



MEMORANDUM

Date: August 31, 2015

To: Planning Commission

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

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

I. RECOMMENDATION

- Continue the public hearing for public comments and deliberation on the Totem Commercial Center Citizen Amendment Request (CAR). The proposal is to change regulations within the TL 7 zone to allow an increase in maximum building height to 80 feet (or higher) and to expand the permitted uses within this zone to include multifamily residential use.
- Deliberate and make a recommendation to the City Council.

II. BACKGROUND

Please bring your packets from the August 13th public hearing related to the Totem Commercial Center CAR.

Materials provided to the Planning Commission for consideration at the public hearing on August 13th for the Totem Lake CARs can be viewed [here](#), with the discussion of the Totem Commercial Center beginning on page 15. Attachments related to the request are included [here](#), (see Attachments 19-23).

At the public hearing on August 13th, the Planning Commission held a public hearing on the Totem Lake Business District Plan and related Citizen Amendment Requests. Following the hearing the Commission made a recommendation on all Totem Lake items except the Totem Commercial Center. The Commission continued the hearing for the Totem Commercial Center CAR only. The Commission was undecided regarding the issue of increased building height. Earlier direction on this topic included:

- **Study Session – March 12th** ([link to packet](#)): At this study session, members of the Commission generally supported some increase in building height for the study area (west of 128th Lane NE), but asked staff to provide additional information regarding maximum building heights in other zones in Totem Lake.
- **Study Session – April 23rd**: ([link to packet](#)) Staff provided a map of Totem Lake Business District building heights for consideration. The Planning Commission reviewed the map, and concluded that a maximum building height of 65' would be appropriate for the new mixed use listing within the study area, west of 128th Lane NE, as it was consistent with building heights in surrounding zones, and farther from the core of the business district. The map is included as Attachment 1 to this memo.
- **City Council briefing – July 7th**: The City Council received a briefing on the Totem Lake CARs. Members of the Council indicated support for a maximum building height of 80' for the Totem Commercial Center study area, west of 128th Lane NE.
- **Public Hearing – August 13th**: The Planning Commission took public comments and began deliberation on the Totem Commercial Center CAR. Since only four members of the Commission were present, the Commission concluded that further discussion on the topic of a building height increase should be postponed to include other members of the Commission. Members of the Commission also requested that staff provide the exhibit illustrating building heights in surrounding zones again for their review (see Attachment 1).

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

- Maximum building height for mixed use (ground floor commercial with upper-story residential)
- Maximum building height for other uses

Attachments:

1. Map - Totem Lake Business District Building Heights
2. New Public Comments

Totem Lake Business District Building Height and FAR Maximums

TL 1A: 30'-160'
Max FAR: 3.0
TL 1B:
office: 30'-45'
resid: 30'-160'
Max FAR: 3.0
**Addl height requires land ded & imp of internal road grid*

TL 3A/B: 75'-150'
TL 3C: 30'-60'
TL 3D: 65'

TL 9B:
non-resid:
30'
resid:
50'

TL 6B:
non-resid: 30'/45'
resid: 65'

TL 2: 90'
(10% at 135')

TL 8: 65'

TL 9A: 45'

TL 10A: 35'-55'

TL 7: 45'

TL 4A, 4B, 4C: 65'

TL 6A:
non-resid:
30'-45'
resid: 65'

TL 10B:
non-resid:
35'-55'
resid: 65'
**Requires land ded & imp of internal road grid*

