



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Planning Commission

From: Dorian Collins, AICP, Senior Planner
Adam Weinstein, AICP, Deputy Planning Director

Date: April 18, 2018

Subject: Amendments to the Kirkland Zoning Code, Comprehensive Plan and Design Guidelines for the Totem Lake Business District and Urban Center (File CAM18-00196)

RECOMMENDATION

Receive briefing and discuss potential amendments to the Zoning Code, Comprehensive Plan and Design Guidelines for the Totem Lake Business District. Provide preliminary direction to staff regarding options and information needed for further discussion.

BACKGROUND DISCUSSION

As part of the 2018-20 Planning Work Program, the City Council has directed staff and the Planning Commission to study whether residential suites (multiple bedrooms rented as single occupancy units on a monthly or longer basis, with shared bathroom and/or kitchen facilities) should be permitted in zoning districts in Totem Lake where residential uses are not consistent with current policy direction in the [Comprehensive Plan](#). The inclusion of this project on the Planning Work Program was in response to a request from Robert Pantley and Angela Rozmyn of Natural and Built Environments LLC, who developed the city's only completed residential suites project (Arete), and are currently developing the Plaza project which will also include residential suites. The City Council has also directed staff and the Planning Commission to update the design guidelines for the Totem Lake Business District, as the guidelines were not revised when the plan for the Totem Lake Business District was updated in 2015. A third topic for study includes the development of new regulations to support transit-oriented development at the Kingsgate Park and Ride, consistent with the Comprehensive Plan.

Additional potential amendments in the Totem Lake Business District include:

- Several minor corrections/updates to zoning regulations and one minor update to the Totem Lake Business District plan, identified by staff
- Changes to building heights for non-residential uses and changes to requirements for ground floor commercial use in mixed-use zones, in response to challenges experienced by developers in Totem Lake

- Changes to zoning regulations and design guidelines to implement the recommendations of the [Totem Lake Enhancement and Multimodal Transportation Network Plan](#).

The [Totem Lake Resolution](#), approved by the City Council on May 2, 2017, supports the evaluation of development proposals within the Totem Lake Urban Center that are consistent with the vision for the area, but require zoning flexibility or incentives to move forward. The Resolution also provides support for implementation of the Totem Lake Enhancement and Multimodal Transportation Network Plan. The additional potential amendments were discussed with the City Council Planning and Economic Development (PED) committee on March 12, 2018. The Totem Lake Enhancement and Multimodal Transportation Network Plan was presented to the PED committee on April 9, 2018, and will be presented to the City Council's Public Works, Parks and Human Services committee on April 20, 2018. The City Council will consider a resolution to approve the Totem Lake Enhancement and Multimodal Transportation Network Plan on May 1, 2018.

The proposed amendments are summarized in Attachment 1. A Zoning Map for the Totem Lake Business District appears in Attachment 2.

POTENTIAL AMENDMENTS

Design Guidelines

Design guidelines are used by the City in the design review process to ensure that new development enhances the aesthetic character of the surrounding area and meets primary urban design objectives (e.g., ensuring that buildings are interesting and attractive at the pedestrian level). The design guidelines for the Totem Lake Business District have not been updated since 2004, following an update of the plan for Totem Lake. Many changes to regulations in Totem Lake have occurred since that time, and the plan for the Totem Lake Business District and Urban Center had another significant update in December of 2015. As a result, many graphics and references contained in both the [Design Guidelines for Pedestrian Oriented Business Districts](#), which provides direction for the Totem Lake Business District Core subarea, and the [Design Guidelines for the Totem Lake Neighborhood](#), which guides the remainder of the business district, are out of date.

Specific options for changes to the design guidelines have not yet been developed by staff. The scope for changes to the design guidelines includes:

- Updates to graphics and outdated text references
- New guidelines to incorporate recommendations from the Totem Lake Enhancement and Multimodal Transportation Network Plan
- General guidelines for transit-oriented development (TOD) at the Kingsgate Park and Ride

The Design Guidelines are adopted by Section 3.30 of the Kirkland Municipal Code.

Staff recommendation: Staff recommends that draft amendments be developed and presented to the Planning Commission at the next study session on this topic.

