



# Visioning Report

*A Community of Neighborhoods, A City of Places*

November 2012



### **Introduction**

This Visioning Report is the outcome of the City's desire to review potential economic and infrastructure opportunities. The visioning exercise was based upon the City's Ad Hoc Committee discussions, which identified general goals, opportunities and constraints for the community. Public input at the kickoff meeting supported the Ad Hoc Committee's desire of preserving the quality and character of residential neighborhoods, while looking for ways to create more inviting destinations, community gathering places, better access, more open space for families, creating a more city-wide unity, and increasing the revenue/tax base. Economic development will be an important means for funding the maintenance of streets, utilities and services, in order to preserve the character of the neighborhoods.

### **Visioning Goal**

The purpose of this visioning report is to establish potential uses and opportunities for development in the City of Milton based on specific goals provided by Milton's citizens, City Council, and Ad-Hoc Committee. The goal is to ultimately retain Milton's small town charm, while enhancing its tax base and employment potential.

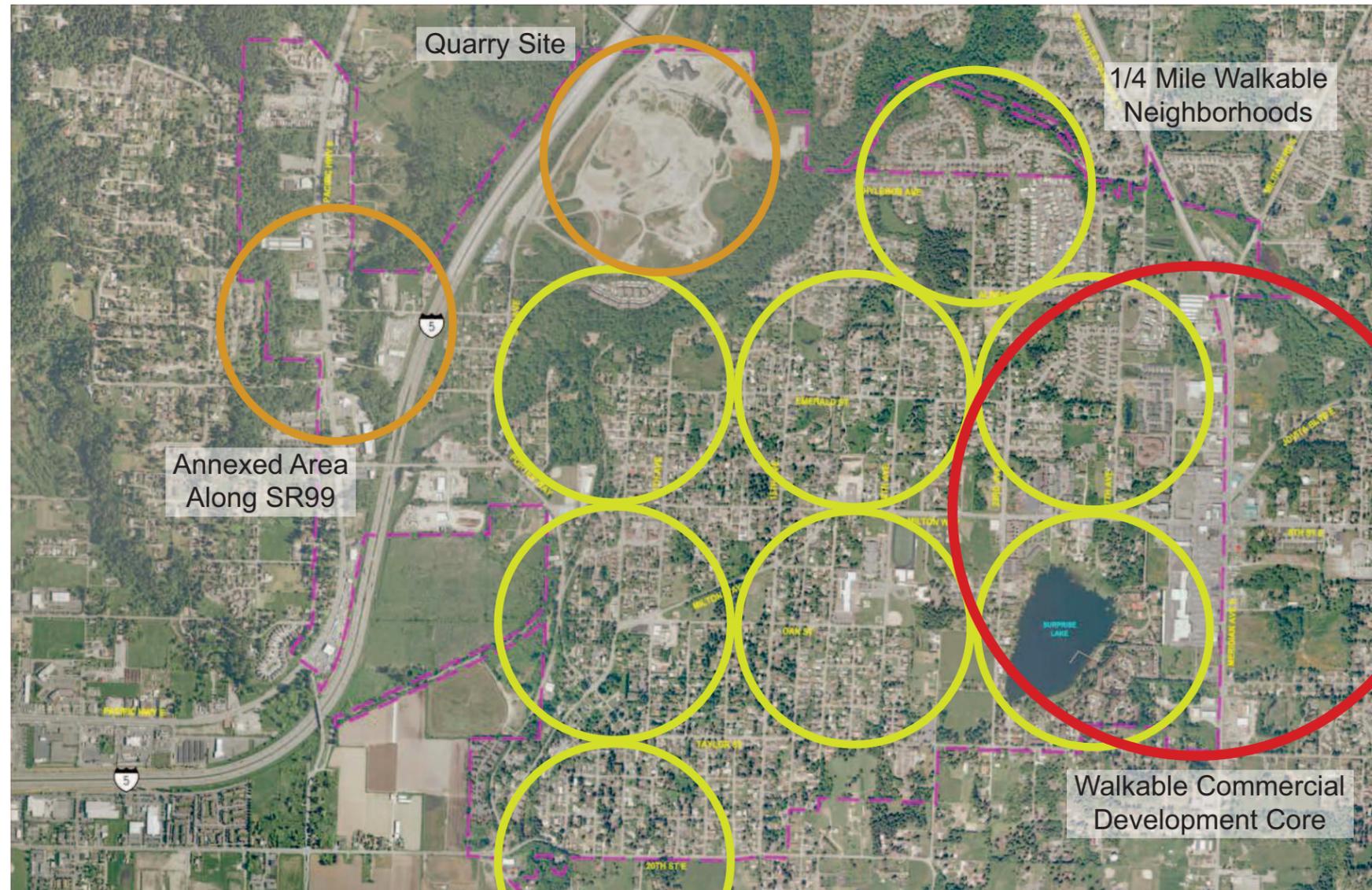


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## A Community of Neighborhoods

A neighborhood can be defined as an area encompassed within a five minute walking distance, or quarter mile radius. The perfect community is a community of neighborhoods. Milton's once distinguished neighborhoods have lost their identities over time. The neighborhoods are quiet and peaceful, however, in order to preserve, enhance, and regain individual identities the city must:

- o Enhance walkability by adding sidewalks in each neighborhood
- o Enhance, or create, park spaces in each neighborhood
- o Incorporate best management practices and sustainable development
  - e.g., stormwater swales, LED street lights
- o Provide for infill development fitting for each neighborhood
  - Establish form based codes
- o Enhance neighborhoods suitable for all current and future generations
- o Establish identities through parks, sidewalks, street improvements and other ROW enhancements

The single most important criteria for a sustainable city is to create a city that has walkable neighborhoods.

