



**MEMORANDUM**

**Date:** March 5, 2015  
**To:** Planning Commission  
**From:** Dorian Collins, AICP, Senior Planner  
Paul Stewart, Deputy Director, AICP

This memo addresses the following Comprehensive Plan Update topic, File No. CAM13-00465, #5

- Citizen Amendment Requests in the Totem Lake Business District, Evergreen Healthcare (TL 1B) and Totem Commercial Center (TL 7)

**I. RECOMMENDATION**

Review staff analysis of the Citizen Amendment Request (CAR) options for amendment. Select a preliminary option for each CAR to be considered further with the Environmental Impact Statement (EIS) and public hearing.

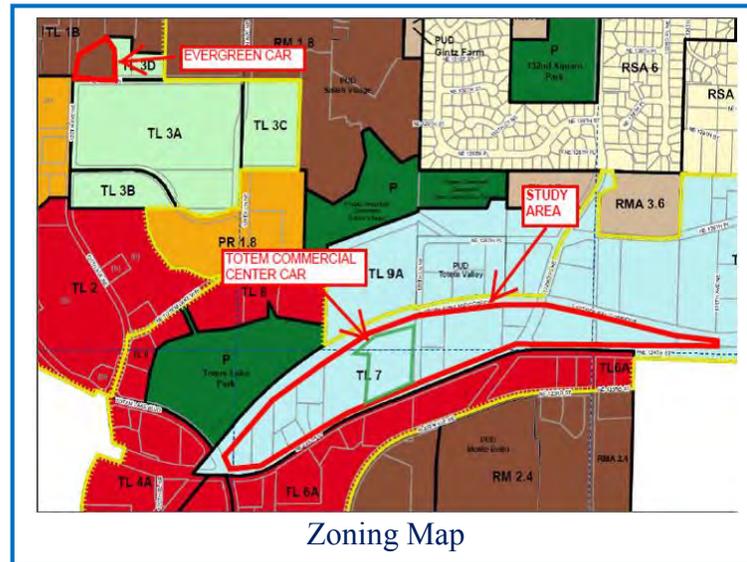
**II. REVIEW PROCESS FOR CITIZEN AMENDMENT REQUESTS**

The Planning Commission considered over 30 CAR applications on July 10, 2014 and made a recommendation to City Council on which should move forward for additional study. In July, the City Council considered the recommendation and approved the final list, which includes the three requests evaluated below. In September, the Planning Commission scoped the study areas for the CARs and those study areas define the analysis contained in this memo.

The ongoing review process of the CARs will include one or more study sessions and a public hearing held by the Planning Commission. With completion of their review and the public hearing, the Planning Commission will forward a recommendation to the City Council who will make the final decision on each CAR. It is anticipated that a decision will be made by early fall of 2015. Parallel to the Planning Commission review, an [Environmental Impact Statement](#) is being prepared for the Comprehensive Plan Update that will include an analysis of any probable significant impacts relating to each of the CARs.

## II. BACKGROUND INFORMATION

There are five Citizen Amendment Requests (CARs) in the Totem Lake Business District. This memo evaluates two of these requests, the Evergreen Healthcare (Section A below) and Totem Commercial Center (Section B below) CARs. The three remaining CARs in this business district will be discussed at the Planning Commission meeting on April 16<sup>th</sup>.



### A. Evergreen Healthcare CAR

1. CAR Application: Ty Heim, representative for Evergreen Healthcare, submitted an application for a Citizen Amendment Request for a parcel owned by Evergreen, and located adjacent to the campus, at 13014 120<sup>th</sup> Avenue NE. The parcel is located within the TL 1B zone in the Totem Lake Neighborhood (see Attachment 1). The parcel also lies within the core of the Totem Lake Urban Center. The request is that the parcel be rezoned from TL 1B to TL 3D to have identical standards to those in place for the campus property located directly to the east (see Zoning map, above). This change would allow the site to be added to the defined boundaries of the Evergreen Healthcare campus, and included in the campus Master Plan.



The subject property contains 74,858 square feet, and is developed with an office building containing approximately 19,100 square feet, used for administrative offices for Evergreen Healthcare.

The Planning Commission and City Council did not expand the study scope for this CAR to include additional properties beyond that included in the Evergreen Healthcare application.

2. **Recommendation:** Two options are outlined in Section 8 below. Preliminarily, staff recommends Option 2, described in more detail below. This option would rezone the subject property to TL 3D, enabling it to be included in the Evergreen Healthcare Master Plan. Evergreen expects to update their Master Plan following **the adoption of the City’s Comprehensive Plan. At that time, the subject property** would be included in the Master Plan for the campus.
  
3. **Existing Land Use Context:** The subject property is designated Office/Multifamily (O/MF) in the Comprehensive Plan. The property lies within the area defined as **“Totem Center”** in the Totem Lake Neighborhood Plan, which is the core of the Urban Center, where the highest development intensities and densities are allowed. There is no maximum density for residential development in the area, but a *minimum* of 50 dwelling units per acre is required.

The following table provides a comparison of TL 1B zoning (subject property), with zoning of other properties surrounding the site.

<b>Zone</b>	<b>Allowed Uses<sup>1</sup></b>	<b>Max/M in Density</b>	<b>Max Height</b>	<b>Setbacks front/side / rear</b>	<b>Lot Cov .</b>	<b>Totem Lake Plan Policy Direction <a href="#">Link to Plan</a></b>	<b>Design Guidelines (if applicable)</b>
TL 1B	Office, MF Resid, general retail (accessory only), restaurant or tavern (accessory only),	Max Resid FAR: 3.0 Max Office FAR: 1.0	Office – 45’ Resid: 160’ Mixed use: 160’	10’/0’/0’	85%	TL Plan provides strong policy direction for high density and employment in Totem Center (pgs XV.H-11-12.1)	Design Review required.
TL 3D Evergreen Campus	Hospital, Medical Outpatient Facility & related retail,	N/A	65’ (resid: 5 stories)	10’ min with avg of 15’ for all yards. 20’ abutting	85%	TL Plan policies support growth of the hospital campus, and call for a Master Plan to include all known future development plans for	
TL 3A		N/A	75’-150’				

<sup>1</sup> All zones also allow church, school, park, assisted living and convalescent center, govt. and community facility and park.

Evergreen Campus	sales, offices, day care, residential		(resid: 5 stories)	residential zones		the facility (pages XV.H-12.1-13). Design guidelines in EH Master Plan. Design guidelines include ensuring campus edges are compatible with neighboring uses.	
TL 1A	Office MF Resid Retail Rest/Tavern (accessory only).	Min density: 50 units/ac Min FAR: 1.0	<b>160'</b>	<b>10'/0'/0'</b>	85%	TL Plan provides strong policy direction for high density and employment in Totem Center (pgs XV.H-11-12.1)	Design review required.

*All zones also allow church, school, park, assisted living and convalescent center, govt. and community facility and park.*

4. Existing Development in Study Area:

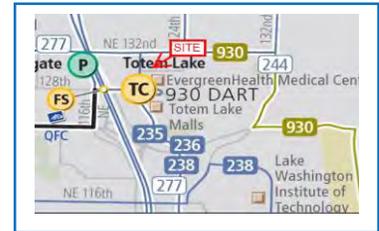
As noted above, the subject property is developed with an office building, used for **Evergreen Healthcare administration**. The building, and the site's proximity to the main hospital campus can be seen in the photographs, below.



5. Existing Zoning and Development Adjoining Study Area:

- a. North: Land directly north of the subject property is also zoned TL 1B, and developed with medical offices.

- b. West: Property directly to the west also lies in the TL 1B zone, and is also owned by Evergreen. Properties farther to the west include the Totem Lake Apartments.
  - c. East: Directly east of the subject property within the TL 3D zone lies another property containing medical offices and owned by Evergreen Healthcare.
  - d. South: The main hospital campus, zoned TL 3A, lies across NE 130<sup>th</sup> Lane directly to the south of the subject property.
6. Transit Service: The subject property is very well served by transit, as multiple bus routes serve the Transit Center, located on the hospital campus.
7. Trip Generation Rates: Attachment 2 provides trip generation rates for a broad range of uses for consideration in evaluating alternative traffic impacts. Traffic from the Evergreen Healthcare campus is unique however, and specific trip generation rates are used in traffic analysis for this facility.
8. Analysis of Options:



**Option 1: No Action, Retain Existing Zoning**

The current use of the property could remain the same (office/medical office), or the site could be redeveloped in residential use. Residential use in this area may be developed to up to 160' in height.

- Advantages: Redevelopment of the site in residential use would address housing needs in the Totem Lake Urban Center.
- Disadvantages: Retention of existing zoning would prevent Evergreen Healthcare from including this property, contiguous to the hospital campus, in the campus Master Plan where future planning can occur in a cohesive manner.

**Option 2: Rezone the Subject Property to TL 3D**

The rezone to TL 3D would likely result in no change to the use of the site in the near future. Should Evergreen Healthcare choose to demolish the existing structure and redevelop the property, it could be redeveloped in a range of hospital-related functions, including residential use. Maximum building height for the property would be 65'.

- Advantages: Rezoning the property would enable Evergreen Healthcare to include the property in its planning for the future, allowing for more comprehensive planning for the applicant, and a better sense of future uses

and impacts for the City when addressing traffic impacts, and in understanding future growth in the Urban Center.

- Disadvantages: The rezone of the property reduces the residential capacity and potential for redevelopment with a substantial number of housing units. However, since it is owned and planned for hospital-related use, future development in multifamily use is not likely.

### **Commission Discussion:**

Staff recommends that the Commission provide direction on the options. Staff recommends Option 2 for consideration. Does the Commission concur with this approach? Are there other options that should be considered? Is there additional information that would be helpful to the Commission?

### **B. Totem Commercial Center CAR**

1. CAR Application: T.J. Woosley submitted an application for a Citizen Amendment for his property, the Totem Commercial Center (and referred to in this report as the **"subject property"**). **The property is** located within the TL 7 zone in the Totem Lake Neighborhood (see Attachment 3), and included within the boundaries of the Totem Lake Urban Center (see map, below). The request is for increased building heights and an expanded range of uses in the TL 7 zone. In his application, Mr. Woosley asks for an increase to 80 feet, **"and perhaps as tall as those allowed in the zoning districts at or near Evergreen Healthcare."** (Maximum height limits for the hospital campus and mixed use area to the east are 150-160'). The application requests that permitted uses be expanded to include residential use, and that all existing permitted uses continue to be allowed. Attachment 3 provides a statement from the applicant in support of his request.

