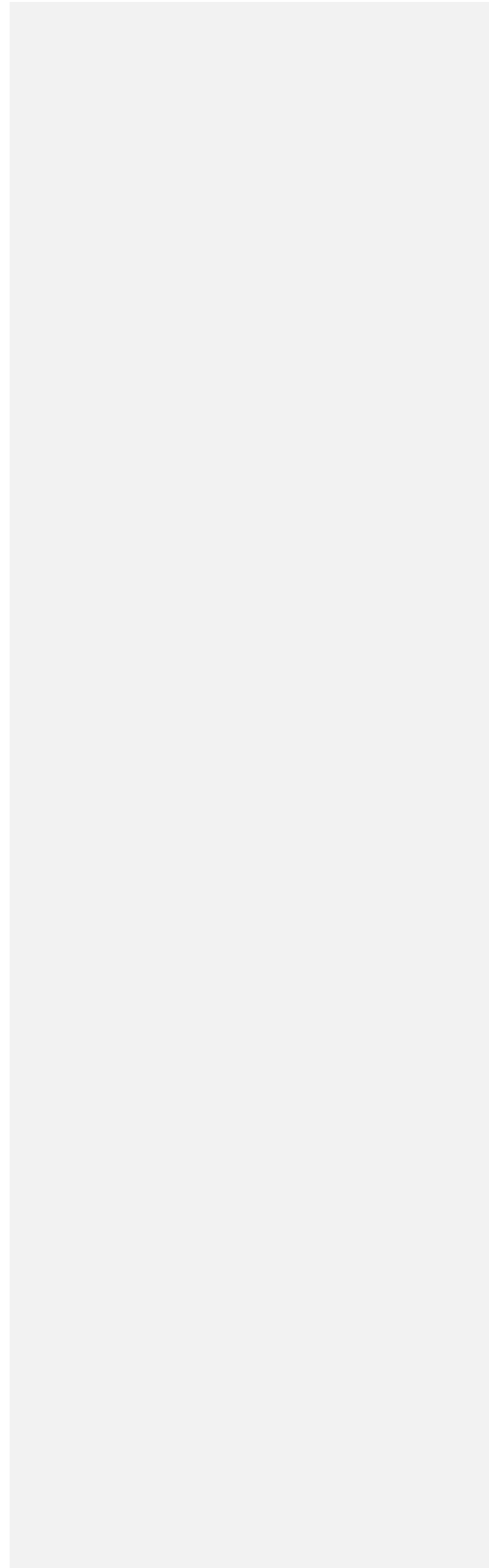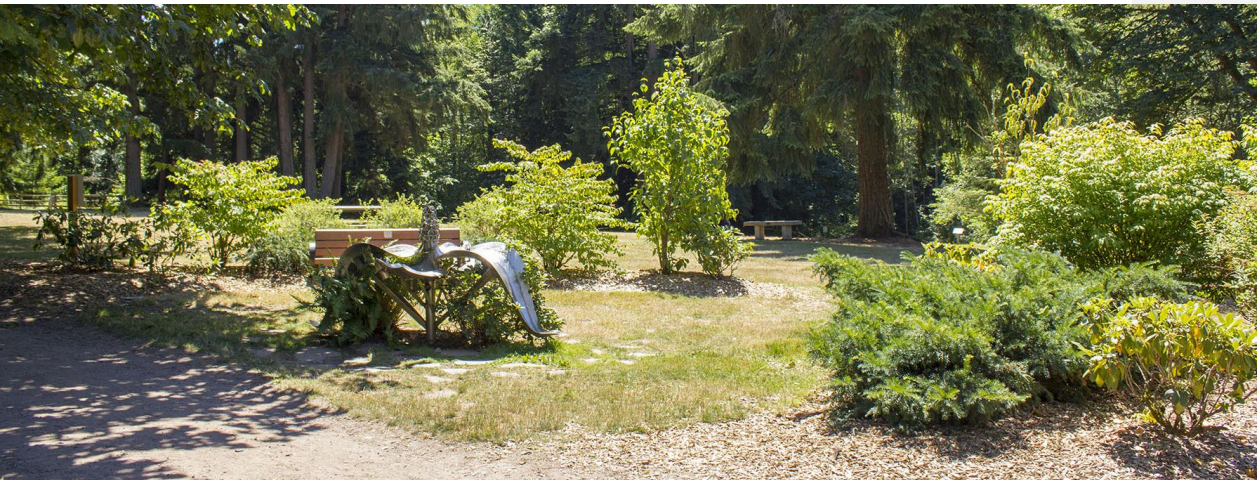# LU: Land Use

