



MEMORANDUM

Date: April 19, 2010
To: Lakeview Advisory Group
From: Janice Soloff, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director
Subject: LAKEVIEW ADVISORY GROUP –APRIL 27, 2010 MEETING
RESIDENTIAL LAND USE, FILE IV-07-00032

I. APRIL 27, 2010 MEETING AGENDA

At your April 27, 2010 meeting we will begin discussing residential land use in the Lakeview Neighborhood (see enclosed agenda). Plan to meet at 6:30 pm in the Rose Hill Room at City Hall. Please bring your notebooks.

This memo provides background information you will need to discuss the agenda items including an overview of what the existing plan text covers regarding residential uses and suggested issues for you to consider. Attachment 1 shows the study areas we will be discussing.

➤ **This symbol indicates questions or staff recommendations for the Advisory Group to discuss.**

II. RESIDENTIAL LAND USE BACKGROUND

For background information on residential areas in the Lakeview Neighborhood please review the following resources prior to the meeting:

- Existing Lakeview Neighborhood Plan in your notebook or link to the Comprehensive Plan on line at http://kirklandcode.ecitygov.net/CK_comp_Search.html.
 - Residential areas begin to be discussed on p.A-3 Living Environment to p. A-7 discussion of Planned Areas 2, 3A and PLA 15B.
- See the City wide Comprehensive Plan Housing policies contained in Chapter VII and Land Use policies in Chapter VI.
- To view the Zoning Code regulations for each zoning district link to: http://kirklandcode.ecitygov.net/CK_KZC_Search.html

III. LAKEVIEW PLAN RESIDENTIAL AREAS

Introduction

In the Lakeview Neighborhood there is a range in residential density from low density 3-9 dwelling units per acre to medium density at 3-14 density units per acre (see Attachment 1, Land Use Map). The Comprehensive Plan describes broader land use density categories (e.g. units per acre) while the Zoning Map designates zoning based on minimum lot size per unit (e.g. 8500 square feet per lot). A copy of the Zoning Map is included in your notebooks. Attachment 2, Table LU-3 compares the Comprehensive Plan with the Zoning Map designations. For example, 3-6 dwelling units per acre in the Comprehensive Plan corresponds to a range of minimum lot sizes of RS 12.5 or RS 8.5 or RS 7.2.

Low Density Residential Areas

Low density residential areas are generally located on the hillside between Lake Washington Boulevard and the BNSF right of way (with the exception of Carillon Heights development which is PLA 15B, medium density multifamily). The low density residential of 3-9 dwelling units per acre equate to the RS 5.0, RS 7.2, RS 8.5, and RS 12.5 (in single family areas one house per lot is allowed based on the minimum lot size for the zoning district).

Using GIS mapping data, Attachment 3 shows the redevelopment potential of low density zoned residential lots within the neighborhood under several different scenarios: if parcels are subdivided under existing zoning, with the 15% lot size flexibility allowed by the Subdivision Ordinance, and if rezoned from the existing zoning of RS 12.5 or RS 8.5 to the next lower zoning classification to RS 8.5 or RS 7.2. Hypothetically with all options considered, 59 lots have the potential for further subdivision. This figure realistically is less when you consider many of these properties contain environmental constraints of streams, wetlands and steep sloped ravines requiring sensitive area protective buffers.

- **One of the key issues to discuss and needing policy direction is should the RS 12.5 area along the Houghton Slope allow for increased density? Or do the soil conditions, steep slopes, streams and access constraints limit development?**

Medium Density Residential Areas

Medium density residential is generally located west of Lakeview Drive and Lake Washington Blvd and ranges in density from 10-14 dwelling units per acre and include zoning districts RM 3.6, WD I, WDIII, PLA 3b, PLA 2 and PLA 15B. On page A-4 of the Plan is a list of development standards that should be followed when developing multi-family to mitigate impacts of infill multi-family near single family homes. The Plan text needs updating because the area has transformed from single family to largely multifamily development interspersed with a few single family homes. Zoning Code regulations are in place that establishes standards and regulations when higher density uses are adjacent to single family uses such as landscape buffers, lower building height, location of parking areas and screening of garbage dumpsters etc.

