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
Lacy design team goes to work

**Always a bedroom community,** Lacey yearns to develop a soul
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.”
WOODLAND DISTRICT

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
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

- 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 & ¼ 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

Data From 2007-2012

- 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

Data From 2007-2012

- 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