



CITY OF KIRKLAND
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MEMORANDUM

Date: March 15, 2012

To: Planning Commission

From: Dorian Collins, Project Planner
Eric Shields, Planning Director

Subject: **TOTEM LAKE – ZONING CODE AMENDMENTS (FILE ZON11-00034)**

RECOMMENDATION

Staff recommends that the Planning Commission review and discuss the amendments to the Zoning Code for Totem Lake and provide direction to staff. The memo discusses revisions to amendments discussed at previous study sessions, and the potential additional amendments.

BACKGROUND

Totem Lake Work Plan – Code Amendments

The Planning Commission has held several study sessions on the topic of minor amendments to the Zoning Code to address the objectives for the Totem Lake business district called for in the City Council's 2011 Work Plan (see Attachment 1). The amendments under consideration are an effort to provide greater flexibility and remove barriers to development within the Totem Lake neighborhood. The proposed amendments are also intended to incorporate direction from the Urban Land Institute (ULI) study of the business district, conducted last July. The scope for this task is to consider code amendments that do not require amendments to the Comprehensive Plan.

At the Planning Commission's last study session on this topic, the Commission directed staff to move forward, with several changes, with the proposed amendments shown in Attachment 2. Changes or questions regarding the recommendations from the Commissioners are highlighted in the attachment and discussed below. Other potential amendments identified by staff since the meeting are also discussed below.

Discussion on Proposed Amendments

1. **Ground floor use requirements** - Appropriate floor area ratio (FAR) to apply to mixed use to ensure a minimum amount of commercial space is provided (TL 4A,B,and C, TL 5 and TL 6B).

In both the citywide Commercial Code Amendment study currently underway and the study of Totem Lake code amendments, the Planning Commission has discussed the replacement of the existing requirement that a certain percentage of the gross floor area on the ground floor of a structure be in *retail* use with an approach that would establish a benchmark ground floor *commercial* Floor Area Ratio (FAR) in mixed-use developments. The new regulation would retain the requirement that these uses be oriented to a major pedestrian sidewalk, a through-block pedestrian pathway or an internal pathway.

As discussed in previous meetings, this change would provide for a standard that would: 1) preserve commercial space at a predetermined, reasonable and predictable level and 2) allow for a broader range of ground floor uses (commercial use includes office use), which may be more responsive to the needs of future development in areas where high levels of retail development cannot be supported. At the meeting on January 12th, staff agreed to return with recommendations for possible FAR standards that could be included the amendments to be drafted.

The map in Attachment 3 provides information about the existing commercial FAR by zone in the city's commercial areas. The figures provided are averages of the commercial square footage on individual parcels within each zone. For example, the average commercial FAR shown for the JBD 1 zone is .17. A closer study of the parcel data within the zone shows, however, that the FAR for commercial development is much higher on parcels with free-standing retail uses, such as the Walgreens store, where the FAR is .31, and for the small parcel that contains the Starbucks store, which has an FAR of .47. The Juanita Village mixed use development, which contains high density residential use and a small amount of ground floor commercial space relative to the parcel size has a commercial FAR of .19. A very large parcel within the zone was vacant at the time of this analysis, resulting in a 0.00 FAR, which contributed to the overall average of .17.

Attachment 4 provides examples of FARs in typical "strip" one-story retail development in Totem Lake. As shown in pages 1 and 2, the FAR in these free-standing retail buildings is relatively high, at .55 for the strip center at the corner of NE 116th Street and 124th Avenue NE in TL 5, and .60 for the northernmost parcel in the zone containing part of the Public Storage business. Pages 3 and 4 highlight two parcels in the Totem West development (TL 6B), which contain small strip retail centers with FARs of .39 and .77.

Staff found commercial FARs in existing mixed use developments elsewhere in the city to be fairly similar to those calculated for Juanita Village:

Memo to the Planning Commission
March 16, 2012

Juanita Village (JBD 1) - (Commercial FAR: .19)



Tera (CBD 6) - (Commercial FAR: .15)



Merrill Gardens (CBD 1B)

Assisted Living (Commercial FAR: .19)



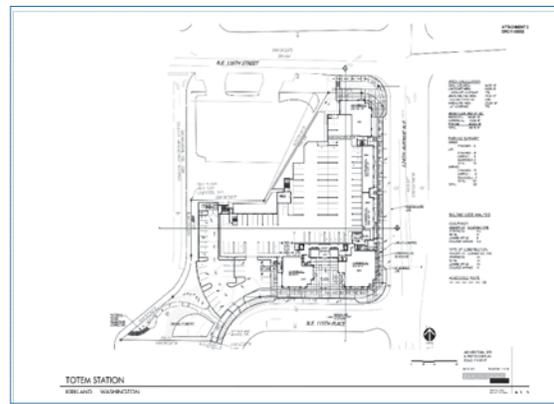
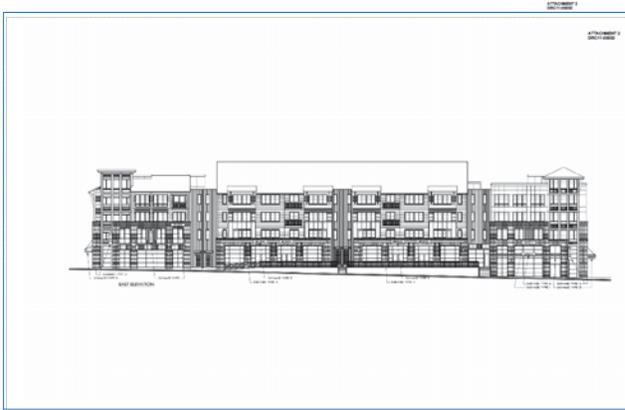
Market Rate/B of A (Commercial FAR: .41)



