

## Lake City urban design advisory group

Meeting 1 ~ February 12, 2014

Lake City Community Center

5:30 – 7:30 pm

### Meeting Notes

**Advisory Group Member Introductions** (see end of document for list of members present/absent)

#### Welcome!

Susan McLain, *Deputy Director for DPD's City Planning Division*, a brief overview of previous planning efforts in the neighborhood starting with neighborhood planning in the late 1990s through the UW-led visioning around Pierre property and the Neighborhood Action Team work last year. She explained that DPD will lead the urban design framework process that will be developed through close work with the advisory group and input from other community stakeholders; she introduced Katie Sheehy, *project manager*, and Lyle Bicknell, *senior urban designer*. She also explained how the urban design work will be coordinated with staff in other City departments, particularly SDOT.

#### Advisory Group Overview

Brian D. Scott reviewed how the urban design work fits in with the commercial revitalization plan (OIS grant) and multimodal corridor study that will also begin this year. He identified a tentative structure for working groups that will lead these efforts. He reviewed ground rules and responsibilities for the advisory group. The group also confirmed that second Wednesdays from 5:30-7:30 will be the regular meeting time. Mark Mendez will see if he can re-schedule the Olympic Hills Neighborhood Council, which currently meets at this time, but has only recently been formed and might be able to change.

#### Urban Design Project Scope

Katie provided more detail about what will be included in the urban design work leading up to the urban design framework including a street design concept plan, rezones of property along the Lake City Way corridor, and potential amendments to the neighborhood planning element of the Comprehensive Plan.

#### Components of Urban Design Framework / Deliverables

- **Neighborhood Background and Existing Conditions Report.** Baseline measurements of demographics, housing, land use, etc.
- **Vision Statement.** A generalized statement developed through collaborative community effort to establish and coordinate goals, policies, strategies, action plans for the joint planning efforts.
- **Urban Design Framework document.** Provides a vision for the future of downtown Lake City and surrounding commercial areas. Informs future investments and policy choices for the neighborhood. [NOTE: Katie initially indicated that the UDF would include updates to the neighborhood-specific design guidelines but since learned that these will not be updated during this project.]
- **Street Design Concept.** Plan for right-of-way improvements in defined area. Approved by directors of SDOT & DPD; incorporated into the [Right-of-Way Improvements Manual](#).

- **Rezones.** Changes to land use designations that modify zoning, height limits, design standards, and use in project area based on urban design framework. Approved by Mayor and City Council. Incorporated into Seattle's [Land Use Code](#).
- **Comprehensive Plan Amendments.** This could include updates to the goals and policies from the [North District Neighborhoods' Plan](#) within the Neighborhood Planning element ([pdf](#)) of [Seattle's Comprehensive Plan](#). Would be incorporated into annual Comprehensive Plan amendments subject to approval by the Mayor and City Council.

### **Advisory Group Schedule & Coordination**

Katie reiterated that the advisory group's work will be coordinated with the commercial revitalization and multimodal corridor study. She noted that broader public meetings would likely be coordinated with those efforts. DPD will host a website that will provide information about the urban design work including links to other projects and relevant documents, including materials and notes from the advisory group meetings. Katie referenced Seattle's goals for inclusive outreach and engagement that are part of the [Race and Social Justice Initiative](#). She indicated that one of the broader public meetings could include a panel and community discussion about the development of new housing, including affordable housing. She also requested picture of the neighborhood that could be used for DPD's website.

### **Existing Conditions**

Katie reviewed existing conditions in the area, focusing on who lives in the neighborhood [see attached pdf]. More information about the built environment will be provided prior to our next meeting. There were a number of questions about affordable housing and how pedestrian priority areas were determined in the Pedestrian Master Plan. More clarification is necessary, but these are a couple of initial clarifications.

- **Affordable Housing:** 4% of ALL housing units in Lake City receive funding from the City to subsidize affordable housing, which is the same percentage in the city as a whole. Katie is working with the Office of Housing to determine the proportion of ALL subsidized housing in Lake City and the city as a whole.
- **Pedestrian Master Plan:** The High Priority Areas Map used a weighted approach considering
  - o Potential Pedestrian Demand including existing transit stations/stops, schools, multifamily housing, parks, community services, retail areas, and population forecasts.
  - o Equity including rates of automobile ownership, disabilities, diabetes, physical activity, obesity, and proportion of low-income population.
  - o Corridor Function: street types that identify the street's function and adjacent land use.

