

Lake City zoning changes & development standards

Seattle City Council

July 8, 2016



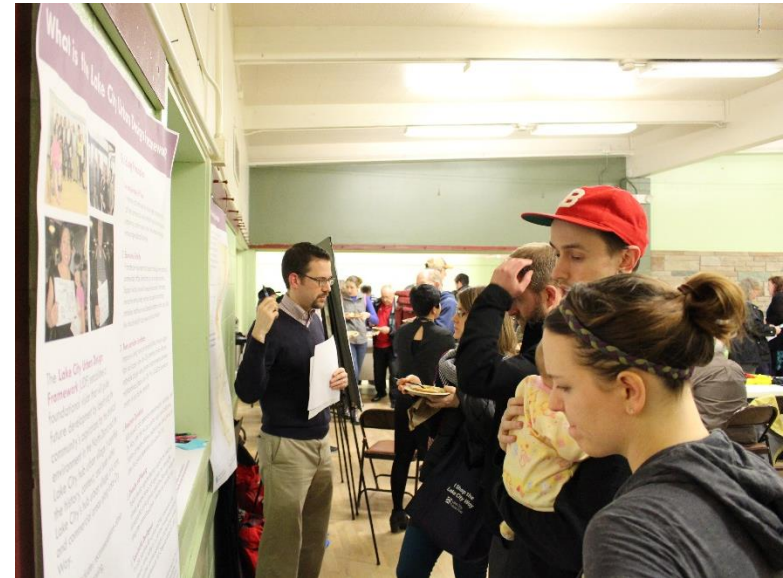
City of Seattle

Office of Planning & Community Development

Lake City – proposed zoning changes

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- Project background
- Zoning changes:
 - C1 to NC throughout the corridor
 - MF to NC for small area of the hub urban village
 - Expand Pedestrian designation
 - More flexibility for uses at the street outside of Pedestrian designation
 - New development standards for large lots



Background & community context

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- Neighborhood capacity building
- Business district improvements
- City investments in pedestrian safety, parks, social services, community development
- Three+ years of community engagement
- “Capacity neutral” – not an upzone



