

# LAKE CITY

*urban design framework*

presentation  
to LCNA  
May 14, 2009



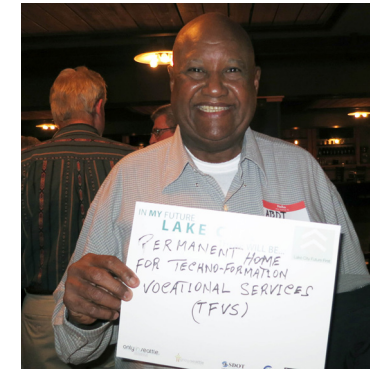
City of Seattle  
Department of Planning and Development



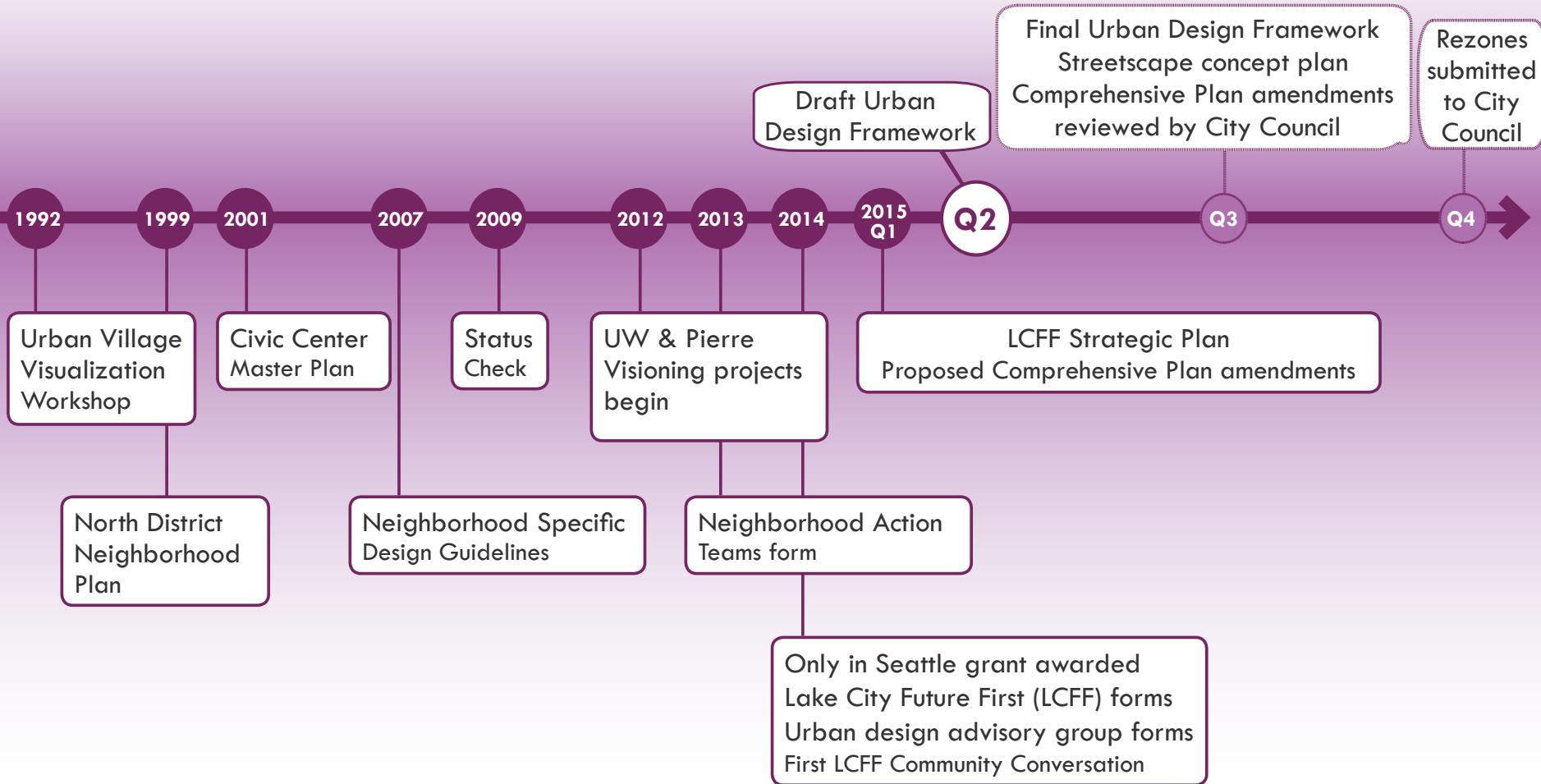
Lake City Future First

# What's is an Urban Design Framework?

A vision for future development that guides City investments.



