



CITY OF KIRKLAND

Planning and Community Development Department

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MEMORANDUM

Date: January 4, 2012

To: Planning Commission

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

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

RECOMMENDATION

Staff recommends that the Planning Commission review and discuss the potential amendments to the Zoning Code for Totem Lake shown in Attachment 1 and provide direction to staff.

BACKGROUND

October and December Study Sessions

The Planning Commission held a study session on October 27, 2011 to review potential amendments designed to address the objectives of the Totem Lake Work Plan for the Totem Lake business district. The Work Plan, approved by the City Council in mid-2011, called for amendments to provide greater flexibility in regulations, and to add or expand incentives to encourage development. The scope for this task is to consider amendments that do not require amendments to the Comprehensive Plan. At the October meeting, the Planning Commission considered the Assessment of Totem Lake zoning (Attachment 2). The Commission also received a presentation and held a discussion with members of the ULI Technical Assistance Panel that had participated in the study of the business district during the summer of 2011 (see Attachment 3).

The Planning Commission also began a broader study of amendments to the city's commercial areas. In December, the Commission discussed the commercial code amendments in greater depth, and provided direction for changes to the Zoning Code.

Direction

The Planning Commission generally agreed with the staff recommendations contained in the Assessment regarding the amendments to be included in changes to regulations in Totem Lake. The Commission also directed staff to incorporate direction provided for the general commercial areas into amendments developed for the Totem Lake commercial areas. This direction is reflected in the amendments presented in the chart in Attachment 1.

Key Elements of the Vision for Totem Lake

Until the Totem Lake Neighborhood Plan is updated or amended, the current policy direction in the plan continues to guide implementing regulations for this business district. The Plan for Totem Lake was adopted in 2002. Attachment 4 includes a map that summarizes the planned land use and vision for the Totem Lake Urban Center contained in the policies for the Totem Lake neighborhood. Attachment 5 contains a Zoning Map for the neighborhood. The plan's policies establish the following key direction for growth and development in the Totem Lake business district:

- The Totem Lake business district is envisioned as a focus for the city's jobs and economic activity. It is intended to be a community and sub-regional center for services, vehicle sales, major destination retail and health care.
- Improved mobility is called for throughout the neighborhood – for pedestrians in the neighborhood's smaller commercial districts and through an extensive non-motorized network, for vehicles, in terms of enhanced capacity, traffic calming and new connections in the street network, and for transit, through new facilities and expanded service.
- Intensive redevelopment is envisioned for "Totem Center", the core of the neighborhood. Totem Center contains the Evergreen Hospital campus, the Totem Lake mall property, the Totem Lake transit center, and a large area designated for high residential density and commercial intensity west and north of Evergreen Hospital. While this area is not designated as a "Housing Incentive Area" (discussed below), the Neighborhood Plan calls for residential use to be encouraged in the mixed-use areas of Totem Center. The Plan also calls for continued growth of the Evergreen Hospital campus and redevelopment of Totem Lake mall as an intensive, pedestrian oriented mixed-use center.
- A transition from industrial and warehouse uses to office and business park use is planned for the large area west of I-405 and south of NE 116th Street (zoned TL 10C-E). Additional building height is supported by the Plan's policies for these uses, as well as for residential use within the western part of the area.
- Additional "villages" at Totem Square (zoned TL 5) and Totem Lake West (zoned TL 6B) are envisioned, to include more intensive mixed-use development and new pedestrian routes to break up the large blocks and create a better environment for pedestrians.
- In several areas, including Totem Square, the intensive mixed-use area west of Evergreen Hospital (zoned TL 1A and TL 1B), and the area west of I-405 north of 116th (zoned TL 10B), new right-of-ways are planned to be created through private development to create a street grid within the districts.
- The Totem Lake neighborhood is planned to be an "attractive urban village", with a sense of neighborhood identity. Attractive buildings, public meeting spaces, and pedestrian amenities are expected throughout the neighborhood.

Design guidelines developed for Totem Center and the remainder of the neighborhood exist in the Municipal Code to accompany the plan's objectives.

- The Neighborhood Plan provides strong support for residential development and affordable housing. Five "Housing Incentive Areas" are designated throughout the district (see Attachment 6). At the time the Plan was written, it was assumed that housing development would be less likely to be built by the development community, so high residential density and building height incentives are supported for residential use in the mixed-use areas.
- The Neighborhood Plan also emphasizes protection of the natural environment, and designates a "greenway" corridor to preserve natural areas and provide open space within developed areas. The acquisition of Totem Lake itself is also supported by Plan policies.

Section IV of the attached chart describes amendments to be included in subsequent studies. These potential changes to the Zoning Code include additional amendments to address the objectives of this Work Program task, as well as the related, broader effort underway to study the city's commercial zones. Some of the changes may require amendments to the Totem Lake Neighborhood Plan. Other tasks noted in Section IV of the table may require additional analysis of traffic or other impacts.

DISCUSSION

In developing the proposed amendments, staff limited the range of changes to those that were generally consistent with the Comprehensive Plan vision for each area, and those that do not appear to allow for significant additional development capacity. The 2002 SEPA analysis that occurred at the time the existing regulations were adopted included assumptions based on FAR limits established in the regulations. Traffic from larger developments could cause adopted Level of Service (LOS) to be exceeded. Developments less than 65' in height (as suggested in the attached amendment chart) would be unlikely to significantly exceed maximum FARs. By removing FAR limits for these mid-rise developments, additional flexibility is provided. The potential amendments described in the chart are designed to address four key objectives, described below:

- Provide more flexibility for development (e.g., eliminate FAR restriction for smaller structures, eliminate prescriptive standards for ground floor uses, standardized height limits for flexibility for change in use);
- Provide more opportunity for development where possible (e.g., increase height limits);
- Provide uniformity across zones (e.g., standardized building height, front setbacks); and
- Eliminate obsolete or vague regulations (e.g., requirements for the Evergreen Hospital campus that no longer apply due to recent development, unclear requirement for landscape berm in TL 8 zone).

The chart groups the amendments into four areas:

I. Amendments common to multiple zones

Key changes noted for multiple zones include:

- Amendments to ground floor use requirements. The change would establish benchmark ground floor commercial FARs for each zone. The proposed FARs are generally based on the existing level of commercial development. Also proposed is to change the requirement from “retail” space to “commercial” space.

The result of this change in the TL 5 zone for example, would be to establish a *commercial* FAR rather than a requirement that 30% of the gross floor area on the ground floor be in *retail* uses. These changes would provide for a standard that would: 1) preserve commercial space at a predetermined, 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. The related amendment to add new design regulations to accompany this change to ground floor uses would ensure that pedestrian oriented design would continue to be required along pedestrian and vehicular routes.