Proposed zoning changes & development standards

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Areas of proposed rezones



C1 to NC3



Multifamily to NC2



existing P designation



proposed P designation

Existing conditions



urban village boundary



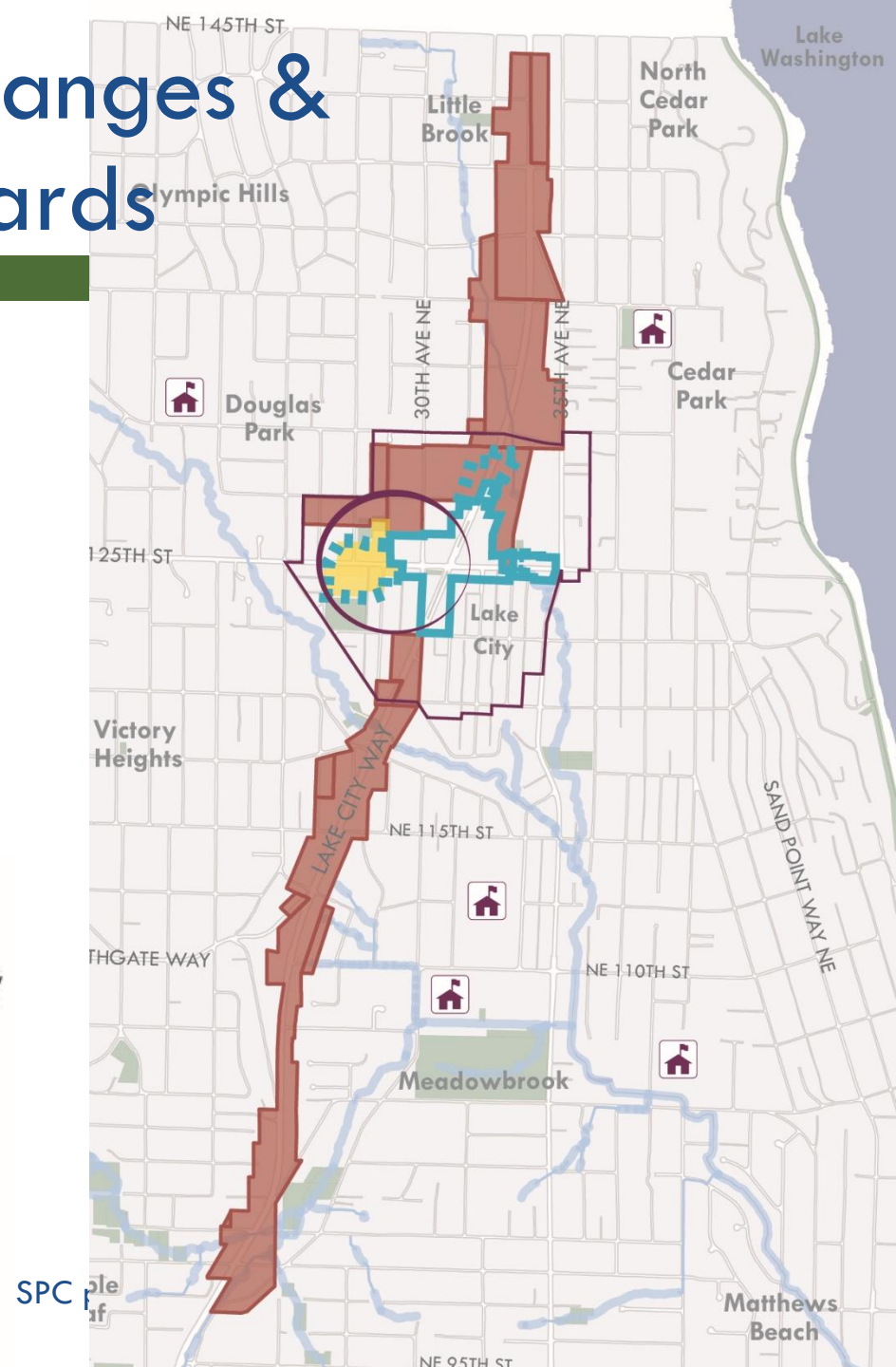
civic core



schools



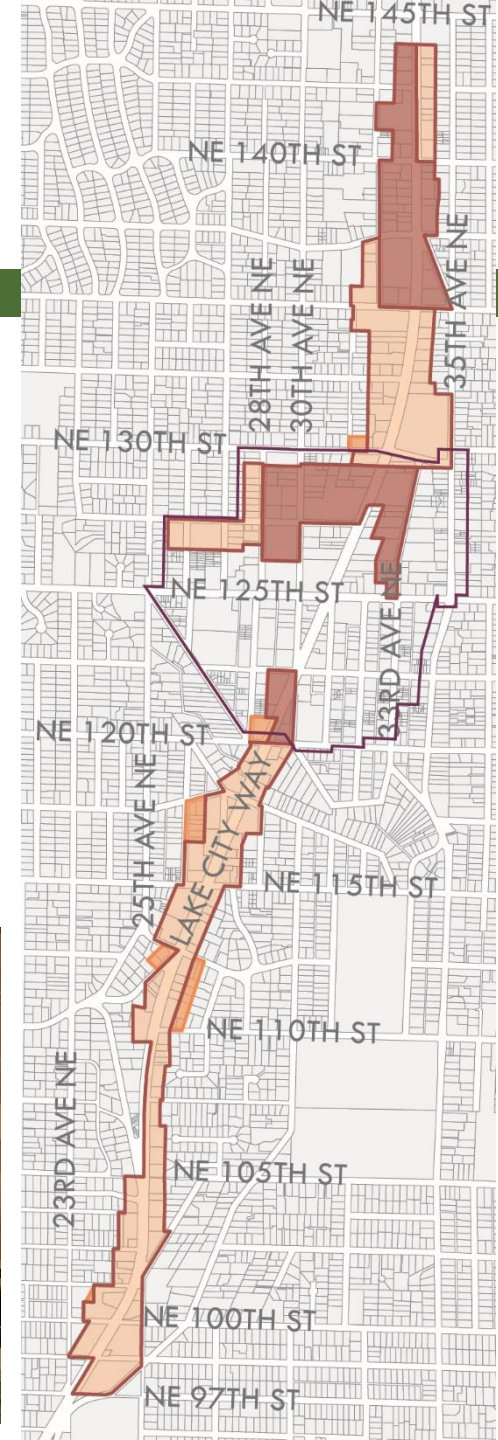
parks



Commercial 1 to Neighborhood Commercial 3

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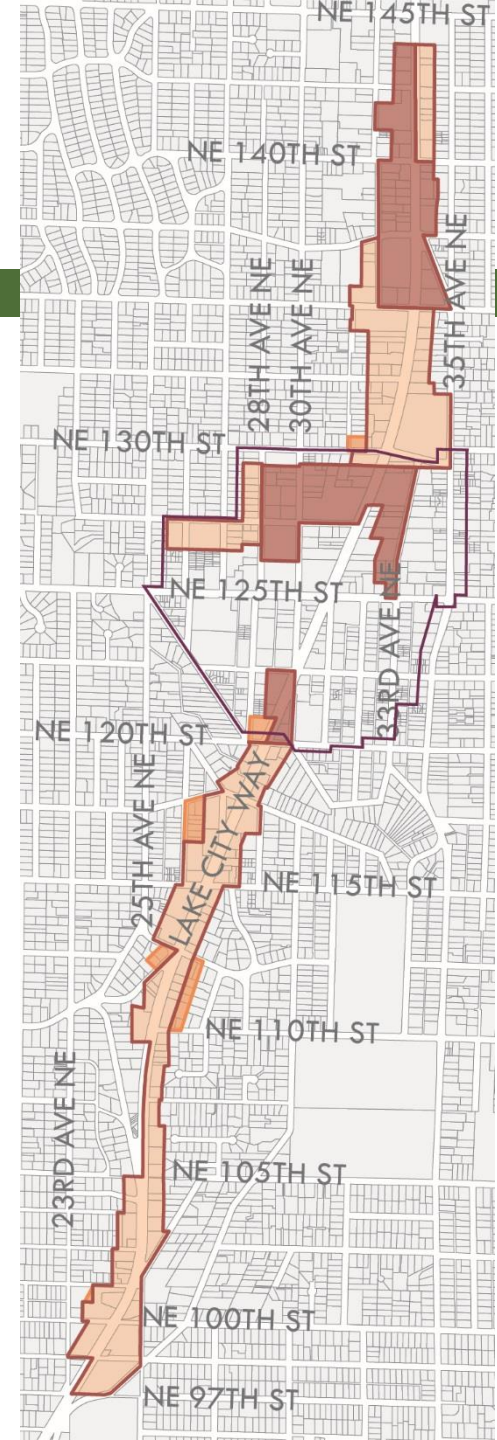
-  C1-65 to NC3-65
-  C1-40 to NC3-40
-  C1-30 to NC3-30
-  urban village boundary



Neighborhood Commercial 3

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- Allows most of the same uses as C1 with some differences:
 - Larger office buildings
 - Smaller mini-warehouses
 - Prohibits heavy commercial, general manufacturing, outdoor storage, and recycling, bus bases, major communication utilities
- Requires more pedestrian-oriented buildings
 - Parking within, beside, or behind
 - Limits blank facades
 - Minimum floor-to-ceiling height