# Urban Design Framework timeline



# What's in the Urban Design Framework?

## Background information

### Recommendations:

- Gateways, nodes, and the civic core
- Land use character
- Building form
- Building height
- Ground floor open space strategies
- Getting around
- Parks and open space
- Strategies for equitable development

## Implementation

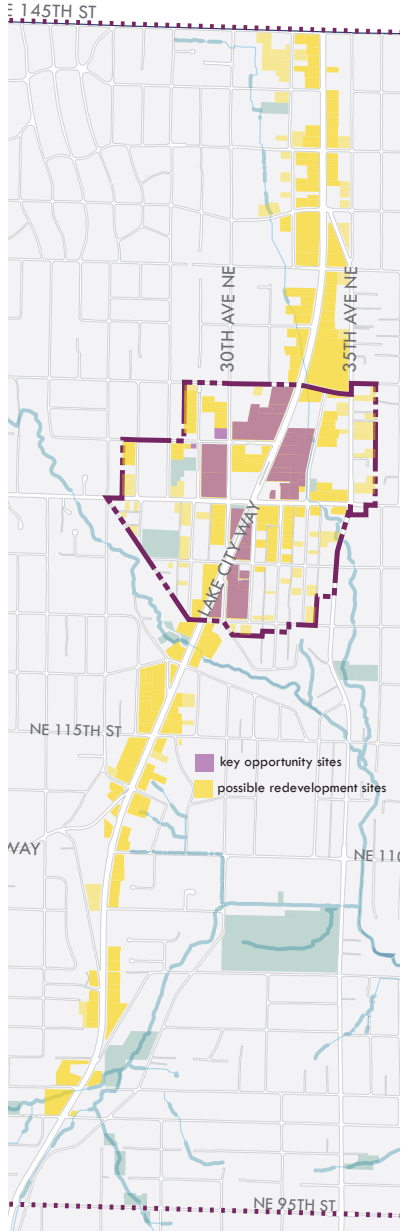
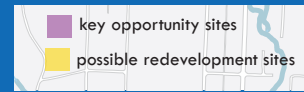


# Guiding Principles



1. Strong Sense of Place
2. Economic Vitality
3. Transportation Excellence
4. Pedestrian Orientation
5. Diversity and Housing
6. Sustainable Development
7. Environmental Stewardship