Introduction

The Land Use Element guides future use of land in Lake Forest Park and helps to ensure the City's high quality of life and community character. It includes policies that support compatibility with natural features and environmental protection, foster a sense of community, reflect current and historic character, and balance new growth with existing development.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element sets goals and policies for the design and layout of cities. These provide opportunities to shape communities into more livable, inclusive, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Analysis (Volume II) contains the background data and analysis that provide the foundation for the Land Use Element goals and policies. Major topics addressed in Volume II Land Use include:

- **Existing land use patterns**
- **Growth targets**
- **Land capacity**
- **Current Comprehensive Plan and other policy guidance**
- **Land Use Map**
- **Current zoning**

Goals and Policies

Goal LU−1: Land Use Pattern

Facilitate a development pattern that preserves the scale and form of Lake Forest Park while allowing for variety in new housing types and development uses.

Policy LU−1.1: Designate the general distribution, location, and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.

Policy LU−1.2: Plan for ~~Coordinate~~ the land use designations, densities, and intensities shown in Table I-2, including coordinating the following intensities by land use type:~~-~~

- Low Intensity. Where a land use designation is identified as "low" intensity, development should be lower in density and overall building mass, with a greater amount of open space. Low intensity land uses are typically appropriate for environmentally sensitive areas and transitional areas from a higher to a lower density use type.
- Moderate intensity. Where a land use designation is identified as "moderate" intensity, development should be built to a medium density, such as middle housing alternatives, that provide a graduated transition from low-intensity to high-intensity uses.

Table I-1: Land Use Designations

Land Use Designation	Implementing Zoning Designation*
Conservation Residential~~, Low, Moderate~~: In this designation, residential development shall be lower in density and allow for alternatives to the single unit detached house (such as accessory dwelling units, duplexes, etc.). These classifications are reserved for portions of the city containing environmentally sensitive areas.	RS-20 RS-15
~~Low-Density Residential, Mod/High:~~ ~~Residential development within this category shall be lower in density and allow for innovative housing alternatives (such as accessory dwelling units, duplexes, etc. as permitted). The RS-10 and RS-9.6 zoning classifications resulted from two different zoning codes that were combined after a series of annexations in the city.~~	~~RS-9.6~~ ~~RS-10~~
~~Low-Density Residential, High:~~ ~~Residential development within this category shall be low-density residential housing types and allow for alternatives to the single unit detached house (such as accessory dwelling units, duplexes, townhomes, cottage courts, etc.).~~	~~RS-7.2~~

Commented [CH1]: Comment: Overall, these land use designations are confusing and should be clarified and streamlined.
- The significance/ definition/ distinctions for Low, Moderate, and High aren't clear and seem somewhat random looking at the zoning map.
- Do we even need a High designation in LFP?
- Is cottage housing considered Moderate or High?
- The specific dictates of the State legislation should be captured here: up to two living units and two ADUs/DADUs on what is now a single family lot − is that the definition of Moderate?

Commented [CH2]: Comment: I think we have too many zones. I know it's a historical artifact of so many annexations. But, for example, I don't see any compelling reasons to have both a 9600SF and a 10000SF zone. I like the low/moderate/high approach, but only as long as there wouldn't still

Commented [CH3]: Comment: There are many more critical or sensitive areas than the map shows for this designation. At least all critical areas should be included in the zoning map. And this edit assumes that the State doesn't require the two living units in critical areas. Consider revising to read:

Commented [CH4]: Comment: Is it actually true that these are reserved for environmentally sensitive areas? North of SR104, Lyon Creek runs through moderate and high zones. Much of the Southern Gateway is in a steep slope zone, but zoned high. And looking at the critical area map plenty of parcels in the low density zone are not critical areas. Inste

Commented [CH5]: Comment: A more substantive comment on the low-density residential classes. Both the "low/mod" and "mod/high" use much of the same language such as "accessory dwelling units, duplexes" while "high" also states "townhomes, cottage courts". I'd like to see a distinction between "low/mod" and "mod/high", otherwise, I don't see

Commented [CH6]: Comment: If it's not essential to preserve the history of these two different zoning types, consider changing these to one hybrid designation RS-9.6, with the street frontage requirement for new lots and minimum width.