Also consistent with direction from the Planning Commission, the restriction on ground floor residential space would be eliminated in many zones, consistent with the regulations in the Central Business District. In its discussions, the Commission determined that the restriction on residential use is not necessary if a minimum area for commercial use is established, and design regulations are in place to ensure a pedestrian environment on the ground floor.

- Increases to building height limits. The potential amendments described in the chart continue to implement the vision for development intensity in Totem Center, as well as the incentives for residential development in areas designated as Housing Incentive Areas.

These changes would allow for slightly taller non-residential structures. While the Neighborhood Plan calls for residential incentives in these areas, and additional height, the level of incentive is not specified.

- Other amendments aimed at simplifying standards for development (deleting the FAR restriction below 65’ in height in TL 1 zones, reducing the design review process on parcels with no frontage on a right of way in TL 10 zones, and lowering the ground floor height requirement in many zones) are also provided for consideration.

II. Amendments unique to individual zones

This section of the chart lists several amendments that apply to specific zones due to unique situations in those areas. One of the more significant amendments would be to eliminate the minimum acreage requirement for a Conceptual Master Plan in the Totem Square (TL 5) zone. This change is suggested in response to the recommendation from the Urban Land Institute panel that opportunities for redevelopment in this area would be improved by providing this option to smaller parcels, while maintaining the desired design and road grid improvement objectives.

III. Amendments identified in preliminary assessment – not recommended

After further study, staff recommends that a number of the amendments presented in the Assessment not be pursued. The rationale for each of these recommendations is noted in the table. In some cases, staff consulted with other departments who recommended against the change. For example, the Public Works department notes that flexibility for road widths, location and the range of functions for the new roads anticipated for the TL 5 zone already exists, and that these connections are very important for the larger network and should not be eliminated.

Further review of the design guidelines and regulations for Totem Lake led staff to recommend against the potential amendment to reduce the review process from Design Review Board to Administrative Design Review. The vision for many zones in Totem Lake require coordination within a zone, which is more achievable through the DRB process, where the design *guidelines* can be used to direct the project review rather than the design *regulations* alone.

IV. Amendments to be included in a subsequent study

Some of the potential amendments in this group include those that would be part of a broader study for citywide zones. For example, the possible expansion of retail uses in the TL 10 zones would be related to a study of the expansion of retail uses in the city's industrial zones. Other studies involving the future role of Totem Lake (the lake itself) and lands near the railroad corridor may also bear on land use and zoning in these areas in the Totem Lake neighborhood.

Amendments that may result in significant additional capacity for development, such as increases in allowable FAR and changes to the transportation network, as well as changes to the portions of the vision for the neighborhood will require study and possible amendments to the Totem Lake Neighborhood Plan.

Attachments

1. Totem Lake Zoning Code Amendments Chart
2. Assessment of Totem Lake Zoning – Potential Amendments to Consider
3. ULI Technical Assistance Panel – PowerPoint Presentation
4. Map – Summary of Vision for Totem Lake in TL Neighborhood Plan

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5. Map – Totem Lake Zoning Districts
6. Figure TL-7: Housing Incentive Areas

cc: File ZON11-00034

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>	<p><i>TL 4A, B & C:</i> Change from min. 50% retail GFA to min. .xx (TBD) commercial FAR</p> <p><i>TL 5:</i> Change from min. 30% retail GFA to min. .xx commercial FAR</p> <p><i>TL 6B:</i> Change from min. 50% retail GFA to min. .xx (TBD) commercial FAR</p>	Consistent with direction provided by the Planning Commission on 12/8/11, during discussion of commercial code amendments.
	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.

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.

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'.
	4. Delete required height step-back	TL 5: Delete next to NE 116 th Street. Add design regulation to implement guidelines related to gateway.	Revision will mirror design for project approved directly south of NE 116 th St. Gateway improvements are important in this location 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

Increase Maximum Building Height (cont.)			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.	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	Additional front setback is not necessary in these zones.
F. Reduce Design Review Process	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.	TL 10C and TL 10D	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.

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 TL 3A and 3B	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.
	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.

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. 3) Special regulation 3.i refers to "multiple tenant spaces".	Revise "retail" to "pedestrian". Revise to state " <u>the appearance of multiple tenant spaces</u> ".	Consistent with direction provided by the Planning Commission on 12/8/11, during discussion of commercial code amendments. Change provides flexibility to allow a larger single tenant, while maintaining design objectives and pedestrian orientation.
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>	

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	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.
TL 7	Required front setback: 20'	Reduce front yard to 10'.	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. While a reduction of the front setback standard

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.)			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.
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' (30' if adjoining residential) • Residential: 65' • Office or High Tech: 65-80' (50' if adjoining low density) 	Simplify or reduce building height or establish a maximum FAR to focus greater development elsewhere in Totem Lake.	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.

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.
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. • Expansion of retail uses may also require Comp Plan 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. 	

ASSESSMENT OF TOTEM LAKE ZONING

Summary of Zoning Code Amendments to Consider

Required Review Process

1. Reduce Design Board Review to Administrative Design Review for some uses in some zones.

Permitted Uses - Staff recommends study align with Citywide analysis, and that no amendments to Comprehensive Plan be undertaken at this time.

2. Clarify and potentially relax ground floor retail requirements.
3. Eliminate restriction on ground floor residential uses (as long as required retail space is provided).
4. Broaden range of permitted uses in some zones (TL 2, 7, 9A, 10A, 10C & 10E) – This may require comprehensive plan amendment

5. Continue to require affordable housing, but let Chapter 112 govern- Amendments made in 2009 included revisions to Chapter 112.

Maximum Height and FAR

6. Raise or eliminate maximum Floor Area Ratios in applicable zones (TL 1A, 1B & 5).
7. Standardize permitted heights for most/ all uses at tallest height now permitted within each zone (TL 1B, 6A & B, 8 & 10A-E)
8. Raise maximum height and percentage of floor area allowed at maximum height in TL 2.
9. Reduce conditions for achieving maximum height in TL 3.

Development Standards

10. Reduce minimum first floor height from 15' to 13' in zones where retail is allowed or required. - Staff recommends study align with Citywide analysis.

