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MEMORANDUM

Date: **October 14, 2014**

To: **Planning Commission**

From: **Dorian Collins, AICP, Senior Planner**
Jeremy McMahan, Planning Supervisor

Subject: **Comprehensive Plan Update, Light Industrial Areas, File No. CAM13-00465, #4 and #5**

This memo addresses the following Comprehensive Plan Update topics:
- Light Industrial Areas Direction

I. RECOMMENDATION

Review the background materials and preliminary staff recommendations for the identified light industrial study areas. Provide direction to staff that will guide Comprehensive Plan policy direction as well as potential zoning code and map changes.

II. BACKGROUND DISCUSSION

Overview

According to the Heartland industrial study, Kirkland provides 20% of the total Eastside industrial market. This market segment is not expected to see significant growth for some time, as no new industrial developments are currently proposed on the Eastside. This static supply has resulted in low vacancy rates, and Kirkland's industrial areas are generally healthy with a mix of office and high-tech as well as more traditional "workbench" industrial firms. Kirkland's industrial areas have transitioned in recent years to areas of mixed use and varied land use patterns. The study can be viewed online by visiting www.kirklandwa.gov/depart/planning/Online_Resources.htm.

This memo describes the City's industrial areas, and suggests a vision or "intent" for each area. The direction for possible land use or economic development policies or regulatory changes for each area is a reflection of this intent:

- Areas where opportunities for industrial uses should be maximized
- Areas where the option for industrial use should be preserved while providing opportunities for other uses

- Areas where a shift away from industrial use in recognition of market trends should be acknowledged or where changes to achieve policy desires should be made

For each area, the intent is specified (see Matrix, Attachment 1) and the range of uses and standards for each area to achieve the intent for the area is described. The Matrix indicates the existing approach for each land use, as well as any change to this approach recommended by staff. Specific direction from the Planning Commission is sought for each area, and areas where additional discussion for specific uses is needed are discussed.

Note that although the LIT area in the NE 85th Corridor has been included in the matrix, because the entire LIT area is being considered as part of a Citizen Amendment Request (CAR), this area will not be discussed until a later study session.

Several uses, such as schools and recreational uses, have occasionally been found to result in conflicts with traditional industrial uses. Recreational uses have increasingly occupied building space that was originally intended for industrial uses, providing a useful interim use for landlords, but a potentially problematic use for industrial neighbors and a possible threat to redevelopment into more intensive uses. This use is not addressed in this memo as additional information will be provided at the meeting on October 23rd to allow for an evaluation of recreational uses in comparison to more traditional industrial uses such as manufacturing or wholesaling.

For purposes of discussion, the industrial areas have been divided into three study areas. Attachment 2 provides maps of the study areas and an analysis of the existing mix of uses within subareas. It should be noted that the maps are based on business license data. Business license data is self-reported, so there are always limitations with accuracy when this data set is used. Despite these limitations, this detailed data still provide an interesting overview of how these areas are currently functioning. Regarding methodology, staff used the reported NAICS (North American Industry Classification System) use classification codes, made limited corrections where errors were obvious, then grouped the businesses into categories that correspond roughly to how the City regulates the reported use.

The following discussion provides an analysis of the study areas. Staff has noted where CAR's are under consideration for each subarea. The CAR's are not the focus of analysis and no specific decisions or direction are sought at this time. Staff will bring the CAR's back for detailed discussion once we have had community meetings and proper notice has been provided to interested parties.

A. Study Area 1

1. <u>Subarea A (TL 7 – Along NE 124th Street):</u>

Background: This western portion of this subarea abuts Totem Lake and all of Subarea A is within the Urban Center. Attachment 2 illustrates the current business mix for Subarea A. While the area is developed with a relatively balanced mix of industrial (with an emphasis on aerospace/high tech) and retail (largely in auto dealerships), it stands to shift toward an even greater dominance by auto sales with the completion of a large Toyota dealership this fall. Nevertheless, there remains a diverse mix of businesses, including a plumbing wholesaler, a radiation protective shielding company, and several auto-services related

businesses. The Heartland industrial study noted that much of the building inventory is tenanted by owner, which indicates that land is not likely to convert from current uses unless business reasons encourage a sale.

One CAR is to be considered for this area:

- Woosley: Requests that additional building height (to at least 80 feet) be allowed, and that residential use be added to the permitted uses within the zone.

Direction Needed: The following table is an excerpt from Attachment 1 illustrating existing allowed uses and highlighting staff's preliminary recommendations for the Commission to consider. Note that where uses are reported as "limited", the footnotes appearing below the matrix in Attachment 1 describe the specific limitation.

	TL 7-along 124 St[i]	
Intent for area	b. also allow other uses	
Existing (E) **Staff Proposed (S)**	E	S
Industrial	P	P
Office	P	P
Recreation	P	P
Restaurant	P	P
Brewery/distillery	P	P
Retail-General	P	P
Retail-Auto	P	P
Auto repair	P	P
Retail-Storage	L	L
Hotel	P	P
School/Day Care	P	L
Housing		CAR
Mixed use center		L

P=Permitted use L=Limited use
Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- **Retail – Storage:** Retail storage uses (also called "mini-storage") are an allowed use in the TL 7 zone (where located more than 150 feet from the CKC). The use typically occupies a large parcel of land (for example, the Public Storage use in TL 6A, directly south of Subarea A, occupies almost three acres), provides very minimal employment and very little sales revenue. The retail storage use in Subarea F (TL 10B), for example, occupies 36% of the area's developed floor area, yet provides less than 2% of the area's employment. Over the last 12 months, all of the City's mini-storage businesses generated just $1,011 in sales tax for the City. The previous year was more successful, but still very low, with $3,852 in sales tax through October 2013.

This use type provides a tiny fraction of the City's sales tax revenue (total sales tax revenue through September of 2014 is $13.4 million). They are also not an effective use of land within an urban center where more intensive development and greater employment are desired.

Staff recommends removing provisions from the KZC that allow this use in this zone. No existing businesses would become non-conforming as a result of this change.

- **School/Day Care:** Conditions in this Subarea are not ideal for School and Day Care uses, due to the potential for conflicts with industrial traffic, noise and other impacts typically associated with a highly industrial and commercial area.

  Staff recommends modifying the provisions in the KZC to allow this use only as an accessory use to another permitted, primary business. Provisions such as those established for an accessory Day Care Center use in the adjacent TL 9A which restrict the gross floor area of the use, and ensure it is integrated into the design of the building, would be more appropriate.

- **Mixed Use Center:** The concept for allowing a Mixed Use Center in the Parmac area was discussed with the Planning Commission at a study session last spring. The idea would be to bring housing and some element of commercial use under the umbrella of a cohesive master plan to property along the CKC, to take advantage of this potential future transit corridor for new residents.

  Staff recommends considering some portion of this area, possibly limited to the parcels adjacent to Totem Lake, as a potential location for these centers when the Planning Commission revisits the discussion of this concept for the Parmac area.

2. <u>Subarea B (TL 7 – Remainder):</u>

Background: Attachment 2 illustrates the current business mix for Subarea B. The area remains highly industrial, with about 80% of the floor area in the Subarea in industrial use. The largest businesses are in aerospace (Astronics and Nabtesco). Office use occupies 10% of the remaining floor area, with the balance in a small mix of auto repair and retail uses. Code amendments made to the KZC in 2012 to allow more retail uses within the TL 7 zone restricted those uses to land along NE 124th Street (Subarea A), to support the retention of land in this Subarea for industrial uses. Nevertheless, some retail uses such as auto sales and service and those providing construction services (plumbing, electrical, etc.), building materials or hardware sales, and retail storage continue to be allowed within this area.

Two CARs will be considered for this Subarea:

- Astronics: Requests additional building height, up to 75 feet, to enable construction of a new building on a contiguous site constrained by sensitive areas. Astronics anticipates that space in the new building will be split between office (60%) and manufacturing (40%).

- Morris: Requests a rezone for multifamily use due to slopes and environmental constraints.

Direction Needed: The following table is an excerpt from 1 illustrating existing allowed uses and staff's preliminary recommendations for the Commission to consider.

	TL 7-Remainder	
Intent for area	b. also allow *some* other uses	
Existing (E) **Staff Proposed (S)**	E	S
Industrial	P	P CAR
Office	P	P
Recreation	P	P
Restaurant	L	L
Brewery/distillery	P	P
Retail-General		
Retail-Auto	P	L
Auto repair	P	P
Retail-Storage	L	L
Hotel	P	P
School/Day Care	P	L
Housing		CAR
Mixed use center		

P=Permitted use L=Limited use
Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- **Retail – Storage:** See discussion above for Subarea A.

  While not all of Subarea B is located within the Totem Lake Urban Center, staff recommends removing provisions from the KZC that allow this use in this area. This change would help to preserve land for development in industrial uses. No existing businesses would become non-conforming as a result of this change.

- **School/Day Care:** See discussion above for Subarea A.

  As for Subarea A, staff recommends modifying the provisions in the KZC to allow this use only as an accessory use to another permitted, primary business.

