



MEMORANDUM

Date: September 15, 2015

To: Planning Commission

From: Dorian Collins, Senior Planner, AICP
Eric Shields, Director, AICP

RE: CONTINUATION OF PUBLIC HEARING ON TOTEM COMMERCIAL CENTER
CITIZEN AMENDMENT REQUEST (CAR)
FILE NO. CAM13-00465, #5 and #14

I. RECOMMENDATION

- Continue the public hearing for public comments and deliberation on the Totem Commercial Center Citizen Amendment Request (CAR). The proposal is to change regulations within the TL 7 zone to allow an increase in maximum building height to 80 feet (or higher) and to expand the permitted uses within this zone to include multifamily residential use.
- Deliberate and provide direction to staff on points noted below, to be included in the Planning Commission's recommendation to City Council.

II. BACKGROUND

Please bring your packets from the August 13th and September 10th public hearings related to the Totem Commercial Center CAR.

Materials provided to the Planning Commission for consideration at the continuation of the public hearing on September 10th can be viewed [here](#). The materials provided for all of the Totem Lake CARs on August 13th are available [here](#), (the discussion of the Totem Commercial Center begins on page 15). Attachments related to the request (19-23) are included [here](#).

At the meeting on August 13th, the Planning Commission held a public hearing on the Totem Lake Business District Plan and related Citizen Amendment Requests. At that time, the Commission was undecided regarding the issue of increased building height for the Totem Commercial Center CAR, and requested additional information for further study. The Commission continued the hearing for the Totem Commercial Center CAR only to the meeting on September 10th. At that

meeting, the Commission discussed the issue of building height, but also considered the possible implications for shadow impacts that may result from taller buildings in this area. The draft Environmental Impact Statement (EIS) for the Comprehensive Plan update indicates the potential for shadow impacts to the north and northwest of the Totem Commercial Center study area along the entire length of the Cross Kirkland Corridor, and extending into Totem Lake Park (see Attachment 1).

The Planning Department has authorized Berk Consulting, who prepared the portion of the EIS that included the Totem Lake Shadow Impact Analysis, to further evaluate potential shading impacts from increased height in this area. Berk will create a digital model with SketchUp software which City staff can use to evaluate possible impacts from height increases in the area. This tool will provide information that will be useful to the Planning Commission in establishing building setbacks or stepbacks for development in the TL 7A zone. Staff will bring this information and proposed approaches for the Planning Commission to consider to the continued hearing on September 24th.

At the meeting on September 10th, the Planning Commission passed a motion in support of Option 2, as set forth on page 18 of the [staff memo](#) for the August 13th public hearing: "West of 128th Lane NE only: to allow residential in mixed use development with minimum standards for ground floor commercial, to allow for increased height to 80' for mixed use containing residential and/or office use, and to include minimum aggregation requirements. This option would not include restrictions on industrial uses". The Commission noted that the amendments noted in the memo for this option would be included. The motion also stated that the recommendation would include "potential stepbacks or revisions to design guidelines yet to be clarified", to address shadow impacts.

Staff requests that the Planning Commission provide direction on the following topics in the recommendation to City Council:

- Any additions and/or revisions to proposed zoning regulations for the TL 7A zone to address potential shading impacts from taller structures; and/or
- Any specific direction to be incorporated into Totem Lake Design Guidelines, anticipated for revision in the spring of 2016.

Attachments:

1. Totem Lake Shadow Impact Analysis Map (Exhibit 3.1-17, Draft Comprehensive Plan EIS, June 2015)

