

- 3) Front setback without frontage street or driveway between building and sidewalk; and
- 4) Common signage and lighting system.

Policy LU-265. Identify and map activity nodes located along principal arterials that are the foundation of the Corridors, and guide the development or redevelopment of these nodes as activity areas for the larger corridors so that they enhance their function.

Policy LU-266. Development within defined activity nodes should be subject to additional design guidelines as delineated in the development standards.

Policy LU-267. Structures in Commercial Corridor areas that front sidewalks abutting the principal arterial or are located at activity nodes should be eligible for a height bonus and therefore may exceed the maximum allowable height in the district.

Policy LU-268. Public amenity features (e.g. plazas, recreation areas) should be encouraged as part of new development or redevelopment.

Policy LU-269. Public amenity features (e.g. parks, plazas, recreation areas) should be encouraged (i.e. through incentives or similar means) as part of every high-intensity office development.

COMMERCIAL/OFFICE/RESIDENTIAL LAND USE DESIGNATION

Purpose Statement: The Commercial/Office/Residential (COR) designation provides opportunities for large-scale office, commercial, retail, and multi-family projects developed through a master plan and site plan process incorporation significant site amenities and/or gateway features. COR sites are typically transitions from an industrial use to a more intensive land use. The sites offer redevelopment opportunities on Lake Washington and/or the Cedar River. Commercial/Office/Residential zoning implements the COR land use designation.

Objective LU-CCC: Development at Commercial/Office/Residential designations should be cohesive, high quality, landmark developments that are integrated with natural amenities. The intention is to create a compact, urban development with high amenity values that creates a prominent identity.

Policy LU-270. Designate Commercial/Office/Residential in locations meeting the following criteria:

- 1) There is the potential for redevelopment, or a sufficient amount of vacant land to encourage significant concentration of development;
- 2) The COR site could function as a gateway to the City;
- 3) COR sites should be located on major transit and transportation routes; and
- 4) The COR location has significant amenity value, such as water access, that can support landmark development.

Policy LU-271. Consistent with the location criteria, Commercial/Office/Residential designations may be placed on property adjacent to, or abutting, residential, commercial, industrial designations or publicly owned properties. COR designations next to higher intensity zones such as industrial, or next to public uses, may provide a transition to less intense designations in the vicinity. Site design of COR should consider the long-term retention of adjacent or abutting industrial or public uses.

Policy LU-272. Uses in Commercial/Office/Residential designations should include mixed-use complexes consisting of office, and/or residential uses, recreational and cultural facilities, hotel and convention center type development, technology research and development facilities; and corporate headquarters.

Policy LU-273. Commercial uses such as retail and services should support the primary uses of the site and be architecturally and functionally integrated into the development.

Policy LU-274. Commercial development, excluding big-box, may be a primary use in a Commercial/Office/Residential designation, if:

- 1) It provides significant economic value to the City;
- 2) It is sited in conjunction with small-scale, multiple businesses in a “business district;”
- 3) It is designed with the scale and intensity envisioned for the COR; and
- 4) It is part of a proposed master plan development.

Policy LU-275. Individual properties may have a single use if they can be developed at the scale and intensity envisioned for the COR designation, or if proposed as part of a phased development and multi-parcel proposal that includes a mix of uses.

Policy LU-276. Sites that have significant limitations on redevelopment due to environmental, access, and/or land assembly constraints should be granted flexibility of use combinations and development standards through the master plan process.

Policy LU-277. Adjacent properties within a designated COR should be combined for master planning purposes and public review regardless of ownership.

Policy LU-278. Master plans should coordinate the mix and compatibility of uses, residential density, conceptual building, site and landscape design, identification of gateway features, signs, circulation, transit opportunities, and phasing regardless of ownership of individual parcels.

Policy LU-279. Residential densities at COR designated sites should provide the flexibility to allow for high density residential development, that could support the potential onsite commercial uses and, at the same time, provide for the opportunity for mixed-use developments that can support the City’s employment goals. The same area used for commercial and office development may also be used to calculate residential density.

Policy LU-280. Commercial/Office/Residential master plans should be guided by design criteria specific to the location, context, and scale of the designated COR. COR Design Guidelines should fully integrate signage, building height, bulk, setbacks, landscaping, and parking considerations for the various components of each proposed project within the COR development.

COMMERCIAL NEIGHBORHOOD LAND USE DESIGNATION

Purpose Statement: *The purpose of the Commercial Neighborhood designation is to provide small scale, low-intensity commercial areas located within neighborhoods primarily for the convenience of residents who live nearby. Uses should be those that provide goods and services. In addition, a limited amount of residential opportunities should be provided.*

Objective LU-DDD: Commercial Neighborhood designated areas are intended to reduce traffic volumes, permit small-scale business uses, such as commercial/retail, professional office, and services that serve the personal needs of the immediate population in surrounding neighborhoods.

Policy LU-281. The Commercial Neighborhood designation should be implemented by Commercial Neighborhood zoning.

Policy LU-282. Commercial Neighborhood designated areas should be located:

- 1) Within one-quarter mile of existing and planned residential areas;
- 2) To the extent possible, outside of the trade areas of other small-scale commercial uses offering comparable goods and services; and
- 3) Contiguous to a street no smaller than those classified at the collector level.

Policy LU-283. Commercial Neighborhood designated areas should not increase in scale or size to the point of changing the character of the nearby residential neighborhood.

Policy LU-284. The small-scale uses of Commercial Neighborhood designated areas should not increase in intensity so that the character of the commercial area or that of the nearby residential area is changed.

Policy LU-285. A mix of uses (e.g. convenience retail, consumer services, offices, residential) should be encouraged in small-scale commercial developments within Commercial Neighborhood designated areas.

Policy LU-286. Commercial Neighborhood designated areas should consist primarily of retail and/or service uses.

Policy LU-287. Products and services related to large-scale motorized machinery, vehicles, or equipment should not be allowed in Commercial Neighborhood designated areas. Nor should

uses that result in emissions, noise, or other potential nuisance conditions be allowed in such areas.

Policy LU-288. Residential uses should be located above the ground floor, limited to no more than four units per structure and should be secondary to retail and services uses.

Policy LU-289. Commercial structures in Commercial Neighborhood designated areas should be compatible with nearby residential areas in height, front yard setbacks, lot coverage, building design, and use.