As described in the Housing presentation on March 30, 2010, there are several types of innovative housing that can be developed in addition to detached single family and multi-family developments such as accessory dwelling units, cottage housing, or small lot single family whereby one lot is smaller than the minimum lot size but the entire original parcel retains the same density.

In addition, the following uses may be allowed in single family and multi-family zones such as a church, school or daycare, assisted living, convalescent center or nursing home, public utility or government facility. In multifamily zones, grocery store, drug store, barber shop, and similar uses are allowed with approval of a Zoning Permit unless commercial uses are listed in the Neighborhood Plan as not appropriate at a particular location.

- **Staff's recommendation is to simplify the multi family development standards listed on p. A-4. The Zoning Code establishes regulations for landscape buffers, maximum building height, parking layout and other site requirements.**
- **The Group should discuss if there should be additional standards.**

Study Area 6- PLA 3B and PLA 2

PLA 3B

North of Planned Area 3A is Planned Area 3B which contains the Villagio a multifamily housing development located on Lake Washington. The Lakeview Plan (page A-7) designates the PLA 3B as suitable for multifamily, hotel/motel and limited marina uses or an assisted living facility with approval of a Process IIB land use permit. Office or other non-residential uses such as restaurant, retail or similar use are not permitted.

PLA 2

The section of the Lakeview Plan text that covers these areas are pages A6-7 (titled Planned Areas). Two areas are designated as Planned Area 2, a) vacant parcels designated for single family within or adjacent to the Yarrow Bay wetland (likely associated with Lake Washington and subject to the shoreline regulations) and b) The Point on Yarrow Bay, a clustered housing project along the north side of Points Drive, near PLA 3A.

- **Staff recommends no change to the existing PLA 2 or 3B policies.**

Study Area 7- MDR 12/Waterfront District WDIII and WDI

These multi-family parcels front on Lake Washington Blvd within 200' of Lake Washington and therefore, subject to the shoreline regulations as well as zoning regulations. This area is designated as medium density at twelve dwelling units per acre and discussed on p. A-10 of the Plan. Zoning for these parcels requires a public view corridor across 30% of the parcel width with restrictions on height of landscaping to maintain the view of Lake Washington. A public shoreline pedestrian walkway is also required with all multi family or commercial development.

- **Staff recommends no land use changes for this area.**

Study Area 8 - MDR 12/RM 3.6 area between Lake Washington Blvd and Lakeview Drive north of NE 59th ST

This area is also discussed on p. A-10. Many of the multi-family parcels located between Lake Washington Blvd and Lakeview Drive were developed under previous zoning that allowed a higher density of RM 1.8 and therefore, now contain legal non-conforming density. Attachment 4 is a map that shows parcels with non-conforming density. Zoning Code Section 162.60 describes under what circumstances residential property with nonconforming density may continue or be rebuilt or redevelopment. If the structure is destroyed by fire or other casualty, the structure may be rebuilt

as a residential structure provided that the number of dwelling units, gross floor area of the structure, and major exterior dimensions of the structure do not exceed the same dimensions of the previous structure.

One option is to rezone this area from RM 3.6 to RM 1.8 to match the existing development that has increased density in the area. However, if rezoned to a higher density RM 1.8, it may provide an incentive to redevelop the housing into larger, more expensive housing. In some cases, existing housing is more affordable than newer projects, and redevelopment of these sites may result in less affordable housing stock.

As discussed above the list of development standards should be updated to describe design criteria or mitigation measures for multifamily development adjacent to single family areas consistent with neighborhood values.

- **The Group may want to discuss if you support the preservation of these existing developments to remain as RM 3.6?**
- **Look at the list of development standards for developing multi-family on p. A-4, are these adequate? What would you like to see added?**

Study Area 9- LDR 3-5/Single Family zones RS 5.0, RS 7.2, RS 8.5 and RS 12.5, PLA 2

Lakeview Terrace RS 5.0

The Lakeview Terrace area was developed during the WWII in 1942 and is described on p. A-4. Policy text encourages the area to be maintained as single family up to nine dwelling units per acre to reflect the existing small lot sizes.

