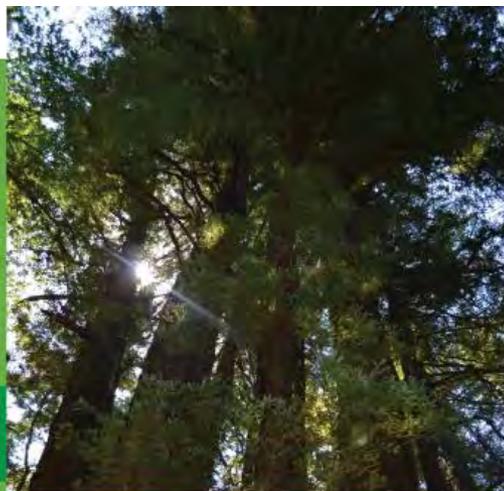


**WOODLAND
DISTRICT**



LAND USE & URBAN FORM - EXISTING CONDITIONS

OCTOBER 24, 2012

EXISTING CONDITIONS ANALYSIS

Overview

- Assessment of existing land use, urban form, character & walkability
- Builds on material from 2011 Downtown Refresh Project
- Presents a summary of assets, challenges, constraints and opportunities.

EARLY DEVELOPMENT PATTERN

Sleater-Kinney Road, South Sound Mall Construction, Drive In Theater, circa 1966



EARLY DEVELOPMENT PATTERN

Pacific Avenue Before Street Renovation



DOWNTOWN PLAN, 2000

DOWNTOWN PLAN, 2000

The Olympian

SERVING WASHINGTON'S SOUTH PUGET SOUND

35 CENTS

AUGUST 9, 1997

Lacey design team goes to work

Downtown: One of the problems with the city is the lack of a focal point, design team members say.

and enjoy their city. "And that's the problem. I found the city lacks a focal point," said

"You can't pinpoint any particular spot in Lacey, and I think that's the problem," said

The most intense part of the process is happening all day today at South Sound Center. Lacey officials decided to hire Burden and his team — for \$18,000 plus expenses —

pensive. "Think of your children and your grandchildren, and what kind of a city they would want 20 years from now," Burden said. But first, community members have to decide what unique characteristics they want to bring out in their city.

Always a bedroom community, Lacey years to develop a soul



By Lorraine Thompson
The Olympian
Dan Burden took a cycle last week around downtown Lacey for something that children.

The man who built Lacey

A real estate veteran, Dan Burden's plans were in 1970 when he opened the South Sound Center. Today, he has more than 300,000 sq ft of space and is planning to add more.



"It starts with a vision," Burden says. "I see a city with a defect — the automobile signal — the city tries to create a transit depression."



The city is planning to create a transit depression. The city is planning to create a transit depression. The city is planning to create a transit depression.



City core shows great potential
By Lorraine Thompson
The city core shows great potential. The city core shows great potential. The city core shows great potential.



WALKING AROUND DOWNTOWN LACEY: Michelle Morland, Lacey associate city planner, Monday shows residents a parking lot in business where possible pedestrian improvements could be made.

Foot tour shows Lacey's problems

Pedestrian friendly: Residents are invited to take part in "walkabouts" to find ways to improve downtown Lacey.

beginning an intensive process that city officials hope will improve the look, character and "walkability" of Lacey's downtown.

Following the outings, a national consultant will conduct design workshops, asking residents and business owners to envision ways to help the city's core area.

The first walkabout group started in an attractive central park surrounded by office buildings, but soon trekked past empty land, through parking lots and alleys, and more than once got confused where they were.

"Anyone know where this is?" Public Works Director Dennis Ritter asked, standing on a patch of

even, ill-defined asphalt behind buildings near South Sound Center. Ritter claimed to be standing on Eighth Avenue.

"This is a city street, which I just found out about," he joked. "Everyone thought it was the alley for Ernst, to load up stuff from the back of the store."

City planners challenged the group to get from one edge of the large Fred Meyer parking lot to a small city park on the other side of the lot.

New Planning Commission member Franklin Wilson was astonished to find the park existed.

AT A GLANCE

Walking about Lacey
The public is invited to join Lacey planners, business members and City Council members on two downtown "walkabouts" from 9:30 to 7 p.m. Wednesday and July 30. Walkabouts will leave from Hunter Park on Woodland Square Loop and take different routes through downtown. Walkers may participate in design workshops Aug. 8 and 9 in which a national consultant will present projects to improve downtown. For more information, call the Lacey Community Development Dept.

Page 4s - Business Examiner - December 8, 1997



Lacey figures it has only one way to go—re-designing its downtown area.

Lacey's Downtown 2000 has vision of the future

Business people, elected officials lays groundwork for how city should look 10 years from now

By Lew Humphrey
Business Examiner Staff

A committee of business people and elected officials called Designing Downtown 2000 is working to define how downtown Lacey will look 10 years from now.

"The committee is trying to select projects we think would be possible," said Susan Messenge, planner for the City of Lacey.

The committee's two primary areas of interest are seeking community improvement grants to encourage businesses and change the infrastructure of streets and buildings and redesigning entryways into town.

Lacey is a city of 27,500 to the east of Olympia. It has the South Sound Mall and other mall-like developments but no traditional downtown. A public process last summer resulted in a downtown vision of transforming the mall with its expansive parking lots and buildings set back from the street.

Visionaries instead want a downtown area with "street vendors and small retailers have entrances on the main street. These new buildings would have many windows and doors, and no blank walls within view, according to the plan.

Other elements in the vision include parks, city services and transportation, all with a special appeal to families and children.

Plans for the retail core are by no means set in detail, so Designing Downtown 2000 meets about once a month to further discuss options.

Messenge said invitations to take part in last summer's forums went out to everyone who owned property in the downtown area, leased land there or had a business.



DOWNTOWN PLAN, 2000

Re-Validated in 2011 Refresh

VISION STATEMENT

“By the year 2020, Downtown Lacey will be a vibrant, alive, whole, prosperous place for all residents and visitors. Lacey’s new downtown will invite a rich mix of all people of all ages and ethnicities, especially children, teenagers, and seniors.”

