

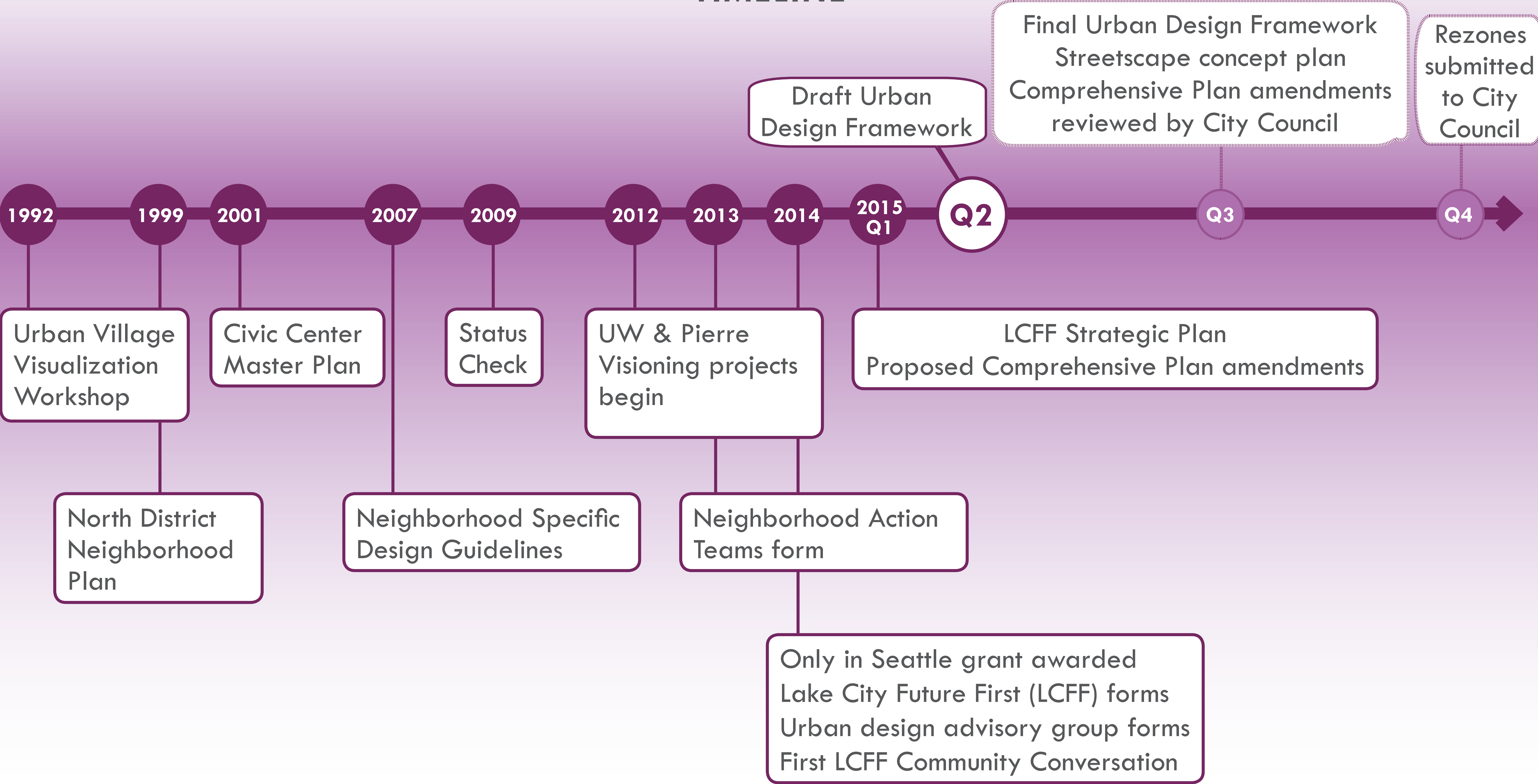
What is the Lake City Urban Design Framework?

The Lake City Urban Design Framework (UDF) lays the foundation of a vision that will guide future development and implementation strategies by identifying the community's aspirations for the physical environment in the North District and the Lake City hub urban village. This section explains who contributed to this draft and the process of developing this draft. The UDF includes recommendations about:

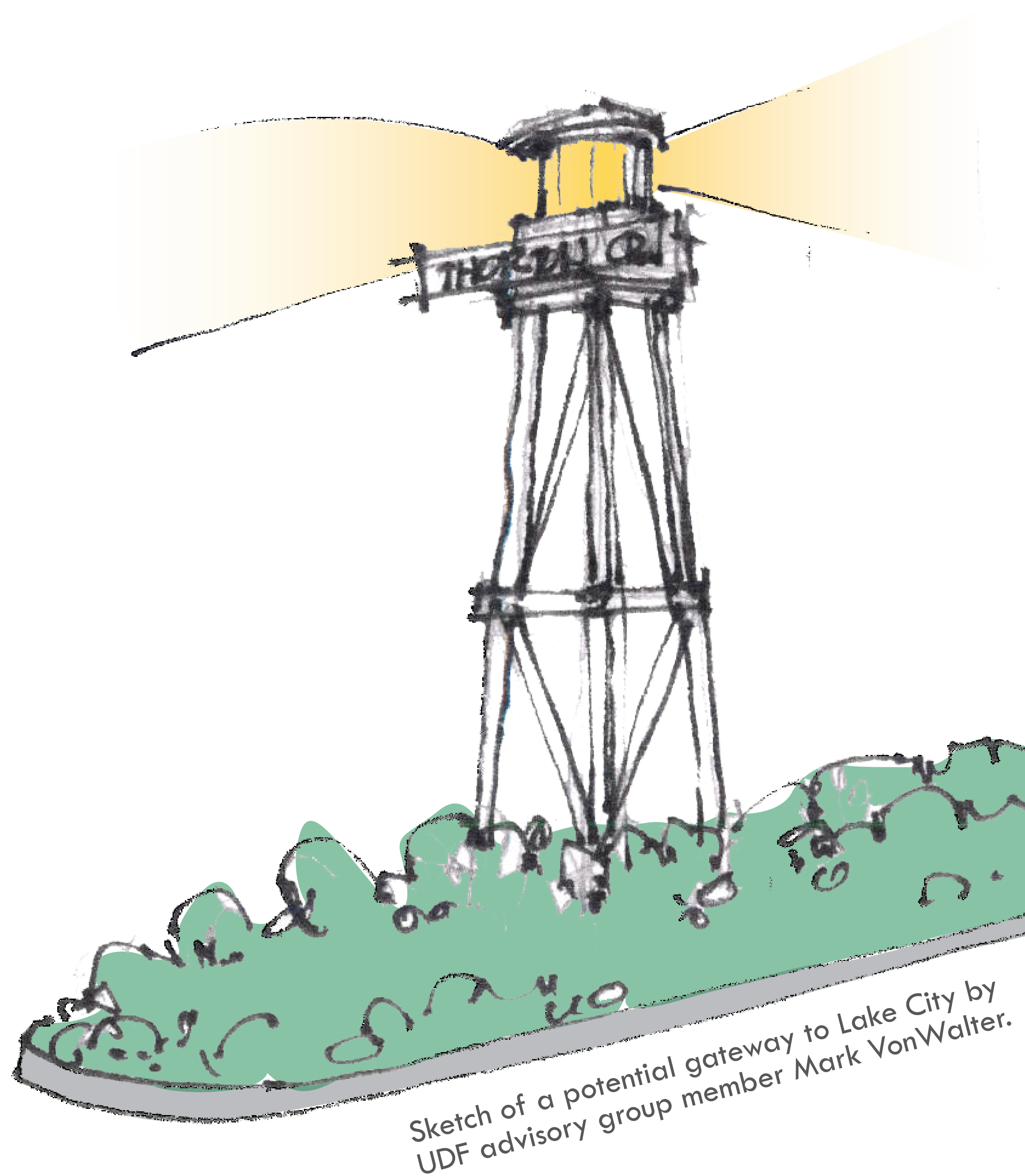
- land use and zoning,
- building form,
- getting around,
- parks and open space, and
- implementation strategies.



Lake City Urban Design Framework TIMELINE



Guiding Principles & advisory group members



Urban Design Framework Advisory Group Members

Marty Curry, *the Pierre Visioning project*

Mariella Fletcher, *LCFF, resident,
small business owner*

Colie Hough-Beck, *Seattle Planning Commission*

Dan Hickey, *LCNA, resident*

Danielle Loeding, *LCNA, resident*

Mark Mendez, *LCNA, resident*

Don Moody, *LCFF, the Pierre Visioning project*

Dave Morris, *LCNA, LCFF*

Tim Motzer, *LCNA, resident*

Eddie Plana, *the Pierre Visioning project,
Lake City Greenways*

Ray Robinson, *resident, small business owner*

Phillip Shack, *LCNA, resident*

Sarajane Siegfriedt, *LCNA, resident*

Annie Stocker, *LCFF, resident, small business owner*

Amber Trout, *North Seattle Family Center*

Mark vonWalter, *LCNA, resident*

The urban design framework identifies the history, context, and 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 Lake City Way/SR522 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 that respond to the diversity of cultures, economic levels, and age groups that make up the demographics of our growing populations. Encourage housing that integrates communities groups in healthy and respectful ways.