Kingsgate Park and Ride

Policies in the plan for the Totem Lake Business District support TOD at the Kingsgate Park and Ride site (see Attachment 3). Sound Transit's regional transit system expansion plan (ST3), approved by voters in November 2016, includes the I-405 Bus Rapid Transit (BRT) project. The BRT project will provide new high-capacity transit service from Lynnwood to Burien along the I-405 corridor, with a BRT station planned for the Totem Lake inline freeway station adjacent to the Kingsgate Park and Ride. The project also includes adding 400 additional parking stalls on a portion of the Kingsgate site, resulting in a total of approximately 900 stalls. Sound Transit is committed to delivering the parking addition with the completion of the new BRT station in 2024.

The City of Kirkland has been working with the Washington Department of Transportation (WSDOT) which owns the property; King County Metro, which operates the site; and Sound Transit to achieve the long-term vision of increasing density and affordable housing near transit, consistent with Kirkland's adopted land use policies. Sound Transit has recently contracted with a consultant team to prepare a feasibility study for the development of the site. The study will inform each partners' future actions for the site – WSDOT can consider options for continued ownership, King County Metro can consider its future transit service and operations around the site, the City can consider zoning revisions to support TOD, and Sound Transit can move forward with its plans for the parking expansion. The study is not expected to be completed until late September, 2018.

While some public outreach activities may occur in the spring and summer of 2018, staff does not anticipate bringing draft code amendments to the Planning Commission until the feasibility study has been completed. These amendments may be studied in a second phase of the 2018 code amendments, with a second public hearing and Council action likely in the spring of 2019.

Staff recommendation: Staff does not have a recommendation for the Planning Commission at this time.

Building Height – Non-Residential Uses in Mixed-Use Zones

Doug Waddell, of Waddell Properties, submitted a letter to the City Council (Attachment 4) that suggests that the maximum building height for several non-residential uses in the [TL 6A](#) zone should be increased to 65 feet, to be consistent with the height limit for residential uses in the zone. The height limitation for office, hotel, and assisted living/convalescent center/nursing home uses is 45 feet.

The TL 6A and TL 6B zones are designated Housing Incentive Areas 1-3 in the Totem Lake Business District Plan (see Attachment 5). The disparity between the residential and non-residential building height was established to provide an incentive for residential development at a time when the development market was more likely to

produce office than residential uses. At the time, the maximum building height was increased from 35 feet to 65 feet for residential use, and a requirement for the inclusion of a ten percent set-aside of affordable units was imposed.

Some factors to consider in evaluating amendments to the non-residential building height maximum in the TL 6A zone include: the increased levels of residential development in Totem Lake today and the reduced need for an incentive to develop residential uses, the interest in achieving a balance in jobs and housing, and the potential for increasing employment through non-residential development. Staff has identified the following possible options for the Planning Commission to consider in the study of these amendments:

- Include additional Totem Lake zones with similar conditions in study (TL 6B and TL 10B)
- Limit increases in building height to office use, to support employment-generation
- Expand increases in building height to all suggested uses
- No change

Staff recommendation: Staff recommends that the study of amendments to building heights for non-residential uses be expanded to include Totem Lake zones with similar conditions. Staff suggests that the study include an evaluation of other uses in addition to office use.

Ground Floor Commercial Use in Mixed-Use Zones

In his letter, Mr. Waddell also asks that the City consider reducing or eliminating the requirement for ground floor commercial uses in residential development in the [TL 6A](#) zone. Special regulation 1 for the Attached or Stacked Dwelling Units and Residential Suites uses states:

“Development must include commercial use on the ground floor with gross floor area equal to or greater than 20 percent of the area of the subject property. Minor floor area reductions may be approved by the Planning Official if the applicant demonstrates that meeting the requirement is not feasible given the configuration of existing or proposed improvements and that the commercial space is configured to maximize its visibility and pedestrian orientation. This requirement does not apply to ground floor residential use in TL 6A where over 80 percent of the total units in the development are affordable to households earning no more than 60 percent of King County median income, adjusted for household size.”

Objectives for requiring ground floor commercial space vary throughout the City’s commercial and mixed use zones. Considerations typically address issues of retaining commercial space in an area to provide services, use diversity and tax base, or to contribute to an interesting and lively pedestrian environment. As a result, regulations may require that a percentage of the parcel size be devoted to commercial use where the use considerations apply, or they may be designed to require a minimum depth of commercial use where the streetscape and pedestrian environment are key concerns. This requirement was added to the TL 6A and TL 6B zones when the building height for

residential uses was increased. The objectives for the requirement for ground floor commercial use in these zones are both to ensure that commercial use comprises a significant share of future development and that it contributes to an inviting pedestrian environment.

