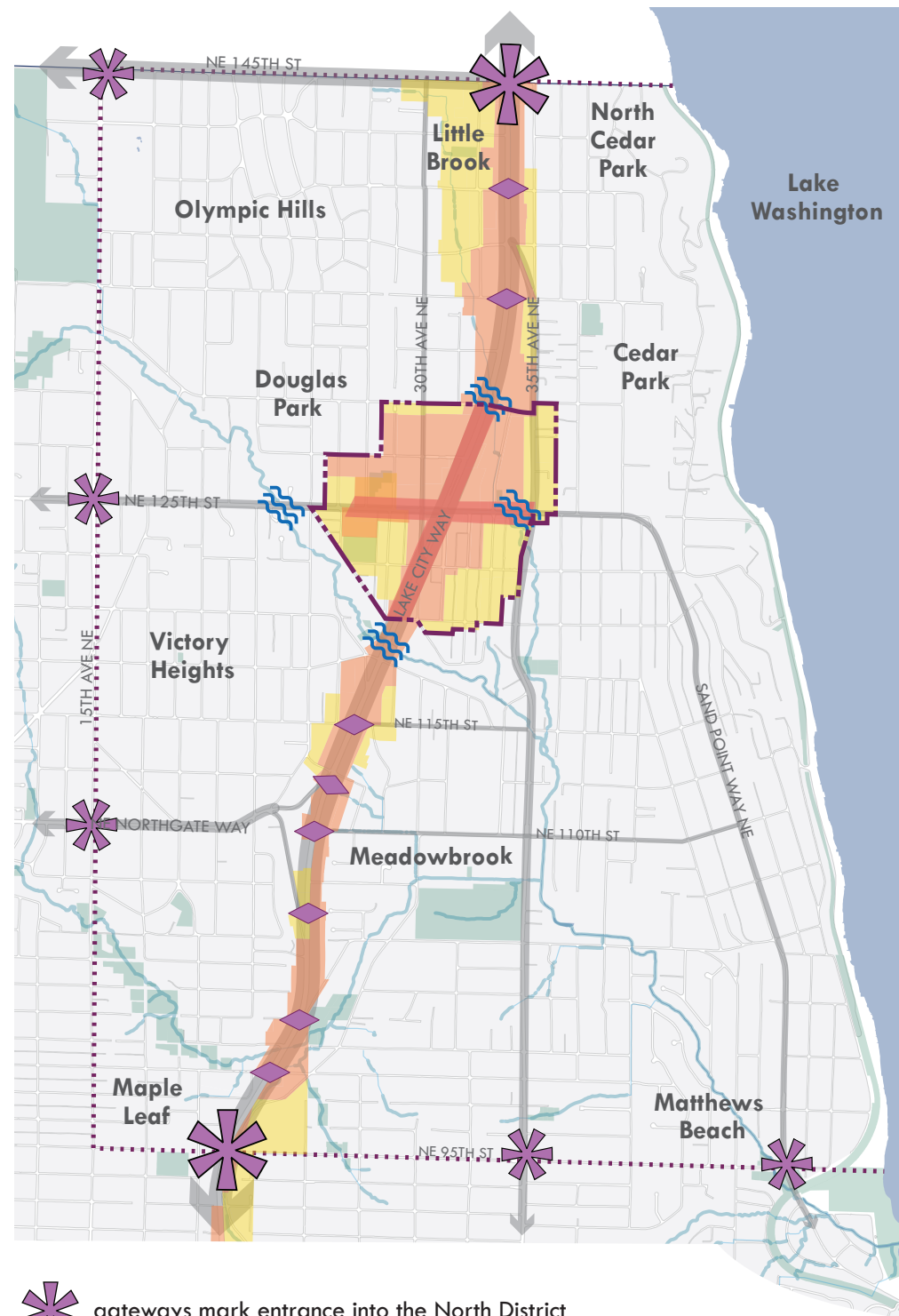


Urban Design Framework Highlights



- gateways mark entrance into the North District
- nodes emphasize neighborhood connections
- public art celebrates Thornton Creek crossings
- enhance Civic Core
- parks
- arterials
- Consider applying Neighborhood Commercial zoning**
 - mixed use with ground floor retail
 - other commercial and residential uses
- Keep existing zoning**
 - multifamily residential
- North District boundary
- hub urban village boundary

