



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

Date: August 18, 2011

To: Planning Commission

From: Dorian Collins, Project Planner
Paul Stewart, Deputy Director

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

RECOMMENDATION

Review the background information and draft scope for the study of code amendments and provide direction to staff:

- Does the Planning Commission agree with the staff recommended scope of amendments for study (Attachment 1), including the additional amendment from the ULI Technical Assistance Panel?
- What additional information would be helpful to the Planning Commission in evaluating potential changes to regulations?

BACKGROUND

The City of Kirkland sponsored the Totem Lake Symposium in September of 2010. The purpose of the symposium was to solicit input from industry experts regarding actions the City could consider to stimulate revitalization efforts in the Totem Lake business district. The themes that emerged from the meeting were later included in a new Totem Lake Action Plan (see Attachment 2) that was adopted by the City Council on December 7, 2010.

Scope of Zoning Code Amendments

A key task included in the Totem Lake Action Plan is the study by the Planning Commission of zoning regulations and permit processes, and to develop amendments to provide greater flexibility and to add or expand incentives to encourage development. Attachment 3 contains an assessment of current Totem Lake zoning prepared by the Planning department. The assessment identifies regulations that could be amended in each of the subareas in the neighborhood, provides a staff recommendation for each, and a notation where amendments to the Comprehensive Plan may be required. The vision described in the Totem Lake Neighborhood Plan is summarized on the map contained in Attachment 4, and the zoning districts for the area are shown in Attachment 5.

Although many regulatory changes would be relatively straight-forward choices for the Planning Commission to consider, others raise questions about their consistency with the vision for the neighborhood contained in the Totem Lake Neighborhood Plan (see [Plan](#)). A second version of the Totem Lake Zoning Assessment, containing only the amendments recommended for study at this time by staff, appears in Attachment 1. This set of amendments would not require changes to the neighborhood plan and could serve as the first step in the process to simplify standards and remove potential barriers to development in the short term. The additional potential amendments shown in the larger matrix (Attachment 3) could be considered in a subsequent phase that would include a study of changes to the Comprehensive Plan.

The types of amendments identified are generally in four common areas, as summarized below:

1. Required review process
 - Reduce review process from Design Review Board to Administrative Design Review in some areas
2. Permitted uses
 - Relax ground floor retail requirements
 - Allow ground floor residential use
 - Broaden range of permitted uses
 - Allow regulations in Chapter 112 to govern for affordable housing requirements
3. Maximum height and Floor Area Ratio (FAR)
 - Raise or eliminate FARs in some area
 - Standardize heights between most uses within a zone
 - Increase height in TL 2 (Totem Lake mall)
 - Reduce conditions for achieving greater height in TL 3 (Evergreen Hospital)
4. Development standards
 - Reduce minimum first floor height where retail is allowed/required
 - Reduce required step-backs in TL 5
 - Reduce required front yards in some zones
 - Revise miscellaneous standards

Urban Land Institute Technical Assistance

Within this task on the Totem Lake Action Plan, the use of an Urban Land Institute Technical Assistance Panel (TAP) is suggested as a resource in reviewing existing regulations, and exploring new incentives that could be considered. In July, the City retained the ULI to undertake a TAP to review the City's existing policies and plans for the Totem Lake business district, with a focus on the neighborhood's southeast quadrant. On July 20, 2011, the panel presented initial findings to the community. Click [here](#) to view the [video of the presentation](#). The PowerPoint presentation created by the panel is included as Attachment 6 to this memo. Among the recommendations from the panel was the following for the TL 5 (Totem Square) area:

“Adjust development regulations to incent smaller developments including relieving developers of infrastructure requirements and providing more flexibility in ground floor uses.”

In the TL 5 zone, existing regulations require the dedication and improvement of new rights-of-way within the district to create an internal grid, when larger developments are proposed. The change suggested by the ULI panel could include revising or eliminating this regulation. Staff recommends adding this amendment to the list in Attachment 1 for consideration by the Planning Commission.

Attachments

1. Staff Recommended Scope – Totem Lake Zoning Regulations
2. Totem Lake Action Plan
3. Assessment of Totem Lake Zoning Regulations
4. Map – Summary of Vision for Totem Lake in TL Neighborhood Plan
5. Map – Totem Lake Zoning Districts
6. ULI Technical Assistance Panel PowerPoint Presentation

cc: File ZON11-00034
Ellen Miller-Wolfe

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

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

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.
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?	Recommendation	Need Comp Plan Change?
TL 1A - W of Evergreen Hospital & TL 1B – N of Hospital			
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'	2. Eliminate or increase 4. Allow offices to exceed 30' 5. Reduce process 6. Reduce to 13' 8. Eliminate	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?	2. No 4. No 5. No 6. No 8. Yes if AH not required
TL 2 – Totem Lake Mall			
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	b. Increase height j. Eliminate restriction k. Eliminate restriction l. Increase % that may exceed 75' and/ or increase max. height	b. Consider j. Consider – if c-g above remain & inventory is hidden k. Consider – if c-g above remain & storage is hidden l. Consider	b. No j. No k. No l. No
TL 3A,B,C & D– Evergreen Hospital			
1. Master Plan approved through Process IIB required 2. Maximum height: 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.	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	1. a) Consider approval through Process I or DRB b) Consider 2. Consider – tall buildings already built 3. Consider – already built	1. No 2. No 3. No
TL 4A, B & C – Joes area, Fred Meyer area, Subaru used cars area			
1. 15' ground floor height required, with exceptions	1. Reduce to 13'	1. Consider – 13' is adequate	1. No

