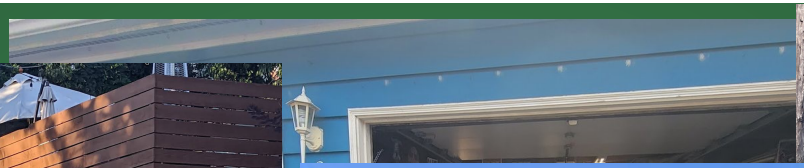
Cozy Retail in LFP

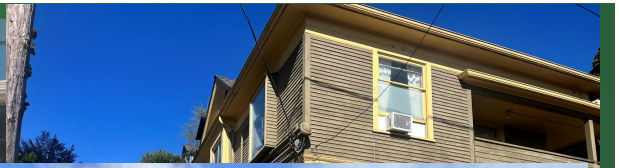
Councilmembers Josh Rosenau, Semra Riddle, Paula Goode

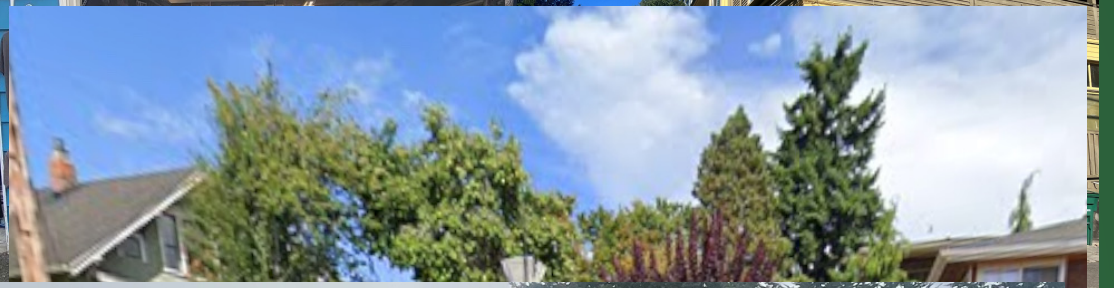
Committee of the Whole, 10/18/2026




Yonder
Yonder










Welcome to
Lake Forest Park
Local 104

Why address community-wide retail?

- Enhance or create neighborhood identity
  - Walkable, car-free third space — climate, convenience, independence, resilience
- Address demand by shoppers and entrepreneurs
  - Existing retail spaces can't accommodate all the beloved businesses that want to serve neighborhoods
- Diversify tax base
  - Increases sales and B&O revenue to General Fund