- **Staff recommends no changes to this area.**

North Houghton Slope RS 7. And RS 8.5

The northern portion of the slope is allowed at up to five dwelling units per acre or RS 7.2 and RS 8.5. Page A-4 discusses the potential hazardous slope area and presence of a stream.

- **Staff recommends no changes to this area.**

South Houghton RS 12.5

Page A-5 describes the Houghton Slope south of NE 58th Street as containing certain constraints that should limit development to a range of 3-5 dwelling units per acre density, such as, unstable soil conditions, hillside streams, and vehicular challenges accessing Lake Washington Blvd and emergency access challenges. In addition to requiring a slope stability analysis, a list of development standards are recommended for the five units per acre density such as maintaining vegetative cover, retention of watercourses, control off surface runoff, limiting points of access, aggregation of land to a minimum of one acre, ability to provide emergency access and "special review" of all development plans.

There is interest from some property owners to study and consider rezoning the area from RS 12.5 to RS 8.5 with the update of the Lakeview Plan (similar to the zoning on the north portion of the Houghton slope).

The Planning Department contracted with a geotech consultant to help evaluate the soil conditions in the area. A preliminary draft report confirms that the Houghton Slope contains areas subject to moderate to high landslide hazard soils, and that site specific geologic exploration and hazards assessment be completed with new development. We will need to evaluate the existing development standards listed in the Lakeview Plan to confirm if additional standards should be added. When a final report is available we will forward it to the Advisory Group.

- The Group may want to discuss the following policy options for the area:
 - Keep the RS 12.5 zoning
 - Keep the RS 12.5 zoning but allow subdivision with a smaller lot
 - Rezone to RS 8.5 or RS 7.2 with specific development standards and public review process

In any case the development standards would need to be updated and revised.

PLA 2/LDR 1 property adjacent to Yarrow Bay Wetland and Lake Washington

It is likely that these vacant parcels contain very little upland area suitable for development and may be a candidate for a reasonable use application because of presence of wetlands. In addition development would be subject to the Shoreline Management Act.

- **Staff recommends no changes for this area.**

IV. FOLLOW UP ITEMS

A. APRIL 7, 2010 MEETING NOTES

A draft of the April 7, 2010 meeting minutes is included in Attachment 5.

- **Do the members have any further changes to the notes?**

B. HOMEWORK ASSIGNMENTS

At the last meeting the Chair gave a home work assignment to the Group requesting members to read the Plan text related to Study Area 4, Yarrow Bay Business District beginning on p. A-7 for PLA 3A and p. 27, pertaining to commercial uses. The Advisory Group should also review staff's questions and bring to the next meeting suggested policy changes to the Plan text.

- **The Group should discuss suggested policy changes.**

C. OPTIONS FOR REDUCING ON STREET PARKING IN NEIGHBORHOODS

The Group has discussed parking congestion from office workers and Park users primarily near the Washington Park office building and Houghton Beach Park. City staff is aware that this is an issue and both the City's Neighborhood Services and Parks Department staff are working on this. The City contracts with King County METRO to promote carpooling and transit ridership. METRO's staff has been working with the Clearwire's employee transportation coordinator to promote use of

carpools, vanpools, transit and bicycles to reduce parking problems. Additional ideas that could be implemented in the area are:

- Parking permits
- Adding parking signs limiting 2-3 hour parking
- Parking meters

- **The Advisory Group may want to defer this discussion until the May transportation meeting when the staff person who manages the program will be at the meeting.**

D. POLICY OPTIONS TO LIMIT LARGE SCALE RETAIL IN COMMERCIAL AREAS

At issue is how retail or other commercial uses can compliment and be integrated with the existing office park development in the Yarrow Bay Interchange. Below are some examples used elsewhere in the City:

- Specify the types of retail uses. For example retail auto sales, drive through facilities or additional vehicle service stations would most likely not be a desired use.
- Limit the gross floor area of retail uses from smaller neighborhood retail around 2,000-5,000 (Rose Hill, Market Street Corridor and North Rose Hill Neighborhood Business Districts) to 10,000-12,000 square feet. As an example, several drug stores in the City are approximately 10,000 – 12,000 gfa.
- Limit uses to a percent of gross floor area of entire development.