**The applicant's** request includes two parcels under his ownership, totaling 4.5 acres. The properties are developed together, in two large multi-tenant buildings, totaling approximately 83,000 square feet of space. Tenants **are predominately "light industrial", and include a mix of** wholesale, warehouse, manufacturing, office and retail uses (see Business Analysis, Attachment 4 and discussion in Section 4 below).

As part of the scoping process, the Planning Commission and City Council expanded the study scope to include all properties within the TL 7 zone on the north side of NE 124<sup>th</sup> Street, south of the Cross Kirkland Corridor (see map below).



2. Recommendation: Four options are outlined in Section 9 below. Preliminarily, staff would recommend moving ahead with Option 2, described in more detail below. This option would add residential use under certain conditions to the portion of the TL 7 zone that abuts NE 124<sup>th</sup> Street, and lies west of 128<sup>th</sup> Lane NE. Under this option, residential use would be allowed only when included in a mixed use development, and only when a minimum of 1.5 acres of land is aggregated for the project, in order to allow for the provision of site features desirable for residential use and minimize isolation between industrial uses. Maximum building height would **be increased from the current 45' to 65' for mixed use. Standards for industrial** uses within this area, west of 128<sup>th</sup> Lane, would be revised to limit expansion and improvements.

If this option is selected, the Totem Lake Business District Plan would be amended to show residential use among the land use designations for the area. The Plan and zoning regulations would be revised to address compatibility between residential and industrial uses, minimum aggregation requirements, site design, building height and connections to the CKC.

3. Existing Land Use Context: The subject property is designated **"Industrial/Commercial" in the Comprehensive Plan.** A broad range of commercial and light industrial uses are permitted within the zone (see table, below). Greater flexibility in height and types of retail uses is provided within the portion of the TL 7 zone that lies within the Study Area than is granted in the remainder of the zone (see discussion in Section 7).

The following table provides a comparison of the TL 7 zone (Study Area), with zoning of other properties to the north (TL 9A, TL 8), south (TL 6A) and west (TL 4A, TL 8). Properties east of the Study Area are also zoned TL 7 (although retail uses are more restricted in the eastern portion of TL 7 as noted above, and this land lies outside of the Urban Center boundary). A Zoning Map for the area is provided in Section 5, below. Note that Comprehensive Plan policies cited in the table below are existing, adopted policies. Changes to these policies may occur with adoption of the updated plan for the Totem Lake Business District (under study as part of the Comprehensive Plan update process).

Zone	Allowed Uses	Max Density	Max Height	Setbacks front/side/rear	Lot Coverage	Afford. Hsg. Req.	Totem Lake Plan Policy Direction <a href="#">Link to Plan</a>	Design Guidelines (if applicable)
TL 7	Industrial (packing, manufacturing), warehouse storage, wholesale, general retail, office, restaurant/tavern, brewery, hotel, entertain/cultural/rec facility, vehicle sales, repair, service, gas station, school, park, gov/comm facility	Residential not allowed.	45'	10'/0'/0'	80-90%	N/A	Comp Plan Land Use map designates portion of Study Area west of 132 <sup>nd</sup> as <b>"Industrial/Commercial". Area east of 132<sup>nd</sup> is designated "Industrial". No specific policy direction for geographic area.</b>	Administrative Design Review (ADR). Direction from TL design guidelines rather than design regulations.
TL 9A	Packaging of prep materials, breweries, wineries, distilleries, retail storage, warehouse storage, wholesale: trade, printing, contracting, banks, high tech, office, restaurant/tavern (by CKC only), auction house, kennel, daycare (only if accessory), vehicle service or repair	Residential not allowed	45'	10'/0'/0'	70-90%	N/A	Comp Plan Land Use map designates as <b>"Industrial". Policy TL-3.5 states, "Support the continued existence of industrial uses in the eastern portion of the neighborhood (district TL 9)".</b> Page XV.H-8 provides additional text calling for support in	N/A

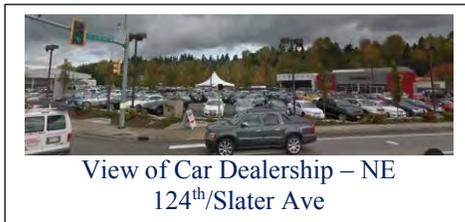
							standards to encourage industrial businesses in this area.	
TL 6A	Vehicle service station, vehicle sales, service or repair, restaurant/tavern, retail storage, general retail, office, hotel/motel, entertain/cultural/rec facility, Mixed use with residential, wholesale trade (exist. structures only), church, school/day care, asst living, school, park, gov/comm facility	No limit	35'-45. Mixed use with residential : 65'	10'/0'/0'/ (Gas station- 40'/15'/15)	80%	Yes	Comp Plan Land Use map designates TL 6A as Commercial. Relevant policies include Policy TL-3.3: <b>"Expand</b> opportunities for retail development in the area south of NE 124 <sup>th</sup> Street, east of I-405 (districts TL 5 and <b>TL 6)</b> ", and Policy TL-26.3: <b>"Expand</b> housing opportunities in the Totem Lake Neighborhood", where TL 6A is identified as a Housing Incentive Area and additional height is granted for residential use only (p. XV.H-30).	Administrative Design Review (ADR).

TL 8	Hotel/motel, entertain/cultural/rec facility, Mixed use, general retail, restaurant/tavern, office, multi residential, asst. living, school, park, gov/comm facility	No limit	65'	10'/5'/10'	70%	Yes	Comp Plan Land Use map designates TL 8 as "Commercial". TL 8 lies within "Totem Center", the core of the business district.	Design Review required. Parcels east of land zoned "P" are exempt from Design Review.
TL 4A	Vehicle service station, retail storage, vehicles sales, service or repair, restaurant/tavern, general retail, multi residential, office, hotel/motel, entertain/cultural/rec facility, asst. living, school, park, gov/comm facility	No limit	65' Gas station – 40')	10'/0'/0' (Gas station – 40'/15'/15)	80%	Yes	Comp Plan Land Use map designates TL 4 as "Commercial".	Design Review required.

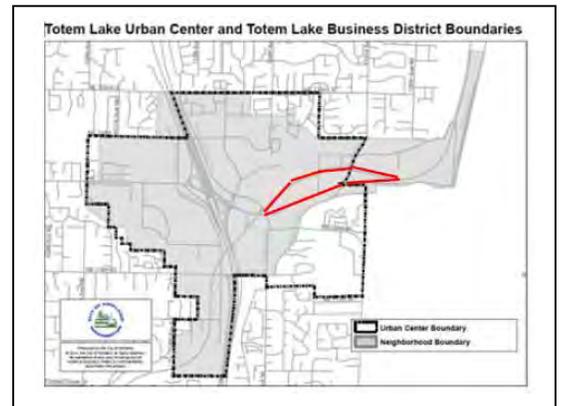
4. Existing Development in Study Area: Attachment 4 shows the uses, parcel size, developed square footage and number of employees associated with each property. It should be noted that the map is based on business license data which is self-reported and as a result, includes some limitations. Still, the detailed data provide an interesting overview as to how this area is currently functioning. The largest property ownership in the area is **the applicant's**, at 4.5 acres. Although the classifications for many of the businesses appear as "retail" in Attachment 4, **the applicant has clarified that retail use is a very minor component of most of the businesses on his property. For example, Lancs Industries, which occupies approximately 15,000 square feet of space, provides manufacturing services related to the nuclear power industry, rather than "retail" functions, as reported. Quality Towing's 7,000 square feet is used primarily for the storage of impounded and other vehicles, rather than as retail space.**

Three other larger sites in the study area, all between 3.5 and 4 acres, are developed in auto dealerships. Other large developments include the RJB Wholesale plumbing business and the Northwest Aerials gymnastics facility. Much of the development in the area was built in the 1970s. As can be seen in the aerial photo above (Section 1), most properties provide no landscaping in the parking lots, and minimal buffers or trees along NE 124<sup>th</sup> Street.

Photographs of properties within the Study Area are provided below:



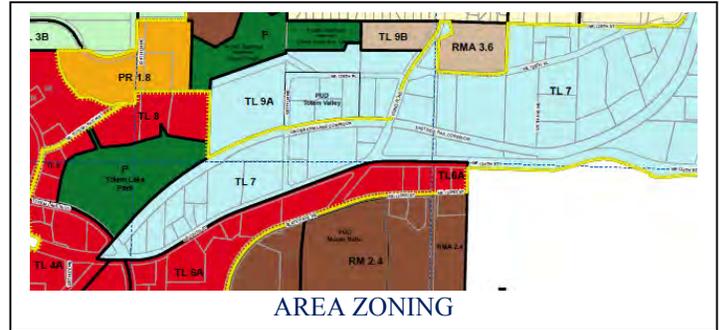
5. Existing Zoning and Development Adjoining Study Area: Much of the Study Area and surrounding land lies within the Totem Lake Urban Center. The Totem Lake Urban Center designation (through King County's Countywide Planning Policies) indicates the role of this area in accommodating much of the city's employment and housing growth. Throughout the region, Centers designations are part of a growth management and transportation planning strategy to provide for greater intensity and density in areas of compact development where



housing, employment, shopping and other activities are close together in proximity to transit. Typically, residential densities and commercial intensities are highest in these areas.

The map above indicates the boundaries of the Urban Center with a dark line, which includes only the western portion of the Study Area (shown in red), as the eastern boundary of the Urban Center is at 132<sup>nd</sup> Place NE. The boundaries indicated here represent the preliminary recommendation of the Planning Commission, as discussed in their study of updates to the plan for the Totem Lake Business District.