Regulations of Potential Concern	How Could Regulation Be Amended?	Recommendation	Need Comp Plan Change?
2. 50% of ground floor must be retail 3. Maximum height is 30'-35' 4. DRB review required for buildings > 1 story 5. 10% of housing units must be affordable	2. Reduce % or eliminate requirement 3. Increase height 4. Reduce review process 5. Eliminate requirement	2. Require retail but examine method for establishing amount 3. Consider 4. Consider changing to ADR 5. No – but consider letting Chapter 112 govern	2. No 3. No 4. No 5. Yes if AH not required
TL 5 – Totem Sq. area, W of 124th Ave NE			
1. Maximum height steps up from 116 th St. to 55' 2. ROW dedication and road development required 3. 15' ground floor height required, with exceptions 4. 30% of ground floor must be retail 6. Maximum height for parcels < 4 acres is 35', with increase up to 45' with ROW dedication 7. DRB review required for buildings > 1 story 8. 10% of housing units must be affordable 9. Residential limited to 10% of ground floor area h. Unrestricted height if FAR limited to 2.0	1. Increase height &/ or reduce step-backs 2. Eliminate requirement 3. Reduce to 13' 4. Reduce % or eliminate requirement 6. Increase base or bonus height 7. Reduce review process 8. Eliminate requirement 9. Eliminate (or extend concept to office uses) h. Increase FAR	1. No for height – covered by #10h. Consider reducing steps Consider eliminating step-backs 2. No, but consider whether roads need to be ROWs 3. Consider – 13' is adequate 4. Require retail but examine method for establishing amount 6. No – unless per #9 below 7. Consider changing to ADR 8. No – but consider letting Chapter 112 govern 9. Consider – may not be needed with #3 above. At least clarify whether 10% includes structured parking h. Consider	1. No 2. No 3. No 4. Yes if retail not required 6. No 7. No 8. Yes if AH not required 9. No
TL 6A & B – E of 124th Ave NE between Slater & NE 124th St; W of I-405 N of NE 124th St			
1. 15' ground floor height required, with exceptions 2. In 6B, 50% of ground floor area fronting on pedestrian or vehicular routes must be retail 3. Residential limited to 10% of ground floor area within 250' of NE 124 th St or 124 th Ave NE except specified affordable housing in 6A 4. 10% of housing units must be affordable 6. In 6B, DRB review required for buildings > 1 story 9. Maximum height: a. 35', except b. 65' for residential mixed use	1. Reduce to 13' 2. Reduce % or eliminate requirement 3. Eliminate (or extend concept to office uses) 4. Eliminate requirement 6. Reduce review process 9. Increase height	1. Consider – 13' is adequate 2. Require retail but examine method for establishing 3. Consider – may not need with #2 above. At least clarify whether 10% includes structured parking 4. No – but consider letting Chapter 112 govern 6. Consider changing to ADR 9. Consider allowing 65' regardless of use mix	1. No 2. Yes if retail not required 3. No 4. Yes if AH not required 6. No 9. No
TL 7 – N of NE 124th St, E of 124th Ave NE			
2. Maximum height is 35' 3. Required front yard is 20' 4. Retail uses are limited 5. Residential uses not permitted	2. Increase permitted height 3. Reduce front yard to 10' 4. Broaden range of permitted retail uses 5. Add as permitted use	2. No - don't want too much density away from center. Could consider at west end near lake. 3. Consider - would match TL 6A across NE 124 th St 4. Consider 5. Consider at west end near lake.	2. No 3. No 4. Maybe 5. Yes
TL 8 – N side of lake			
2. 15' ground floor height required, with exceptions 4. Development must emphasize lake as focal point 5. Landscape berms required along 120 th Ave NE & Totem Lake Way 6. DRB review required for buildings > 1 story in west. No required review in east	2. Reduce to 13' 4. Eliminate requirement 5. Eliminate requirement 6. Reduce review process	2. Consider – 13' is adequate 4. Maintain concept but clarify 5. Consider – not sure if needed 6. Consider changing to ADR	2. No 4. No 5. No 6. No

