

Appendix A: Rezone Analysis

Current zoning overview

The zoning along Lake City Way and within the Lake City hub urban village is a mix of Commercial (1), Neighborhood Commercial (NC2 and NC3), Midrise Multifamily (MR), Lowrise Multifamily (LR2 and LR3), and Single Family (SF5000 and SF7200). Properties along Lake City Way are generally zoned Neighborhood Commercial (NC3 and NCP3) and Commercial (C1), which allows for mixed-use commercial/residential buildings. Along Lake City Way outside of the hub urban village, zoning is predominately Commercial (C1) with limited Lowrise (LR2 and LR3) adjacent to the Commercial zoning. The surrounding area is predominately Single-family (SF500 and SF 7200). North of NE 135th and west of Lake City Way, there is more Multifamily (MR and LR3) zoning than in other locations along the Lake City Way north of NE 95th Street.

Intent of zoning changes

In general, the proposed rezones do not increase the allowed height or density of development. Instead, the proposal's intent is to reconfigure future development for a more pedestrian-oriented neighborhood through Neighborhood Commercial development standards. In addition changing zoning designations, the proposal includes development standards to reduce the appearance of bulk for development on large lots (>40,000 square feet). Generally, these standards are designed to provide more light and air at the street and encourage a greater variety of building forms than what is likely under existing zoning. The proposed zoning supports the Goals and Policies of the North District Neighborhoods Plan, which were amended in the 2015 Comprehensive Plan Annual Amendments.

Consistent with community input from 2013 to the present, the zoning changes along Lake City Way the rezones and development standards would support a range of housing types, commercial buildings, and create a more pedestrian-oriented neighborhood.

Pedestrian designation (P-Suffix)









The recommended zoning designation for areas A, B, and C (see the map on the following page) includes the application of the P-Suffix. Therefore, analysis of rezone criteria for these areas includes an analysis of the application of the P-Suffix.

Consistency with rezone criteria

The following sections compare elements of OPCD's proposal with the rezone criteria in the Seattle Municipal code Chapter 23.34. OPCD recommends eight rezones to implement the goals and policies of the neighborhood plan and recent community input. The proposed rezones will promote a more pedestrian-oriented, mixed-use neighborhood that can accommodate a range of new residential, commercial, retail and office uses while enhancing the character of the Lake City hub urban village and areas along Lake City Way. The proposed rezones include approximately 150 acres in the North Districts Planning area.

The following are the key elements of the rezone.

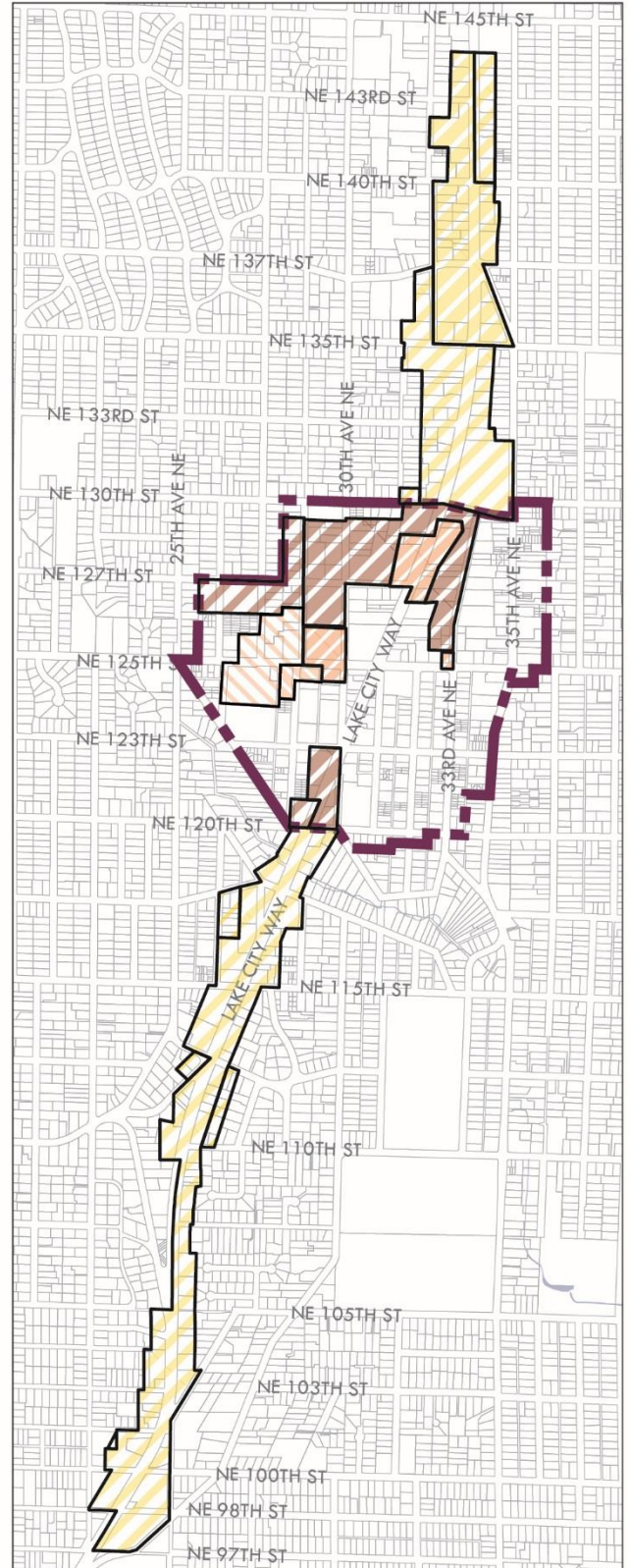
Base zoning. All of the rezones are depicted on Exhibit A: Lake City Rezone Map. The eight rezone areas are identified as follows:

- Area A:**  Rezone an existing mix of Commercial 1 (C1-65) and Neighborhood Commercial 3 (NC3-65) within the hub urban village to Neighborhood Commercial 3P (NC3-65 P)
- Area B:**  Rezone an existing mix of Residential Multifamily Midrise (MR) within the hub urban village to Neighborhood Commercial 2P (NC2-65 P)
- Area C:**  Rezone an existing mix of Residential Multifamily Lowrise within the hub urban village to Neighborhood Commercial 2P (LR2 to NC2-30 P and LR3 to NC2-40 P)
- Area D:**  Rezone existing Commercial 1 (C1-65) areas within the hub urban village to Neighborhood Commercial 3 (NC3-65)
- Area E:**  Rezone existing Commercial 1 (C1-40) areas within the hub urban village to Neighborhood Commercial 3 (NC3-40)
- Area F:**  Rezone existing Commercial 1 (C1-65) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-65)
- Area G:**  Rezone existing Commercial 1 (C1-40) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-40)
- Area H:**  Rezone existing Commercial 1 (C1-30) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-30)

Scope of analysis

The Seattle Land Use code requires the analysis of certain types of information for rezone actions. This appendix analyzes the proposed rezone against rezone criteria in the Seattle Land Use Code (SMC 23.34)

Lake City: proposed zoning changes



General rezone criteria

The table below analyzes the broad rezone proposal for all eight rezone areas against the general rezone criteria.

Criterion	Met?	Analysis – all areas
In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village. (23.34.008.A.1)	Yes	The proposal does not increase or decrease development capacity. There is development capacity for more than 4,000 residential units and 5,000 jobs within the hub urban village – approximately 300% of the growth estimates. (Proposed changes the updated Comprehensive Plan may eliminate growth targets for urban villages.)
For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan. (23.34.008.A.2)	Yes	Density guidelines in the Comp Plan for hub urban villages are to have capacity for 25+ jobs per acre and 15+ residential units per acre. Estimated existing densities for the Lake City hub urban village are 11 jobs per acre and 13 households per acre. Both existing and proposed zoning exceed the target densities.
Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. (23.34.008.B)	Yes	A specific analysis of each rezone area in relationship to criteria for the specific zone is provided in the Zone Specific Criteria section.
Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined. (23.34.008.C)	Yes	Previous zoning changes are considered in the Zone Specific Criteria section. Potential citywide zoning changes related to the Housing Affordability and Livability Agenda are anticipated after additional community input.
Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration. (23.34.008.D.2)	Yes	The North District Neighborhoods Plan portion of the Comprehensive Plan was adopted in 1998. Minor amendments to this section of the Neighborhood Planning element were adopted in 2015 to remove restrictions on residential uses at the street within commercial zones. The proposed rezone is consistent with the North District Neighborhoods Plan goals.
Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan. (23.34.008.D.3)	Yes	There are no policies expressly adopted for the purpose of guiding future rezones in this area. Policies specific to the hub urban village that relate to the proposed zoning changes include:

Criterion	Met?	Analysis – all areas
		<p>NN-P33 Support the use of regulatory tools, including zoning, that promote vibrant, pedestrian-oriented development.</p> <p>NN-P36 Encourage new development in the HUV to include adequate provision for the needs of pedestrians.</p> <p>Additionally, the following policies applies throughout the planning are:</p> <p>NN-P39 This policy is to be considered in the review of future rezones in the area defined by 15th Ave NE on the west, NE 95th Street on the south, NE 145th Street on the north, and Lake Washington on the east. Rezones are not favored by this neighborhood plan if they would: increase the permitted density of residential or commercial use (except for rezones from C to NC zones); increase the permitted bulk or height of structures; change a neighborhood commercial (NC) to a commercial (C) zone; or change a commercial (C) zone to an industrial zone. This policy shall not apply to rezones proposed in close proximity to a high capacity transit station outside of the urban village. Any rezone should be done in cooperation with the community.</p>
<p>The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred. (23.34.008.E.1)</p>	<p>Yes</p>	<p>The proposed rezones do not increase development capacity. Existing transitions in development intensity will remain in place. Development standards in Neighborhood Commercial zones should provide a more sensitive transition between commercial and residential areas.</p>
<p>Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:</p> <ul style="list-style-type: none"> a. Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines; b. Freeways, expressways, other major traffic arterials, and railroad tracks; c. Distinct change in street layout and block orientation; d. Open space and greenspaces. <p>(23.34.008.E.2)</p>	<p>Yes</p>	<p>The proposed rezones do not increase development capacity and should not change the impact of more intensive zones on less intensive zones. In some locations along Lake City Way, steep slopes act as topographic buffers between proposed Neighborhood Commercial zones and single family zones. These are areas currently zoned Commercial.</p>

Criterion	Met?	Analysis – all areas
<p>Zone Boundaries.</p> <p>a. In establishing boundaries the following elements shall be considered:</p> <p>(1) Physical buffers as described in subsection E2 above;</p> <p>(2) Platted lot lines.</p> <p>b. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.</p> <p>(23.34.008.E.3)</p>	Yes	<p>In most circumstances, the proposed zoning changes would not change zone boundaries. In areas B and C, areas that are currently multifamily residential would change to Neighborhood Commercial. In October of 2015, the Future Land Use Map of the Comprehensive Plan was amended to reflect this proposed change. Existing uses in this area already include a mix of commercial, residential, and civic uses. The surrounding area will remain multifamily.</p>
<p>In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area. (23.34.008.E.4)</p>	Yes	<p>The proposed rezone does not increase height limits. Area F is outside the Lake City hub urban village and the height limit is already 65 feet.</p>
<p>Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings. (23.34.008.F)</p>	Yes	<p>Because the proposed rezone would not increase development capacity, impacts related to zoning changes are anticipated to be minimal. Over time, new development will help contribute to a more pedestrian-oriented environment within the hub urban village and along Lake City Way.</p>
<p>Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter. (23.34.008.G)</p>	Yes	<p>Since the adoption of Seattle's Comprehensive Plan, the residential population within the Lake City hub urban village and along Lake City Way has increased and become more diverse. There are a growing numbers of families with children and a strong desire from the community for the area to become more pedestrian oriented as new development occurs.</p>
<p>If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered. (23.34.008.I)</p>	Yes	<p>No negative impacts to critical areas are expected to result from the rezone proposal. Thornton Creek watershed flows in and around the proposed rezone area. Over time, development that complies with updated Stormwater regulations and has less of an auto-orientation could help improve water quality.</p>

Criteria for Height Limits of Proposed Zone

The proposed rezones do not include changes to height limits. In areas where multifamily zoning would change to commercial zoning, proposed zoning closely matches existing height and development capacity.

Rezone Analysis for Area A

The proposal would rezone Area A from Commercial 1 (C1-65) and Neighborhood Commercial 3 (NC3-65) within the hub urban village to Neighborhood Commercial 3P (NC3-65 P).

Current conditions

This area contains a mix of retail and multifamily residential uses. The parcels front on Lake City Way.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 3 (NC3) Function and Locational Criteria (23.34.078)

Criterion for NC3 zone	Met?	Analysis
Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:		
A variety of sizes and types of retail and other commercial businesses at street level; (23.34.078.A.1)	Yes	The Lake City Urban Design Framework envisions enhancing the business district as a pedestrian-oriented shopping district that serves the surrounding neighborhood as well as a larger community, including regional clientele. Recent development at the Solara mixed use apartments more closely reflect the desired character of this area than smaller buildings located behind large surface parking lots.
Continuous storefronts or residences built to the front lot line; (23.34.078.A.2)	Yes	This area primarily fronts on Lake City Way. Additional storefronts built to the front lot line would enhance the pedestrian-oriented nature of the area.
Intense pedestrian activity; (23.34.078.A.3)	Yes	The area primarily fronts on Lake City Way and has a moderate volume of pedestrian traffic. Additional pedestrian activity would be anticipated as the area grows over time.
Shoppers can drive to the area, but walk around from store to store; (23.34.078.A.4)	Yes	The area is conducive to walking from store to store. On-street and off-street parking is available.
Transit is an important means of access. (23.34.078.A.5)	Yes	Multiple transit routes serve the area and provides an important means of access to the business district. Lake City Way is a Frequent Transit Corridor.
Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:		
The primary business district in an urban center or hub urban village; (23.34.078.B.1)	Yes	The area is part of the primary business district within the Lake City Hub Urban Village.