Surrounding zoning and development are discussed below:

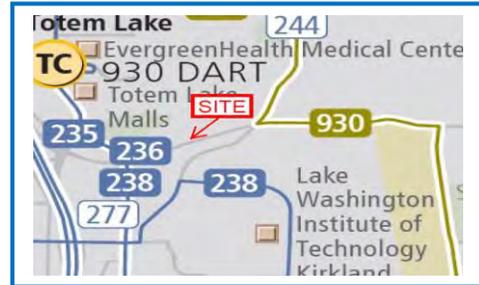


- North: The Cross Kirkland Corridor (CKC) provides the northern boundary of the entire Study Area. Beyond the CKC at the west end, is Totem Lake Park. North of Totem Lake Park, multifamily and commercial properties lie within the TL 8 zone. The park abuts the TL 9A light industrial area which lies directly to the north of the subject property across the CKC. Larger uses in this area include Nintendo (wholesale) and the De Young (manufacturing). A mix of other businesses in the area include contractors, veterinary services, warehouses, wholesale uses, consulting, and others. A similar mix of uses, with a greater focus on aerospace businesses, lies further east along the northern border within the TL 7 zone.
- West: The TL 4A commercial zone lies to the west, across the intersection of NE 124<sup>th</sup> Street and 124<sup>th</sup> Avenue NE. A mix of commercial development in this zone and the TL 5 zone, also to the west, include Public Storage, L.A. Fitness and others.
- East: Land east of the study area lies within the TL 7 zone in a mix of commercial and light industrial uses. The City boundaries are not far to the east, along NE 124<sup>th</sup> Street.
- South: Across NE 124<sup>th</sup> Street to the south, land is zoned TL 6A. This zone allows a wide range of commercial uses, and is identified as a Housing Incentive Area in the Totem Lake Neighborhood Plan. Residential use is encouraged through provisions for increased building height for mixed use development. While some light industrial uses, such as wholesale trade are



permitted in this zone, these uses are limited to existing structures and are restricted in expansion and improvements.

6. Transit Service: The Study Area is not well served by transit (see inset map). West of the Study Area, several transit routes serve 124<sup>th</sup> Avenue NE, and travel north to the Transit Center on the Evergreen Healthcare campus.



7. Suggested Vision or Intent for this Zone: The adopted Totem Lake Neighborhood Plan designates the Study Area and surrounding land to the north and east for industrial use. While this broader area is developed with a relatively balanced mix of industrial and retail (largely in auto dealerships), it is shifting toward an even greater dominance by auto sales with the recent completion of a large Toyota dealership in the east end of the Study Area. Nevertheless, there remains a diverse mix of businesses within the Study Area itself, including a plumbing wholesaler, a radiation protective shielding production factory and warehouse, a broad mix of retail uses and several auto-services related businesses (see Attachment 4). The Study Area contains three of the ten largest employers within the broader industrial area, including **Toyota of Kirkland, Lancs Industries (classified as “high tech”), and Rairdon’s Chrysler Jeep**. This area was included in the City’s analysis of industrial areas last year (see [Heartland Industrial Lands Study](#)).

The Planning Commission discussed the City’s light industrial areas at its meeting on October 23<sup>rd</sup> ([Planning Commission Materials](#)). Objectives for the meeting included identifying the vision or intent for each industrial area:

- Areas where industrial opportunities 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

At that time, the Commission supported the staff recommendation for the vision or intent to be used to guide decisions on uses to be allowed within the Study Area, **which was to “also allow other uses”**, beyond those allowed in a typical industrial area. Distinctions between the Study Area, which has frontage on NE 124<sup>th</sup> Street and a more retail character than industrial areas to the north and east, which generally do not orient to arterials and **contain more of the area’s industrial uses**, were acknowledged. The appropriateness of specific uses, including school/day care, which pose the potential for conflicts with industrial uses, as well as uses such as retail storage and auto storage, which occupy large areas of land, were discussed. The concept of a Mixed Use Center, possibly limited to parcels adjacent to Totem Lake and requiring a minimum aggregation of land was also considered.

This acknowledgment of the difference in character and existing conditions between the Study Area portion of the TL 7 zone and areas to the east within this zone was also the rationale for amendments to the Zoning Code in 2012 which provided greater flexibility and opportunity for development within the Study Area portion only, including:

- Reduced front-yard setbacks
- **Increased maximum building heights (from 35' to 45')**
- **Expanded range of retail uses, including allowing "general retail"**
- New provisions for free-standing restaurant and tavern use
- **Elimination of requirements for "multi-use" retail (7 or more businesses)**
- Revisions to the design review approach to allow the use of design guidelines rather than design regulations in Administrative Design Review (ADR)

8. Trip Generation Rates: Attachment 2 provides trip generation rates for a broad range of uses for consideration in evaluating alternative traffic impacts.

9. Analysis of Options: The following options are presented for Planning Commission discussion. The Commission may alternatively choose to create a hybrid option in response to this CAR, which contains some components of one option described below and some components of another. Variations on specific height limits, land aggregation requirements, and other specific standards may also be adjusted and selected in a recommendation from the Commission. Options developed by staff include:

### **Option 1: No Action, Retain Existing Zoning:**

Under this option, several outcomes are possible. The current uses within the Study Area could remain similar, or there could be redevelopment either due to a rise in property values with an improving economy or in response to changed conditions in the business district following the redevelopment of the Totem Lake Mall and other properties. The changes to zoning that were approved in 2012 allow for greater building height, which may encourage redevelopment. **Many of the area's existing buildings are one or two stories in height, and could redevelop to three or four stories with these changes.** The Heartland Industrial Study noted that since much of the building inventory in the area is tenanted by owner, it will be less likely to convert from current uses unless business reasons encourage a sale.

- Advantages: Prevents expanded traffic impacts from more intensive use of the properties. Prevents possible conflicts between residential and industrial uses that may occur as residential or mixed use development occurs alongside existing uses.
- Disadvantages: Limits more intensive development within Totem Lake Urban Center. Limits opportunities to address nonconformances and incompatible activities (such as car storage and parking without buffers and/or screening) adjacent to the CKC.

**Option 2: Allow residential in mixed use development, increased height to 65' for mixed use containing residential, minimum aggregation, west of 128<sup>th</sup> Lane NE only**

This option would:

- Expand allowed uses to include multifamily residential, in mixed use development only
- Limit development containing residential use to parcels located west of 128<sup>th</sup> Lane NE, closer to the Urban Center core and south of Totem Lake Park (outlined in red on map below)
- Allow increased **building height, to a maximum of 65'** (identical to surrounding zones, and sufficient to accommodate one floor of commercial use and five floors of residential use) only for mixed use development which contains at least two floors of residential use
- Establish a minimum aggregation of 1.5 acres (determined through study of property ownerships in area to minimize potential for isolation of residential use on small sites between industrial uses) for mixed use development
- Require that development containing residential use on parcels not abutting the CKC be designed to accommodate future pedestrian connections to the CKC.
- Require that development containing residential use be designed to prevent conflicts with light industrial uses (traffic, noise and use impacts)
- Revise standards for industrial uses west of 128<sup>th</sup> Lane NE to limit these uses to existing structures, and provide limitations on expansion and improvement. (In TL 6A to the south, no expansion is allowed. In this option, some expansion would continue to be allowed. See footnote<sup>2</sup> for sample language).
- Require affordability in residential development.



Advantages: Allows residential use on parcels closest to Totem Lake Park, where the living environment has the potential to be superior to properties farther east that lack this amenity. Housing in this area would also be

<sup>2</sup> Language similar to the following could be considered for industrial uses:

- a. The structure containing the use shall have been in existence on December 31, 2015, and shall not be altered, changed, or otherwise modified to accommodate the use if the cost of such alteration, change, or modification exceeds 30 percent of the replacement cost of that building. However, expansion of the floor area of this use may not exceed 20 percent of the existing gross floor area of the building and
- b. The use must be discontinued when there is an alteration, change, or other work in a consecutive 12-month period to the space in which the use is located, and the cost of the alteration, change or other work exceeds 30 percent of the replacement cost of that space.

closer to transit at 124<sup>th</sup> Avenue NE and to the north, at the Transit Center. Provides identical height limit to that allowed for mixed use residential development in TL 6A to the south and TL 8 to the north (beyond the lake). Requires that at least two floors of residential development occur within mixed use development, to ensure that this use is of a sufficient size to create a viable living environment and to satisfy objective for height **increase (other development remains at 45')**. Ensures a significant parcel size for development to enable provision of site features desirable for residential use, such as appropriate circulation, open space, landscaping and buffers. Requires that residential use be in mixed use development which ensures a more active ground floor use, more likely to be compatible with surrounding commercial uses. Minimum aggregation also minimizes the risk that residential development would be isolated between existing industrial uses. Adds restrictions on future industrial uses (similar to other zones where both residential and industrial uses occur) to refine vision for the area as one where both residential and commercial uses successfully coexist in an urban environment, and conflicts between the uses are minimized.

Disadvantages: Even with the standards included to address potential conflicts between industrial and residential uses, the potential for incompatibilities remains. Since the Study Area (west of 128<sup>th</sup> Lane NE) is developed in commercial use **with few parcels identified as “redevelopable”**, new development is likely to be gradual and incremental. Larger aggregation requirements may be necessary to further reduce these conflicts. Some traffic increases may occur from expanded mixed use development.

**Option 3: Allow free-standing multifamily residential *and* mixed use west of 128<sup>th</sup> Lane, increased height to 65’ for residential, mixed use *and* office west of 128<sup>th</sup> Lane, minimum aggregation**

This option would:

- Expand allowed uses to include free-standing multifamily residential and residential in mixed use development,
- Limit development containing residential use to parcels located west of 128<sup>th</sup> Lane NE, closer to the Urban Center core and south of Totem Lake Park (outlined in red on map to right)
- Allow increased building height **to 65’ for:**
  - Residential development, and mixed use development which contains at least two floors of residential use
  - Office development located west of 128<sup>th</sup> Lane NE, where increased height would occur closer to the Urban Center core



- Establish a minimum aggregation of 1.5 acres square feet of land for residential and mixed use development
- Require that development containing residential use on parcels not abutting the CKC be designed to accommodate future pedestrian connections to the CKC.
- Require that development containing residential use be designed to prevent conflicts with light industrial uses (traffic, noise and use impacts)
- Revise standards for industrial uses west of 128<sup>th</sup> Lane NE to limit these uses to existing structures, and provide limitations on expansion and improvement. (As described in Option 2 above and in Footnote 2).
- Require affordability in residential development.

Advantages: Similar to Option 2 in most respects.