11. Reduce or eliminate required step-backs from NE 116th St. in TL 5
12. Reduce required front yards in some zones (TL 7, 9A & 10A - E)
13. Revise miscellaneous standards in some zones (TL 3: lot coverage, TL 8: berm & lake orientation & TL 10A: hill preservation & buffer]

EVALUATION OF REGULATIONS BY ZONE (Regulations recommended for review are highlighted in color by categories above)

Regulations of Potential Concern	How Could Regulation Be Amended?	10/27 Recommendation (Revised)	Need Comp Plan Change?
TL 1A - W of Evergreen Hospital & TL 1B – N of Hospital			
<ul style="list-style-type: none"> 2. Maximum FAR: 2.0 for office, 3.0 for residential 4. Maximum 30' for office in TL 1B 5. DRB review required for buildings > 1 story 6. 15' ground floor height required 8. Affordable units required if height exceeds 30' 	<ul style="list-style-type: none"> 2. Eliminate or increase 4. Allow offices to exceed 30' 5. Reduce process 6. Reduce to 13' 8. Eliminate 	<ul style="list-style-type: none"> 2. Consider 4. Maybe but not 160' 5. Consider ADR for small buildings 6. Consider - 13' is adequate 8. No – in fact, require regardless of height – Let Chapter 112 govern? 	<ul style="list-style-type: none"> 2. No 4. No 5. No 6. No 8. Yes if AH not required
TL 2 – Totem Lake Mall			
<ul style="list-style-type: none"> b. Maximum height 75' – 135' j. Vehicle sales limited to 10,000 sq. ft. showroom k. Limitation on storage uses l. Maximum 5% of floor area may exceed 75' in height 	<ul style="list-style-type: none"> b. Increase height j. Eliminate restriction k. Eliminate restriction l. Increase % that may exceed 75' and/ or increase max. height 	<ul style="list-style-type: none"> b. Consider j. Consider – if c-g above remain & inventory is hidden k. Consider – if c-g above remain & storage is hidden l. Consider 	<ul style="list-style-type: none"> b. No j. No k. No l. No
TL 3A,B,C & D– Evergreen Hospital			
<ul style="list-style-type: none"> 1. Master Plan approved through Process IIB required 2. Maximum height: <ul style="list-style-type: none"> a. TL 3A & 3B: 75', up to 150' with conditions (including location of transit center) b. TL 3C: 30', up to 60' with conditions c. TL 3D: 65' 3. Maximum lot coverage is 70%, up to 85% if transit center sited. 	<ul style="list-style-type: none"> 1. a) Reduce review process b) Simplify plan requirements 2. Simplify conditions for achieving maximum height, including transit center requirement 3. Eliminate transit center requirement 	<ul style="list-style-type: none"> 1. a) Consider approval through Process I or DRB b) Consider 2. Consider – tall buildings already built 3. Consider – already built 	<ul style="list-style-type: none"> 1. No 2. No 3. No
TL 4A, B & C – Joes area, Fred Meyer area, Subaru used cars area			

Regulations of Potential Concern	How Could Regulation Be Amended?	10/27 Recommendation (Revised)	Need Comp Plan Change?
<ol style="list-style-type: none"> 15' ground floor height required, with exceptions 50% of ground floor must be retail Maximum height is 30'-35' DRB review required for buildings > 1 story 10% of housing units must be affordable 	<ol style="list-style-type: none"> Reduce to 13' - Study concurrently with Citywide study Reduce % or eliminate requirement - Study concurrently with Citywide study Increase height Reduce review process Eliminate requirement 	<ol style="list-style-type: none"> Consider – 13' is adequate Require retail but examine method for establishing amount Consider Consider changing to ADR No –but consider letting Chapter 112 govern 	<ol style="list-style-type: none"> No No No No Yes if AH not required
TL 5 – Totem Sq. area, W of 124th Ave NE			
<ol style="list-style-type: none"> Maximum height steps up from 116th St. to 55' ROW dedication and road development required 15' ground floor height required, with exceptions 30% of ground floor must be retail Maximum height for parcels < 4 acres is 35', with increase up to 45' with ROW dedication DRB review required for buildings > 1 story 10% of housing units must be affordable Residential limited to 10% of ground floor area <p>h. Unrestricted height if FAR limited to 2.0</p>	<ol style="list-style-type: none"> Increase height &/ or reduce step-backs Eliminate or modify requirement. Revise Z.C. plates to provide flexibility for internal connections. Reduce to 13' - Study concurrently with Citywide study Reduce % or eliminate requirement- Study concurrently with Citywide study Increase base or bonus height Reduce review process Eliminate requirement Eliminate (or extend concept to office uses) <p>h. Increase FAR</p>	<ol style="list-style-type: none"> No for height – covered by #10h. Consider reducing steps Consider eliminating step-backs No –but Consider whether roads need to be ROWs, and whether alternative approaches could be used to provide flexibility and enable incremental development. Consider – 13' is adequate Require retail but examine method for establishing amount No – unless per #9 below Consider changing to ADR No – but consider letting Chapter 112 govern Consider – may not be needed with #3 above. At least clarify whether 10% includes structured parking h. Consider alternative regulations, such as unlimited FAR to 5 stories, then FAR limits for taller structures. 	<ol style="list-style-type: none"> No No No Yes if retail not required No No Yes if AH not required No
10. Consider recommendations from ULI report - develop implementing amendments			
TL 6A & B – E of 124th Ave NE between Slater & NE 124th St; W of I-405 N of NE 124th St			
<ol style="list-style-type: none"> 15' ground floor height required, with exceptions In 6B, 50% of ground floor area fronting on pedestrian or vehicular routes must be retail Residential limited to 10% of ground floor area within 250' of NE 124th St or 124th Ave NE except specified affordable housing in 6A 10% of housing units must be affordable In 6B, DRB review required for buildings > 1 story Maximum height: <ol style="list-style-type: none"> 35', except 65' for residential mixed use 	<ol style="list-style-type: none"> Reduce to 13' - Study concurrently with Citywide study Reduce % or eliminate requirement - Study concurrently with Citywide study Eliminate (or extend concept to office uses) - Study concurrently with Citywide study Eliminate requirement Reduce review process Increase height 	<ol style="list-style-type: none"> Consider – 13' is adequate Require retail but examine method for establishing Consider – may not need with #2 above. At least clarify whether 10% includes structured parking No – but consider letting Chapter 112 govern Consider changing to ADR Consider allowing 65' regardless of use mix 	<ol style="list-style-type: none"> No Yes if retail not required No Yes if AH not required No No
TL 7 – N of NE 124th St, E of 124th Ave NE			
<ol style="list-style-type: none"> Maximum height is 35' Required front yard is 20' 	<ol style="list-style-type: none"> Increase permitted height Reduce front yard to 10' 	<ol style="list-style-type: none"> No - don't want too much density away from center. Could consider at west end near lake. Consider - would match TL 6A across NE 124th St 	<ol style="list-style-type: none"> No No