- **The Group may want to discuss the scale and type of retail uses desired in the Yarrow Bay Business District.**

E. VISIONING EXERCISE

In your previous meeting packet staff included some draft preliminary “vision statement concepts” for the Advisory Group to discuss based on comments received to date from the Group and the visionary exercise held in January. The group ran out of time to discuss.

- **When and how would the group like to discuss the visioning concepts? The next meeting? Wait until the end of the Group meeting process and summarize all the comments that were heard?**

ATTACHMENTS:

1. Comprehensive Plan Land Use Map with residential study areas indicated
2. Table comparing Comprehensive Plan densities with Zoning Designations
3. Map showing single family lots with further subdivision potential
4. Map showing existing non-conforming density in multifamily areas
5. April 7 meeting notes

Cc: File ZON07-00032

Study Area 8
MDR 12/RM 3.6

Study Area 3
O/MF 12

Study Area 2
O/MF 12

Study Area 1
PLA 15A

Study Area 7
MDR 12/WDIII/WDI

Study Area 6
PLA 2 and PLA 3B

Study Area 9
LDR 9-5/RS Zones

Study Area 5
So Kirkland P&R

Study Area 4
Yarrow Bay Business
District/SR 520

Lakeview Neighborhood Land Use Map

ORDINANCE NO. 4212
ADOPTED by the Kirkland City Council
October 20, 2009

LAND USE BOUNDARIES	PARCEL BOUNDARIES
SUBAREA BOUNDARY	PLA PLANNED AREA NUMBER
TOTEM CENTER	LAND USE CODE
PUBLIC FACILITIES	DENSITY (UNITS/ ACRE)

NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
* INDICATES CLUSTERED LOW DENSITY

LAND USE CODES

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- TOD - TRANSIT-ORIENTED DEVELOPMENT
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/ OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

Maps produced October 29, 2009.
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VI. LAND USE

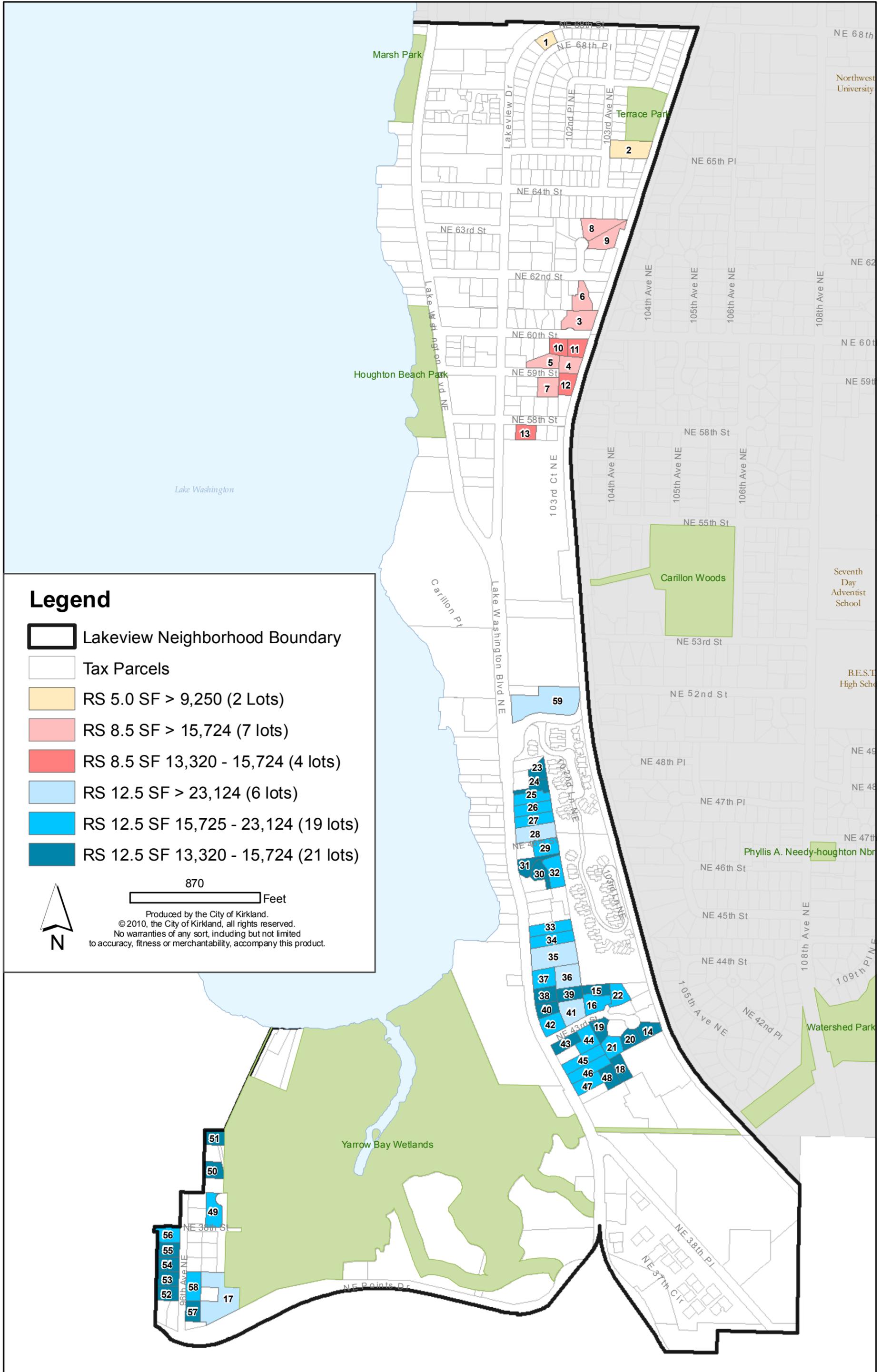
Table LU-3 below provides a range of residential densities described in the Comprehensive Plan with comparable zoning classifications.