Lake City Urban Design Framework Overview

The Lake City Urban Design Framework (UDF) establishes a shared vision and implementation strategy for the future of the North District and the Lake City hub urban village, an area designated for growth in our citywide Comprehensive Plan. The UDF is part of broader efforts to improve the neighborhood being guided by Lake City Future First (LCFF). The process initially began in 2013, when Neighborhood Action Teams formed partnerships between community members and City staff to identify and respond to neighborhood concerns. The recommendations below represent key highlights from the draft UDF.

Download the draft UDF online:
www.seattle.gov/dpd/cityplanning/completeprojectslist/lakecity

Urban Design Framework Recommendations

There are a lot of places where new development could occur along Lake City Way, particularly within the hub urban village. The recommendations in the draft UDF will help Lake City become a complete neighborhood where everyone can grow and thrive.

Gateways, Nodes, and the Civic Core

Public art can help establish a sense of place and remind people traveling along the busy Lake City Way that there are wonderful neighborhoods just around the corner. Gateways, illustrated at the left, can mark entrances into the North District. Nodes might be recognized through a new signage system that identifies adjacent neighborhoods. Thornton Creek crossings could be marked by public art that also informs about the watershed. The Civic Core, around the library and community center can be strengthened by additional community services and gathering spaces.

Land Use

Lake City will likely see many new buildings constructed in the coming years. The UDF envisions a broad mix of new jobs and homes for a wide diversity of residents. Zoning changes would require new buildings to be more pedestrian oriented by discouraging surface parking next to sidewalks. The adjacent map illustrates general zoning and the pictures below show examples of buildings in the North District.

Contributors

Development of the draft UDF was led by Seattle's Department of Planning and Development (DPD) with guidance from an advisory group representing LCFF, business owners, and community members. DPD worked in close coordination with staff from the Office of Economic Development, Seattle's Department of Transportation, the Department of Neighborhoods, as well as other City departments. The draft also reflects input gathered at numerous public meetings where community members discussed opportunities and challenges in the North District.

Building Form, Height, and Open Space

Along with zoning changes, development standards will encourage upper floors of buildings to be set back from the street. On larger blocks, mid-block pedestrian connections and ground floor open space will also be encouraged. While the draft UDF envisions modest height increases in locations around the Civic Core, some have expressed interest in taller buildings that have more public open space on the ground floor.

Getting Around Lake City

The Traffic Safety Corridor Project and Safe Routes to School are making numerous improvements along Lake City Way and around the North District. As part of the UDF, a streetscape concept plan will be developed to create a Festival Street in the Civic Core at 28th Avenue NE. The NE 130th Street Light Rail Station will help connect Lake City to other neighborhoods.

Parks and Open Space

The North District has a lot of natural features, including street trees, that should be preserved and enhanced as the neighborhood grows. Habitat restoration and appropriate public within the Thornton Creek watershed will help distinguish Lake City from other urban neighborhoods. A new full service community center, and other public recreation activities, including access to Lake Washington, are important priorities for the neighborhood.

Examples of Buildings in Commercial zones



At the Mini dealership, Commercial 1 zoning allows, but does not require, buildings at street edge. There are ~130 feet of parking along street edge

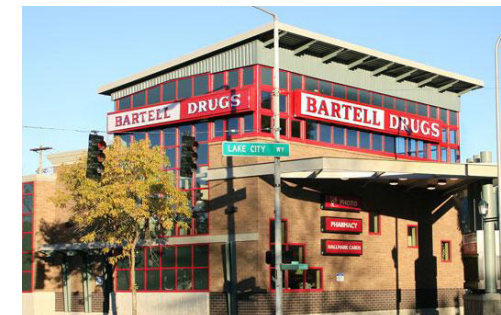


At Wells Fargo, Commercial 1 zoning allows a small building surrounding by a parking lot.