Criterion for NC3 zone	Met?	Analysis
Served by principal arterial; (23.34.078.B.2)	Yes	The area is served two principal arterials – Lake City Way (which is also a state highway) and NE 125 th Street.
Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas; (23.34.078.B.3)	Yes	The area is separated from low-density residential areas but other commercial areas and moderately intense residential areas.
Excellent transit service. (23.078.B.4)	Yes	The area is well served by multiple transit routes on both principal arterials, which are designated as frequent transit corridors.
Conclusion: NC3 is the most appropriate zone for this area as it is intended for a focused retail district serving as the highest intensity mixed-use density within the hub urban village.		

Pedestrian designation (suffix P), function and locational criteria (23.34.086)

Criterion for Pedestrian designation (suffix P)	Met?	Analysis
<p>Function. To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation to and within the district are strongly favored, and the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of retail/service activities along the street front; 2. Large number of shops and services per block; 3. Commercial frontage uninterrupted by housing or auto-oriented uses; 4. Pedestrian interest and activity; 5. Minimal pedestrian-auto conflicts. 	Yes	Area A meets the functional criteria for a Pedestrian designation as it has a variety of retail/services along Lake City Way. Some locations are more pedestrian-oriented, while others have more auto-oriented building design. The parcels that do not contribute to the function of a Pedestrian designation do not impede overall pedestrian activity. These parcels also have the potential to be redeveloped into more pedestrian-oriented structures and uses.
<p>Locational criteria. Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:</p> <ol style="list-style-type: none"> 1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village; 2. NC zoned areas on both sides of an arterial, or NC zoned block fronts across an arterial from a park, major institution, or other activity center; and 3. Excellent access for pedestrians, transit, and bicyclists. 	Yes	Area A is north of the existing Pedestrian designation within the Lake City hub urban village, which is the major commercial node. The area is zoned for commercial on both sides of the arterial and is well service by transit. Sidewalks along Lake City Way are generally in adequate condition and would be improved as new development occurs.
Conclusion: The proposed Pedestrian designation along Lake City Way at the intersection of NE 127 th Street to just south of NE 130 th Street would reinforce current pedestrian-oriented retail development within the Lake City business district. Overall, the physical characteristics noted above support the designation of this area as Pedestrian. There is one parcel and one partial parcel within the existing Pedestrian designation that do not abut an arterial and would be removed from the Pedestrian designation.		

Rezone Analysis for Area B

The proposal would rezone Area B from Residential Multifamily Midrise (MR) within the hub urban village to Neighborhood Commercial 2P (NC2-65 P).

Current conditions

This small area contains an office building, the Lake City Library, and multifamily residential uses. The parcels front on NE 125th Street.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with existing and desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 2 (NC2) Function and Locational Criteria (23.34.076)

Criterion for NC2 zone	Met?	Analysis
Function. To support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved:		
A variety of small to medium-sized neighborhood-serving businesses; (23.34.076.A.1)	Yes	This area is adjacent to the “civic core” around the Lake City library and existing community center, where community members have expressed an interest in more neighborhood-serving businesses.
Continuous storefronts built to the front lot line; (23.34.076.A.2)	Yes	Existing buildings have a variety of uses. Over time, smaller commercial uses could be accommodated on the first floor of new development.
An atmosphere attractive to pedestrians; (23.34.076.A.3)	Yes	This is a small area where the existing business district could be expanded west to create more attractive pedestrian connections between the business district and Virgil Flaim Park.
Shoppers can drive to the area, but walk from store to store. (23.34.076.A.4)	Yes	The area is accessible by Lake City Way and NE 125 th Street and is within walking distance of the Lake City library, community center, parks, and other businesses. On-street and off-street parking is available.
Locational Criteria. A Neighborhood Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions:		
Primary business districts in residential urban villages, secondary business districts in urban centers or hub urban villages, or business districts, outside of urban villages, that extend for more than approximately two blocks; (23.34.076.B.1)	Yes	Over time, these parcels and those to the west could become part of the secondary business district within the Lake City hub urban village.
Located on streets with good capacity, such as principal and minor arterials, but generally not on major transportation corridors; (23.34.076.B.2)	Yes	NE 125 th Street is a principal arterial street but not a major transportation corridor.
Lack of strong edges to buffer the residential areas; (23.34.076.B.3)	Yes	The area currently has some commercial and multifamily residential uses with parking at the street. Either through redevelopment of these properties or potential changes to the parking

