

LAKE CITY

urban design framework



presentation to the
Seattle Planning
Commission
July 9, 2015



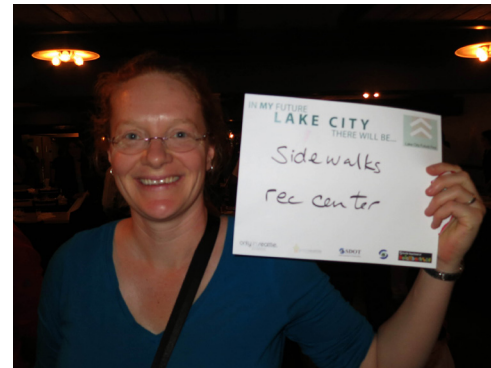
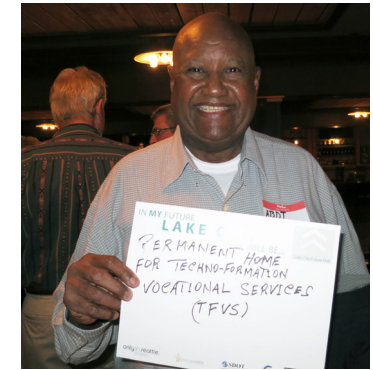
Lake City Future First



City of Seattle
Department of Planning and Development

What's is an Urban Design Framework?

A vision for future development that guides City investments.



Urban Design Framework timeline

The UDF builds on a lot of previous planning but more needs to be done before zoning legislation can be submitted to City Council in early 2016.



1999

North District Neighborhood Plan finalized; specific goals and policies adopted into Seattle's Comprehensive plan.

Urban Design Framework timeline

The UDF builds on a lot of previous planning but more needs to be done before zoning legislation can be submitted to City Council in early 2016.



2001

The Civic Center Master Plan sets the stage for renovations to the Lake City library and improvements to Albert Davis Park.

Urban Design Framework timeline

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2007

Neighborhood Specific Design Guidelines are adopted.

Urban Design Framework timeline

The UDF builds on a lot of previous planning but more needs to be done before zoning legislation can be submitted to City Council in early 2016.



1999 2001 2007 2009 2012 2013 2014 2015 2016

2009

During the “Status Check” the Planning Commission and Neighborhood Plan Advisory Committee gathered feedback about the status of 24 neighborhood plans, including the North District Neighborhoods.

Urban Design Framework timeline

The UDF builds on a lot of previous planning but more needs to be done before zoning legislation can be submitted to City Council in early 2016.



1999 2001 2007 2009 2012 2013 2014 2015 2016

2012

The Pierre family contracts with the University of Washington to begin a “visioning” process with community members about what they would like to see happen on the 14+ acres of property they own.

Urban Design Framework timeline

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1999 2001 2007 2009 2012 2013 2014 2015 2016

2013

Neighborhood Action Teams form under the McGinn administration in response to community outrage at the Office of Housing's proposal to develop the old Fire Station 39 property into housing for formerly homeless. The Urban Design Framework process grew out of one of the teams focused on economic and community development.

Urban Design Framework timeline

The UDF builds on a lot of previous planning but more needs to be done before zoning legislation can be submitted to City Council in early 2016.



1999 2001 2007 2009 2012 2013 2014 2015 2016

2014

Building on the Neighborhood Action Team work, an Only in Seattle grant was awarded that supported the development of Lake City Future First. An advisory group for the Urban Design Framework begins meeting and develops draft UDF concepts.

Urban Design Framework timeline

The UDF builds on a lot of previous planning but more needs to be done before zoning legislation can be submitted to City Council in early 2016.



1999 2001 2007 2009 2012 2013 2014 2015 2016

2015

Lake City Future First releases their Strategic Plan. Amendments to the Comprehensive Plan are proposed that would change the Future Land Use Map to moderately expand the business district. The draft UDF is released. DPD and the UDF advisory group will continue to work with community members to make zoning recommendations.

What's in the Urban Design Framework?