- **Auto Storage:** This use is not described in the matrix above, but is a land use found in Subarea B. Free-standing auto storage (not associated with an on-site primary use) may not be a permitted use within TL 7 (Subareas A and B). Staff will research how these uses have been allowed in these zones, and provide additional

information about the uses at the meeting on October 23rd. While the use may provide support to vehicle sales elsewhere in Totem Lake, it may displace other desirable industrial uses and employment.

Staff recommends that the Planning Commission discuss the existence of this use and any possible merits of its presence within the area. Staff suggests that the Planning Commission consider directing staff to develop policy language for the Totem Lake Business District plan to either clearly prohibit or support the use.

3. Subarea C (TL 9A):

Background: Attachment 2 illustrates the current business mix for Subarea C. Half of the existing businesses are industrial, occupying close to 90% of the developed floor area in this district. Similarly, 85% of the area's employees are in industrial jobs. Remaining employment and floor area is predominantly in office use. The current Plan for the Totem Lake Business District identifies this area for industrial use, and provides policy support for its preservation.

Two CARs were received for this area, which the Planning Commission combined into one request for the two parcels:

- Rairdon: Requests rezone of multifamily property and industrial property to TL 7 (also industrial/commercial), for auto sales.

Direction Needed: The following table is an excerpt from Attachment 1 illustrating existing allowed uses and staff's preliminary recommendations for the Commission to consider.

	TL 9	
Intent for area	a. max opportunity for industrial	
Existing (E)	E	S
Staff Proposed (S)		
Industrial	P	P
Office	P	P
Recreation		
Restaurant	L	L
Brewery/distillery	P	P
Retail-General		
Retail-Auto		CAR
Auto repair	P	P
Retail-Storage	L	L
Hotel		
School/Day Care	L	L
Housing		
Mixed use center		

P=Permitted use, L=Limited use, Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- **Retail – Storage:** See discussion above for Subarea A.

  Staff recommends removing provisions from the KZC that allow this use in this area. This change would help to preserve land for development in industrial uses, in keeping with the stated intent for the area. No existing businesses would become non-conforming as a result of this change.

- **Day Care Center:** Permitted uses in Subarea C include Day Care Center, but not School. Provisions for Day Care Centers already require that the use be accessory to a primary use. Discussions with industrial businesses in the area indicate that traffic conflicts with an existing Day Care Center have occurred.

  Staff requests direction from the Planning Commission as to whether the Commission would like additional restrictions or considerations included in KZC provisions related to potential conflicts between this and industrial uses.

B. Study Area 2

1. <u>Subarea D (TL 10A – 405 Corporate Center):</u>

Background: Attachment 2 illustrates the current business mix for Subarea D. This area is developed as the 405 Corporate Center, with about 60% of its floor area in office use, and about 10% in industrial. The Courtyard Marriott hotel and a variety of retail and restaurant businesses make up the bulk of the remaining businesses.

There are no CARs for this area.

Direction Needed: The following table is an excerpt from Attachment 1 illustrating existing <u>allowed</u> uses and staff's preliminary recommendations for the Commission to consider.

	I-405 Center (TL10A)	
Intent for area	b. also allow other uses	
Existing (E)	E	S
Staff Proposed (S)		
Industrial	P	P
Office	P	P
Recreation	P	P
Restaurant	L	L
Brewery/distillery		
Retail-General	L	L

Retail-Auto		
Auto repair		
Retail-Storage		
Hotel	L	L
School/Day Care	P	P
Housing		
Mixed use center		

P=Permitted use L=Limited use
Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- **Restaurants:** Current policies and regulations restrict retail, hotel and restaurant uses to properties located at the north end of the area, along NE 124th Street. Restaurants located elsewhere are allowed if they existed prior to 2005. Do we want to keep this?

  Staff recommends that the Commission consider the geographic restriction on restaurant uses and whether or not this use should be allowed throughout the area, possibly with a size restriction to ensure it primarily serves surrounding businesses and does not contribute to parking problems.

2. Subarea E (TL 10C, TL 10D, TL 10E - Parmac):

Background: Attachment 2 illustrates the current business mix for Subarea E. Industrial use accounts for just over half of the area's floor area and employment. Recreational uses occupy about 20% of the floor space in the area. As the Heartland industrial study found that 90% of the building inventory in Subarea E is comprised of industrial buildings, it is evident that these recreational uses are generally located within buildings originally intended for industrial use. No floor area is reported for residential use.

The Heartland study noted a relatively high vacancy rate in this area which it attributed in large part to building condition and land use regulations. The study found that much of the area's building stock is dated and functionally obsolete for modern industrial uses.

There are no CARs for this area.

Direction Needed: The following table is an excerpt from Attachment 1 illustrating existing allowed uses and staff's preliminary recommendations for the Commission to consider.

	TL 10C, D & E-Par Mac	
Intent for area	b. also allow other uses	
Existing (E)	E	S
Staff Proposed (S)		
Industrial	P	P
Office	P	P
Recreation	P	P
Restaurant	L	L
Brewery/distillery	P	P
Retail-General		
Retail-Auto	L	L
Auto repair	P	P
Retail-Storage	L	L
Hotel		
School/Day Care	P	L
Housing	L	L
Mixed use center		L

P=Permitted use L=Limited use
Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- **Industrial Use:** Since existing policies support the transition of the Parmac area from industrial to office, current provisions restrict investment in and expansion of existing buildings. Consequently, non-industrial uses occupy spaces that no longer work for industrial uses and those that cannot be improved to better suit the industry.

  Based on Planning Commission discussions at study sessions on Totem Lake and as noted in the matrix above, staff understands that the Commission's direction for the future of the Parmac area is to acknowledge the more likely near-term vision for the area, by allowing more flexibility for industrial uses to expand and locate within the area.

  Staff recommends that policy direction for Parmac be revised to support industrial use as well as the office and high tech uses currently supported by policies in the Totem Lake Plan. This shift in direction would be accompanied by changes to provisions in the KZC to remove restrictions on reinvestment and expansion for industrial uses.

- **Housing:** The provisions for multifamily use in Parmac limit this use to the western half of the area (west of the CKC). In most of the areas where residential use is

allowed, the KZC requires mixed-use development with residential and office or residential and industrial building types. The Heartland study cautioned that it is unlikely that developers would choose to develop multifamily above office or industrial in buildings that only reach 65 feet, the height limit in these areas for this use. Attachments 3 and 4 illustrate the locations where residential use is permitted in this Subarea.

Staff recommends that the Planning Commission discuss the vision for residential use in Parmac, and the viability of the provisions that require mixed use. Direction for staff on the following issues would be helpful in developing revised policies:

- Should the mixed-use requirement be eliminated or modified?
- Should the area where residential use is permitted be changed?
- Are there issues related to compatibility with industrial uses that should be addressed?

- **School/Day Care:** Three zones lie within this subarea: TL 10C, 10D and 10E. A mix of regulations exist in these zones. In TL 10C, Schools and Day Care Centers are allowed as an accessory use. In TL 10D, only Day Care Centers and Mini Day Care uses are allowed and are restricted to accessory use. TL 10E does not allow any of these uses. As in other industrial zones, conditions in this Subarea are not ideal for School and Day Care uses, due to the potential for conflicts with industrial traffic, noise and other impacts typically associated with a highly industrial and commercial area.

  Staff requests direction from the Planning Commission as to whether the Commission would like additional restrictions or considerations included in KZC provisions related to potential conflicts between this and industrial uses.

- **Mixed Use Center:** The concept for allowing a Mixed Use Center in the Parmac area was discussed with the Planning Commission at a study session last spring. The idea would be to bring housing and some element of commercial use to property along the CKC, to take advantage of this potential future transit corridor for new residents. Staff anticipates identifying a specific location or locations within Parmac where this concept might be considered, along with a preliminary mix of uses and general standards (such as minimum land area to be aggregated).

  Staff requests direction from the Commission as to any considerations that should be addressed in draft policies to be developed for this concept. Once draft policies are prepared, this topic will brought to the Commission for further discussion.

- **Retail – Storage:** See discussion above for Subarea A.

  Staff recommends removing provisions from the KZC that allow this use in this area. This change would help to preserve land for development in industrial or other more active uses along the CKC and within this portion of the Urban Center. No existing businesses would become non-conforming as a result of this change.

- **Auto Storage:** As in Subarea B, this use is not described in the matrix above, but is a land use found in Subarea E. Free-standing auto storage (not associated with an on-site primary use) may not be a permitted use within TL 10D and TL 10E (Subarea E). Staff will research how this use has been allowed in this area, and provide additional information about the use at the meeting on October 23rd. While the use may provide support to vehicle sales elsewhere in Totem Lake, it may displace other desirable industrial uses and employment.

  Staff recommends that the Planning Commission discuss the existence of this use and any possible merits of its presence within the area. Staff suggests that the Planning Commission consider directing staff to develop policy language for the Totem Lake Business District plan to either clearly prohibit or support the use.

