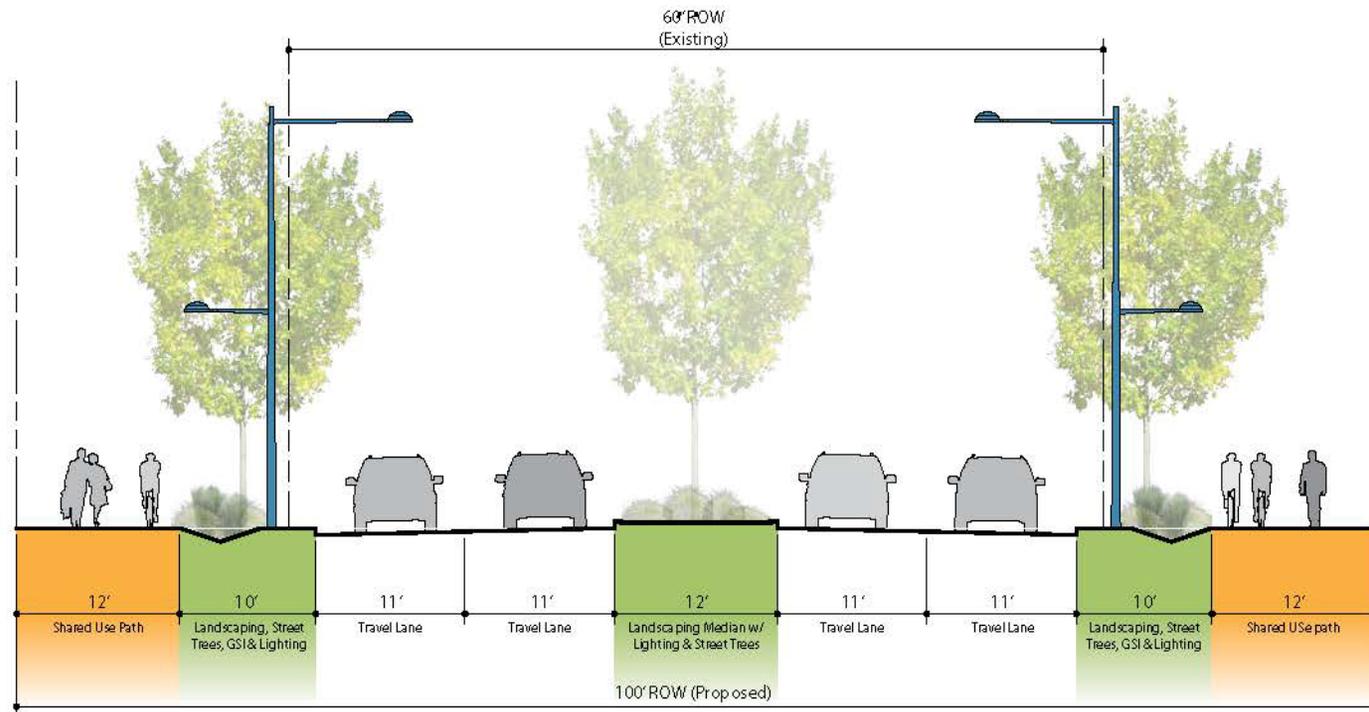
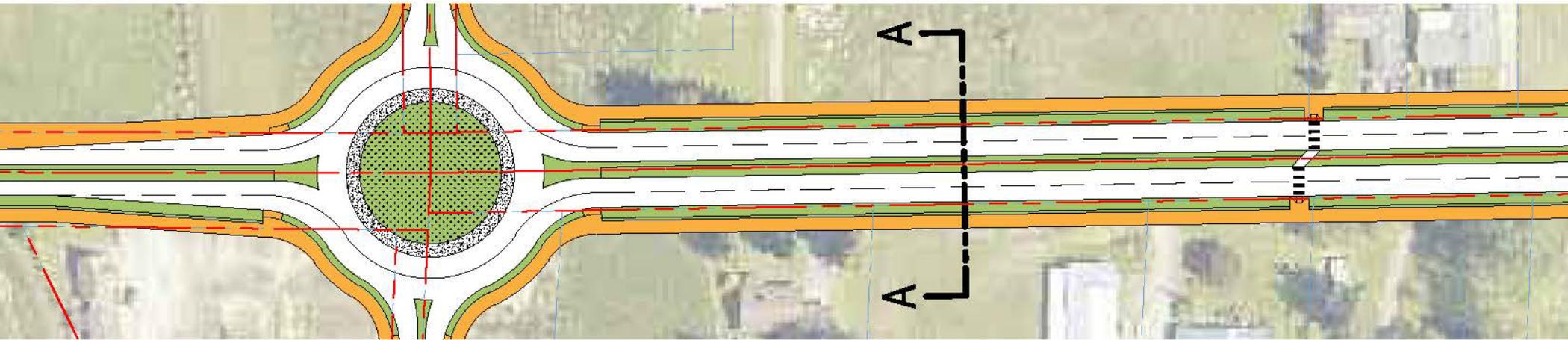


