



**MEMORANDUM**

**Date:** May 21, 2015

**To:** Planning Commission

**From:** Dorian Collins, Senior Planner  
Paul Stewart, Deputy Director

**Subject:** Comprehensive Plan Update – Totem Lake Business District,  
File No. CAM13-00465, #4

This memo addresses the following Comprehensive Plan Update topic:

- Totem Lake Business District – Draft Amendments to the Zoning Code and Zoning Map
- Study Session #7

**I. RECOMMENDATION**

Review the draft amendments to the Zoning Code and Zoning Map, and provide direction for any changes to staff. Based on Planning Commission direction, staff will revise the draft amendments for consideration at the public hearing on August 13th. The amendments will remain in draft form and continue to be shaped by the following processes:

- Planning Commission discussion and direction on the revised draft Plan for the Totem Lake Business District and Urban Center, scheduled for study on June 11<sup>th</sup>
- City Council briefing on the draft Plan and Citizen Amendment Requests (CARs) on July 7<sup>th</sup>
- Final recommendations from the Planning Commission on the six CARs that may influence land use and policy direction in the Totem Lake Business District and Urban Center.
- Public input prior to and at the public hearing on August 13th
- EIS analysis of growth alternatives, including the Totem Lake Planned Action EIS

## II. BACKGROUND DISCUSSION

The draft proposed Zoning Code and map amendments contain changes intended to implement preliminary policy direction provided by the Planning Commission during study sessions on the Totem Lake Business District since the fall of 2014. Materials provided for those meetings are available at the links noted below:

- Industrial Areas discussion: [October 23, 2014](#)
- Review of Totem Lake Draft Plan update: [January 22, 2015](#)
- Citizen Amendment Request (Walen): [February 26, 2015](#)
- Citizen Amendment Requests (Evergreen and Totem Commercial Center): [March 12, 2015](#)
- Citizen Amendment Requests (Morris, Rairdon and Astronics): [April 15, 2015 - 1](#) and [April 16, 2015 - 2](#)
- Totem Lake update follow-up: [April 23, 2015](#)

### Zoning Code and Zoning Map Amendments

Proposed changes to incorporate policy direction are shown in Attachment 1. The chart lists the changes by zone, and notes whether changes are proposed to the text of the Zoning Code, the Zoning Map or both. A brief note describing the purpose of each amendment is provided next to each change. Proposed changes to the Zoning Map are shown in Attachment 2.

Some changes are proposed that would affect multiple zones. For example, the policy discussion related to the retention of land within the Urban Center for more intensive uses, and the conclusion that mini-storage uses, which occupy large parcels of land and do not contribute vitality, employment or tax revenue to the Urban Center, is reflected as a code change in several zones. The change would require that these uses be allowed only when they would be accessory to another use within the Urban Center.

Code changes shown in the chart are preliminary, and will be fine-tuned and revised following direction from the Commission on May 28<sup>th</sup>. The changes will be presented as actual language for the Zoning Code or revisions to the Zoning Map for the Planning Commission's consideration at the hearing on August 13<sup>th</sup>.

Key changes proposed are described below. Amendments where discussion and direction from the Planning Commission would be particularly helpful to staff are noted below.

#### 1. **Changes to incorporate preliminary direction on Citizen Amendment Requests** (CARs)

##### a. **Question for the Planning Commission:**

- *Do the proposed amendments for the Morris, Rairdon, Astronics and Totem Commercial Center requests generally incorporate the policy direction provided by the Commission?*

2. **Removal of restrictions on new development and expansion and modification of existing structures designed for light industrial uses** in TL 10C, TL 10D and TL 10E
3. **New use listing and standards for "mixed use concept" in Parmac** (TL 10D and TL 10E)
4. **Creation of two new subareas within TL 7 (TL 7A and 7B)** to simplify administration of disparate requirements within this zone based on geographic location. For example, under the Planning Commission recommendation for the Totem Commercial Center CAR, parcels west of 128<sup>th</sup> Lane NE could be developed with mixed use, and parcels to the east could not. The western parcels would also have a height limit of 65', rather than 45' throughout the remainder of the zone. The general retail use listing (from Zoning Code amendments adopted in 2012) also applies only to properties which abut NE 124<sup>th</sup> Street NE. The mapped land use color west of 128<sup>th</sup> Lane NE would be changed to red (from light blue – industrial), to indicate the broader range of commercial uses and development potential in this area. The use of mapped subareas in this zone will clearly indicate which standards apply to each area, and enable the land use map to indicate the policy objectives for the area (commercial or light industrial).