Regulations of Potential Concern	How Could Regulation Be Amended?	Recommendation	Need Comp Plan Change?
<p>8. Maximum height is 35', except is 65' for mixed use with housing</p> <p>9. 10% of housing units must be affordable</p>	<p>8. Increase height</p> <p>9. Eliminate requirement</p>	<p>8. Consider, but not needed for housing & not best site for office</p> <p>9. No -- but consider letting Chapter 112 govern</p>	<p>8. No</p> <p>9. Yes if AH not required</p>
TL 9A – N of RR tracks, W of 132nd NE			
<p>2. Required front yard is 20'</p> <p>3. Retail uses not allowed, other than banks</p>	<p>2. Reduce front yard to 10'</p> <p>3. Broaden range of permitted uses</p>	<p>2. Consider - don't know why 20' is needed</p> <p>3. Consider, but retail not likely</p>	<p>2. No</p> <p>3. Yes</p>
TL 9B – Hillside N of TL 9A -			
TL 10A – I-405 Corporate Center.			
<p>1. Retail allowed only along NE 124th St</p> <p>3. Maximum height varies by use and location:</p> <ul style="list-style-type: none"> • 35' for retail • 25' adjoining a residential zone • 35' S of NE 118th and 120th Sts • 52' elsewhere <p>4. Required front yard is 20', except 10' for retail</p> <p>5. Development must maintain hill form</p> <p>7. 50' buffer required next to SF residential</p>	<p>1. Allow retail elsewhere in the zone</p> <p>3. Increase permitted height</p> <p>4. Reduce front yard to 10'</p> <p>5. Eliminate restriction</p> <p>7. Eliminate restriction</p>	<p>1. Consider allowing additional retail elsewhere in zone</p> <p>3. Consider -could simplify & make allowed height more uniform</p> <p>4. Consider</p> <p>5. Consider</p> <p>7. Consider – apply normal apply</p>	<p>1. Yes</p> <p>3. No</p> <p>4. No</p> <p>5. No</p> <p>7. No</p>
TL 10B – N of NE 116th St, W of 120th Ave NE			
<p>3. Retail uses not allowed, except retail storage</p> <p>5. Maximum height varies:</p> <ul style="list-style-type: none"> • 35' base residential, • 45' for commercial is 118th completed • 60' for residential if 118th completed <p>6. Required front yard is 20'</p>	<p>3. Allow more retail uses</p> <p>5. Increase permitted height</p> <p>6. Reduce front yard to 10'</p>	<p>3. Consider –perhaps along 118th St.</p> <p>5. No for base height. Consider for commercial height if 118th completed</p> <p>6. Consider</p>	<p>3. Yes</p> <p>5. No</p> <p>6. No</p>
TL 10C – S of NE 116th St, W of RR cut			
<p>1. Retail uses not allowed, except banks, commercial recreation and vehicle sales/ service</p> <p>3. Maximum height varies:</p> <ul style="list-style-type: none"> • 30' adjoining residential • 35' for commercial • 55' for residential <p>4. Required front yard is 20'</p>	<p>1. Allow more retail uses</p> <p>3. Increase permitted height</p> <p>4. Reduce front yard to 10'</p>	<p>1. Consider - due to adjacency to NE 116th St. Examine location of commercial recreation use.</p> <p>3. Consider, except adjoining residential.</p> <p>4. Consider</p>	<p>1. Yes</p> <p>3. No</p> <p>4. No</p>
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>1. Allow more retail uses</p> <p>3. Increase permitted height</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>1. Yes</p> <p>3. No</p>

Regulations of Potential Concern	How Could Regulation Be Amended?	Recommendation	Need Comp Plan Change?
4. Required front yard is 20'	4. Reduce front yard to 10'	4. Consider	4. No
TL 10E – S of NE 116th St, between RR & I-405			
1. Retail uses not allowed, except banks 3. Maximum height varies: 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 4. Required front yard is 20'	1. Allow more retail uses 3. Increase permitted height 4. Reduce front yard to 10'	1. Consider, given access to and visibility from I-405. Retail in existing buildings would be OK. 3. No but could simplify or even reduce height or establish maximum FAR to focus greater development elsewhere in T Lake 4. Consider	1. Yes 3. No 4. No
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

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

Totem Lake Work Plan

Symposium Issues	Department/Staff Responsibility	Short-Term Objectives	Tasks	Funding Level	2011				2012				Comments	
					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												

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

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

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.
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?	Recommendation	Need Comp Plan Change?
TL 1A - W of Evergreen Hospital & TL 1B – N of Hospital			
<ol style="list-style-type: none"> 1. Minimum FAR/ density: 1.0 FAR for office; 50 du/acre for residential 2. Maximum FAR: 2.0 for office, 3.0 for residential 3. Maximum 160' height 4. Maximum 30' for office in TL 1B 5. DRB review required for buildings > 1 story 6. 15' ground floor height required 7. ROW dedication required for street grid if height exceeds 30' 8. Affordable units required if height exceeds 30' 	<ol style="list-style-type: none"> 1. Eliminate or reduce 2. Eliminate or increase 3. Eliminate or increase 4. Allow offices to exceed 30' 5. Reduce process 6. Reduce to 13' 7. Eliminate or increase size threshold 8. Eliminate 	<ol style="list-style-type: none"> 1. No – need to meet urban center standard 2. Consider 3. No – not a constraint 4. Maybe but not 160' 5. Consider ADR for small buildings 6. Consider - 13' is adequate 7. No – due to development agreement 8. No – in fact, require regardless of height. Let Chapter 112 govern? 	<ol style="list-style-type: none"> 1. No 2. No 3. Maybe 4. No 5. No 6. No 7. No 8. Yes if AH not required
TL 2 – Totem Lake Mall			
<ol style="list-style-type: none"> 1. Retail/ mixed use development exceeding 30' requires Conceptual Master Plan approved by DRB, requirements include: <ol style="list-style-type: none"> a. CMP must address entire site (≥ 1.5 acres) b. Maximum height 75' – 135' c. Buildings and storefront oriented to pedestrian network d. Pedestrian connections within and to adjacent streets and properties e. Public spaces f. Design to minimize dominance of large single occupant structures g. Parking, loading and drive-through facilities sited away from pedestrian areas h. Master sign plan required i. Vehicle service must be enclosed j. Vehicle sales limited to 10,000 sq. ft. showroom 	<ol style="list-style-type: none"> 1. Eliminate CMP requirement <ol style="list-style-type: none"> a. Reduce size b. Increase height c. Eliminate requirement d. Eliminate requirement e. Eliminate requirement f. Eliminate requirement g. Eliminate requirement 	<ol style="list-style-type: none"> 1. No – Need to have structure for development pattern <ol style="list-style-type: none"> a. No – need area-wide plan b. Consider c. No – key design concept d. No – key design concept e. No – key design concept f. No – key design concept g. No – key design concept h. No – key design concept i. No – key design concept j. Consider – if c-g above remain & inventory is hidden 	<ol style="list-style-type: none"> 1. No <ol style="list-style-type: none"> a. No b. No c. Yes d. Yes e. Yes f. Maybe g. Yes h. Yes i. No j. No