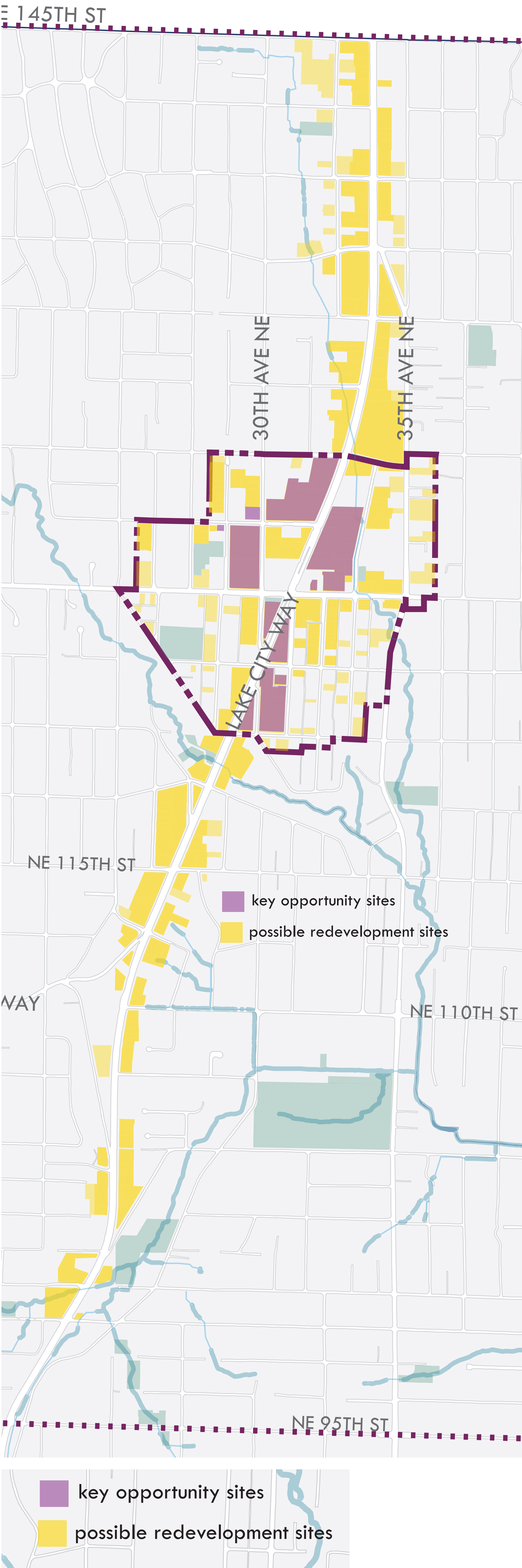
6. Sustainable Development

Provide incentives for development that is responsive to the community vision, adheres to contextual development guidelines, and is committed to using sustainable practices such as meeting Green Factor requirements, Built Green 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.

development opportunities



There are many opportunities for new development within the hub urban village and along Lake City Way. This map illustrates potential redevelopment sites identified by DPD’s development capacity model; key opportunity sites with catalytic potential were identified by the advisory group a. Among these are multiple sites owned by the Pierre family. The Pierre’s have been working with the community to help create a lasting legacy in Lake City. The community wishes to actively establish working relationships with property owners and developers in working towards achieving the goals set forth in the UDF.

These images illustrate some of the preferred uses and building forms for these key opportunity sites.



A public plaza with a water feature would be great in the civic core.



A community kitchen would serve a lot of needs.



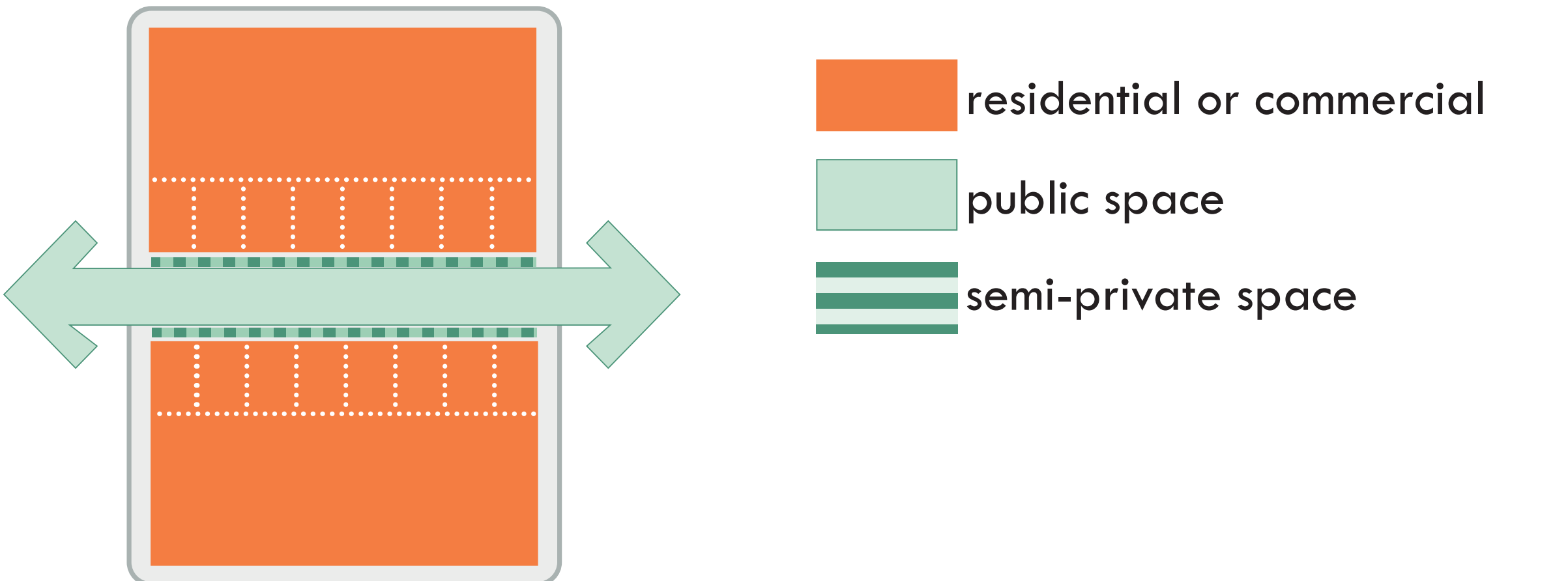
A community market with places for small shops and food vendors would be great to provide healthy food and incubate local businesses.



Alley 24 in South Lake Union has offices, retail, and housing and could be a model for new development in Lake City.



Stack House in the Cascade neighborhood is a full block development with public open space around a mid-block connector. Photo courtesy of Vulcan.



