



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore City Council Regular Meeting Agenda

7:00 p.m., Monday, June 22, 2015

Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. FLAG SALUTE

IV. AGENDA APPROVAL

V. CITIZEN COMMENTS

- A. This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.

VI. CONSENT AGENDA

- A. Adopt Minutes for the June 8, 2015 City Council Regular Meeting
[DRAFT 06 08 2015 Minutes](#)
- B. Approve Check Nos. 32189 - 32272 in the Amount of \$271,301.24 and Electronically Transferred Payroll Funds Totaling \$80,009.83 and Payroll Check Nos. 7534 and 7539 Totaling \$1,901.14 for the Period Ending June 5, 2015
[Checks for Approval](#)
- C. Approve Amendment No. 1 to Contract No. 12-C1083 with Kenmore Commercial, LLC for Kenmore Business Incubator Lease
[Agenda Bill & Attachments](#)
- D. Authorize City Manager to Execute Contract No. 15-C1424 with Total Landscape Corporation for Surface Water Facilities Maintenance
[Agenda Bill](#)
- E. Appoint Valeria Cid Garza (Valerie) as Youth Member of the Kenmore Library Advisory Board

VII. BUSINESS AGENDA

- A. Adopt Ordinance No. 15-0399, 2015 Comprehensive Plan Update - Debbie Bent, Community Development Director
[Agenda Bill & Attachments](#)

VIII. STAFF REPORT

- A. UPCOMING: Development Agreement Public Hearing for Bastyr Master Plan scheduled for Monday, 6/29/2015 at 5:30 p.m.

IX. COUNCILMEMBER REPORTS & COMMENTS

X. COUNCILMEMBER INITIATIVES

XI. ADJOURNMENT

Upcoming Meetings:

Mon., June 29, 2015 5:30 p.m. City Council Special Meeting
Tues., July 7, 2015 7:00 p.m. Planning Commission Regular Meeting
Mon., July 13, 2015 7:00 p.m. City Council Regular Meeting

**City of Kenmore, Washington
City Council Regular Meeting
Minutes
June 8, 2015**

CALL TO ORDER – The regular meeting of the Kenmore City Council was called to order by Mayor David Baker at 7:02 p.m.

Councilmembers present: Mayor David Baker and Councilmembers Laurie Sperry, Milton Curtis, Nigel Herbig and Stacey Denuski

Councilmembers excused: Deputy Mayor Allan Van Ness and Councilmember Brent Smith

Staff present: Rob Karlinsey, City Manager; Nancy Ousley, Assistant City Manager; Joanne Gregory, Finance & Administration Director; Kris Overleese, Engineering & Environmental Services Director; John Vicente, Capital Projects Manager; Rod Kaseguma, City Attorney; and Patty Safrin, City Clerk

FLAG SALUTE

Mayor Baker led the flag salute.

AGENDA APPROVAL

It was Council consensus to approve the agenda as submitted.

PRESENTATION

King County Best Start for Kids Proposal - Patty Hayes, Director of Public Health for Seattle & King County

Director Hayes was present to give a brief PowerPoint presentation. She stated that science tells us that prevention and early intervention will prevent problems with infant brain development and help children become healthy, thriving community members. Studies have shown that the earlier the investment, the greater the return. She detailed the Best Starts for Kids program and its implementation and desired outcomes. She reviewed funding and investment strategies. She was available to answer any questions.

CITIZEN COMMENTS

John Kropf, 350 N 190th Street, Shoreline, was present to talk about SkyTran, and he submitted a handout to Council. However, after listening to the Best Start presentation, he decided to speak about that instead.

Elizabeth Mooney, 5934 NE 201st Street NE, Kenmore, was present to talk about the water quality sampling item on the agenda. She also stated her concerns about the “For the Love of Kenmore” event which took place recently and the idea of painting the cement plant which resulted from that event.

Patrick O'Brien, 6330 NE 181st Street, Kenmore, was present to state his concerns about concrete plant operations. He also suggested an additional crosswalk on 181st Street directly in front of the Kenmore Library.

Mayor Baker thanked the citizens for their comments.

CONSENT AGENDA

Councilmember Sperry moved to approve the consent agenda as submitted. Mayor Baker seconded the motion to Adopt Minutes for the May 11 and May 18, 2015 City Council

Meetings; Approve Check Nos. 32115 - 32188 Totaling \$430,195.37 and Electronically Transferred Payroll Funds in the Amount of \$74,301.07 and Payroll Check Nos. 7487 and 7488 Totaling \$2,419.40 for the Period Ending May 22, 2015; and Approve Contract No. 15-C1426, Interlocal Agreement with King County for Water Quality Sampling of Lake Washington at Log Boom Park. The motion passed unanimously.