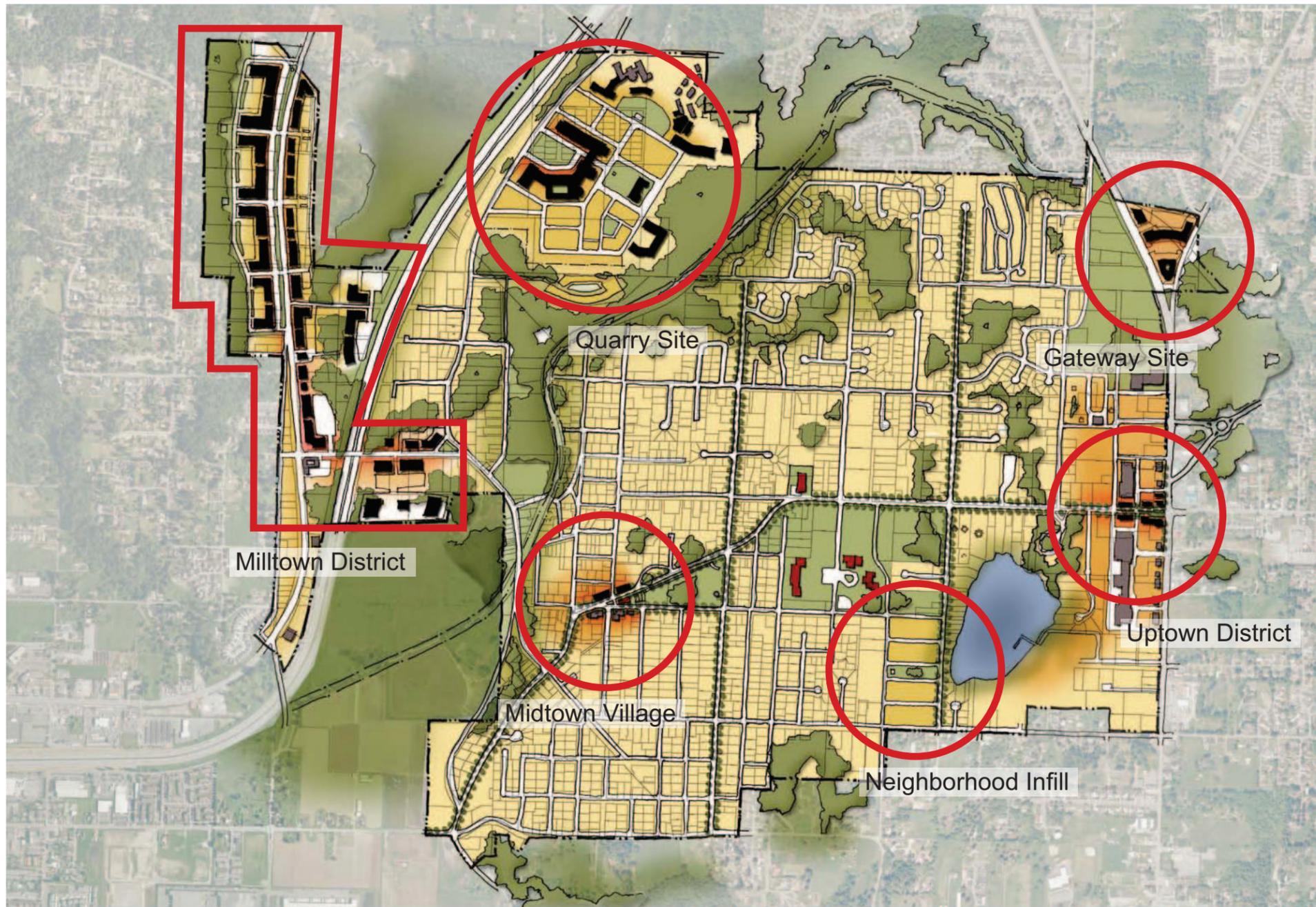


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## A City of Places

Milton has a unique opportunity to establish itself not only as a community of neighborhoods but as a city of places. Specific areas within the city would serve as destinations for both citizens of Milton and surrounding communities while other places begin to function as destinations at a regional scale. These places are also opportunities for economic redevelopment and would include:

- o The Quarry Site
- o Milltown District
- o Uptown Neighborhood
- o Gateway Site
- o Midtown Village
- o Neighborhood Infill

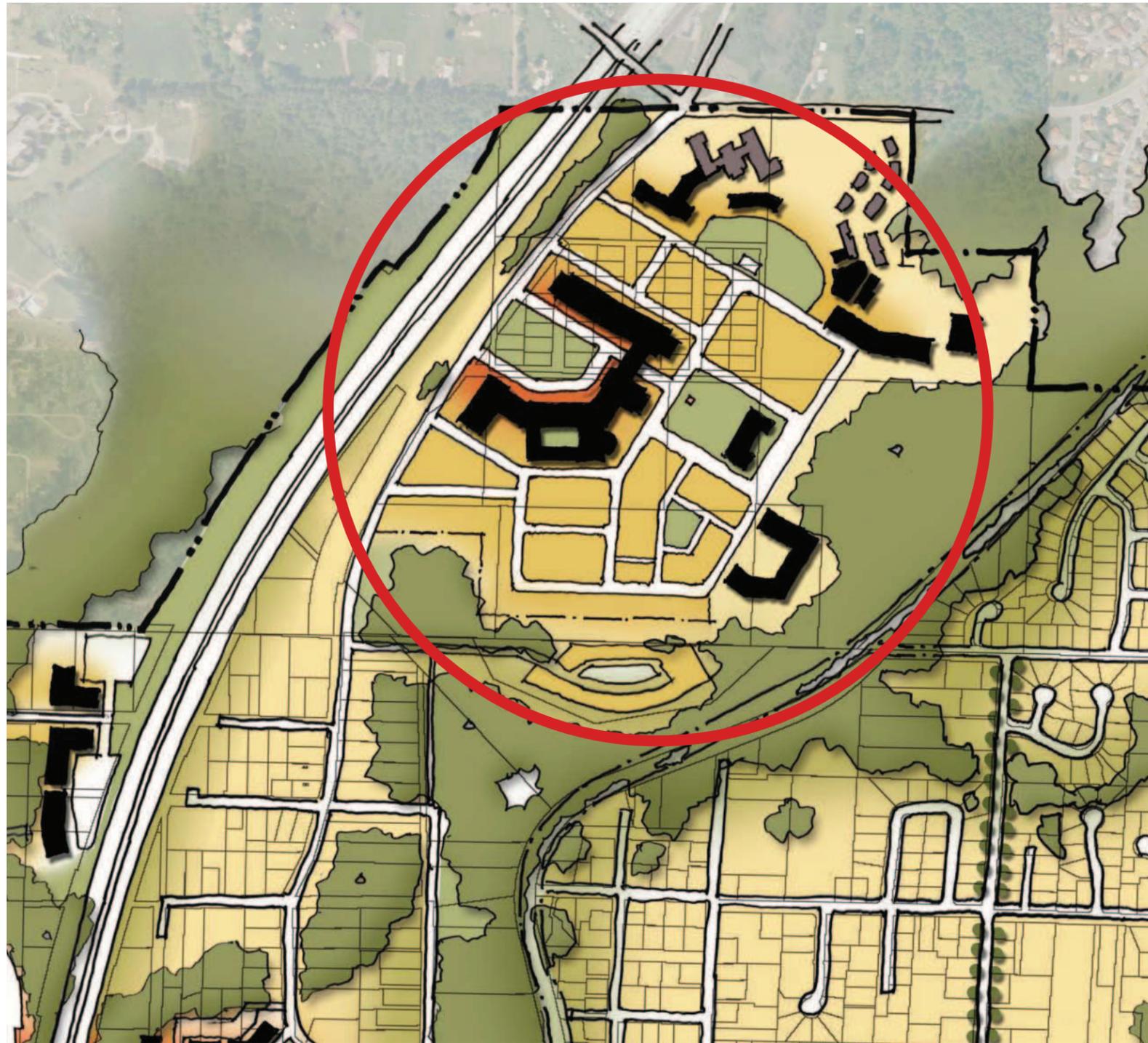


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### The Quarry Site

As the largest portion of undeveloped land in the city, the Lloyds property has significant potential for redevelopment. Encircled by a band of green space and I-5 the property is currently disconnected from the city. Even without direct access to the interstate, this site can transform from its current use to a destination development - while maintaining Milton's character. Two viable concepts, although different in use and infrastructure needs, prove to be suitable for Milton. The concepts include a Continuing Care Retirement Community (CCRC) and a combined RV Resort and Sports Complex.