Criterion for NC2 zone	Met?	Analysis
		structure in the multifamily buildings, additional commercial uses could become part of Lake City's secondary business district.
A mix of small and medium sized parcels; (23.076.B.4)	Yes	Parcels range from approximately 7,000 square feet to almost 30,000 square feet. The Lake City Library is on a larger parcel.
Limited or moderate transit service. (23.076.B.5)	Yes	NE 125 th Street is a frequent transit corridor.
Conclusion: NC2 is an appropriate designation for this area to support existing businesses and accommodate new businesses as the area redevelops over time.		

Pedestrian designation (suffix P), function and locational criteria (23.34.086)

Criterion for Pedestrian designation (suffix P)	Met?	Analysis
<p>Function. To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation to and within the district are strongly favored, and the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of retail/service activities along the street front; 2. Large number of shops and services per block; 3. Commercial frontage uninterrupted by housing or auto-oriented uses; 4. Pedestrian interest and activity; 5. Minimal pedestrian-auto conflicts. 	Yes	Area B meets the functional criteria for a Pedestrian designation that could accommodate a variety of retail/services along NE 125 th Street. This is a relatively small area that could accommodate additional shops and services over time. The parcels that do not contribute to the function of a Pedestrian designation do not impede overall pedestrian activity. These parcels also have the potential to be redeveloped into more pedestrian-oriented structures and uses.
<p>Locational criteria. Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:</p> <ol style="list-style-type: none"> 1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village; 2. NC zoned areas on both sides of an arterial, or NC zoned block fronts across an arterial from a park, major institution, or other activity center; and 3. Excellent access for pedestrians, transit, and bicyclists. 	Yes	Area B is west of the existing Pedestrian within the Lake City hub urban village, which is the major commercial node. This area could serve as the secondary business district that creates stronger pedestrian connections between the civic core and Virgil Flaim park. Sidewalks along this area of NE 125 th Street are generally in adequate condition and would be improved as new development occurs.
Conclusion: The proposed Pedestrian designation west of Lake City Way along NE 125 th Street would allow for a modest expansion of a secondary business district within the Lake City hub urban village. Overall, the physical characteristics noted above support the designation of this area as Pedestrian.		

Rezone Analysis for Area C

The proposal would rezone Area C from Residential Multifamily Lowrise within the hub urban village to Neighborhood Commercial 2P (LR2 to NC2-30 P and LR3 to NC20-40 P).

Current conditions

This area contains a church and non-conforming office uses. The parcels front on NE 125th Street.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with existing and desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 2 (NC2) Function and Locational Criteria (23.34.076)

Criterion for NC2 zone	Met?	Analysis
Function. To support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved:		
A variety of small to medium-sized neighborhood-serving businesses; (23.34.076.A.1)	Yes	Area C includes the Lake City Professional Center and the Lamb of God Lutheran Church.
Continuous storefronts built to the front lot line; (23.34.076.A.2)	Yes	The Lake City Professional Center is not built to the front lot line. The Lamb of God Lutheran Church could be redeveloped with continuous storefronts to the front lot line.
An atmosphere attractive to pedestrians; (23.34.076.A.3)	Yes	Area C is adjacent to Lake City's Civic Core near both Albert Davis and Virgil Flaim parks. As redevelopment occurs, it will become more attractive to pedestrians.
Shoppers can drive to the area, but walk from store to store. (23.34.076.A.4)	Yes	The area is accessible by Lake City Way and NE 125 th Street and is within walking distance of the Lake City library, community center, parks, and other businesses. On-street and off-street parking is available.
Locational Criteria. A Neighborhood Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions:		
Primary business districts in residential urban villages, secondary business districts in urban centers or hub urban villages, or business districts, outside of urban villages, that extend for more than approximately two blocks; (23.34.076.B.1)	Yes	Area C currently includes a number of small medical and community services that could expand over time to become more of a secondary business district within the Lake City hub urban village.
Located on streets with good capacity, such as principal and minor arterials, but generally not on major transportation corridors; (23.34.076.B.2)	Yes	NE 125 th Street is a principal arterial street but not a major transportation corridor.
Lack of strong edges to buffer the residential areas; (23.34.076.B.3)	Yes	This area already serves as a buffer between the primary business district to the east and residential areas to the west.
A mix of small and medium sized parcels; (23.076.B.4)	No	The parcels in area C range in size. Most are 6,000-30,000 square feet, but one is over 100,000 square feet.
Limited or moderate transit service. (23.076.B.5)	Yes	NE 125 th Street is a frequent transit corridor with multiple bus stops within a quarter mile of area C.
Conclusion: NC2 is an appropriate designation for this area to support existing businesses and accommodate new businesses as the area redevelops over time.		