Impacts on existing businesses

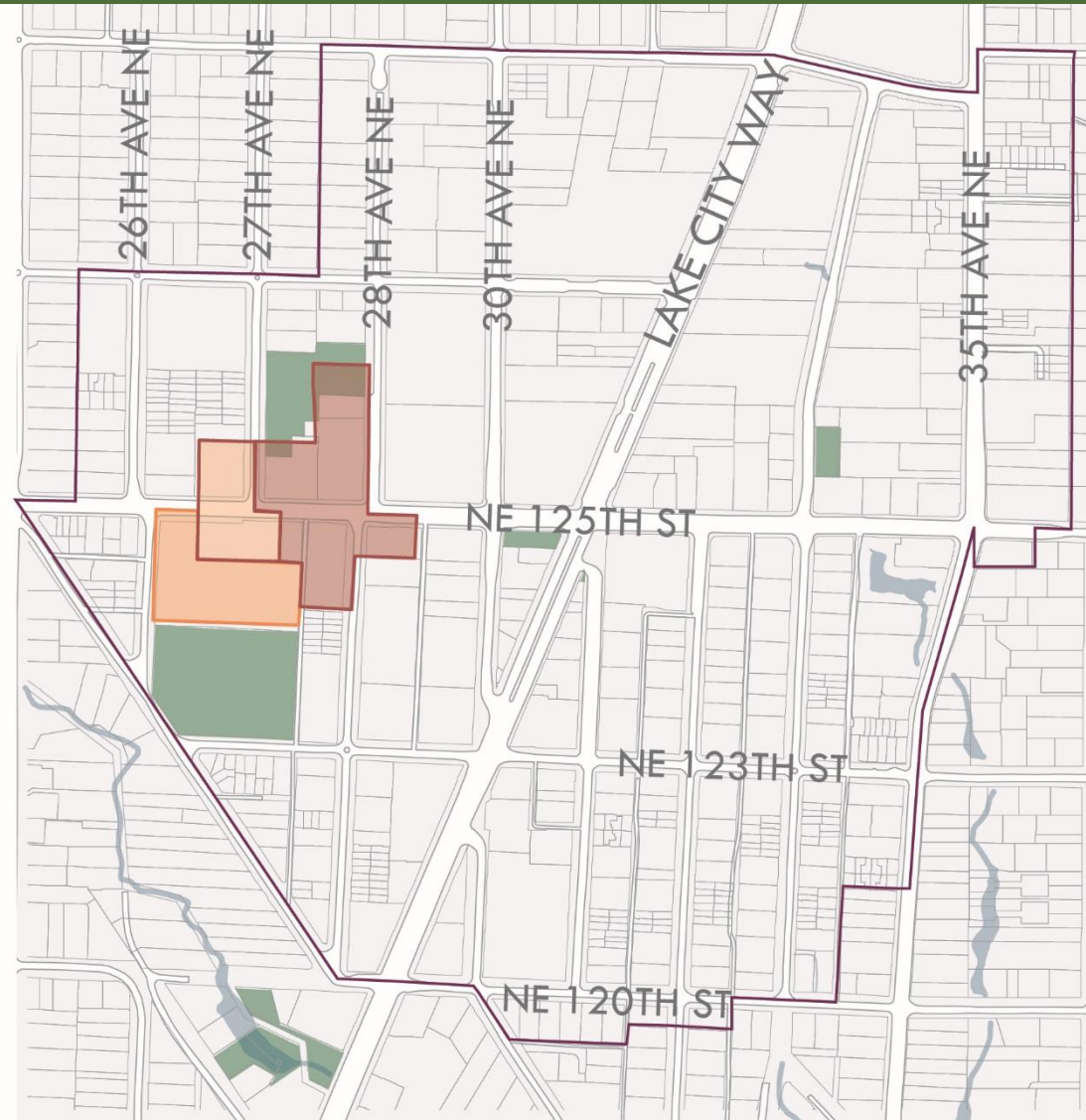
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- Non-conforming become ‘grandfathered’ allowed to remain until redevelopment or change of use occurs
- Non-conforming buildings may be renovated but not significantly expanded unless they meet NC development standards