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### Continuing Care Retirement Community

A CCRC is a retirement community that meets a variety of aging care needs, from independent living to assisted living to nursing home care. The community is typically anchored by retail to form a compact, walkable mixed-use community. Additional attributes of CCRC's include:

- o Tiered approach to the aging process
- o Consists of apartments, condominiums, or single-family homes
- o Supports light commercial and retail facilities on-site
- o Residents pay entrance fee and monthly charges
- o Establishes new infrastructure that supports Milton's tax base



Examples of a CCRC



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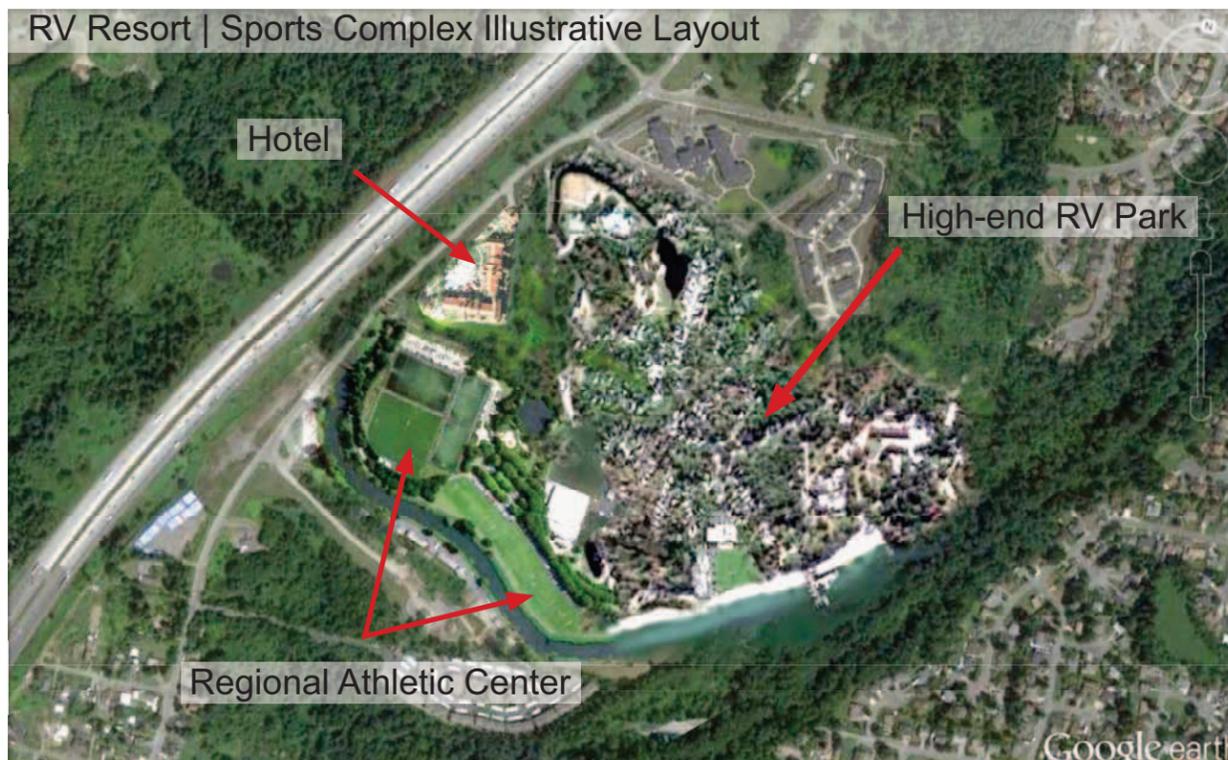
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### RV Resort and Sports Complex

A combined RV Resort and Sports Complex serves as an alternative development suitable to the quarry site. Currently, there is not an immediate sports complex serving the area. With a growing number of club and traveling teams there is a constant need for new sports facilities. This region of the state acts as a hub for RV's, but it lacks an adequate and desirable destination for travelers. Additional attributes include:

- o High-end RV park supports regional athletic field and enchanted theme park in Federal Way
  - With sites prices competing with hotel costs, revenues would be high
- o RV owners know where they are going before they leave their driveway - an identified regional location
- o Regional athletic center features:
  - Indoor and outdoor sports fields
  - Eateries for family gathering or adults to watch children play
  - Activities spread throughout the day so there is no single influx of traffic
  - Potential practice venue for professional and semi-professional teams
- o High potential to support a hotel
- o This is a development that could provide for the city immediately and redevelop 20 years later
  - Minimal new infrastructure
- o All season viability
- o Potential for Federal Way to help fund a future interchange



### Quarry Site Illustrative Layout Concepts

Both illustrative layouts are photo montages of existing projects, from both regional and national projects, to demonstrate layout, scale, and how the site could develop.



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### Milltown District

The SR 99 corridor will play a key role in Milton's development in the long term. This highway corridor is currently underutilized and acts as a connector between commercial areas in Fife and Federal Way. As development extends beyond these two cities the SR 99 corridor will become prime real estate for development, because of its current access and its relatively low cost.