Westwater Condos (CBD 8) – (Commercial FAR: .26)



Totem Station (NRH 1A) – Approved by DRB, now in environmental review
(Commercial FAR: .12)



Staff suggests that a requirement for an FAR of .20 for commercial use in mixed use developments in the zones which have the existing requirement for ground floor retail (TL 4A,B and C, TL 5 and TL 6B) is appropriate. While an FAR of .20 may seem low, it may actually be somewhat ambitious, in light of the mix of uses that has occurred in other mixed use developments in the city. The challenge in establishing the standard is to require as much commercial use as possible, while avoiding any potential barrier or disincentive to a mixed use development. At the meeting on March 8th, staff would appreciate hearing discussion on this topic by the Planning Commission.

Another issue to consider is whether there should be a process for an applicant to request a modification from the FAR standard. Input from the Commission on this topic would also be helpful. An example of a possible modification request might be where a commercial FAR of only .18 could be provided, but the project proposed to provide additional public open space or other amenity in exchange for the reduced FAR.

2. **Reduction in front setback in TL 7:** Some members of the Commission suggested that the reduction in the required front setback that staff recommended for several other zones be extended to the TL 7 zone. Staff had indicated that the TL 7 zone may not be an appropriate location for the reduced setback, in that the zone is designated as "industrial" in the Comprehensive Plan, abuts the NE 124th Street arterial, and is not anticipated to be developed as a pedestrian-oriented area. However, the setback may be appropriate if the amendment related to commercial uses (discussed in 5 below) is supported by the Commission.
3. **Design review requirement adjacent to railroad corridor in TL 10C and TL 10D:** The Commission suggested that the proposed exemption from the DRB review process for parcels in these zones that do not have frontage on a right-of-way be restricted to those that also do not abut the railroad corridor. Since the railroad corridor has been acquired by the City, and its future use is not known, the Commissioners argued that the retention of the DRB process would be appropriate to ensure a greater level of review in this area.

Staff will add this change to the proposed amendments.

4. **Requirement for right-of-way dedication and improvement or new streets in TL 5:** At the last study session, staff mentioned that the Public Works department has not supported the elimination or significant change to requirements for the dedication and improvement of new public rights-of-way in the TL 5 zone (Totem Square), as they consider the roads to be critical to the larger street network. Staff noted that the Totem Lake Neighborhood Plan calls for these rights-of-way:

"The creation of a street grid through development of a north-south right-of-way, and the consideration of development bonuses where the setaside of land and improvement of this right-of-way is provided through private development".

The report from ULI had suggested that these requirements may present barriers to redevelopment in the area.

Members of the Commission asked staff to check in again with the Public Works department on this topic, to provide a better picture of the view of these roads in the context of the larger network. Staff consulted the Public Works department again, and was told that *"the intersection of NE 124th Street/124th Avenue NE is forecasted to be more congested in the future - all commercial development and resident traffic south and southeast of NE 124th Street will have to go through that intersection to and from north I-405. The 123rd Ave NE connection to 120th Place will ease the congestion away from the 124th/124th intersection."*

Public Works staff suggested that the following language, or something similar, may be more successful in conveying the flexibility that the City would provide when working with a development proposal for the area:

“Development shall provide for pedestrian, bicycle, and vehicular access in a north/ south fashion generally aligning half way between 124th Ave. NE and I-405”.

Staff would appreciate direction from the Planning Commission regarding the above suggestion.

5. **Regulatory flexibility/expansion in retail uses in TL 7:** Public testimony given at the meeting on January 12th addressed several issues, including the issue of limitations on retail uses in the TL 7 zone. Staff had recommended that this issue be studied in a subsequent study (likely the 2013 Comprehensive Plan update) and that changes not be made at this time. The zone is designated as “Industrial” in the Comprehensive Plan Land Use Chapter and in the Totem Lake Neighborhood Plan. At the meeting, the Commission suggested that staff review the policies applicable to the area in hopes of providing some additional flexibility in regulations at this time.

The testimony requested relief from a number of retail restrictions, including the limitation on retail square footage in industrial spaces, changes to the minimum size requirement for large independent retail uses (75,000 square feet), and an increase in building height. Staff believes that some of these changes are not possible within the limited scope of the current study, which does not include changes to policies in the Comprehensive Plan. However, staff suggests that the following changes may provide significantly increased flexibility within the zone, while remaining generally consistent with the Plan policies:

- a. Revision to the mixed use retail listing as follows:

A ~~multi-use complex or~~ mixed use building containing two or more of the following uses: 7 or more restaurants, taverns, retail establishments, churches or offices.

Staff recommends that the revised use listing be limited to the western portion of the TL 7 zone, as shown in Attachment 5. Since the “Industrial” land use definition states that these areas contain “uses predominantly connected with manufacturing, assembly, processing, wholesaling, warehousing, distribution of products and high technology”, retail uses must be limited. The geographic restriction of this more flexible use listing will address this issue, and will direct these uses to the portion of TL 7 that is adjacent to Totem Center, and along the NE 124th Street arterial and commercial area. When the entire zone and the issue of the future of industrial uses in this area is studied during the Comprehensive Plan update or next update of the Totem Lake Neighborhood Plan, the use listing may be expanded further, and the geographic restriction may be reevaluated.