# Possible redevelopment sites



community center with housing above



public plaza with a water feature

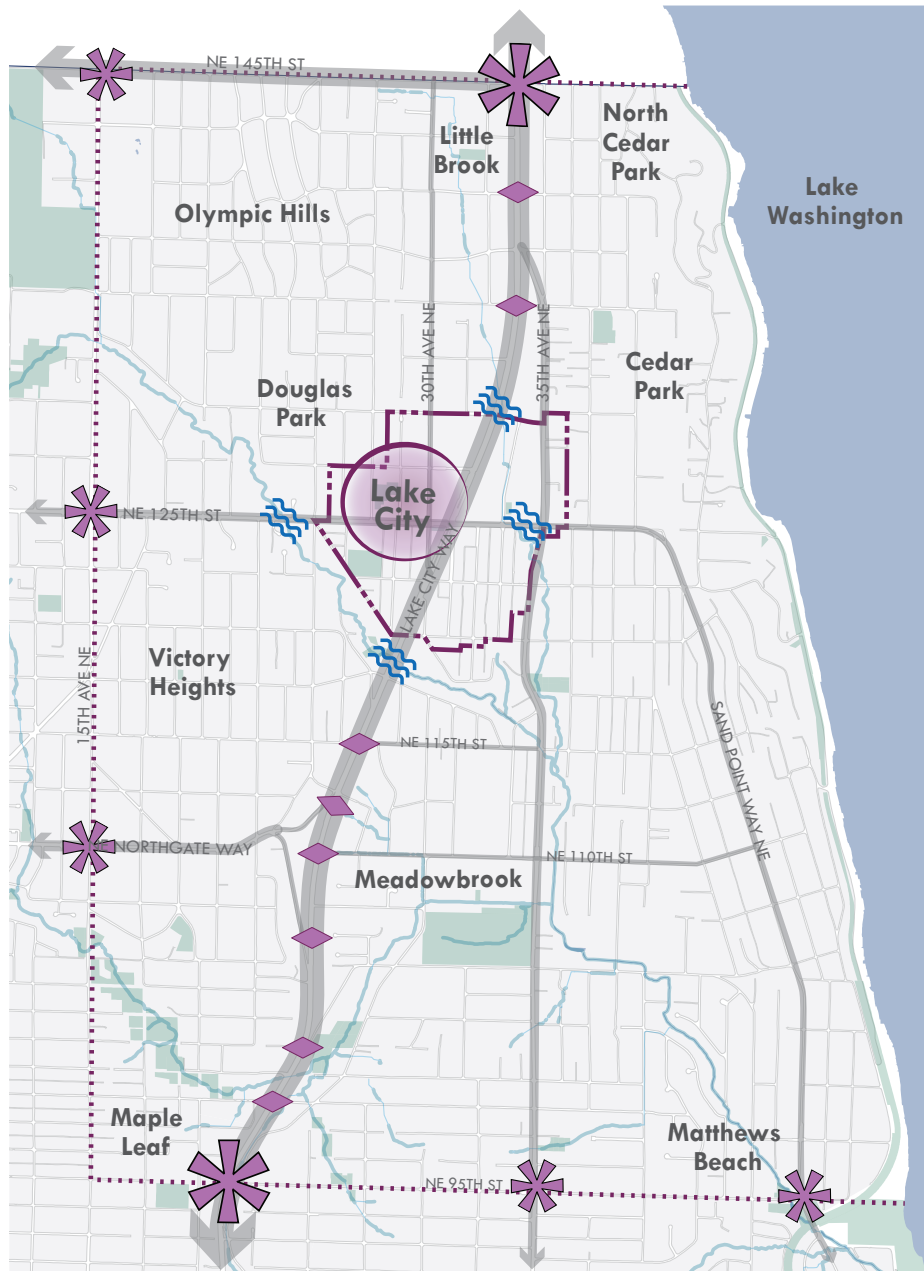










offices and STEAM jobs

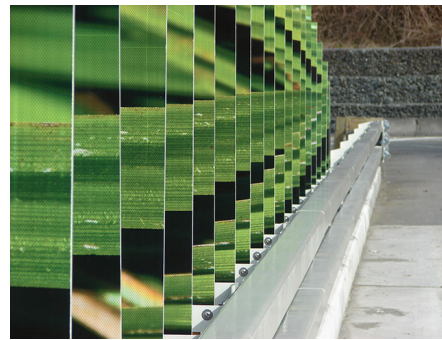


more small community businesses

# Gateways, hearts, and the civic core



-  gateways mark entrance into Lake City (the North District)
-  nodes emphasize neighborhood connections
-  public art celebrates Thornton Creek crossings
-  enhance Civic Core
-  parks
-  arterials
-  North District boundary
-  hub urban village boundary