Regulations of Potential Concern	How Could Regulation Be Amended?	10/27 Recommendation (Revised)	Need Comp Plan Change?
4. Retail uses are limited	4. Broaden range of permitted retail uses - Study concurrently with Citywide study	4. Consider	4. Maybe
5. Residential uses not permitted-- Consider in PHASE II	5. Add as permitted use	5. Consider at west end near lake.	5. Yes
TL 8 – N side of lake			
2. 15' ground floor height required, with exceptions	2. Reduce to 13' - Study concurrently with Citywide study	2. Consider – 13' is adequate	2. No
4. Development must emphasize lake as focal point	4. Eliminate requirement	4. Maintain concept but clarify	4. No
5. Landscape berms required along 120 th Ave NE & Totem Lake Way	5. Eliminate requirement	5. Consider – not sure if needed	5. No
6. DRB review required for buildings > 1 story in west. No required review in east	6. Reduce review process	6. Consider changing to ADR	6. No
8. Maximum height is 35', except is 65' for mixed use with housing	8. Increase height	8. Consider, but not needed for housing & not best site for office	8. No
9. 10% of housing units must be affordable	9. Eliminate requirement	9. No -- but consider letting Chapter 112 govern	9. Yes if AH not required
TL 9A – N of RR tracks, W of 132nd NE			
2. Required front yard is 20'	2. Reduce front yard to 10'	2. Consider - don't know why 20' is	2. No
3. Retail uses not allowed, other than banks - Consider in PHASE II	3. Broaden range of permitted uses	3. Consider, but retail not likely	3. Yes
TL 9B – Hillside N of TL 9A -			
TL 10A – I-405 Corporate Center.			
1. Retail allowed only along NE 124th St - Consider in PHASE II	1. Allow retail elsewhere in the zone	1. Consider allowing additional retail elsewhere in zone	1. Yes
3. Maximum height varies by use and location: <ul style="list-style-type: none"> 35' for retail 25' adjoining a residential zone 35' S of NE 118th and 120th Sts 52' elsewhere 	3. Increase permitted height	3. Consider -could simplify & make allowed height more uniform	3. No
4. Required front yard is 20', except 10' for retail	4. Reduce front yard to 10'	4. Consider	4. No
5. Development must maintain hill form	5. Eliminate restriction	5. Consider	5. No
7. 50' buffer required next to SF residential	7. Eliminate restriction	7. Consider – apply normal	7. No
TL 10B – N of NE 116th St, W of 120th Ave NE			
3. Retail uses not allowed, except retail storage - Consider in PHASE II	3. Allow more retail uses	3. Consider--perhaps along 118th St.	3. Yes
5. Maximum height varies: <ul style="list-style-type: none"> 35' base residential, 45' for commercial is 118th completed 60' for residential if 118th completed 	5. Increase permitted height	5. No for base height. Consider for commercial height if 118 th completed	5. No
6. Required front yard is 20'	6. Reduce front yard to 10'	6. Consider	6. No
TL 10C – S of NE 116th St, W of RR cut			
1. Retail uses not allowed, except banks, commercial recreation and vehicle sales/ service	1. Allow more retail uses - Study concurrently with Citywide study (within existing Comp Plan policies)	1. Consider - due to adjacency to NE 116 th St. Examine location of commercial recreation use.	1. Yes (Consider changes within existing policies only)
3. Maximum height varies: <ul style="list-style-type: none"> 30' adjoining residential 35' for commercial 55' for residential 	3. Increase permitted height	3. Consider, except adjoining residential.	3. No
4. Required front yard is 20'	4. Reduce front yard to 10'	4. Consider	4. No

Regulations of Potential Concern	How Could Regulation Be Amended?	10/27 Recommendation (Revised)	Need Comp Plan Change?
TL 10D – S of 116th St, W of RR tracks			
<p>1. Retail uses not allowed, except banks</p> <p>3. Maximum height varies:</p> <ul style="list-style-type: none"> • 30' adjoining residential • 35' for industrial • 65' for residential • 65'-80' for office and high tech <p>4. Required front yard is 20'</p>	<p>1. Allow more retail uses - Study concurrently with Citywide study (within existing Comp Plan policies)</p> <p>3. Increase permitted height</p> <p>4. Reduce front yard to 10'</p>	<p>1. Not good retail location, but retail in existing buildings would be OK. Examine permitted location of commercial recreation use.</p> <p>3. No – but could simplify & even reduce height or establish a maximum FAR to focus greater development elsewhere in Totem Lake</p> <p>4. Consider</p>	<p>1. Yes (Consider changes within existing policies only in Phase I)</p> <p>3. No</p> <p>4. No</p>
TL 10E – S of NE 116th St, between RR & I-405			
<p>1. Retail uses not allowed, except banks</p> <p>3. Maximum height varies:</p> <ul style="list-style-type: none"> a. 30' adjoining residential for industrial b. 35' for industrial if not adjoining residential c. 65' for residential d. 65'-80' for office and high tech <p>4. Required front yard is 20'</p>	<p>1. Allow more retail uses - Study concurrently with Citywide study (within existing Comp Plan policies)</p> <p>3. Increase permitted height</p> <p>4. Reduce front yard to 10'</p>	<p>1. Consider, given access to and visibility from I-405. Retail in existing buildings would be OK.</p> <p>3. No but could simplify or even reduce height or establish maximum FAR to focus greater development elsewhere in T Lake</p> <p>4. Consider</p>	<p>1. Yes (Consider changes within existing policies only)</p> <p>3. No</p> <p>4. No</p>
TL 11 – S of NE 124th St, around Heron-field wetland			
This is a residential zone and is not applicable to this assessment.			

Potential Amendments to Other Zoning Code Chapters

Amend Chapter 90 to allow mitigation for wetland fill through projects elsewhere in the drainage basin (in-kind or fee in lieu).

Potential Comprehensive Plan Amendments - PHASE II

1. Identify and create policies for specific opportunity sites.
2. Evaluate use restrictions in TL 10 zones. Consider allowing more retail within existing buildings.
3. Update status of transportation projects
4. Should TL 9A be changed to TL 7?
5. Update Evergreen Hospital policies
6. ID more specific park and plaza locations
7. Broaden height incentives for uses other than residential
8. ID desired road and pedestrian grids in plan.
9. Improve graphics – better maps and add some renderings of desired character
10. Format so that subsections stand out better
11. Add provisions for BNRR

City of Kirkland Technical Assistance Panel



Totem Lake Business District Redevelopment

Technical Assistance Panel

July 20, 2011

City of Kirkland Technical Assistance Panel

Panelists

Al Levine, *Panel Chair, Seattle Housing Authority*

Christopher Bitter, *University of Washington - College of Built Environments*

Chris Cole, *Sher Partners*

Grace Crunican, *Crunican Consulting*

Susie Detmer, *Cushman & Wakefield*

Chris Fiori, *Heartland*

Scott Matthews, *Vulcan Inc.*

Kerry Nicholson, *ULI Seattle Chair, Legacy Partners*

Pete Stone, *Trinity Real Estate*



City of Kirkland Technical Assistance Panel

City of Kirkland

Ellen Miller-Wolfe

Eric Shields

Kurt Triplett

Support Team

Clair Enlow, *Freelance Journalist*

Kelly Mann, *ULI Seattle*

Miguel Solano, *University of Washington*

Karli Taubeneck, *ULI Seattle*



City of Kirkland Technical Assistance Panel

Introduction

The City of Kirkland's objective for the ULI Technical Assistance Panel (TAP) is to obtain practical advice on methods to achieve the vision of transforming the Totem Lake Business District into a high-density, mixed-use Urban Center.