- Arterial with regional through traffic and local circulating traffic
- Builds on vehicular improvements previously identified (2013 Corridor Analysis)
- Provides safe, comfortable corridor for people walking or biking
 - Multiuse trail on both sides of road
 - Safe and closely spaced crossings on 172nd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



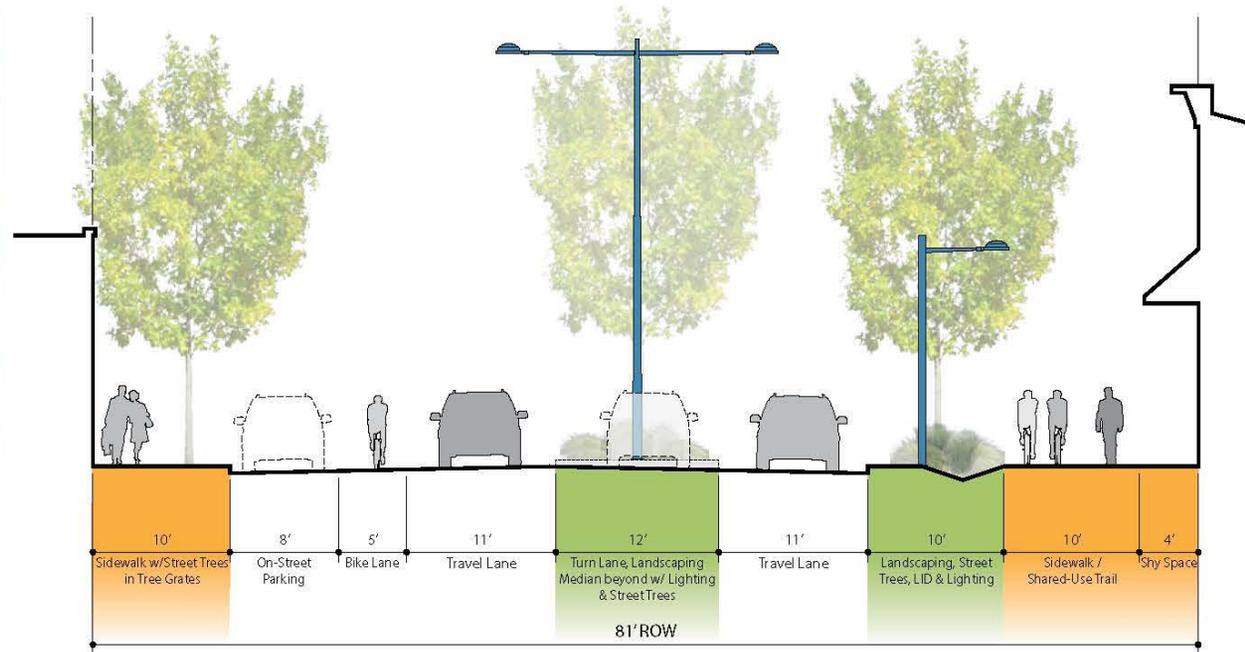
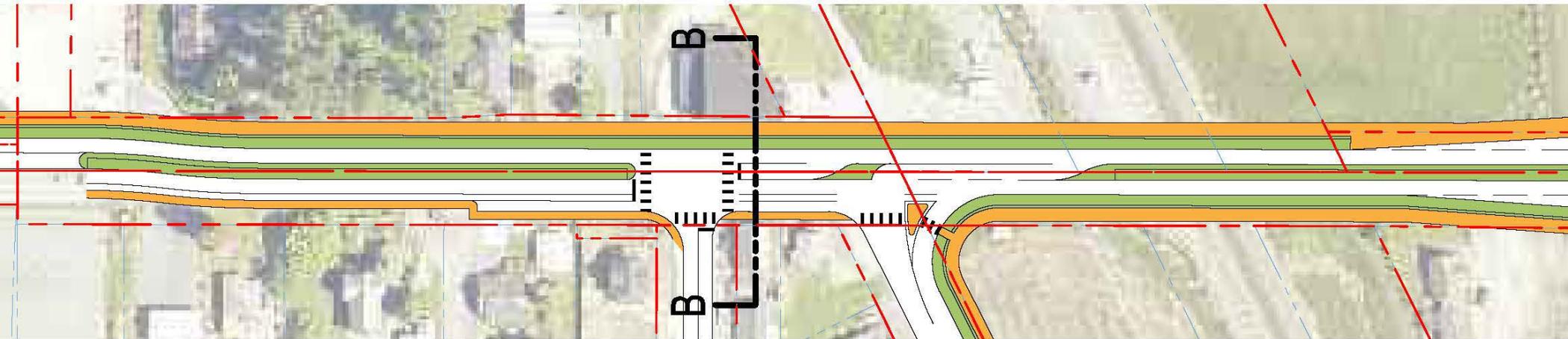
19TH AVE NE TO 27TH AVE NE

