

# Lake City zoning changes & development standards: **upper level setbacks**

Seattle City Council  
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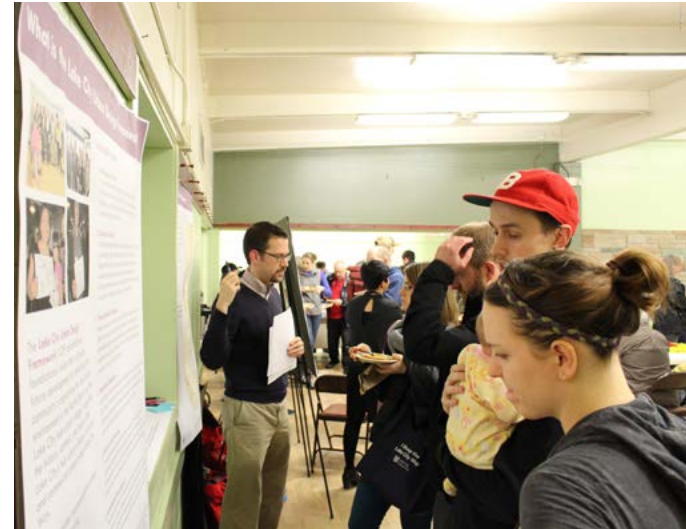


# Lake City: proposed zoning changes

2

## 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



# no setbacks

3



# no setbacks

4



# change in materials at four floors

5



# setbacks at four floors

6



# setbacks at two floors

7



# setbacks at two floors

8





# setbacks at two floors

9



# setbacks at two floors

10



# setbacks at one floor

11



# setbacks at one floor

12



# Upper level setbacks: key observations

13

- Upper level setbacks help break up building mass on large buildings and create a more pedestrian-oriented street wall
- Lower stories and upper stories need to be in proportion - if the base is too low, the buildings looks out of balance
- For 65 to 75 foot tall buildings, ideal setback seems to be between 30 and 45 feet
- Depth of setback needs to be noticeable - 10 to 15 feet