City of Kirkland Technical Assistance Panel

Overview

The overall vision and intent for Totem Lake is close to the mark, but completing it will take time. Be flexible in thinking and responsive to the market. Impatience is not a good thing to have now.

City of Kirkland Technical Assistance Panel

Market Segments: Retail

- *This is a very desirable market for particular types of retail. Regional demand is excellent.*
- *Look for “medium box” and second-tier anchors in the next 10 years. Rents at \$15/sf are not high enough for construction now.*
- *Not a market for fashion tenants. Development capital focused on urban areas.*
- *Lunch spots can expand, but sit-down must wait for cinema.*
- *General grocery will not work. “The freeway is a raging river.” Grocery is a 180 degree market.*
- *Rents unlikely to support new development in near future, especially with structured parking.*

City of Kirkland Technical Assistance Panel

Market Segments: Residential

- *Development is now center-city oriented.*
- *This market is very cost-sensitive; this area must compete on price.*
- *Capitalize on access to employment centers, and transit to Bellevue.*
- *Amenities such as trails and open space are critical.*
- *Southwest quadrant offers potential for residential development due to trail access.*
- *Difficult to envision anything over 5-6 stories.*

City of Kirkland Technical Assistance Panel

Market Segments: Office

- *Office market is soft. Development unlikely in near term.*
- *Pros: proximity to executive housing along Lake Washington, competes well against Bothell and Woodinville.*
- *Cons: in Bellevue's shadow.*
- *Encourage expansion of the hospital, the current largest employer.*
- *Near term development would likely demand surface parking—probably for 4.0/1000 sf ratio “commodity office.”*

City of Kirkland Technical Assistance Panel

1) Scale of Development

Consistent with the Urban Center vision, zoning regulations allow high intensity development to be designed with an urban form and be served by an urban level of infrastructure.

Question A:

Is this type of development realistic in the foreseeable future, given regional economic conditions?

- The current economic environment has stalled the desired transformation of suburban hubs into higher-density forms of development.
- Less likely today. Rents will not support higher-density development in suburban markets.
- The vision may be realistic in the long term but must be coupled with transit capacity improvements to reach full potential. Need to prioritize transit investment in this corridor.

City of Kirkland Technical Assistance Panel

1) Scale of Development

Question B:

Are there appropriate intermediate forms of development that would support and preserve options for long term urban development?

- The mall and the hospital are critical for success for the entire district.
- City resources need to make the Totem Lake Mall work.
- Continue to support the growth of the hospital and ancillary uses, including medical office and assisted living uses.
- The mall development is the most transformational and should be the first focus.
- Secondly, outside the mall, focus on one quadrant and within a quadrant, a smaller scale development to act as a catalyst for future development.
- Invest in place making and transformational projects such as the trail, a Totem Lake revitalization plan, and connectivity.



City of Kirkland Technical Assistance Panel

2) Transportation Improvements

The study area is bisected by arterial streets carrying high traffic volumes and creating large blocks. Plans call for a limited number of traffic capacity improvements, improving street connections and breaking up blocks with internal street grids. Greater reliance on transit service is anticipated. City funds for transportation improvements are limited.

Question A:

Given limited funds, what are the best ways of maintaining vehicular access while improving walkability and transit use?

- Arterial capacity is generally sufficient; wayfinding may be needed.
- Connectivity to employment bases is critical.
- Grid system: If City is anxious to break super blocks into street grids, it should consider this on its own. Grids are good, but creating these is a burden on development that would prolong the lack of development in the area. Thus, City can decide to incentivize to assist a developer to put in street grids. Be patient or call it the "Rip Van Winkle quadrant."
- Potential flyer stop: some addition to 405 as a pullover for buses from expressways on 116th. Similar to Montlake station on 520.

City of Kirkland Technical Assistance Panel

2) Transportation Improvements

Question B:

Are there suggested ways to improve the connectivity among the four quadrants of the TLBD formed by the intersection of I-405 and NE 124th Street?

- Purchase and develop the railroad ROW, which would connect 3 of the 4 quadrants. This is the cheapest solution with significant connection value.
- Create walkway and amenities through the Totem Lake Park connecting to Totem Lake Mall.
- Not realistic to expect a lot of walking across quadrants.
- Need to integrate the north/south quadrants, especially on the east of 405.

City of Kirkland Technical Assistance Panel

3) Burlington Northern Railroad right of way

The unused railroad right-of-way (ROW) cuts through the TLBD and extends southward through Kirkland to the City of Bellevue. The ROW is now owned by the Port of Seattle, but acquisition by either Kirkland or King County is a possibility. There is particular interest in developing a pedestrian and bicycle trail, and the ROW could also be used for future regional rail transit.

Question:

Would acquisition and development of the railroad ROW be considered an asset to attract development? How could the City maximize this potential?

- Yes, acquiring and developing the railroad ROW is a key asset to attract development.
- To maximize the ROW's potential, one idea is to allow alternative transportation users such as electric vehicles, scooters, Segways, etc. to use the trail.
- There is potential to brand Kirkland as progressive on transportation.
- This will attract office employees and commuters to use the trail to access retail and recreation.

City of Kirkland Technical Assistance Panel

4) Amenities

The City seeks to make the TLBD a more pedestrian-oriented people place. To do so, a mix of well-designed parks, plazas and open spaces is desired. As an example, a master plan for Totem Lake and the areas that surround it is expected to get underway following the ULI TAP.

Question:

What investments in amenities could the City make that would be most effective in attracting new development?

- Trail: acquire and improve ROW, leverage connections
- Totem Lake: "Go big or go home."
- Potential streetscape improvement on new streets.
- Daylighting is least attractive of potential investments.



City of Kirkland Technical Assistance Panel

5) Totem Lake and surrounding properties

Totem Lake is a significant natural open space that could be an amenity, but is inaccessible and not very visible. Surrounding properties are subject to strict environmental regulations. Water exiting the west side of the lake is currently piped to the west side of I-405 where it becomes a tributary of Juanita Creek.

Question A:

Is the lake a potential amenity to attract development?

- Yes, it can help modestly. The amount of money spent on it needs to be balanced against the amount of value it will create.
- Not a game changer, but a branding strategy.