DOWNTOWN REFRESH, 2011

Woodland District Vision & Goals

2000 Downtown Plan Goals Re-validated in 2011

Goal A: Encourage density and a diverse mix of uses in the center.

Goal B: Create a core area that is strongly pedestrian-oriented and transit friendly.

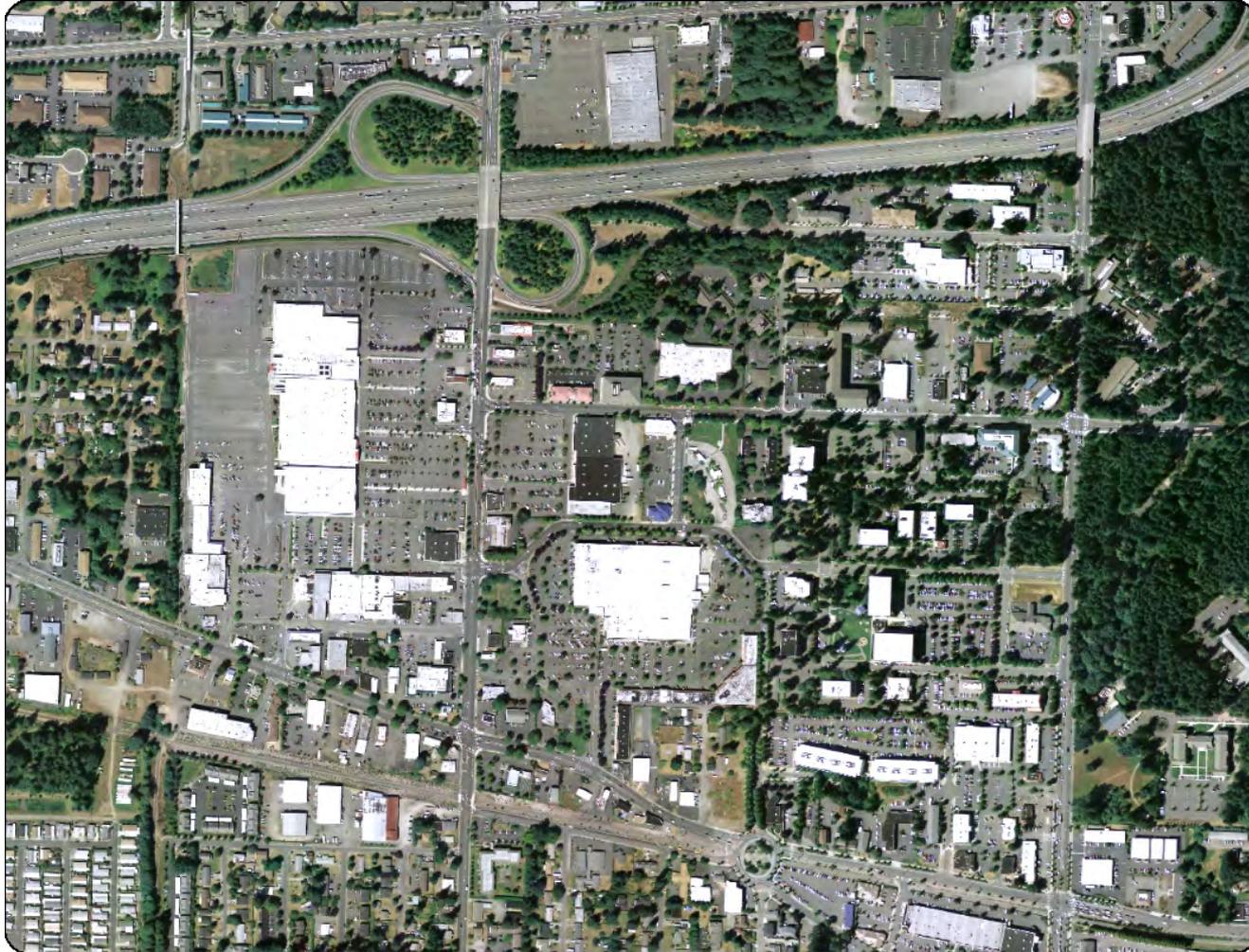
Goal C: Create strong identity for the core area.

Goal D: Create places that provide for the needs of a diverse population of different ages.

LAND USE & URBAN FORM

LAND USE & URBAN FORM

Existing Development



LAND USE & URBAN FORM

Figure Ground



- Dispersed Building Pattern
- Variety of Scales & Forms
- Pattern along Pacific is distinct along roadway
- Other patterns not obvious

LAND USE & URBAN FORM

Comparison – Woodland District & Northgate



SAME SCALE & SIZE OF AREA

Differences in:

- Distinct urban pattern of blocks & streets
- Building scales
- Building types

LAND USE & URBAN FORM

Block Size



BLOCK SIZE

- Varies from 2 to 54 acres
- Irregular shapes & sizes formed by street right-of-ways
- Typical walkable urban blocks are 2-3 acres

LAND USE & URBAN FORM

Parcel Size



PARCEL SIZE

- Varies from less than 1 acre to greater than 25
- Largest parcels in mall area
- Smaller parcels indicate older parts of neighborhoods

Urban Form

Land Use Pattern



- Largest buildings & smallest (red) are retail
- Mid-sized buildings are primarily office
- Smaller buildings are retail, service & residential