gateways & nodes

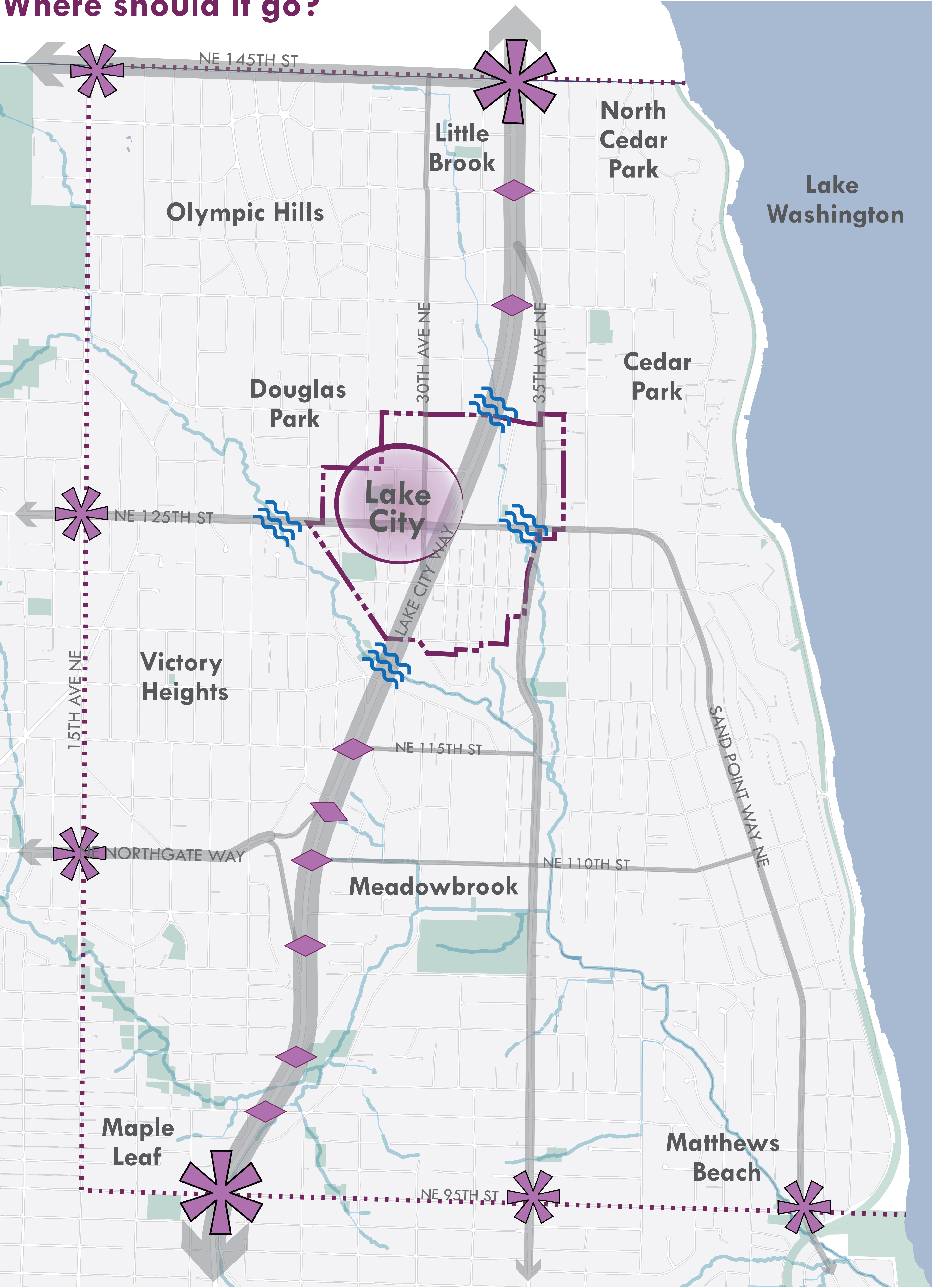
Gateways are the notable passages into and out of the neighborhood, nodes are the transitions to other neighborhoods along the Lake City Way corridor, and the civic core is the center of community life.

What types of gateways and public art would you like to see?



4Culture commissioned artist Leo Saul Berk to design a Bridge Manual with artwork elements to be used on short and mid-span bridges in King County. Perhaps an installation could help identify Thornton Creek crossings in the North District.

Where should it go?