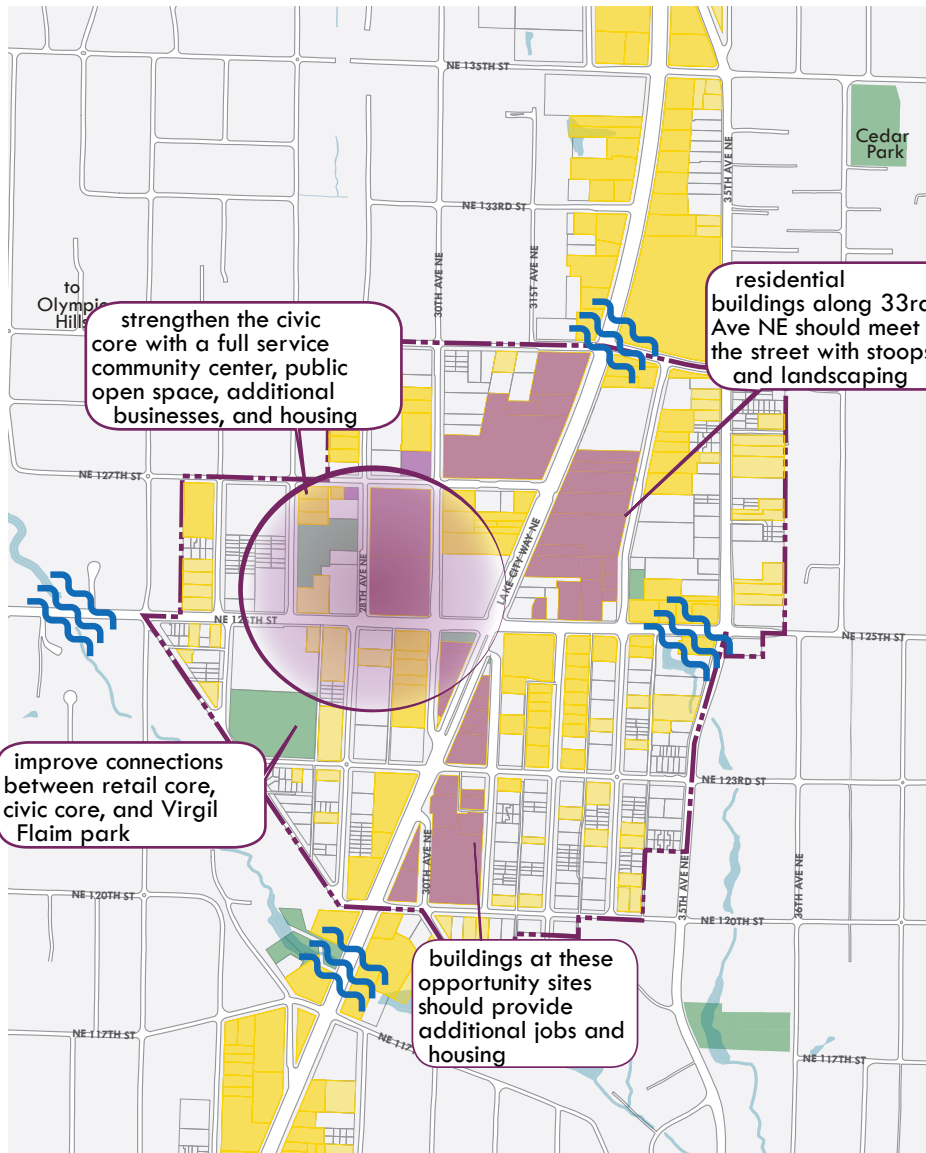








King County bridge art by Leo Saul Berk



wayfinding signs

# The civic core

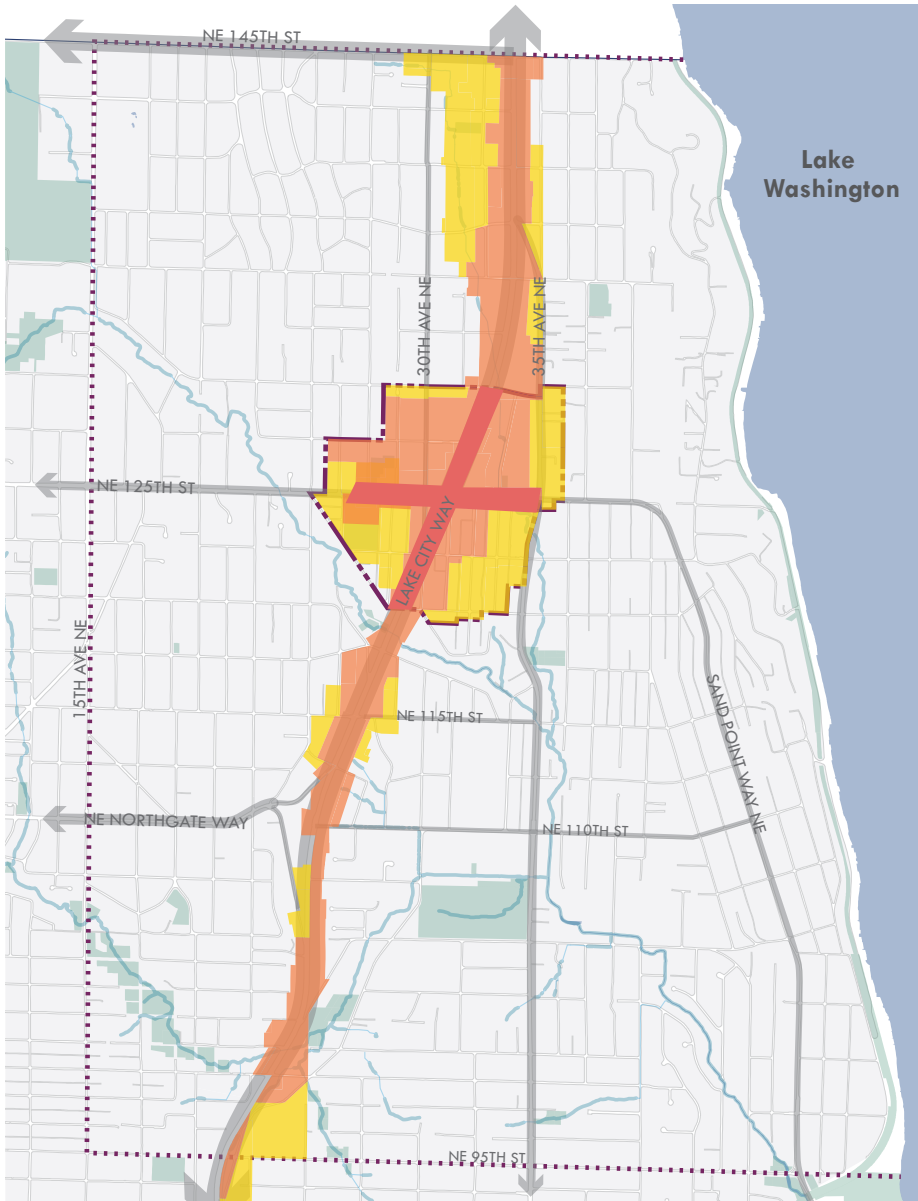


-  key opportunity sites in the business district
-  public art celebrates Thornton Creek crossings
-  Civic Core
-  opportunity sites
-  Hub Urban Village Boundary
-  parks









# Land use :: rezones



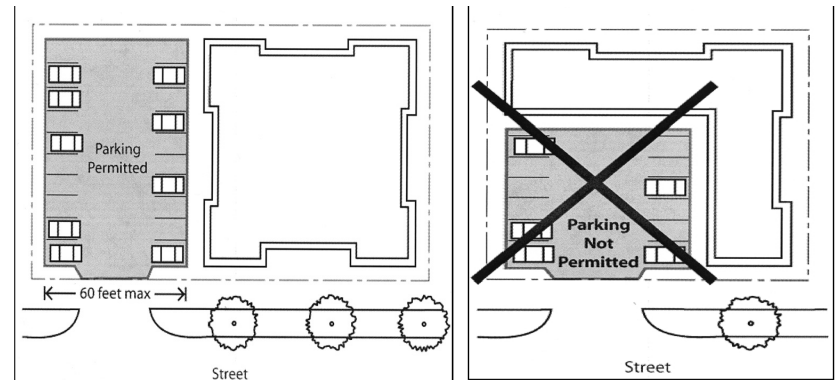
## Consider applying Neighborhood Commercial