PUBLIC HEARING

Public Hearing to Receive Public Testimony on Resolution No. 15-260 Adopting the 2016-2021 Transportation Improvement Program (TIP) - Kris Overleese, Public Works Director/City Engineer, and John Vicente, Capital Projects Manager

Capital Projects Manager John Vicente provided a PowerPoint presentation on the proposed 2016-2021 Transportation Improvement Program (TIP), which includes both current and new projects, all of which are consistent with the Transportation Element of the Comprehensive Plan adopted in December 2014. He and Director Overleese were available to answer any questions.

Mayor Baker opened the public hearing at 8:15 p.m.

As there were no citizens wishing to speak, Mayor Baker closed the public hearing at 8:15 p.m.

BUSINESS AGENDA

Adopt Resolution No. 15-260, 2016-2021 Transportation Improvement Program (TIP) - Kris Overleese, Public Works Director/City Engineer, and John Vicente, Capital Projects Manager, were available to answer any additional questions.

Councilmember Curtis moved to Adopt Resolution No. 15-260, 2016-2021 Transportation Improvement Program (TIP). Mayor Baker seconded the motion. The motion passed 5-0.

STAFF REPORT

Sound Transit 3 - Rob Karlinsey, City Manager, was present to give a brief report. He was also available to answer any questions.

He stated that Sound Transit may go to voters in November of 2016 with a long-term list of projects, known as ST3. There is a need for the City to get involved in the project selection

process. He stated that the City needs to have a well-defined strategy and a very clear message about what the City is asking for as a part of ST3. He detailed the three projects we are proposing for Kenmore and strategies for making our wishes known. He spoke about identification of community partners who can help promote these projects. He asked Council for direction and was available to answer any questions. There was some discussion of combining the proposed 145th Street and SR 522 BRT projects. Public Works Director Overleese came up to speak about structured parking. She stated that a parking garage will not necessarily stop use of our on-street parking by commuters. She was also available to answer any questions. She noted that we are asking for dedicated lanes and facilities and that the services will follow later.

It was Council consensus to support the three proposed projects with some changes in wording.

City Manager Karlinsey announced that there will be a Community Meeting on Wed., June 17th to discuss Sound Transit 3. He noted that the draft letter to Chair Dow Constantine and the Sound Transit Board may be modified to include some neighboring cities. He stated that Sound Transit staff will provide a presentation about Sound Transit 3 at the June 15th City Council meeting.

CITY COUNCILMEMBER REPORTS & COMMENTS

Councilmember Sperry stated that she would like to request to dust off the 68th Avenue sidewalk study and take a look at it.

Mayor Baker stated that he attended a regatta on Green Lake, where our canoe and kayak people were represented and they made a good showing. He would like to have a group from the Romanian church come for our tree lighting because he heard them sing over the weekend, and they were fantastic. He noted that the two food trucks we have at Kenmore Village had so far this week were a big success and both would come back if invited. He asked Councilmembers to please think about the purple light project.

ADJOURNMENT

Mayor Baker adjourned the regular meeting at 9:02 p.m.

David Baker, Mayor

ATTEST:

Patty Safrin, City Clerk

City of Kenmore Voucher Certification and Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the following claims, paid by checks 32189-32272 which total \$271,301.24, and electronically transferred payroll funds totalling \$80,009.83, and payroll ck #'s 7534 & 7539 which total \$1,901.14, are just, due and unpaid obligations against the City of Kenmore/KingCounty/Washington, and that I am authorized to authenticate and certify to said claims.