Table LU-3
Residential Densities and Comparable Zones

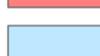
General Residential Densities	Residential Densities as Specified in Comprehensive Plan in Units per Net Acres (d/a)	Comparable Zoning Classification
LOW DENSITY	Up to 1 d/a	RS – 35,000
	Up to 3 d/a	RS – 12,500
	4 – 5 d/a	RS – 8,500 RS – 7,200
	6 d/a	RS – 7,200
	7 d/a	RS – 6,300
	8 – 9 d/a	RS – 5,000
MEDIUM DENSITY	8 – 9 d/a	RM – 5,000
	10 – 14 d/a	RM – 3,600
HIGH DENSITY	15 – 18 d/a	RM – 2,400
	19 – 24 d/a	RM – 1,800

Higher unit per acre counts may occur within each classification if developed under the City's PUD, innovative or affordable housing programs.

Lakeview Lots with Further Subdivision Potential



Legend

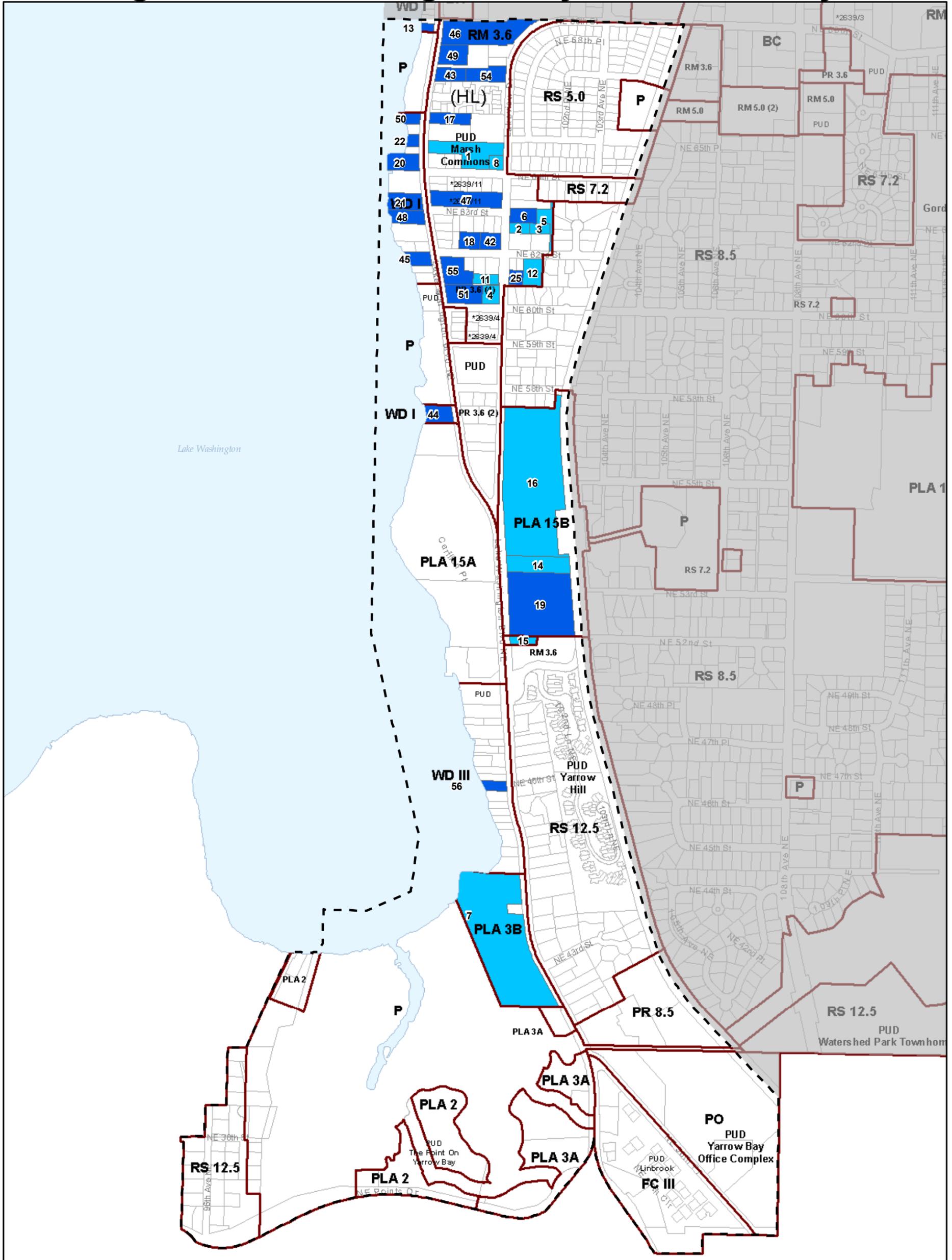
-  Lakeview Neighborhood Boundary
-  Tax Parcels
-  RS 5.0 SF > 9,250 (2 Lots)
-  RS 8.5 SF > 15,724 (7 lots)
-  RS 8.5 SF 13,320 - 15,724 (4 lots)
-  RS 12.5 SF > 23,124 (6 lots)
-  RS 12.5 SF 15,725 - 23,124 (19 lots)
-  RS 12.5 SF 13,320 - 15,724 (21 lots)



870
Feet

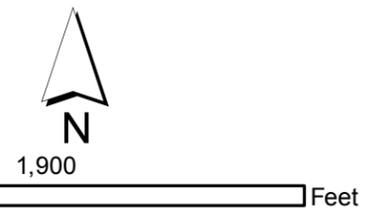
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Existing Non-conforming Density in Multi Family Zones



Legend

- Apartments/Residential
- Condos
- Lakeview Neighborhood Boundary
- Zoning Boundaries
- Tax Parcels



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Lakeview Advisory Group April 7, 2010 Meeting Notes

Members Present: John Kappler, Georgine Foster, Melinda Skogerson, Jay Arnold, Steve Jackson, Doug Waddell, Bob Style, Janice Soloff, Paul Stewart.

Keith Maehlum attended the meeting.

Members Absent: Susan Thornes, Sally Mackle, Nina Peterson, Dick Skogerson, Shelly Kloba, Karen Levenson, Elsie Weber

The Group reviewed the draft March 30 Meeting Notes-

Bob Style commented that there is a conflict with the community's desire to protect open views of Lake Washington and the new shoreline regulations requirement to plant trees along the shoreline. This conflict should be resolved with the update of the Lakeview Neighborhood Plan update with specific policy text. He agrees with the idea of prohibiting planting of trees on the west side of Lake Washington Blvd. He believes the meeting minutes should reflect the Advisory Group's view points and be directly passed on to the Houghton Community Council, Planning Commission and City Council without editing by staff. Regarding Carillon Point study area, as a boater, Mr. Style would like to see a shop containing marine supplies (either at the Yarrow Bay Marina or Carillon Point). This was also brought up previously at the last meeting by other members.