Commented [CH7]: Comment: I believe these lots are too small for a cottage court, better sited in RS-9.6 or RS-10. Again in keeping with State legislation, consider revising this to read: "In this designation, residential development shall allow alternatives to a single unit detached house, up to two primary living units (such as a duplex or two townhomes) and up

Low-Density Residential: Residential development within this category shall be lower in density and allow for innovative housing alternatives (such as accessory dwelling units, duplexes, and other middle housing types as permitted).	RS-10, RS-9.6, RS-7.2
~~**Multi-Unit, Low:**~~ ~~Multi-unit residential development within these categories should be of a lower multi-unit target density not to exceed 20 units per acre. These categories should serve as transition areas between neighborhood business or higher density multi-unit categories and single-unit categories. Uses within these categories should be characterized with design features and restrictions commonly associated with higher density single-unit uses.~~	~~RM-2400~~ ~~RM-3600~~
~~**Multi-Unit, High:**~~ ~~These categories should serve as the city's highest density multi-unit residential categories. Densities may be increased with the inclusion of special needs or senior housing where appropriate. Uses within these categories should be in proximity to major arterials and transit routes. Limited commercial and business uses may be allowed in this classification as part of mixed-use development, consistent with adopted development standards.~~	~~RM-900~~ ~~RM-1800~~
Multi-Unit Residential: Multi-unit residential should provide higher-density housing types with multiple units per lot and/or building. These uses are appropriate around high-capacity transit stations and in transition areas between commercial areas and low-density residential neighborhoods. Limited commercial and business uses may be allowed in this classification as part of mixed-use development, consistent with adopted development standards.	RM-3600, RM-2400, RM-1800, RM-900
Neighborhood Business: Business development in this category shall be at a smaller scale, pedestrian-oriented where possible, and serve the needs of the more suburban residential area. Included in this category are specialty shops, professional and business offices, restaurants, and small merchandise and food stores. These businesses should not add significant amounts of traffic on state arterials or city streets. Residential uses may be allowed in this classification as part of mixed-use developments, consistent with adopted development standards.	BN
Corridor Commercial: Commercial development in this category shall include a mix of commercial development, including the type of development which currently exists along the Ballinger Way and Bothell Way corridors. Corridor commercial areas shall be sited to take advantage of transit facilities and be compatible with surrounding land use designations and environmentally sensitive areas. New development or redevelopment of these commercial areas shall strive for a clustered retail and pedestrian-friendly design as opposed to strip or lineal development. Residential uses may be allowed in this classification as part of mixed-use developments, consistent with adopted development standards.	CC

Commented [CH8]: Comment: Similar comment for multifamily. There are so few multifamily zones in the city, that I don't see much point between "multi unit low" and "multi unit high". Can they be combined into a single "multi unit" category? The argument that "multi unit low" is a transition between "low density" and "multi unit high" doesn't really make sense to me since in the map on page 20, there are blue (multi high) splotches adjacent to all 3 types of SFH zones without orange between them.

Response: See recommended approach to further condensing residential use designations. I suggest leaving the descriptions relatively high-level and broad, with further specificity added in the zoning regulations. This give a lot of flexibility.

Commented [CH9]: Comment: The definition of units per acre should be deleted, since we may want to call for or incentivize fewer, larger units for families with children. Can we instead define these as having up to a 3 story height limit? What are the "restrictions commonly associated with higher density single-unit uses", can we give examples? Aren't setbacks, tree conservation, and sensitive area requirements the same for all designations? Can we add a mention of our affordable housing requirement for all buildings with 5 units or more?

