

# Lake City zoning changes & development standards

Seattle City Council

July 19, 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



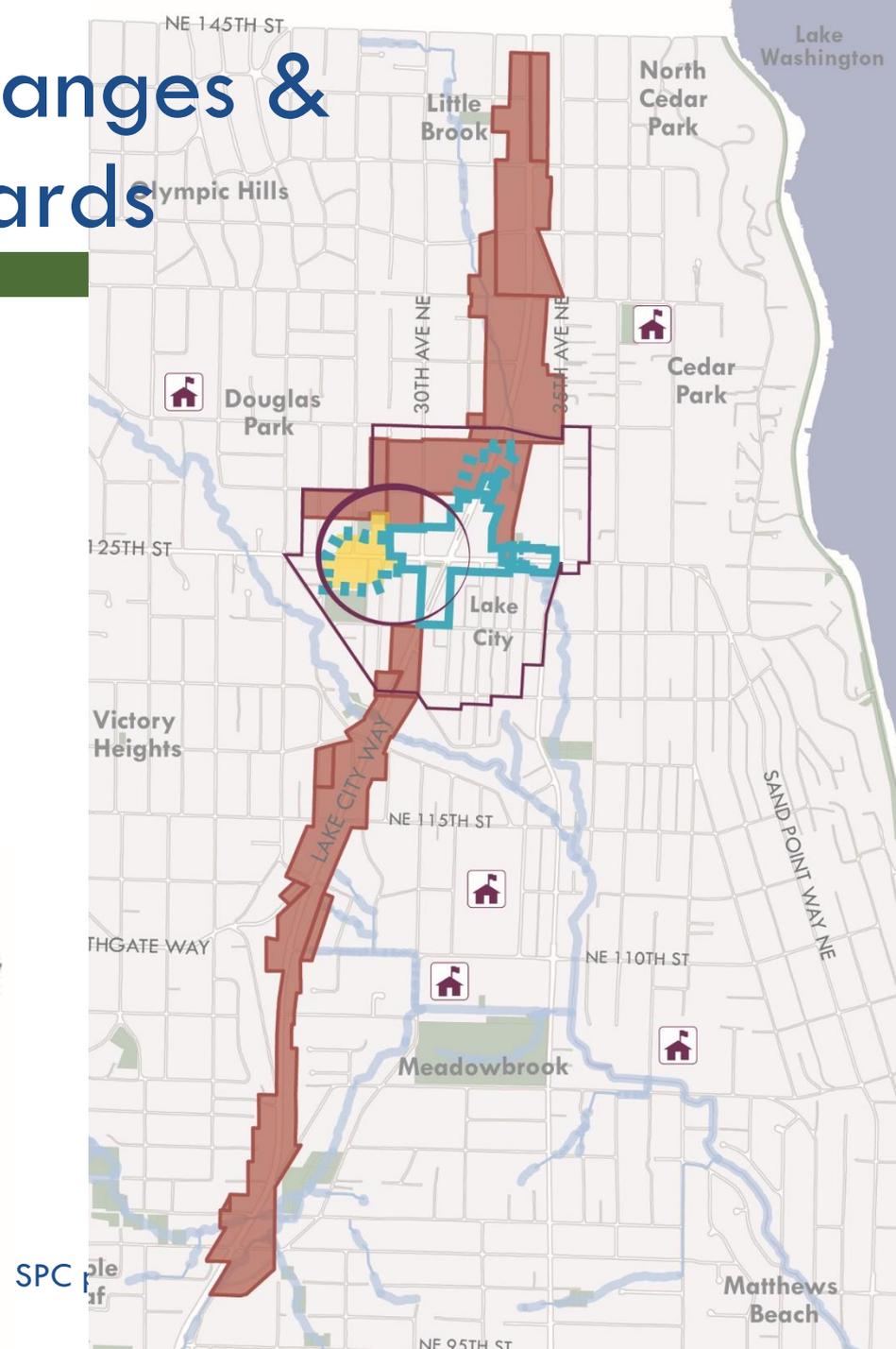
civic core



schools



parks



# Development standards for additional discussion

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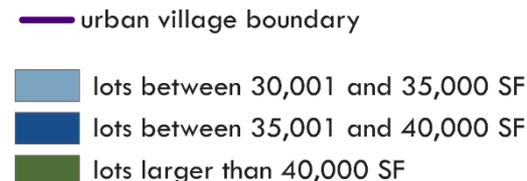
- Reducing large lot standards to less than 40,000 square feet
- Reducing upper level setbacks below 45 feet