Multifamily to Neighborhood Commercial 2

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



Multifamily to Neighborhood Commercial 2






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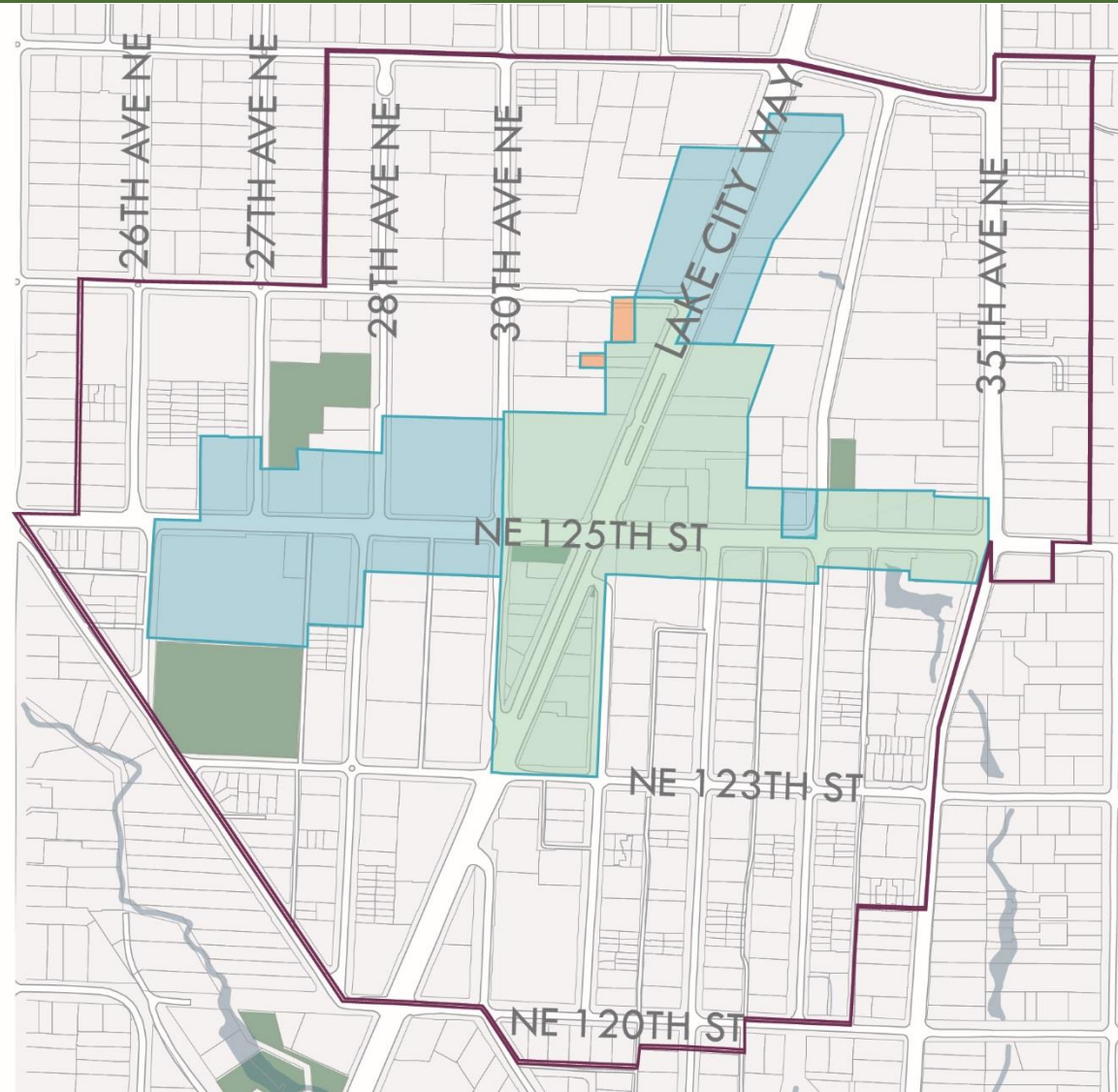
- Will allow civic core to expand over time
- Existing commercial buildings become more conforming
- Residential uses also still conforming