3. Subarea F (TL 10B):

Background: Attachment 2 illustrates the current business mix for Subarea F. Developed floor area is dominated by church and retail storage uses. While office uses occupy just 16% of the area's floor area, they provide about 62% of its employment. Current plan policies encourage residential use west of 118th Avenue NE, and restrict retail use to land east of this street.

There are no CARs for this area.

Direction Needed: The following table is an excerpt from Attachment 1 illustrating existing allowed uses and staff's preliminary recommendations for the Commission to consider.

	TL 10B- N of 116 St	
Intent for area	b. also allow other uses	
Existing (E)	E	S
Staff Proposed (S)		
Industrial	P	P
Office	P	P
Recreation	P	P
Restaurant	L	L
Brewery/distillery	P	P
Retail-General	L	L
Retail-Auto		
Auto repair	L	L
Retail-Storage	L	L
Hotel		L
School/Day Care	P	P
Housing	L	L
Mixed use center		

P=Permitted use, L=Limited use, Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- **Vehicle repair, etc.:** Existing provisions restrict "Vehicle or boat repair, services, washing or rental" to parcels that abut 120th Avenue NE. The retail area north of NE 118th Street, which borders the north end of this subarea, is developed with retail uses and allows the full range of auto-related uses, including auto sales.

  Staff recommends that the Commission consider expanding the area where this use is permitted to all parcels east of 118th Avenue NE and south of NE 118th Street.

- **Restaurant or Tavern and General Retail**: Restaurants and Taverns are restricted to land within 150 feet of the CKC in this area. General retail uses are not among the current permitted uses in the zone. As noted above, the area on the north side of NE 118th St. is zoned for and developed with retail uses.

  Staff recommends that the Commission consider expanding the area where these uses are permitted to all parcels east of 118th Avenue NE and south of NE 118th Street.

C. Study Area 3

1. <u>Subarea G (Norkirk LIT):</u>

Background: Attachment 2 illustrates the current business mix for Subarea G. In terms of square footage and number of employees, the area is dominated by light industrial uses. The industrial character of the City maintenance center and shops reinforces that dominant characteristic. The southwest corner of the Subarea has trended more toward office while the remainder is more mixed. Along 7th Avenue there are a variety of auto related uses. There is a retail storage facility in the zone that became nonconforming with the adoption of the CKC zoning earlier this year. A catering business with a popular restaurant has moved into the area and become a destination.

There are a variety of CAR's for this area including:

- Rezoning the area along 8th and 9th Avenues to residential
- Providing a transition zone between industrial and single family uses to include all of the LIT area west of 8th St
- Expanding the LIT area by two lots on the north side of 9th Ave
- Preserving current zoning but adding low-density residential work loft as allowed use.

Consideration of the CAR's will involve review of LIT boundaries and uses at the neighborhood plan level.

Comments from Norkirk residents at the community meeting on the neighborhood plan focused on:

- Maintaining LIT businesses to provide services and job growth and not allowing residential and retail
- Improving transitions from industrial to single family with uses like office or multi family
- Preserving the Cannery building

Direction Needed: The following table is an excerpt from Attachment 1 illustrating existing allowed uses and staff's preliminary recommendations for the Commission to consider.

Norkirk LIT		
Intent for area	b. also allow other uses	
Existing (E)	E	S
Staff Proposed (S)		
Industrial	P	P
Office	P	P
Recreation	P	P
Restaurant	L	L
Brewery/distillery	L	L
Retail-General		
Retail-Auto	L	
Auto repair	P	P
Retail-Storage	L	L
Hotel		
School/Day Care	P	P
Housing		CAR
Mixed use center		

P=Permitted use L=Limited use
Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- Retail – Auto. The Plan and KZC were amended a number of years ago at the behest of the Green Car Company to allow very limited sales of alternate fuel vehicles in this Subarea. The Green Car Company came and left and it seems highly unlikely that another car company would fit the limited circumstances where the use is allowed in this zone (primarily alternative fuel vehicles, only on 7th Ave or 8th St, no outdoor sales/storage/displays, limited signage, limited test drives).

  Staff recommends removing the Plan and KZC provisions that allow this use. Staff can discuss this proposal at the upcoming neighborhood meeting for input.

- Cannery. The future of the Cannery is currently unknown. The City has a Historic Overlay zone process (KZC Chapter 75) that allows significant flexibility in uses and development standards in exchange for retention of historic structures, although the site doesn't currently have a Historic Overlay designation. The existing

neighborhood plan also acknowledges that zoning flexibility is appropriate to preserve the building.

Staff recommends no changes. Current mechanisms are in place to assist in preservation of the building.

- Uses. The Commission should review the allowed uses and discuss whether additional limitations or allowances are appropriate. Two points that have been raised relate to:
  - More flexibility in allowing restaurant uses (currently limited to 20% of a primary use)
  - Considering transition uses between LIT and single family zones

Staff recommends discussion of whether additional restaurant uses is consistent with direction for this subarea. If there is interest, limitations on size could be included, but parking and traffic would be difficult issues to address. Regarding transition uses, staff recommends that any substantive discussion hold until upcoming engagement of the neighborhood and affected owners in the process.

2. <u>Subarea H (Everest & Moss Bay LIT):</u>

Background: Attachment 2 illustrates the current business mix for Subarea H. In terms of square footage and number of employees, the area is balanced between light industrial and office uses. However, current data do not reflect the construction of 180,000 additional square feet for Google on the west side of the CKC. When complete, this will tilt the balance significantly toward office in terms of square footage and number of employees. This trend is likely to continue. The first brewery along the CKC will be opening on the property north of Google and is not currently represented in the data. There are two retail storage facilities in the area that became nonconforming with the adoption of the CKC zoning earlier this year. Properties on the east side of the CKC near Everest Park tend to be more industrial in use, have more challenging access, and some sensitive areas constraints.

There are no CAR's for this area. There were limited comments about the LIT areas from residents of these neighborhoods at community meetings held to discuss the neighborhood plan.

Direction Needed: The following table is an excerpt from Attachment 1 illustrating existing <u>allowed</u> uses. Staff is not suggesting any changes to this area.

Everest & Moss Bay LIT		
Intent for area	b. also allow other uses	
Existing (E) **Staff Proposed (S)**	E	S
Industrial	P	P
Office	P	P
Recreation	P	P

Restaurant	L	L
Brewery/distillery	L	L
Retail-General		
Retail-Auto		
Auto repair	P	P
Retail-Storage	L	L
Hotel		
School/Day Care	P	P

P=Permitted use L=Limited use
Blank=Not permitted

The Planning Commission should provide direction on the following key issues and identify any additional issues for consideration:

- Retail Storage. Although these uses are nonconforming along the CKC, they will likely remain for some period of time. This raises the question of whether redevelopment incentives should be offered to potentially affect the market or if these sites should subject to existing market forces.

  Staff recommends that the Commission discuss this point.

Attachments:

1. Land Use Matrix
2. Study Area Maps
3. Totem Lake – Housing Incentive Area Map
4. Totem Lake – Stand Alone Housing Areas Map