Commented [CH10]: Comment: We go from Low to High, should it be Moderate? Can we specify the height limit, e.g. 5 stories? Can we add a mention of our affordable housing requirement for all buildings with 5 units or more?

Consider deleting "Densities may be increased with the inclusion of special needs or senior housing where appropriate." We will provide tax incentives for those, but maybe not density increases. In the last sentence, delete "Limited."

Commented [CH11]: Comment: Where is the NorthPark Metals site on the map, which is commercial/hotel?

Mixed-Use Town Center: Development in the Town Center category shall continue to be pedestrian oriented. A diversity of housing, business, commercial, civic, recreational, and employment opportunities that complement the primary commercial use should be encouraged. It is not the intent of the City to mandate or require that housing be included in any development proposals concerning the Town Center, but rather to encourage it as an option. As applied to the Town Center category, pedestrian orientation means continued provision of sidewalks, landscaped parking areas, and attractive, safe, and convenient access between the center, adjacent bus stops, and pedestrian access routes.	TC
Southern Gateway, Corridor: The intent of this category is to encourage neighborhood and community scale residential and commercial development, support an active, walkable mixed-use center, create an attractive gateway and streetscape character, protect the livability and attractiveness of adjacent residential neighborhoods, and implement the City's sustainability objectives (e.g., more green infrastructure, increased tree canopy, and more parks).	SG-C
Southern Gateway, Transition: The purpose of this category is to provide for increased diversity for allowed business, commercial, civic, recreational, employment, and housing opportunities in a manner that is compatible with the residential character and scale of the local neighborhood. This designation encourages small to moderate scale neighborhood and community-oriented residential and commercial uses, serves as a transition between the more intense development along Bothell Way and the smaller single-unit scale to the north and east, supports an active walkable mixed-use center, and protects the livability and attractiveness of residential neighborhoods.	SG-T
Southern Gateway, Low Density: This category supports a low-density residential neighborhood in the Southern Gateway subarea that is attractive and functional, promotes social and economic vitality, fosters safety and comfort, and supports an active, walkable mixed-use center.	SG-SF
Public Facility: This category includes areas devoted to schools, water and wastewater facilities, fire stations, public buildings, churches, and other similar public uses.	permitted in multiple zones
Cemetery: This category includes areas devoted to the burial of the dead and dedicated for cemetery purposes, including columbaria, crematories, mausoleums, and mortuaries when operated within the boundaries of the cemetery.	permitted in multiple zones
Recreation/Open Spaces: This category includes areas devoted to public recreational facilities, such as parks, pedestrian trails, and bicycle trails. This category also includes public open space, private and semi-private community clubs, and other similar public uses.	permitted in multiple zones

For additional information about zoning designations, please see the Zoning Map & Designations discussion in Volume II, Land Use.

Covenants, conservation easements, and other deed restrictions may also affect the density and form of what can be built in a particular land use and zoning designation.

Policy LU–1.3: Maintain a Comprehensive Plan Land Use Map that designates the future distribution, extent, and location of the generalized land uses described above (see Figure I-1, Comprehensive Plan Land Use Map).

Policy LU–1.4: Manage and maintain the City's Official Zoning Map to ensure consistency with the Comprehensive Plan Land Use Map.

Policy LU–1.5: Implement land use designations through a clear regulatory process that ensures transparency, inclusion, and predictability in the land development process.

Policy LU–1.6: Collaborate with all residents during the land use planning process (e.g., comprehensive planning, ordinance development, etc.) and, where appropriate, in land development processes. ~~intentionally~~ Intentionally connect with people that have not historically been engaged, including racial and ethnic minorities, those with lower incomes, youth, seniors, and others.

Policy LU–1.7: ~~Provide opportunities for inclusive public participation in the land development process where appropriate.~~

Policy LU–1.9: Ensure water, sewer, transportation, and other infrastructure plans are consistent with the Comprehensive Plan Land Use Map and land use policies and ensure that zoning accounts for infrastructure availability and, where limited, the costs of new infrastructure..

🫱 Goal LU–2: Community Character

Promote and strengthen Lake Forest Park's identity, vision, and values through the future land use pattern.