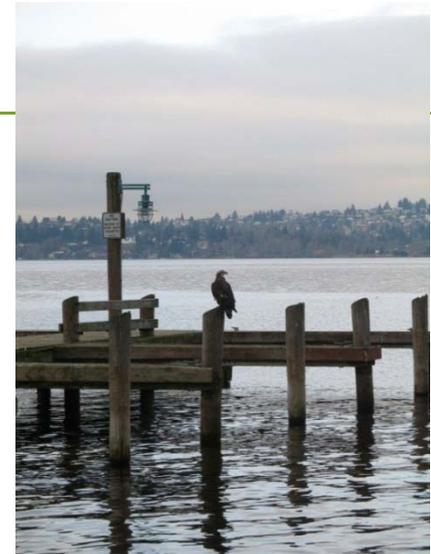
City of Kirkland Technical Assistance Panel

5) Totem Lake and surrounding properties

Question B:

Would improvement of the lake as a nature park be an asset?

- Yes, creating an upland, active park could be good for the City at large.
- Placemaking is important; opportunity for an oasis along the trail.



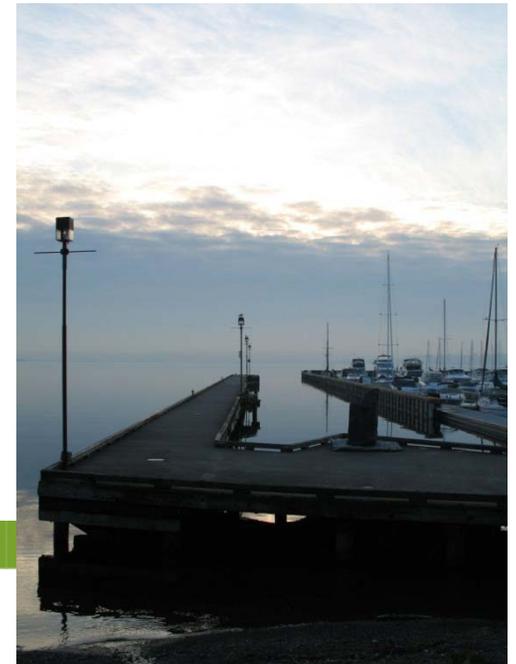
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5) Totem Lake and surrounding properties

Question C:

Would day-lighting of the stream be desirable?

- Con: it's a political quagmire. Also, this is right along 405.
- Pro: Make a green, wet corridor. Green makes it livable.
- Daylighting will not have a major bearing on development.
- Tie it into flood control strategy; if it helps City on that, then do it.
- Thoughtfully weigh this; learn from Thornton Creek.



City of Kirkland Technical Assistance Panel

5) Totem Lake and surrounding properties

Question D:

What can the City do to maximize the potential of the lake?

- Acquire adjoining parcels under the right circumstances.
- Walking corridors, playfields, dog walking.
- Recognize financial constraints here; acquiring these properties may cost a great deal. Wrap this effort into the trail. Rails to trails offers access to federal funds.
- Invest in design vision to explore possibilities, build support, etc.
- Can this lake/park be an amenity for the City at large? Thus, the costs can be spread across many stakeholders.
- Investigate expansion of Totem Lake as stormwater detention area/recreation area for Mall and sector 2.



City of Kirkland Technical Assistance Panel

5) Totem Lake and surrounding properties

Question E:

What kinds of development are appropriate surrounding the lake?

- Residential on property between ROW and NE 124th.
- Purchase land for lake access and park activities. This creates an entry to the park.



City of Kirkland Technical Assistance Panel

6) Area West of 124th Avenue NE

The area lying between 124th Avenue NE and I-405 has been envisioned as a future urban village, with upper story office or residential used, ground floor retail uses, and an internal street grid. Regulations for this area are structured to limit the height of buildings unless certain internal streets are improved and a master plan is approved for an area of at least 4 acres. Floor area ratio limits are established to limit traffic on a constrained street network.

Question A:

Is this a realistic vision? Is it reasonable to insist on ground floor retail given the retail focus at Totem Lake Mall?

- Realistic vision in the long term, but not the near term.
- Retail demand is market-driven. Do not insist on ground floor retail. Developers will include retail if it makes economic sense.
- You can require that ground floor space be built with higher ceilings and other infrastructure to accommodate future conversion to retail.
- Be flexible on your definition of retail to include services, financial, and medical/dental uses.
- Consider relaxing the 4 acre requirement to allow smaller, incremental development near-term that is still compatible with the greater vision.

City of Kirkland Technical Assistance Panel

6) Area West of 124th Avenue NE

Question B:

Are regulations tying permitted height to land aggregation and improvement of an internal street grid appropriate?

- We don't believe zoning is the best mechanism in today's market to reach your goals.
- For example, the street grid concept is a desirable urban design approach, but is economically difficult to achieve today.

City of Kirkland Technical Assistance Panel

6) Area West of 124th Avenue NE

Question C:

Are FAR limits (2.0) a serious inhibition to redevelopment?

- Yes, FAR limits are a serious inhibition.
- If market improves, City will need a higher FAR. It is not an inhibition now; keep it in your back pocket.

City of Kirkland Technical Assistance Panel

6) Area West of 124th Avenue NE

Question D:

Are there better ways to promote desired redevelopment?

- We suggest the City facilitate a negotiated development proposal that provides flexibility on FAR, street grid, retail, height, etc. that could more realistically meet market reality.

City of Kirkland Technical Assistance Panel

Executive Summary

- *Trail: Invest in the railroad ROW trail to serve as catalyst and major connector.*
- *Lake: "Go big or go home." Invest in a vision to win support.*
- *Transportation: Let centers develop before investing in major transportation changes.*
- *Multi-family: Relax requirements for retail in multi-family development.*
 - *"First, do no harm": Concentrate retail in the mall.*
- *Retail: "The freeway might as well be a raging river."*

City of Kirkland Technical Assistance Panel

Many thanks to:

- *The City of Kirkland for presenting this exciting opportunity to help maximize the potential for its Totem Lake Business District*
- *Our esteemed panelists for contributing their time, energy, and expertise*
- *Our volunteers and support team for keeping us on track and informed throughout this process*

It could not have happened without each of you!