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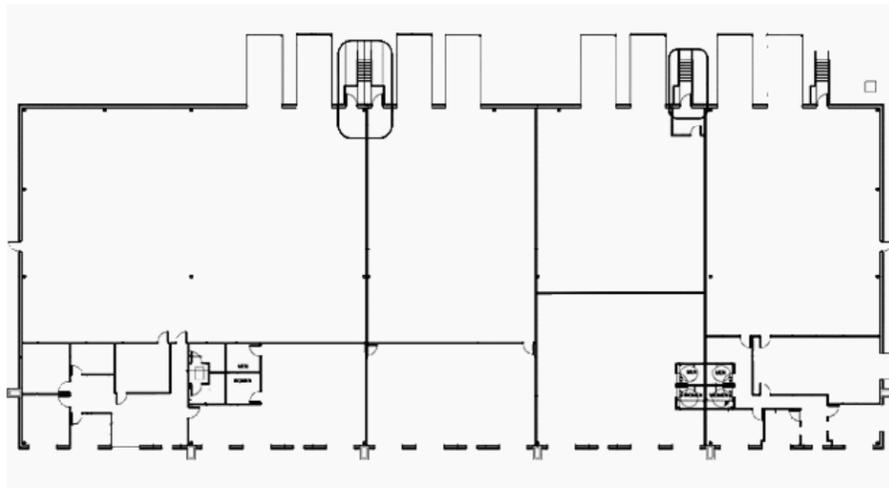
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## Flex-Space | Business Incubation Centers

The land along the SR99 corridor provides an ideal opportunity for flex development. Flex developments can be described as:

- o Industrial spaces with cheap land and low rents
- o Transition from warehouse space to office or showroom spaces
- o Buildings support a mix of uses from administrative, office, light assembly, storage, laboratory, restaurant, etc...
- o Accommodates all size needs, from studios to light industrial units
- o Great opportunities for start-ups
- o Allows businesses to naturally develop and evolve within the district

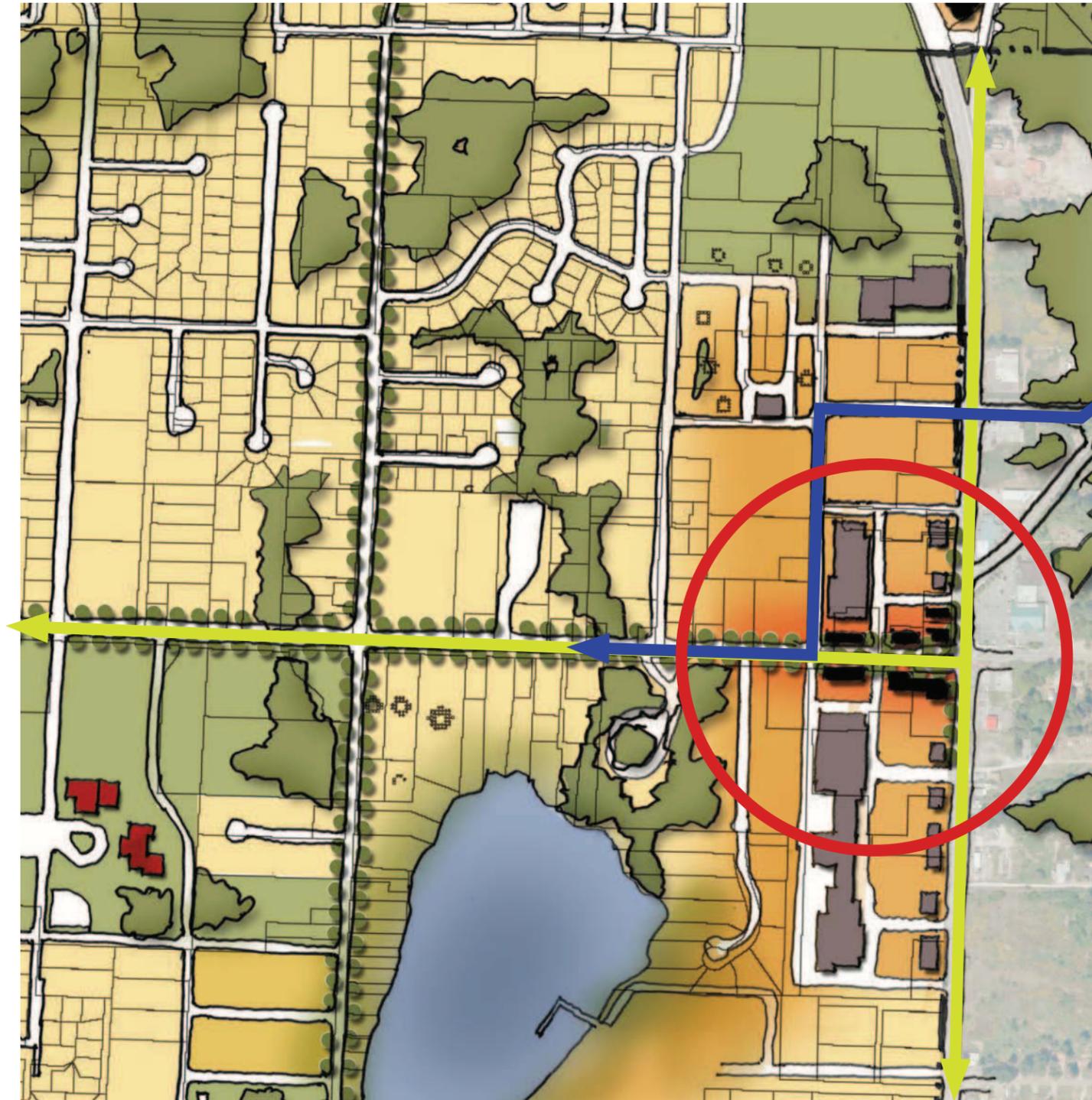


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### Uptown District

The intersection at Milton Way and Meridian Avenue stands as the city's main intersection. It is currently a space characterized large parking lots, fast traveling traffic, and unleased storefronts. With some urban revitalization and rearranging the current infrastructure this area can easily become Milton's primary commercial center. Strategies to accomplish this goal include:

- o Establish commercial frontage on Milton Way with parking behind
- o Allow existing big box grocery to anchor the block
- o Soften street edge by incorporating on-street parking, vegetation, and distinguished crosswalks
  - These elements will slow traffic speeds
- o Provide outdoor seating/gathering spaces for citizens
- o Regional examples of current trends in shopping center design, intended to create a 'sense of place' which mimics more traditional main street communities, include:
  - Snoqualmie Ridge
  - Mill Creek
  - Lakeland Hills