**Question for the Planning Commission:**

- *Does the Commission support the division of TL 7 into two subareas?*

5. **Elimination of Floor Area Ratio (FAR) maximums in the Urban Center.** The use of FAR caps was adopted assuming that there would have been a strong market for development to prevent significant traffic congestion FAR limitations were needed to control the amount of development on any one site. Large amounts of development haven't materialized. In discussions with developers, staff determined that that the FAR limits could be a potential barrier to redevelopment. This approach is also inconsistent with the objective of encouraging growth in the Urban Center.
6. **Map change to identify the Kingsgate Park and Ride as a site for Transit-Oriented-Development** (TOD). The study of code changes to implement this policy direction would follow the adoption of the Comprehensive Plan.
7. **Map change to incorporate direction for the Parker property** (TL 2 to TL 1A rezone)
8. **Expansion of Restaurant or Tavern use listing within TL 10A** (405 Corporate Center) to be allowed throughout zone (restricted to 4,000 s.f.).
9. **Expansion of "Vehicle or boat repair, services, washing or rental" and "Restaurant or Tavern" within TL 10B** along NE 118<sup>th</sup> Street, east of 118<sup>th</sup> Avenue NE.
10. **Changes to multiple zones:**

- a. **New special regulation to serve as a place keeper to allow for the implementation of requirements related to a future Transfer of Development Rights** (TDR) program. This provision appears in zones where additional capacity is contemplated (increase in building height or elimination of floor area ratio (FAR) maximums).
- b. **Limits on free-standing mini-storage uses** within commercial zones in the Urban Center
- c. **Limits on free-standing School and Day Care Center uses** within industrial zones.

**Question for the Planning Commission:**

- *Early discussions indicated the Commission supported restricting School and Day Care uses in areas where light industrial development is anticipated. Does the proposed amendment address this issue correctly?*

- d. **New special regulation within residential use listings in industrial areas to include a statement providing notice of presence and/or potential development of light industrial uses** on neighboring properties (additional information to be provided on May 28<sup>th</sup>).

11. Miscellaneous changes:

- a. **Codify interpretation 15-1**. This interpretation was issued in February of this year, to affirm that uses allowed within the "Entertainment, Cultural and/or Recreational Facility" listing are allowed within the TL 10A and TL 10B zones.
- b. **Change to "Stand Alone Housing Areas" map** to remove portion of parcel developed as an access road.

12. Staff is continuing to research several issues and will bring additional information for the Commission to consider on these topics to the meeting on May 28<sup>th</sup>. These include:

- a. **Appropriate depth for commercial use** at the ground level in mixed use structures in TL 7A (direction for this use provided in the context of the Totem Commercial Center CAR).
- b. **Options for providing notice** to developers of residential use in areas that also allow light industrial uses

**III. NEXT STEPS**

The Planning Commission will consider revisions to the Totem Lake Business District Plan on June 11<sup>th</sup>. Any changes suggested by the Commission at that time will be incorporated into the draft Plan presented to the City Council on July 7<sup>th</sup>, when the Council will receive a briefing on the Plan and the five Citizen Amendment Requests in Totem Lake.

Staff will incorporate any changes to the Zoning Code and Zoning Map amendments recommended by the Planning Commission for consideration at the public hearing on

August 13<sup>th</sup>. At the time, the Planning Commission will make final recommendations on the Totem Lake Business District and Urban Center Plan, Citizen Amendment Requests, Zoning Code amendments and changes to the Zoning Map for review and final action by the City Council later this fall.

Attachments:

1. Proposed Draft Amendments to the Zoning Code and Zoning Map
2. Proposed Draft Changes to the Zoning Map



TOTEM LAKE ZONING CODE AND ZONING MAP AMENDMENTS			
ZONE	DESCRIPTION OF TEXT AMENDMENT	MAP CHANGE	PURPOSE
TL 1A	<ul style="list-style-type: none"> <li>Eliminate FAR caps</li> </ul> <p>(Memo Issue: #5)</p>	None	FAR caps were used to limit traffic impacts based on a planned street network. Changes to the approach to assessing impacts and determining appropriate transportation projects renders the use of FAR caps in this way invalid. In addition, much of the City's growth is to be directed to the Totem Lake Urban Center, and FAR caps could be a potential barrier to redevelopment.
	<ul style="list-style-type: none"> <li>Add special reg/placekeeper for future TDR program (Additional FAR may be available as a bonus when development participates in TDR program)</li> </ul> <p>(Memo Issue: #10.a)</p>	None	Where additional capacity is granted, this new special regulation would serve as a place keeper to allow for the implementation of requirements related to a future Transfer of Development Rights (TDR) program.
	<ul style="list-style-type: none"> <li>Add special regulations for parcel added to zone: <ul style="list-style-type: none"> <li>Access for development over 30' in height must be to the north or west</li> <li>Building height may not exceed 65</li> </ul> </li> </ul> <p>(Memo Issue: #7)</p>	<p>YES</p> <p>Rezone Parcel 692840-0025 from TL 2 to TL 1A</p> <p>(Attachment 2, Map 1)</p>	(See TL 2 below) Parcel to be rezoned from TL 2 to TL 1A is not under the mall ownership, and not planned to be developed with the mall. Standards would address issues related to the site's location at the base of the hill along 120 <sup>th</sup> Ave. NE.