- b. Elimination of the requirement for Administrative Design Review.

The regulations contained in the Zoning Code that would be used to review building design in this area address pedestrian orientation and other aspects of design that are not particularly applicable to the character of the area, and may represent barriers to development. A review of design regulations to address development in this area may be appropriate.

c. Increase in building height from 35' to 45' throughout the TL 7 zone.

An increase in building height to 45' is consistent with the zoning regulations that were in place prior to annexation for the portion of the TL 7 zone that lies east of Slater Avenue. The change is not inconsistent with the Comprehensive Plan, and would provide greater development opportunity and flexibility in this area.

6. **Changes to allow limited retail uses in TL 10B:** Testimony at the January meeting included comments requesting flexibility in retail uses, and specifically that auto sales and auto related service uses be allowed within the TL 10B zone. The Planning Commission directed staff to review existing Comprehensive Plan policies for opportunities to address these issues within the current effort.

After further study and consultation with the City Attorney's office, staff has concluded that expansion of retail uses in TL 10B cannot be pursued without an amendment to the Comprehensive Plan. The Totem Lake Neighborhood Plan does not support retail use in the area, and the Land Use Matrix which summarizes the applicable policies for the neighborhood does not identify retail as a permitted use (see Attachment 6). Staff recommends that these issues be highlighted for further study with the next update of the neighborhood plan or Comprehensive Plan.

7. **Consolidation of subareas into a single chart where possible.** Staff suggests that the use of a single zoning chart for zones with multiple subareas could simplify subsequent amendments, and would be more understandable for citizens, developers and other users of the Zoning Code.
8. **Additional amendments – Automotive Service Use and Vehicle Service Station:** Existing zoning standards for these uses are inconsistent within the city's commercial zones. As part of the concurrent Commercial Codes study, amendments will be drafted to address the inconsistencies and provide clearer standards both within the Totem Lake business district and the city's other commercial zones.

Totem Lake Work Plan – Changes to Comprehensive Plan – 2013

The Council's Totem Lake Work Plan also calls for the identification of potential amendments to the Comprehensive Plan to be considered during the citywide update of the Plan in 2013. Through the code amendment study process described in this memo, staff has identified a number of preliminary amendments that could be added to those

to be identified through that subsequent process. Page 11 of Attachment 2 contains a list of the amendments staff suggests be included in a subsequent study.

The list includes both minor issues that staff believes could be studied and adopted later this fall as part of the annual Comprehensive Plan update, and issues likely to have broader implications, which could be studied during the update of the Comprehensive Plan scheduled for 2013.

In addition, there are several minor issues for which a Comprehensive Plan amendment could be considered this year, including:

- a. Revisions to the Totem Lake Land Use Matrix (Comprehensive Plan Figure XV.H, Attachment 5). Changes could include:
 1. Footnote g (for all zones where this applies): Delete: "ground floor uses may be limited to retail in certain areas of property". This change is necessary if the ground floor use requirement is revised from "retail" to "commercial".
 2. Footnote h: Delete "types of retail uses may be limited" (this change may be advisable due to the broadening of the retail use listing in TL 7).
 3. Add TL 10E to chart (the chart has been inaccurate since the implementing regulations were adopted, in that this area became a new zone - the Comprehensive Plan designates this area as TL 10A).
 4. Footnote c: Revise for zones where lower level residential is allowed through code amendments
- b. Revise map in Figure TL-11, Totem Lake Planning Districts to correct designation of TL 10E (currently designated "TL 10A").

Attachments

1. Totem Lake Work Plan (approved by City Council – 2011)
2. Totem Lake Zoning Code Amendments Chart
3. Map – FAR in Commercial Districts
4. FAR Examples – One-Story Retail (TL 5, TL 6B)
5. Map – TL 7 – Proposed Amendments
6. TL Land Use Matrix (Comprehensive Plan)
7. TL Zoning Districts

cc: File ZON11-00034
email distribution list

Totem Lake Work Plan

Totem Lake Work Plan				2011				2012				Comments		
Symposium Issues	Department/Staff Responsibility	Short-Term Objectives	Tasks	Funding Level	1st	2nd	3rd	4th	1st	2nd	3rd		4th	
Planning														
Reconsider zoning. Make more flexible or market-driven. Consider incentive-based, form-based and other zoning models.	Planning (Lead)	Evaluate potential code amendments that don't require comprehensive plan amendments and would incentivize redevelopment.	Staff ID list of potential amendments			x							Code assessment drafted. EDC yet to consider codes or map. ULI review will help with both.	
			Review list with developers and property owners				x							
			Review with Economic Development Committee			x	x							
			Review list with Planning Commission and City Council				x	x						
			Obtain direction on which amendments to further consider				x	x						
			Process code amendments							x	x	x		
Planning (Lead)	Identify opportunity sites, analyze current incentives, and explore additional ones.	Staff ID sites					x							
		ID potential incentives					x							
		Review with Economic Development Committee					x							
		ULI technical assistance panel assessment			x	x	x							
Planning (Lead)	Consider more flexible Comp Plan Amendment process.	Consider allowing TL PARs related amendments annually					x						EDC review	
		Review idea with Planning Commission and City Council, EDC					x	x						
		Implement						x	x					
Planning (Lead) Public Works	Consider changes to citywide Comp Plan update 2013.	Staff ID list of potential plan amendments								x				
		Traffic modeling to understand capacity needs in 2013												2013
		Retink after ULI report												