i

Potential Uses Permitted by Area

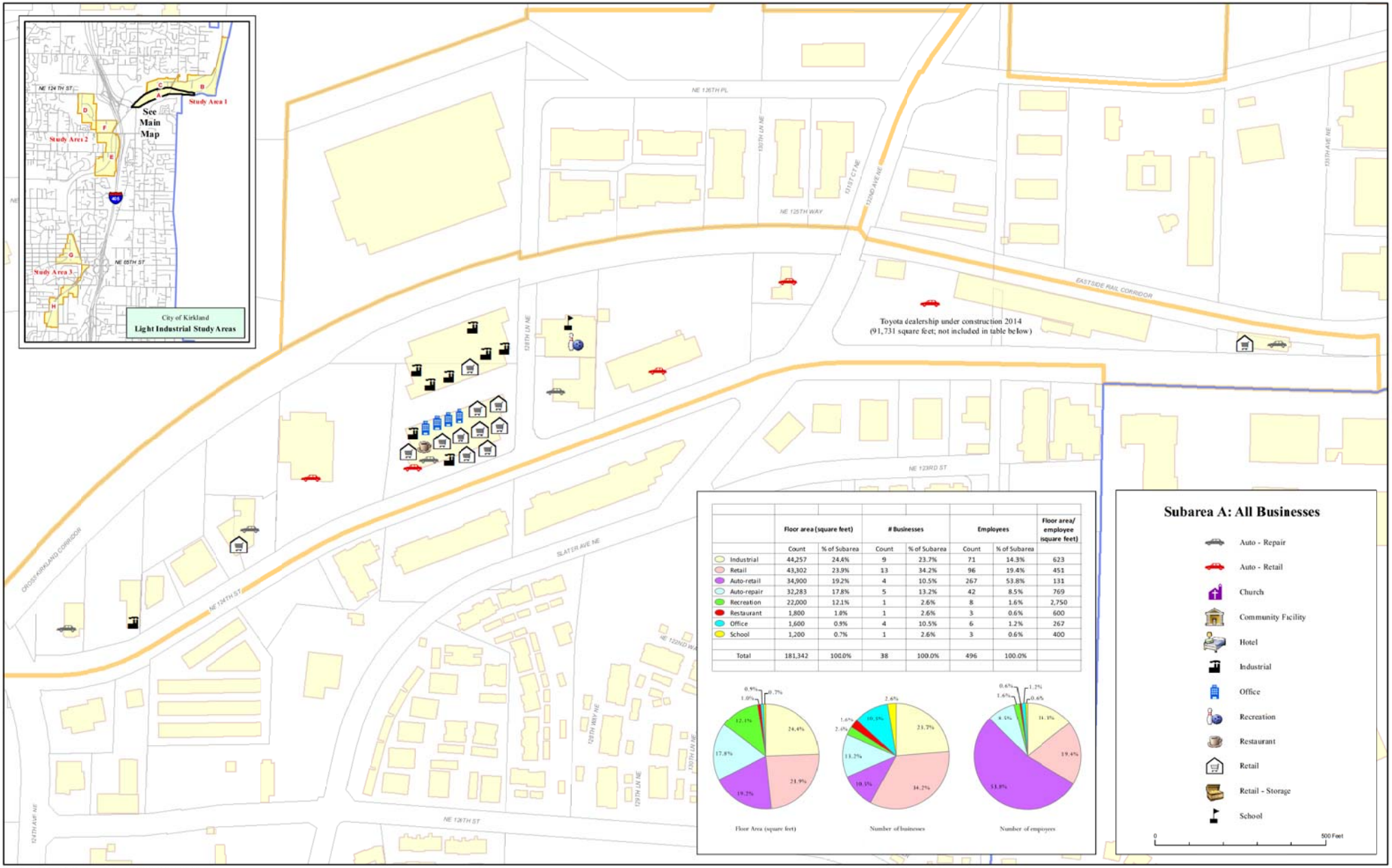
	TL 10C, D & E-Par Mac		TL 10B-N of 116 St		I-405 Center (TL10A)		TL 7-along 124 St[1]		TL 7-Remainder		TL 9		Norkirk		Everest & Moss Bay		NE 85th Corr.	
Intent for area	b. also allow other uses		b. also allow other uses		b. also allow other uses		b. also allow other uses		b. also allow *some* other uses		a. max opportunity for industrial		b. also allow other uses		b. also allow other uses		c. shift to office and/or retail	
Existing (E) / **Staff Proposed (S)**	E	S	E	S	E	S	E	S	E	S	E	S	E	S	E	S	E	S
Industrial	P	P	P	P	P	P	P	P	P	P[CAR]	P	P	P	P	P	P	P	L[2]
Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation[3]	P	P[4]	P	P[4]	P	P	P	P	P	P			P	P	P	P	P	P[5]
Restaurant	L[6]	L[6]	L[6]	L[7]	L[8]	L[8]	P	P	L[6]	L[6]	L[6]	L[6]	L[9]	L	L[6]	L	P	P
Brewery/distillery	P[10]	P[10]	P[10]	P[7]			P	P	P[10]	P[10]	P[10]	P[10]	L[6]	L	L[6]	L	P	P
Retail-General			L[6]	L[7]	L[8]	L[8]	P	P									P	L[5]
Retail-Auto	L[11]	L[11]					P	P	P	L		CAR	L[12]					
Auto repair	P	P	L[13]	L[7]			P	P	P	P	P	P	P	P	P	P	P	P[5]
Retail-Storage	L[14]	L[15]	L[14]	L[14]			L[14]	L[15]	L[14]	L[15]	L[14]	L[15]	L[14]	L	L[14]	L	P	P
Hotel				L[6]	L[16]	L[16]	P	P	P	P							L[6]	CAR
School/Day Care	P	L[17]	P	P	P	P	P	L[17]	P	L[17]	L[18]	L[19]	P	P	P	P	P	P
Housing	L[20]	L	L[21]	L[21]				CAR		CAR				CAR			P	P
Mixed use center		L[22]						L[22]										

P: Permitted **L: Limited (see footnotes)** **CAR: Pending Citizen Amendment Request**

[1] Area may be limited to properties west of 128th Lane NE. (Boundaries of TL 7 and TL 9 zones to be discussed with PC).
[2] Recognize existing industrial uses.
[3] Recreation use to be studied with PC (potential parking and compatibility issues)
[4] Additional restrictions to address conflicts may be recommended.
[5] Limited to properties west of 122nd Ave NE at south end, east of 122nd Ave NE across from RH 3 zone.
[6] Limited to properties along the CKC.
[7] Extend to allow on properties with frontage on NE 118th street, east of 118th Avenue NE.
[8] Currently restricted to NE 124th Street. Restaurants elsewhere are permitted if they existed prior to 2005. *Options*: Continue to limit to NE 124th Street, or allow restaurants throughout with size limitations.
[9] Associated with a catering business and along CKC.
[10] Size of tasting rooms, accessory retail sales and office limited.
[11] Restricted to property along NE 116th Street in TL 10C.
[12] Only properties adjoin 7th Ave or 8th St, no outdoor sales, primarily alternate fueled vehicles, Process I permit
[13] Auto repair currently restricted to properties along 120th Avenue NE.

Attachment 1

[14] Not allowed if property within 150' of CKC/ERC. (Mini-storage use to be discussed with PC).
[15] Consider restricting this use in zones where mini-storage uses do not exist.
[16] Limited to properties along NE 124th Street.
[17] Restrict due to conflicts with industrial use (To be discussed with PC).
[18] School prohibited. Day Care Center allowed where accessory to a primary use.
[19] Consider additional restrictions to address conflicts with industrial (traffic).
[20] In Housing Incentive Areas (Approach to housing in this area to be discussed with PC).
[21] Restricted to properties west of 118th Avenue NE.
[22] Subject to master plan approval at specified location(s).



	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Industrial	44,257	24.4%	9	23.7%	71	14.3%	623
Retail	43,302	23.9%	13	34.2%	96	19.4%	451
Auto-retail	34,900	19.2%	4	10.5%	267	53.8%	131
Auto-repair	32,283	17.8%	5	13.2%	42	8.5%	769
Recreation	22,000	12.1%	1	2.6%	8	1.6%	2,750
Restaurant	1,800	1.0%	1	2.6%	3	0.6%	600
Office	1,600	0.9%	4	10.5%	6	1.2%	267
School	1,200	0.7%	1	2.6%	3	0.6%	400
Total	181,342	100.0%	38	100.0%	496	100.0%	

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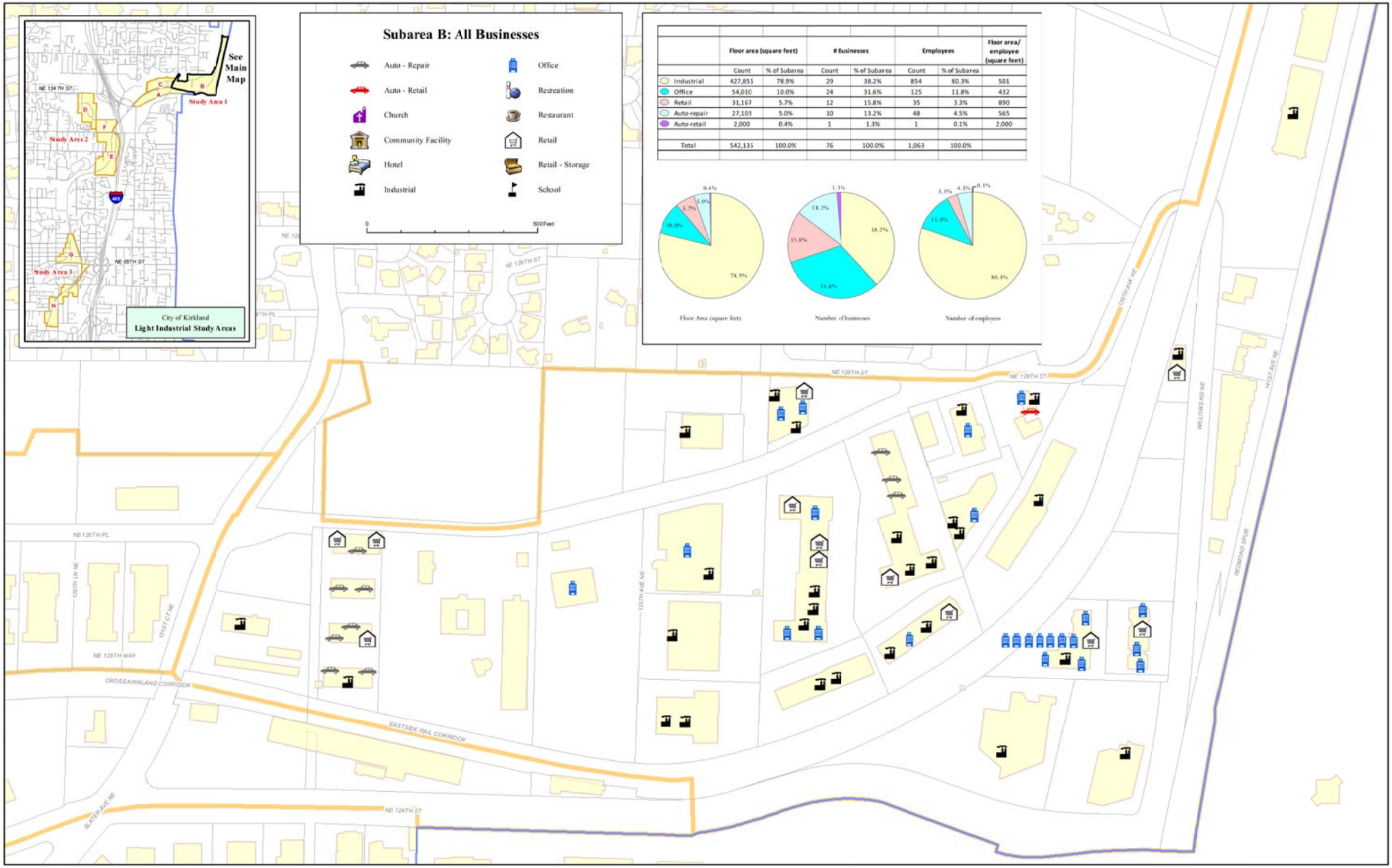