# Large lot standards at 40,000 SF

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- Half the size of very large lot development in Lake City
- Citywide analysis indicates this is about the size where concerns arise about bulk and scale
- Includes approximately 30 parcels in the urban village and along Lake City Way
- Smaller parcels combined to total more than 40,000 square feet would be included



# Large lot standards at 40,000 SF

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AVA Queen Anne is on a 43,209 square foot lot and has a 360 foot façade with lots of modulation on 3<sup>rd</sup> Ave W.



The Solara is on a 81,388 square foot lot and 290 feet along Lake City Way.



The SHAG building on Lake City Way is on a 33,800 square foot lot and about 230 feet long.



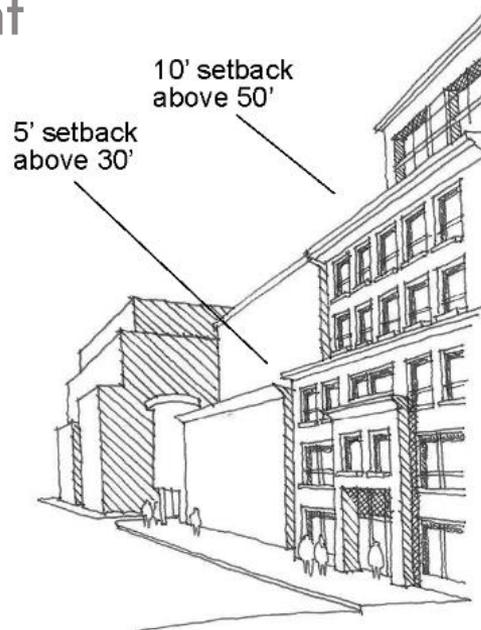
The Array is on a 81,216 square foot lot and the main façade is just over 400 feet long.



# Upper level setbacks

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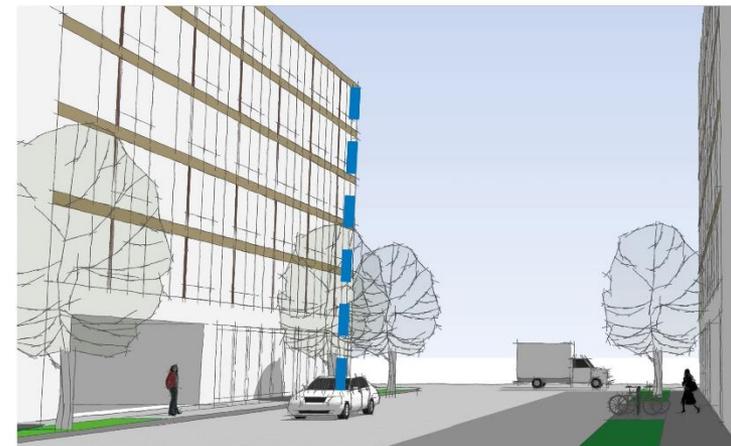
- Considerations include:
  - Street width
  - Block patterns
  - Existing buildings
  - Allowed height
  - Building code
  - Surrounding neighborhood density



## Upper level setbacks



Illustrative building with a setback.



Illustrative building without a setback.