Policy LU–2.1: Maintain land use policies and regulations that reflect the importance of the city's natural environment, tree cover, and Lake Washington shoreline in community identity.

Policy LU–2.2: Encourage a high-quality pedestrian environment that is barrier-free for non-motorized travel and that connects residential neighborhoods to businesses, services, and local and regional transit options.

*The Legacy 100-Year Vision identifies several **possible gateway locations,** as well as integrated corridors and greenways.*

Policy LU–2.3: Consider entry and gateway features to enhance community identity and highlight community assets.

Policy LU–2.4: Promote a sense of place through compatible land uses that recognize the variety of unique neighborhoods in the city.

Commented [CH12]: Comment: I prefer keeping the presented language that addresses DEI issues.

Commented [CH13]: Comment: In full agreement with the SCJ recommendation: "equal treatment" isn't "equity".

Commented [CH14]: Comment: Maybe merge with LU-1.6?

Response: LU-1.6 is focused on planning and LU-1.7 is focused on development. See suggested revisions for clarification.

Commented [CH15]: Comment: Add something like this at the end "and ensure that zoning takes into account infrastructure availability and, where limited, the costs of new infrastructure."

Policy LU−2.5: Provide for smooth transitions between ~~differing~~ land uses <u>with significantly different intensities</u> through landscape buffers, site and building design measures, or other appropriate techniques.

Policy LU−2.6: Foster a sense of community by increasing formal and informal gathering places, such as in the Town Center, local businesses, parks, and public open spaces that are easily accessible by all residents.

Policy LU−2.7: Ensure that collective community values and aspirations are reflected in the City's plans.
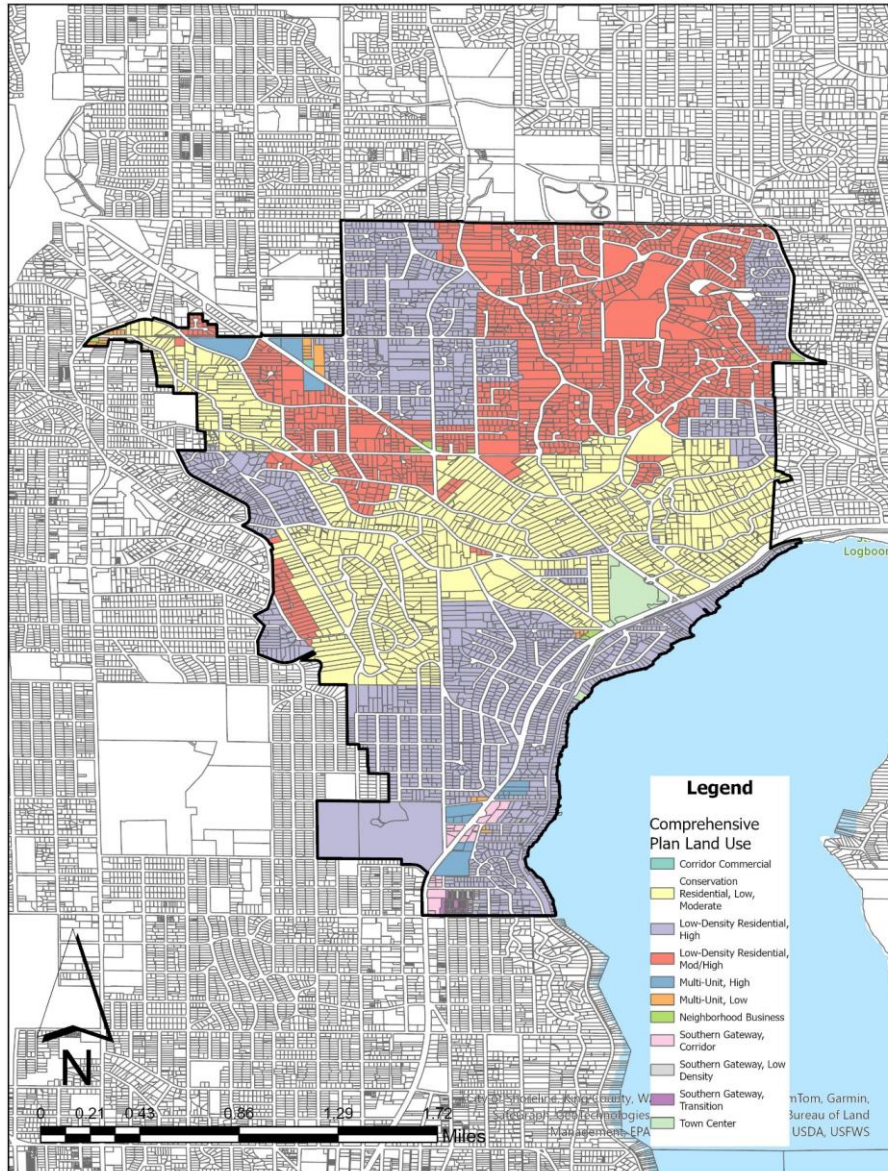
Policy LU−2.8: Recognize the value that diversity in race, age, gender, socioeconomic status, and other characteristics bring to the community.