Regulations of Potential Concern	How Could Regulation Be Amended?	Recommendation	Need Comp Plan Change?
<p>k. Limitation on storage uses</p> <p>l. Maximum 5% of floor area may exceed 75' in height</p>	<p>h. Eliminate requirement</p> <p>i. Eliminate requirement</p> <p>j. Eliminate restriction</p> <p>k. Eliminate restriction</p> <p>l. Increase % that may exceed 75' and/ or increase max. height</p>	<p>k. Consider – if c-g above remain & storage is hidden</p> <p>l. Consider</p>	<p>k. No</p> <p>l. No</p>
TL 3A,B,C & D– Evergreen Hospital			
<p>1. Master Plan approved through Process IIB required</p> <p>2. Maximum height:</p> <p>a. TL 3A & 3B: 75', up to 150' with conditions (including location of transit center)</p> <p>b. TL 3C: 30', up to 60' with conditions</p> <p>c. TL 3D: 65'</p> <p>3. Maximum lot coverage is 70%, up to 85% if transit center sited.</p> <p>4. Master sign plan required</p>	<p>1. a) Reduce review process</p> <p>b) Simplify plan requirements</p> <p>2. Simplify conditions for achieving maximum height, including transit center requirement</p> <p>3. Eliminate transit center requirement</p> <p>4. Eliminate requirement</p>	<p>1. a) Consider approval through Process I or DRB</p> <p>b) Consider</p> <p>2. Consider – tall buildings already built</p> <p>3. Consider – already built</p> <p>4. No – signs should be coordinated</p>	<p>1. No</p> <p>2. No</p> <p>3. No</p> <p>4. No</p>
TL 4A, B & C – Joes area, Fred Meyer area, Subaru used cars area			
<p>1. 15' ground floor height required, with exceptions</p> <p>2. 50% of ground floor must be retail</p> <p>3. Maximum height is 30'-35'</p> <p>4. DRB review required for buildings > 1 story</p> <p>5. 10% of housing units must be affordable</p>	<p>1. Reduce to 13'</p> <p>2. Reduce % or eliminate requirement</p> <p>3. Increase height</p> <p>4. Reduce review process</p> <p>5. Eliminate requirement</p>	<p>1. Consider – 13' is adequate</p> <p>2. Require retail but examine method for establishing amount</p> <p>3. Consider</p> <p>4. Consider changing to ADR</p> <p>5. No – but consider letting Chapter 112 govern</p>	<p>1. No</p> <p>2. No</p> <p>3. No</p> <p>4. No</p> <p>5. Yes if AH not required</p>
TL 5 – Totem Sq. area, W of 124th Ave NE			
<p>1. Maximum height steps up from 116th St. to 55'</p> <p>2. ROW dedication and road development required</p> <p>3. 15' ground floor height required, with exceptions</p> <p>4. 30% of ground floor must be retail</p> <p>5. Grid of through-block paths required</p> <p>6. Maximum height for parcels < 4 acres is 35', with increase up to 45' with ROW dedication</p> <p>7. DRB review required for buildings > 1 story</p> <p>8. 10% of housing units must be affordable</p> <p>9. Residential limited to 10% of ground floor area</p> <p>10. Development of 4 acres or more may develop using Conceptual Master Plan approved by DRB, requirements include:</p> <p>a. Buildings and storefront oriented to pedestrian network</p> <p>b. Pedestrian connections within and to adjacent streets and properties</p> <p>c. Public spaces</p> <p>d. Design to minimize dominance of large single occupant structures</p> <p>e. Parking, loading and drive-through facilities sited away from pedestrian areas</p> <p>f. Master sign plan required</p>	<p>1. Increase height &/ or reduce step-backs</p> <p>2. Eliminate requirement</p> <p>3. Reduce to 13'</p> <p>4. Reduce % or eliminate requirement</p> <p>5. Eliminate or reduce</p> <p>6. Increase base or bonus height</p> <p>7. Reduce review process</p> <p>8. Eliminate requirement</p> <p>9. Eliminate (or extend concept to office uses)</p> <p>10. Reduce minimum acreage</p> <p>Reduce DRB to ADR</p> <p>a. Eliminate requirement</p> <p>b. Eliminate requirement</p> <p>c. Eliminate requirement</p> <p>d. Eliminate requirement</p> <p>e. Eliminate requirement</p>	<p>1. No for height – covered by #10h. Consider reducing steps</p> <p>Consider eliminating step-backs</p> <p>2. No, but consider whether roads need to be ROWs</p> <p>3. Consider – 13' is adequate</p> <p>4. Require retail but examine method for establishing amount</p> <p>5. No – Key development concept</p> <p>6. No – unless per #9 below</p> <p>7. Consider changing to ADR</p> <p>8. No – but consider letting Chapter 112 govern</p> <p>9. Consider – may not be needed with #3 above. At least clarify whether 10% includes structured parking</p> <p>10. No – Need min area</p> <p>No – DRB should review major development</p> <p>a. No – key design concept</p> <p>b. No – key design concept</p> <p>c. No – key design concept</p> <p>d. No – key design concept</p> <p>e. No – key design concept</p>	<p>1. No</p> <p>2. No</p> <p>3. No</p> <p>4. Yes if retail not required</p> <p>5. No</p> <p>6. No</p> <p>7. No</p> <p>8. Yes if AH not required</p> <p>9. No</p> <p>10. No</p>