Background information

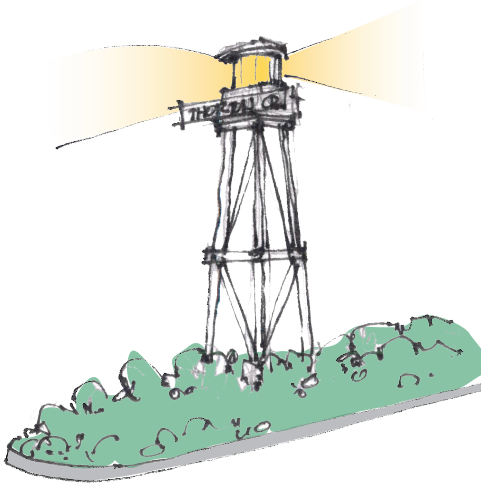
Recommendations:

- 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

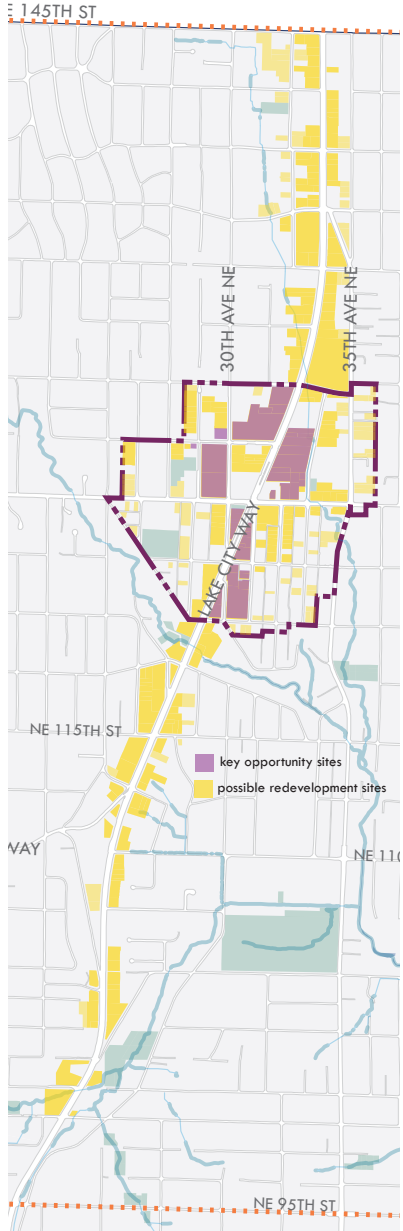
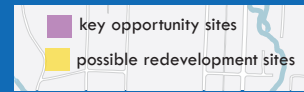