Expand Pedestrian designation

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



Expand Pedestrian designation

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- Require active uses on the first floor
- Limit number of curb cuts on sidewalk
- Prohibit drive through and drive-in businesses
- Require a minimum amount of development lot



Flexibility for ground floor uses

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- Residential currently limited to 20% throughout the urban village
- Generally allow ground level residential
- Expanded P-designation will focus retail uses within core business district



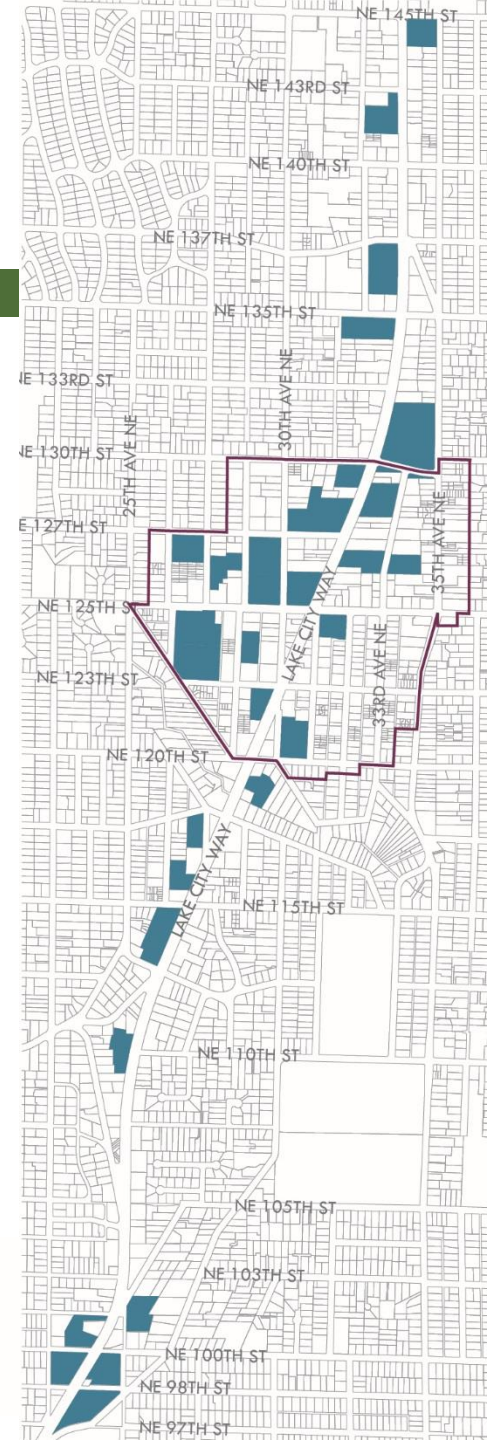
Development standards for large lots

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Lots larger than 40,000 square feet

- Façade modulation
- 80% maximum lot coverage
- 250 foot maximum building width
- Upper level setbacks average:
 - 10 feet between 45 and 65 foot height
 - 15 feet above 65 foot height

■ lots larger than 40,000 SF
— urban village boundary



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www.seattle.gov/dpd/cityplanning/completeprojectslist/lakecity

First Student – 13525 Lake City Way

allowed expansions



prohibited expansions



USE: bus terminal
(not allowed)

LOT SIZE:
~115,000 SF

BUILDING SIZE:
~12,000 SF

new landscaping
replaces parking

Mini Dealership – 11550 Lake City Way

allowed expansions



prohibited expansions



new landscaping
replaces parking

USE: auto
showroom and lot
(allowed)

LOT SIZE: ~39,000
SF

BUILDING SIZE:
~35,000 SF