# Clarification about proposed zoning

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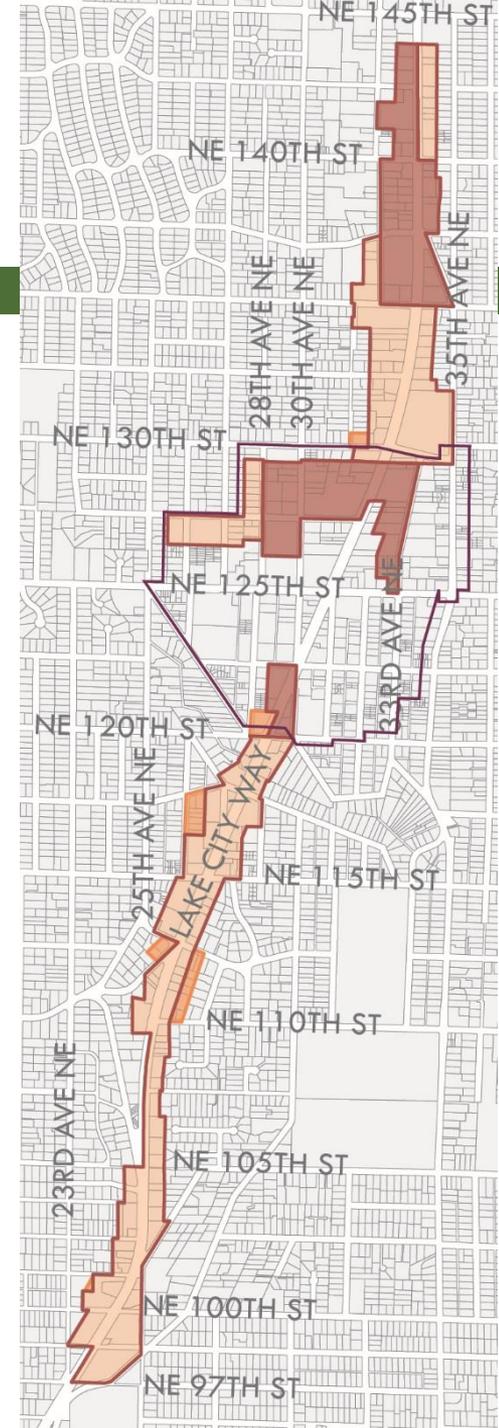
- Allowed uses and development standards
- Height on sloping lots and transitions between zones
- Minimum and maximum development standards



# Allowed uses and development standards

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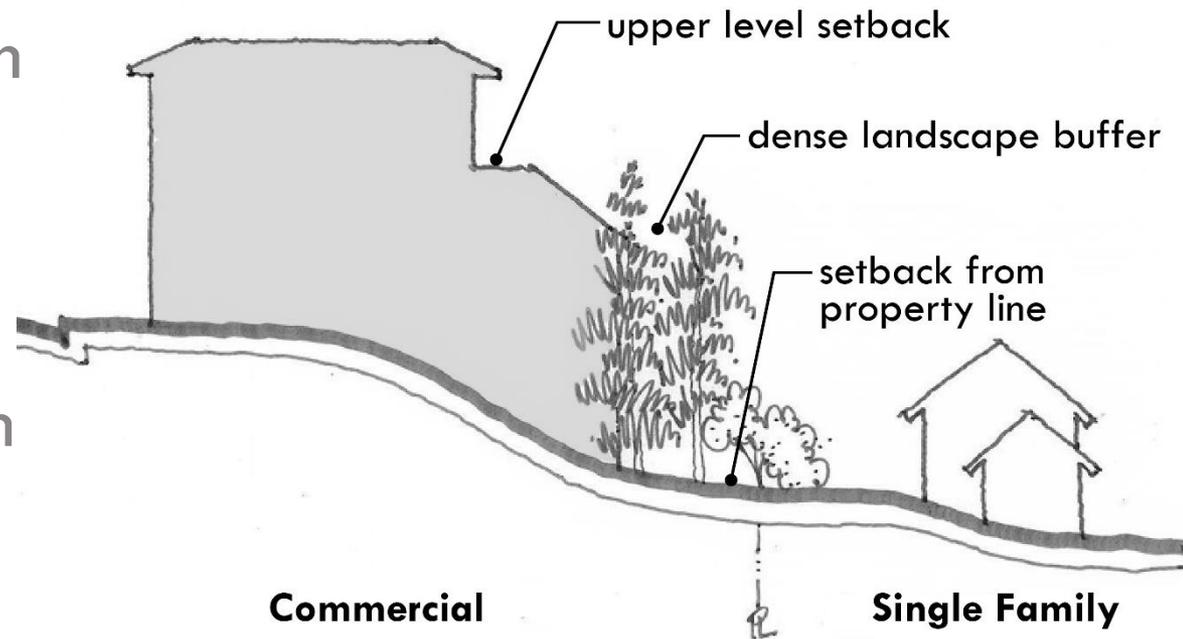
- NC3 allows most of the same uses as C1 with some differences:
  - Larger office buildings
  - Smaller mini-warehouses
  - Prohibits heavy commercial, general manufacturing, outdoor storage, and recycling, bus bases, major communication utilities
- NC3 and C1 with residential uses:
  - Require parking within, beside, or behind
  - Limits blank facades
  - Minimum floor-to-ceiling height