Guiding Principles



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

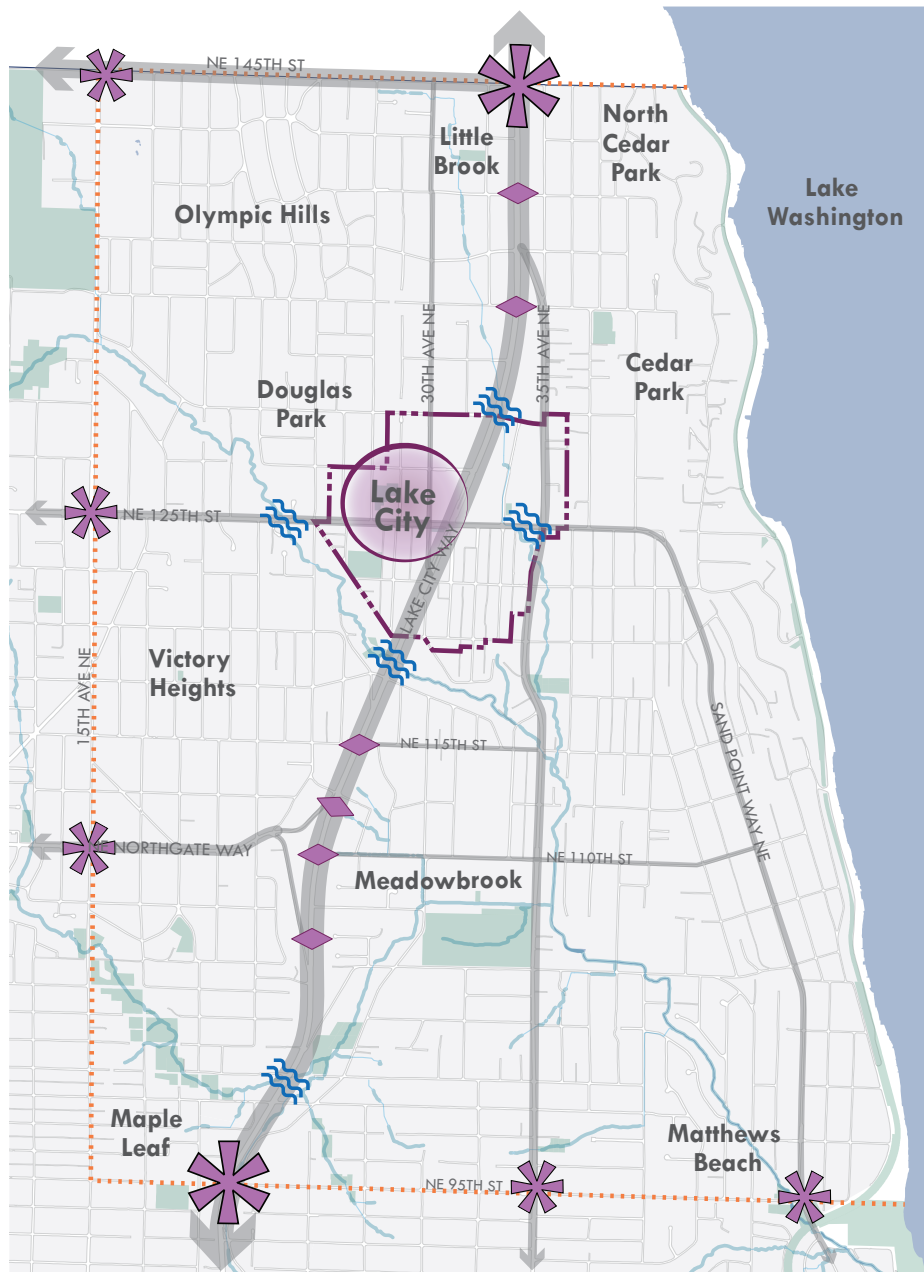










offices and STEAM jobs

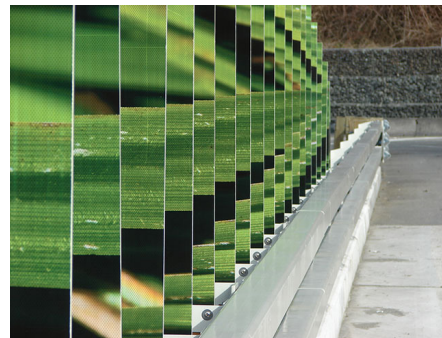


more small community businesses

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

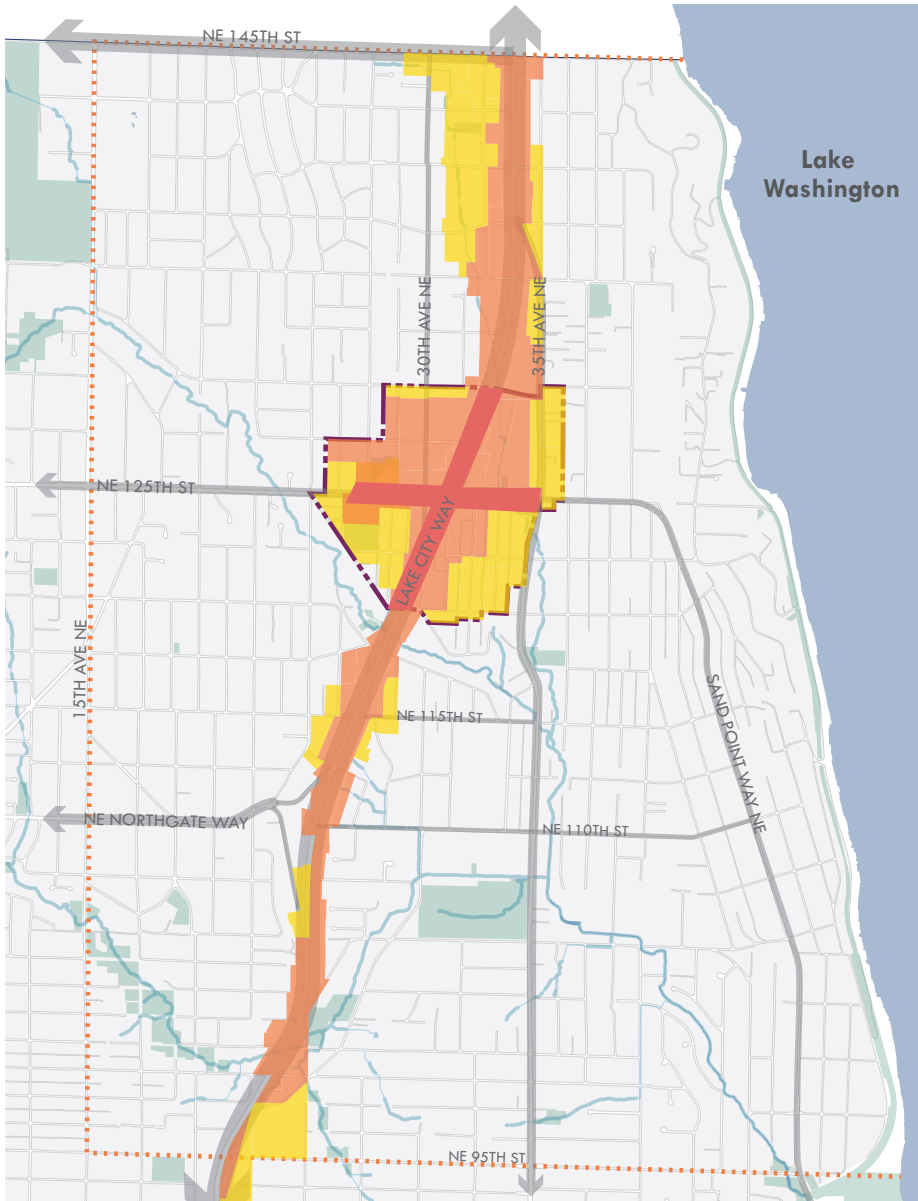


King County bridge art by Leo Saul Berk





wayfinding signs



Land use :: rezones




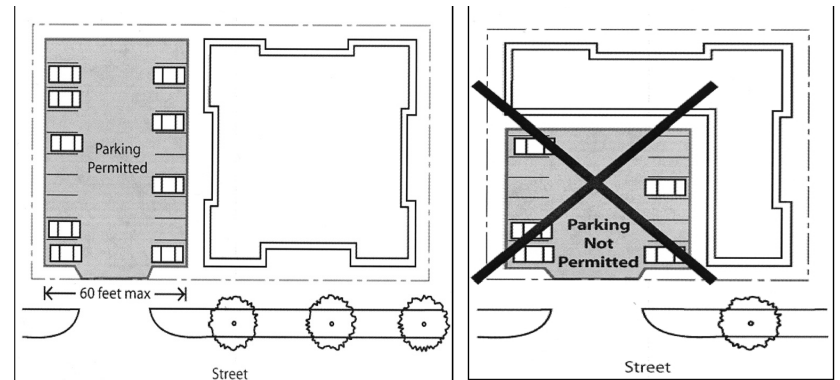