LAND USE & URBAN FORM

Land Use Distribution - Retail, Service, Restaurants & Commercial



LAND USE & URBAN FORM

Land Use Distribution – Office, Medical, Civic



LAND USE & URBAN FORM

Land Use Distribution – Residential & Hotel



LAND USE & URBAN FORM

Land Use Distribution - Occupied & Vacant Buildings



LAND USE & URBAN FORM

Land Use Districts

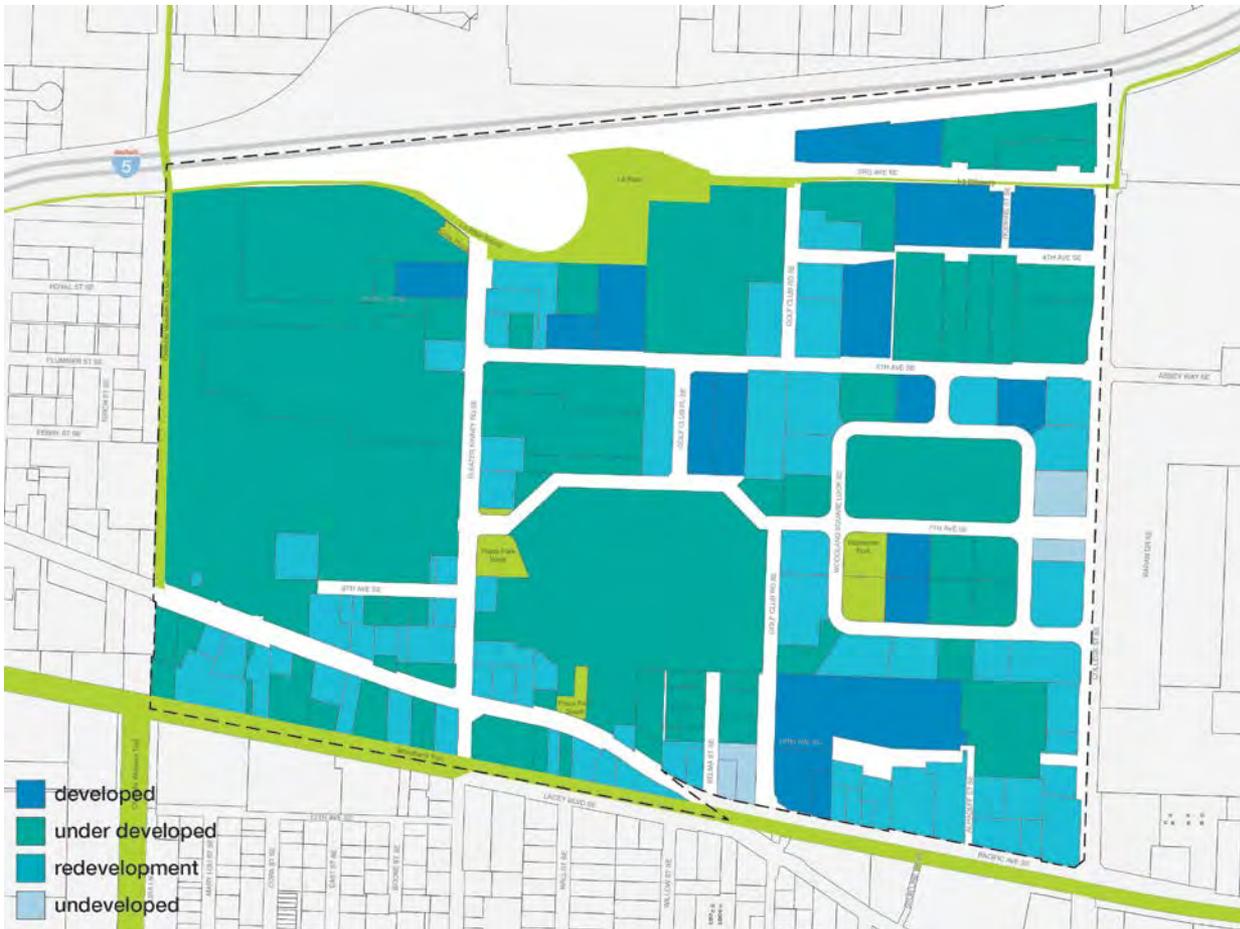


LAND USE DISTRICTS

- Large primarily single use districts
- Distinct land use patterns, urban form and character
- Districts are divided by streets which form barriers within them & between them
- Indirect routes for a pedestrian with long walking times due to block size

