

A Shared Vision for Lake City – proposed zoning changes

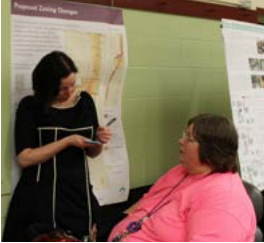
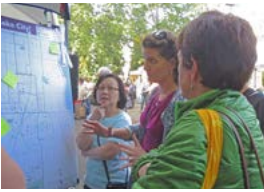
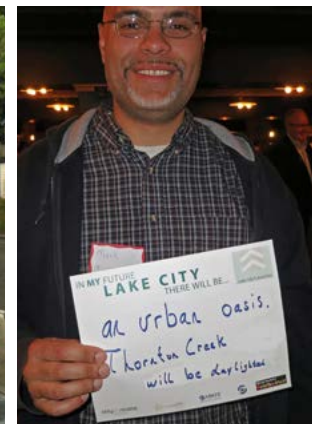
We've heard from many Lake City residents who dream of a more pedestrian-friendly neighborhood. We are proposing new zoning changes and design elements to reflect their feedback.

In many areas, Commercial (C) zoning allows very auto-oriented development with large parking lots in front of buildings. OPCD proposes rezones to Neighborhood Commercial (NC) zones and development standards that will support the community's vision for the future of Lake City. These changes are proposed in coordination with other planning efforts and projects underway.

The proposed zoning changes would:

- Rezone all C1 to NC3 from NE 97th Street to NE 145th Street;
- Rezone multifamily to NC2 for a small area within the urban village;
- Expand the Pedestrian designation in the urban village;
- Allow more flexibility for uses at the street outside of Pedestrian designations in the urban village; and
- Establish new development standards for large lots.

The proposed zoning changes will not increase height limits or development capacity or change the amount of required parking.



How would the proposed zoning changes impact existing businesses?

All existing businesses would be allowed to remain and expand if proposed zoning changes are approved. The proposed changes could create “non-conformity” that would only have to be addressed when future development occurs. “Non-conformity” relates to (1) business use and (2) building design.

Non-conforming business use

Most of the uses that are allowed in existing zoning are allowed under proposed zoning. For example, car dealerships and repair businesses are allowed in both C and NC zones along Lake City Way. More intense businesses such as bus bases and tow truck lots are not allowed in NC zones. Businesses not allowed under proposed zoning could continue to operate and be sold to other owners. When a non-conforming business closes, any new business must meet the new zoning regulations.

Non-conforming building design

Many of the buildings in the Commercial zones along Lake City Way do not meet Neighborhood Commercial development standards. Examples include large parking lots in front of buildings and long blank walls. Non-conforming buildings can be expanded up to about 50% without needing to meet the new development standards. Larger expansions would need to start reducing non-conformity by bringing the building closer to the sidewalk and/or adding more windows and pedestrian entrances.