Consider applying Neighborhood Commercial

-  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



job training like Seattle
Goodwill



residential stoops, particularly ADA accessible



auto dealerships in "European"
type buildings like UDistrict
Audi



small, vibrant, locally owned markets like the
Portland Mercado

Building form

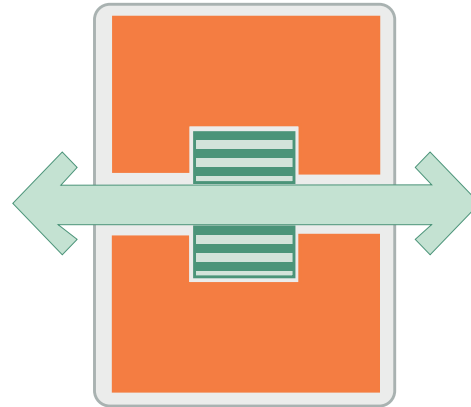
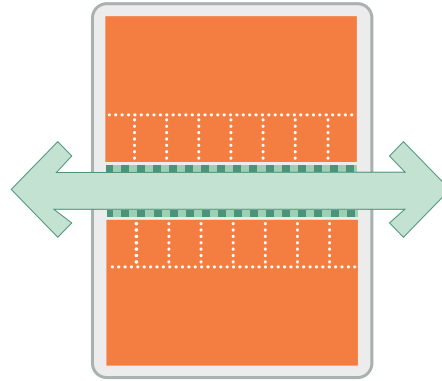