LAND USE & URBAN FORM

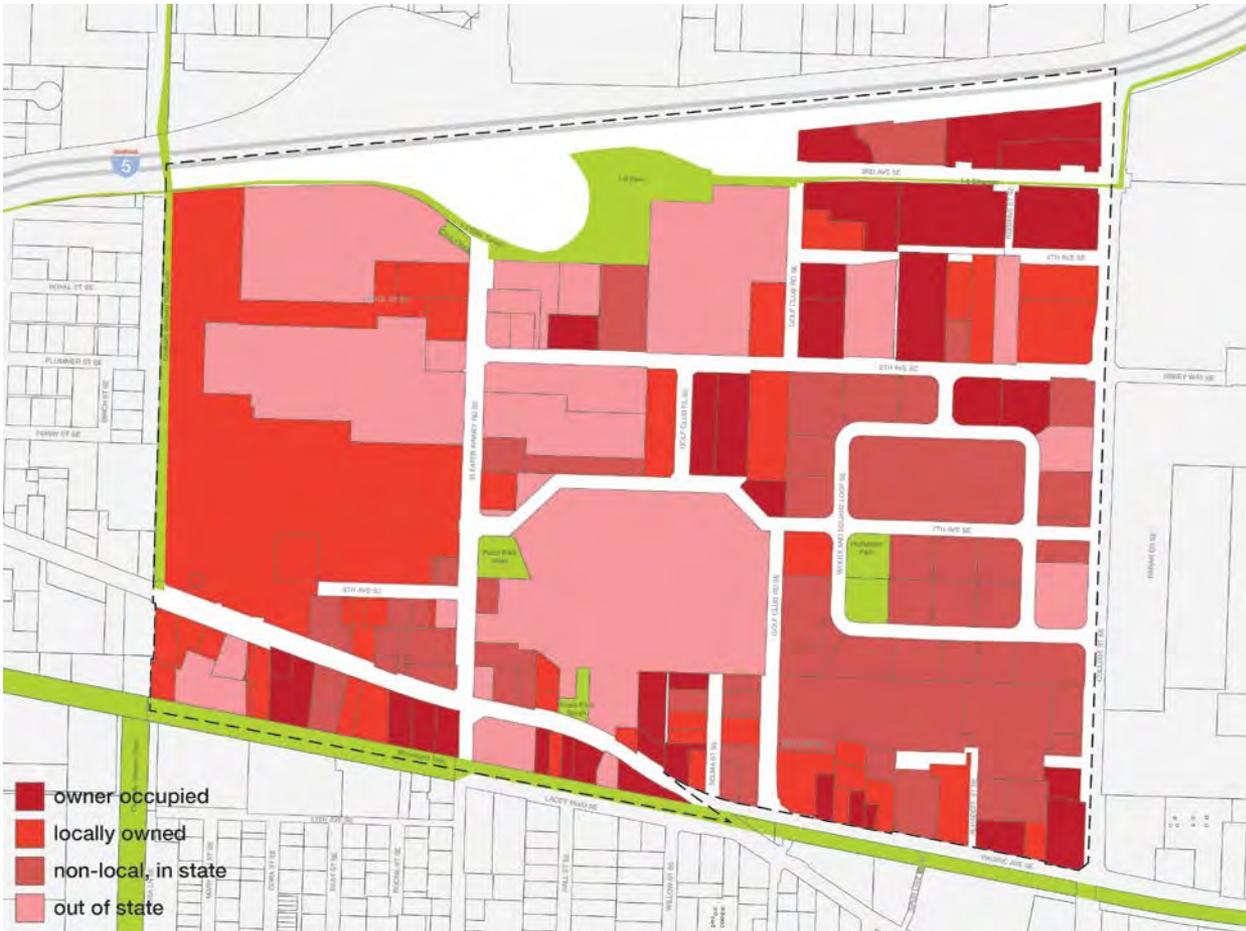
Development Intensity



- Significant amount of underdeveloped or redevelopment potential parcels
- Irregular pattern
- Numerous T intersections
- Few complete 4-way intersections

LAND USE & URBAN FORM

Ownership Patterns



- Mix of ownership patterns among all sizes of parcels
- Location & type of ownership can affect degree of interest in local community
- Large parcels a mix of local & out of state ownerships
- Irregular pattern a reflection of street patterns & era of development

LAND USE & URBAN FORM

Tree Cover



- Tree cover most dense along I5 & in eastern half of District
- Smaller trees in parking lots on west side of Sleater-Kinney
- Large stands of firs
- Opportunity to shape trees to improve visibility, provide continuity & more cohesive identity

LAND USE & URBAN FORM

Streets & Driving Lanes



Public & Private Roadways

- Irregular pattern
- Numerous T intersections
- Few complete 4 way intersections