	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Industrial	427,855	78.9%	29	38.2%	854	80.3%	501
Office	54,010	10.0%	24	31.6%	125	11.8%	432
Retail	31,167	5.7%	12	15.8%	35	3.3%	890
Auto-repair	27,103	5.0%	10	13.2%	48	4.5%	565
Auto-retail	2,000	0.4%	1	1.3%	1	0.1%	2,000
Total	542,135	100.0%	76	100.0%	1,063	100.0%	

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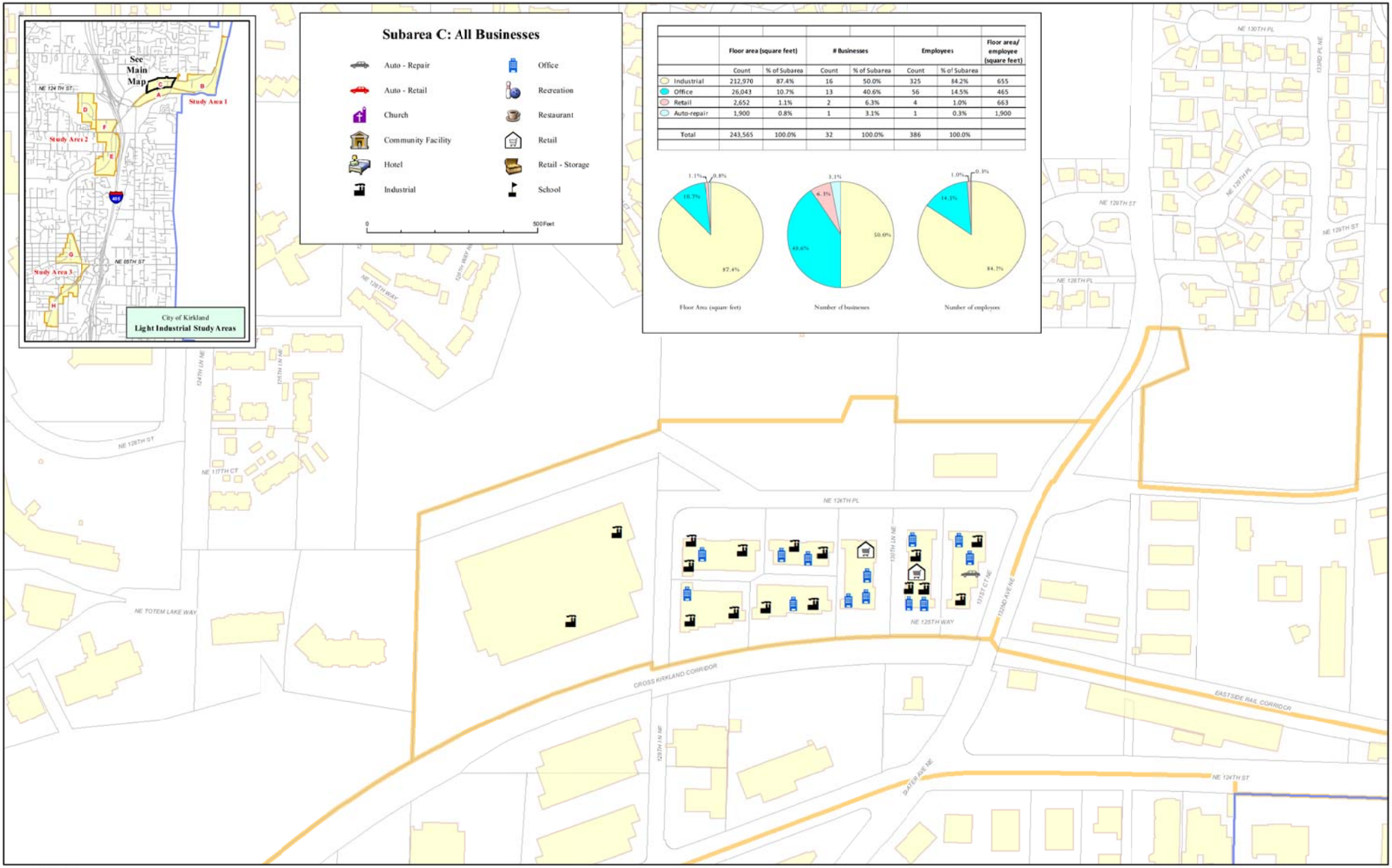

	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Industrial	212,970	87.4%	16	50.0%	325	84.2%	655
Office	26,043	10.7%	13	40.6%	56	14.5%	465
Retail	2,652	1.1%	2	6.3%	4	1.0%	663
Auto-repair	1,900	0.8%	1	3.1%	1	0.3%	1,900
Total	243,565	100.0%	32	100.0%	386	100.0%	

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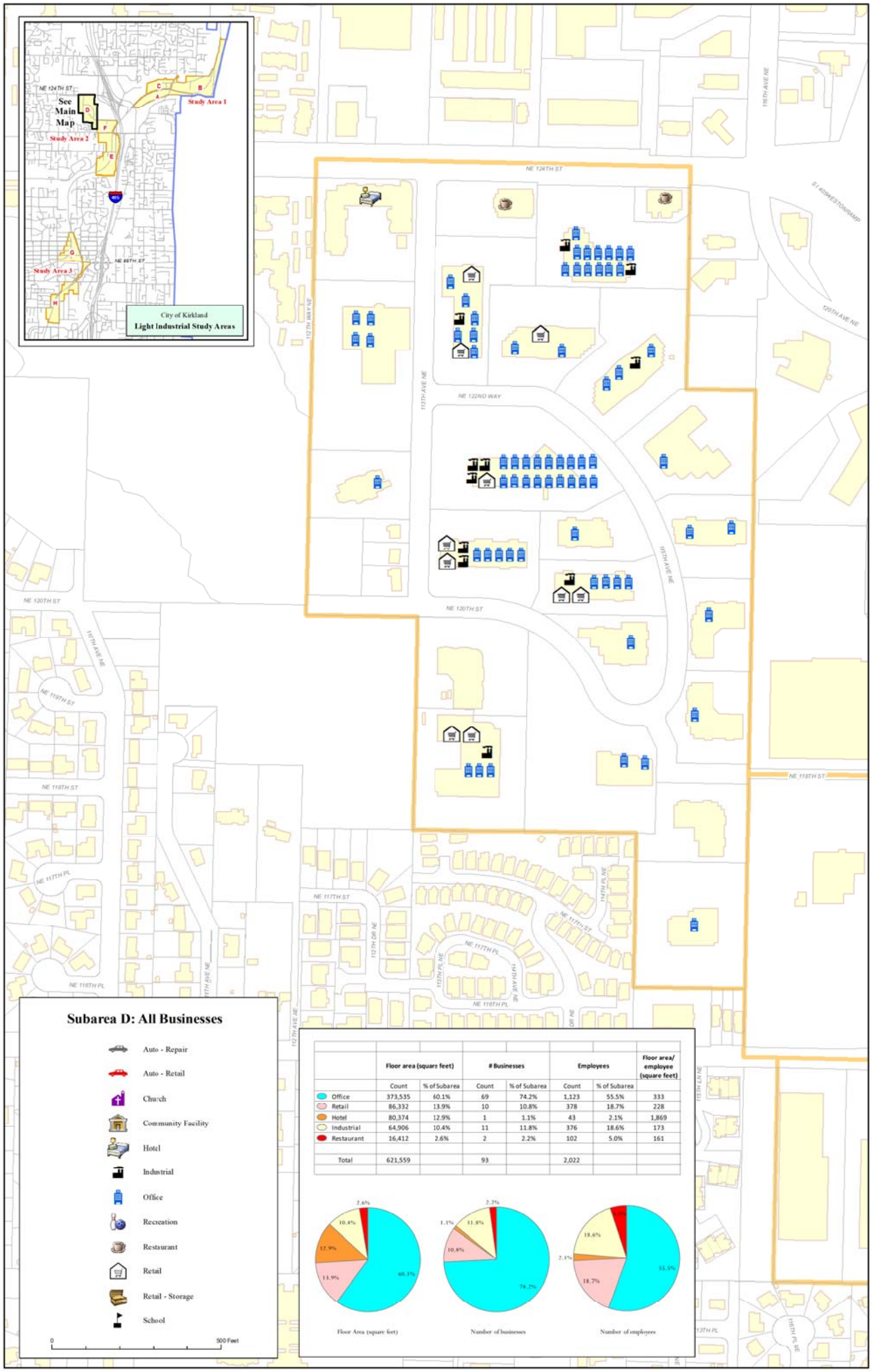