Policy LU−2.9: Ensure all residents are treated equitably in the land development process, including considering displacement risk and racially disparate impacts as development occurs.

Commented [CH16]: Comment: what do we mean by smooth transitions and buffers. Similar to my housing comment, I don't see a need for transitions between middle housing types.

Response: This is a holdover from the 2015 Plan, but my interpretation is that this speaks to the desire for a gradual transition from both a visual and an experiential perspective. I suspect this was intended to buffer residential uses from commercial uses.

Figure I-1: Comprehensive Plan Land Use Map

Legend

Comprehensive Plan Land Use

- Corridor Commercial
- Conservation
- Residential, Low, Moderate
- Low-Density Residential, High
- Low-Density Residential, Mod/High
- Multi-Unit, High
- Multi-Unit, Low
- Neighborhood Business
- Southern Gateway, Corridor
- Southern Gateway, Low Density
- Southern Gateway, Transition
- Town Center

Goal LU−3: Compatibility with Natural Environment

Promote designs and developments that respect and conserve the natural environment as an important resource for all residents.

> *Please see the **Environmental Quality & Shorelines Element** for additional guidance on the natural environment, including stormwater management.*

Policy LU−3.1: Encourage the integration and expansion of natural landscapes in new land and roadway developments by including both native and compatible, non-invasive, non-native plants, shrubs, and trees.

Policy LU−3.2: Provide design flexibility to conserve, enhance and/or expand desirable existing and potential site features that promote the city's natural environment, including groves of trees, watercourses, slopes, open spaces, and similar assets.

Policy LU−3.3: Recognize ~~tree canopy~~<ins>urban forest</ins> conservation and expansion as a vital city resource that supports healthy communities for all residents, particularly in areas of the city that lack or are at risk of losing trees<ins>, and contribute to environmental goals like carbon sequestration and reducing ambient noise</ins>.

Policy LU−3.4: Designate scenic vistas and water access to be conserved as development occurs.

Policy LU−3.5: Always consider implications of land use decisions on stormwater patterns and support low-impact development measures.

> *As described in the Legacy 100-Year Vision, **green infrastructure planning** is the process by which green spaces and networks can be properly designed, conserved, and integrated into community planning.*

Policy LU−3.6: Support the natural drainage and green infrastructure concepts and projects identified in the *Legacy 100-Year Vision*.

Policy LU−3.7: Recognize and support tree preservation as an integral part of community character.

Policy LU−3.8: Encourage increased tree cover in parking lots to mitigate heat island effect, improve aesthetics, and reduce the extent of exposed, paved surfaces.

Commented [CH17]: Comment: One would think that preserving trees (as well as the tree canopy) would be considered an environmental services asset. I'm wondering if phrases like "sequestering carbon" and "reducing ambient noise" can be worked in here. Maybe this would work better in LU-3.7.

Response: See suggested revisions.

Commented [CH18]: Comment: This is good and should be retained.

Commented [CH19]: Comment: The only water access we have is the Lakefront Park. And I don't know that a "scenic vista" should pre-empt other development. I'd rephrase it as "Designate access to Lake Washington to be conserved as development occurs"

Commented [CH20]: Comment: The unnamed lakefront park would be one such example that we are doing this. I don't think it really needs to be explained more.