<b>TOTEM LAKE ZONING CODE AND ZONING MAP AMENDMENTS</b>			
<b>ZONE</b>	<b>DESCRIPTION OF TEXT AMENDMENT</b>	<b>MAP CHANGE</b>	<b>PURPOSE</b>
TL 1B	<ul style="list-style-type: none"> <li>Eliminate FAR caps (Memo Issue: 5)</li> </ul>	None	FAR caps were used to limit traffic impacts based on a planned street network. Changes to the approach to assessing impacts and determining appropriate transportation projects renders the use of FAR caps in this way invalid. In addition, much of the City's growth is to be directed to the Totem Lake Urban Center, and FAR caps could be a potential barrier to redevelopment.
	<ul style="list-style-type: none"> <li>Add special reg/placekeeper for future TDR program (Additional FAR may be available as a bonus when development participates in TDR program) (Memo Issue: #10.a)</li> </ul>	None	Where additional capacity is granted, this new special regulation would serve as a place keeper to allow for the implementation of requirements related to a future Transfer of Development Rights (TDR) program.
	<ul style="list-style-type: none"> <li>Evergreen Health CAR – No text amendments proposed (Memo Issue: #1)</li> </ul>	YES Rezone Parcel 282605-9206 from TL 1B to TL 3D (Attachment 2, Map 2)	(See TL 3A-D below) Evergreen Health CAR requests rezone of additional parcel under their ownership so it can be added to the campus Master Plan.
TL 2	None proposed. (Memo Issue: #7)	YES Rezone Parcel 692840-0025 from TL 2 to TL 1A (Attachment 2, Map 1)	(see TL 1A above) Parcel to be rezoned from TL 2 to TL 1A is not under the mall ownership, and not planned to be developed with the mall.
TL 3A-D	<ul style="list-style-type: none"> <li>Evergreen Health CAR – No text amendments proposed</li> </ul>	YES	(See TL 1B above) Evergreen Health CAR

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	(Memo Issue: #1)	Rezone Parcel 282605-9206 from TL 1B to TL 3D (Attachment 2, Map 2)	requests rezone of additional parcel under their ownership so it can be added to the campus Master Plan.
TL 4A,B,C	<ul style="list-style-type: none"> <li>Eliminate use listing, “Retail establishment providing storage services” (and add special regulation to “Any retail establishment . . . “ use listing to prohibit retail storage use unless accessory to another permitted use)</li> </ul> (Memo Issue: #10.b)	None	Intended to prevent use of commercial land in the Urban Center for this use which does not provide employment, tax revenue or vitality.
TL 5	<ul style="list-style-type: none"> <li>Eliminate FAR cap</li> </ul> (Memo Issue: #5)	None	FAR caps were used to limit traffic impacts based on a planned street network. Changes to the approach to assessing impacts and determining appropriate transportation projects renders the use of FAR caps in this way invalid. In addition, much of the City’s growth is to be directed to the Totem Lake Urban Center, and FAR caps could be a potential barrier to redevelopment.
	<ul style="list-style-type: none"> <li>Add special reg/placekeeper for future TDR program (Additional FAR may be available as a bonus when development participates in TDR program)</li> </ul> (Memo Issue: #10.a)		Where additional capacity is granted, this new special regulation would serve as a place keeper to allow for the implementation of requirements related to a future Transfer of Development Rights (TDR) program.