John Kappler expressed for the record that he too believes views to the Lake should be given a high priority for protection in the neighborhood plan policies.

Georgine Foster would like the March 30th notes to reflect her comment regarding the affordable housing incentives code amendments recently adopted in KZC Chapter 112. She expressed concerns that the code amendments lower the review process for considering affordable housing incentives from a Process IIA (Hearing Examiner public hearing and decision to a Process I Planning Director decision) reducing the amount of public notice. Staff clarified that the affordable housing incentives code amendments in KZC Section 112.20 establishes a list of incentives for developers to build affordable housing and Section 112.25 states the processes to approve the modifications. Requests for density bonuses that do not change the building envelope are made administratively without public notice by the Planning Director. For dimensional standard modifications to (to a building or site) the Planning Director uses the Process I review process which includes an opportunity for public comment before making his decision. With a Process I review process; public notice is mailed to residents across the street and adjacent to the site, posted on a notice board on the property, and published in the newspaper (see KZC Chapter 145.22).

Study Area 3- Office/MF/PR zone between NE 59th Street and NE 64th ST between Lakeview Dr and Lake Wash. Blvd

This area includes property owned by two of the Advisory Group members. The discussion centered around three areas: 1) the small parcels of historic character fronting Lake Washington Blvd including Kidd Valley, 2) lack of parking on nearby streets as a result of inadequate parking in the Washington Park building, 3) should the PR zoning designation be expanded east to Lakeview Blvd.

- 1) For the properties fronting the Lake Washington Blvd across from Houghton Beach Park, the Group unanimously supports allowing neighborhood oriented services; specialty retail for the properties that front the Boulevard provided the uses do not cause parking congestion on nearby neighborhood streets already at capacity. Such uses could be complementary to the park users such as ice cream, a deli, coffee etc.
- 2) The Group discussed lack of parking along neighborhood streets caused from inadequate parking at the large office building and Houghton Park users. Some options the Group would support would be 2 hour parking signs, metered or permit parking in neighborhoods. The Group believes there should be a policy in the plan to recognize and reduce the impacts of the lack of parking on the streets in the neighborhood plan. Another suggestion is to

culvert the open ditch on NE 60th St to add on street parking. They would like staff to bring back parking management options for improving the parking in the area.

- 3) The group supports extending the PR designation to Lakeview Drive. Doing so would allow for property aggregation for viable redevelopment options.

Study Area 4- Yarrow Bay Business District/520 Interchange including zones PLA 3A, PO, FC III, PR 8.5

Keith Maehlum representing the HAL Real Estate Investments, a 140 year old family owned business and property owner of the Plaza at Yarrow Bay development located in the PLA 3A zone, described their desire to expand the uses allowed by zoning. They submitted a private amendment request a few years ago requesting that the type of land use be expanded to allow a mix of commercial uses such as specialty retail; restaurants, banks, residential, hotel/motel (similar to the Bellevue Club), with the office uses. City Council directed the study of this request as part of the Lakeview Neighborhood Plan update currently underway now. He noted that when the Plaza at Yarrow Bay office complex was constructed in the 1980's the property owner dedicated a majority of the Yarrow Bay wetlands to the City as open space. They recently received approval for a new building including a new gateway landscape design at the intersection.

There was unanimous support from the Group of the idea to allow a broader range of retail, restaurant, hotel/motels and housing in the existing office developments in the commercial area for the following reasons:

- Sets the stage for the future generation to encourage a mix of living and work environment where social interaction takes place day and night in the Yarrow Bay Business District
- A mix of uses provides services to office workers and may reduce driving to outside the area
- Will result in increasing pedestrian activity
- Will increase the variety of commercial services for residents located in the south portion of the neighborhood within walking distance of the interchange
- Allows flexibility for vacant, usable office space on the ground floor (or top floor for view restaurant use)
- Some members wanted to be sure the types of retail uses are flexible and not too narrow in scope to encourage innovative types of businesses.