Pedestrian designation (suffix P), function and locational criteria (23.34.086)

Criterion for Pedestrian designation (suffix P)	Met?	Analysis
Function. To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-	Yes	Area C meets the functional criteria for a Pedestrian designation that

Criterion for Pedestrian designation (suffix P)	Met?	Analysis
<p>auto modes of transportation to and within the district are strongly favored, and the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of retail/service activities along the street front; 2. Large number of shops and services per block; 3. Commercial frontage uninterrupted by housing or auto-oriented uses; 4. Pedestrian interest and activity; 5. Minimal pedestrian-auto conflicts. 		<p>could accommodate a variety of retail/services along NE 125th Street. This is a relatively small area that could accommodate additional shops and services over time. The parcels that do not contribute to the function of a Pedestrian designation do not impede overall pedestrian activity. These parcels also have the potential to be redeveloped into more pedestrian-oriented structures and uses.</p>
<p>Locational criteria. Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:</p> <ol style="list-style-type: none"> 1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village; 2. NC zoned areas on both sides of an arterial, or NC zoned block fronts across an arterial from a park, major institution, or other activity center; and 3. Excellent access for pedestrians, transit, and bicyclists. 	Yes	<p>Area C is west of the existing Pedestrian within the Lake City hub urban village, which is the major commercial node. This area could serve as the secondary business district that creates stronger pedestrian connections between the civic core and Virgil Flaim park. Sidewalks along this area of NE 125th Street are generally in adequate condition and would be improved as new development occurs.</p>
<p>Conclusion: The proposed Pedestrian designation west of Lake City Way along NE 125th Street would allow for a modest expansion of a secondary business district within the Lake City hub urban village. Overall, the physical characteristics noted above support the designation of this area as Pedestrian.</p>		

Rezone Analysis for Area D

The proposal would rezone Area D from Commercial 1 (C1-65) areas within the hub urban village to Neighborhood Commercial 3 (NC3-65).

Current conditions

This area contains a mix of retail, office, and other commercial uses. Most of the parcels are just off of Lake City Way and non-arterial streets within the hub urban village.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with existing and desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 3 (NC3) Function and Locational Criteria (23.34.078)

Criterion for NC3 zone	Met?	Analysis
<p>Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:</p>		

Criterion for NC3 zone	Met?	Analysis
A variety of sizes and types of retail and other commercial businesses at street level; (23.34.078.A.1)	Yes	Area D is within the Lake City hub urban village and contains a broad mix of retail and other commercial businesses at street level. Some of the existing lots are likely to redevelop.
Continuous storefronts or residences built to the front lot line; (23.34.078.A.2)	Yes	Existing development contains a varied pattern of site development with some structures built up to front lot lines and others set back from the front line with large parking lots. The proposed zoning would result in more a consistent streetscape as redevelopment occurs.
Intense pedestrian activity; (23.34.078.A.3)	Yes	The area primarily fronts on Lake City Way and has a moderate volume of pedestrian traffic. Additional pedestrian activity would be anticipated as the area grows over time.
Shoppers can drive to the area, but walk around from store to store; (23.34.078.A.4)	Yes	Area D is adjacent to Lake City’s Civic Core near both Albert Davis and Virgil Flaim parks. As redevelopment occurs, it will become more attractive to pedestrians. On-street and off-street parking is available.
Transit is an important means of access. (23.34.078.A.5)	Yes	Multiple transit routes serve the area and provides an important means of access to the business district. Lake City Way is a Frequent Transit Corridor.
Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:		
The primary business district in an urban center or hub urban village; (23.34.078.B.1)	Yes	The area part of the primary business district within the Lake City Hub Urban Village.
Served by principal arterial; (23.34.078.B.2)	Yes	The area is served by Lake City Way which is a principal arterial and a state highway.
Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas; (23.34.078.B.3)	Yes	The area is separated from low-density residential areas by other commercial areas and moderately intense residential areas.
Excellent transit service. (23.078.B.4)	Yes	Lake City Way is a designated frequent transit corridor. There are multiple stops and routes that serve area D.
Conclusion: NC3 is the most appropriate zone for this area as it is intended for a focused retail district serving as the highest intensity mixed-use density within the hub urban village.		