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	<ul style="list-style-type: none"> <li>Eliminate use listing, “Retail establishment providing storage services” (and add special regulation to “Any retail establishment . . . “ use listing to prohibit retail storage use unless accessory to another permitted use)</li> </ul> <p>(Memo Issue: #10.b)</p>		Intended to prevent use of commercial land in the Urban Center for this use which does not provide employment, tax revenue or vitality.
TL 6A,B	<ul style="list-style-type: none"> <li>Eliminate use listing, “Retail establishment providing storage services” (and add special regulation to “Any retail establishment . . . “ use listing to prohibit retail storage use unless accessory to another permitted use)</li> </ul> <p>(Memo Issue: #10.b)</p>	None	Intended to prevent use of commercial land in the Urban Center for this use which does not provide employment, tax revenue or vitality.
TL 7	<ul style="list-style-type: none"> <li><b>(Totem Commercial Center CAR):</b> Add new subarea – 7A (west of 128<sup>th</sup> Lane NE) (Memo Issue #1) <ul style="list-style-type: none"> <li>Allow residential use in mixed-use development according to standards: <ul style="list-style-type: none"> <li>Minimum lot size: 1.5 acres</li> <li>Maximum height limit: 65’</li> </ul> </li> <li>May be located on the ground floor of a structure only if there is a commercial use extending a minimum of XXX feet of the building depth between this use and NE 124<sup>th</sup> Street (<i>Staff is continuing to research the appropriate depth for this commercial use</i>) (Memo Issue #12.a.</li> <li>Substantial buffers along all parcel boundaries (Buffering Standard 1, per Section 95.42.1: 15’ wide landscaped strip with a 6’ high solid screening fence or</li> </ul> </li> </ul>	<p>YES</p> <p>Rezone parcels west of 128<sup>th</sup> Lane NE from TL 7 to TL 7A, and parcels east of 128<sup>th</sup> Lane NE to TL 7B.</p> <p>TL 7A: Change to land use color from blue (industrial) to red (commercial)</p> <p>(Attachment 2, Map 3)</p>	<p>Totem Commercial Center CAR requests residential use and height increase. Standards are included to:</p> <ul style="list-style-type: none"> <li>Ensure development of a size significant enough to create a mixed-use community</li> <li>Minimize impacts and reduce conflicts between industrial and residential uses.</li> </ul>

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	<p>wall) adjacent to property in TL 7 or TL 9A. However, where an existing residential use abuts the parcel boundaries, Buffering Standard 2 (5' wide landscaped strip with a 6' high solid screening fence or wall) would apply.</p> <ul style="list-style-type: none"> <li>▪ Design must accommodate future pedestrian connections to the CKC.</li> <li>▪ Affordability must be provided (according to standards in Chapter 112)</li> <li>▪ Statement/special regulation to put those proposing residential development on notice that the site lies within a district containing and allowing future development of light industrial development, and that noise, odor and other impacts typically associated with these uses may be experienced by residents. (Memo Issue: #10.d)</li> <li>▪ Design Review: change to General Regulation 3. Mixed use developments shall be reviewed through DRB review, rather than Administrative Design Review.</li> </ul>		<p>DRB review is more appropriate for a mixed use development in this zone.</p>
	<ul style="list-style-type: none"> <li>▪ Increase in maximum height limit to 65'.</li> </ul> <p>(Memo Issue #1)</p>		<p>Commission direction is to allow increased height for all uses in TL 7A</p>

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	<ul style="list-style-type: none"> <li>TL 7A: Eliminate use listing, “Retail establishment providing storage services” (and add special regulation to “Any retail establishment . . . “ use listing to prohibit retail storage use unless accessory to another permitted use)</li> </ul> <p>(Memo Issue: #10.b)</p>		Intended to prevent use of commercial land in the Urban Center for this use which does not provide employment, tax revenue or vitality
	<ul style="list-style-type: none"> <li><b>(Morris CAR):</b> Add multifamily (3,600 s.f./unit) as permitted use within the TL 7B zone, for parcels abutting 132<sup>nd</sup> Ave NE, north of NE 126<sup>th</sup> Place (Memo Issue #1) <ul style="list-style-type: none"> <li>Statement/special regulation to put those proposing residential development on notice that the site lies within a district containing and allowing future development of light industrial development, and that noise, odor and other impacts typically associated with these uses may be experienced by residents</li> <li>Substantial buffers along all parcel boundaries (Buffering Standard 1, per Section 95.42.1: 15’ wide landscaped strip with a 6’ high solid screening fence or wall) adjacent to property in TL 7. However, where an existing residential use abuts the parcel boundaries, Buffering Standard 2 (5’ wide landscaped strip with a 6’ high solid screening fence or wall) would apply.</li> </ul> </li> </ul>		Morris CAR requests rezone for multifamily use. Expanding the permitted uses to include residential for these parcels within the TL 7B zone would provide options for property owners, should they choose to develop with existing permitted uses (commercial/light industrial), or multifamily residential, if the adjacent properties to the east develop in residential use. Standards are included to minimize impacts and reduce conflicts between industrial and residential uses. (See also RMA 3.6 below for map change discussion).
	<ul style="list-style-type: none"> <li>TL 7A: Add special reg/placekeeper for future TDR program (Additional height in TL 7A may be available as a bonus when development participates in TDR program)</li> </ul>		Where additional capacity is granted, this new special regulation would serve as a place keeper to allow for the