Regulations of Potential Concern	How Could Regulation Be Amended?	Recommendation	Need Comp Plan Change?
<ul style="list-style-type: none"> g. Limitations on storage uses h. Unrestricted height if FAR limited to 2.0 	<ul style="list-style-type: none"> f. Eliminate requirement g. Eliminate restriction h. Increase FAR 	<ul style="list-style-type: none"> f. No – key design concept g. Consider – if a-e above remain h. Consider 	
TL 6A & B – E of 124th Ave NE between Slater & NE 124th St; W of I-405 N of NE 124th St			
<ul style="list-style-type: none"> 1. 15' ground floor height required, with exceptions 2. In 6B, 50% of ground floor area fronting on pedestrian or vehicular routes must be retail 3. Residential limited to 10% of ground floor area within 250' of NE 124th St or 124th Ave NE except specified affordable housing in 6A 4. 10% of housing units must be affordable 5. In 6A, ADR review 6. In 6B, DRB review required for buildings > 1 story 7. In 6B, internal street grid required 8. Through block pedestrian paths required 9. Maximum height: <ul style="list-style-type: none"> a. 35', except b. 65' for residential mixed use 	<ul style="list-style-type: none"> 1. Reduce to 13' 2. Reduce % or eliminate requirement 3. Eliminate (or extend concept to office uses) 4. Eliminate requirement 5. Eliminate requirement 6. Reduce review process 7. Eliminate requirement 8. Eliminate requirement 9. Increase height 	<ul style="list-style-type: none"> 1. Consider – 13' is adequate 2. Require retail but examine method for establishing 3. Consider – may not need with #2 above. At least clarify whether 10% includes structured parking 4. No – but consider letting Chapter 112 govern 5. No – should have some design review 6. Consider changing to ADR 7. No – provides good structure for redevelopment 8. No – key design concept 9. Consider allowing 65' regardless of use mix 	<ul style="list-style-type: none"> 1. No 2. Yes if retail not required 3. No 4. Yes if AH not required 5. No 6. No 7. No 8. No 9. No
TL 7 – N of NE 124th St, E of 124th Ave NE			
<ul style="list-style-type: none"> 1. ADR review required 2. Maximum height is 35' 3. Required front yard is 20' 4. Retail uses are limited 5. Residential uses not permitted 	<ul style="list-style-type: none"> 1. Eliminate ADR 2. Increase permitted height 3. Reduce front yard to 10' 4. Broaden range of permitted retail uses 5. Add as permitted use 	<ul style="list-style-type: none"> 1. No - should have some design review 2. No - don't want too much density away from center. Could consider at west end near lake. 3. Consider - would match TL 6A across NE 124th St 4. Consider 5. Consider at west end near lake. 	<ul style="list-style-type: none"> 1. No 2. No 3. No 4. Maybe 5. Yes
TL 8 – N side of lake			
<ul style="list-style-type: none"> 1. Ground floor on westernmost parcels must have retail (amount not specified). 2. 15' ground floor height required, with exceptions 3. Shared access point required 4. Development must emphasize lake as focal point 5. Landscape berms required along 120th Ave NE & Totem Lake Way 6. DRB review required for buildings > 1 story in west. No required review in east 7. Vehicle sales and storage services not allowed 8. Maximum height is 35', except is 65' for mixed use with housing 9. 10% of housing units must be affordable 	<ul style="list-style-type: none"> 1. Eliminate requirement 2. Reduce to 13' 3. Eliminate requirement 4. Eliminate requirement 5. Eliminate requirement 6. Reduce review process 7. Allow these uses 8. Increase height 9. Eliminate requirement 	<ul style="list-style-type: none"> 1. No – retail complements TL mall 2. Consider – 13' is adequate 3. No – improves circulation 4. Maintain concept but clarify 5. Consider – not sure if needed 6. Consider changing to ADR 7. No – not good site for either use 8. Consider, but not needed for housing & not best site for office 9. No -- but consider letting Chapter 112 govern 	<ul style="list-style-type: none"> 1. Yes 2. No 3. No 4. No 5. No 6. No 6. No 7. No 8. No 9. Yes if AH not required
TL 9A – N of RR tracks, W of 132nd NE			
<ul style="list-style-type: none"> 1. Maximum height is 35' 2. Required front yard is 20' 3. Retail uses not allowed, other than banks 	<ul style="list-style-type: none"> 1. Increase permitted height 2. Reduce front yard to 10' 3. Broaden range of permitted uses 	<ul style="list-style-type: none"> 1. No -don't want too much density away from Totem Center 2. Consider - don't know why 20' is needed 3. Consider, but retail not likely 	<ul style="list-style-type: none"> 1. No 2. No 3. Yes
TL 9B – Hillside N of TL 9A -			
This is a residential zone and is not applicable to this assessment.			