More information can be found at the website

[http://www.seattle.gov/transportation/pedestrian\\_masterplan/pmp\\_imp\\_priorities\\_high.htm](http://www.seattle.gov/transportation/pedestrian_masterplan/pmp_imp_priorities_high.htm)

Safe routes to school were identified as a very important factor that seems to be excluded from the current High Priority Area Map.

### **Urban Design Issues and Aspirations for Lake City**

Lyle Bicknell briefly reviewed maps including population density by major racial category and Hispanic/Latino ethnicity. He suggested that walkability and balancing mobility with livability as the neighborhood continues to grow are two important urban design considerations. During the subsequent discussion advisory group members brought up the following points & questions:

- Population has grown rapidly since 2010
  - NOTE: approximately 100 housing units have been permitted from 2010 through 2013
- Low-income housing should be further broken down by that which is subsidized by the City and other sources
- Lack of sidewalks continues to be a significant concern
- Need to consider safe routes to school
- We want to help visualize a place. How can we build a place?
- Is Lake City over-zoned for realistic expectations? What types of development do we want? How can we get more near- and mid-term development?
- What is the economic potential of the neighborhood?
- How can we attract more investment to the neighborhood?

### **Lake City's assets**

- Mature vegetation and street trees
- SHAG gardens
- The relative rural quality – not a lot of cars, you feel like you're not even in the City of Seattle
- comfortable
- transit access
  - to new light rail station, Northgate, UW, downtown
  - lots of people commute through the neighborhood
  - good bus service
- small, locally-owned businesses; viable mom-and-pop shops
- value of low-rents and costs (a mixed blessing)
- some interesting brick & mid-century architecture
- redevelopment opportunities
- Thornton Creek (can it be daylighted?), Little Brook Creek
- Interesting bisecting grid creates some interesting lot shapes (triangles)
- Lake City has a real center

### **Additional maps requested**

**NOTE: DPD does not currently have the resources to produce all of these maps**

- underdeveloped land
- Zoning & building heights
- Investments in infrastructure
- Employment
- Urban design opportunities
- Subsidized housing

- 3D visualizations

### **Public Comment**

There was no public comment.

### **Adjourn**

The meeting adjourned at 7:25.

### **Advisory Group Members Present**

Marty Curry, *UW faculty leading student/community design studies for the Pierre family, Lake City neighbor*

Dan Hickey, *resident Victory Heights/Pinehurst (aka Victoryhurst), LCNA, parent*

Colie Hough-Beck, *Seattle Planning Commission, Landscape Architect & Urban Designer/Planner*

Mark Mendez, *Lake City resident, LCNA member, 35-year resident, Youth Trainer at Goodwill*

Don Moody, *Pierre family representative*

Dave Morris, *Lake City resident, LCNA, business owner, Douglas Park Cooperative*

Tim Motzer, *LCNA, South Cedar Park Good Neighbors Association, North District Council, Lake City Neighbors for Environmental Justice, Friends of the Conservatory, resident since 1981*

Eddie Plana, *UW student visioning work, Lake City Greenways, Lake City neighbor (Shoreline)*

Amber Trout, *North Seattle Family Center & UW CBE PhD candidate*

Mark vonWalter, *28-year Cedar Park resident, LCNA member, retired architect*

\* Chris Levenson, *LCNA, North Seattle Chamber of Commerce attended on behalf of Mariela Fletcher and Annie Stocker*

### **Advisory Group Members Absent**

Mariela Fletcher, *North Seattle Chamber of Commerce (Board Member), Cedar Park/Meadowbrook resident*

Danielle Loeding, *Olympic Hills Neighborhood Council (Chair), Olympic Hills Elementary School SDAT team*

Ray Robinson, *resident (Olympic Hills / Victory Heights), small business owner, consultant for original neighborhood plan*

Annie Stocker, *resident (Olympic Hills / Victory Heights), small business owner (Two Dog Yoga)*