Cozy and cozier

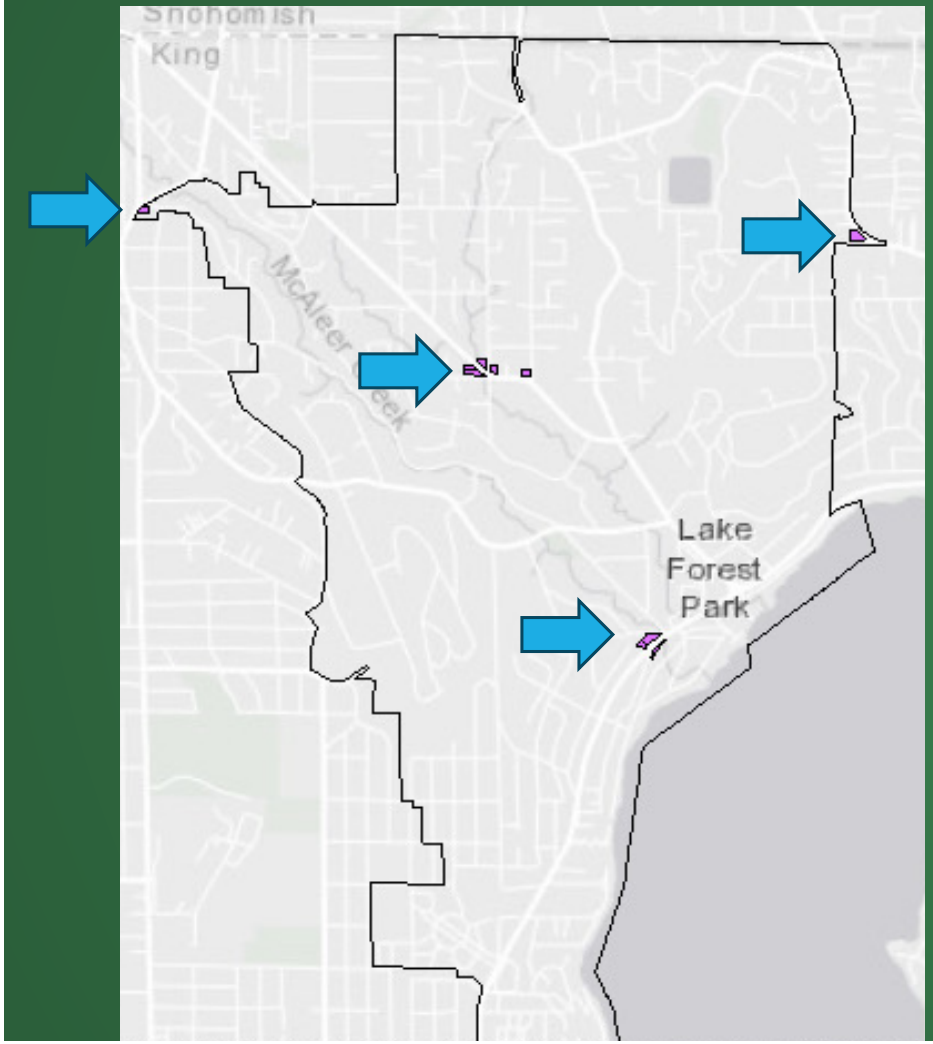
Neighborhood Business zones

- Retail and office use
- Areas created from annexations, without a cohesive overall design
- Seeing excess demand, served via popups and carts
- On highways and major arterials, serving customers from beyond the city as well as neighbors

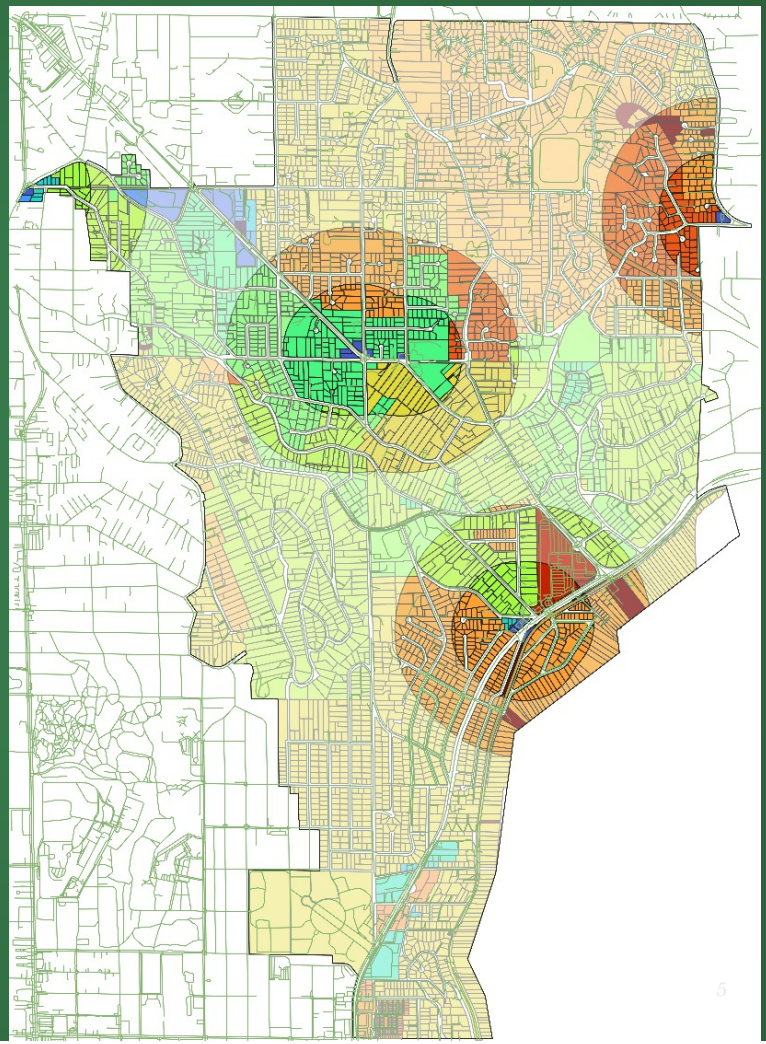
New Cozy Retail uses

- Small shops or cafes
- In garages, ADUs, driveway popups on residential lots in neighborhoods
- Can revert to purely residential, possibly with further labor
- Primarily serves neighbors in walk/bike/roll distance
- Meet health, ADA, noise, etc.