LAND USE & URBAN FORM

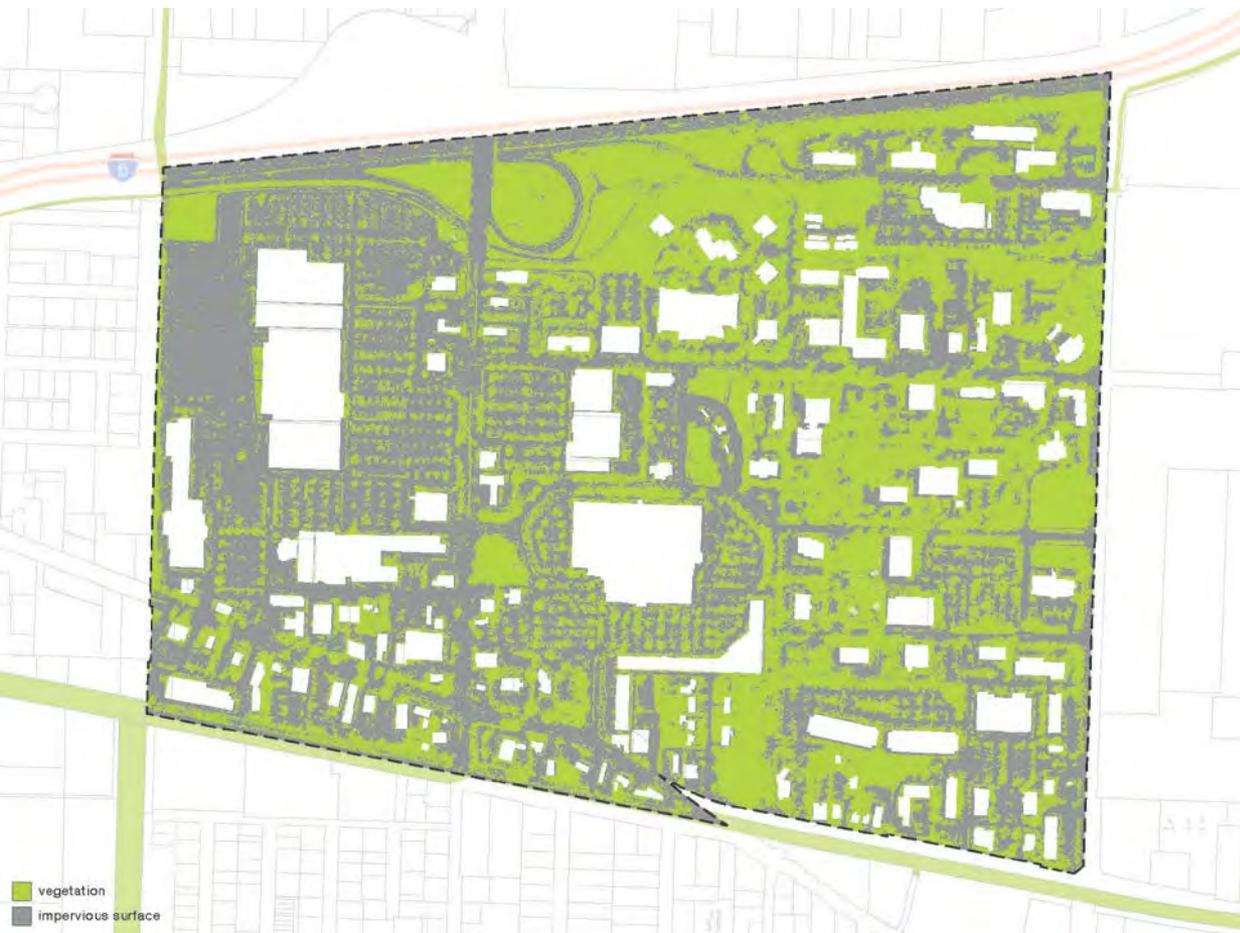
Pavement



- Significant % of the District is paved
- Larger parking lots in older development and large retail areas
- Street patterns & connections are not entirely legible to drivers, pedestrians or bicyclists
- Few direct connections between paved areas
- Inefficient use of paved areas (streets & parking)

LAND USE & URBAN FORM

Tree Cover & Pavement



- Clear differences in tree cover & pavement in eastern & western parts of the District
- Opportunities for more efficient land use & circulation
- Shape tree cover to highlight & distinguish the District assets & identity

LAND USE & URBAN FORM

Parking Area Utilization



- Air photos reveal significant parking areas that are underutilized much of the year
- Parking lots heavily used around occupied state office buildings

LAND USE & URBAN FORM

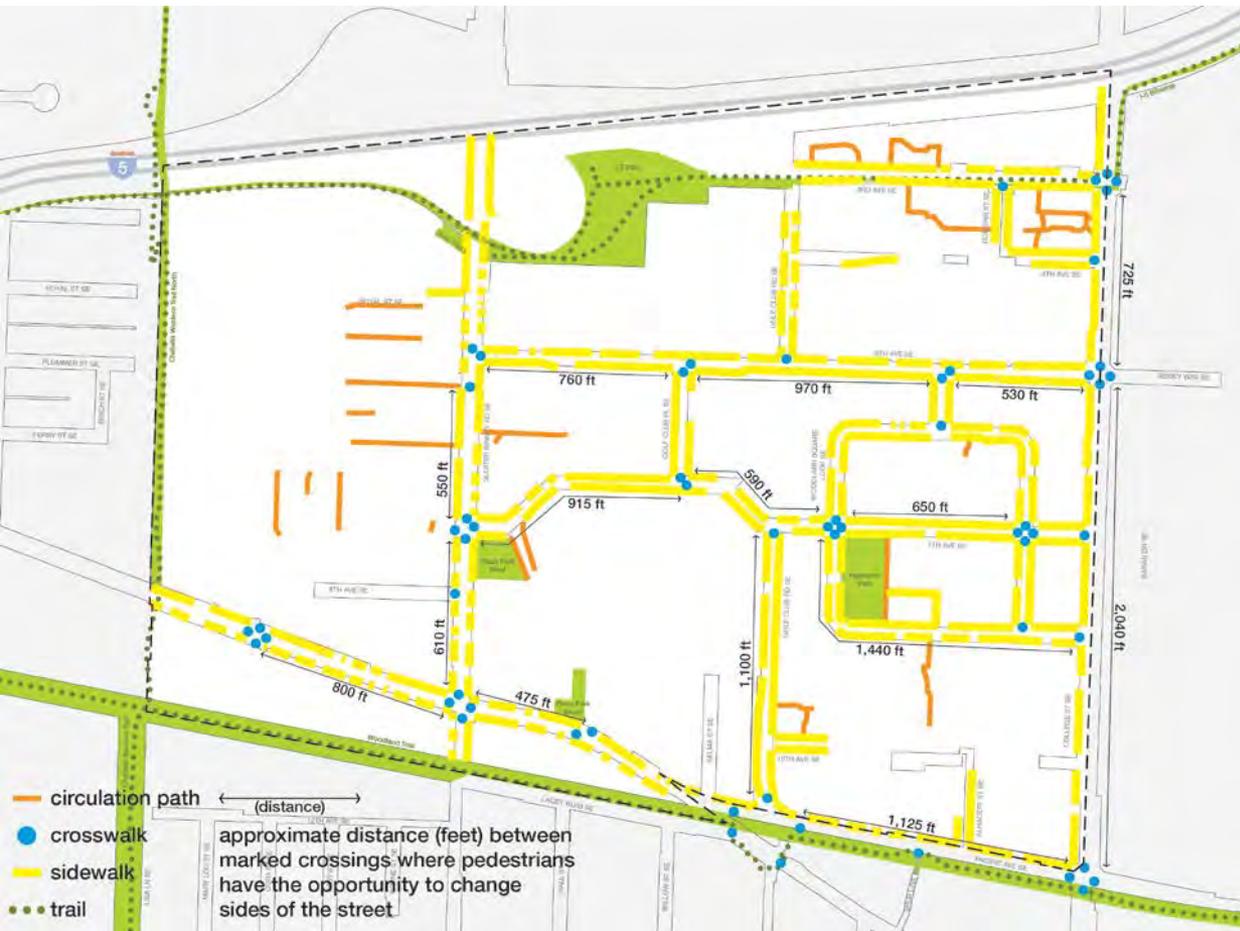
Major Destinations



- More destinations in center & western half of District
- Major destinations are retail, employment, civic, medical, higher education & parks