- 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

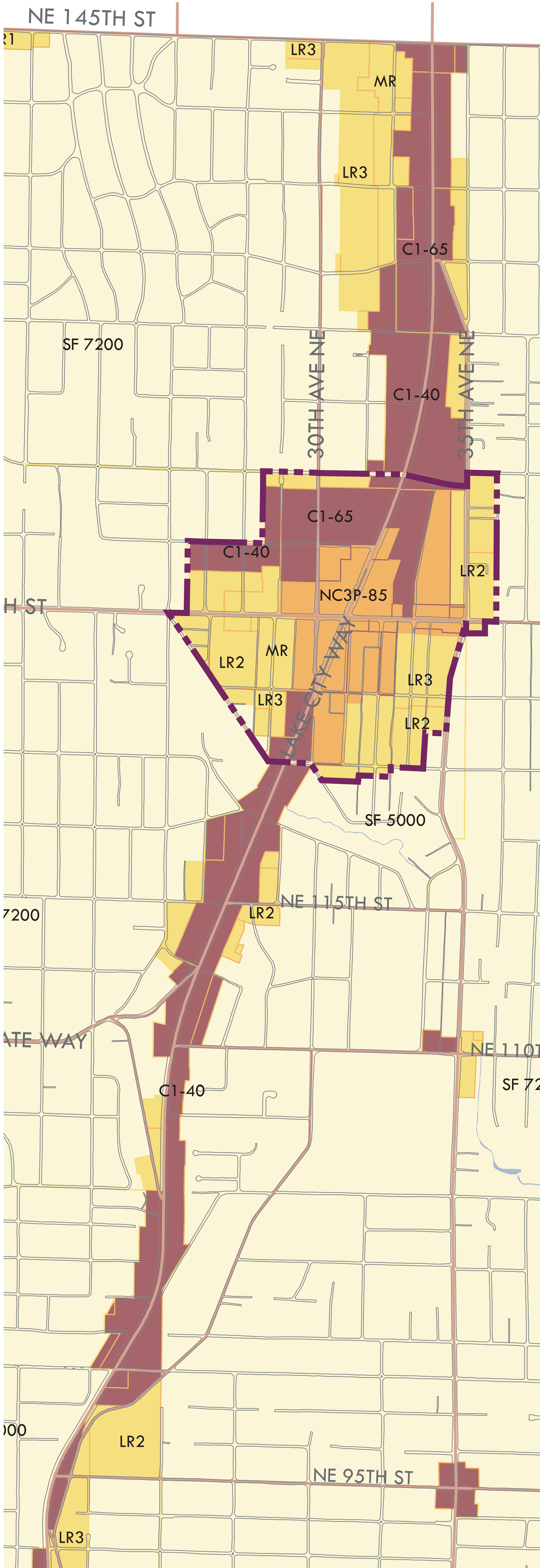
land use & zoning

Current zoning allows new buildings that are up to 4 to 7 stories tall. Commerical zoning, in red on the map, allows mostly auto-oriented buildings. The UDF anticipates rezones from Commerical to Neighborhood Commercial, which would encourage more pedestrian-oriented building design.

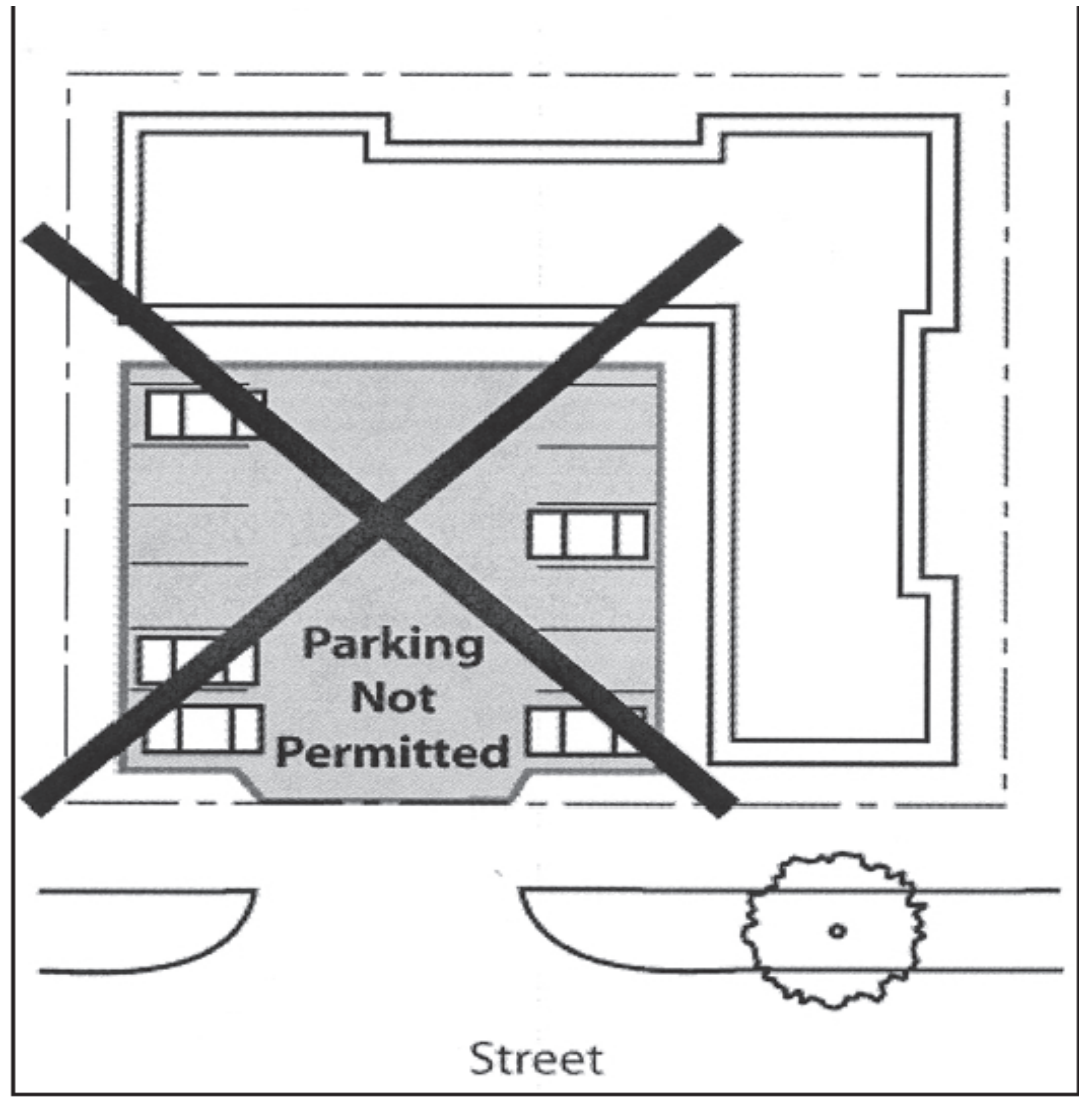
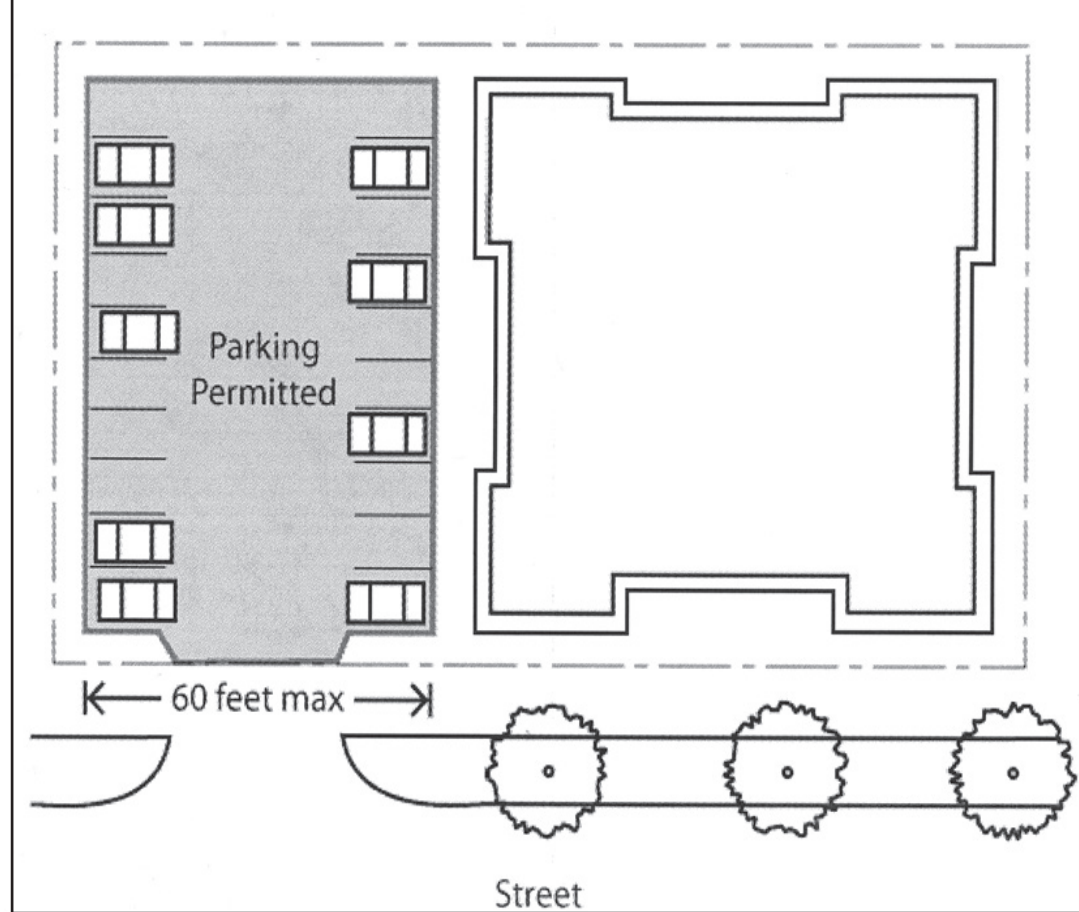
Would you support rezones from Commercial to Neighborhood Commercial?