Staff has identified the following possible options for the Planning Commission to consider in the study of these amendments:

- Include additional TL zones with similar conditions in study: TL 4A, TL 4B, TL 4C and TL 5.
- Revise the requirements to be:
 - Consistent with approaches used in other commercial zones
 - More flexible where physical location does not support commercial use
 - Optional
 - Eliminated
- No change

Staff recommendation: Staff recommends that the study of this amendment be expanded to include additional Totem Lake zones with similar conditions. Staff suggests that the study evaluate the objectives that are appropriate for each area, and that regulations be designed to clearly advance those objectives.

Minor Corrections

Amendments to Zoning Code regulations and Comprehensive Plan text are necessary for development in the [TL 10B](#) zone, where construction of the Lifebridge assisted living and apartment project is underway. The requirement for the construction of the extension of the 118th Avenue NE right-of-way will be satisfied along with the construction of the multifamily project. Proposed amendments will eliminate the zoning requirements for the right-of-way dedication and road construction for 118th Avenue NE, and revise the [Comprehensive Plan text for the Western Mixed Use Subarea](#) that calls for this road connection.

Additional clarifications are needed in the [general regulations for the TL 6A and 6B zone](#) to replace vague terms with terms that are defined in the Zoning Code (related to the minimum ground floor ceiling height requirement). The regulation should also be revised to refer to the Zoning Code Plate ([Chapter 180, Plate 34G](#)) that illustrates the geographic area where the requirement applies.

Staff recommendation: Staff recommends that the minor corrections to the Zoning Code and Comprehensive Plan be made.

Amendments to implement the recommendations of the [Totem Lake Enhancement and Multimodal Transportation Network Plan](#)

The Planning Commission heard a presentation on the Totem Lake Enhancement and Multimodal Transportation Network Plan at the meeting on April 12, 2018. Staff discussed the need to develop a set of measures to implement the recommendations of

the report. It is anticipated that changes will be made to the Zoning Code, Design Guidelines and the Pre-Approved Plans handled by the Public Works department. An initial assessment of likely amendments appears in the summary of amendments (Attachment 1). Key changes are likely to include changes to address recommended design concepts for streets through amendments to [Chapter 100 \(Required Public Improvements\)](#), and changes to incorporate specific standards and expectations to be included in pedestrian oriented space in new projects. Changes to design guidelines for Totem Lake will include many recommendations aimed at placemaking and wayfinding in the district.

Staff recommendation: Staff recommends that draft amendments be developed and presented to the Planning Commission at the next study session on this topic.

Residential Suites:

In October of 2012, the City Council adopted amendments to the Kirkland Zoning Code (KZC) to allow "Residential Suites" within specific Central Business District (CBD) and Totem Lake (TL) zones. At the time the new Residential Suites use listing was adopted, the City opted to limit the number of zones where they were permitted, to allow for an opportunity to evaluate the effectiveness of the regulations. The selected zones were also limited to those thought to have amenities to support the use, within walking distance of a transit center and with nearby shops and services to reduce dependence on automobiles.

Kirkland's experience with residential suites in the CBD has been positive. At its meeting on July 18, 2017, the City Council received the Governor's 2017 Smart Project Award for the Arete mixed-use development on behalf of the City. Arete is a development in downtown Kirkland that consist of 228 residential suites, 62 apartments, a restaurant and office commercial space along with a fitness center, music room and community meeting center. The award cited the project's commitments to affordability, diversity, quality design, transportation choices and green building.

In December of 2017, the City Council adopted amendments to the Zoning Code to expand residential suites to many additional zones in Totem Lake. Residential Suites are now permitted in the core of Totem Lake (the "Business District Core" subarea) and in most zones defined as "[Commercial Zones](#)" (rather than those defined as "[Office Zones](#)") which also allow residential use. The zones' proximity to transit was a consideration in the selection of the zones where this use was deemed appropriate. The map in Attachment 6 indicates the zones where the residential suites use is allowed.

Residential Suites - Potential Amendments to Zoning Code:

The Housing Incentive Areas (see Attachment 5) within the Totem Lake Business District allow attached and stacked dwelling units. As part of the 2017 code amendment project, the residential suites use was added to the range of uses allowed in the TL 6 zone, which encompasses Housing Incentive Areas 1-3. Development of a large multifamily development is underway in Area 5, which will redevelop the entire Housing Incentive Area.