Examples of Buildings in Neighborhood Commercial zones



The Solara was built to Neighborhood Commercial zoning standards – the UDF encourages more publicly accessible courtyards.



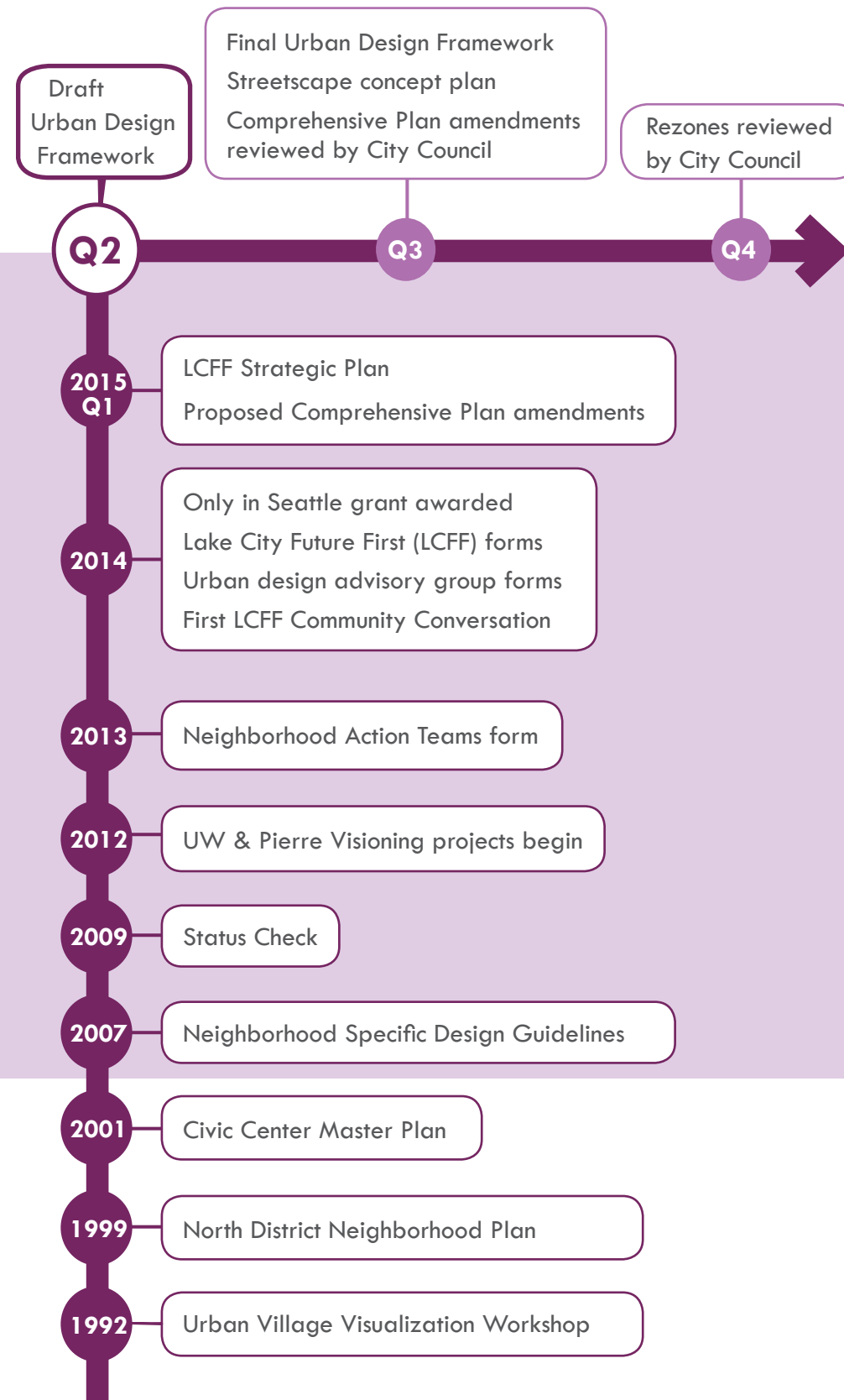
Bartells also built to Neighborhood Commercial zoning standards – the building meets the street edge and parking located behind buildings.