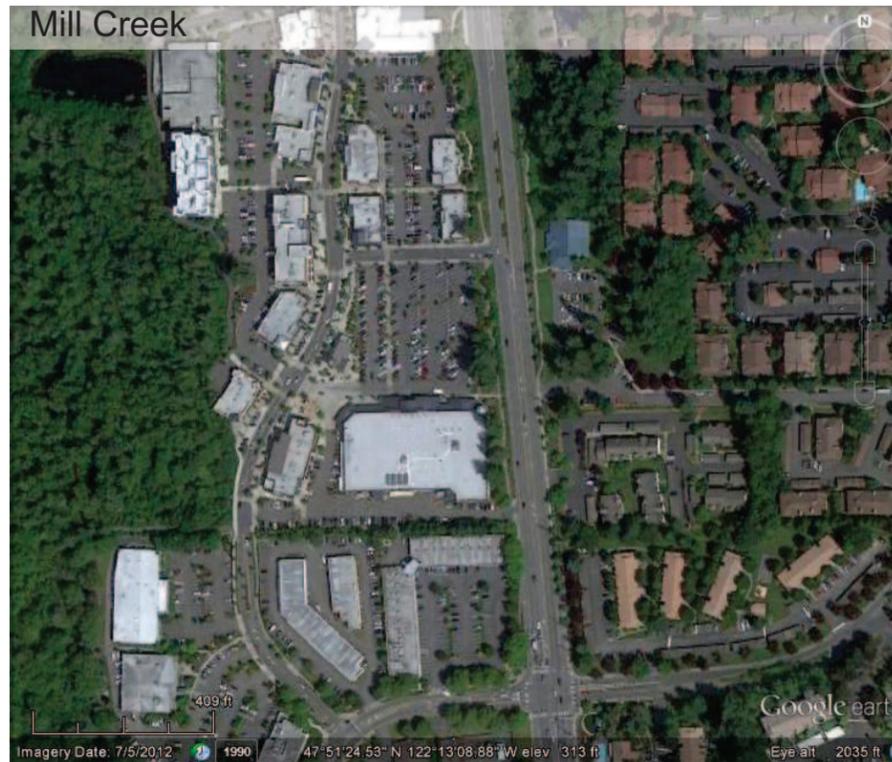


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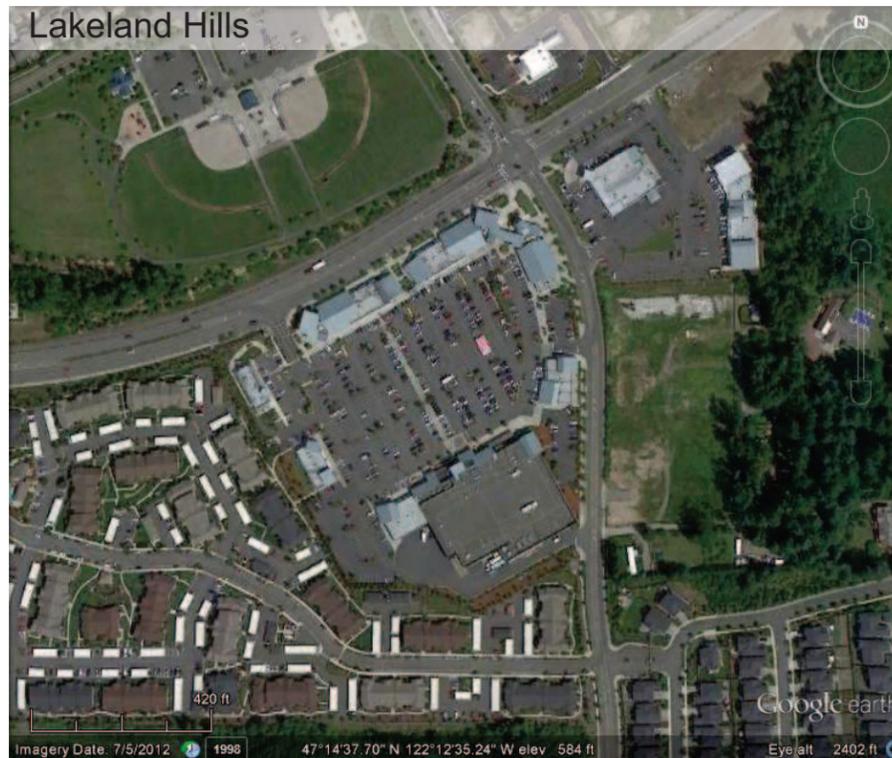
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## Regional Examples of Commercial Centers

The three examples are approximately the same scale as Milton's commercial center. Each city's commercial center is anchored by a big box grocery with stores fronting a main street, adjacent to an arterial.



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Snoqualmie Ridge



Mill Creek



### Regional Examples of Commercial Centers

The three commercial center examples illustrate inviting storefronts, green space separation, pedestrian access, and character. Milton's commercial center lacks such community character and, outside of the grocery stores, is poorly connected to the identity of the city.

Lakeland Hills



Milton



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### Milton Uptown Detail Plan

This detail plan illustrates how Milton Way can become an entrance to the city and function as the base for Milton's commercial center. Key features include:

- o Storefronts on Milton Way
- o Walkability characterized by new crosswalks, wide sidewalks, and buffered pedestrian spaces through green space and on-street parking
- o Median and on-street parking directly address traffic speeds
- o Parking located behind Milton Way storefronts
- o Street trees and vegetation bring development to human scale while establishing green spaces
- o Gateway entrance sign
- o Pedestrian zones through outdoor seating and plaza space



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### Uptown District Character

Through urban revitalization efforts, Milton's commercial center can be transformed into the vibrant, pedestrian friendly commercial center it deserves to be. The commercial area will once again give the Milton a sense of ownership and distinguished character while acting as a gateway to the city.