172ND IMPROVEMENTS

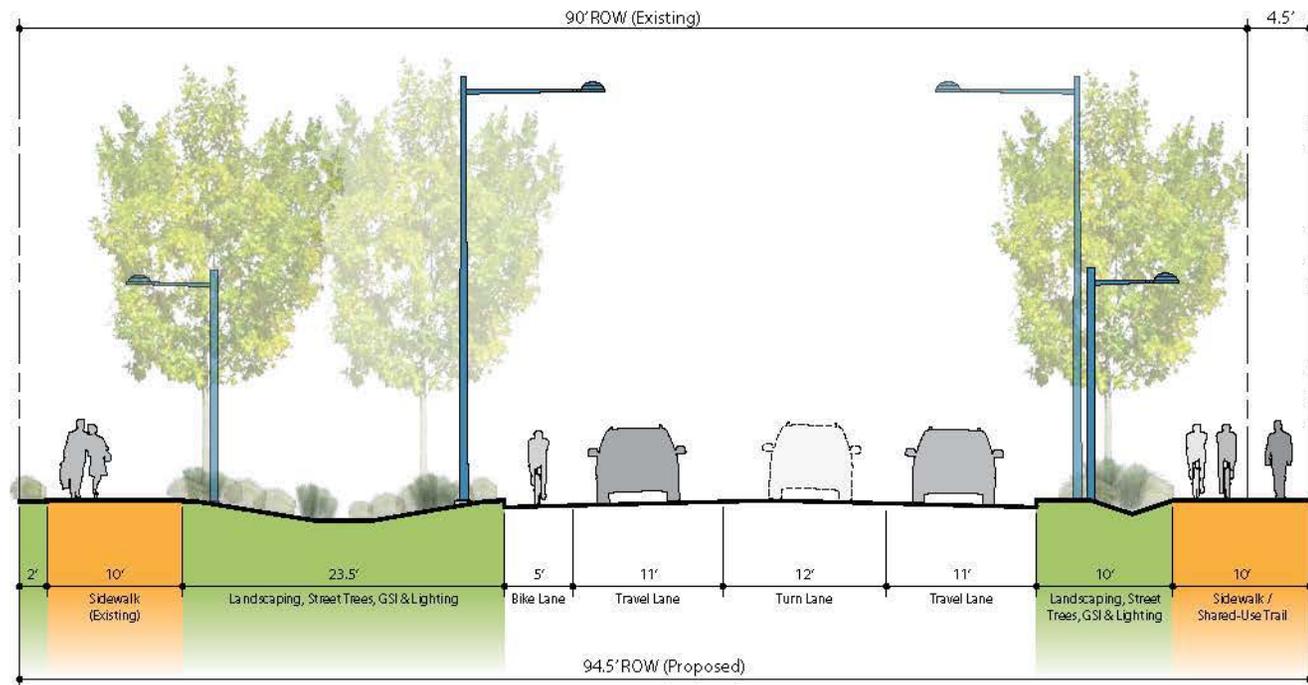


16TH DR NE TO 19TH AVE NE