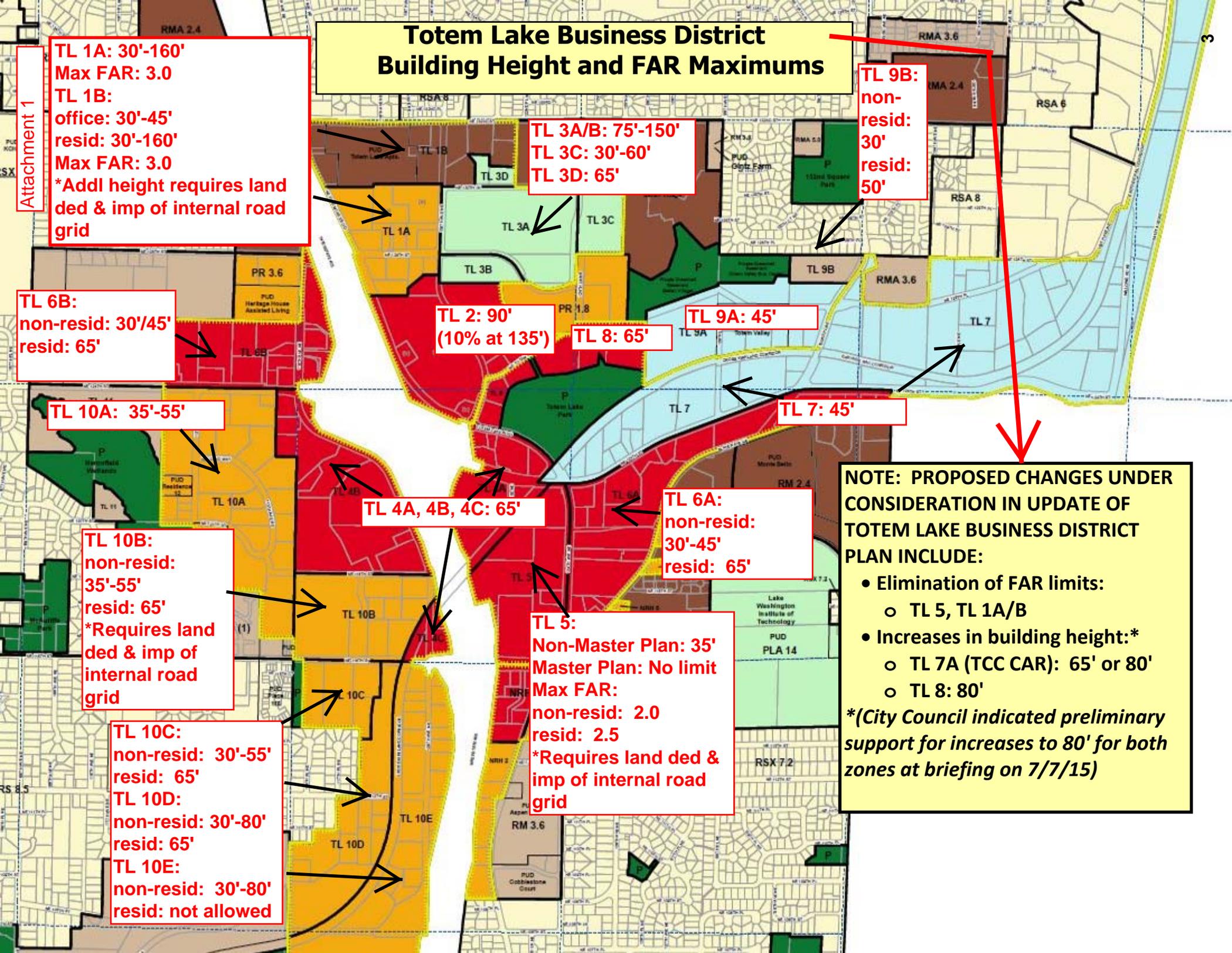
TL 5:
Non-Master Plan: 35'
Master Plan: No limit
Max FAR:
non-resid: 2.0
resid: 2.5
**Requires land ded & imp of internal road grid*

TL 10C:
non-resid: 30'-55'
resid: 65'
TL 10D:
non-resid: 30'-80'
resid: 65'
TL 10E:
non-resid: 30'-80'
resid: not allowed

NOTE: PROPOSED CHANGES UNDER CONSIDERATION IN UPDATE OF TOTEM LAKE BUSINESS DISTRICT PLAN INCLUDE:

- Elimination of FAR limits:
 - TL 5, TL 1A/B
- Increases in building height:*
 - TL 7A (TCC CAR): 65' or 80'
 - TL 8: 80'

**(City Council indicated preliminary support for increases to 80' for both zones at briefing on 7/7/15)*



MEMORANDUM

Date: August 11, 2015

To: Kirkland Planning Commission
Dorian Collins, Senior Planner

From: Totem Commercial Center Neighbors, Businesses and other
Supporters

RE: Support for Woosley/Totem Commercial Center Citizen
Amendment Request

We, the undersigned neighbors, business representatives and/or property owners, support Totem Commercial Center's request to improve the zoning and redevelopment potential of the TL7 zoning district.

The retention of all existing Permitted Uses, the addition of Multi-family Residential uses, and the increased building height allowance of 80 feet (or more) will all improve the vitality of the area.

The Totem Lake Neighborhood is finally poised to become the active Urban Center it has been envisioned as for over two decades. The zoning district also has the potential to provide a location for much needed residential housing. In addition, the proposed changes should lead to greater connectivity with the Cross Kirkland Corridor and Totem Lake Park. Adoption of the requested changes will help this happen.

Therefore, we ask the City of Kirkland to fully support the Totem Commercial Center's Citizen Amendment Request.