Rezone Analysis for Area E

The proposal would rezone Area E from Commercial 1 (C1-40) areas within the hub urban village to Neighborhood Commercial 3 (NC3-40).

Current conditions

This area contains a mix of retail, office, other commercial, and multifamily residential uses. The parcels front on non-arterial streets within the hub urban village.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with existing and desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 3 (NC3) Function and Locational Criteria (23.34.078)

Criterion for NC3 zone	Met?	Analysis
Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved: (23.34.078.A)		
A variety of sizes and types of retail and other commercial businesses at street level; (23.34.078.A.1)	Yes	Area E includes a mix retail, commercial businesses, and services.
Continuous storefronts or residences built to the front lot line; (23.34.078.A.2)	No	Most locations in the area do not have continuous storefronts built to the lot line. Most buildings were constructed between 1940 and 1980 and could be redeveloped to provide continuous storefronts and residences.
Intense pedestrian activity; (23.34.078.A.3)	Yes	The area is within the Lake City hub urban village and could accommodate more pedestrian activity as the neighborhood grows.
Shoppers can drive to the area, but walk around from store to store; (23.34.078.A.4)	Yes	The area is accessible by Lake City Way and NE 125 th Street and is within walking distance of the Lake City library, community center, parks, and other businesses. On-street and off-street parking is available.
Transit is an important means of access. (23.34.078.A.5)	Yes	Multiple transit routes serve the area and provides an important means of access to the business district. Lake City Way is a Frequent Transit Corridor.
Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:		
The primary business district in an urban center or hub urban village; (23.34.078.B.1)	No	The Starbucks on Lake City Way is within the primary business district. The rest of the area is more of a secondary business district within the Lake City hub urban village.
Served by principal arterial; (23.34.078.B.2)	No	The Starbucks is served by Lake City Way, which is a principal arterial. Other locations, currently zoned C1-40, are not served by principal arterials.
Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas; (23.34.078.B.3)	No	Most locations are adjacent to single family areas outside the Lake City hub urban village and commercial and multifamily areas within the hub urban village.
Excellent transit service. (23.078.B.4)	Yes	Area E is within approximately a quarter mile of the frequent transit service on Lake City Way and NE 125 th Street.
Conclusion: This area is currently zoned C1 and better meets the criteria of NC3 zoning which would both enhance the existing business district and provide better transitions between the urban village and adjacent single family areas as redevelopment occurs over time.		

Rezone Analysis for Area F

The proposal would rezone Area F from Commercial 1 (C1-65) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-65).

Current conditions

This area contains a mix of retail, office, other commercial, and multifamily residential uses. The parcels front on Lake City Way.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with existing and desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 3 (NC3) Function and Locational Criteria (23.34.078)

Criterion for NC3 zone	Met?	Analysis
Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:		
A variety of sizes and types of retail and other commercial businesses at street level; (23.34.078.A.1)	Yes	Area F includes a variety of retail and other commercial businesses that serve the surrounding neighborhood and a broader citywide and regional clientele.
Continuous storefronts or residences built to the front lot line; (23.34.078.A.2)	No	While most of the existing structures are not built to the front lot line, as redevelopment occurs buildings could become more pedestrian oriented.
Intense pedestrian activity; (23.34.078.A.3)	Yes	The area is just north of the Lake City hub urban village and accommodates relatively intense pedestrian activity.
Shoppers can drive to the area, but walk around from store to store; (23.34.078.A.4)	Yes	The area is accessible by Lake City Way and is within walking distance of the Lake City primary business district within the hub urban village. On-street and off-street parking is available.
Transit is an important means of access. (23.34.078.A.5)	Yes	Multiple transit routes serve the area and provides an important means of access to the business district. Lake City Way is a Frequent Transit Corridor.
Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:		
The primary business district in an urban center or hub urban village; (23.34.078.B.1)	No	Area F is a business district that serves local and regional customers just north of the Lake City hub urban village.
Served by principal arterial; (23.34.078.B.2)	Yes	The area is served by Lake City Way which is a principal arterial and a state highway.
Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas; (23.34.078.B.3)	No	The area is currently zoned C1 and mostly adjacent to single family residential areas.
Excellent transit service. (23.078.B.4)	Yes	There are multiple stops and routes along Lake City Way that serve area F.
Conclusion: This area is currently zoned C1 and better meets the criteria of NC3 zoning which would both enhance the existing business district and provide better transitions between commercial and adjacent single family areas as redevelopment occurs over time.		

Rezone Analysis for Area G

The proposal would rezone Area G from Commercial 1 (C1-40) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-40).