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	(Memo Issue #10.a)		implementation of requirements related to a future Transfer of Development Rights (TDR) program.
	<ul style="list-style-type: none"> <li>▪ <b>(Astronics CAR):</b> For property located east of the Eastside Rail Corridor, northeast of the terminus of Willows Road NE, and west of the Kirkland City limits: (Memo Issue #1) New special regulations to: <ul style="list-style-type: none"> <li>▪ Increase maximum building height to 65'</li> <li>▪ Allow for an additional increase in height of up to 10' for elevator overrides and other rooftop appurtenances (with screening requirements of 115.120.3: <a href="#">link to regs</a> )</li> <li>▪ Refer to Comp Plan policies which address impacts to critical areas</li> <li>▪ <i>(Provide language such as):</i> Impacts to critical areas should be avoided, and where this is not possible, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.</li> <li>▪ Add special reg/placekeeper for future TDR program (Building height above 45' may be available as a bonus when</li> </ul> </li> </ul>		<p>Astronics CAR requests additional building height. Standards are provided to acknowledge presence of critical areas on site.</p> <p>Where additional capacity is granted, this new special regulation would serve as a place keeper to allow for the</p>

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	<p>development participates in TDR program) (Memo Issue #10.a)</p> <p>▪ TL 7B zone: Eliminate “School or Day-Care Center” use. Allow these uses only when accessory to another permitted use, with standards similar to those for School, Day-Care Center, Mini-School or Mini Day-Care Center use listing in TL 10C<sup>1</sup>.</p> <p>(Memo Issue #10.c)</p>		<p>implementation of requirements related to a future Transfer of Development Rights (TDR) program.</p> <p>Change to allow use as accessory only is intended to prevent conflicts between industrial and school uses.</p>
TL 8	<p>▪ Add special regulation to “Any retail establishment . . . “use listing to prohibit retail storage unless accessory to another permitted use).</p> <p>(Memo Issue #10.b)</p>	None	Intended to prevent use of commercial land in the Urban Center for this use which does not provide employment, tax revenue or vitality.
TL 9A	<p>▪ <b>Rairdon:</b> Add “Vehicle Sales” to permitted uses adjacent to 132<sup>nd</sup> Ave NE</p> <p>▪ Special regulations for this use listing to include limitations on lighting and noise:</p> <ul style="list-style-type: none"> <li>○ Outdoor loudspeaker systems are prohibited</li> <li>○ Lighting: <ul style="list-style-type: none"> <li>○ Exterior lighting requirements of Section</li> </ul> </li> </ul>	None	Rairdon CAR requests expanded commercial use to allow vehicle sales. Special regulations include measures to address noise and lighting impacts on single family uses to the north.

<sup>1</sup> Standards for School, Day-Care Center, Mini-School or Mini Day-Care Center use could include standards such as:

1. This use is permitted if accessory to a primary use, and:
  - a. It will not exceed 20 percent of the gross floor area of the building;
  - b. The use is integrated into the design of the building.
2. A six-foot-high fence is required along the property lines adjacent to the outside play areas.
3. Hours of operation may be limited to reduce impacts on nearby residential uses.
4. An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/ unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

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	<p>115.85.2 shall apply: <a href="#">link to regs</a></p> <ul style="list-style-type: none"> <li>○ No internal illumination of wall surfaces shall be allowed.</li> </ul> <p>(Memo Issue #1)</p>		
TL 9B	<ul style="list-style-type: none"> <li>▪ <b>Rairdon:</b> Add new use listing, “A retail establishment providing vehicle or boat sales, repair, services, storage or washing” if development includes consolidation and coordination with development in TL 9A. <ul style="list-style-type: none"> <li>▪ Special regulations for this use listing to include: <ul style="list-style-type: none"> <li>○ Development must be reviewed through a Planned Unit Development proposal (Process IIB)</li> <li>○ Access to this use must be from NE 126<sup>th</sup> Place NE</li> <li>○ An expanded buffer, greater than 100’, from the parcel’s north property line must be provided. The buffer must be placed in a recorded protective easement.</li> <li>○ <i>(Language such as):</i> Impacts to critical areas should be avoided, and where this is not possible, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level</li> </ul> </li> </ul> </li> </ul>	None	Rairdon CAR requests that commercial use be allowed, to enable development of a vehicle dealership/service business with commonly owned adjacent parcel in TL 9A. Standards would allow for this use in addition to existing permitted use (medium density residential), and include measures to address critical areas in redevelopment.