-  mixed use with ground floor retail
-  other mixed uses

## Keep existing zoning types

-  multifamily residential
-  parks

-  hub urban village boundary
-  North District boundary



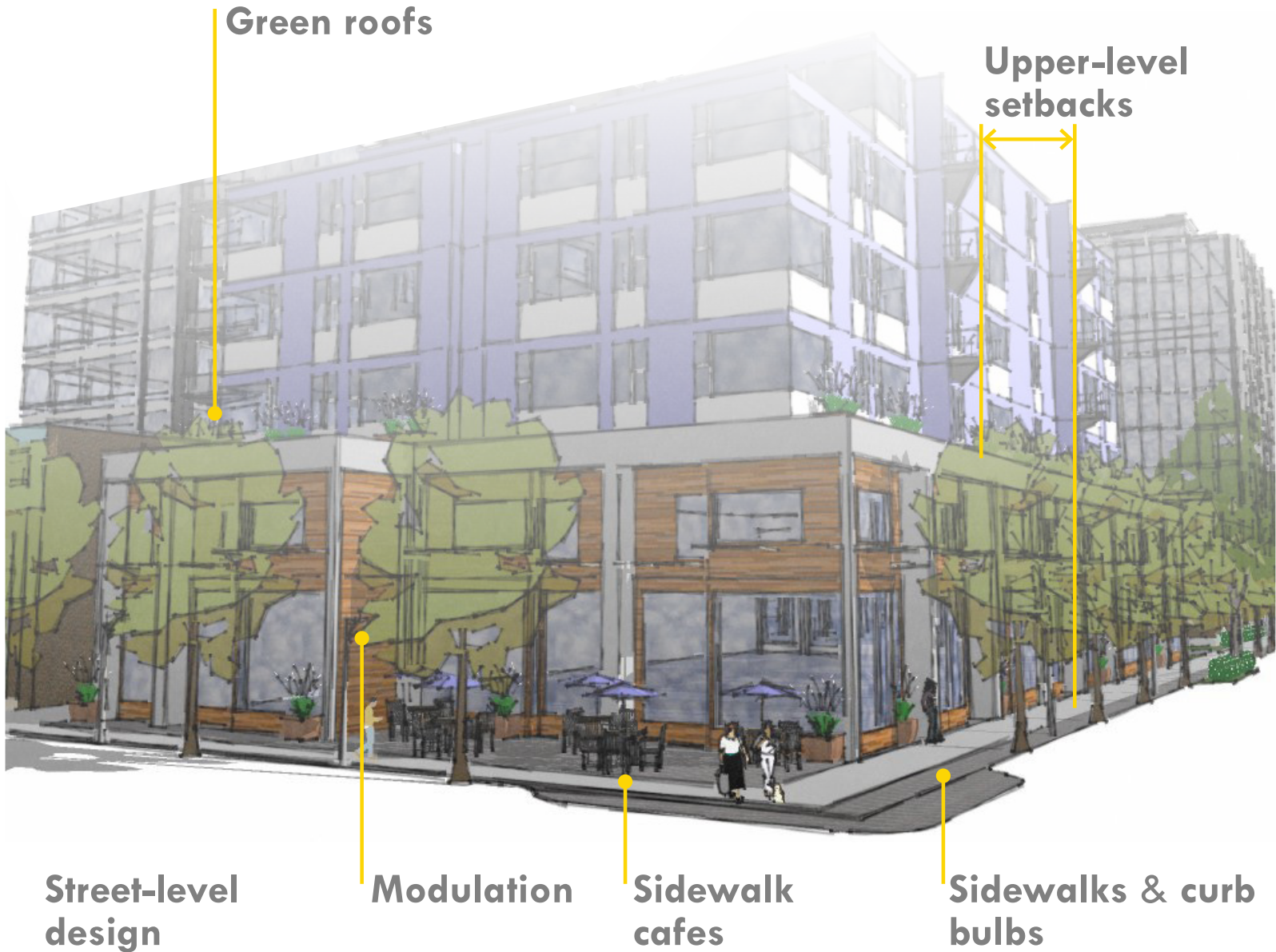
# Land use :: desired uses



University Audi



# Building form



# Building form



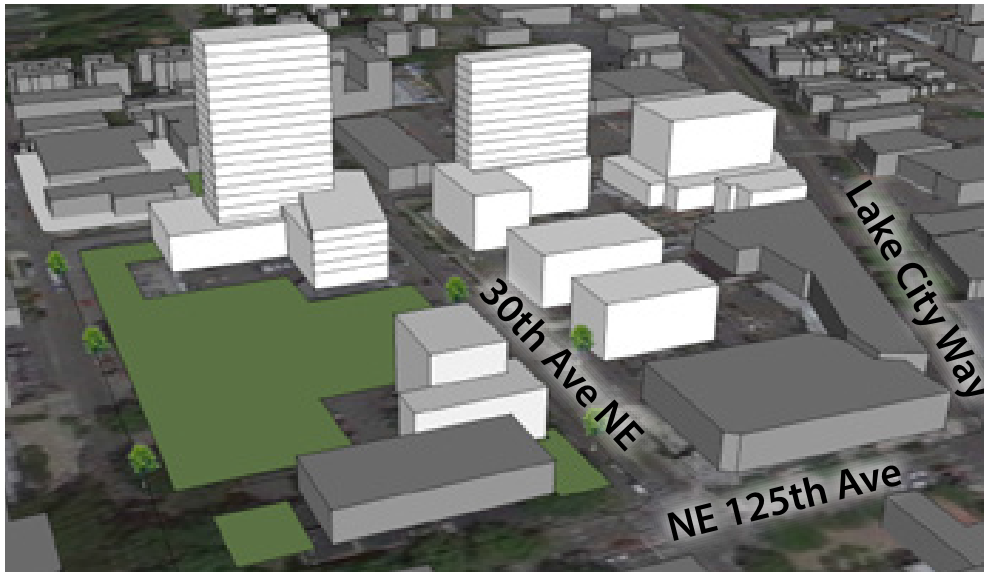
**Mid-block  
connections**