CIRCULATION

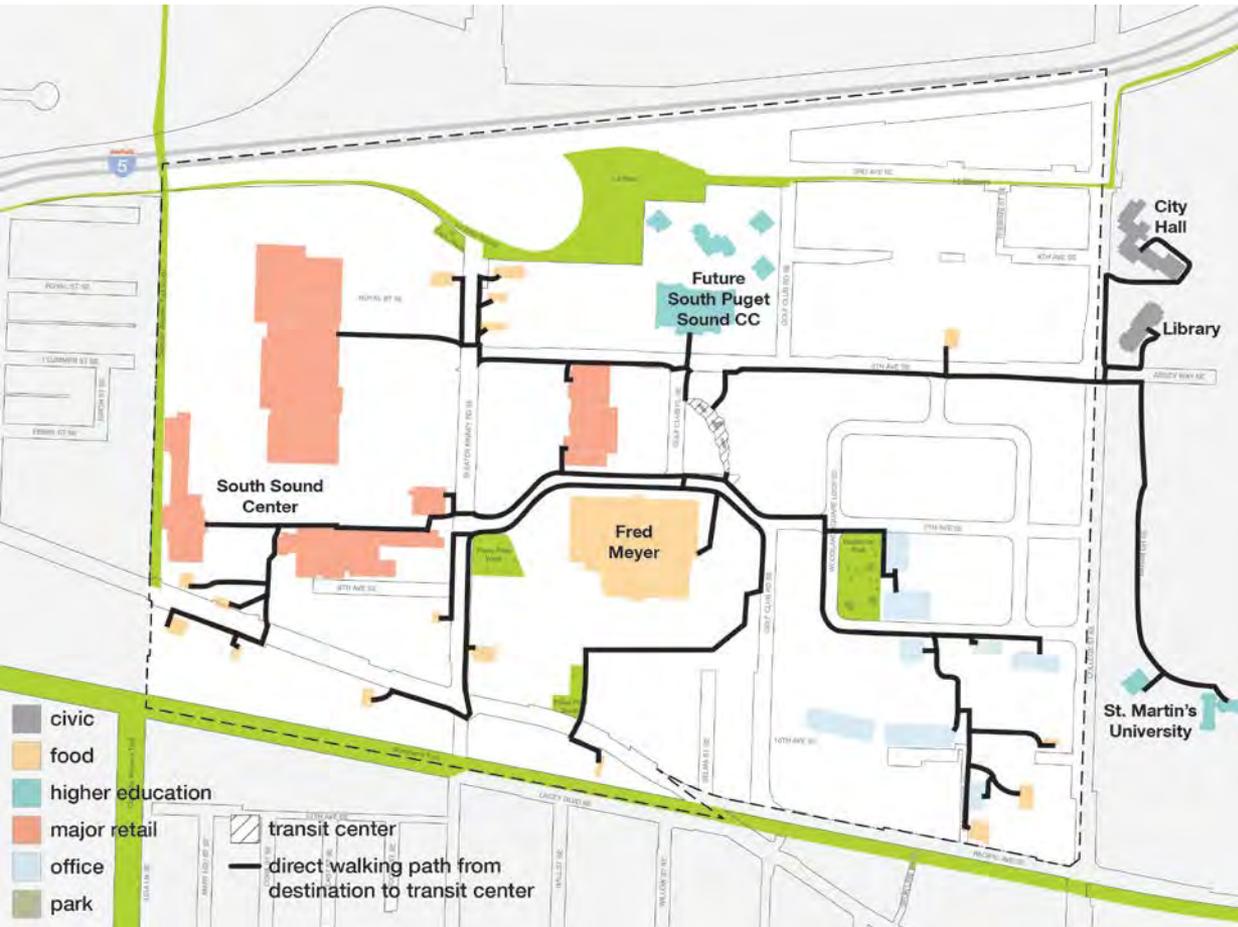
Streets & Sidewalks



- Sidewalks occur along all public streets
- Large block size produces long, indirect walking routes between key destinations
- Limited sidewalks provided through large privately owned parcels
- Walking is possible through private parcels though with low legibility & pedestrian comfort