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	<p>of function and value are preferred.</p> <ul style="list-style-type: none"> <li>○ Limitations on lighting and noise: <ul style="list-style-type: none"> <li>▪ Outdoor loudspeaker systems are prohibited</li> <li>▪ Lighting: <ul style="list-style-type: none"> <li>○ Exterior lighting requirements of Section 115.85.2 shall apply: <a href="#">link to regs</a></li> <li>○ No internal illumination of wall surfaces shall be allowed.</li> </ul> </li> </ul> </li> </ul> <p>(Memo Issue #1)</p>		
TL 10A	<ul style="list-style-type: none"> <li>▪ Codify Interpretation 15-1 regarding the Entertainment, Cultural and/or Recreational Facility” use listing</li> </ul> <p>(Memo Issue #11.a)</p>	None	Amendment would codify interpretation and allow the interpretation to be repealed.
	<ul style="list-style-type: none"> <li>▪ Allow restaurants and taverns as permitted uses throughout zone. Special regulations to address: <ul style="list-style-type: none"> <li>▪ Size limitation on parcels without frontage on NE 124<sup>th</sup> St. of 4,000 s.f.</li> <li>▪ Parking: 1/100 s.f.</li> <li>▪ Drive-in and drive-through restaurants and taverns prohibited on sites without frontage on NE 124<sup>th</sup> St.</li> </ul> </li> </ul> <p>(Memo Issue #8)</p>		Expansion of this use listing would allow small cafes or taverns throughout the business park. These uses are currently restricted to properties with frontage on NE 124 <sup>th</sup> Street.
TL 10B	<ul style="list-style-type: none"> <li>▪ Codify Interpretation 15-1 regarding the Entertainment, Cultural and/or Recreational Facility” use listing</li> </ul> <p>(Memo Issue #11.a)</p>	None	Amendment will codify this regulation and allow the interpretation to be repealed.

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	<ul style="list-style-type: none"> <li>▪ Allow “Vehicle or boat repair, services, washing or rental” and “Restaurant or Tavern” on all parcels abutting NE 118<sup>th</sup> Street, east of 118<sup>th</sup> Avenue NE.</li> </ul> <p>(Memo Issue #9)</p>		Uses are currently limited to parcels abutting 120 <sup>th</sup> Ave NE or within 150’ of CKC. Expansion is consistent with adjacent properties to the north.
TL 10C	<ul style="list-style-type: none"> <li>▪ Remove special regulations that restrict development, expansion and modification of structures designed for light industrial types of uses.</li> </ul> <p>(Memo Issue #2)</p>	None	Amendment will implement direction to support existing and new light industrial development.
TL 10D	<ul style="list-style-type: none"> <li>▪ Remove special regulations that restrict development, expansion and modification of structures designed for light industrial types of uses.</li> </ul> <p>(Memo Issue #2)</p>	None	Amendment will implement direction to support existing and new light industrial development.
	<ul style="list-style-type: none"> <li>▪ Add new use listing for mixed-use concept, such as, “Development containing Stacked or Attached dwelling units and one or more of the following uses” (Memo Issue #3) :               <ul style="list-style-type: none"> <li>○ Retail establishments, including restaurants and taverns and/or</li> <li>○ Office uses”</li> </ul>               Special regulations for this use would require:               <ul style="list-style-type: none"> <li>▪ Adjacency to the CKC, with preference for development that straddles the corridor</li> <li>▪ Land aggregation of at least 10 acres</li> <li>▪ Vehicular and pedestrian access oriented away from primary access routes for industrial traffic</li> <li>▪ Substantial buffers along all parcel boundaries (Buffering Standard 1, per Section 95.42.1: 15’ wide landscaped</li> </ul> </li> </ul>		<p>(See also TL 10E):</p> <p>Amendment will allow mixed use concept in Parmac area. Concept was discussed as approach to accommodate increased housing needs from expanded employment growth from development along the CKC to the south. Standards are included to:</p> <ul style="list-style-type: none"> <li>▪ Ensure development of a size significant enough to create a mixed-use community</li> <li>▪ Minimize impacts and reduce conflicts between industrial and residential uses.</li> </ul>