Disadvantages: Similar to Option 2, and in addition, allows free-standing residential use which may result in increased incompatibility with industrial uses on the ground floor. May compete for redevelopment with land in TL 6A across NE 124<sup>th</sup> Street to the south, which is a defined Housing Incentive Area that does not allow free standing residential development. Allows for increased office development, and area is poorly served by transit and therefore may not meet the expanded transit needs of new employment. Traffic increases may result from expanded office and residential development.

**Option 4: *(Applicant’s Request): Allow free-standing multifamily residential and mixed use west of 128<sup>th</sup> Lane, increased height to 80’ for residential, mixed use and office west of 128<sup>th</sup> Lane, continue to allow all existing permitted uses (note: The applicant’s request was for changes to the subject property only)***

This option would:

- Expand allowed uses to include free-standing multifamily residential and residential in mixed use development,
- Limit development containing residential use to parcels located west of 128<sup>th</sup> Lane NE (outlined in red on map to right)
- Allow increased **building height to 80’ for:**
  - Residential development, and mixed use development which contains at least two floors of residential use
  - Office development (west of 128<sup>th</sup> Lane NE)
- Establish a minimum aggregation of 1.5 acres square feet of land for residential and mixed use development



- Require that development containing residential use on parcels not abutting the CKC be designed to accommodate future pedestrian connections to the CKC.
- Require that development containing residential use be designed to prevent conflicts with light industrial uses (traffic, noise and use impacts)
- Require affordability in residential development.

Advantages: Similar to Option 2 in most respects.

Disadvantages: Similar to Option 3, and in addition, allows for even greater development intensity of both office and residential use, with an increased **height limit to 80'**, resulting in greater traffic impacts than the other options. Provides no limitations on existing uses, which may create incompatibilities between residential and industrial uses. Allows for taller buildings than are allowed in any of the zones surrounding the Study Area, which may direct growth away from the core of the Totem Lake Business District, where the greatest development intensities and densities are planned for and provided.

### **Commission Discussion:**

Staff recommends that the Commission provide direction on the options. Staff preliminarily recommends Option 2 for consideration. Questions for the Commission:

- Does the Commission concur with Option 2?
- Are there other options or variations on the options presented that should be considered?
- Should the minimum aggregation requirement be reduced to .75, for example, which would allow more parcels along NE 124<sup>th</sup> Street to redevelop in mixed use or free-standing residential? Attachment 5 provides acreage information for parcels in the Study Area. Some smaller ownerships, for example, one containing .9 acre and another containing two parcels totaling .94 acre of land would be in a position to redevelop with a lower minimum size requirement. (Parcels under common ownership are indicated with a dark line around the ownership boundary on the map).
- Is there additional information that would be helpful to the Commission?

## **IV. PUBLIC NOTICE AND OPPORTUNITIES FOR PUBLIC COMMENTS**

Public notice has been provided for study of the Citizen Amendment Requests. The City issued a Special Comprehensive Plan Update Edition of the City Update newsletter in October 2014, including a section on the CARs with a map showing the location of the CARs and a link to the [CAR web page](#) where meeting dates would be posted. In early November 2014, property owners and residents within the study areas and property owners within 300 feet of the study areas were notified by mail of the CAR study and directed to the City's web page for meetings dates once they were scheduled. In late November, CAR applicants were notified by email of the meeting dates that had since been scheduled. Email notice was also provided to the neighborhood associations and the Kirkland 2035 listserv. In January, email notice of the meeting date was sent to the

CAR applicants, and letters containing information about the process and copies of the notice mailed in November were sent to property owners within the study areas.

Once the public hearing for the Draft Plan has been scheduled, another notice with the hearing date will be mailed out to those in and around the study areas and emailed to the K2035 listserv and neighborhood associations. Public notice signs will be installed adjacent to the study areas for any request involving a land use designation change (rezone) as required by the Zoning Code.

Public comments may be submitted to the Planning Commission on the CARs at [PlanningCommissioners@kirklandwa.gov](mailto:PlanningCommissioners@kirklandwa.gov) or to the Planning staff overseeing the request up to closure of the public hearing on the Draft Comprehensive Plan and CARs. Comments on the CARs may also be provided to the SEPA Official (Eric Shields, Planning Director at [eshields@kirklandwa.gov](mailto:eshields@kirklandwa.gov)) on the Draft Environmental Impact Statement once it is issued this spring. Comments may be submitted to the City Council at [citycouncil@kirklandwa.gov](mailto:citycouncil@kirklandwa.gov) prior to final adoption of the Comprehensive Plan Update, including the CARs, which is anticipated by early fall.

## **V. PUBLIC COMMENTS RECEIVED**

No written public comments have been received related to either of the proposed CARs by the date of this memo. Any public comments received will be forwarded to the Planning Commission prior to the study session and included as part of the public record for the future public hearing.

### **Attachments:**

1.
  - a. Evergreen Healthcare CAR Application
  - b. Evergreen Healthcare CAR Map
2. Trip Generation Rates
3.
  - a. Totem Commercial Center CAR Application
  - b. Totem Commercial Center CAR Map
4. Totem Commercial Center Business Analysis
5. Business Analysis with Property Acreage





**CITY OF KIRKLAND**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
 123 Fifth Avenue, Kirkland, WA 98033  
[www.kirklandwa.gov](http://www.kirklandwa.gov) ~ 425.587.3225

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE  
 COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

*Directions: You may use this form or answer questions on separate pages.*

**I. CONTACT INFORMATION:**

- A. Applicant Name: King County Public Hospital District No. 2 DBA EvergreenHealth \_\_\_\_\_.
- B. Mailing Address: 12040 NE 128<sup>th</sup> Street, MS # 95, Kirkland, WA 98034 \_\_\_\_\_.
- C. Telephone Number: 425-899-3742 \_\_\_\_\_.
- D. Email Address: [tmheim@evergreenhealth.com](mailto:tmheim@evergreenhealth.com) \_\_\_\_\_.
- E. Property Owner Name (if different than applicant): Same \_\_\_\_\_.
- F. Mailing Address: Same \_\_\_\_\_.
- G. Telephone Number: Same \_\_\_\_\_.
- H. Email Address: Same \_\_\_\_\_.

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.*

*A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.*

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) EvergreenHealth Administrative Services Building, 13014 120<sup>th</sup> Ave NE, Kirkland, WA 98034 \_\_\_\_\_.
- B. King County Tax Parcel number(s): 2826059206 \_\_\_\_\_.
- C. Describe improvements on property if any: 2 story medical office building and parking lot.
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: TL1B \_\_\_\_\_.
- F. Current land use designation and permitted density shown on the City's land use map.  
 High Density Residential \_\_\_\_\_.

### III. REQUEST INFORMATION AND REASONS:

#### A. Description of Request:

Referenced property is currently zoned TL1B and this proposal is for it to be added into defined Evergreen campus boundaries and that it and adjacent existing campus properties north of NE 130<sup>th</sup> Lane be zoned alike to allow highest and best use. Current zoning of other Evergreen owned parcels north of NE 130<sup>th</sup> Lane are TL3D and the parcel referenced for this proposal is requested to be changed to TL3D from its current TL1B.

#### B. Description of the specific reasons for making the request:

Property is contiguous and adjacent to existing main campus and was purchased a few years ago but is not currently within the campus master plan or Comp Plan. Along with other Evergreen owned properties north of NE 130<sup>th</sup> Lane it would be consistent for this parcel to be part of defined Evergreen campus. Similarly, it would be consistent for this parcel to be zoned like the other Evergreen parcels north of NE 130<sup>th</sup> Lane for building height and other zoning conditions.

#### C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

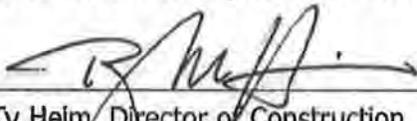
1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan; Proposal is consistent with definition and spirit of major medical center campus and allows better planning of future campus facilities in support of public health, welfare and emergency preparedness.
2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process; EvergreenHealth is willing to extend its current 10 year master plan to allow appropriate review and consideration in cooperation with City's Neighborhood and Comprehensive Plan processes.
3. The proposal would correct an inconsistency within or make a clarification to a provision of the current Comprehensive Plan; Current definition and delineation of the EvergreenHealth campus within the Comprehensive Plan is incomplete since this project property was purchased by EvergreenHealth and is now acting integrally with other campus buildings. Further, zoning for the property would be more consistent if zoned like the adjacent Evergreen properties north of NE 130<sup>th</sup> Lane—TL3D.