The Group supports the broadening of the types of commercial uses provided the following concerns are addressed:

- Adequate parking is provided on site
- The scale is of a smaller retail, accessory, or specialty retail uses to avoid big box retail uses. *Staff agreed to provide a range of options to regulate the scale of retail used elsewhere in the City.*

The Chair gave a home work assignment to each member to read the Lakeview Plan on pages 21 PLA 3A, and 27, the questions in the staff report and bring back suggested changes to the plan text for the area.

Study Area 5 - So Kirkland Park and Ride King County METRO Transit Oriented Development proposal Comments

At the last meeting both Advisory Groups received a presentation from staff regarding King County METRO's feasibility study for redevelopment of the portion of the So. Kirkland Park and Ride lot in Kirkland to add parking stalls and a mixed use Transit Oriented Development (TOD) project. One concept being studied includes a mix of 200 units including approximately 100 market rate units and 100 affordable - low-moderate income- senior housing units with ground floor commercial in two, 4-5 story buildings with a shared parking (250 new stalls would be funded by a Federal grant added to the 600 existing stalls; 150 additional stalls are estimated for the housing units for an estimated total of 1000 parking stalls).

As follow-up to the presentation the Group discussed the TOD proposal. The existing Lakeview Plan for PLA 4 contains policies that support transit-oriented development including a mixed use, mixed income housing development at the Park

and Ride Lot. Both the Houghton Community Council and City Council approved the Lakeview Plan policy changes for PLA 4 on pages A-8-9 in May of 2009. The next step on the Planning Department work program is to draft Zoning Code requirements to implement the PLA 4 policies. A separate public participation process will be conducted in 2010 involving the Houghton Community Council, Planning Commission and City Council to consider the code amendments.

Lakeview Advisory Group Comments on King County METRO's TOD feasibility study proposal:

Some members do not support the TOD project or City Council's decision to allow low-moderate housing at the location because:

- lack of nearby services for future residents
- land is too expensive to build low-moderate housing and should consider building someplace else in City
- Building height is too high
- The density is too high
- Fear of increased crime as a result of low income residents
- Some doubt parking studies evidence that residents will have less than 2 cars per unit
- Kirkland has no control over future plans for property located in Bellevue; why should we go support before knowing what the development will be on Bellevue's portion of the property?
- If you expand more parking stalls at the Park & Ride lot more people will use it resulting in increased traffic in the neighborhood
- The low income housing will do more to change the future of the neighborhood than what has occurred in the last 20 years.

On the other hand some members rebutted the above comments and support the TOD concept:

- The proposal for 4 story buildings is consistent with surrounding 4 story office buildings
- If the group supports increasing commercial uses and adding housing to the business district how is the parking ride lot different? There will be an increase in services for Park and Ride residents.
- Some believe a mix of uses and a TOD project is a good use for the surface parking lot

If a TOD proposal does moves forward the proposal should include the following:

- A mix of low, moderate and-market rate housing
- A net gain in the number of parking stalls
- High quality architecture
- Appropriate building mass and scale for the location and context of surrounding development
- Architectural gateway to the City along 108th Avenue/freeway interchange
- Buildings/site should have a "village building scale"; include building modulation/upper story step back on all four sides
- Clarify the proposed housing density per acre (staff clarification- the proposed density is 54 dwelling units per acre)
- Quantify the increase in traffic to the neighborhood
- Provide a limit on the density allowed on the Bellevue property
- Should look at the housing density/building height in context of surrounding development that is 4 stories
- Metro should clarify what the turn- over rate is for the rental housing

Action Items

- *For Study Area 4 Staff will research options to ensure neighborhood scale retail available elsewhere in the City.*
- *For Study Area 4, members should read the Lakeview Plan on pages 21 PLA 3A, and 27, the questions in the staff report and bring back suggested changes to the plan text for the area.*
- *For Study Area 2 and 3 Staff will bring back options for parking management on neighborhood streets to improve parking in the area.*