The two locations of Area 4 are the subject of the request to consider additional areas for residential suites. These areas are located in the [TL 10C](#) and [TL 10D](#) zones, which do not otherwise permit residential uses. Changes to the zoning regulations for this area in 2015 included the addition of a special regulation for residential development, warning developers and future residents about potential conflicts with industrial uses: "Developers and residents in this zone should be aware that this property lies within a district containing and allowing future development of uses of a light industry/office nature, and impacts typically associated with these uses, such as noise and odor, may be experienced by residents."

Some factors to consider in evaluating these amendments include: conflicts between residential and light industry/office uses, distance from transit (a little under a mile from parcels in TL 10D to frequent bus service on NE 124th Street, and slightly over a mile to the future BRT stop at NE 128th Street), reduced parking requirements associated with residential suites (0.5 stall per living unit where parking is managed, and no requirement for guest parking), and possible impacts to neighborhoods from off-site parking, the amount of employment opportunities within walking distance, and actions in the Housing Strategy Plan – which promote the development of compact housing in appropriate areas. Staff has identified the following possible options for the Planning Commission to consider in the study of these amendments:

- Include additional TL zones where residential use is allowed but Residential Suites are not a permitted use in study: TL 4B
- Add residential suites as a permitted use in TL 10C and/or TL D
- No change

Staff recommendation: Staff recommends that the Planning Commission provide initial direction to staff regarding whether the expansion of residential use should be considered within the area south of NE 116th Street, and identify any additional information that might be useful in addressing the considerations noted above. Staff also recommends that the TL 4B zone be included in the study.

Residential Suites - Potential Amendments to the Comprehensive Plan and Zoning Code

Robert Pantley and Angela Rozmyn of Natural and Built Environments LLC have also requested that residential suites be allowed within the [TL 10A](#) zone, where no residential uses are currently allowed (see letter, Attachment 7). As part of the 2017 code amendment project, the City Council approved "temporary transitional housing" as an accessory use to an existing Convalescent Center within the zone, in support of the Residence XII treatment facility. Natural and Built Environments LLC has submitted plans for a pre-application review that would include development on the Residence XII property in two phases. The first phase would include the transitional housing for Residence XII. The second phase would include development of residential suites on the property, if the permitted uses within TL 10A are expanded to include the use. This change would require amendments to the land uses supported for the area within the

Totem Lake Business District Chapter of the Comprehensive Plan as well as a change to the permitted uses for the TL 10A zone.

Factors to consider in evaluating these amendments are similar to those noted above for the proposed amendments to the TL 10C and TL 10D zones. In addition, policy direction contained in the Comprehensive Plan would need to be revised to expand the range of supported uses to include residential uses. Potential options for modifying the Totem Lake Business District Plan and Zoning Code for this topic include:

- Limit new allowed uses to residential suites on the Residence XII property
- Allow residential suites on more parcels in zone
- Allow multifamily development (in addition to residential suites) within the zone
- No change

Staff recommendation: Staff recommends that the scope of the study of amendments to allow residential suites in the TL 10A zone be limited to the Residence XII property. Limiting residential uses in the zone would minimize conflicts between residential uses and light industry/office uses, and preserve land elsewhere in the zone for office and employment. Staff requests that the Commission identify any additional information that might be useful in evaluating potential amendments.

Questions for the Planning Commission

1. Does the Planning Commission have any general thoughts about the planning/development issues raised with these potential amendments?
2. Does the Planning Commission have any preliminary observations or direction on the options provided by staff related to the amendments that do not concern residential suites?
3. Does the Planning Commission have any preliminary observations or direction on the options provided by staff related to the amendments that concern residential suites?
4. What additional information would be helpful to the Planning Commission in evaluating the options identified for potential amendments?

Attachments

1. Summary of Proposed Amendments
2. Zoning Map for Totem Lake Business District and Urban Center
3. Comprehensive Plan Policies for Kingsgate Park and Ride
4. Comment Letter: Doug Waddell
5. Map: Housing Incentive Areas, Figure TL-9, Totem Lake Business District Plan
6. Map: Zones Allowing Residential Suites in Totem Lake
7. Comment Letter: Pantley and Rozmyn, Natural and Built Environments, LLC

cc: Doug Waddell, doug@waddellpropertiesinc.com
Robert Pantley, robert@pantley.com