Changes along Lake City Way and within the Lake City urban village

Commercial 1 to Neighborhood Commercial 3 rezones

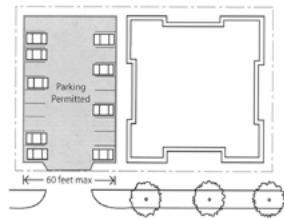
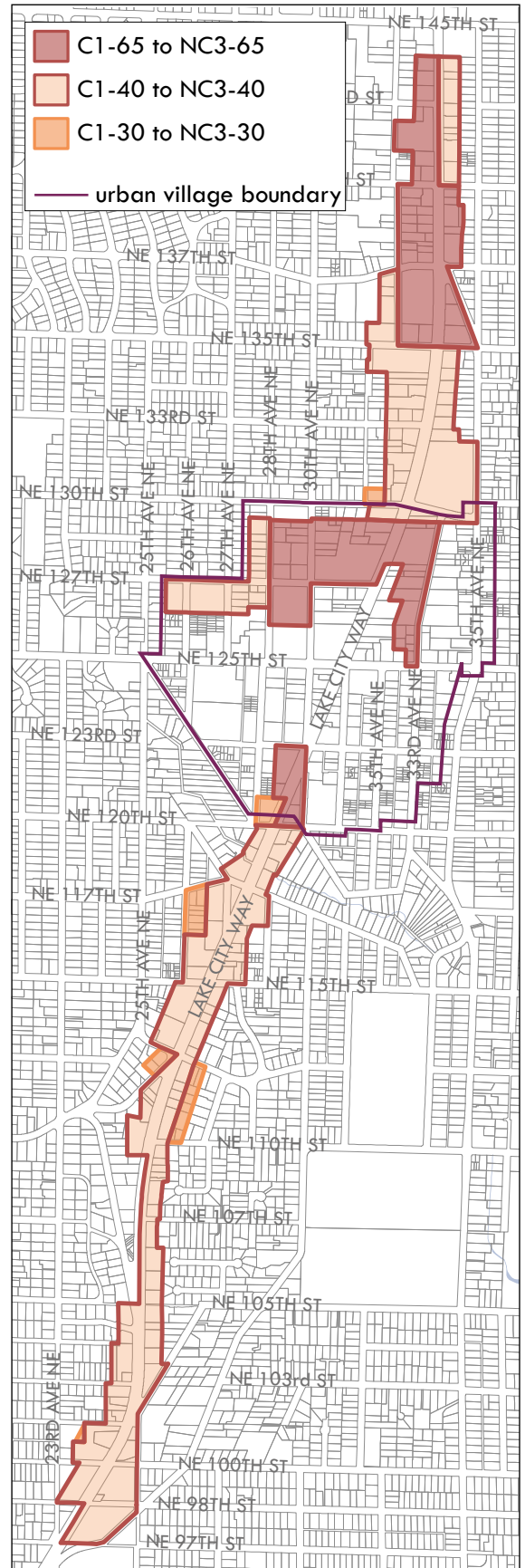
NC3 zoning allows most of the same uses as C1 zoning with a few exceptions:

- allows larger office buildings;
- limits the size of mini-warehouses; and
- prohibits heavy commercial, general manufacturing, outdoor storage, large-scale recycling, bus bases, and major communication utilities.

New buildings in NC3 would be required to be more pedestrian-oriented.

- Parking would have to be within, beside, or behind a new building.
- Walls at the street would have to have windows rather than be blank.
- Minimum floor-to-ceiling heights are required to encourage good retail and commercial spaces.

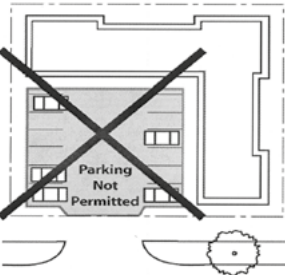
Location of C1 to NC3 rezones



Parking lots cannot be more than 60 feet wide next to a building in NC3 zones.



Larger office buildings are allowed in NC zones than in C zones.



Parking lots are not allowed in front of buildings in NC3 zones, but are allowed in C zones.



The Solara was built to NC zoning standards because it includes homes.



Blank walls are allowed in C1 but limited to 20 feet in NC3.



Small buildings surrounded by large parking lots are allowed in C1 but prohibited for new buildings in NC3 zones.

Changes within the Lake City urban village

Multifamily to Neighborhood Commercial 2 rezones

The proposed rezone includes changing eight parcels from Multifamily (which includes LR2, LR3, and MR) to NC2, which would allow for the Civic Core of the neighborhood to expand over time. These parcels include the library, community center, and Lake City Professional Building. Under current zoning, the commercial buildings are considered non-conforming.



This small office building would not be permitted under current zoning. If the property were redeveloped under the proposed zoning, it would require pedestrian-oriented uses at the street and allow either office or residential uses above.

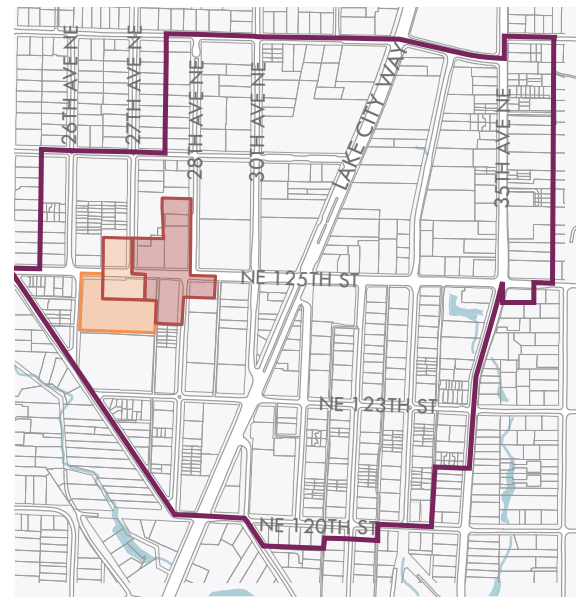


Religious institutions, like the Lamb of God Lutheran Church, are allowed in all zones.