Some people have expressed support for keeping allowed building heights in Commercial and Neighborhood Commercial zones between 4 and 7 stories. Others have suggested that taller buildings, 10 to 12 or more stories would be appropriate in exchange for other community-serving uses such a more ground floor open space.

What height limits do you support?



Where parking is allowed in Neighborhood Commercial zones



Zoning Legend

- Commercial
- Neighborhood Commercial
- Multi-Family
- Single Family

building form

Building height, bulk, and scale are among the most debated topics in any neighborhood, including Lake City. There are considerations that are important to the community including human scale building forms throughout the Hub urban village, traffic and parking needs as well as opportunities for more housing, jobs, and pedestrian oriented activity in the neighborhood's new developments.

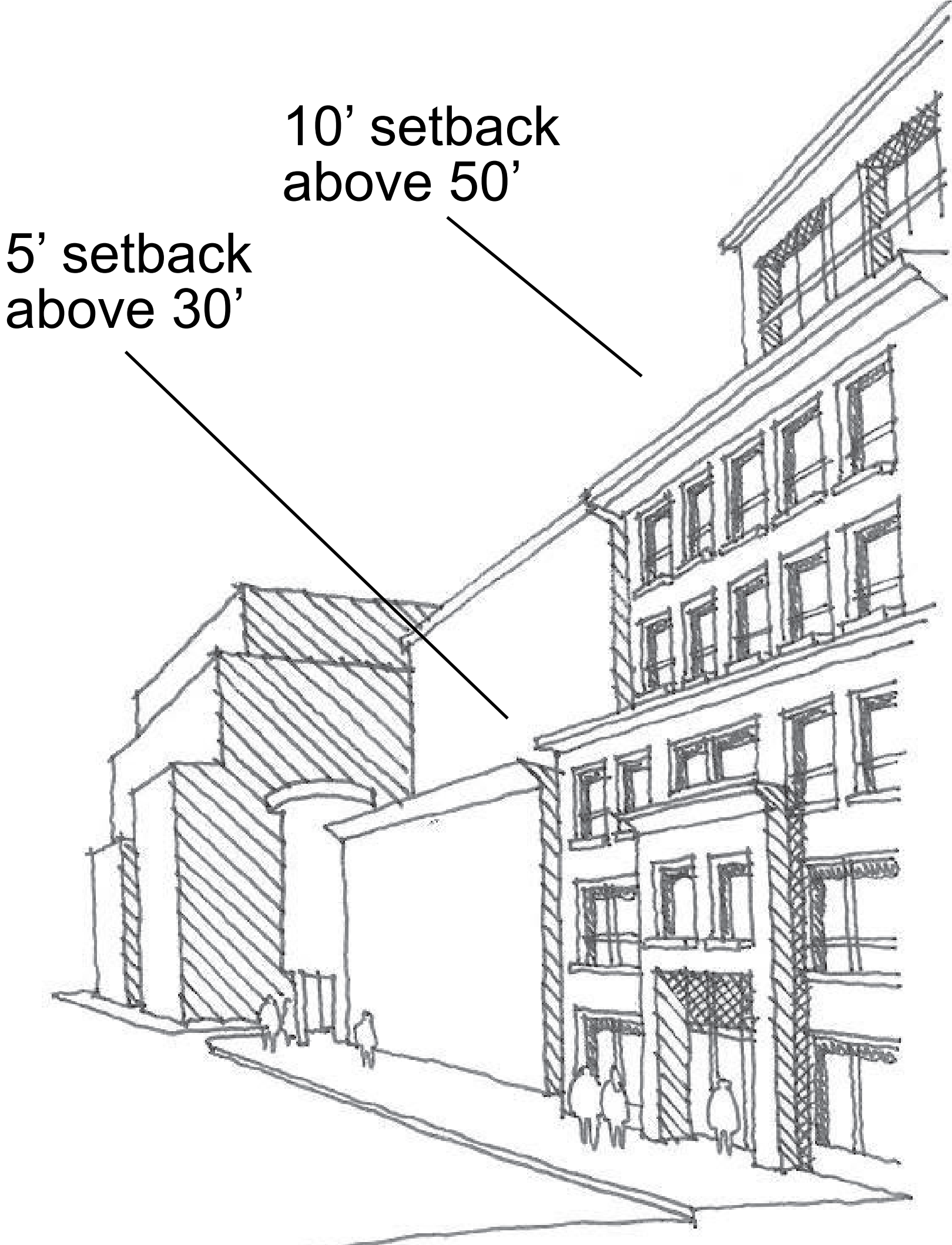
Whic of these building features do you like or dislike?