CIRCULATION

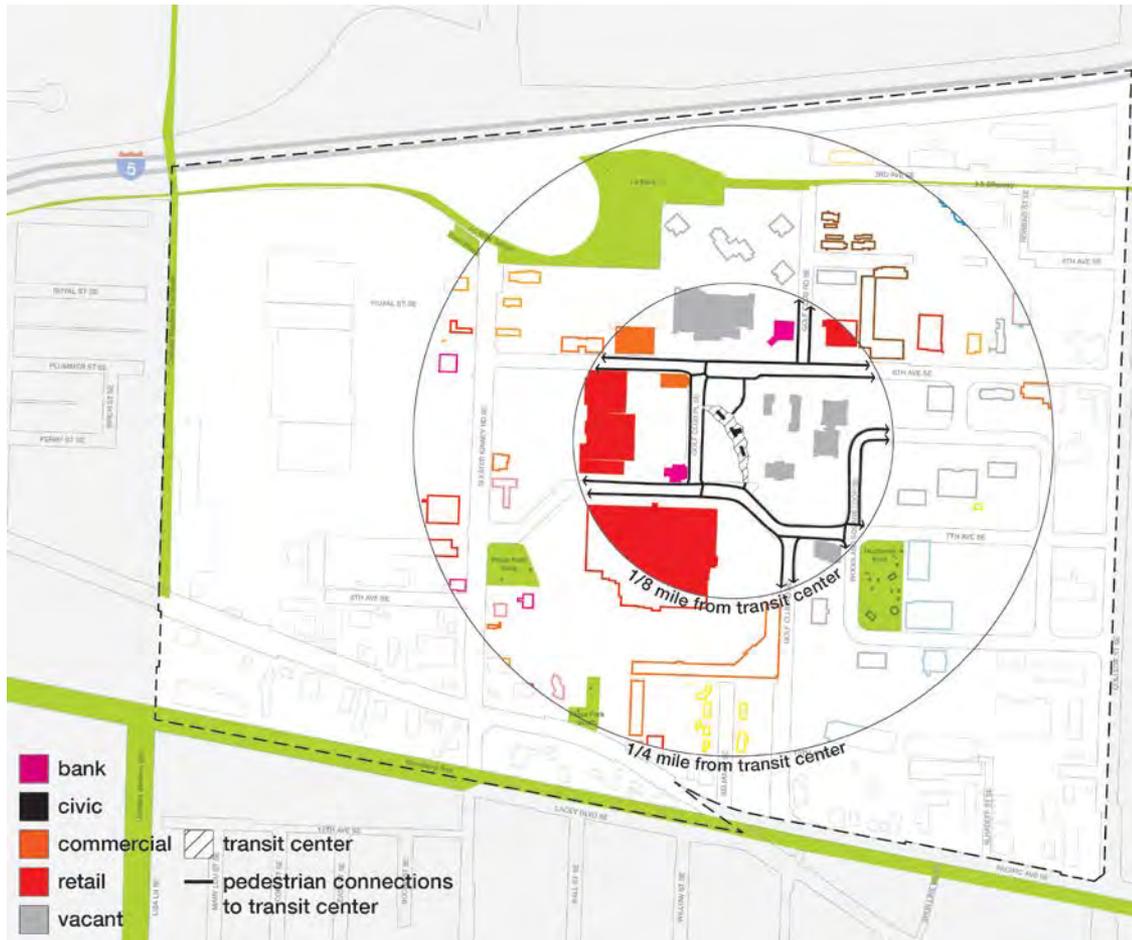
Walking Routes to Destinations



- Walking system & routes between destinations are a combination of sidewalks and unmarked areas mixed with vehicular circulation
- Low level of direction & access to major regional trails on perimeter

CIRCULATION

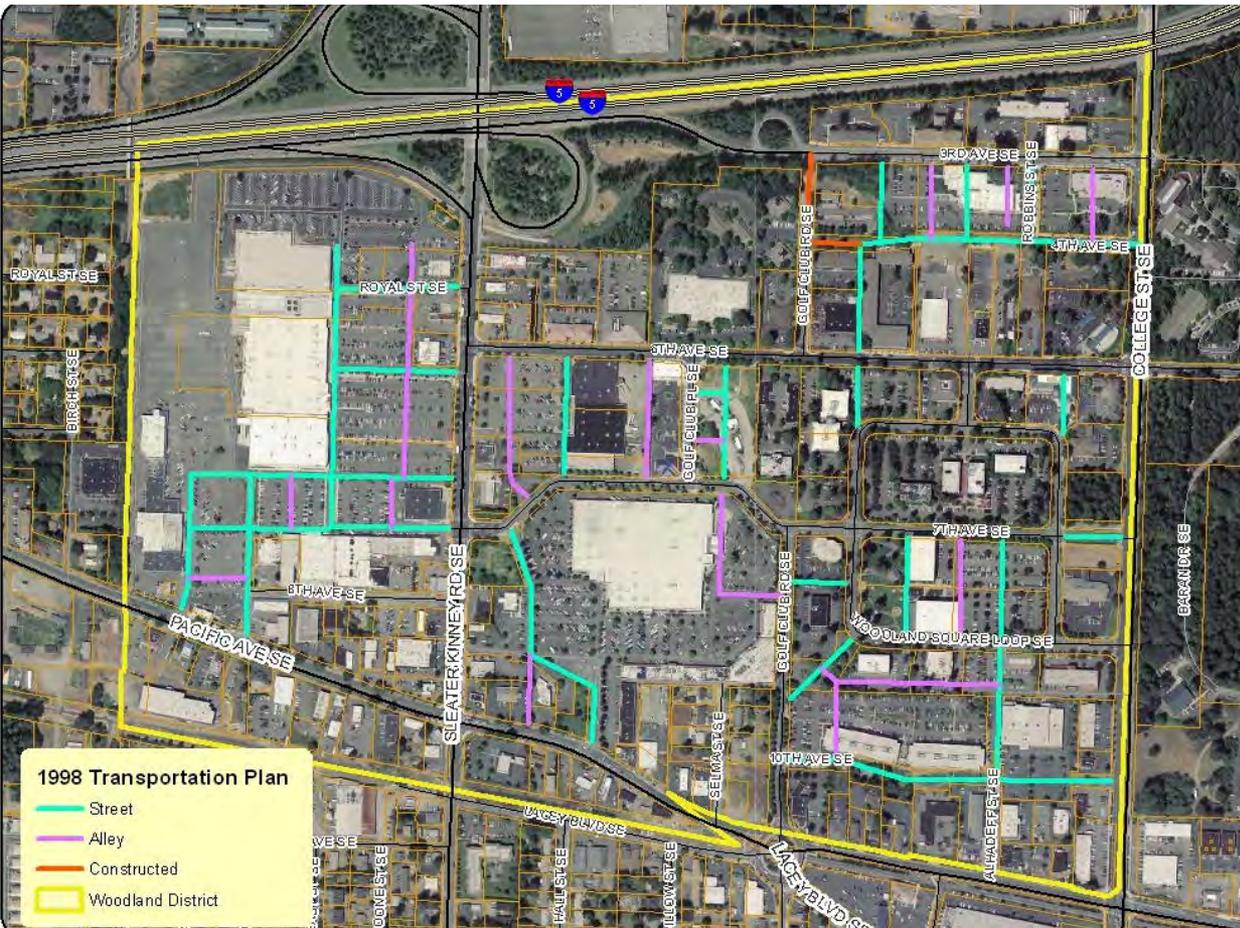
Transit Center - 1/8 & 1/4 mile radius



- Central location in Woodland District
- Good pedestrian access to transit center
- New, pleasant facility is close to several primary destinations
- Not visible from main streets
- Opportunity for additional transit-oriented & location-efficient uses which support & leverage transit use

CIRCULATION

1998 Transportation Plan



- Key streets do not include complete pedestrian & bicycle facilities
- Proposed connections pre-date trails & more recent development
- Opportunity to revisit 1998 Proposed Street Connections & Draft 2035 Transportation Plan when urban design framework & catalyst projects are defined