Discussion items for 3/22 meeting are highlighted

TOTEM LAKE ZONING CODE AMENDMENTS

I. Recommended Amendments Common to Multiple Zones			
	Potential Amendment	Zones	Comments/Rationale
A. Ground Floor Use Requirements	1. <i>Require minimum <u>commercial FAR</u> instead of minimum % of gross floor area (GFA) required to be <u>retail</u>.</i>	TL 4A, B & C: Change from min. 50% retail GFA to min. .xx (TBD) commercial FAR TL 5: Change from min. 30% retail GFA to min. .xx commercial FAR TL 6B: Change from min. 50% retail GFA to min. .xx (TBD) commercial FAR	Consistent with direction provided by the Planning Commission on 12/8/11, during discussion of commercial code amendments. <i>Planning Commission asked staff to provide information about likely FARs to be used in regulations. Staff suggests .20 as minimum FAR for mixed use developments in these zones. See memo for discussion.</i>
	2. <i>Eliminate ground floor residential restriction</i>	TL 4A, B & C, TL 5, TL 6A & B	Consistent with direction from the Planning Commission on 12/8/11 that the restriction on ground floor residential is not necessary if the minimum commercial FAR is established and frontage requirements ensure the pedestrian environment is addressed along streets and sidewalks.

Discussion items for 3/22 meeting are highlighted

Ground Floor Use Requirements (cont.)	3. <i>Revise "storefront orientation" to "pedestrian orientation".</i>	TL 2 and TL 5	Consistent with direction of amendments for other commercial areas, to allow general commercial use rather than imply that retail is required.
	4. Delete requirement that ground floor spaces in structures with frontage on ped or vehicular routes or adjacent to ped-oriented space be retail, etc., but add new design regulation to state that these spaces should be designed to accommodate these uses.	TL 5 and TL 6B	Design guidelines and regulations will continue to encourage a pedestrian oriented commercial design along pedestrian and vehicular routes and adjacent to pedestrian-oriented spaces.

Discussion items for 3/22 meeting are highlighted

B. Increase Maximum Building Height	1. Increase maximum height of non-residential uses in zones with residential height incentives.	<p><i>TL 1B:</i> Change from 30' to 45'</p> <p><i>TL 6A & B:</i> Change from 35' to 45'</p> <p><i>TL 10B:</i> Change from 35' to 45' (other non-residential) and 40'-55' (office and high tech) and <i>require</i> dedication and improvement of 118th Ave NE through the zone.</p> <p><i>TL 10C:</i> Change from 35'-45' (other non-residential) and 40'-45' (office and high tech).</p>	These areas are designated as Housing Incentive Areas in the Comprehensive Plan (Fig. TL -7). Existing regulations encourage residential use, through allowing greater height for residential, and through a height incentive for mixed use, where all additional floor area is in residential use. A modest increase in non-residential height limits would retain an incentive for residential use, while expanding the opportunity for office, high tech and other non-residential uses.
	2. Increase height of non-residential uses in zones without residential height incentives.	<p><i>TL 4A & B:</i> Change from 30'-35' to 65'</p> <p><i>TL 4C:</i> Change from 45'-65'</p> <p><i>TL 8:</i> Change from 35'-65'</p> <p><i>TL 10A:</i> Change retail from 35'-52' (retain 25' next to low density zones)</p>	Comp Plan does not designate these areas as Housing Incentive Areas. Height increase proposed for nonresidential uses consistent with height allowed for residential uses.
	3. Increase maximum height.	TL 2: Change from 75'-90' & change from 5% to 10% allowed up to 135'	Deed restriction limits building height to 233' elevation. Upper mall ground elevation = approx 140'.
		TL 7: Increase building height from 35' to 45'	Consistent with building height in eastern portion of zone prior to annexation, provides greater flexibility. See memo for discussion.
4. Delete required height step-back	TL 5: Delete next to NE 116 th Street. Add design regulation to implement	Revision will mirror design for project approved directly south of NE 116 th St. Gateway improvements are important in this location	

Discussion items for 3/22 meeting are highlighted

Increase Maximum Building Height (cont.)		guidelines related to gateway.	and should be required through ADR or DR.
	5. Increase height next to residential zones.	TL 1B: Change from 30-35'	Height restriction relative to the centerline of NE 132 nd Street was established to provide compatibility with residential uses to the north. Revising this height restriction to 35' would allow slightly more development potential without reducing compatibility. Existing design standards emphasize the need for a residentially scaled façade along NE 132 nd Street.
C. Eliminate Maximum FAR	Delete FAR limit for buildings $\leq 65'$ in height.	TL 1A & TL 1B, and TL 5. In TL 1A and 1B, retain max. 2.0 FAR for office and 3.0 FAR for residential above 65'. In TL 5, retain max. FAR of 2.0 for office and set max. FAR at 2.5 for residential above 65'.	Developments less than 65' unlikely to significantly exceed maximum FARs, but by removing FAR limits, additional flexibility is provided. A residential FAR of about 2.5 is typical for a structure up to 65 feet in height.
D. Reduce Minimum Ground Floor Height	Reduce minimum ground floor height from 15' to 13'.	TL 1A, 1B, TL 4A,B and C, TL 5, TL 6A,B and TL 8	Consistent with direction provided by the Planning Commission on 12/8/11, during discussion of commercial code amendments.
E. Reduce Required Front Setback	Reduce front setback from 20' to 10'.	TL 9A, 10A, B,C,D and E	A larger front setback is not necessary in these zones. <i>Planning Commission suggests adding TL 7 to the affected zones. See memo for additional discussion on this topic.</i>