172ND IMPROVEMENTS

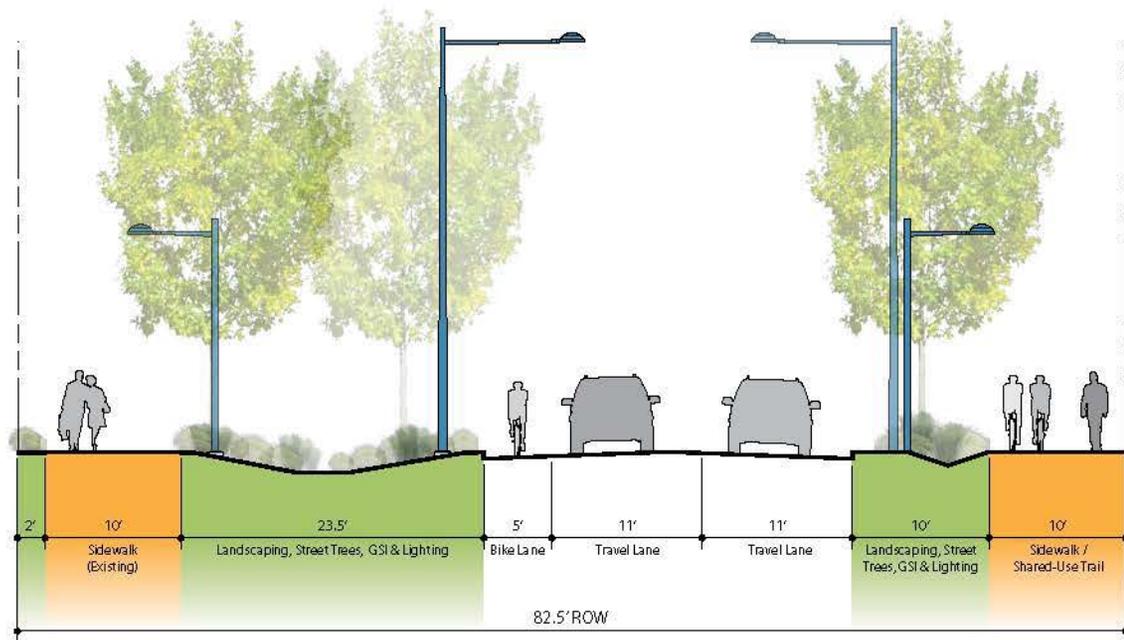
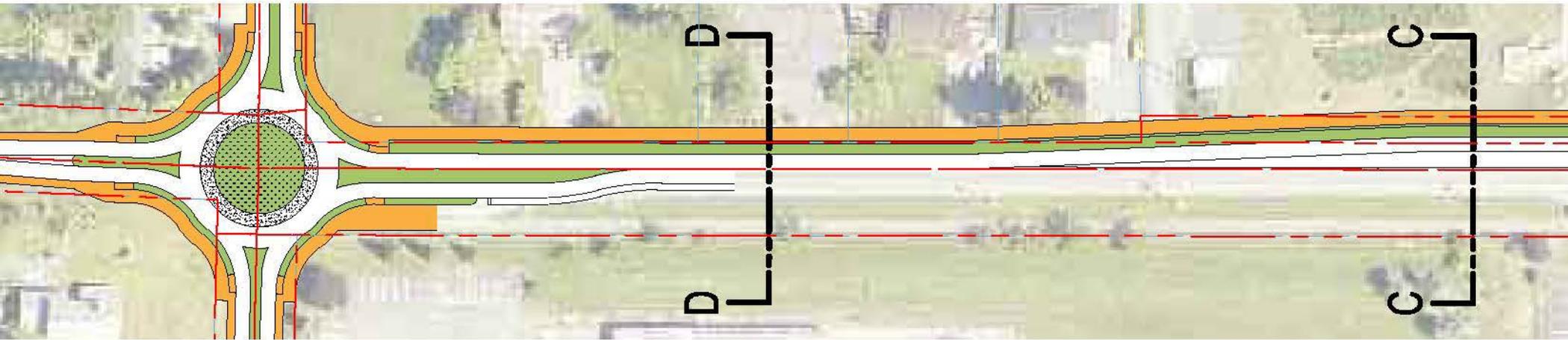