Commented [CH21]: Comment: Perhaps add an example for clarity.

⌂ Goal LU–4: Residential Neighborhoods

Facilitate quality, form, and function in diverse residential neighborhoods.

Policy LU–4.1: Consider natural constraints, surrounding development, pedestrian corridors, proximity and access to services and facilities, and demands on existing infrastructure when establishing residential densities.

Policy LU–4.2: Provide flexibility for innovative design options to conserve significant natural features, to provide transitions between different types of uses, or to meet other community objectives.

> *Flexibility to support **innovative design approaches** include measures that creatively use site setting, enhance community design character, preserve natural features, or consider other unique features on a site and in a neighborhood. Please see the **Housing Element** for additional housing and residential neighborhood goals and policies.*

Policy LU–4.3: Identify underused land and encourage infill development that is compatible with the scale and form of surrounding development and advances the city's goals to support both housing diversity and affordability.

Policy LU–4.4: Encourage mixed-use developments in proximity to transit stops (Transit-Oriented Development or TOD) with higher densities of multi-unit development that expands the city's existing open space, tree canopy coverage, and other green resources for all residents in areas nearest to transportation facilities, commercial services, open space, and other amenities.

Policy LU–4.5: Encourage a compatible mix of residential densities in the city's neighborhoods.

Policy LU-4.6: Allow landowners to bequeath their land to the city for civic purposes, including conservation and housing, and allow landowners who exercise that action the ability to retain a life estate.

Commented [CH22]: Comment: New item. The goal here being to codify what was done with the Rose property as standard operating procedure.

Goal LU−5: Economic Vitality

Promote long-term economic vitality of commercial development that meets the needs of the city and its residents.

Policy LU−5.1: Support ~~expansion of~~ commercial and/or mixed-use zoning along transportation corridors that improves diversity of uses within the city.

Policy LU−5.2: Provide for a mix of uses in commercial zones that meet the daily needs of residents and the traveling public.

Policy LU−5.3: Establish standards to enhance visual interest of commercial areas and to ensure long term compatibility with surrounding areas. For example, consider building height, bulk, setback and step-back, and orientation; landscape improvements; signs and hardscape improvements; parking lot orientation; and non-motorized access.

Policy LU−5.4: Enhance street-level interest and liveliness through improvements for pedestrians and non-motorized transportation, and ground floor commercial or public uses.

Policy LU−5.5: Encourage amenities—such as open space, water features, public art, planters, and courtyards—to enhance vitality and visual interest.

Policy LU−5.6: ~~Inventory and e~~Encourage the redevelopment of underutilized commercial areas through regulatory techniques and incentives.

> *For example, **regulatory incentives** may include regulatory assistance to expedite approvals, density bonuses, and regulatory relief from specific development standards.*

Policy LU−5.7: Promote safe and contiguous non-motorized access to commercial areas for all residents, without negotiating or competing with high-velocity vehicular traffic.

Policy LU-5.8: Encourage appropriate commercial uses in residential areas, e.g. neighborhood cafes, convenience stores, and home businesses.

Goal LU−6: Public Uses

Ensure that public uses support and strengthen diverse communities.

Policy LU−6.1: Promote identity through the protection of the city's forest resources, cultural landmarks, and the development process.

Policy LU−6.2: Encourage joint siting of public facilities to increase convenience for the public and promote efficiency in public investments.

Policy LU−6.3: Enhance the public right-of-way as a character-defining element of the community, by promoting pedestrian safety, Safe Streets elements, and streetscape improvements—such as wayfinding signs, lighting, public art, enhanced landscaping, and street furniture.

> *The Legacy 100-Year Vision identifies several possible **street greening projects.***

Policy LU−6.4: Prioritize environmental justice when planning, designing, and developing public projects.

Goal LU−7: Healthy Communities

Promote a land use pattern that supports community health.

Policy LU−7.1: Promote nonmotorized transportation and physical activity through connections to the existing and planned trail system, residential neighborhoods, and commercial centers.