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2018 PROPOSED TOTEM LAKE AMENDMENTS					
A. DESIGN GUIDELINES					
<ul style="list-style-type: none"> • Update graphics and outdated text references • Incorporate recommendations from Totem Lake Enhancement and Multimodal Transportation Network Plan. • Add general guidelines for transit-oriented development (TOD) at Kingsgate P&R 					
B. ZONING CODE					
1. AMENDMENTS – CORRECTIONS					
ZONE	SECTION(S)	DESCRIPTION	PROPOSED CHANGES/OPTIONS	SOURCE OF AMENDMENT	PC DIRECTION
TL 10B	55.73.3	Correction: General Regulation 3 requires r-o-w dedication and improvement of 118 th Ave NE, as a condition of development. 118 th Ave NE is now under construction, so this requirement is no longer necessary.	Recommended: Eliminate General Regulation 3.	Staff	
TL 6B	55.43.3	Correction: General Regulation 3 refers to undefined terms (“pedestrian or vehicular circulation route” and does not refer to Plate 34G. Plate 34G contains an error (incorrect street name).	Recommended: For clarification purposes, replace references in General Regulation 3 with defined terms. Add reference to Plate 34G. Correct graphic in Plate 34G.	Staff	

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2. AMENDMENTS – REQUESTS AND ISSUES					
ZONE	SECTION(S)	DESCRIPTION	PROPOSED CHANGES/OPTIONS	SOURCE OF AMENDMENT	PC DIRECTION
TL 6A <i>May include additional zones (see Options)</i>	55.45	Increase in building height for several uses other than residential from 45' to 65'	<ul style="list-style-type: none"> • Requested amendment: <ul style="list-style-type: none"> ○ Increase building height for office, hotel and assisted living/nursing home uses. • Options: <ul style="list-style-type: none"> ○ Include additional TL zones with similar conditions in study: TL 6B and TL 10B ○ Limit building height increase to specific uses as an incentive. ○ Expand height increase to all suggested uses. ○ No change. 	Citizen Request: Doug Waddell – No applications or development are associated with this request.	
TL 6A <i>May include additional zones (see Options)</i>	55.45.100	Attached or Stacked Dwelling Units are required to provide ground floor commercial use equal to or greater than 20% of the area of the subject property. Minor reductions are allowed.	<ul style="list-style-type: none"> • Requested amendment: <ul style="list-style-type: none"> ○ Revise the requirement for ground floor commercial use to be optional or reduced. • Options: <ul style="list-style-type: none"> ○ Include additional TL zones with similar conditions in study: TL 4A, 4B, 4C, and TL 5. ○ Revise the requirement to be: <ul style="list-style-type: none"> ▪ Consistent with approaches used in other commercial 	Citizen Request: Doug Waddell – No applications or development are associated with this request.	

			<p>zones in the City</p> <ul style="list-style-type: none"> ▪ Provide greater flexibility or exemptions where physical location does not support commercial use ▪ Optional, or ▪ Eliminate the requirement ○ No change. 		
TL 10C, TL 10D	55.77 and 55.83	Expansion of range of uses permitted in zone to include residential suites	<ul style="list-style-type: none"> • Requested amendment: <ul style="list-style-type: none"> ○ Add residential suites as a permitted use in the TL 10C and TL 10D zones, within the Housing Incentive Areas. • Options: <ul style="list-style-type: none"> • Add residential suites as a permitted use to one or both zones. • No change. 	<p>Citizen Request: Angela Rozmyn and Robert Pantley (Natural and Built Environments, LLC) No applications or development are associated with this request.</p>	
3. AMENDMENTS – MISCELLANEOUS AMENDMENTS TO IMPLEMENT ENHANCEMENT AND TRANSPORTATION PLAN					
ZONE	ZC CHAPTER OR SECTION(S)	DESCRIPTION	PROPOSED CHANGES/OPTIONS	SOURCE OF AMENDMENT	PC DIRECTION
TL 1A, TL 1B	55.09, 55.15	<ul style="list-style-type: none"> • Clarification of standards for pedestrian-oriented space. 	<ul style="list-style-type: none"> • Establish specific standards for area (range of square footage). 	<ul style="list-style-type: none"> • Enhancement Plan 	