**Mid-block
connections**

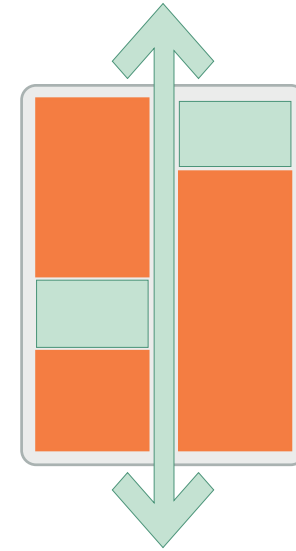
Street trees

Human scale



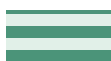
Ground floor open space



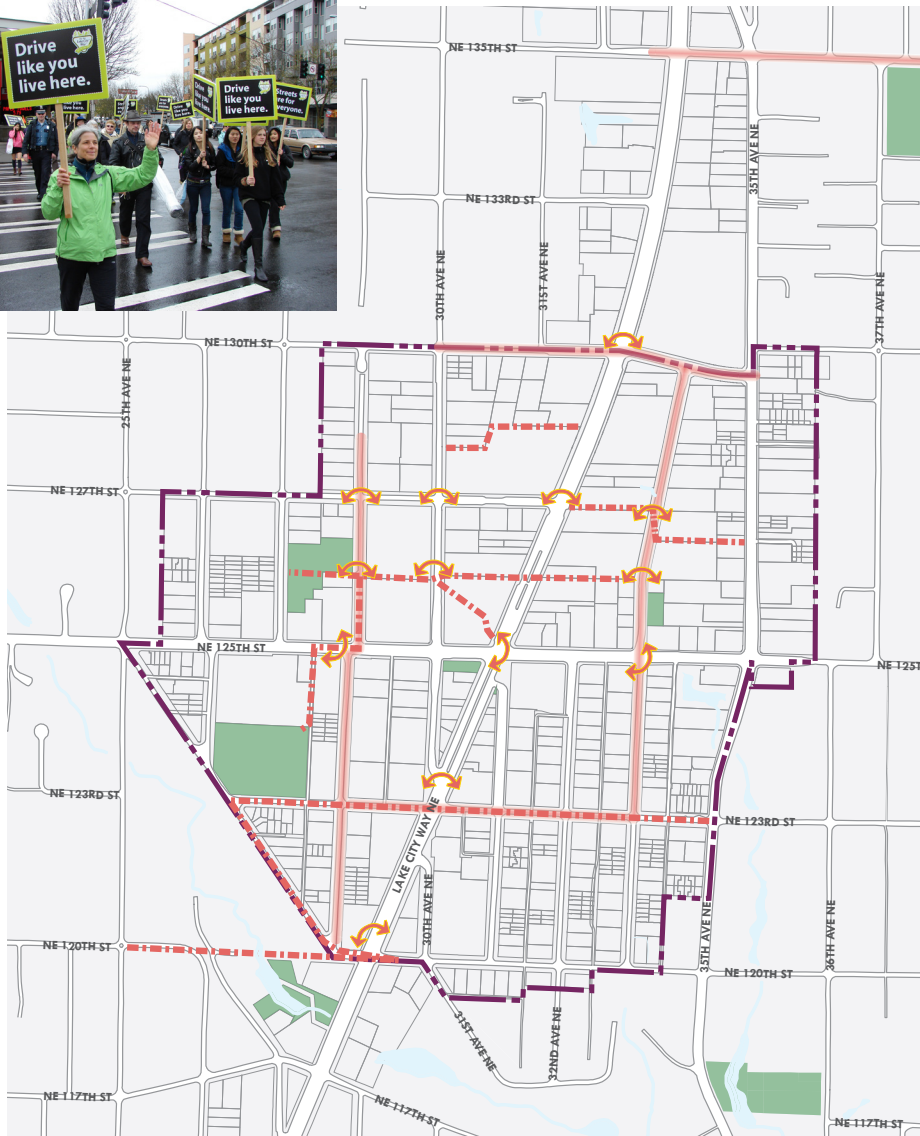
Mid-block Connector



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 on 28th Ave NE



Bike Master Plan Network

 existing

 recommended

 pedestrian corridors
(from neighborhood plan)