Regulations of Potential Concern	How Could Regulation Be Amended?	Recommendation	Need Comp Plan Change?
TL 10A – I-405 Corporate Center.			
<ol style="list-style-type: none"> 1. Retail allowed only along NE 124th St 2. Retail car sales and service and storage services not permitted 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 4. Required front yard is 20', except 10' for retail 5. Development must maintain hill form 6. Access points to NE 124th St. restricted 7. 50' buffer required next to SF residential 8. ADR review required except minor expansions 	<ol style="list-style-type: none"> 1. Allow retail elsewhere in the zone 2. Remove this restriction 3. Increase permitted height 3. Increase permitted height 4. Reduce front yard to 10' 5. Eliminate restriction 6. Eliminate restriction 7. Eliminate restriction 8. Reduce review process 	<ol style="list-style-type: none"> 1. Consider allowing additional retail elsewhere in zone 2. No - not a good mix with existing uses 3. Consider -could simplify & make allowed height more uniform 4. Consider 5. Consider 6. No - improves circulation 7. Consider – apply normal apply 8. No – should have design review 	<ol style="list-style-type: none"> 1. Yes 2. Yes 3. No 4. No 5. No 6. No 7. No 8. No
TL 10B – N of NE 116th St, W of 120th Ave NE			
<ol style="list-style-type: none"> 1. Development dependent upon extension of 118th Ave NE 2. Direct access to NE 116th St restricted 3. Retail uses not allowed, except retail storage 4. Residential use restricted to W of 118th Ave NE 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 6. Required front yard is 20' 7. ADR review required except minor expansions 	<ol style="list-style-type: none"> 1. Eliminate restriction 2. Eliminate restriction 3. Allow more retail uses 4. Eliminate restriction 5. Increase permitted height 6. Reduce front yard to 10' 7. Reduce review process 	<ol style="list-style-type: none"> 1. No – street grid is important 2. No – improves circulation 3. Consider –perhaps along 118th St. 4. No – could conflict with existing uses 5. No for base height. Consider for commercial height if 118th completed 6. Consider 7. No– should have some design review 	<ol style="list-style-type: none"> 1. No 2. No 3. Yes 4. Yes 5. No 6. No 7. No
TL 10C – S of NE 116th St, W of RR cut			
<ol style="list-style-type: none"> 1. Retail uses not allowed, except banks, commercial recreation and vehicle sales/ service 2. Residential use restricted to west portion of zone 3. Maximum height varies: <ul style="list-style-type: none"> • 30' adjoining residential • 35' for commercial • 55' for residential 4. Required front yard is 20' 	<ol style="list-style-type: none"> 1. Allow more retail uses 2. Eliminate restriction 3. Increase permitted height 4. Reduce front yard to 10' 	<ol style="list-style-type: none"> 1. Consider - due to adjacency to NE 116th St. Examine location of commercial recreation use. 2. No – May not be best site for residential 3. Consider, except adjoining residential. 4. Consider 	<ol style="list-style-type: none"> 1. Yes 2. No 3. No 4. No
TL 10D – S of 116th St, W of RR tracks			
<ol style="list-style-type: none"> 1. Retail uses not allowed, except banks 2. Residential use restricted to specific sites 	<ol style="list-style-type: none"> 1. Allow more retail uses 2. Eliminate restriction 	<ol style="list-style-type: none"> 1. Not good retail location, but retail in existing buildings would be OK. Examine permitted location of commercial recreation use. 2. No – Keep as employment area 	<ol style="list-style-type: none"> 1. Yes 2. No

Regulations of Potential Concern	How Could Regulation Be Amended?	Recommendation	Need Comp Plan Change?
<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>3. Increase permitted height</p> <p>4. Reduce front yard to 10'</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>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>2. Residential uses not allowed</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</p> <p>2. Allow residential uses</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>2. No – not a good location</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</p> <p>2. Yes</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

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
- Attachment 3 - ZON11-00034
11. Add provisions for BNRR