Ground-floor residential building entrances are ehanced by trees and other plants.



Transparent, active ground floor commercial uses are essential to a strong business district.



This image from the North District Design Guidelines illustrate building setbacks.



Thornton Place is a good example of development with pedestrian connections that break up a large block, particularly with the Thornton Creek Water Quality Channel. Buildings have a variety of scales that provide many housing units and active retail spaces.



The Audi/Volkswagen dealership in the U District recently moved into new buildings rather than storing cars on surface parking lots.

getting around Lake City



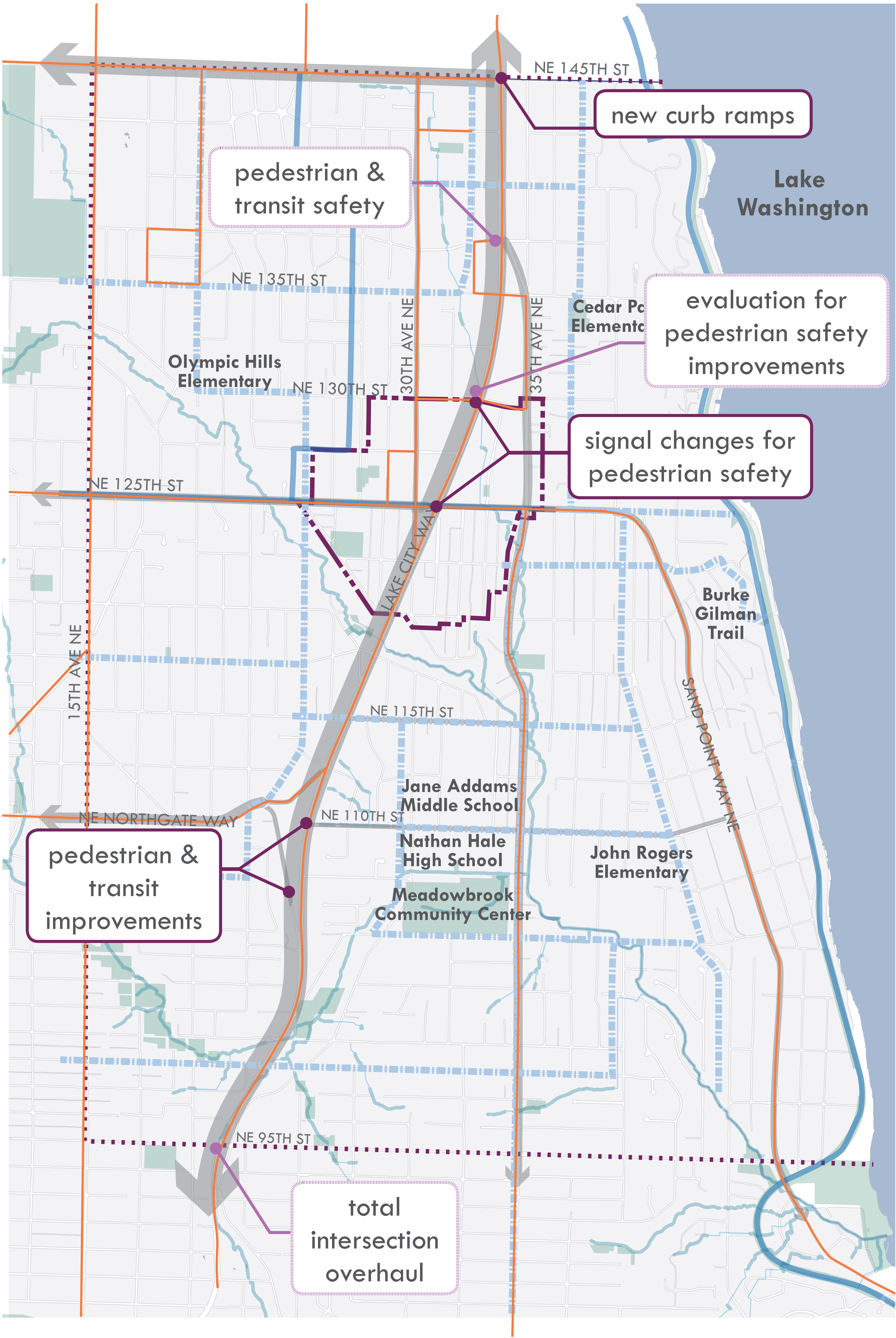
Traffic Safety Corridor Project improvements along Lake City Way