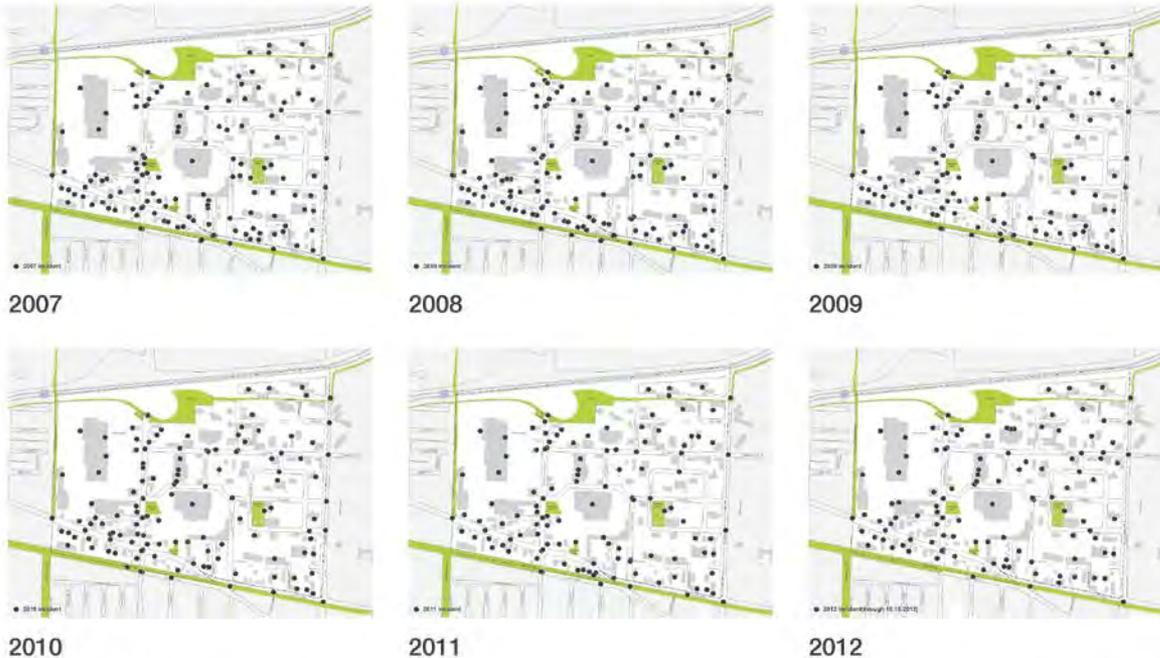
TRAFFIC ACCIDENTS BY YEAR



TRAFFIC ACCIDENTS

- New Data; will split by car, bike & pedestrian if possible
- Appears to be decreasing in number
- Will examine locations in detail ie at intersections, driveways, high etc.
- Important to walkability, safety, perceptions of District

CRIME DATA BY YEAR



CRIME (does not include traffic accidents)



- New Data; will split by type of crime if possible such as property crime, assault, etc
- Appears to be decreasing in number
- Important to livability, vibrancy & investment

COMMUNITY CHARACTER

COMMUNITY CHARACTER

Landmarks & Character



- Notable entry points with street trees, public art
- Parks, trees, clock towers, public art & The Abbey are primary landmarks

COMMUNITY CHARACTER

FOCUS

This sections provides a detailed analysis of key topics that create character & affect function & viability:

- Streets
- Buildings
- Trees
- Signage
- Districts & Nodes

COMMUNITY CHARACTER

Streets



- Wide lanes, low traffic volumes on some streets
- Generic Signage
- Mature trees
- Evaluate potential for street revisions to include bikes, amenities and on-street parking

COMMUNITY CHARACTER

Sleater-Kinney



- Mix of conditions with mature trees, building pads in front of South Sound Center & low monument signs
- Needs distinctive character as walking street
- Reshape trees for visibility to business
- Access & parking management opportunities
- Develop highly visible, distinctive, contemporary signage

COMMUNITY CHARACTER

College Street



- Limited land use activity & mix on College
- Trees provide identity present barriers
- Penetrate the barrier of the street in many places
- Opportunities for more vibrant land uses
- Integrate “town & gown”
- Make a street that welcomes all modes of travel
- Relate street design to adjacent land uses

COMMUNITY CHARACTER

Buildings



- Most buildings from Sleater-Kinney west are 20-50 years old
- Woodland Square Loop area, 3rd, 6th etc are generally newer; many buildings 0-20 years old
- Much of the architecture is not specific to place & culture
- Recent buildings (since 2000) present significant gains in quality and relationship to surroundings

COMMUNITY CHARACTER

Trees



- Mature trees; strong distinctive presence in District which are fundamental to its identity
- Low limbs block views of buildings & parking
- Opportunity to shape trees on key streets to improve presence, provide visibility & shape views

COMMUNITY CHARACTER

Signage



- Monument signs prevail in the District & provide low visibility & minimal character
- Needs distinctive signage to strengthen visual identity & character & to improve visibility of business
- Reshape trees in concert with strong contemporary signage to strengthen identity

COMMUNITY CHARACTER

Districts & Nodes



- Existing districts have a predominant land use with low level of mixed use
- Strengthen identity & physical character of existing sub-districts
- Blend land uses among districts for vibrancy
- Create nodes around destinations with mix of uses & placemaking
- Create a centers or a heart

SUMMARY

Character

- Strong Perimeter, Dispersed Center
- Create Nodes & Public Places that build on existing assets
- Need to create distinct identity with urban form, buildings, streets, development, culture

COMMUNITY CHARACTER

Assets

- The District has” great bones”
- Freeway Access
- Distinct Districts
- Huntamer Park & Community Events
- Need to create distinct identity with urban form, buildings, streets, development, culture

COMMUNITY CHARACTER

Challenges

- Physical Barriers to walking, direct access
- Physical character needs cohesiveness & identity
- Discontinuous circulation & large blocks
- Barriers to redevelopment of large properties

KEY THEMES FOR THE DISTRICT

Building Blocks

- Visibility
- Identity
- Connectivity
- Vibrancy
- Livability
- Diversity
- Healthy
- Memorable
- Unique Experience
- Cultural Center
- Contemporary City/Modern City