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

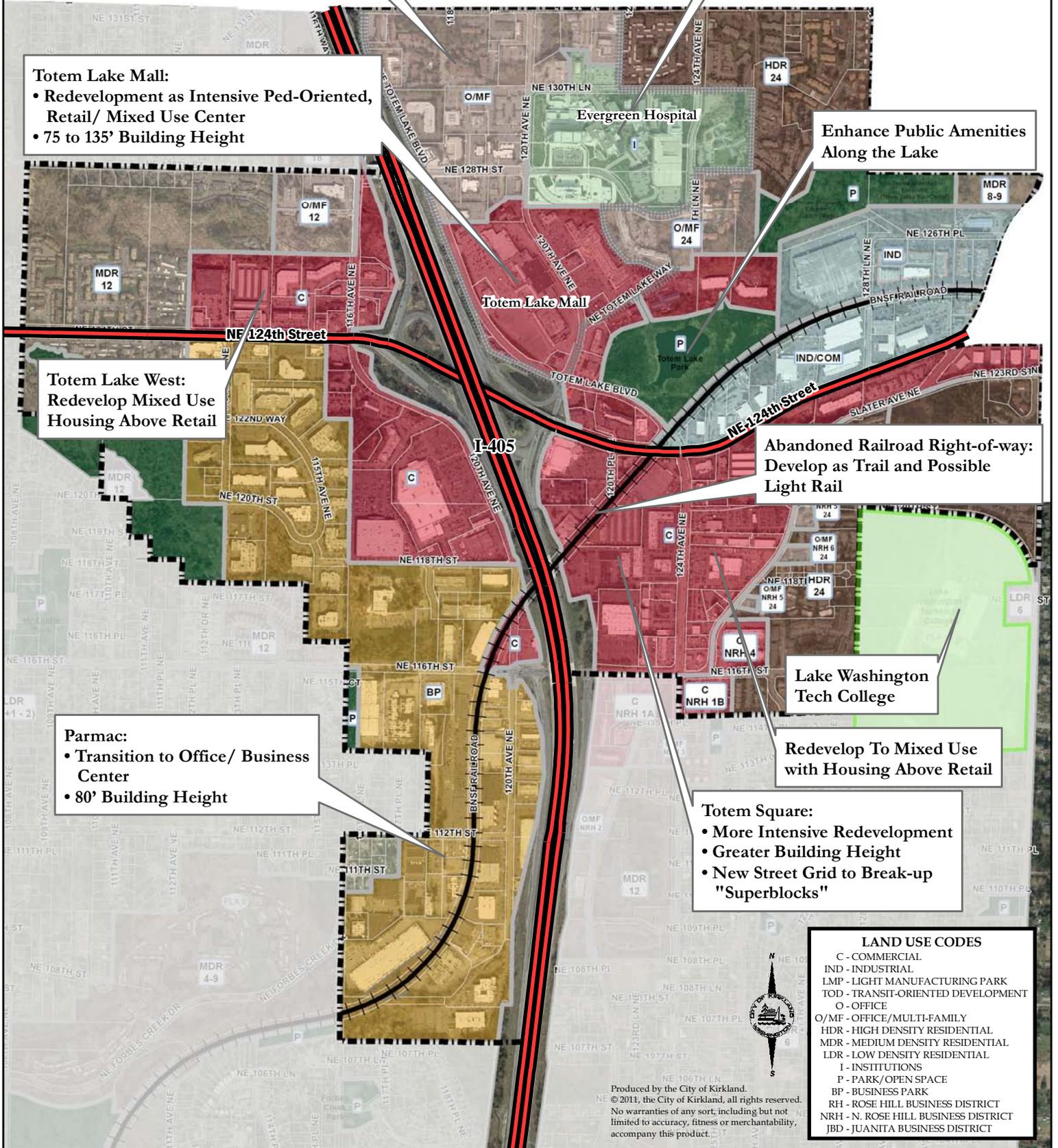
- Totem Square:
- More Intensive Redevelopment
 - Greater Building Height
 - New Street Grid to Break-up "Superblocks"

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

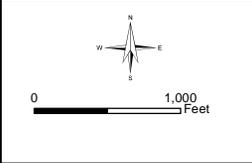
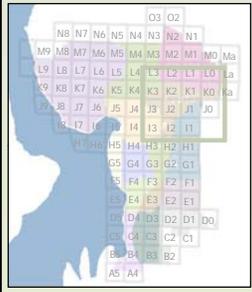