**Street trees**

**Human scale**

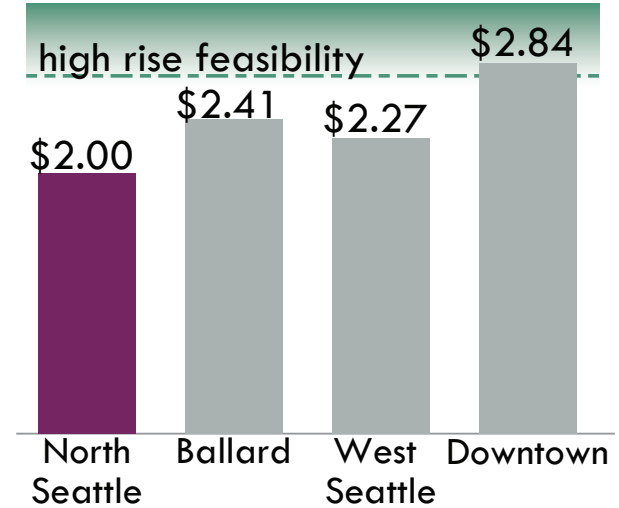
# Height

Allow taller buildings in the civic core in exchange for ground floor open space?



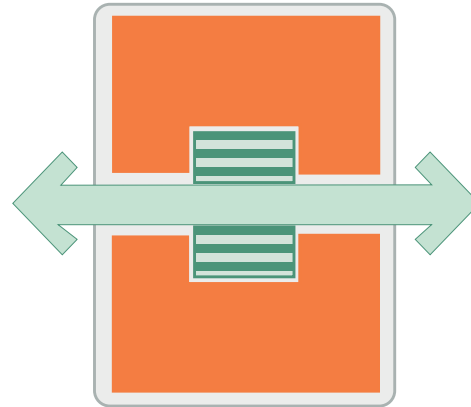
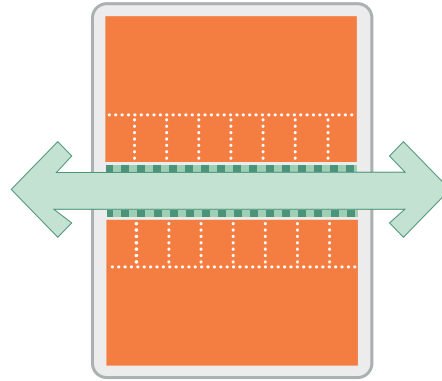
This graphic is from the Pierre Visioning Project report that shows taller buildings with a variety of public open spaces.