Discussion items for 3/22 meeting are highlighted

<p>F. Reduce Design Review Process</p>	<p>1. Reduce from requiring DRB for structures over one story to ADR for development up to 30' in height, on parcels with no frontage on a right-of-way.</p> <p>2. Eliminate design review process.</p>	<p>TL 10C and TL 10D</p> <p>TL 7</p>	<p>Several parcels in these zones do not have frontage on a right-of-way, and views of the properties from other areas are minimal. The use of Administrative Design Review will simplify the development process.</p> <p><i>Planning Commission suggests retaining DRB review where parcels abut the railroad corridor. See memo for discussion.</i></p> <p><i>See Memo for discussion regarding elimination of Administrative Design Review in TL 7.</i></p>
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March 22, 2012

Discussion items for 3/22 meeting are highlighted

II. Recommended Amendments Unique to Zones			
Zone	Existing Regulation	Potential Amendments	Rationale/Comments
TL 1B	Restriction on office use to 10% of gfa of mixed use development	Restrict office use in mixed use to 1.0 FAR.	Change will provide an FAR approach that is more consistent with that used in other mixed use TL zones.
TL 3A, B, C and D	Process IIB review required for Master Plan	Reduce Master Plan review process to IIA.	The Evergreen Hospital campus is largely developed or planned for development through an approved Master Plan. The use of the IIA process for amendments to the Master Plan will be more efficient and simplify the process for subsequent development. Review by Design Review Board is retained for building design.
TL 3A and 3B	Lot coverage restricted to 70% unless transit center is built; then 85%.	Revise lot coverage requirement to state "85%"	Transit center has been built.
	Construction of a transit center required to achieve increased building height.	Eliminate requirement (special regulations 6.a and 6.b)	Transit center has been built.
TL 5	Requirements of a Conceptual Master Plan (CMP): 1) 4 acre minimum for proposal of a CMP	Eliminate requirement.	ULI study suggests that the development concept promoted through existing regulations may be unrealistic for some time, and that regulations should support a "quadrant within a quadrant". Proposed change will allow for smaller sites to redevelop, while retaining design objectives and provisions for road dedication and improvement.

Discussion items for 3/22 meeting are highlighted

II. Recommended Amendments Unique to Zones			
Zone	Existing Regulation	Potential Amendments	Rationale/Comments
TL 5 (cont.)	2) Special regulation 3.d refers to "retail character" of development.	Revise "retail" to "pedestrian".	Consistent with direction provided by the Planning Commission on 12/8/11, during discussion of commercial code amendments.
	3) Special regulation 3.i refers to "multiple tenant spaces".	Revise to state "the appearance of multiple tenant spaces".	Change provides flexibility to allow a larger single tenant, while maintaining design objectives and pedestrian orientation.
	Requirement for ROW dedication and road improvements.	Consider potential alternative language conveying greater flexibility.	See memo for discussion.
TL 7	Limitations on retail uses.	Reduce number of uses required to be contained in a mixed use building from 7 to 2.	See memo for discussion.
TL 8	Landscape berms required along 120 th Ave NE & Totem Lake Way	Delete requirement.	This requirement is vague. Specific improvements adjacent to the r-o-w can be determined when development occurs.
TL 10A	Development must maintain hill form	<i>May be possible to delete this requirement. Staff will research and provide information for the Planning Commission to consider.</i>	

March 22, 2012

Discussion items for 3/22 meeting are highlighted

III. Regulations Identified in Preliminary Staff Assessment - <i>Not Recommended</i>			
Zone	Existing Regulation	Potential Amendment (from Assessment)	Rationale/Comments for Recommendation not to Pursue Amendment
<ul style="list-style-type: none"> • TL 1A, 1B • TL 4A,4B,4C • TL 5 • TL 6B • TL 8 	DRB review required for buildings >1 story	Reduce process to ADR	Use of the DRB for development in these zones is important to achieve the vision in the Totem Lake Neighborhood Plan, which often requires coordination within a zone. In some areas, important gateway, pedestrian connections or other elements of site and building design addressed in design guidelines may be lost if only ADR is used.
TL 2	Vehicle sales limited to 10,000 s.f.	Eliminate restriction	Existing regulation requires that vehicle display be located in an indoor showroom, and CMP regulations require that pedestrian activity and visual interest be provided. However, a large vehicle sales use is not consistent with the vision for the Totem Lake Mall as a vibrant retail center and community gathering place.
	Restriction on retail storage uses (unless accessory to another permitted use)	Eliminate restriction	Independent retail storage facilities located at the mall would not be consistent with the Comp Plan vision, in that they would not contribute to pedestrian orientation and character.
TL 5	ROW dedication and road development requirement	Relax or eliminate requirement. PC asked staff to check in again with Public Works.	ROW grid is integral to vision for the area. Existing requirements provide flexibility in location and allow the City to consider the public/private status of the new roads. See memo for potential alternative language.
TL 7	Required front setback: 20'	Reduce front yard to 10'. PC asked staff to reconsider recommendation.	The zone allows for a wide range of uses (light industrial, office, high tech, and retail, including vehicle sales). The area is not envisioned as a pedestrian-oriented environment, and streets in the area are wide.