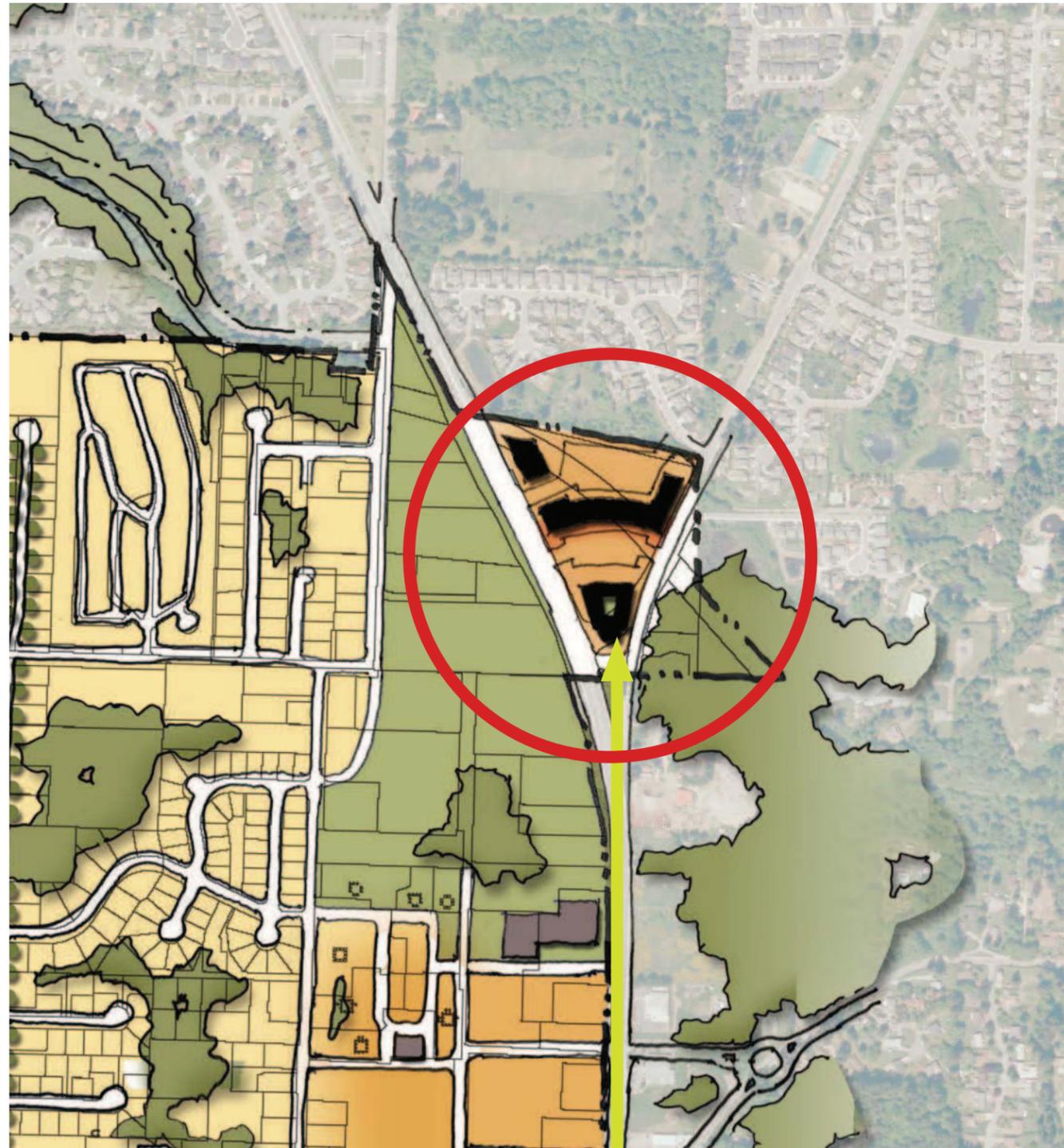


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### Gateway Site

This location along Meridian Avenue provides great access for mixed-use to high density development with administrative, professional services and offices including a landmark building opportunity.

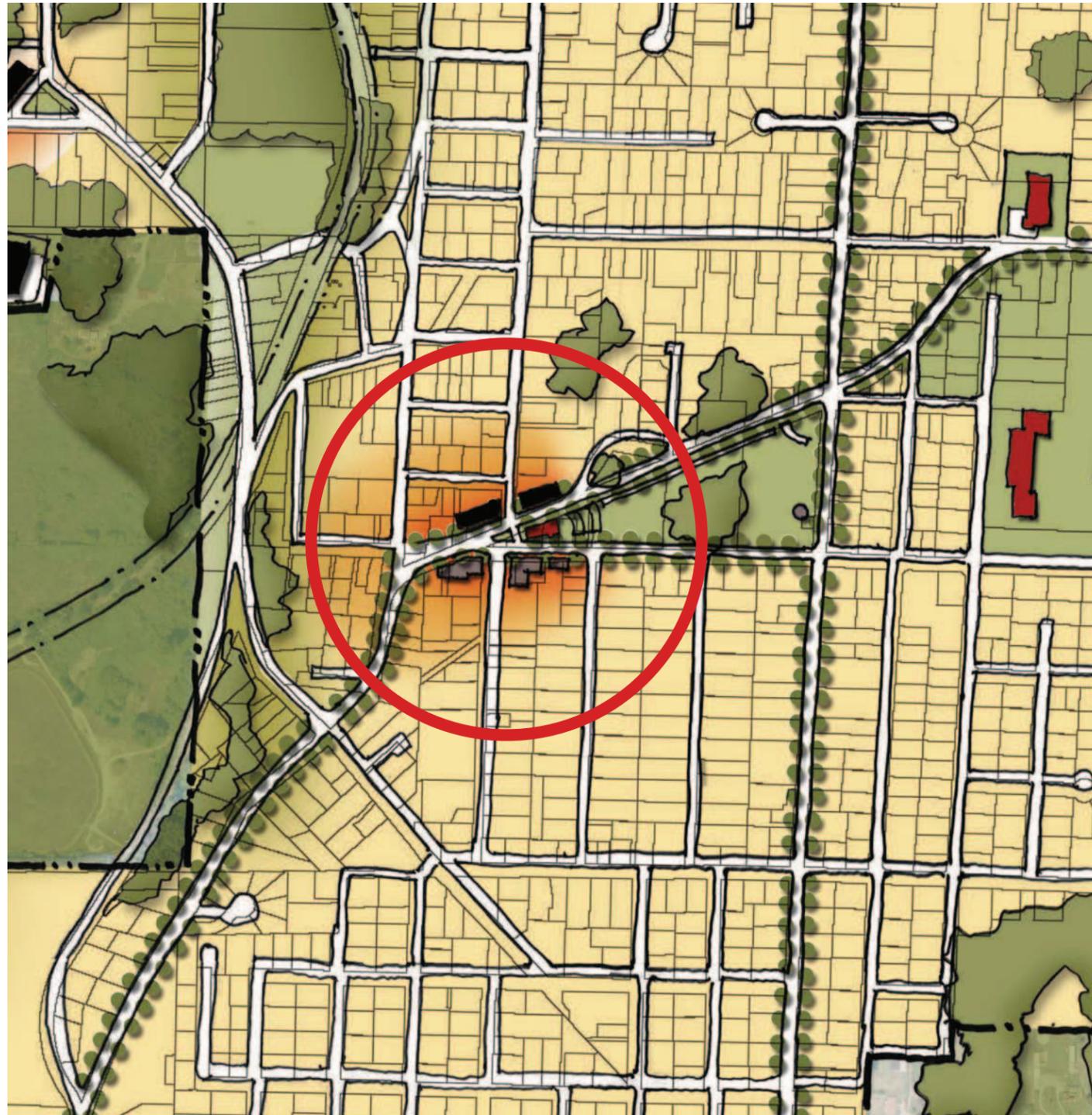


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### **Midtown Village**

Milton's Triangle Park and the immediate surrounding area can truly become the city's town center and civic center. Triangle Park is central to the entire community and is already a destination to its citizens. Milton's current City Hall is simply outdated and inefficient while the park is in need of enhancements. There is a wonderful opportunity to locate a new Milton City Hall at the west end of the triangle. A new City Hall in this location would thrive as a civic center and initiate the revitalization of the adjacent commercial properties.