~13TH AVE NE TO 16TH DR NE 172ND IMPROVEMENTS



11TH AVE NE TO ~13TH AVE NE

172ND IMPROVEMENTS



NEIGHBORHOOD ROUTES

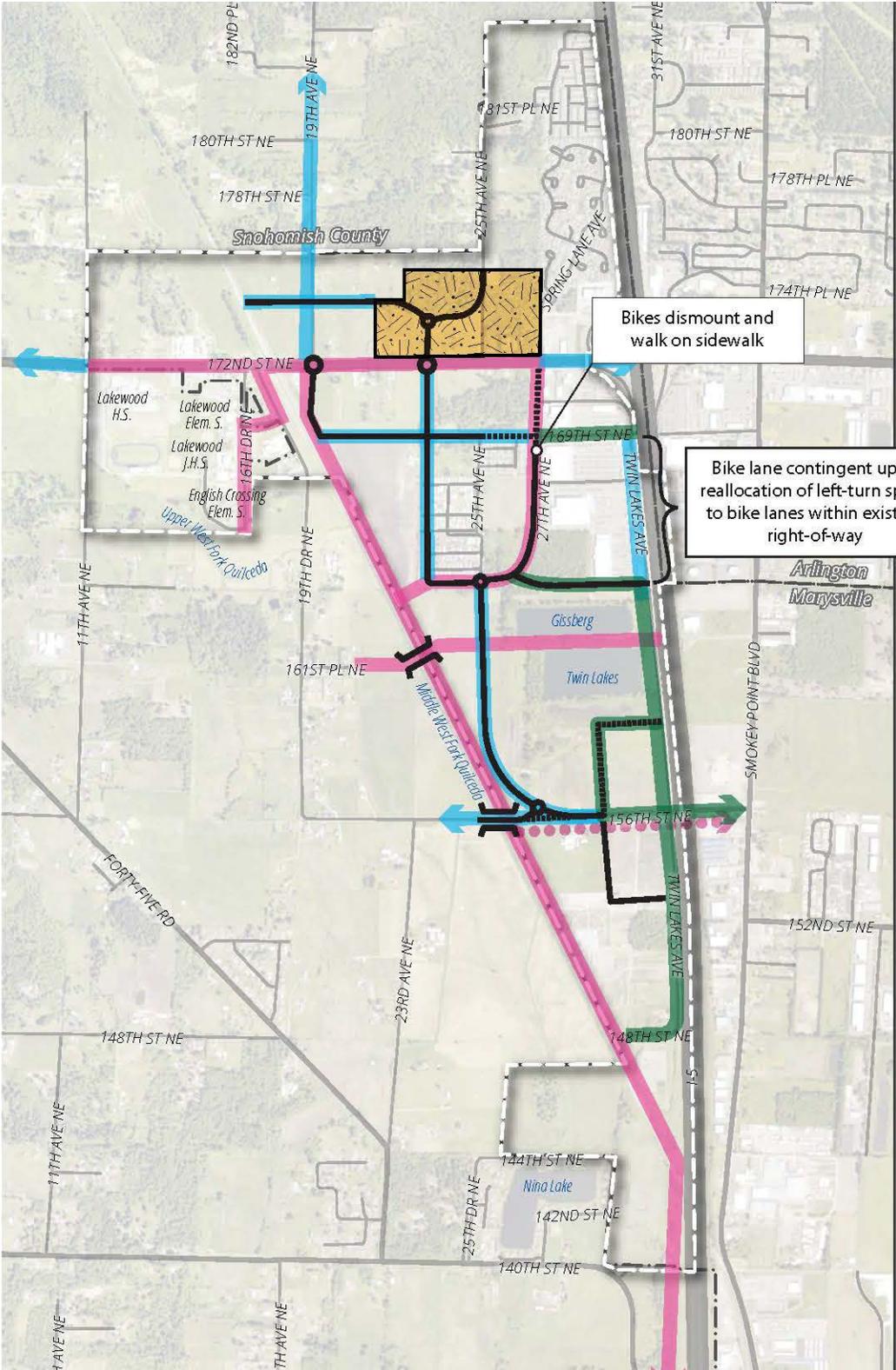
- New routes through currently undeveloped areas
 - Hierarchy of routes
 - New streets to support traffic growth (connection to 156th St NE, East-West alternatives to 172nd St NE)
 - New bicycle network to connect neighborhood
 - New dense and continuous pedestrian network
 - New trail connections to 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?
- 

BICYCLE NETWORK

-  Multi-Use Trail
-  Bike Lane
-  Bike Route

CONCEPT

-  New Road
-  Bridge/Tunnel
-  Improved Road

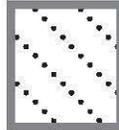


PEDESTRIAN NETWORK

 New sidewalks with or without street (desired location)

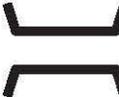
 New through block connection (flexible location)