City of Kirkland Technical Assistance Panel



*ULI's mission is to provide leadership in the responsible use of land
and in creating and sustaining thriving communities worldwide.*

Totem Lake Urban Center Planned Land Use and Vision

- Intensive Mixed Use/ Multi-family
- 160' Building Height
- New Street Grid to Break-up "Superblocks"

- Evergreen Hospital:
- Continued Growth
 - 150' Building Height
 - Includes Transit Center

- Totem Lake Mall:
- Redevelopment as Intensive Ped-Oriented, Retail/ Mixed Use Center
 - 75 to 135' Building Height

Enhance Public Amenities Along the Lake

- Totem Lake West:
Redevelop Mixed Use Housing Above Retail

Abandoned Railroad Right-of-way:
Develop as Trail and Possible Light Rail

Lake Washington Tech College

Redevelop To Mixed Use with Housing Above Retail

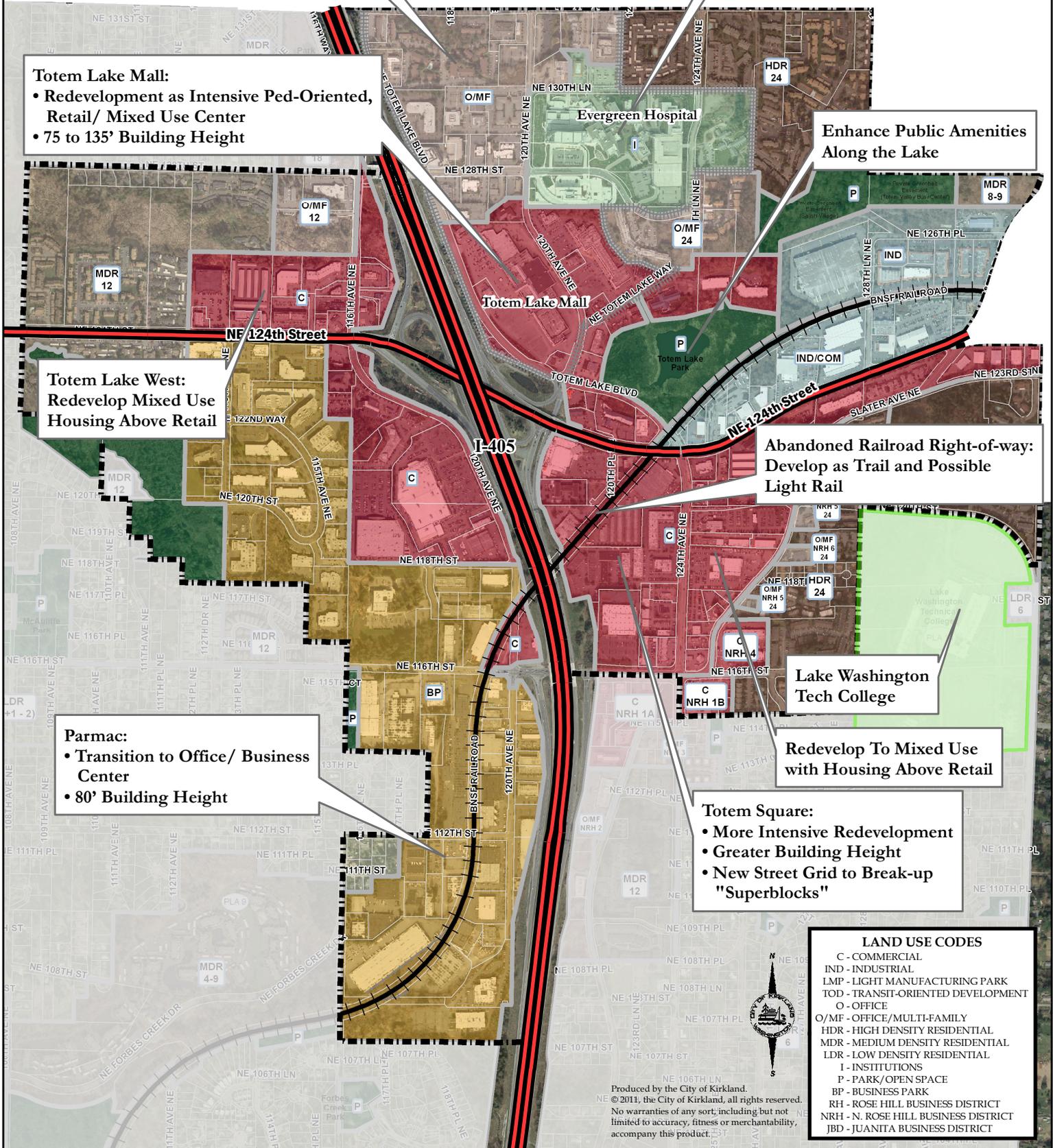
- Parmac:
- Transition to Office/ Business Center
 - 80' Building Height

- Totem Square:
- More Intensive Redevelopment
 - Greater Building Height
 - New Street Grid to Break-up "Superblocks"

LAND USE CODES

- C - COMMERCIAL
- IND - INDUSTRIAL
- LMP - LIGHT MANUFACTURING PARK
- TOD - TRANSIT-ORIENTED DEVELOPMENT
- O - OFFICE
- O/MF - OFFICE/MULTI-FAMILY
- HDR - HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- I - INSTITUTIONS
- P - PARK/ OPEN SPACE
- BP - BUSINESS PARK
- RH - ROSE HILL BUSINESS DISTRICT
- NRH - N. ROSE HILL BUSINESS DISTRICT
- JBD - JUANITA BUSINESS DISTRICT