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### Midtown Village Concept Plan

The concept for Midtown is to create a walkable, mixed-use neighborhood with City Hall as the anchor. Attributes of this plan include:

- o The City Hall and Community Center located at west tip of Triangle Park
  - Used for concerts, public gatherings, outdoor eating, etc...
- o A stage built off the building, extending into the park
- o An amphitheater built into landscape taking advantage of natural topography
- o Kemper Playfield relocated to east side of amphitheater
- o Adjacent commercial buildings receive façade treatments
- o On-street parking surrounding park
- o Safe and visible pedestrian street crossings encouraging walkability
- o Street trees and planters line streets to add barriers between pedestrians and traffic while softening the streetscape
- o Encourages residential and mixed-use infill



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### Midtown Village Character

With the relocation of City Hall, Milton's identity and character will be restored to the city. Milton is characterized as a community of neighborhoods and a city of places, but Midtown Village will become the centerpiece of Milton.



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### Neighborhood Infill

The 20 acre parcel just west of Surprise Lake can play a major role in future residential design standards for the City of Milton. Unlike the new development north of Alder Street, this infill development could:

- o Take advantage of and use traditional Milton blocks as a basis for design
- o Incorporate alleyways to put garage doors in the back of residential lots versus on the street
- o Establish a central park space to serve the new community and surrounding neighborhood
- o Using current block and street to determine spatial layout but at a higher density to meet city design standards for growth
- o Provide key example for graphic code and development standards



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Example Site



Development Under Current Standards

### Current vs. Connected Neighborhood Standards

The undeveloped example site at 23rd Avenue and Taylor Street is the ideal site to implement connected neighborhood standards for infill development. This set of illustrations compares Milton's current neighborhood standards to what they can become. The development at Alder Street and 25th Avenue Court is almost identical in size. This development has only one entrance/exit drive with no community green space. The current development standards simply do not match Milton's historic residential character. Through connected neighborhood standards, Milton can develop neighborhoods using traditional block structures while meeting modern density needs and creating community green space.



Connected Neighborhood Development Standards



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### **Typical Housing in a Connected Neighborhood Development**

In connected neighborhood developments the lots are characterized by houses facing the street with garages in back. Garages are accessible via alleyways and on-street parking is available. This allows for more green space in the front and matches the historical character of Milton's older residential blocks.



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### Connected Neighborhood Development Detail Plan

The detail plan illustrates one approach that creates a connected neighborhood development. A central park spaces serves the new development and the surrounding neighborhood. Alleyways allow for garages to be located behind the housing so doors can front the street. Unlike the development at Alder and 25th, a number of streets do not limit an entire neighborhood to a single entrance/exit drive providing greater access and convenience.

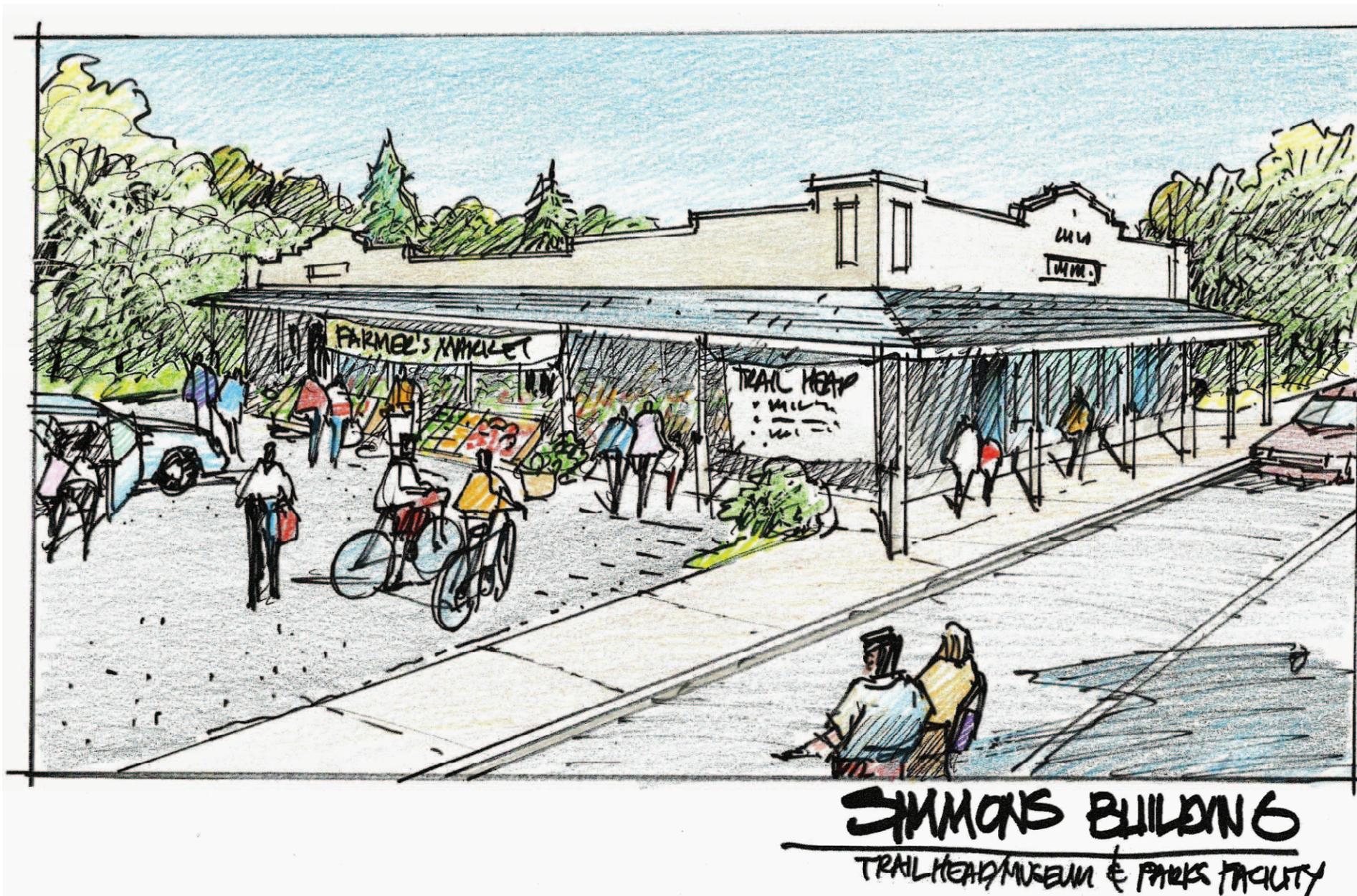


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### Simmons Building

This historic landmark building provides a wonderful opportunity to become a community centerplace, which could include the following functions:

- o Farmer's market
- o Trail head and parking area for Interurban Trail
- o Parks facility and park offices



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Example of Form-Based Codes

### The Next Steps...

The primary next steps to this visioning effort will be to ratify the vision through City Council action and codify the vision by updating the city's planning, land use, and development documents.

Codification of the vision will include updating the following city documents.