TOTEM LAKE ZONING CODE AND ZONING MAP AMENDMENTS			
ZONE	DESCRIPTION OF TEXT AMENDMENT	MAP CHANGE	PURPOSE
	<p>strip with a 6' high solid screening fence or wall) adjacent to property in TL 10D. However, where an existing residential use abuts the parcel boundaries, Buffering Standard 2 (5' wide landscaped strip with a 6' high solid screening fence or wall) would apply.</p> <ul style="list-style-type: none"> <li>▪ Statement/special regulation to put those proposing residential development on notice that the site lies within a district containing and allowing future development of light industrial development, and that noise, odor and other impacts typically associated with these uses may be experienced by residents. (Memo Issue #10.d)</li> </ul>		
TL 10E	<ul style="list-style-type: none"> <li>▪ Remove special regulations that restrict development, expansion and modification of structures designed for light industrial types of uses. (Memo Issue #2)</li> <li>▪ Add new use listing for mixed-use concept, such as, "Development containing Stacked or Attached dwelling units and one or more of the following uses (Memo Issue #3): <ul style="list-style-type: none"> <li>○ Retail establishments, including restaurants and taverns and/or</li> <li>○ Office uses"</li> </ul> Special regulations for this use would be added: <ul style="list-style-type: none"> <li>▪ Require adjacency to the CKC, with preference for development that straddles the corridor</li> </ul> </li> </ul>	None	<p>Amendment will implement direction to support existing and new light industrial development.</p> <p>(See also TL 10D): Amendment will allow mixed use concept in Parmac area. Concept was discussed as approach to accommodate increased housing needs from expanded employment growth from development along the CKC to the south. Standards are included to minimize impacts and reduce conflicts between</p>

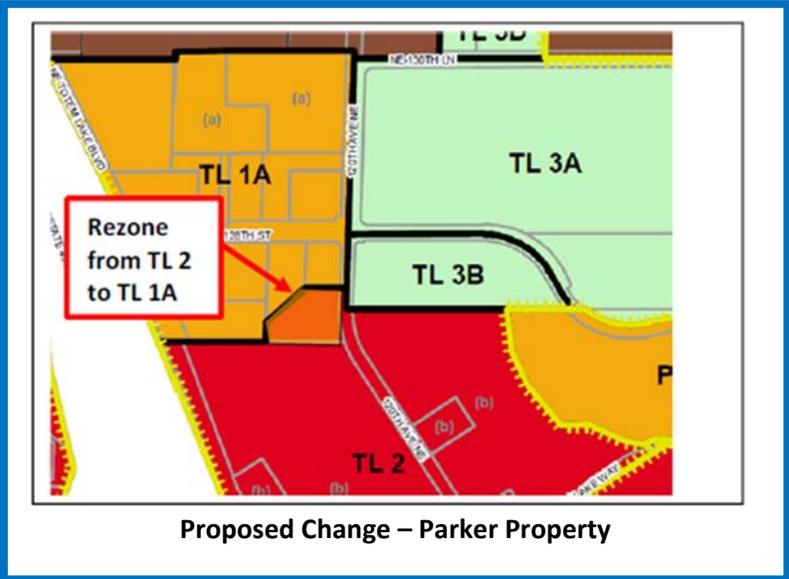
TOTEM LAKE ZONING CODE AND ZONING MAP AMENDMENTS			
ZONE	DESCRIPTION OF TEXT AMENDMENT	MAP CHANGE	PURPOSE
	<ul style="list-style-type: none"> <li>▪ Require land aggregation of at least 10 acres</li> <li>▪ Require that vehicular and pedestrian access oriented away from primary access routes for industrial traffic</li> <li>▪ Require substantial buffers along all parcel boundaries (Buffering Standard 1, per Section 95.42.1: 15' wide landscaped strip with a 6' high solid screening fence or wall). Where an existing residential use abuts the parcel boundaries, Buffering Standard 2 (5' wide landscaped strip with a 6' high solid screening fence or wall) would apply.</li> <li>▪ Statement/special regulation to put those proposing residential development on notice that the site lies within a district containing and allowing future development of light industrial development, and that noise, odor and other impacts typically associated with these uses may be experienced by residents (Memo Issue #10.d).</li> </ul>		industrial and residential uses.
TL 11	None proposed.		
PR 1.8 – Kingsgate P&R	None – Standards to allow transit-oriented-development to be developed following adoption of the updated Comprehensive Plan.  (Memo Issue #6)	YES Change land use color to purple (Attachment 2, Map 4)	Map change will implement new policies in TLBD calling for TOD at this site.
RMA 3.6 (Morris parcel)	<ul style="list-style-type: none"> <li>▪ New special regulations for residential development on properties adjacent to the TL 7 zone would be added (Memo Issue #1):</li> </ul>	YES Rezone Parcel 272605-9007	Morris CAR requests a rezone to multifamily use. This change would support the rezone, and provide