**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: \_\_\_\_\_



Name – print: Ty Helm, Director of Construction \_\_\_\_\_

Property owner or Legal Representative? Legal Representative

Date: May 12, 2014

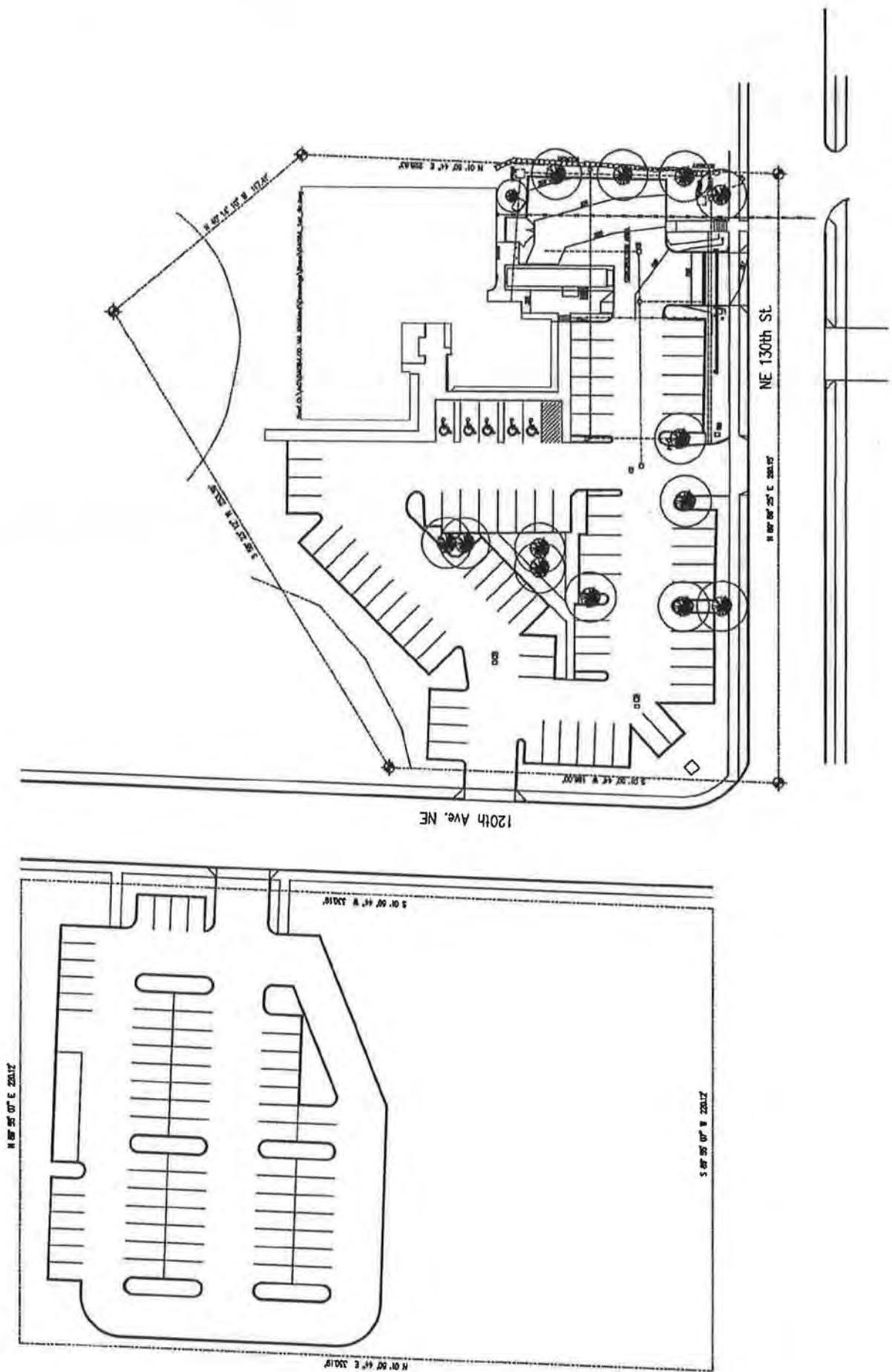
Address: 12040 NE 128<sup>th</sup> Street, MS # 95, Kirkland, WA 98034

Telephone: 425-899-3742

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document





June 18, 2013

Mr. Eric Shields, AICP  
Planning Director  
City of Kirkland Planning Department  
123 Fifth Avenue  
Kirkland, WA 98033-6189

Re: Extension of EvergreenHealth Campus Master Plan

Dear Eric:

I am writing on behalf of King County Public Hospital District No. 2 d/b/a EvergreenHealth. This letter constitutes the formal request of EvergreenHealth to extend its 2003 Campus Master Plan ("**Master Plan**") for a period of up to three years.

In the time period of 2001-2003, much work was performed to develop the Master Plan, which was approved by Kirkland City Council Resolution No. 4397 on August 5, 2003 ("**Resolution**"). The Resolution incorporated by reference and adopted the City of Kirkland ("**City**") Hearing Examiner Findings, Conclusions and Recommendation dated July 9, 2003 ("**Recommendation**"). The Recommendation provided in Section 17 for an effective period of up to 10 years from the Resolution date, which, if no major changes have been made to Zoning or other regulations pertaining to EvergreenHealth, shall be extended upon request to the Planning Director.

In furtherance of our discussions, this will confirm that there have been no major changes to Zoning or other regulations pertaining to EvergreenHealth. You have indicated that to extend the Master Plan would be of assistance to the City as that would avoid overlapping our Master Plan review with the City's Comprehensive Plan Revision Review timeline.

An extension would also facilitate incorporating the EvergreenHealth Administrative Services Building ("**ASB**"), formerly known as the Virginia Mason Clinic, into the Campus. We were pursuing a Private Amendment Request ("**PAR**") for that purpose but last March the Planning Commission thought it might be more efficient to accomplish that through the Comp Plan Revision process. Again, we were (or are) willing to do either, so long as it would be without prejudice to any other provision or rights currently enjoyed by EvergreenHealth in the Master Plan. We would, however, like to make sure that the ASB is not lost in the Comp Plan Review Process so if you or one of your team could let us know exactly what needs to be done to assure that, we would appreciate it.

[evergreenhealth.com](http://evergreenhealth.com)

12040 NE 128th Street  
Kirkland, WA 98034-3098

Phone 425.899.1000 Fax 425.899.1999



We trust that our willingness to extend the Master Plan as you have suggested will not have any negative consequences for EvergreenHealth, and insofar as we are aware at this time, we have no major projects on the horizon for at least the next two years which would fall outside of the current Master Plan. Given the rapid pace of change in healthcare today, I suppose that could change but we do not at present anticipate such.

If there is anything else you need from us in order to provide this administrative determination, please advise. Otherwise, we look forward to receipt of your letter granting the extension.

In advance, thank you.

Very truly yours,

EvergreenHealth



Ty M. Heim, Director of Construction

TMH/me

cc: Jon Regala, Sr. Planner  
Joan Lieberman-Brill, AICP, Sr. Planner  
Chrissy C. Yamada, Sr. VP/CFO  
James S. Fitzgerald, District General Counsel  
David B. Johnston, Counsel



CITY OF KIRKLAND  
 Planning and Community Development Department  
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
 www.kirklandwa.gov

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## MEMORANDUM

**Date:** July 11, 2013

**To:** Eric R. Shields, AICP, Planning Director

**From:** Jon Regala, Senior Planner

**File No.:** IIB-03-21

**Subject:** EVERGREENHEALTH MASTER PLAN EXTENSION

### BACKGROUND

On August 5, 2003, the City Council approved the Master Plan for EvergreenHealth with a lapse of approval date of August 5, 2013. One of the conditions of approval for the Master Plan allows the Planning Director to extend the Master Plan expiration date if major changes have not been made to zoning or other regulations pertaining to the EvergreenHealth campus.

EvergreenHealth has requested a three year extension to the lapse of approval date for the Master Plan thereby extending it to August 5, 2016 (see Attachment 1). This extension should allow enough time for the City to complete the Comprehensive Plan update process in which the Virginia Mason Clinic property, now owned by EvergreenHealth, will be considered for a potential rezone to become part of the Evergreen Health campus. The Comprehensive Plan update process is anticipated to finish sometime in 2015.

### RECOMMENDATION

No major changes have been made to the Hospital campus zoning (TL 3A to 3D) since the adoption of their Master Plan in 2003. Therefore, I recommend approving the EvergreenHealth's request to extend the Master Plan lapse of approval date to August 5, 2016.

### ATTACHMENT

1. EvergreenHealth Extension Letter dated June 18, 2013

I concur       I do not concur

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Eric R. Shields, AICP  
 Planning Director

7/12/2013  
 Date



June 18, 2013

Mr. Eric Shields, AICP  
 Planning Director  
 City of Kirkland Planning Department  
 123 Fifth Avenue  
 Kirkland, WA 98033-6189

Re: Extension of EvergreenHealth Campus Master Plan

Dear Eric:

I am writing on behalf of King County Public Hospital District No. 2 d/b/a EvergreenHealth. This letter constitutes the formal request of EvergreenHealth to extend its 2003 Campus Master Plan ("Master Plan") for a period of up to three years.

In the time period of 2001-2003, much work was performed to develop the Master Plan, which was approved by Kirkland City Council Resolution No. 4397 on August 5, 2003 ("Resolution"). The Resolution incorporated by reference and adopted the City of Kirkland ("City") Hearing Examiner Findings, Conclusions and Recommendation dated July 9, 2003 ("Recommendation"). The Recommendation provided in Section 17 for an effective period of up to 10 years from the Resolution date, which, if no major changes have been made to Zoning or other regulations pertaining to EvergreenHealth, shall be extended upon request to the Planning Director.

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[evergreenhealth.com](http://evergreenhealth.com)

12040 NE 128th Street  
 Kirkland, WA 98034-3098

Phone  
 425-899-1000

Fax  
 425-899-1999

## TOTEM LAKE URBAN CENTER

### **Evergreen Hospital/Transit Center**

- Revised Totem Lake Neighborhood Plan adopted January 15, 2002
- Ordinance 3862 adopted October 15, 2002 rezoning the Evergreen Hospital campus to match Neighborhood Plan. Increased and set maximum limits for:
  - Building height
  - Building area
  - Lot coverage
  - Trip generation
- Included in O-3862 was an incentive to increase lot coverage (up to 85%) and building height (up to 150') if a transit center is constructed on the Hospital campus
- Evergreen Hospital Master Plan approved August 5, 2003
  - Transit Center was proposed in order to construct 150' tall bed tower.
  - Process IIB – Hearing Examiner (public hearing) recommendation to the City Council
  - Subsequent building designs are subject to Design Review Board review based on design guidelines adopted with the Master Plan. The design guidelines were required to be consistent with neighborhood plan policies.
- Phase I – DRB approved May 4, 2004. Project Complete October 3, 2008
  - Emergency Department - Two levels of emergency room services and surgical rooms approximately 70,850 square feet in size with 3 levels of underground parking. Projected 140 employees.
  - Bed Tower - 9 stories with 3 levels of underground parking. Approximate 238, 070 square feet. It will be used for hospital functions and ancillary and medical support. It will contain 192 patient care beds and possible expansion for 96 more. Projected 800 employees.
- Phase II – DRB approved July 29, 2004. Project Complete December 4, 2008
  - Gateway Center Office/Transit Center - Phase 1 is a 5 story office building and transit center (Total 77,520 square feet) with 2 levels of parking garage. Phase 2 is a 5 story office building total 77,520 square feet. Projected 200 employees.
  - 2003 – Soon after Master Plan approval, Evergreen Healthcare, Sound Transit, King County METRO, and the City of Kirkland Public Works begin discussions on preliminary design of the transit center to be constructed in connection with the Gateway Center. Also, Evergreen Healthcare and Sound Transit begin process in creating an agreement and schedule to cover land use, design, construction, maintenance, and cost allocation for each agency.
  - January 2005 - Sound Transit and Evergreen Healthcare sign a term sheet identifying roles and responsibilities in constructing the transit center on the Hospital campus.
  - June 2006 – Building Permit issued Evergreen Healthcare to construct Gateway Center/Transit Center
  - September 2006 – Sound Transit and Evergreen Hospital sign final transit center easement and purchase agreement

### **Totem Lake Mall**

- March 2004 - Design Review Board (DRB). The new owners met with the DRB to preliminarily discuss design concerns with redevelopment of the Mall property. Information from this meeting will be incorporated into a more formal application when the owners decide to apply for the Design Response Conference. This will be a public meeting.
- April 2004 - Totem Lake Action Team. The new Mall owners, DDR, met with the Totem Lake Action Team to discuss concerns and new opportunities associated with the redevelopment of the Totem Lake Mall.
- August 2004 - TL2 adopted. Zoning for the Totem Lake Mall property was adopted by the City Council on August 3, 2004, Ordinance 3956.
- May 2005 - City Council. At the City Council's May 17, 2005 study session, the new Mall owners, DDR, formally presented their proposal for redeveloping Totem Lake Mall to the City Council.
- September 2005 - Design Review Board (DRB). The DRB held the public meeting for the Totem Lake Mall Conceptual Master Plan on September 12, 2005. The Conceptual Master Plan will be the document which will contain the design guidelines on which future development of the Mall will be based. The DRB provided feedback to the Mall owner on additional changes. The DRB continued the public meeting to the November 7, 2005 DRB regular meeting date. View the draft Conceptual Master Plan.