	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Office	373,535	60.1%	69	74.2%	1,123	55.5%	333
Retail	86,332	13.9%	10	10.8%	378	18.7%	228
Hotel	80,374	12.9%	1	1.1%	43	2.1%	1,869
Industrial	64,906	10.4%	11	11.8%	376	18.6%	173
Restaurant	16,412	2.6%	2	2.2%	102	5.0%	161
Total	621,559		93		2,022		

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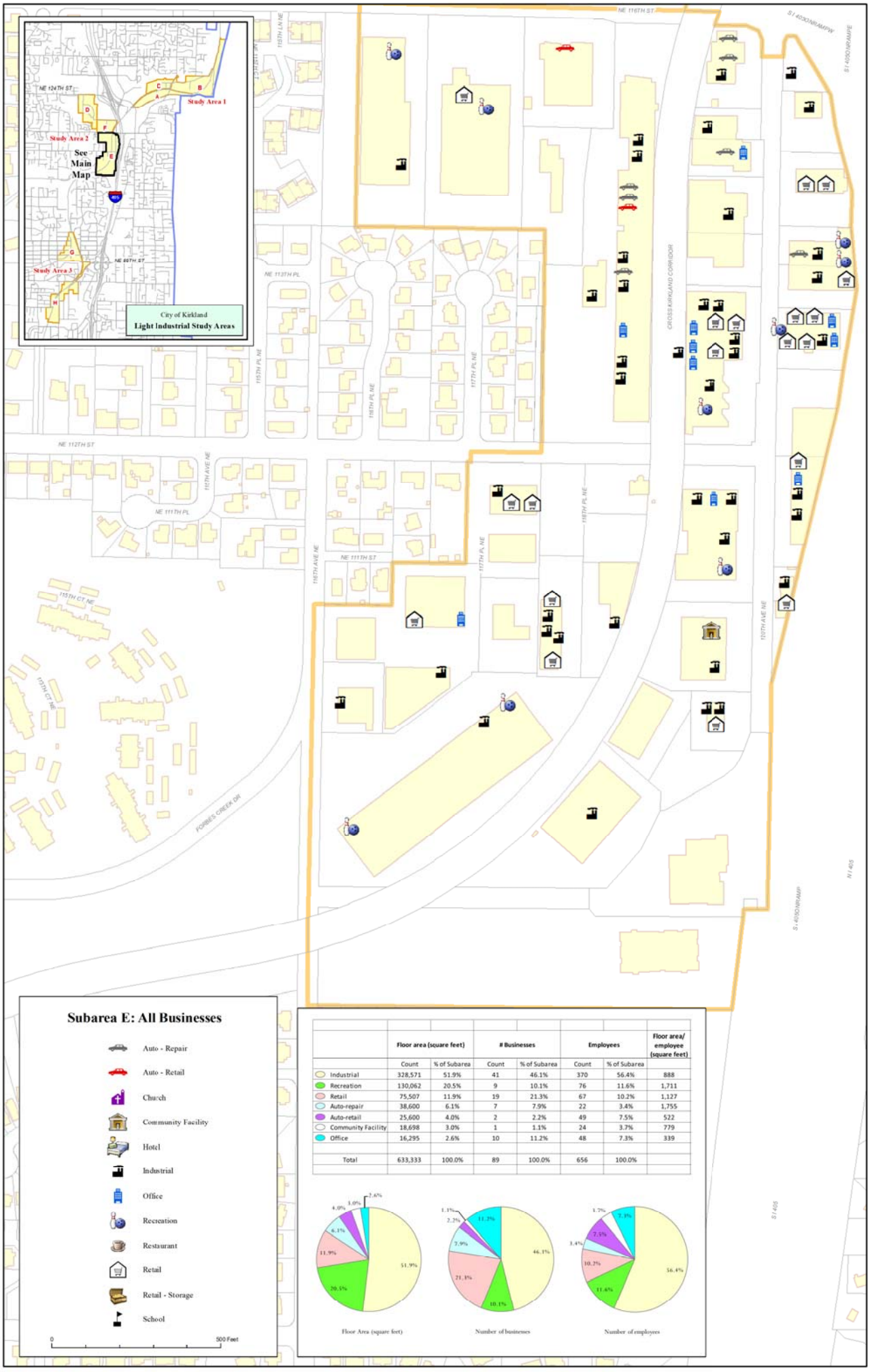

	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Industrial	328,571	51.9%	41	46.1%	370	56.4%	888
Recreation	130,062	20.5%	9	10.1%	76	11.6%	1,711
Retail	75,507	11.9%	19	21.3%	67	10.2%	1,127
Auto-repair	38,600	6.1%	7	7.9%	22	3.4%	1,755
Auto-retail	25,600	4.0%	2	2.2%	49	7.5%	522
Community Facility	18,698	3.0%	1	1.1%	24	3.7%	779
Office	16,295	2.6%	10	11.2%	48	7.3%	339
Total	633,333	100.0%	89	100.0%	656	100.0%	

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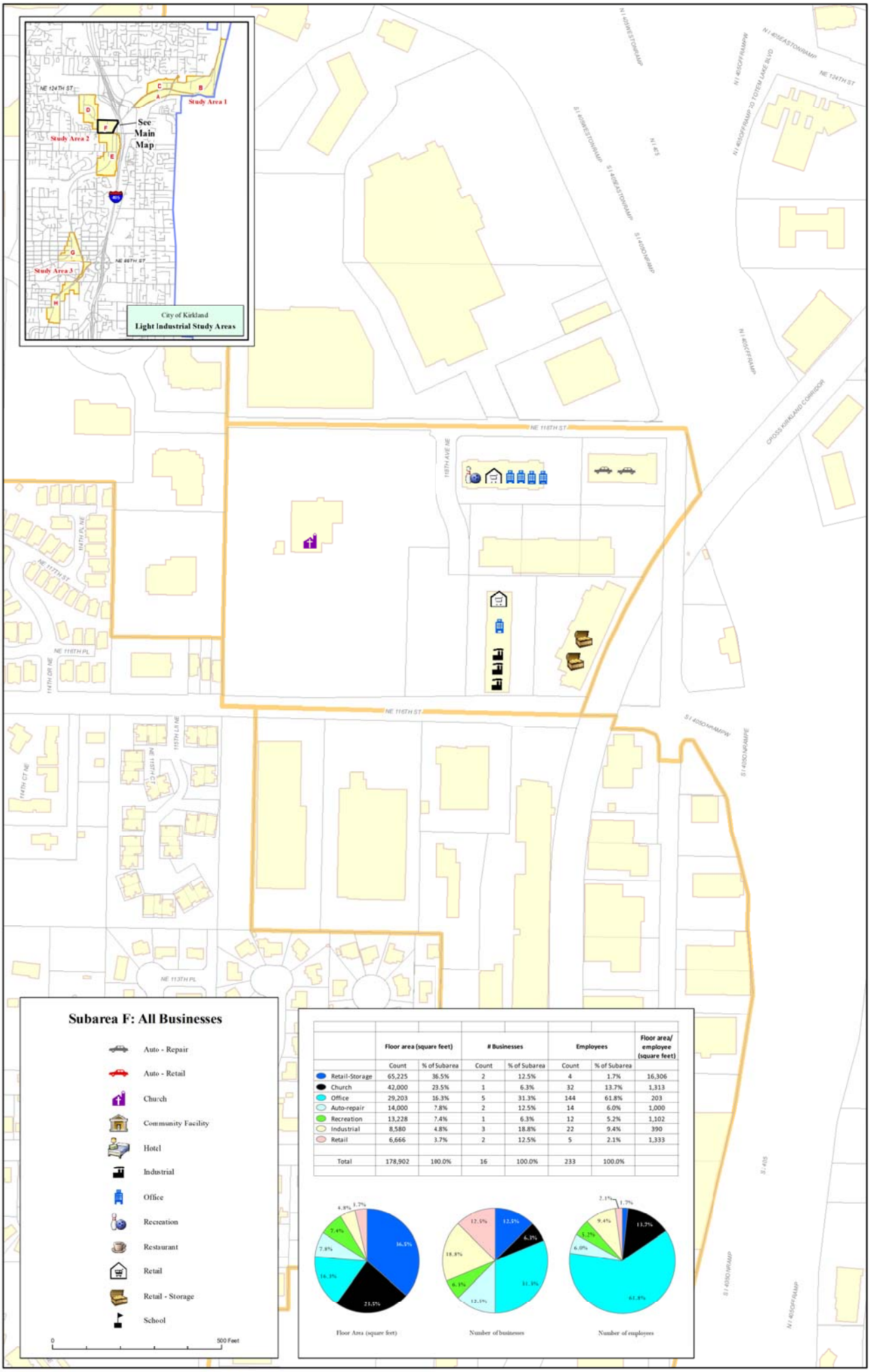