Discussion items for 3/22 meeting are highlighted

III. Regulations Identified in Preliminary Staff Assessment - <i>Not Recommended</i>			
Zone	Existing Regulation	Potential Amendment (from Assessment)	Rationale/Comments for Recommendation not to Pursue Amendment
TL 7 (cont.)			While a reduction of the front setback standard in the Zoning chart is not recommended, the setback may be modified on a case-by-case basis through existing design standards through ADR where proposed and approved. See memo for revised recommendation for consideration.
TL 10A	50' buffer required adjacent to SF residential	Eliminate restriction.	This requirement was originally established to implement a condition of approval for the 405 Corporate Center Master Plan. The 50 foot wide buffer was preserved through a perpetual landscape easement. The requirement should therefore not be eliminated.
TL 10D, TL 10E	<p>Building height limits vary:</p> <p><i>TL 10D:</i></p> <ul style="list-style-type: none"> • All uses 30' if adjoining residential. • Otherwise: • Residential: 65' • Industrial: 35' • Office or High Tech: 65-80' <p><i>TL 10E:</i></p> <ul style="list-style-type: none"> • Industrial: 35' • Residential: (30' if adjoining residential) • Residential: 65' • Office or High Tech: 65-80' • (50' if 	<p>Simplify or reduce building height or establish a maximum FAR to focus greater development elsewhere in Totem Lake.</p> <p>Staff recommends eliminating this restriction.</p>	<p>The Totem Lake Neighborhood Plan supports additional building height in this area as a means to encourage redevelopment. A reduction to divert development elsewhere in Totem Lake would not be consistent with the neighborhood plan vision.</p> <p><i>This restriction is unnecessary due to elevation of residential uses above TL 10E, and inconsistent with building height restrictions for other uses adjacent to residential.</i></p>

Discussion items for 3/22 meeting are highlighted

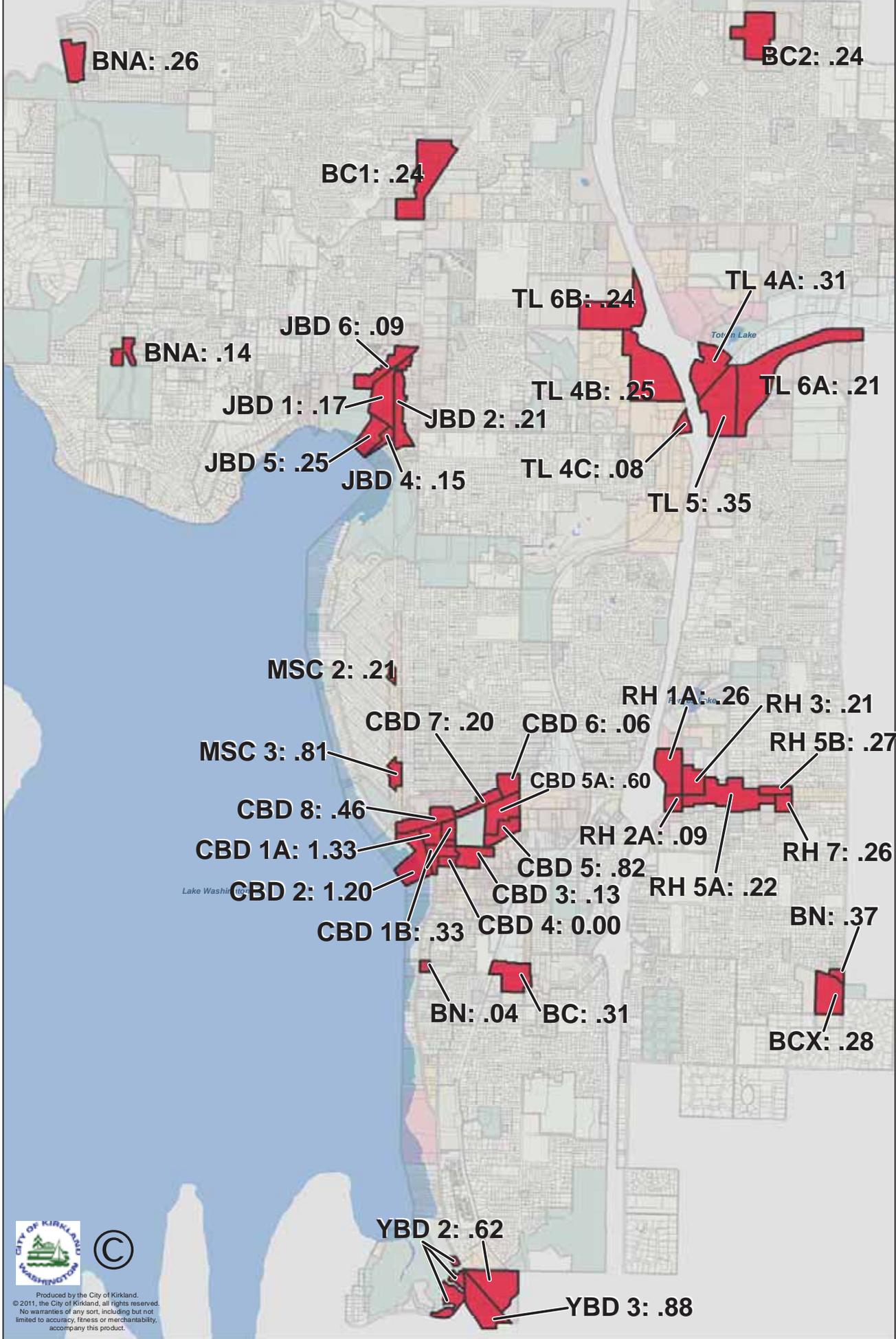
III. Regulations Identified in Preliminary Staff Assessment - <i>Not Recommended</i>			
Zone	Existing Regulation	Potential Amendment (from Assessment)	Rationale/Comments for Recommendation not to Pursue Amendment
	adjoining low density)		