At their September 20, 2005 Council meeting, the City Council reviewed the proposed MoU which outlines the general terms of the City's financial participation to the Mall redevelopment project.

Prior to making a decision on the MoU, the City Council requested that City staff provide additional information regarding the economics and legal aspects of the City's participation. The City Council will be revisiting the MoU at their October 18, 2005 meeting. View City Staff memo on MoU. (PDF-490kb)

- October 2005 - City Council. At their October 18, 2005 meeting, the City Council approved the Memorandum of Understanding (MoU) (with revisions). Approval of the MoU gives direction for the City to move forward in creating a Development Agreement for the redevelopment for the Mall. View the City Staff memo (PDF - 888kb).
- November 2005 - Design Review Board (DRB) At their November 7, 2005 meeting, the DRB approved, with conditions, the **Conceptual Master Plan** for the Totem Lake Mall.

**Sites:**

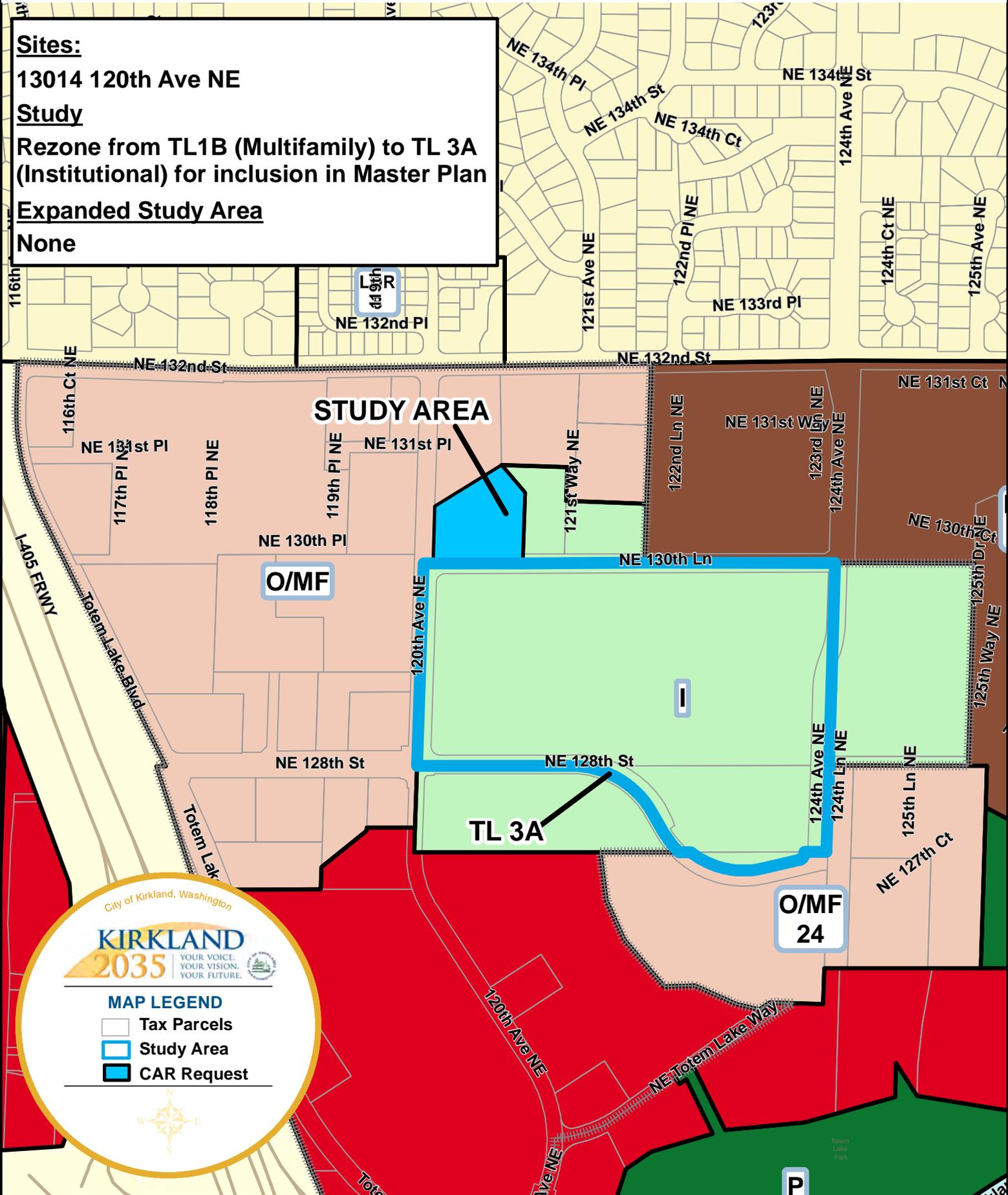
13014 120th Ave NE

**Study**

Rezone from TL1B (Multifamily) to TL 3A (Institutional) for inclusion in Master Plan

**Expanded Study Area**

None



**STUDY AREA**

**TL 3A**

**O/MF**

**O/MF 24**

**P**

City of Kirkland, Washington

**MAP LEGEND**

- Tax Parcels
- ▭ Study Area
- ▭ CAR Request



<b>Trip Generation Rates</b>		
<b>Use</b>	<b>Daily</b>	<b>PM Peak</b>
Office	11.03 per 1,000 sf	1.49 per 1,000 sf
Medical Office	36.13 per 1,000 sf	3.57 per 1,000 sf
Mixed use: Multifamily with Office	n/a	n/a
General Retail (small)	44.32 per 1,000 sf	2.71 per 1,000 sf
General Retail (standard)	42.7 per 1,000 sf	3.71 per 1,000 sf
Fast-food Restaurant	716 per 1,000 sf	26.15 per 1,000sf
Restaurant (small)	127.15 per 1,000sf	9.85 per 1,000 sf
Restaurant (standard)	89.95 per 1,000sf	7.49 per 1,000 sf
Health Club (small)	32.93 per 1,000sf	3.53 per 1,000 sf
Health Club (standard)	n/a	5.96 per 1,000 sf
Brewery/Winery/Distillery	n/a	n/a
Storage Services – Retail	n/a	n/a
Storage Services – Warehouse	2.5 per 1,000sf	0.26 per 1,000sf
Manufacturing	3.82 per 1,000sf	0.73 per 1,000sf
Wholesale Trade	6.73 per 1,000sf	0.52 per 1,000sf
Retail – building construction, plumbing services, etc.	51.29 per 1,000sf	4.84 per 1,000sf
Wholesale – building construction, plumbing, etc.	n/a	n/a
Wholesale printing or publishing	n/a	n/a
Limited Retail		
· Rental services	n/a	0.99 per 1,000sf
· Restaurant/tasting room	n/a	n/a
· Banking/financial services	148.15 per 1,000sf	5.57 per 1,000sf
Dance Studio	n/a	n/a
Vehicle/boat repair, storage, washing	n/a	n/a
Warehouse	3.56 per 1,000sf	0.32 per 1,000sf
Funeral home/mortuary		n/a
Church	9.11 per 1,000sf	0.55 per 1,000sf
School or Day Care Center	74.06 per 1,000sf	12.34 per 1,000sf
Mini School or Mini Day Care	n/a	n/a
Assisted Living Facility	7.6 per 1,000sf	0.74 per 1,000sf
Vehicle service station	n/a	3.11 per 1,000sf
Retail vehicle/boat sales or repair	n/a	n/a

Vehicle /boat repair storage, washing	n/a	n/a
Hotel	8.17 per room	0.60 per room
Motel x	5.63 per room	0.47 per room
Retail establishment – entertainment, Cultural or recreational (movie theater, Skating rink, etc.	n/a	3.8 per 1,000sf
Entertainment, cultural or recreational facility	1.26 per seats	0.12 per seats
(Community theater, ballet school, aquatic center, etc.)	33.82 per, 1,000 sf	2.74 per 1,000sf
High Technology (estimate 40% mfg; 60% office)	n/a	n/a
	11.42 per 1,000sf	1.48 per 1,000sf



RECEIVED

JUN 20 2014

CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT  
123 Fifth Avenue, Kirkland, WA 98033  
www.kirklandwa.gov ~ 425.587.3225  
AM \_\_\_\_\_ PM  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

**APPLICATION FOR 2014 CITIZEN AMENDMENT LAND USE REQUESTS TO THE COMPREHENSIVE PLAN, ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

**I. CONTACT INFORMATION:**

- A. Applicant Name: TJ Woosley - mgr. Totem Commercial Center, LLC
- B. Mailing Address: P.O. Box 3325, Bellevue, WA 98009
- C. Telephone Number: 425-455-5730
- D. Email Address: tj@woosleyproperties.com
- E. Property Owner Name (if different than applicant): Totem Commercial Center
- F. Mailing Address: \_\_\_\_\_
- G. Telephone Number: same
- H. Email Address: \_\_\_\_\_

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is representing the property owner, then the property owner must be notified in writing with a copy of the letter provided to the City.

A link to the Planning Commission packet containing the staff report will be sent by email unless you request to the project planner that you want copies mailed to you.