 Multi-Use Trail

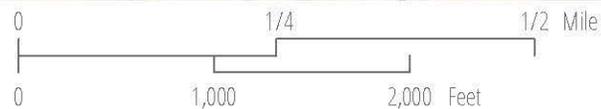
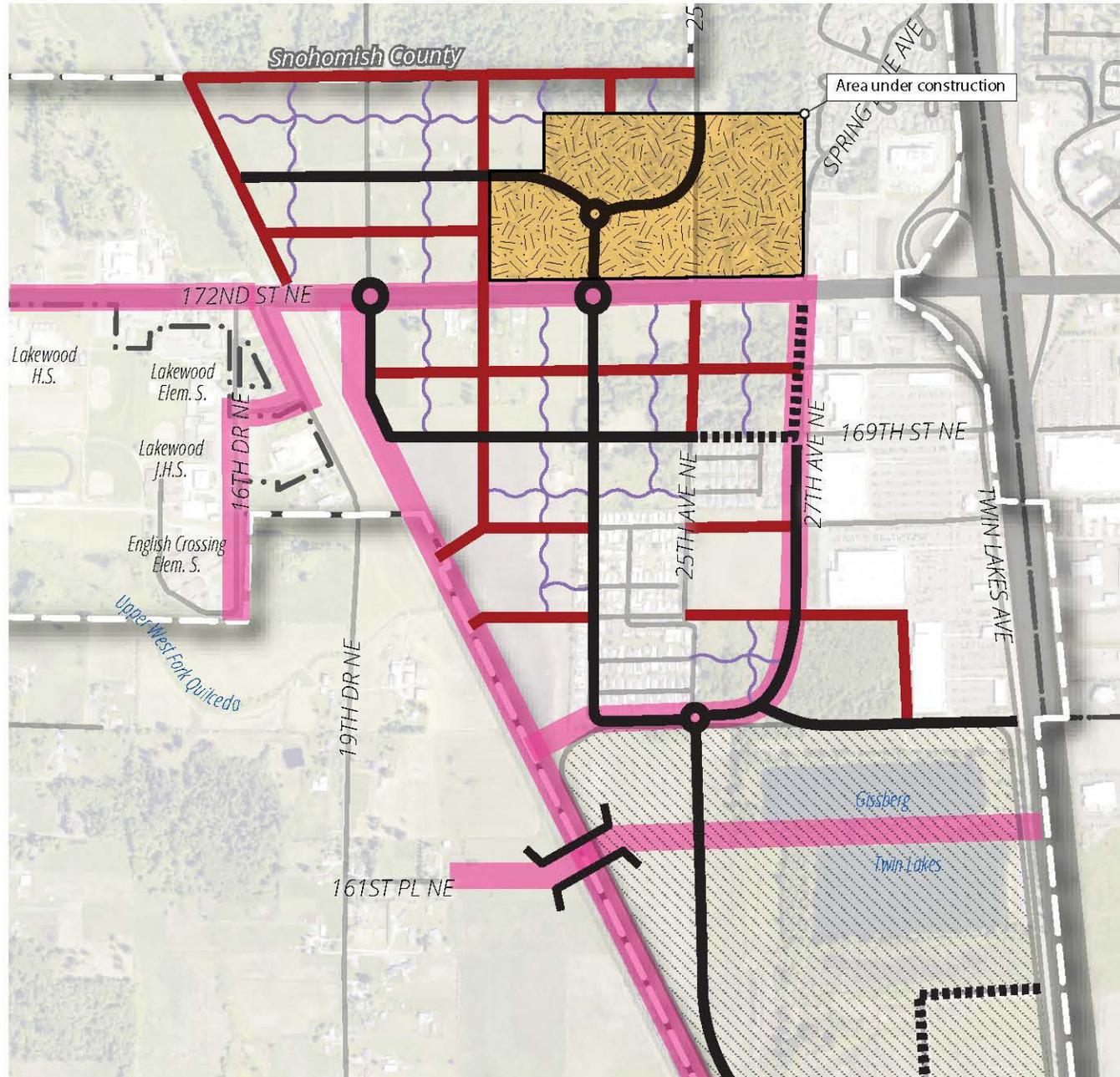
 Sidewalk network required but location not specified (600'x600' max.)

CONCEPT

 New Road

 Bridge/Tunnel

 Improved Road



NEXT STEPS

- Draft Master Plan released in November or early December for public review and comment
- Keep updated by visiting the Planning Division page of the City's website:

<http://www.marysvillewa.gov/110/Planning>

- Please fill out the Comment Card

<http://www.marysvillewa.gov/LakewoodSurvey>

- Future questions or comments, please contact:

[Chris Holland at 360.363.8207 or cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)

THANK YOU FOR YOUR PARTICIPATION