# Height on sloping lots and transitions between zones

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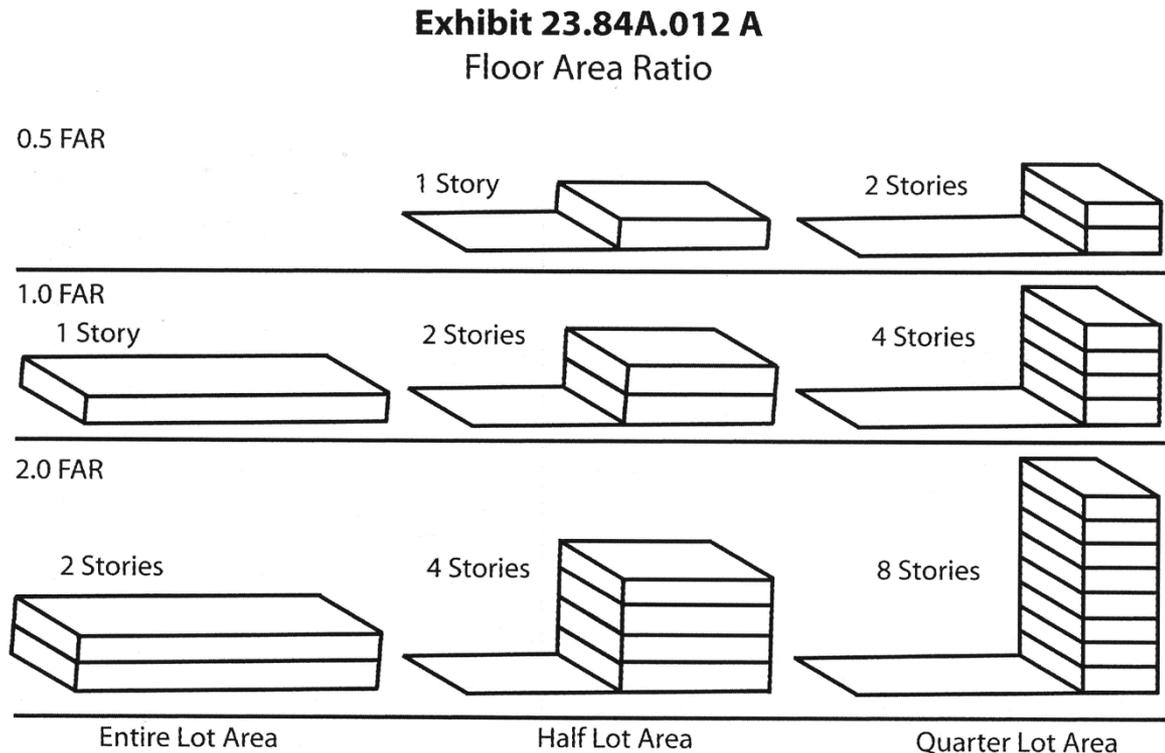
- Lots on slopes use “average grade” to measure height limits
- Setbacks required between Commercial and Single Family (10 – 15 feet above the first floor)
- Lake City design guidelines also encourage landscape buffers between zones



# Minimum and maximum development

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- C1 and NC3 allow the same amount of development - Floor Area Ratio (FAR)
- FAR tied to height limits and type of uses, not underlying zoning
- NC does not require building to rear lot line
- Minimum development standards only apply in P-zones



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[www.seattle.gov/dpd/cityplanning/completeprojectslist/lakecity](http://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