**II. PROPERTY INFORMATION:**

- A. Address of proposal: (if vacant provide nearest street names) 12700-12704 NE 124<sup>th</sup> St.
- B. King County Tax Parcel number(s): 282605-9039-09, 282605-9059-04
- C. Describe improvements on property if any: Metal warehouse buildings with some retail street exposure businesses. Total approx. \$7,000,000.
- D. Attach a map of the site that includes adjacent street names.
- E. Current Zoning on the subject property: T17a
- F. Current land use designation and permitted density shown on the City's land use map. Ind/comm.





**IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:**

- A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

**ORIGINAL SIGNATURES ONLY/ NO COPIES**

Name – sign: \_\_\_\_\_

Name – print: \_\_\_\_\_

Property owner or Legal Representative? \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

- B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*
1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
  2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

**Attachments:**

- Affidavit of Service (OCD-06AB)
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- Methods to Request Changes to Density Land Use Zoning Code Regs

**III. REQUEST INFORMATION AND REASONS:**

A. Description of Request:

*See Attached page*

B. Description of the specific reasons for making the request:

C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

### III. REQUEST INFORMATION AND REASONS

#### A. Description of Request:

Expand the allowed building heights and permitted uses in the TL7-A zoning district. The new urban height(s) should be at least 80 feet, and perhaps as tall as those allowed in the zoning districts at or near Evergreen Healthcare. Permitted Uses should be expanded to include residential uses. All existing Permitted Uses should remain as allowed

#### B. Description of the specific reasons for making the request:

Increasing the allowed heights and permitted uses will position this area for future redevelopment as an integral part of the Totem Lake Urban Center. The increased intensity of land use(s) would:

1. Support creating a better interface with the Cross-Kirkland Corridor.
2. Support increased multi-modal (bike, pedestrian, transit) ridership.
3. Increase Kirkland's capacity to provide housing.
4. Increase Kirkland's capacity to accommodate more jobs, and
5. Provide for a competitive regulatory climate for redevelopment in Totem Lake. Currently, other jurisdictions already allow much greater heights and flexibility in permitted uses. For example, Redmond allows 8 stories in its downtown, and 12 stories in the Overlake Village neighborhood, Bellevue allows up to 150 feet for buildings in a transit oriented development in the Bel-Red Corridor, and Issaquah has upzoned its "Central Issaquah" downtown to allow over 10 stories in some areas.

While near the geographic center of the Totem Lake Urban Center, adjacent to the Cross Kirkland Corridor, adjacent to N.E. 124<sup>th</sup> Avenue N.E. and near the Totem Lake Park, properties in the TL 7A zoning district are currently prohibited from being redeveloped at urban densities due to the severe height restriction of 45 feet, along with a prohibition on residential uses.

#### C. Based on the above review consideration, explain why the request should be considered as part of the Comprehensive Plan Update process.

Foremost, the current height limitation, along with the restrictions on permitted uses, is inconsistent with the area's designation as an Urban Center. The Comprehensive Plan Update is the appropriate process to correct this inconsistency and position the area for urban levels of land uses. In addition, the City of Kirkland's current (and proposed) Comprehensive Plan Land Use and Economic policies support the urbanization of the Totem Lake Neighborhood, which the above request would allow.

Overall, the requested changes to the TL7-A would "Promote a compact, efficient, and sustainable land use pattern in Kirkland that: Supports a multimodal transportation system that efficiently moves people and goods; Minimizes energy use, green house gas emissions, and service costs; Conserves land, water, and natural resources; and Provides sufficient land area and development intensity to accommodate Kirkland's share of the regionally adopted population and employment targets."\*

\* Kirkland Comprehensive Plan GROWTH MANAGEMENT Policy LU-1.5 Goal LU-2

# WOOSLEY/ TOTEM COMMERCIAL CENTER CAR

## Sites:

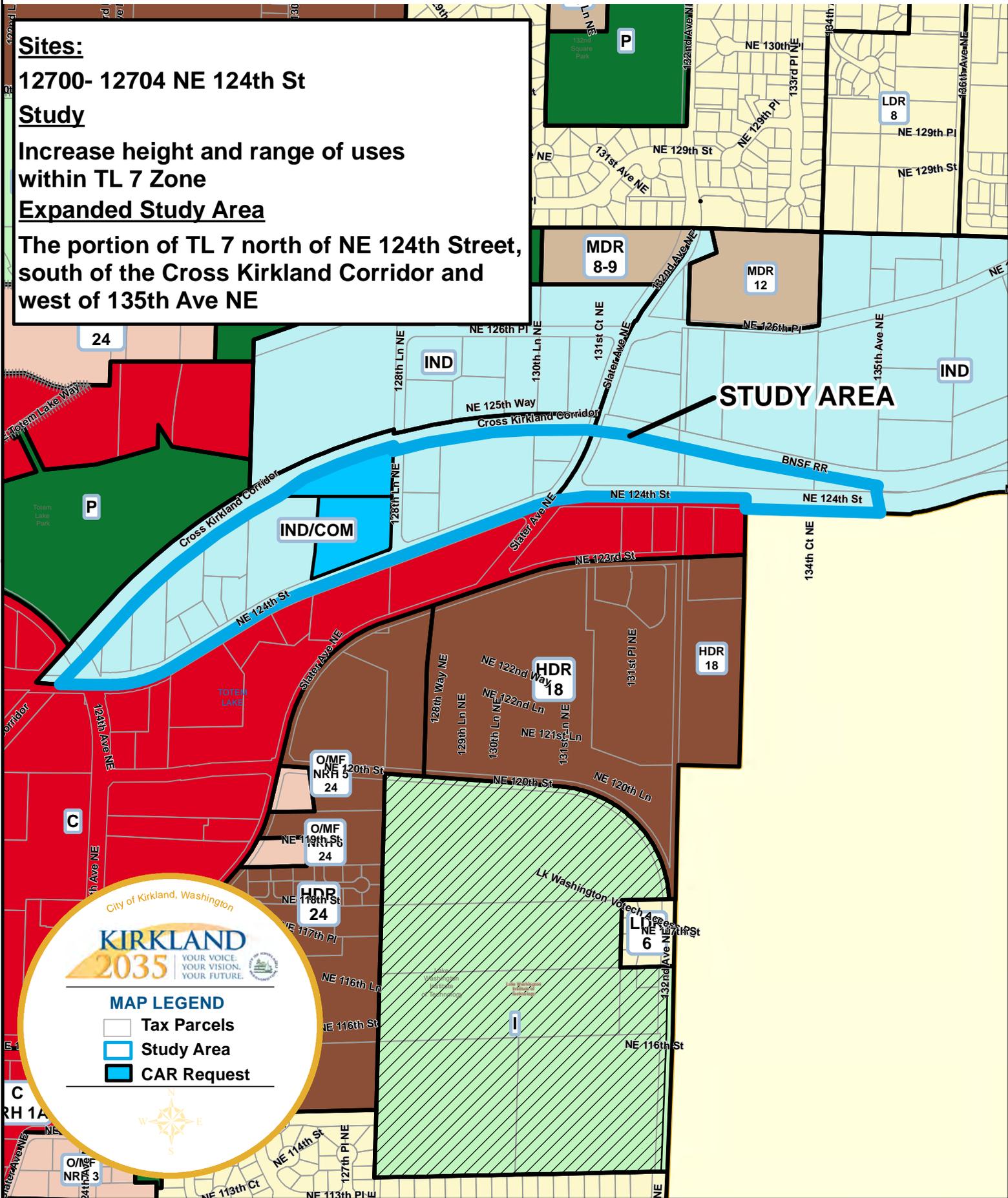
12700- 12704 NE 124th St

## Study

Increase height and range of uses within TL 7 Zone

## Expanded Study Area

The portion of TL 7 north of NE 124th Street, south of the Cross Kirkland Corridor and west of 135th Ave NE