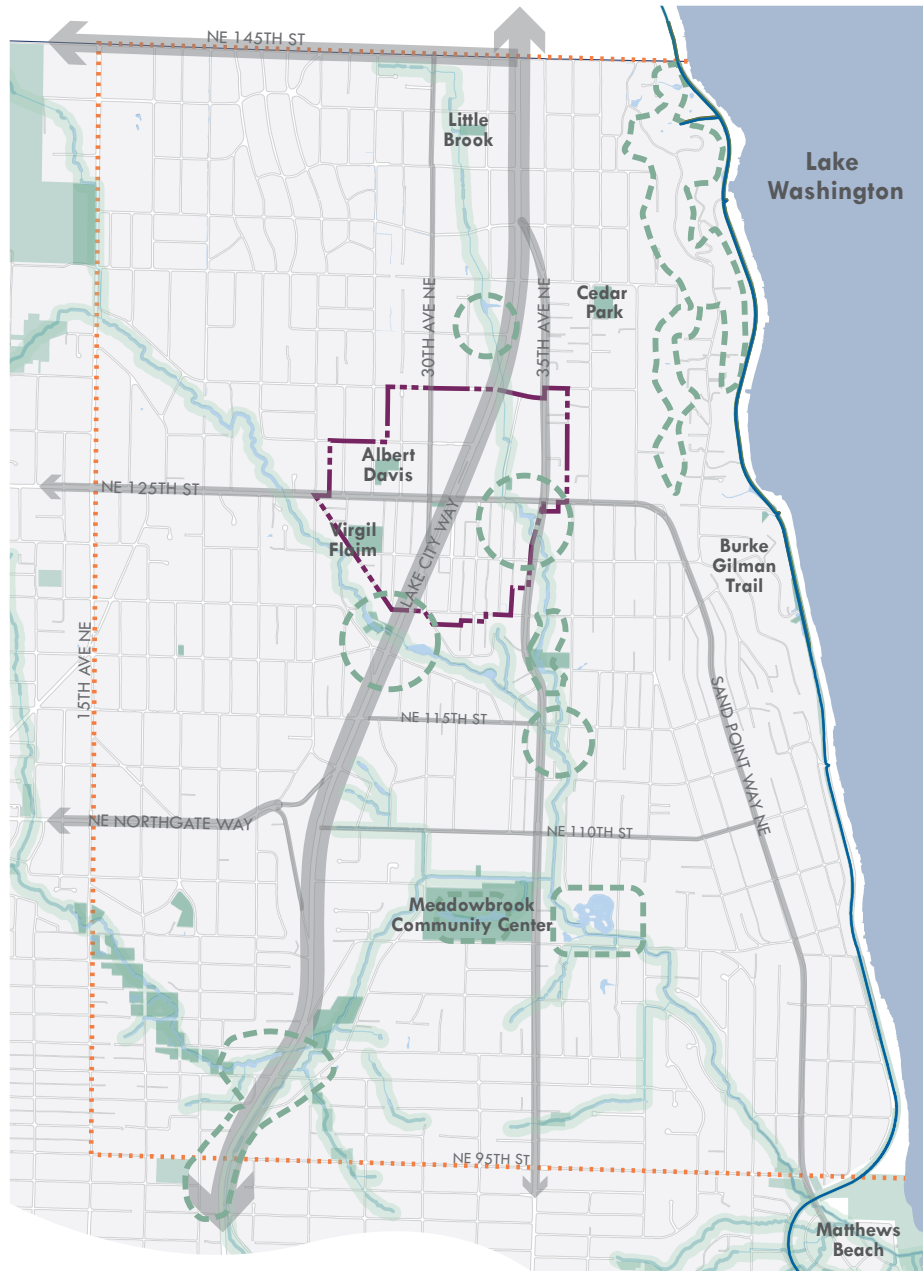
 pedestrian connections

 pedestrian connections

 Hub Urban Village Boundary









Parks and open space



- need more parks
- 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

- parks
- riparian corridors
- wetlands

□ hub urban village boundary



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
Planning: next steps				
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
Principle 1: Strong sense of Place				
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

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Implementation :: next steps in 2015

Community workshops

- housing & HALA recommendations
- zoning and development standards
- Pierre's Master Plan
- Civic Core
- economic sustainability

Student Teen Employment Program

- festival street concept plan ideas

DPD products

- festival street concept plan
- legislation for zoning and development standards
- ideas for new Office of Community Planning & Development?



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urban design framework

thank you!!



 City of Seattle
Department of Planning and Development



Lake City Future First