IV. Amendments to Include in Subsequent Study		
Zone or Topic	Existing Regulation or Issue to be Studied	Comments
Multiple Zones	FAR Limits	Study current limits on FAR to determine where increased FAR may be appropriate, and whether or not FAR limits should be established in some areas to divert more intensive development to Totem Center.
TL 3	Update policies for EH campus.	Much of the campus has been developed.
TL 7	Limited range of retail uses	Study range of retail uses in citywide study. May be appropriate to expand. Note – Area of TL 7 has been expanded significantly with annexation. PC asked staff to study ways to address this issue in current study. See memo for discussion of revision to these regulations to provide greater flexibility.
TL 8	Development must emphasize lake as focal point	Assessment suggests eliminating this requirement, while retaining and clarifying the concept. ULI report suggested that the lake become much more of a focal point. A study of regulatory approaches to achieve this objective should occur prior to deleting the requirement.
TL 9A	Should this zone be rezoned to TL 7?	
TL 10 Zones	Retail uses limited Commercial Recreation Use limited by location and structure.	<ul style="list-style-type: none"> • May be appropriate to allow more retail uses and to define commercial recreation uses more clearly. Based on PC discussion on 12/8, this issue may be included in broader discussion of allowed uses in commercial areas. PC asked staff to study potential for retail use in TL 10B following public testimony. See memo for further discussion of this topic. • Expansion of retail uses may also require Comp Plan

Discussion items for 3/22 meeting are highlighted

IV. Amendments to Include in Subsequent Study		
Zone or Topic	Existing Regulation or Issue to be Studied	Comments
		amendments for these zones.
General study topics for Totem Lake Neighborhood Plan	<ul style="list-style-type: none"> • Study and consider broadening height incentives for uses other than residential. • Identify and create policies for specific opportunity sites. • Identify specific park and plaza locations • Update status of transportation projects • Add policies for railroad corridor. • Identify desired road and pedestrian grids in plan. • Improve graphics in Neighborhood Plan (maps, renderings of desired character). • Format plan to provide focus to subsections and to be more consistent with format used in other neighborhood plans. 	

Existing Floor Area Ratio by Zone





GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Address
- City Limits
- Grid
- QQ Grid
- + Railroad
- Streets
- Parcels
- ComPlace Names
- Buildings
- Lakes
- Parks
- Schools
- z_Image09
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 1,422



Notes

TL 5 - Retail Shops FAR

0.0 0 0.02 0.04 Miles

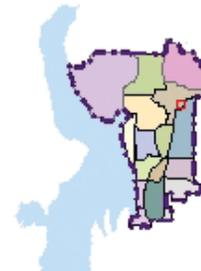
NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Address
 - City Limits
 - Grid
 - QQ Grid
 - Railroad
 - Streets
 - Parcels
 - Buildings
 - Lakes
 - Parks
 - Schools
- z_Image09
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 1,925



Notes

TL 5 - Public Storage FAR

0.1 0 0.03 0.06 Miles

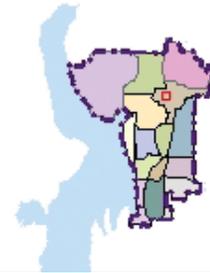
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GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Address
- City Limits
- Grid
- QQ Grid
- + Railroad
- Streets
- Parcels
- ComPlace Names
- Buildings
- Lakes
- Parks
- Schools
- z_Image09
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 1,521



