

Proposed Totem Lake Code Amendments

Changes Common to Multiple Zones

Zones	Proposed Amendments
	<i>Ground Floor Use Requirements</i>
TL 4A,B,C TL 5 and TL 6B	For mixed use: Eliminate the requirement for 50% (in TL 4A,B,C and TL 6B) or 30% (TL 5) of the ground floor space to be in <i>retail</i> use and replace with a requirement for .2 Floor Area Ratio (FAR)* to be in <i>commercial</i> use. Provide criteria and process for modifications.
TL 5 and TL 6B	Delete requirement for retail/restaurant use within space along pedestrian or vehicular routes, or adjacent to pedestrian-oriented space. Add design regulation to ensure these spaces incorporate pedestrian-oriented design.
TL 4A,B,C TL 5, TL 6A,B	For mixed use: Eliminate restriction on ground floor residential use
TL 2 and TL 5	Revise "storefront orientation" to "pedestrian orientation"
	<i>Increase Building Height</i>
TL 1B TL 6A,B TL 10B TL 10C	Zones with residential height incentives: Increase maximum permitted building height for non-residential uses: <ol style="list-style-type: none"> a. TL 1B: Increase from 30' to 45' b. TL 6A,B: Increase from 35' to 45' c. TL 10B: Increase from 35' to 45' (other non-residential); increase from 40' to 55' (office and high tech). Require dedication and improvement of 118th Ave NE through the zone. d. TL 10C: Increase from 35' to 45' (other non-residential), increase from 40' to 45' (office and high tech).
TL 4A,B,C TL 8 TL 10A	Zones without residential height incentives: Increase maximum permitted building height for non-residential uses: <ol style="list-style-type: none"> a. TL 4A,B: Increase from 30'-35' to 65' b. TL 4C: Increase from 45' to 65' c. TL 8: Increase from 35' to 65' d. TL 10A: Increase retail from 35' to 65' (retain 25' next to low density zones).
TL 1B	Increase maximum permitted building height from 30' to 35' adjoining residential zones.
TL 2	TL 2: Increase maximum permitted building height from 75' to 90', and change 5% to 10% allowed up to 135'
TL 5	Eliminate building height step-back requirement next to NE 116 th Street. Add design regulation to implement gateway guidelines.
TL 7	TL 7: Increase maximum permitted building height from 35' to 45'
TL 10E	Eliminate 30' building height restriction for industrial uses where adjoining a residential zone.

	<i>Eliminate Maximum Floor Area Ratio (FAR) *</i>
TL 1A,B TL 5	Eliminate maximum FAR for buildings 65' or less in height: a. TL 1A and 1B: For buildings higher than 65', retain maximum FAR of 2.0 for office and 3.0 for residential b. TL 5: For buildings higher than 65', retain maximum FAR of 2.0 for office and establish maximum FAR of 2.5 for residential.
	<i>Reduce Minimum Ground Floor Height</i>
TL 1A,B, TL 4A,B,C,TL 5, TL 6A,B, TL 8	Reduce minimum ground floor height from 15' to 13'.
	<i>Reduce Required Front Setback</i>
TL 7, TL 9A, TL 10A,B,C,D,E	Reduce front setback from 20' to 10'.
	<i>Reduce Design Review Process</i>
TL 7, TL 10C and TL 10D	TL 10C, D: Reduce process from Design Review Board (DRB) review to Administrative Design Review for development up to 30' in height. Retain DRB where property abuts public street or Cross Kirkland Corridor. TL 7: North and east of Cross Kirkland Corridor: Eliminate design review. South of railroad corridor: Change process to staff review for compliance with design guidelines (regulations in Chap 92 will not apply).
	<i>Clean-up</i>
TL 1 and TL 10	Consolidate subareas into a single chart for each zone.
Changes to Individual Zones	
TL 1B	Restrict office use in mixed use to 1.0 FAR* in lieu of use of percentage restriction (10%)
TL 3A,B,C,D	Reduce Master Plan review process to Process IIA (Hearing Examiner)
TL 3A and B	Miscellaneous revisions: a. Revise lot coverage requirement to state "85%" b. Eliminate requirement for transit center (SR 6.a and 6.b)
TL 5	Miscellaneous revisions: a. Eliminate minimum acreage requirement for Conceptual Master Plan. b. Revise "retail" to "pedestrian" in SR 3.c c. Revise to state " <u>the appearance of multiple tenant spaces</u> in SR 3." d. Revise language for public street dedication and improvement
TL 7	Throughout zone: a. Delete Section .140 (Multi-use/mixed use listing) b. Sections .010-.050 – expand allowable percentage of gross floor area in accessory retail sales, office or service from 20% to 35% Additional revisions: c. South of Cross Kirkland Corridor: Revise Section 130 to remove minimum size requirement for individual retail uses d. North and east of Cross Kirkland Corridor: Delete Section .130 (Retail, Variety or Department Store)
TL 8	Eliminate requirement for landscape berms along 120 th Ave NE & Totem Lake Way.
TL 10B	Add "Vehicle or boat repair, services, washing or rental" as a permitted use on properties abutting 120 th Avenue NE.
TL 10E	Correct error in sign category – change from A to E for "Vehicle or boat repair, services, washing or rental" use.

- Floor Area Ratio (FAR) is the maximum floor area allowed as a percentage of the lot area.