construction summer/fall

- 24th Ave NE – ped and transit improvements
- NE 110th St – ped and transit improvements
- NE 125th St – signal phase changes for ped safety
- NE 130th St – signal changes for ped safety
- NE145th St – new ramps

conceptual designs

- 95th – total intersection overhaul
- Erickson Place – ped and transit safety
- 130th – evaluation for ped safety improvements
- 14th & 15th Aves NE – traffic flow and turning movement evaluation

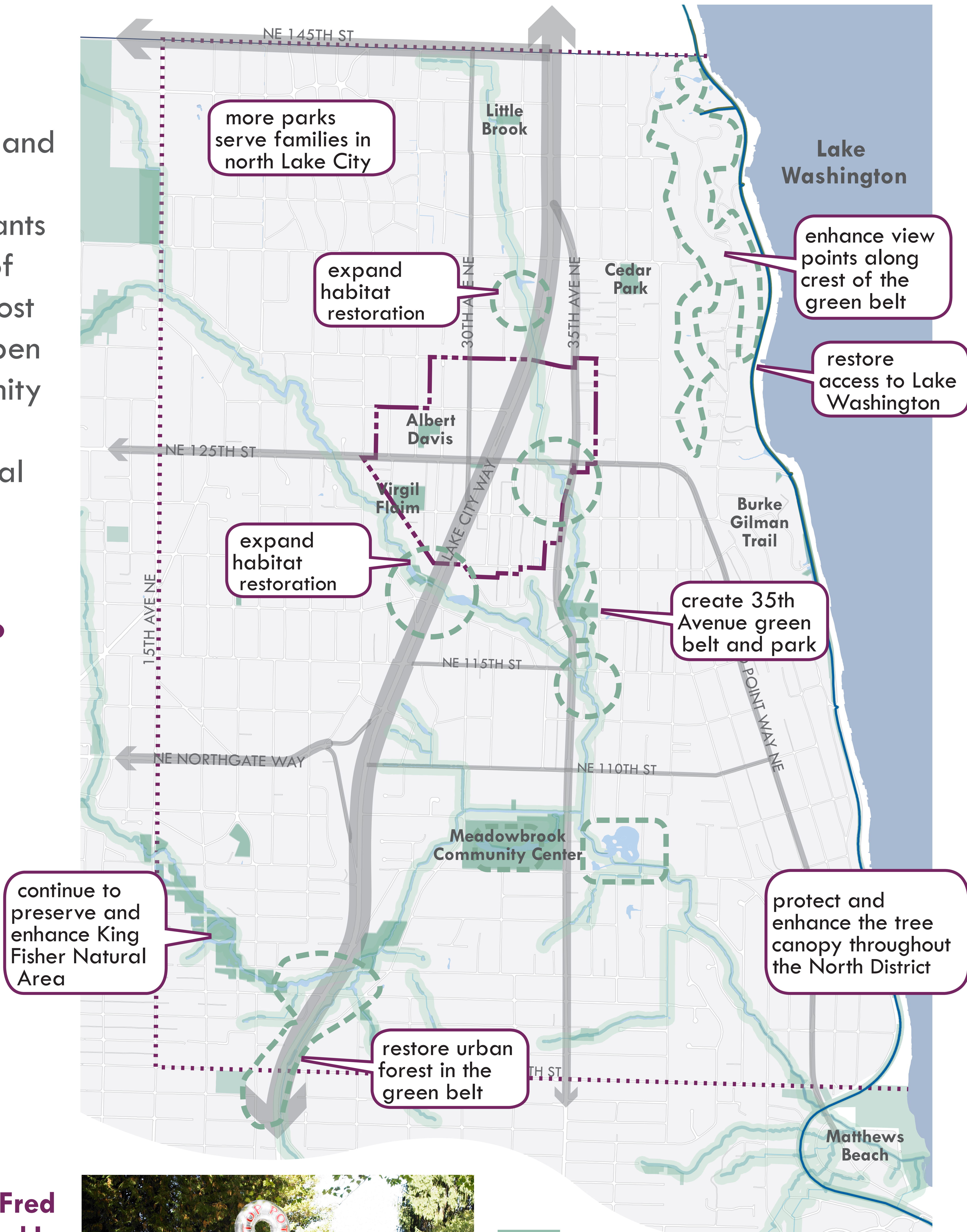


- bus routes
- existing bike routes
- recommended bike routes
- hub urban village boundary
- - - North District boundary

parks & open space

Parks and Open Spaces play a vital role in Lake City’s future as an attractive, accessible, and vibrant neighborhood that promotes safety and community wellbeing. The Lake City Community provides valuable remnants into the natural history and forests of our region not commonly found in most urban neighborhoods. Parks and Open Spaces within the Lake City Community must be able to accommodate the diversity in ages, incomes and cultural backgrounds found in Lake City.

What improvements to parks and open space would you like to see?



Check out the LCFF stations about the Fred Meyer Community garden and mini park!



LCFF is working to create a community garden at this small parcel, which is owned by Fred Meyers.



Food trucks can help activate public parks and plazas. (Photo courtesy of Top Pot Doughnuts)