Guiding Principles

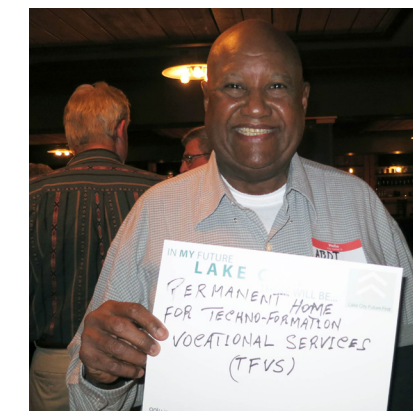
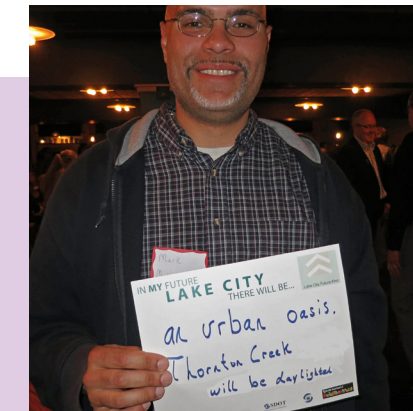
The urban design framework identifies the history, context, issues, within Lake City's Hub Urban Village, civic core, and commercial areas. The following are guiding principles which the proposed planning concepts and strategies are based on:

- 1. Strong Sense of Place**
Preserve and enhance the main street character and vitality of the commercial area, establish a civic core as a destination resource, preserve and restore the natural environment, and encourage cultural diversity.
- 2. Economic Vitality**
Promote development that includes a balanced diversity of retail, commercial, office, institutional, and service related activities. Support locally owned businesses while proactively attracting innovative enterprises, technical and academic educational institutions, healthcare and biomedical companies which can utilize the cultural and physical resources of our community.
- 3. Transportation Excellence**
Improve existing transit service and facilities, strongly support light rail access to the Lake City Community, create safe and enjoyable bicycle routes, promote easier connection between neighborhoods. Enable LCW/ST522 to become an amenity in and for the community.
- 4. Pedestrian Orientation**
Build sidewalks and pedestrian connections across and along Lake City Way, within the Civic Core, and to public schools and parks. Prioritize connections between residential uses, schools, parks, and other civic places, especially across Lake City Way.
- 5. Diversity and Housing**
Provide housing opportunities which respond to the diversity of cultures, economic levels, and age groups that make up the demographics of our growing populations. Encourage housing which integrates communities groups in healthy and respectful ways.
- 6. Sustainable Development**
Provide incentives for development which is responsive to the community vision, adheres to contextual development guidelines, and is committed to using sustainable practices such as meeting Green Factor requirements, Green Built standards, and LEED guidelines.
- 7. Environmental Stewardship**
Restore and protect existing natural systems such as the Thornton Creek watershed and its connection to Lake Washington, steep slopes, wetlands, and contiguous areas of native vegetation. Rejuvenate and expand the iconic tree lined boulevards, parks and open spaces. Uphold the preservation of trees in both the public and private realm.

Lake City Urban Design Framework TIMELINE



For more information about the Lake City urban design framework, please visit www.seattle.gov/dpd/cityplanning/completenesslist/lakecity or contact Katie Sheehy, Senior Planner, Seattle Department of Planning and Development: katie.sheehy@seattle.gov, (206) 684-5345.



LAKE CITY Urban Design Framework

Project Highlights
April 29, 2015

Community members working with City of Seattle staff to create a clear vision that will guide future investments and development in Lake City's civic core and other commercial areas within the North Neighborhoods.



Lake City Future First