City of Kirkland, Washington

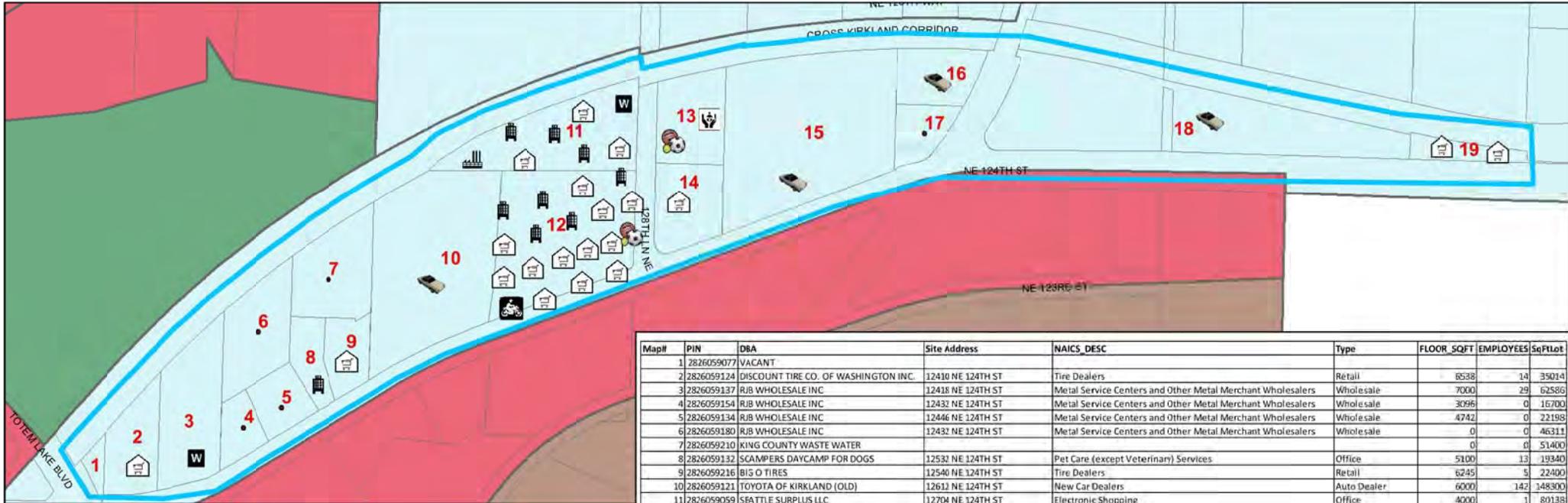


### MAP LEGEND

- Tax Parcels
- Study Area
- CAR Request





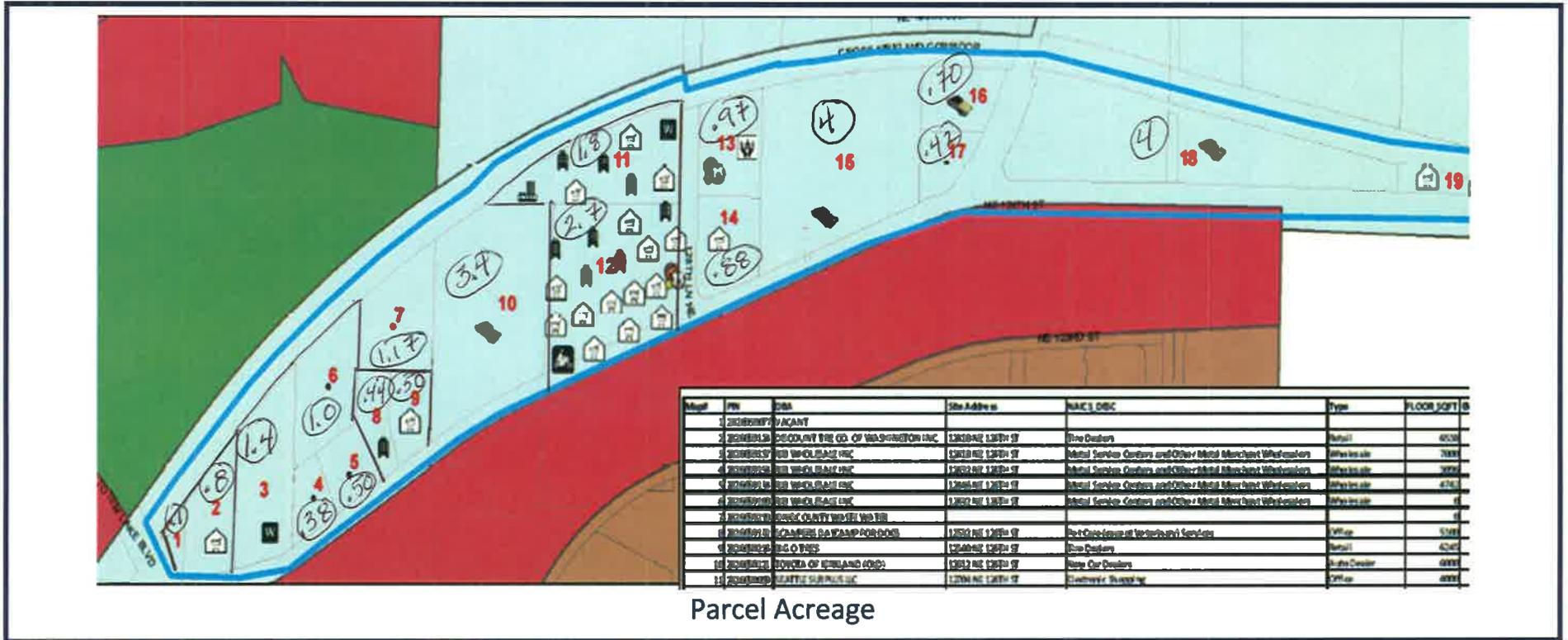


**Woosley CAR Businesses**



Map#	PIN	DBA	Site Address	NAICS_DESC	Type	FLOOR_SQFT	EMPLOYEES	SqFt/Lot
1	2826059077	VACANT						
2	2826059124	DISCOUNT TIRE CO. OF WASHINGTON INC.	12410 NE 124TH ST	Tire Dealers	Retail	8538	14	35014
3	2826059137	RJB WHOLESALE INC	12418 NE 124TH ST	Metal Service Centers and Other Metal Merchant Wholesalers	Wholesale	7000	29	62586
4	2826059154	RJB WHOLESALE INC	12432 NE 124TH ST	Metal Service Centers and Other Metal Merchant Wholesalers	Wholesale	3096	0	16700
5	2826059134	RJB WHOLESALE INC	12446 NE 124TH ST	Metal Service Centers and Other Metal Merchant Wholesalers	Wholesale	4742	0	22198
6	2826059180	RJB WHOLESALE INC	12432 NE 124TH ST	Metal Service Centers and Other Metal Merchant Wholesalers	Wholesale	0	0	46311
7	2826059210	KING COUNTY WASTE WATER				0	0	51400
8	2826059132	SCAMPERS DAYCAMP FOR DOGS	12532 NE 124TH ST	Pet Care (except Veterinarian) Services	Office	5100	13	19340
9	2826059216	BIS O TIRES	12540 NE 124TH ST	Tire Dealers	Retail	6245	5	22400
10	2826059121	TOYOTA OF KIRKLAND (OLD)	12612 NE 124TH ST	New Car Dealers	Auto Dealer	6000	142	148300
11	2826059059	SEATTLE SURPLUS LLC	12704 NE 124TH ST	Electronic Shopping	Office	4000	1	80138
		QUALITY TOWING INC	12704 NE 124TH ST, SUITE 25	Motor Vehicle Towing	Retail	7000	15	
		LANCS INDUSTRIES HOLDINGS LLC	12704 NE 124TH ST, SUITE 36	All Other Miscellaneous Store Retailers (except Tobacco Stores)	Retail	14927	60	
		HARIA SPECIALTY FINISHING LLC	12704 NE 124TH ST, SUITE 42	Painting and Wall Covering Contractors	Office	4000	4	
		GEA REFRIGERATION NORTH AMERICA INC	12704 NE 124TH ST, SUITE 9	Refrigeration Equipment and Supplies Merchant Wholesalers	Wholesale	1857	3	
		MVP USED TIRES	12704 NE 124TH ST, SUITE 31	Tire Dealers	Retail	1810	1	
		BEDFORD PRECISION, INC.	12704 NE 124TH ST, SUITE 49	Machine Shops	Manufacturing	7000	4	
		SERVICE MASTER TOTAL CLEANING SERVICES	12704 NE 124TH ST, SUITE 33	Residential Remodelers	Office	10000	9	
12	2826059039	CYCLPATH	12700 NE 124TH ST, SUITE 1	Other Personal and Household Goods Repair and Maintenance	Retail	5000	4	119772
		DISCOUNT GUN SALES LLC	12700 NE 124TH ST, SUITE 210	Sporting Goods Stores	Retail	1400	1	
		KIRKLAND FIREPLACE	12700 NE 124TH ST, SUITE 11	All Other Home Furnishings Stores	Retail	7200	5	
		KITANDA CO	12700 NE 124TH ST	All Other Specialty Food Stores	Retail	2000	4	
		BRAZILIAN SALON	12700 NE 124TH ST, SUITE 202	Beauty Salons	Retail	700	1	
		KIRKLAND SPORTS CARDS	12700 NE 124TH ST	All Other Miscellaneous Store Retailers (except Tobacco Stores)	Retail	1000	1	
		MOON SECURITY SERVICES	12700 NE 124TH ST, SUITE 205	Security Systems Services (except Locksmiths)	Office	500	3	
		ALL WALL EQUIPMENT CO INC	12700 NE 124TH ST, SUITE 8	Hardware Stores	Retail	800	2	
		WASHINGTON STATE MOTORCYCLE SALES LLC	12700 NE 124TH ST, SUITE 1	Motorcycle Dealers	Motorcycle Dealer	300	1	
		SEATTLE SENDX LLC	12700 NE 124TH ST, SUITE 2	Snack and Nonalcoholic Beverage Bars	Retail	1800	3	
		MINUTEMAN PRESS OF KIRKLAND	12700 NE 124TH ST, SUITE 4	Commercial Graphic Printing	Retail	2500	3	
		FANTASTIC FLOORS LLC	12700 NE 124TH ST, SUITE 6	Other Building Material Dealers	Retail	2800	2	
		MS THERAPY AND WELLNESS LLC	12700 NE 124TH ST, SUITE 208	Other Personal Care Services	Office	700	2	
		CSE FACTORY DIRECT OUTLET	12700 NE 124TH ST, SUITE 5	Other Clothing Stores	Retail	2700	3	
		FASTIVA COMPUTERS INC	12700 NE 124TH ST, SUITE 9	Radio, Television, and Other Electronics Stores	Retail	700	1	
		AMERICAN MARKETING PARTNERSHIP INC	12700 NE 124TH ST, SUITE 204	Commercial Screen Printing	Office	900	2	
		DI MASSAGE SPA	12700 NE 124TH ST, SUITE 208	Other Management Consulting Services	Office	200	1	
		SANDRA WU LIU	12700 NE 124TH ST, SUITE 208	Other Personal Care Services	Office	200	1	
		ELEMENT 5 FITNESS	12700 NE 124TH ST, SUITE 17	Fitness and Recreational Sports Centers	Gym	804	3	
13	8663350130	NORTHWEST AERIALS, INC	12440 128TH LN NE	Sports and Recreation Instruction	Gym	22000	8	42462
		TOTEM PRESCHOOL	12440 128TH LN NE	Child Day Care Services	Preschool	1200	3	
14	8663350140	LES SCHWAB TIRE CENTER	12410 128TH LN NE	Tire Dealers	Retail	11500	18	38580
15	2826059053	RAIRDON'S CHRYSLER JEEP OF KIRKLAND	12828 NE 124TH ST	New Car Dealers	Auto Dealer	25000	110	175311
16	2826059040	FIAT OF KIRKLAND	12415 SLATER AVE NE	New Car Dealers	Auto Dealer	3600	14	30519
17	2826059215	RAIRDON'S CHRYSLER JEEP OF KIRKLAND	12407 SLATER AVE NE	New Car Dealers	Auto Dealer	0	0	18490
18	2726059074	TOYOTA OF KIRKLAND (NEW)	13210 NE 124TH ST	New Car Dealers	Auto Dealer	91613	0	178625
19	2726059101	WESCO AUTODOU SUPPLY	13400 NE 124TH ST	Automotive Parts and Accessories Store	Retail	3275	5	15285
		EASTSIDE EUROPEAN	13400 NE 124TH ST SUITE B	Automotive Repair	Retail	3000	3	
<b>TOTALS</b>						<b>282707</b>	<b>504</b>	<b>456820</b>





Parcel Acreage