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TL 6A, TL 6B	55.45	<ul style="list-style-type: none"> • Add new provisions for pedestrian-oriented space. 	<ul style="list-style-type: none"> • Clarify expectations and improvements to be included in the space. 		
MANY TL ZONES (TBD)	TBD	Implementation of design guidelines in regulations.	<ul style="list-style-type: none"> • To be determined. 	<ul style="list-style-type: none"> • Enhancement Plan 	
---	Chapter 110	New standards for streets in Totem Lake Business District.	<ul style="list-style-type: none"> • Standards may address: dimensions for rights of ways, sidewalks, travel lanes for vehicles and bicycles, transit facilities, landscaping and street trees, lighting and wayfinding elements. 	<ul style="list-style-type: none"> • Enhancement Plan 	
TBD	Chapter 180	New map(s) indicating streets to be affected by street concepts in Totem Lake Business District.	<ul style="list-style-type: none"> • Changes to Plates to include map(s) of streets affected by new standards. 	<ul style="list-style-type: none"> • Enhancement Plan 	

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C. COMPREHENSIVE PLAN AND RELATED ZONING CODE CHANGES					
PLAN	SECTION/PAGE	PROPOSED CHANGE	SOURCE OF AMENDMENT	PC DIRECTION	
TOTEM LAKE BUSINESS DISTRICT PLAN	Western Mixed Use Subarea discussion	1. <u>Residential Suites:</u> <ul style="list-style-type: none"> • Revise discussion to describe where multifamily residential use is supported within the Western Mixed Use Subarea. • Consider developing new policy to support multifamily residential use and/or residential suites specifically. • Revise maps as needed. • Options: <ul style="list-style-type: none"> ○ No change 	Policy change is necessary to support request for Zoning Code amendments from Pantley/Rozmyn .		
		2. <u>Update</u> – Revisions to text to acknowledge development of parcel at southern end of subarea and completion of new road connection (118 th Ave. NE)	Revised text is necessary to eliminate outdated reference to conditions that no longer exist.		
ZONE	SECTION(S)	DESCRIPTION	PROPOSED CHANGES/OPTIONS	SOURCE OF AMENDMENT	PC DIRECTION
TL 10A	55.69	Expansion of range of uses permitted in zone to include residential suites	<ul style="list-style-type: none"> • Requested amendment requires: <ul style="list-style-type: none"> ○ Comprehensive Plan Amendment to support residential use in business park area. ○ ZC change to add use(s) • Options: <ul style="list-style-type: none"> ○ Limit new allowed uses to residential suites on Residence XII property 	Citizen Request: Pantley/Rozmyn (Application submitted for development)	

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			<ul style="list-style-type: none">○ Allow residential suites on more parcels in zone○ Allow multifamily development (in addition to residential suites) in zone.○ No change.		
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Totem Lake Business District Comprehensive Plan, Chapter XV.I

The following policy language supports the use of the Kingsgate Park and Ride site for transit-oriented development:

Policy TL-19.3: Seek opportunities to expand housing in the Totem Lake Business District.

In the [Totem Lake Business District](#), expanded housing opportunities are provided through high residential densities, including a minimum density of 50 units per acre within the district's core. Mixed-use development is also encouraged within the core area. These measures provide for a significant amount of additional housing while preserving existing multifamily and single-family areas in and adjacent to the [Totem Lake Business District](#).

Housing is also allowed and in some cases encouraged within some of the general commercial areas of the district. To encourage developers to choose to provide housing, an increase in height is allowed in some commercial areas when upper story residential use is provided. This incentive enables residential use to be included either in mixed-use projects, or in stand-alone developments where commercial use is not mandated as a ground floor use.

The areas listed below and shown in Figure TL-9 are "Housing Incentive Areas," where residential use is allowed within the perimeter of an otherwise nonresidential area, or a greater building height is allowed for structures containing residential use:

1. Totem Lake West, north of NE 124th Street, west of 116th Avenue NE.
2. Properties east of 124th Avenue NE, north of NE 116th Street and west of Slater Avenue.
3. Properties east of 124th Avenue NE, south of NE 124th Street.
4. Properties south of NE 116th Street, west of the Cross Kirkland Corridor, and
5. Property north of NE 116th Street, south of NE 118th Street, and west of the Cross Kirkland Corridor.

Within these areas, properties north and south of NE 116th Street and west of I-405 (Incentive Areas 4 and 5 in Figure TL-9) should be allowed additional height only if residential uses are provided. As these areas are located near residential uses to the west, and are situated at the southeast gateway to the [Totem Lake Business District](#), residential use in this area will provide an appropriate transition to the commercial areas to the east.