- o Comprehensive Plan
  - This is necessary to insure the city's zoning and land use policies support the vision in providing the type of future development the city desires, while accommodating growth as mandated by the State Growth Management Act.
- o Development Standards
  - Establish development standards that insure future development is both economically viable and in conformance with the vision. We recommend the city adopt graphic and form-based codes that will consistently deliver walkable, mixed-use and residential built environments that support the goals of this vision.
  - These codes will regulate a range of contexts from commercial to single-family land uses and shape building form and public spaces.
- o Transportation Plan
  - It will be important to develop a hierarchy of street standards to insure the city has the infrastructure in place to support this vision and accommodate future growth.
  - This will include the identification of necessary street improvements, bicycle facilities, pedestrian amenities, and trail improvements that will be necessary to insure the goal of providing strong connections within and between the neighborhoods of Milton.

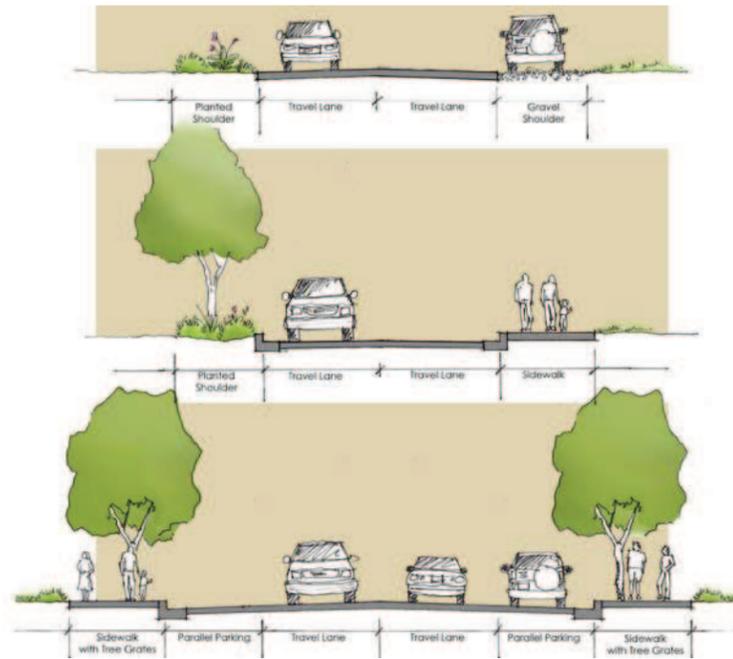


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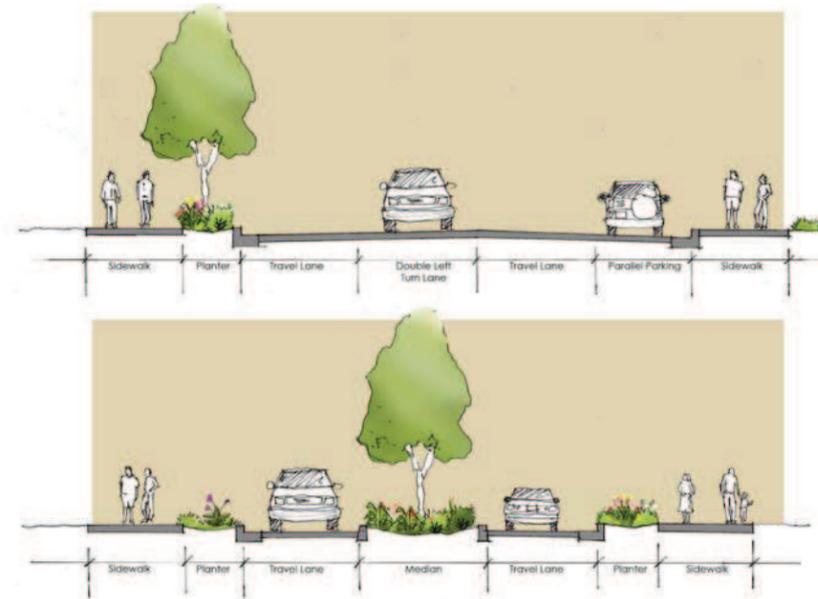
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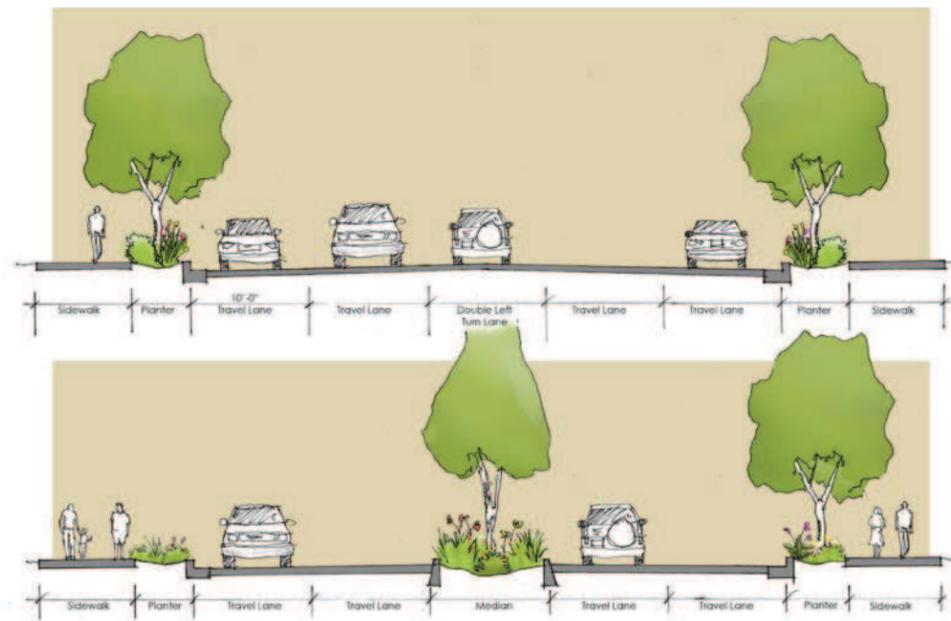
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Example of Neighborhood Streets



Example of Avenues



Example of Boulevards

- o Utility Plan
  - Insuring that appropriately sized and located utilities are available to support future development and redevelopment of property is critical to allow implementation of the vision.
- o Parks and Open Space Plan
  - Preserving the parks and open space resources already in existence in Milton is a high priority of this vision.
  - With future development and increased population within Milton, the need to expand parks and open space lands will increase, and neighborhood access to these facilities will be important.

Since the implementation of this vision depends largely on the private sector stepping forward to develop and redevelop certain critical properties we are recommending the City host focus meetings with the owners of the Albertsons and Safeway properties in the Uptown District, the Lloyd's property, and land owners in the Milltown District along Pacific Highway/SR 99 to initiate a discussion with them on the economic realities of the concepts presented in this vision.



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