TOTEM LAKE ZONING CODE AND ZONING MAP AMENDMENTS			
ZONE	DESCRIPTION OF TEXT AMENDMENT	MAP CHANGE	PURPOSE
	<ul style="list-style-type: none"> <li>○ Substantial buffers along all parcel boundaries (Buffering Standard 1, per Section 95.42.1: 15' wide landscaped strip with a 6' high solid screening fence or wall) adjacent to property in TL 7. However, where an existing residential use abuts the parcel boundaries, Buffering Standard 2 (5' wide landscaped strip with a 6' high solid screening fence or wall) would apply.</li> <li>○ To the greatest extent possible, vehicular and pedestrian access should be oriented away from primary access routes for industrial traffic</li> <li>○ Statement/special regulation to put those proposing residential development on notice that the site lies within a district containing and allowing future development of light industrial development, and that noise, odor and other impacts typically associated with these uses may be experienced by residents. (Memo Issue #10.d)</li> </ul>	<p>from TL 7 to RMA 3.6 (Attachment 2, Map 5)</p>	standards to minimize impacts and reduce conflicts between industrial and residential uses.
Chapter 180 Plate 37	<ul style="list-style-type: none"> <li>▪ Change to Stand Alone Housing Areas Map to eliminate portion of Parcel 332605-9145 (TL 10D) from map  (Memo Issue #11.b)</li> </ul>	None	Amendment will remove portion of Housing Incentive Area 4 that is developed as an access road.

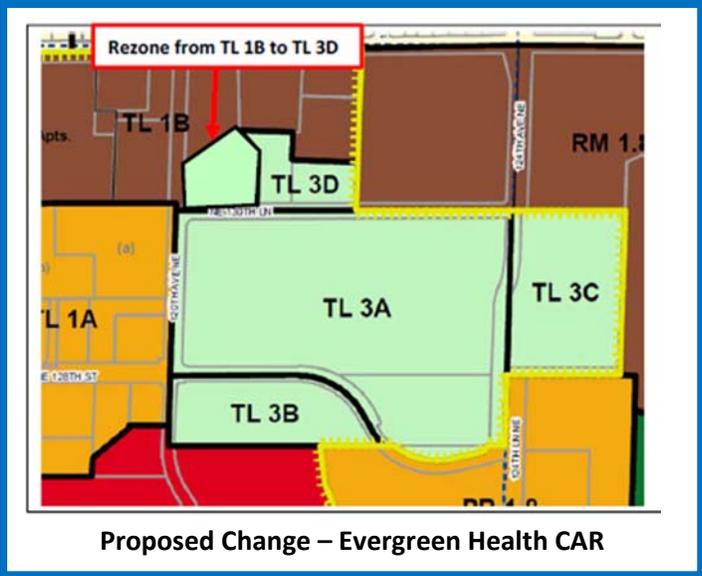
# TOTEM LAKE ZONING MAP AMENDMENTS

Preliminary map changes are shown below:

1. Rezone from TL 2 to TL 1A (Parker request)

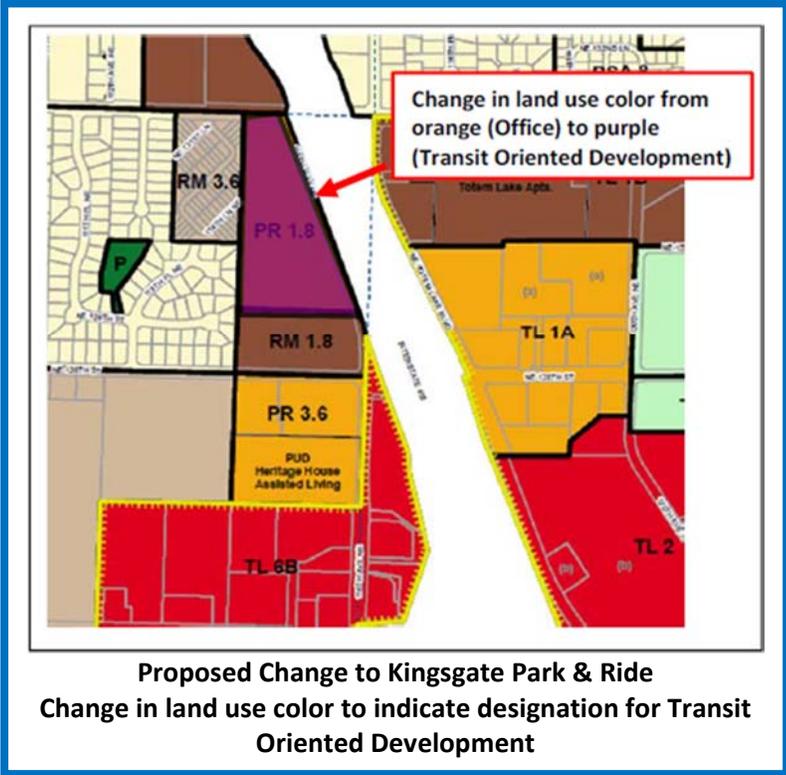


2. Evergreen Health CAR - Rezone from TL 1B to TL 3D





4. Kingsgate Park and Ride – Change of land use designation to support Transit Oriented Development



5. Morris CAR – Rezone from TL 7 to RMA 3.6