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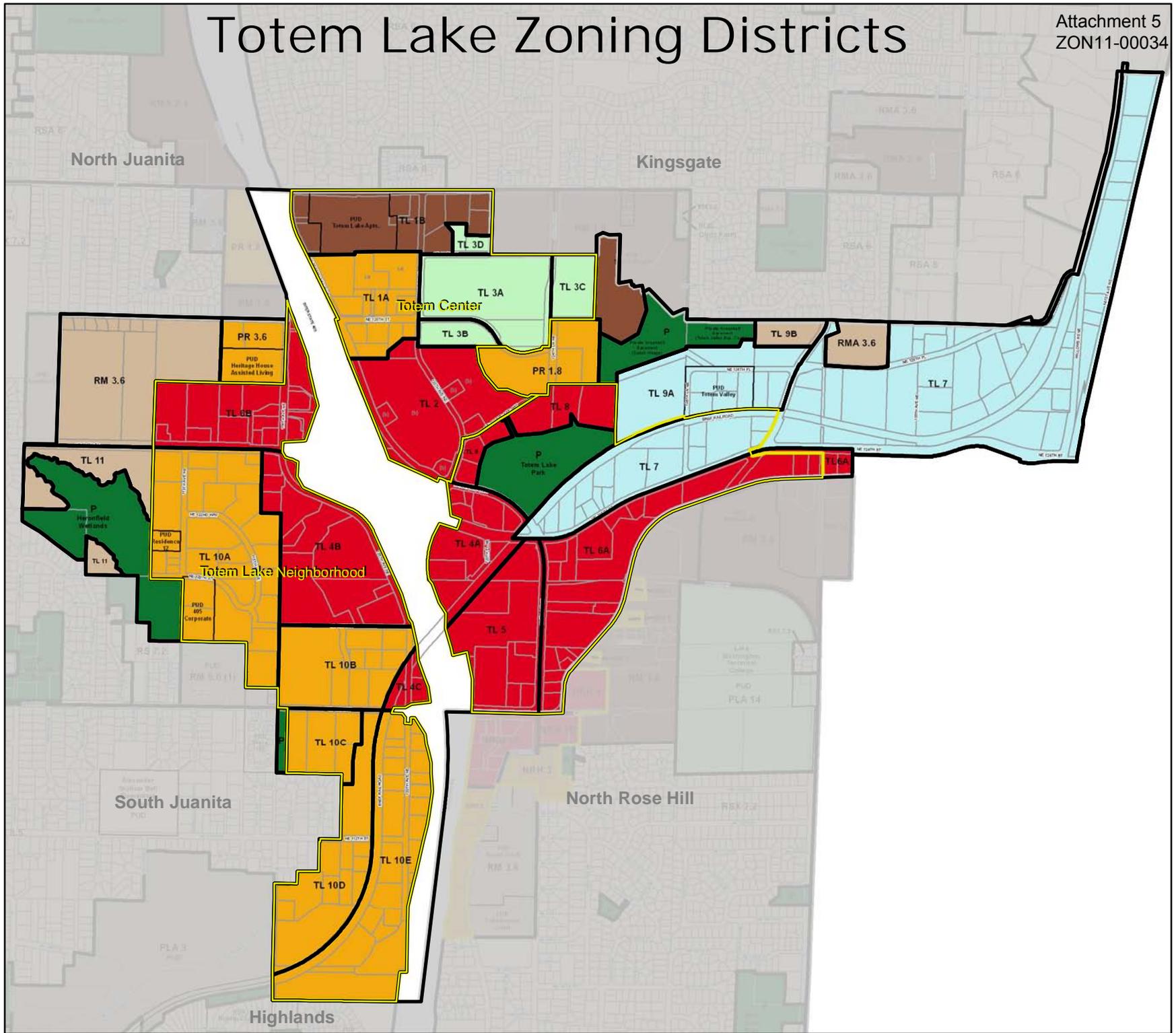


Totem Lake Zoning Districts

-  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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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.

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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.

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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.



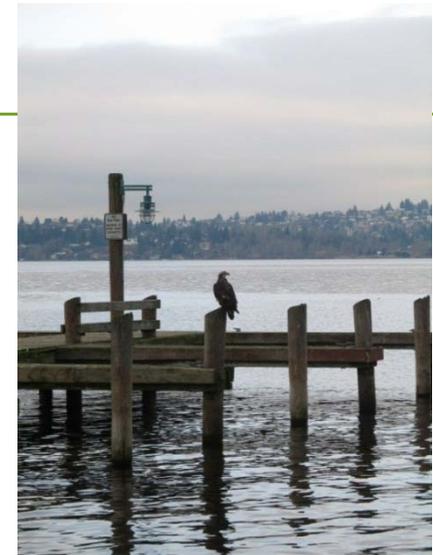
City of Kirkland Technical Assistance Panel

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.



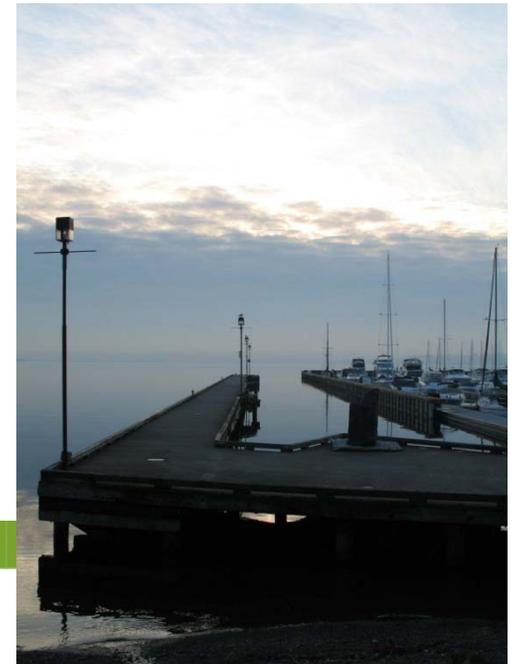
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5) Totem Lake and surrounding properties

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.



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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.

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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.*