Policy LU−7.2: Encourage pedestrian-scale improvements that focus on color, materials, form, and functional utility on streets and trails.

Policy LU−7.3: Support safe walking and bicycling routes to schools.

Policy LU−7.4: Promote attractive street fronts and connecting walkways within commercial centers to prioritize pedestrians.

Policy LU−7.5: Encourage land uses that expand options and access to healthful foods, including the Lake Forest Park Farmer's Market and community gardens.

Policy LU−7.6: Promote activities in public spaces such as farmers' markets and food trucks, that improve access to healthful foods, community connections, and a healthy small business economy.

Policy LU−7.7: Support the expansion of the City's green resource to promote safer pedestrian and bicycle access along high-velocity and high-volume traffic corridors.

Goal LU−8: Historic Preservation

Protect and preserve historic, cultural, and archaeological resources.

Policy LU−8.1: Support the preservation of the city's geographic and cultural history through a King County Historical Preservation Program interlocal agreement, the adoption of an ordinance, and/or the implementation of administrative procedures as appropriate.

Policy LU−8.2: Participate in regional efforts to sustain historic, visual, and cultural resources, and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.

Policy LU−8.3: Encourage educational and outreach programs that inform residents about incentives and resources available through interlocal agreement participation.

Policy LU−8.4: Support community organizations dedicated to preservation of historic and cultural resources.

Goal LU−9: Regional Issues

Facilitate inter-agency partnerships that proactively address regional planning issues.

Policy LU−9.1: Encourage balance in addressing differing needs through long-term plans that are coordinated with neighboring special districts and general-purpose governments.

Policy LU−9.2: Promote extensive use of sustainable landscaping to provide safe and buffered non-motorized accessibility.

Policy LU−9.3: Ensure that utilities are installed and maintained in a manner consistent with the City's vision and adopted plans through franchise agreements with utility partners.

Commented [CH30]: This is a suggestion from me, to help differentiate LU-7.5 and LU-7.6.

Commented [CH31]: Comment: Agree with "high-velocity" traffic corridors, but also, given that we are lowering speed limits citywide, "high-volume" as well.

Goal LU−10: Equity

Promote equity in the planning and development process.

Policy LU−10.1: Collaborate with all residents during the comprehensive planning process and intentionally connect with people who self-identify as Black, Indigenous, or other people of color, those with lower incomes, youths, seniors, and other groups that have not historically engaged in long-range planning processes.

Policy LU−10.2: Expand access to opportunity for all residents, considering the need for access to employment, schools, services, open spaces, recreational activities, and other needs.

Policy LU−10.3: Encourage nonmotorized, pedestrian, and transit connections from residential neighborhoods to businesses, services, and regional destinations.

Policy LU−10.4: Consider displacement risks and racially disparate impacts when adopting or amending development regulations.

Policy LU−10.5: ~~Develop~~ Consider mitigation strategies or requirements for residential and commercial displacement that occurs as a result of new development.

Policy LU−10.6: Reduce health disparities by providing greater access to safe routes to walk, ride, and roll, parks and open spaces, and recreational opportunities.

Goal LU−11: Climate Commitment

Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction.

Policy LU−11.1: Promote land use designations that reduce car dependence and improve "first mile/last mile" connections.

Policy LU−11.2: Encourage land use policies and regulations that enhance the community's adaptive capacity, resilience, and social capital.

Policy LU−11.3: Support developments that utilize clean energy or reduced energy consumption.

Commented [CH32]: Comment: Consider editing to delete "who self-identify as Black, Indigenous, or other people," so it would read, still inclusively: ". . . connect with people of color, those with lower incomes. . ."

Commented [CH33]: Comment: I prefer keeping the presented language that addresses DEI issues.

Commented [CH34]: Comment: In full agreement with the SCJ recommendation: "Unalterable reality"? Tell that to people who "pass".

Commented [CH35]: Comment: The analyses indicate low displacement risk in LFP. Could we delete this? Or edit it to read: "Consider mitigation strategies for residential displacement that may occur as a result of new development."

Response: Anti-displacement shows up in all policy guidance/requirements and I recommend retaining this. Revising to state "Consider…" would be fine.