	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Retail-Storage	65,225	36.5%	2	12.5%	4	1.7%	16,306
Church	42,000	23.5%	1	6.3%	32	13.7%	1,313
Office	29,203	16.3%	5	31.3%	144	61.8%	203
Auto-repair	14,000	7.8%	2	12.5%	14	6.0%	1,000
Recreation	13,228	7.4%	1	6.3%	12	5.2%	1,102
Industrial	8,580	4.8%	3	18.8%	22	9.4%	390
Retail	6,666	3.7%	2	12.5%	5	2.1%	1,333
Total	178,902	100.0%	16	100.0%	233	100.0%	

Floor Area (square feet)

Number of businesses

Number of employees

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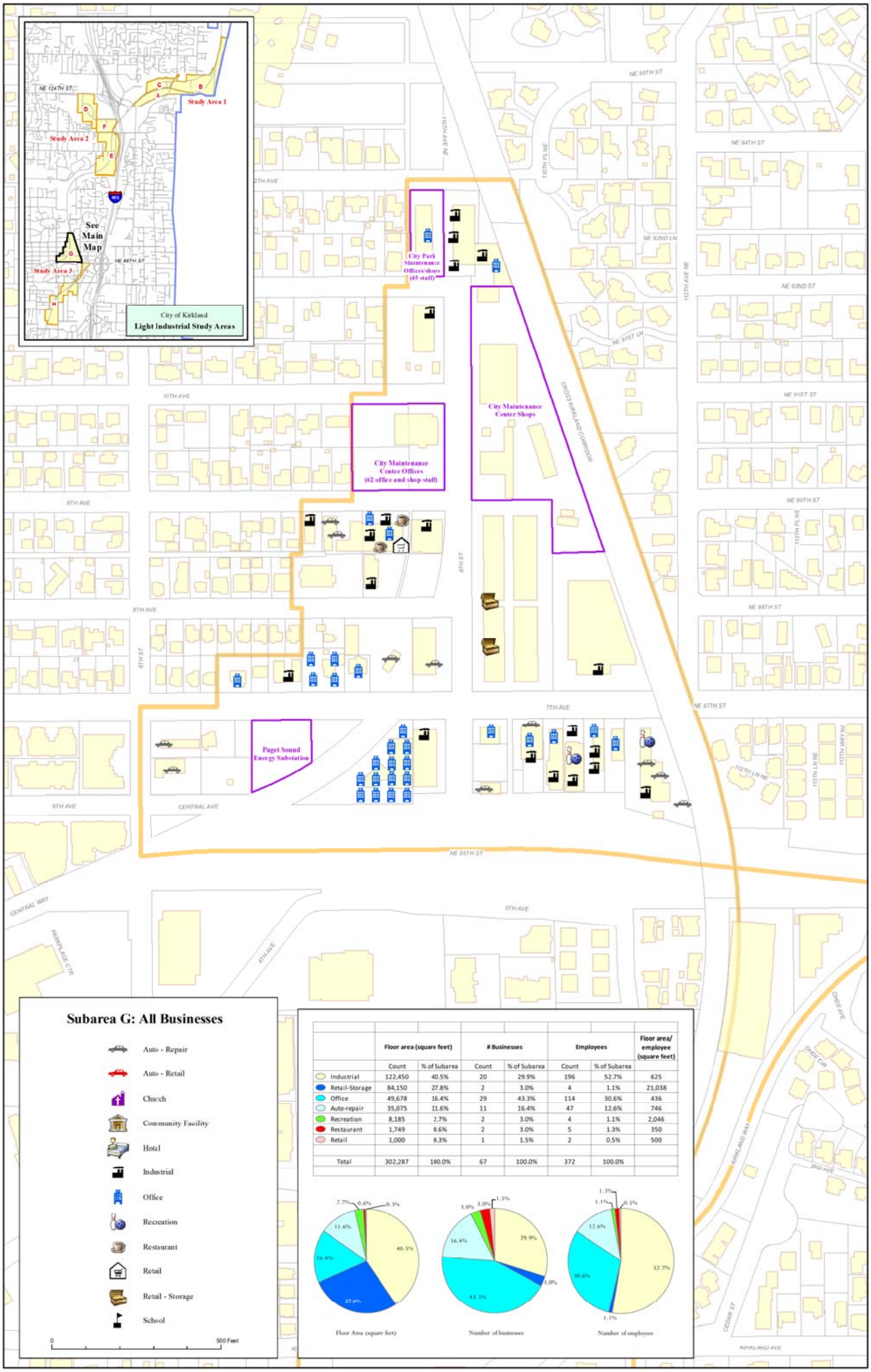

	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Industrial	122,450	40.5%	20	29.9%	196	52.7%	625
Retail-Storage	84,150	27.8%	2	3.0%	4	1.1%	21,038
Office	49,678	16.4%	29	43.3%	114	30.6%	436
Auto-repair	35,075	11.6%	11	16.4%	47	12.6%	746
Recreation	8,185	2.7%	2	3.0%	4	1.1%	2,046
Restaurant	1,749	0.6%	2	3.0%	5	1.3%	350
Retail	1,000	0.3%	1	1.5%	2	0.5%	500
Total	302,287	100.0%	67	100.0%	372	100.0%	

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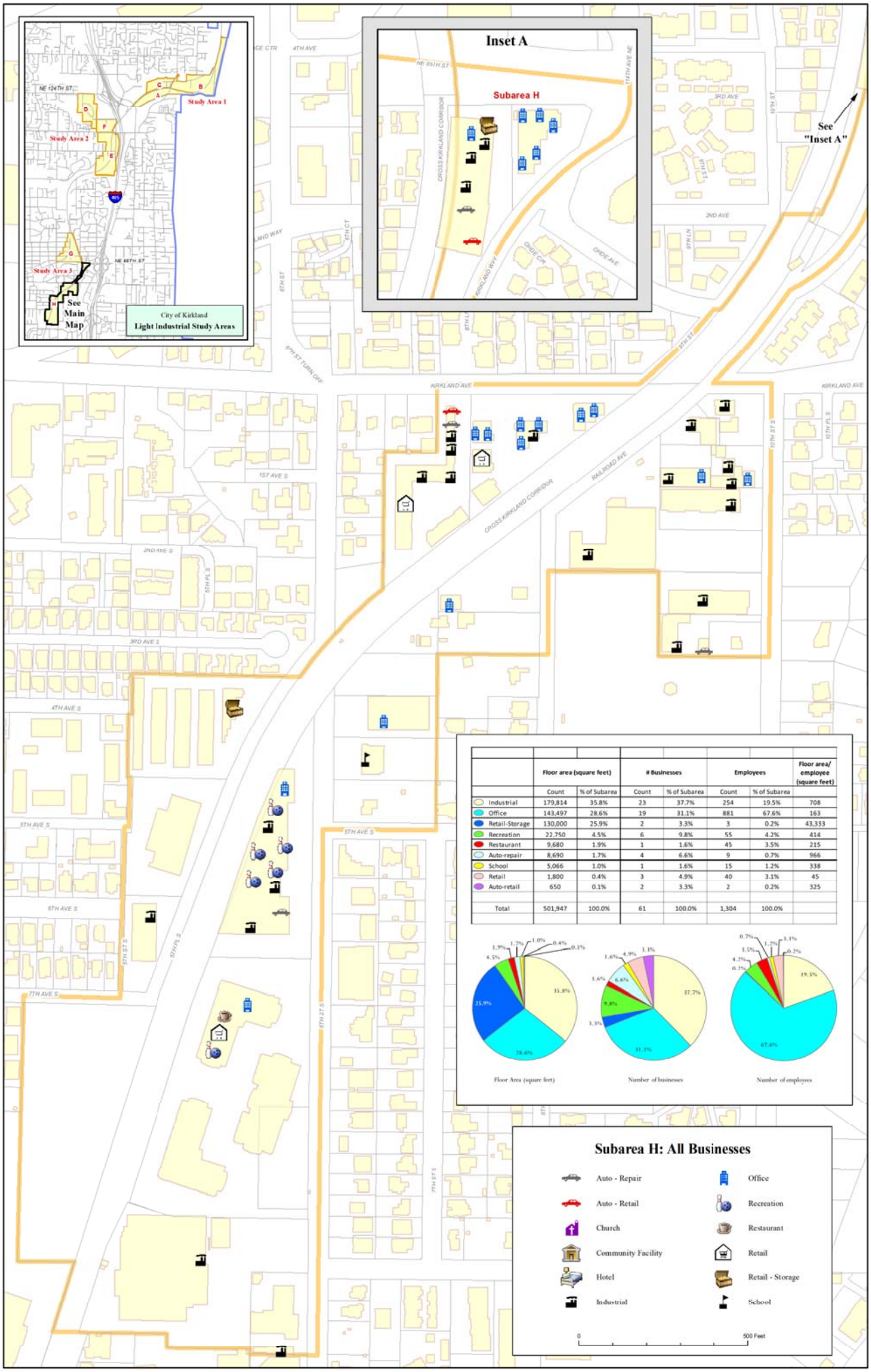