average rent per net square foot

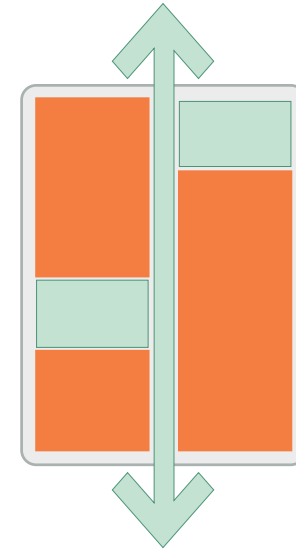


4 to 6 stories currently allowed



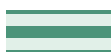
# Ground floor open space



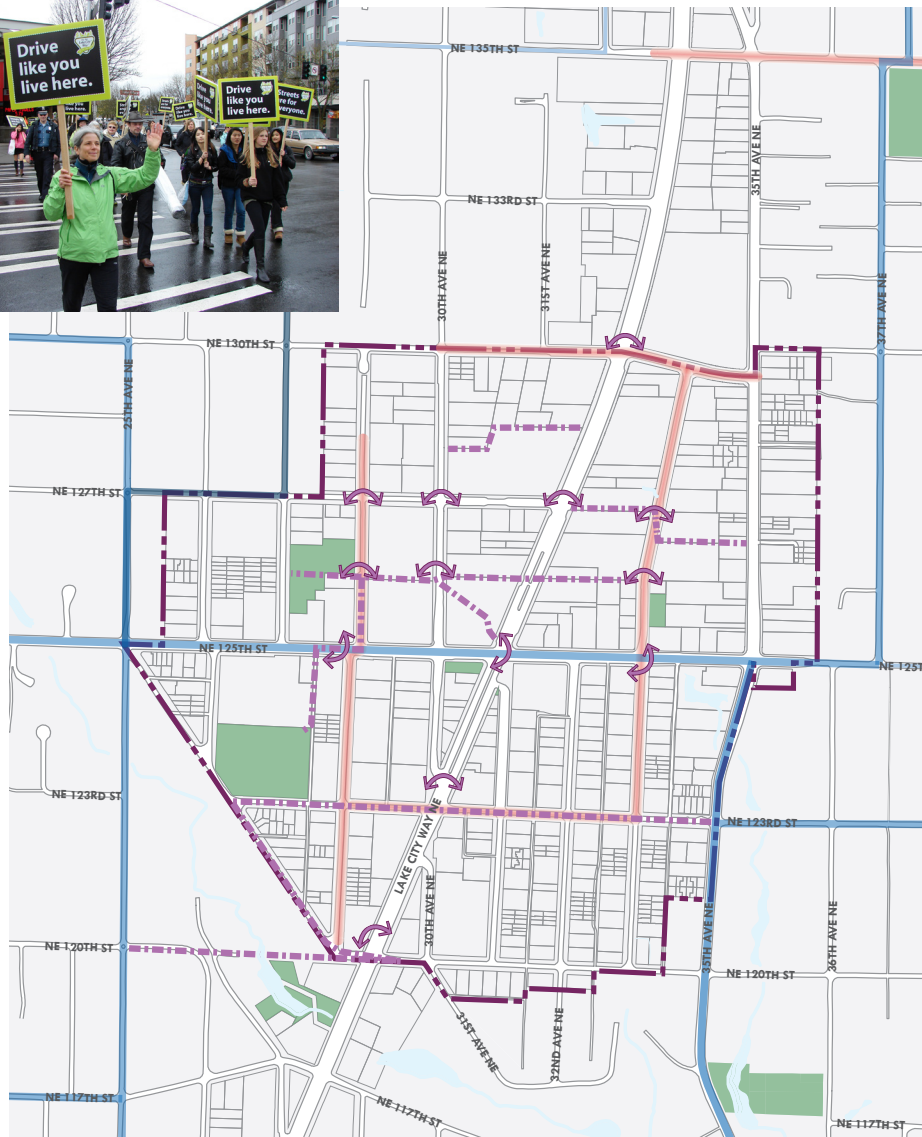
Mid-block Connector



Pocket Parks

-  residential or commercial
-  public space
-  semi-private space

# Getting around



- sidewalks!
- improve east-west connections
- create mid-block crossings
- design a festival street

## Bike Master Plan Network

— existing

— recommended

— pedestrian corridors  
(from neighborhood plan)

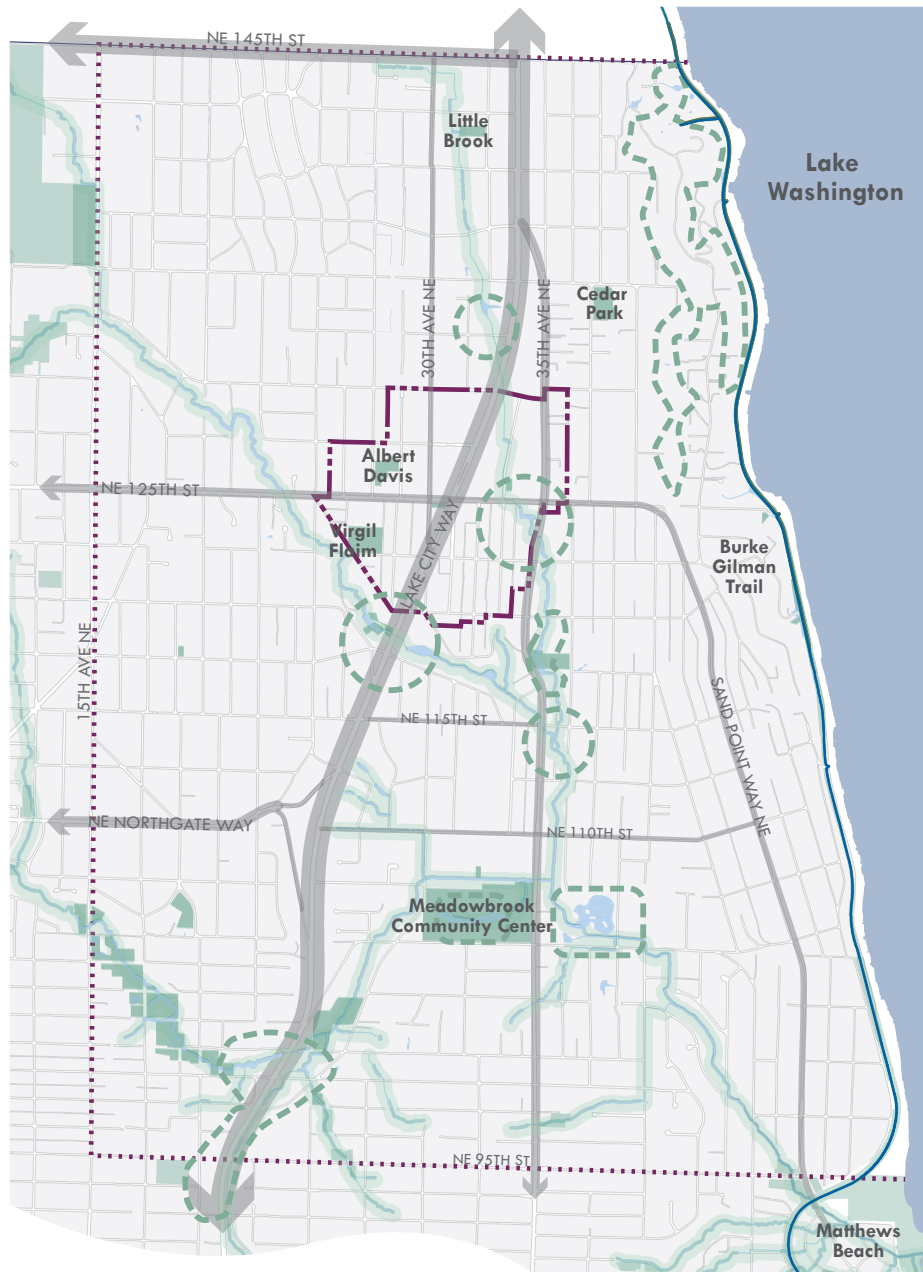
— pedestrian connections

↪ pedestrian connections

- - - Hub Urban Village Boundary









# Parks and open space



- need more!
- restore and protect Thornton Creek
- preserve access to Lake Washington
- protect and enhance tree canopy and green belts