Notes

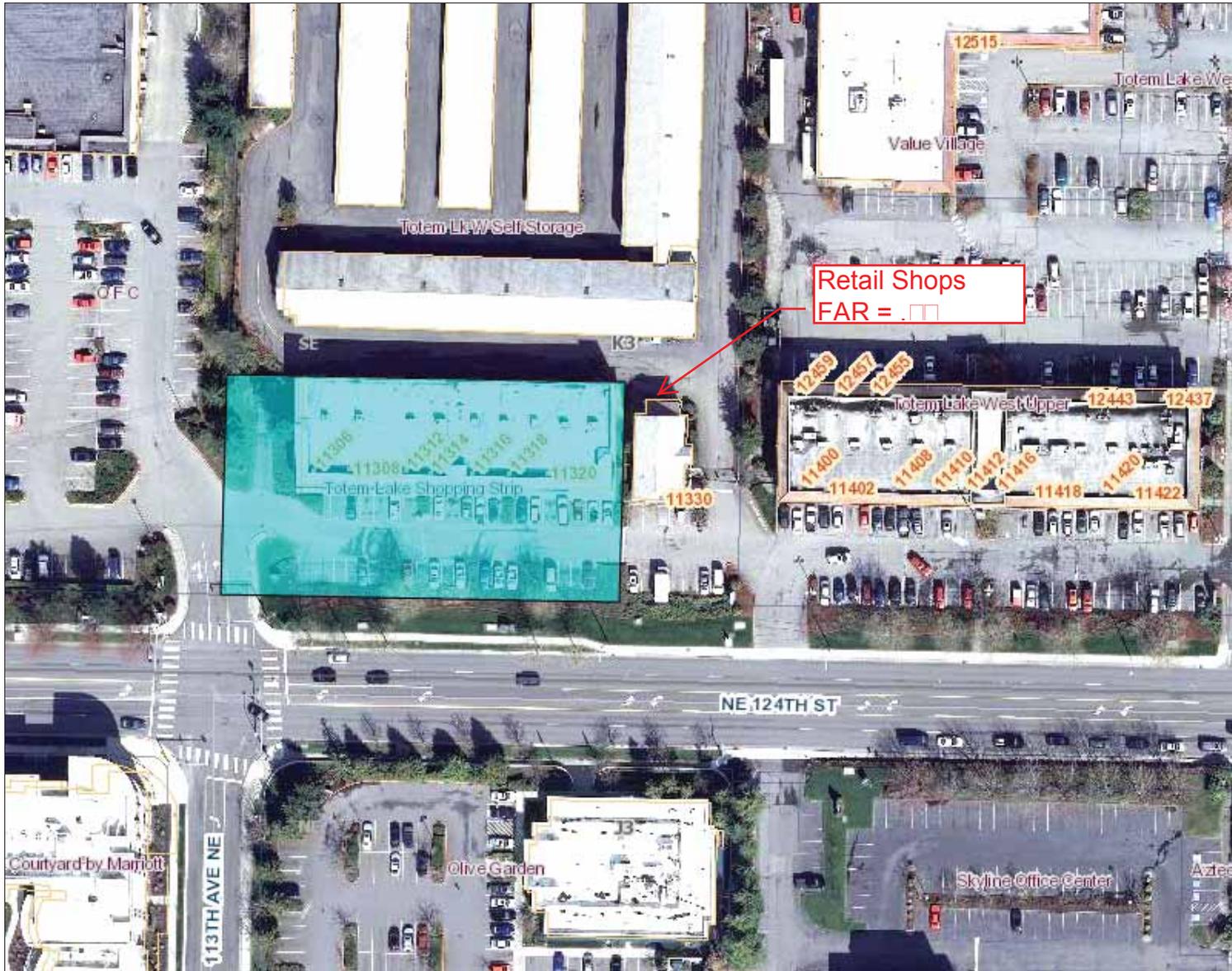
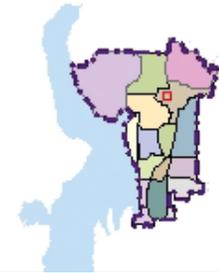
TL 6B - Retail shops FAR

0.0 0 0.02 0.05 Miles

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Legend

- Address
- City Limits
- Grid
- QQ Grid
- + Railroad
- Streets
- Parcels
- ComPlace Names
- Buildings
- Lakes
- Parks
- Schools
- z_Image09
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1: 1,124



Notes

TL 6B Retail Shops - FAR

0.0 0 0.02 0.04 Miles

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XV.H. TOTEM LAKE NEIGHBORHOOD

Totem Lake Neighborhood Land Use Matrix

Districts

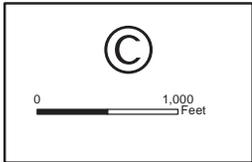
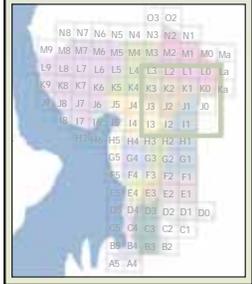
	TL 1	TL 2	TL 3	TL 4	TL 5	TL 6	TL 7	TL 8	TL 9	TL 10A	TL 10B	TL 10C	TL 10D	TL 11
Residential (>24 d.u./acre)	◆ a	◆ c		◆ c	◆ c	◆ c		◆ c			◆	◆	◆	
Medium Density Residential									◆ i					◆
Office	◆ a	◆ d	◆ f	◆ g	◆ g	◆ g	◆	◆	◆	◆	◆	◆	◆	◆
Retail		◆ g		◆ g	◆ g	◆ g	◆ h	◆ g				◆ k		
Industrial							◆		◆ j	◆	◆	◆	◆	
Housing Incentive (b)	◆	◆				◆					◆	◆	◆	
Master/Specific Plan			◆		◆									
Design Review	◆	◆	◆	◆	◆	◆	◆	◆		◆	◆	◆	◆	◆
Building Height Considerations (e)	◆	◆	◆		◆	◆				◆	◆	◆	◆	

Notes:

- ◆ Denotes districts in which land uses are allowed.
- a. Minimum density of 50 dwelling units per acre required. High nonresidential FAR encouraged (minimum 1.0)
- b. Housing incentive may include additional height for upper story residential uses and/or additional provisions for affordable housing.
- c. Upper story housing encouraged to be combined with lower level commercial uses.
- d. Area of office to be subordinate to retail use.
- e. See Neighborhood Plan text for discussion of building height.
- f. Medical and office uses to support Evergreen Hospital Medical Center will be subject to City approval of a campus Master Plan.
- g. Ground floor uses may be limited to retail in certain areas of property.
- h. Types of retail uses may be limited.
- i. Medium density residential uses allowed in northwest portion of subarea, north of NE 126th Place. subject to standards (see Neighborhood plan text).
- j. Industrial uses to be encouraged to remain and locate in this area through special incentives.
- k. Vehicle sales/repair allowed only with direct vehicle access to NE 116th Street. Other retail uses must be accessory to a primary use.

Totem Lake Zoning Districts

- Design Districts
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



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