Proposed zoning would allow apartments but require active uses at the street.

Location of MF to NC2 rezones



- MR to NC2-65
- LR3 to NC2-40
- LR2 to NC2-30
- urban village boundary

Changes to the Pedestrian designation and required uses on street level in other locations

Pedestrian designations (P-designations) require more active uses at the street and buildings that also are nicer for people walking in the area. P-designations:

- require pedestrian-oriented uses, such as shops, restaurants, and open space;
- limit the number of curb cuts and driveways at the sidewalk;
- prohibit drive through and drive-in businesses; and
- require a minimum amount of development on the lot.

The proposed zoning includes expanding the P-designation to the west and north of the existing designation. Outside of the P-designation, an additional zoning change would allow more residential uses at the street. Current regulations limit residential uses to 20% of the building.



P-designations require active uses at the street.

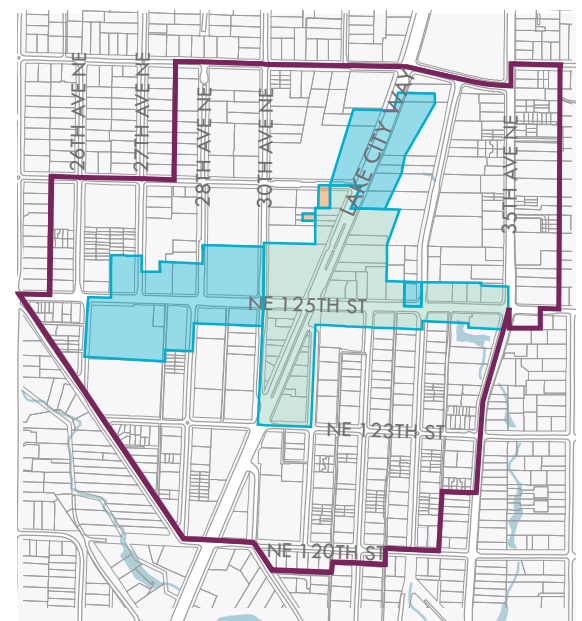


The Bartell's was built under older regulations that did not require a minimum amount of development.



33rd Ave NE is an example of an area where residential uses at the street might be more appropriate than retail.

Location of the P-designation



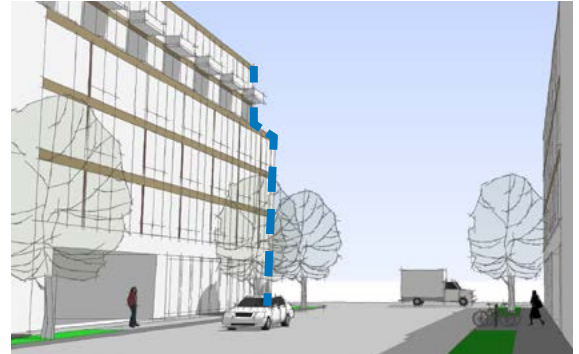
- existing P designation
- expand P designation
- remove P designation
- urban village boundary
- parks

Development standards for large lots

The Lake City community has expressed concerns about the bulk and scale of large new buildings, particularly mixed use buildings on large lots. The proposed rezones include new standards that would respond to these concerns and would help create more light and air around new buildings. These changes will help create a more pedestrian-friendly neighborhood. Standards include:

- **Facade modulation** requires changes in building walls that are longer than 100 feet.
- **Lot coverage** limits the area a building can occupy to 80 percent of the lot.
- **Maximum building width** limits buildings to 250 feet along the street.
- **Upper level setbacks** limit building heights to 35 feet at the sidewalk.

Upper level setbacks



Illustrative building with a setback.



Illustrative building without a setback.

These requirements would be “departable” through the City’s Design Review process if the proposed building includes either a usable open space or a through-block pedestrian passageway. These development standards reflect the community’s vision for a more pedestrian-oriented neighborhood.



Some recent development in Lake City is very long – up to 400 feet. Many feel that this is out of scale with the neighborhood. This example occupies only 65% of the lot and uses approximately 3.82 of the allotted 4.75 FAR, but presents a very long facade along the street.

Maximum building width and facade modulation