	Floor area (square feet)		# Businesses		Employees		Floor area/ employee (square feet)
	Count	% of Subarea	Count	% of Subarea	Count	% of Subarea	
Industrial	179,814	35.8%	23	37.7%	254	19.5%	708
Office	143,497	28.6%	19	31.1%	881	67.6%	163
Retail-Storage	130,000	25.9%	2	3.3%	3	0.2%	43,333
Recreation	22,750	4.5%	6	9.8%	55	4.2%	414
Restaurant	9,680	1.9%	1	1.6%	45	3.5%	215
Auto-repair	8,690	1.7%	4	6.6%	9	0.7%	966
School	5,066	1.0%	1	1.6%	15	1.2%	338
Retail	1,800	0.4%	3	4.9%	40	3.1%	45
Auto-retail	650	0.1%	2	3.3%	2	0.2%	325
Total	501,947	100.0%	61	100.0%	1,304	100.0%	

Floor Area (square feet)

Number of businesses

Number of employees

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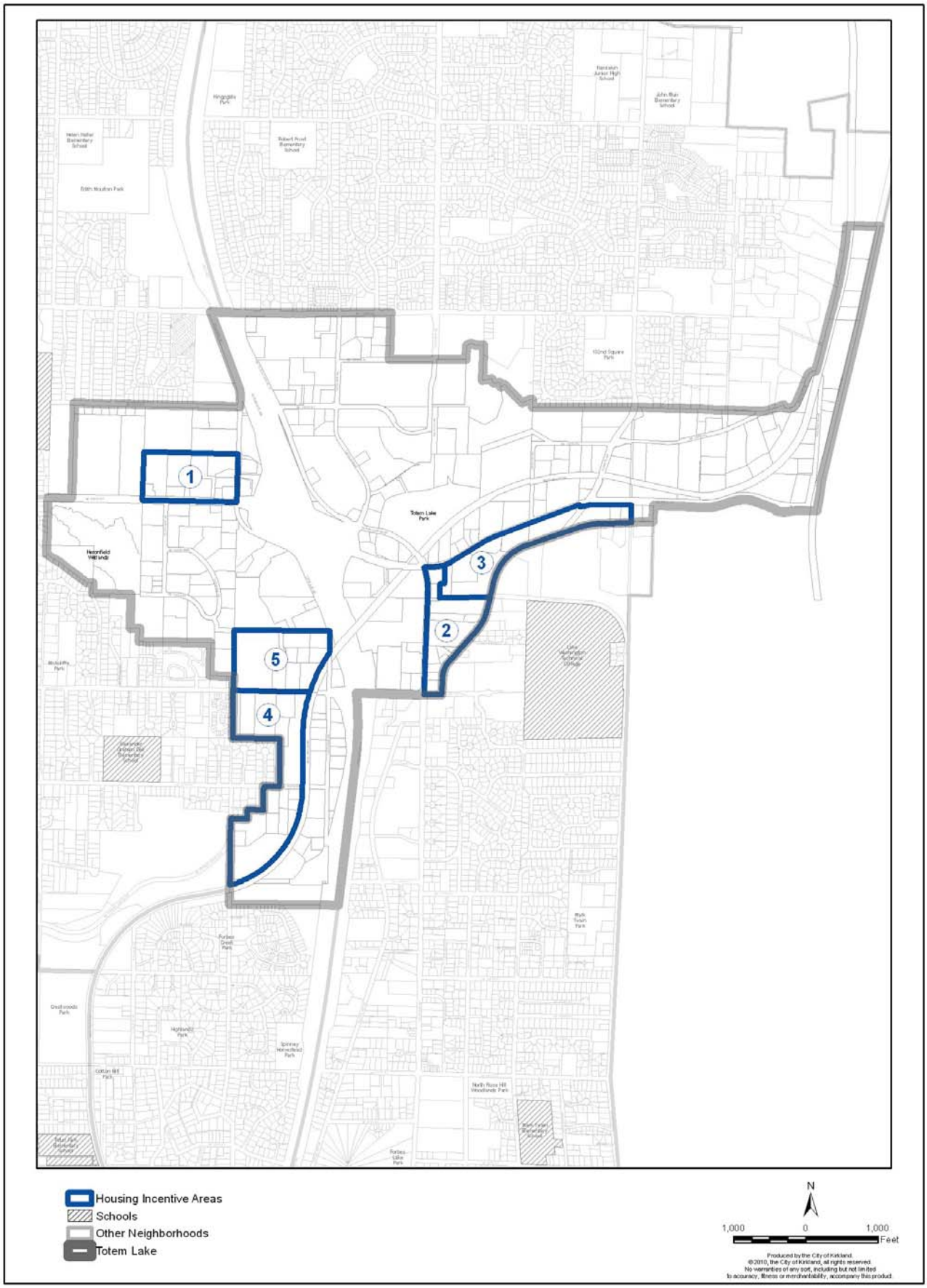
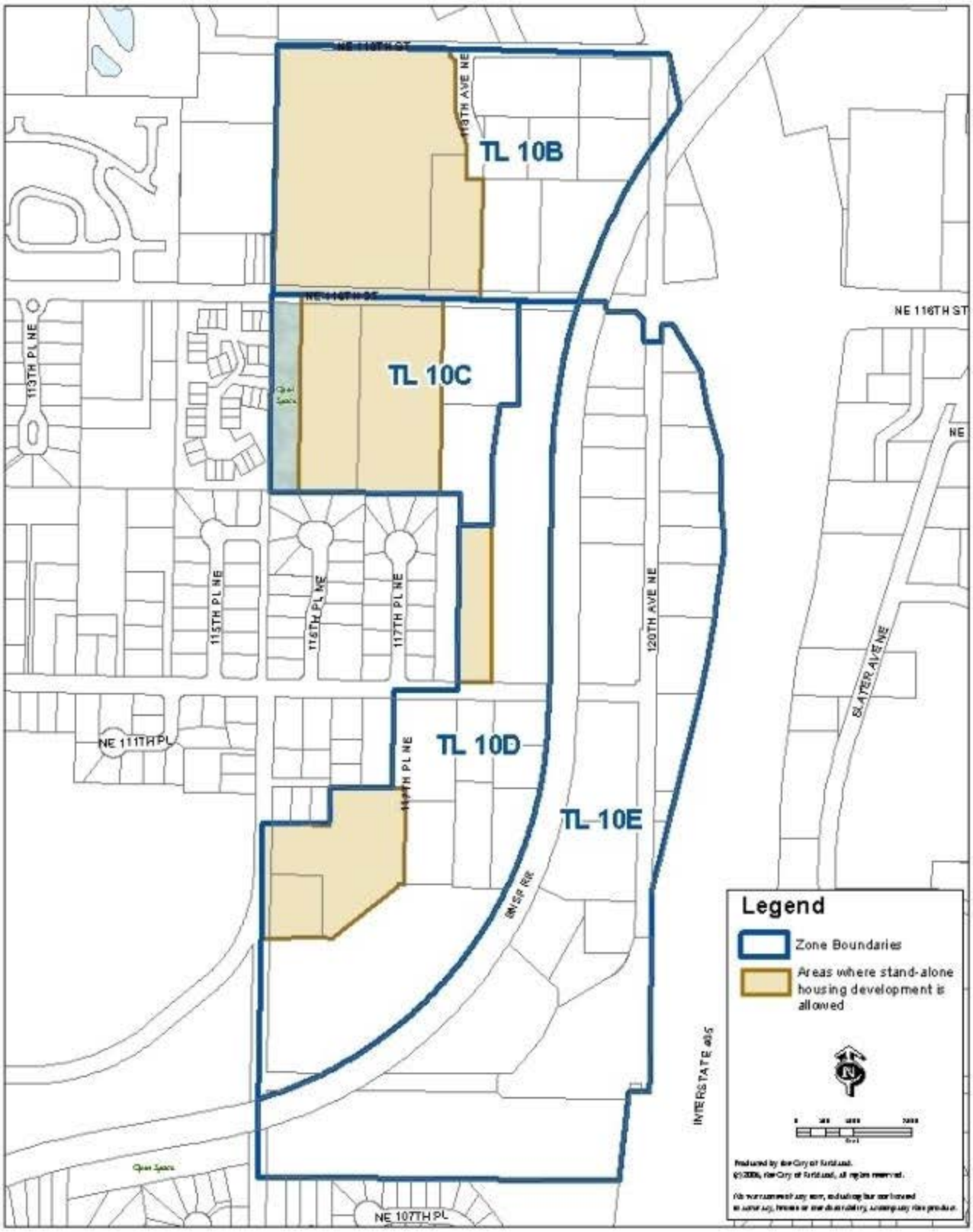


Figure TL-7: Totem Lake Housing Incentive Areas

Attachment 4