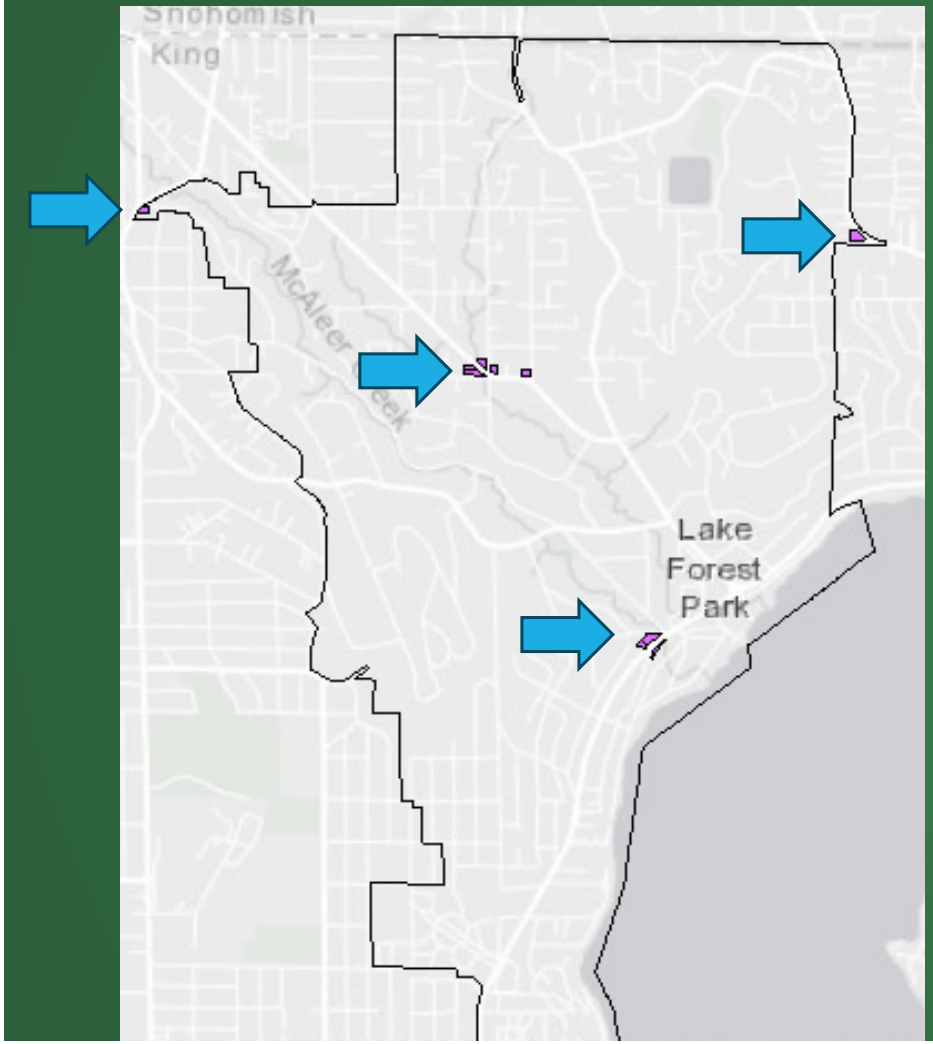
NB Neighborhood Business zones



¼ and ½ mi walksheds around NB zones



NB Neighborhood Business zones



NB revisions

- Expand existing pedestrian/transit oriented retail areas
- Community nodes serve diverse needs/times, create demand by concentrating customers
- Through middle housing process, potential for multifamily or mixed use, e.g. Whizz Kids

Legal/policy context

- Anticipated changes are already covered by Comp Plan
- Dept. of Commerce has implementation guidance for cities
- Neighborhood café bill (HB 1175) has momentum, we could preempt state mandate
- Bothell, Shoreline, Renton, Seattle, etc. all recently adopted retail on residential lots
- Kenmore planning commission currently studying options
- Has been popular in those communities' surveys and outreach

Key decisions for Cozy Retail

- Dimensional standards? Lot remains residential, so likely no change
- Which lots?: All residential, predefined areas, or conditional on site features?
- Times: 6 am – 10 pm is most common among neighboring cities
- Allowable uses: More limited than NB zone. Can leave room for creative ideas:
  - Bothell: "Other proposed uses that are not mentioned in this section but achieve the intent and definition of neighborhood scale commercial … as determined by the community development director, may be considered a permitted use as an administrative interpretation"
- Signs: Borrow the NB sign code? Create a new one?
- Do we need updates to noise, nuisance, parking, code enforcement, etc.?
- How to encourage coordination among neighbors? E.g. operations plan
- What changes or expansions would require additional review?

Key decisions for growing NB zones

- Considerations for NB locations
  - Proximity to major and minor arterials to serve both outside communities and locals
  - Parking and transit needs, potential larger footprint, potential for mixed use
- Discussion topics
  - Code changes for signage, mixed use, permitted uses, conditional uses, setbacks, etc.?
- Are there areas other than the current ones to consider adding?
- Could existing NB zones accommodate additional neighborhood-serving retail before considering Cozy Retail?

Key steps — Decisions and deadlines

- ❑ **Council decision to proceed**
  - Scope of request for Planning Commission
  - Is there information or feedback we need now from community, business leaders, etc.? Council outreach plan for this stage?
- ❑ Planning Commission referral for 2027 work plan
  - Do we have a preferred time for a response?
  - What resources will they need for outreach?
- ❑ Council action
  - Conduct ample further outreach, council debate.
  - Must include formal public hearing(s) before final action.

Key steps — Decisions and deadlines, alternative

- Stage 1 — *Explore and engage*
  - Council asks the Planning Commission to evaluate existing Neighborhood Business opportunities, possible limited residential-retail locations, regulatory feasibility and potential neighborhood impacts, with early community outreach. The Commission reports findings and alternatives to Council.
- Stage 2 — *Develop regulations, if directed*
  - Council reviews the findings and public input, then determines whether to authorize specific zoning amendments. The Planning Commission develops proposed regulations and safeguards only after that direction.