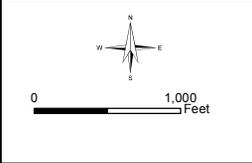
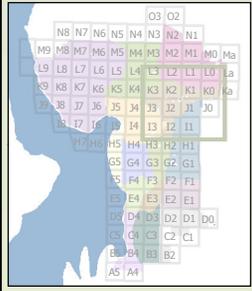
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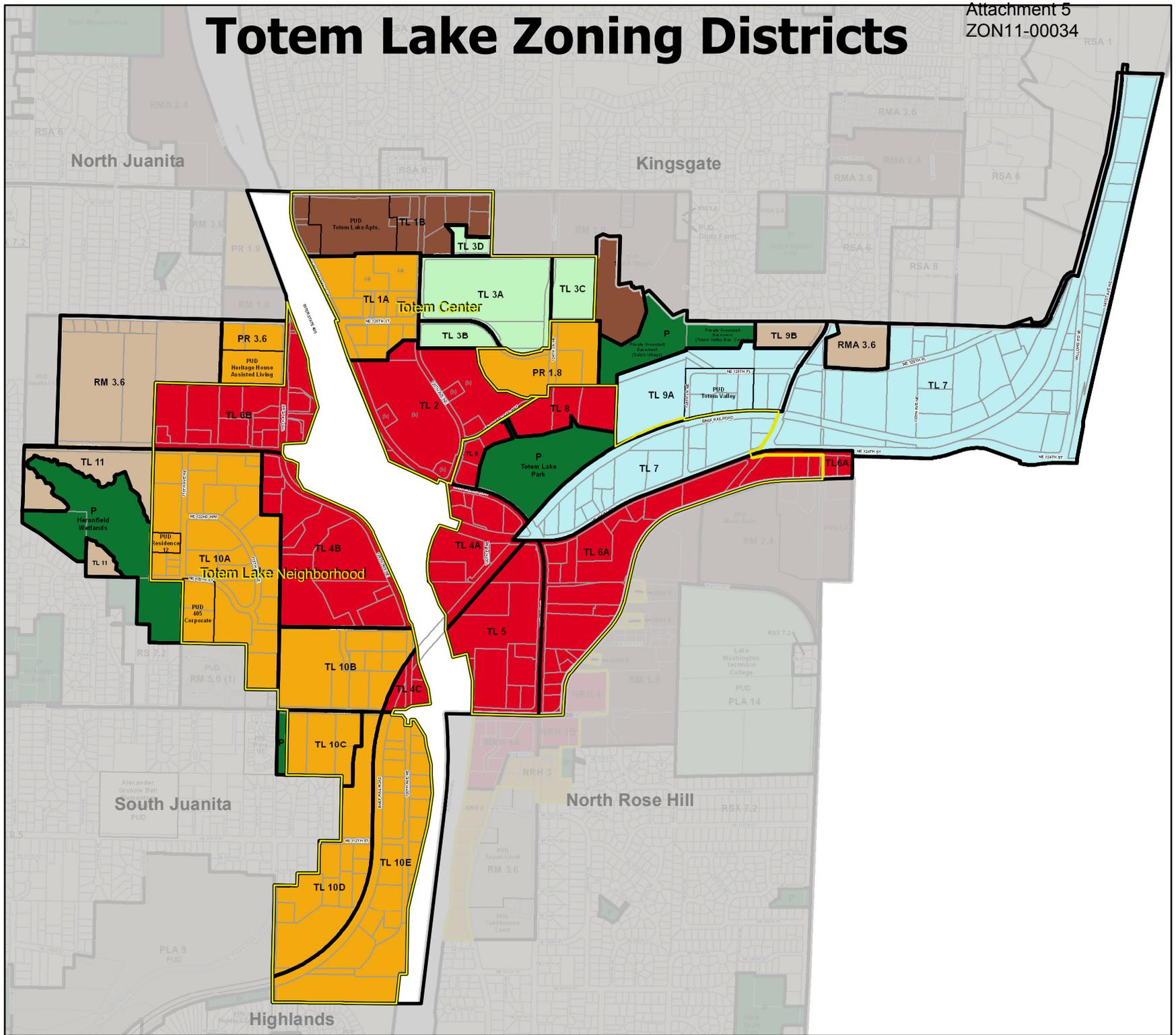
Totem Lake Zoning Districts

Attachment 5
ZON11-00034

- 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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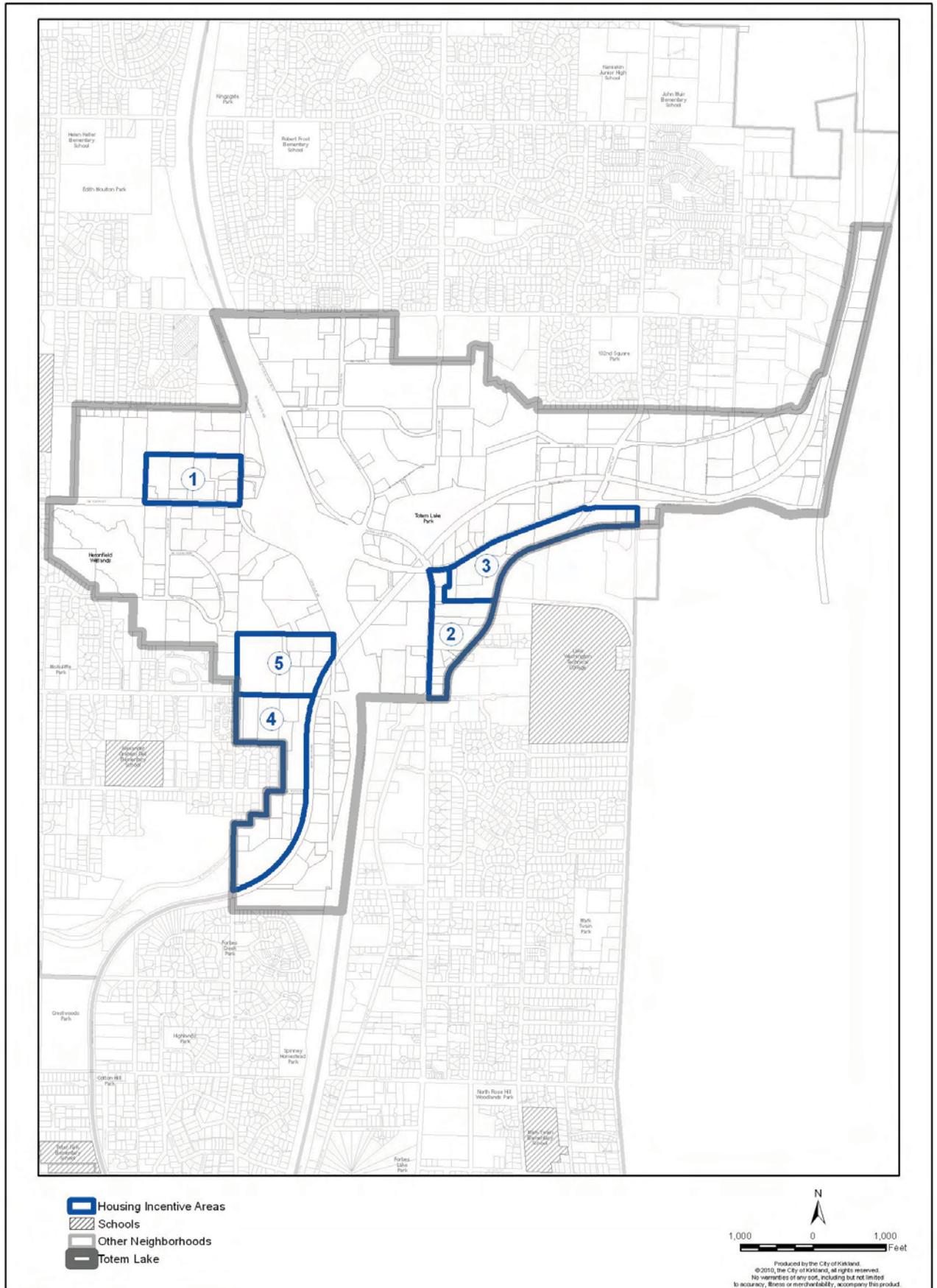


Figure TL-7: Totem Lake Housing Incentive Areas