Another possible opportunity for expanded housing supply is through transit-oriented-development (TOD) at the Kingsgate Park and Ride, located in the northwest corner of the [Totem Lake Business District](#). At this location, development of housing in conjunction with transit services, retail and commercial uses would provide additional housing supply, support transit usage, increase the possibility for greater affordability and contribute to activity in the district. The Kingsgate Park and Ride site, is owned by the Washington State Department of Transportation (WSDOT). City representatives have initiated discussions with WSDOT representatives regarding the concept and they have indicated that the agency has no long-term plans for the site that might preclude its use for TOD. The City should continue discussions with WSDOT regarding the potential for TOD at this site.



Goal TL-35: Support transit-oriented development (TOD) at the Kingsgate Park and Ride.

The Kingsgate Park and Ride site, located at the subarea's northwest corner, is owned by the Washington State Department of Transportation (WSDOT), and currently developed as a park and ride with 500 parking stalls. The Park and Ride is served by Sound Transit and Metro, and linked to the I-405 direct access ramps and transit center via a pedestrian walkway. The site's location within the Totem Lake Urban Center, close to employment, shops and services, is ideal for transit-oriented development.



Image Capture: Sep. 2011, copyright 2016 Google

Partnerships between the City of Kirkland, WSDOT, King County Metro, ARCH (A Regional Coalition for Housing) and nonprofit and private developers should be encouraged to create a mixed-use community within walking distance of the Totem Lake transit center.

The City and State and/or King County Metro should also work closely with the community to establish design guidelines and development standards for the site. Standards should address appropriate building scale and massing for the site and adjacent residential uses, and mitigate traffic, visual, noise and other impacts of the development to the surrounding streets and residential areas. Vehicular access points should be minimized to avoid congestion and safety problems, and pedestrian and bicycle access should be enhanced.

Policy TL-35.1: Encourage new transit-oriented development that:

- Provides a mix of housing, offices, shops and services at the Park and Ride site.
- Provides for affordable housing.
- Establishes standards for high-quality site and building design.
- Maximizes the effectiveness of transit-oriented development through supporting necessary densities, expanding opportunities for retail and other uses, reducing the need for parking, and mitigating traffic, visual, noise and other impacts.
- Ensures that transit operations remain efficient and are enhanced as appropriate.



February 6, 2018

Kirkland City Council
c/o Dorian Collins
City of Kirkland, Planning Department
123 Fifth Ave.
Kirkland, WA 98033

Kirkland City Council:

I am writing you to ask that you direct the planning department to look at updating the zoning code and guidelines for our property located at 12427 NE 124th Street, which is in the **TL6A** zone. There has been a recent interest in medical office however the height restrictions are actually 20 feet lower than stacked dwelling units. I am not really sure why that is, but I would request that the height restriction become consistent, at 65 feet, for apartments, office, hotel and assisted living/nursing home.

In addition, numerous developers have looked at it from an apartment development standpoint, and all have of them have come back stating that the ground floor commercial requirements are too high for such a thoroughfare. I think it would make more sense to let the amount of ground floor commercial be market driven versus code driven. In other words, have the code make that an option but not a requirement. At the very least, they should reduce the amount that is required.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read 'Doug Waddell', written over a faint circular stamp.

