From Vision to Reality
Community Town Hall

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Joe Brogan, Land Use Counsel, Foster Pepper
What Will We Discuss?

- Changes Over Time
- Concepts for the Future
- Placemaking Key Attributes
- Questions from the Community
1960s: Town Center at Lake Forest Park

Photos courtesy of Don Craft
City-Led Planning Efforts Dating Back to 2004
Recent Milestones

2017
- Sound Transit announces plans to construct a parking garage at the Town Center
- City begins process of creating a Sub-Area Plan for the Town Center
- MGP meets with mayor and council

2018
- MGP attends planning meetings
- MGP submits letters and comments to City
- City holds community meetings

2019
- City releases DEIS and studies code amendments for Sub-Area Plan
- MGP holds drop-in session at Third Place Commons
- MGP speaks at Committee of the Whole meeting
MGP Proposed Process

- Conceptual plans described more in a short plat application to City
- Merlone Geier may adopt the FEIS as part of its environmental review
- Merlone Geier’s proposal will address the possibility that Sound Transit may construct a parking garage on a portion of our property
- Chapter 18.42 of the City’s Code outlines the process of a development agreement
- The development agreement must be approved by the City Council
- Public input on the development agreement may occur
- The development agreement would likely address elements of the Vision, applicable City Code and Design Guideline standards, alternative designs and design departures
MGP Proposed Process

- The development agreement will allow for redevelopment in phases and flexibility to adapt to changes in the market.

- The development agreement would not focus on specific building designs, but it could address building aesthetics.

- All existing tenant leases will remain in full force and effect as it relates to a development agreement.

- Changes to leases or business operations related to Sound Transit impacts are to be dealt with through a separate process directly with Sound Transit.

- We anticipate that Merlone Geier’s plans will fall within the scope of existing Comprehensive Plan Policies and the Subarea Plan for Town Center.

- Land use and building permit applications would follow in phases.
Concepts for the Future
Zone A – Residential Concept

- Residential Lobby @ 52’ 6,900 SF
- Retail / Residential Parking 3 Levels
- Parking Entrance @ 39’

- Residential 4 Levels
- Parking Entrance @ 49’
Zone A – Sound Transit Parking Concept
Zone B – Residential Concept
Zone B – Residential Concept Height and Setback

Current zoning height limit 66’

Property Line

111’-0”

36’-0”

20’-0” setback

Fence

70’-0” setback

SECTION A-A: NORTH-WEST EDGE

75’-0” Height Limit
Zone C – Existing Site Plan
Zone C – Mixed-Use Concept 1 Ground Level
Zone C – Mixed-Use Concept 1 Roof Level
Zone A – Mixed-Use Concept Height and Setbacks
Zone C – Mixed-Use Concept 2 Ground Level
Zone C – Mixed-Use Concept 2 Roof Level
Zone C – Retail Concept Ground Level
Zone C – Retail Concept Roof Level
Placemaking Key Attributes

Kris Snider, Principal Hewitt Landscape Architecture
Placemaking: 5 Key Attributes

1. Accessibility
2. Activation
3. Accommodation
4. Anticipation
5. Authenticity
Accessibility
Activation
Accommodation
Anticipation
Authenticity
Questions?

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