Current conditions

This area contains a mix of retail, office, other commercial, and multifamily residential uses. The parcels typically front on Lake City Way.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with existing and desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 3 (NC3) Function and Locational Criteria (23.34.078)

Criterion for NC3 zone	Met?	Analysis
Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:		
A variety of sizes and types of retail and other commercial businesses at street level; (23.34.078.A.1)	Yes	Area G includes a variety of retail and other commercial businesses that serve the surrounding neighborhood and a broader citywide and regional clientele.
Continuous storefronts or residences built to the front lot line; (23.34.078.A.2)	No	While most of the existing structures are not built to the front lot line, as redevelopment occurs buildings could become more pedestrian oriented.
Intense pedestrian activity; (23.34.078.A.3)	Yes	The northern portion of area G is adjacent to the growing Little Brook neighborhood that could generate more pedestrian activity as the redevelopment supports a more pedestrian oriented environment. The southern portion of area G is less than half a mile from the Meadowbrook Community Center, Nathan Hale High School, and Jane Addams Junior High, which serves as an important hub of community activity.
Shoppers can drive to the area, but walk around from store to store; (23.34.078.A.4)	Yes	The area has on street and off street parking. Over time, redevelopment could help support a stronger pedestrian environment that would encourage more people to walk from store to store.
Transit is an important means of access. (23.34.078.A.5)	Yes	Multiple transit routes serve the area and provides an important means of access to the business district. Lake City Way is a Frequent Transit Corridor.
Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions: (23.34.078.B)		
The primary business district in an urban center or hub urban village; (23.34.078.B.1)	No	Area G is a business district that serves local and regional customers outside of the Lake City hub urban village. As redevelopment supports a more pedestrian-oriented environment, new business districts that support Little Brook and Meadowbrook could be supported.
Served by principal arterial; (23.34.078.B.2)	Yes	The area is served by Lake City Way which is a principal arterial and a state highway.

Criterion for NC3 zone	Met?	Analysis
Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas; (23.34.078.B.3)	No	The area is currently zoned C1 and mostly adjacent to single family residential areas.
Excellent transit service. (23.078.B.4)	Yes	There are multiple stops and routes along Lake City Way that serve area G.
Conclusion: This area is currently zoned C1 and better meets the criteria of NC3 zoning which would both enhance the existing business district and provide better transitions between commercial and adjacent single family areas as redevelopment occurs over time.		

Rezone Analysis for Area H

The proposal would rezone Area H from Commercial 1 (C1-30) areas outside the hub urban village to Neighborhood Commercial 3 (NC3-30).

Current conditions

This area contains a mix of retail, office, other commercial, and multifamily residential uses. The parcels typically front on Lake City Way.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with existing and desired development patterns and supports the opportunity to improve these developed site and structures in the future.

Neighborhood Commercial 3 (NC3 Function and Locational Criteria (23.34.078))

Criterion for NC3 zone	Met?	Analysis
Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:		
A variety of sizes and types of retail and other commercial businesses at street level; (23.34.078.A.1)	Yes	Area H includes a variety of retail and other businesses that serve the surrounding neighborhood and a broader citywide and regional clientele.
Continuous storefronts or residences built to the front lot line; (23.34.078.A.2)	No	While most of the existing structures are not built to the front lot line, as redevelopment occurs buildings could become more pedestrian oriented.
Intense pedestrian activity; (23.34.078.A.3)	Yes	As redevelopment occurs, area H could support more pedestrian activity that connects to businesses along Lake City Way.
Shoppers can drive to the area, but walk around from store to store; (23.34.078.A.4)	Yes	The area has on street and off street parking. Over time, redevelopment could help support a stronger pedestrian environment that would encourage more people to walk from store to store.
Transit is an important means of access. (23.34.078.A.5)	Yes	Multiple transit routes serve the area and provides an important means of access to the business district. Lake City Way is a Frequent Transit Corridor.
Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:		

Criterion for NC3 zone	Met?	Analysis
The primary business district in an urban center or hub urban village; (23.34.078.B.1)	No	The parcels in area H part of the commercial business district along Lake City Way that serves a local and regional clientele.
Served by principal arterial; (23.34.078.B.2)	Yes	The area is served by Lake City Way which is a principal arterial and a state highway.
Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas; (23.34.078.B.3)	No	The area is currently zoned C1 and mostly adjacent to single family residential areas.
Excellent transit service. (23.078.B.4)	Yes	There are multiple stops and routes along Lake City Way that serve area H.
Conclusion: This area is currently zoned C1 and better meets the criteria of NC3 zoning which would both enhance the existing business district and provide better transitions between commercial and adjacent single family areas as redevelopment occurs over time.		