Doug Waddell
President

Totem Lake Business District Housing Incentive Areas

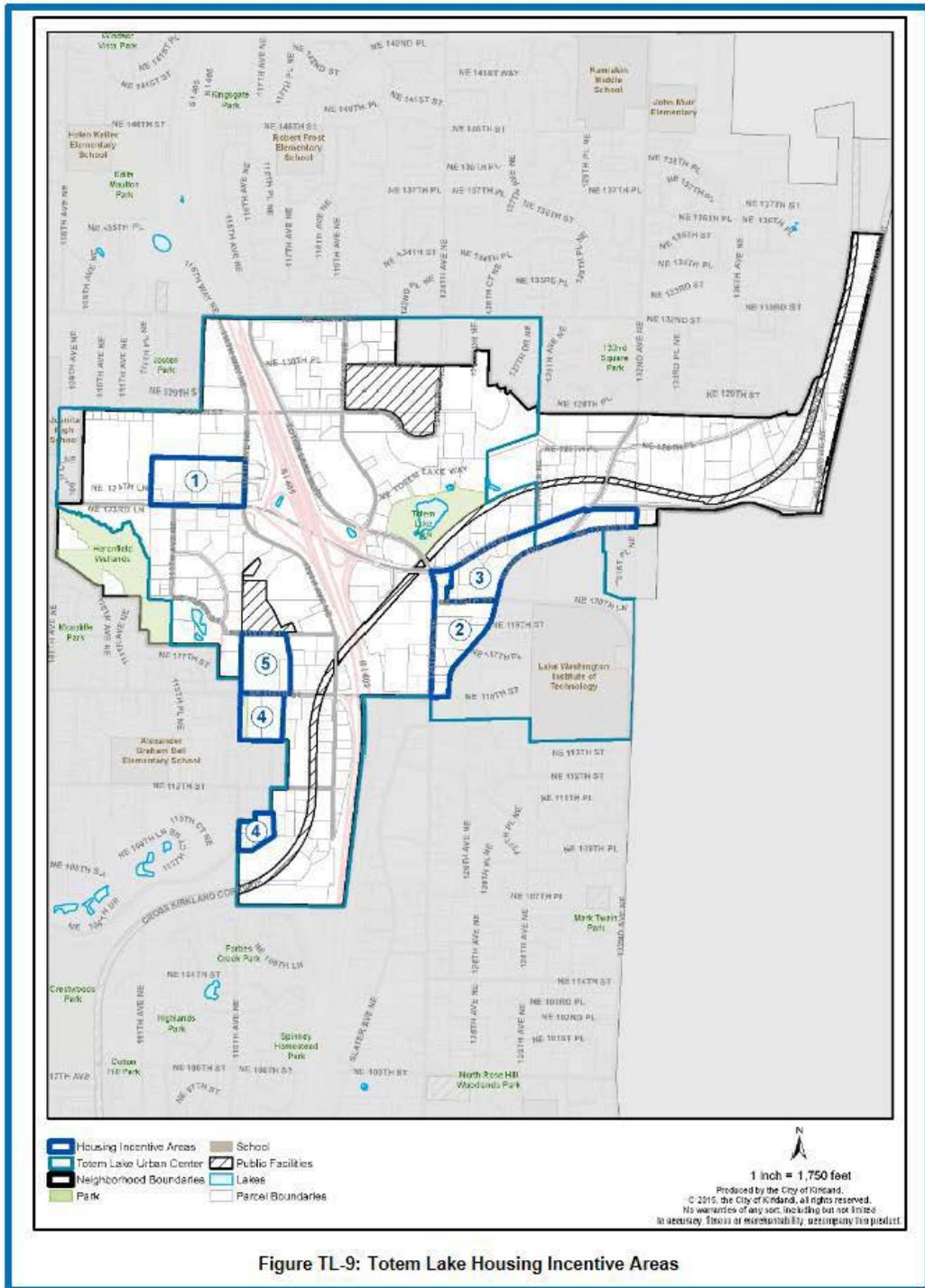


Figure TL-9: Totem Lake Housing Incentive Areas



Natural and Built Environments LLC
450 Central Way Suite 3000
Kirkland WA 98033

February 19, 2018

Dorian Collins, Senior Planner
Planning Department
Kirkland City Council
123 5th Avenue
Kirkland WA 98033

Hi Dorian,

We would like to affirm the following to be brought forth to the City Council's Planning and Economic Development Committee:

1. The expansion of Residential Suites to the Housing Incentive Areas (TL 10B, TL 10C, TL 10D) in Totem Lake.
 - a. We believe the Council is supportive of Residential Suites zoning wherever other residential areas occur in Totem Lake
 - b. This expansion gives Residential Suites the best opportunity to be built in Totem Lake in order to bring much needed affordable housing to the area.
2. The addition of Residential Suites to the Residence XII property (TL 10A)
 - a. They are naturally residential lots and not commercial lots because of their small size.
 - b. Possible apartments to be included in the design, similar to the Plaza project, for a mix of housing types and choices.
 - c. To expand the 10 minute neighborhood concept – the property is within a short walk of the City's justice center.
3. The Totem Lake commercial standard to apply to CBD side streets.
 - a. Given the amount of retail being created at Kirkland Urban (approximately 200,000 square feet) together with the additional retail at the old hardware site, the antique mall site, and now proposed at the Wendy's site, downtown Kirkland will have a great influx of retail in the near future.
 - b. We feel that the small "side streets" should be allowed to provide services.
 - c. In order for the 10 minute community to really work, services (doctors, dentists, day cares) are necessary in combination to retail.
 - d. Side streets such as 4th Street, north of Central, at Plaza, which is located behind the gas station and across the street from office zoning is better suited to service type destinations, much like the Overlake clinic off of 3rd Street.

Sincerely,



Robert Pantley
Its Manager and CEO
Natural and Built Environments LLC

Angela Rozmyn, LEED AP
Director of Sustainable Development
Natural and Built Environments LLC