-  parks
-  Thornton Creek
-  riparian corridor
-  green belt or restoration areas
-  Hub urban village boundary
-  North District boundary



# Parks and open space



- full service community center!
- community garden
- activate mini-park
- new skate park
- active uses
- water feature
- gathering spaces



# Sustainable strategies

- natural drainage systems
- green stormwater infrastructure
- green factor
- food gardens



# Implementation

- zoning changes
- development standards
- identify community-serving uses for the Civic Core
- create streetscape concept plan
- continue community partnership

**DRAFT**

**4. IMPLEMENTATION**

**4.4 Implementation strategies**  
 Implementing the vision for the future of Lake City will require coordinated effort from the community, the City, and private developers. The following matrix describes the likely time frame for completion and the responsible parties for implementing the Urban Design Framework recommendations.

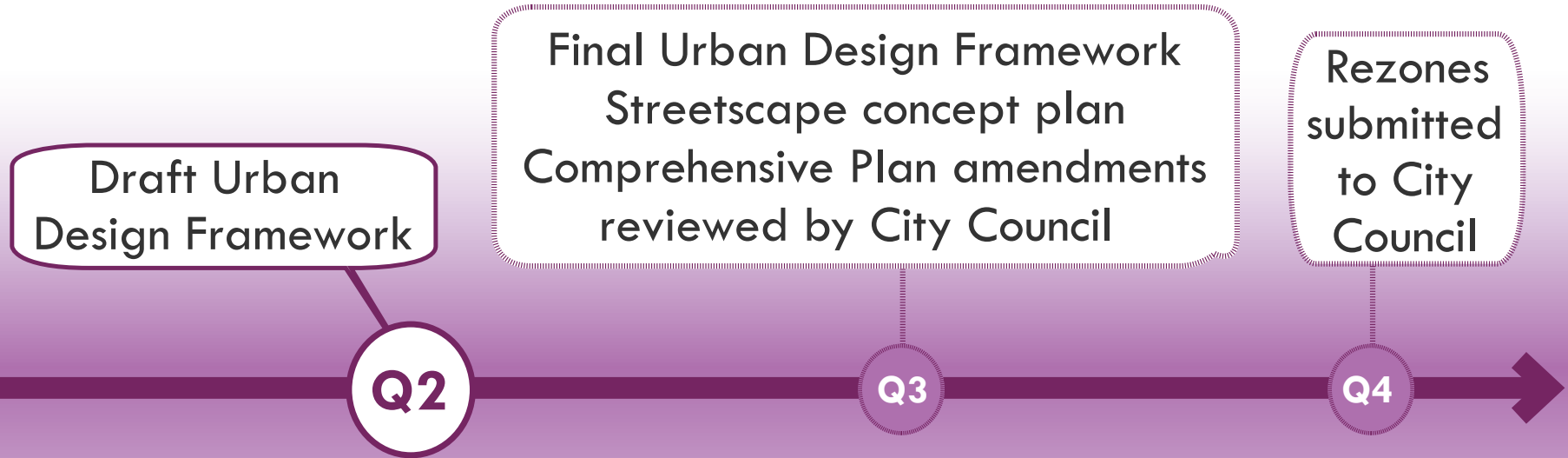
● potential lead  
○ support

Proposed action	City of Seattle	community	private development	time frame
<b>Planning: next steps</b>				
Finalize the Lake City Urban Design Framework which will guide land use regulations, public investments, and community efforts in coordination with Lake City Future First.	●	○	○	in progress
Update zoning in the North District to reflect vision of Lake City as a pedestrian-oriented village. Consider development standards and other planning tools that will help implement UDF recommendations.	●	○	○	immediate (2015)
Continue to build organizational capacity through Lake City Future First and carry out the vision for Lake City.	○	●		in progress/ongoing
<b>Principle 1: Strong sense of Place</b>				
Apply development standards that encourage upper-level setbacks, a mix of sizes for ground floor tenants, and sensitive transitions between commercial and residential areas. For larger blocks, encourage mid-block crossings and integration of public open space.	●	○	○	short-term & long-term (1 to 10 years)
Accommodate new households and jobs within new buildings consistent with currently allowed building heights of 4-6 stories in most locations.	○	○	●	short-term & long-term (1 to 10 years)
Be a demonstration center for family-zoned multifamily housing as a transition between single-family and neighborhood commercial uses.	●	○	○	
Complete the Parks Department evaluation of alternatives for the Lake City Community Center with public input. Identify options for development of a new, full service community center that serves residents, particularly youth and seniors, of the northern portion of the North District.	●	●		short-term (2015)
Work with the Office of Housing and LIHI to ensure that investment in affordable housing is accompanied by community services within the same building.	●	●		short-term (2015)

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 Seattle Department of Planning and Development

Page 35

# Implementation :: next steps in 2015



# LAKE CITY

*urban design framework*

thank you!!



 City of Seattle  
Department of Planning and Development



Lake City Future First