6/8/15
 City Manager Date


6/8/15
 Finance Director Date

Check #	Vendor Name	Description	Check Amount
32189	PERTEET INC.	3/2-3/29 On-Call Consulting Services	21,073.14
32190	HAVESON, CRAIG	ROW Cash Dep. Release PRJ2012-073	7,500.00
32191	LINCOLN NATIONAL LIFE INSURANCE	Life/Long Term Disability/AD&D	859.60
32192	AWC EMPLOYEE BENEFITS	Employee Health Insurance	43,764.60
32193	DEPARTMENT OF RETIREMENT SYSTEMS	WA State Retirement	14,945.27
32194	NATIONWIDE FINANCIAL 401a	Social Security Replacement Plan	11,959.84
32195	BANNER BANK LD	Supplies/Social Media/Rentals	1,415.04
32196	BANNER BANK NO	Business Mtg Expenses/Bus Directory	156.28
32197	BANNER BANK KENMORE	Toos/Mtg. Exp./Battery Recycling	161.72
32198	BANNER BANK KENMORE	SWM Supplies/Conf Reg/Mtg Supplies	1,893.36
32199	BANNER BANK JGORDON	Adjustable Desks/Work Gear/Dues	1,804.64
32200	BANNER BANK VAN NESS	AWC Conference Registration	375.00
32201	BANNER BANK BAKER	Airfare/Conference Reg/Business Meeting Exp.	1,612.87
32202	KENMORE COMMERCIAL LLC	June Incubator Bldg. Lease Payment	3,281.00
32203	CITY OF KENMORE	PERS Retro Reimbursement	26.87
32204	NATIONWIDE FINANCIAL 401a	Social Security Replacement Plan	12,240.39
32205	NATIONWIDE RETIREMENT SOLUTIONS 457	Deferred Comp Payroll Deduction	285.00
32206	ICMA RETIREMENT TRUST 457 - 304745	Deferred Comp Payroll Deduction	2,835.43
32207	CITY OF KENMORE FS	Flexible Spending Medical Plans	334.21
32208	BANK OF AMERICA 941	Payroll Taxes	17,626.87
32209	DEPARTMENT OF RETIREMENT SYSTEMS	WA State Retirement	14,859.19
32210	DEPARTMENT OF LABOR AND INDUSTRIES	Worker's Compensation	1,309.91
32211	UNITED WAY OF KING COUNTY	Employee Charitable Contribution	513.24
32212	STATE OF FLORIDA DISBURSEMENT UNIT	Payroll Deduction	275.00
32213	BAKER, DAVID	5/7-5/30 Mileage Reimbursement	142.03
32214	CASCADE PEST CONTROL	May Rhododendron Park Pest Control	142.35
32215	COASTWIDE LABORATORIES	Parks Restroom Supplies	71.37
32216	CODE PUBLISHING COMPANY	KMC Supplement #14	5,876.04
32217	CONSOLIDATED PRESS	May Newsletter	3,036.14
32218	CROWN PRODUCTS LLC	Pet Waste Bags	1,021.30
32219	DAILY JOURNAL OF COMMERCE	Legal Notice -Sidewalk Gaps Project	573.30
32220	FERGUSON ENTERPRISES INC #1539	Gate Valve for Sweeper	276.61
32221	FRUHLING SAND & TOPSOIL	5/11/15 Brush Dumping	90.00
32222	INSLEE, BEST, DOEZIE & RYDER, P.S.	March Legal Fees	21,081.75

32223	KING COUNTY ANIMAL SVCS	Pet Licensing New Tags & Renewals	685.00
32224	KING COUNTY FINANCE	April Booking/Maint/Work Release	12,809.63
32225	KING COUNTY FINANCE	January - June Regional Animal Services	2,823.50
32226	KING COUNTY FINANCE	Apr. Adult/Juv Detention Comm. Work Program	6,720.00
32227	KING COUNTY OFFICE OF FINANCE	Public Defense Screening Reimbursement	284.06
32228	KING COUNTY SHERIFF	April School District Police Overtime	7,221.85
32229	MR. T'S TROPHIES	Embroidery on Safety Jacket	32.85
32230	NORTHSHORE UTILITY DIST	Water/Sewer/Irrigation & Labor Charges	1,000.47
32231	OFFICE DEPOT	Office Supplies	882.82
32232	OFFICE TEAM	Temporary Services @ Reception Desk	60.87
32233	PUGET SOUND ENERGY	4/15-5/13 Traffic Signals/Electricity/Radar Signs	1,120.25
32234	SEATTLE TIMES	Legal Notices	1,010.13
32235	TOTAL LANDSCAPE CORP	May City Hall & Parks Landscaping	5,002.61
32236	WA STATE DEPT OF TRANSPORTATION	Apr. 68th/175th & 68th/181st Signal Svcs.	345.78
32237	SNOHOMISH COUNTY	April Vactor Disposal Charges	1,268.00
32238	MAIL FINANCE	Postage Machine Lease 6/19-9/18/15	703.00
32239	WA STATE DEPT OF TRANSPORTATION	LTAP Class - Kent Vaughan 5/21/15	150.00
32240	STOP STICK, LTD.	Police Stop Stick Kits	972.36
32241	KONICA MINOLTA BUSINESS SOLUTIONS	Copier Chgs for Apr. SR522 W. (KBA)	324.15
32242	SANDRA OWEN DESIGN	4th of July Poster Design Service	300.00
32243	OUSLEY, NANCY	1/21-5/1 Mileage & Parking Reimbursement	243.27
32244	PUGET SOUND BUSINESS JOURNAL	Subscription Renewal	97.00
32245	ALCALDE & FAY	May Government Affairs Consulting	5,235.13
32246	COMCAST	5/30-6/29 Incubator Internet/Voice	179.81
32247	SAWYER, RICHARD	5/17-5/22 Reimb Transp/Lodging/Meals	1,379.83
32248	FIRE PROTECTION, INC	City Hall Annual Alarm Inspection	1,012.84
32249	PHSI PURE WATER FINANCE	City Hall Filtered Water Service	301.89
32250	LAW OFFICE OF JOHN RUNGERUDE, PS	5/31 Special Legal Services	600.00
32251	INDEPENDENT STATIONERS	Office Supplies	107.36
32252	WELLS FARGO FINANCIAL	1st & 2nd Floor Xerox Leases 5/21-6/20	1,041.25
32253	HOPKINS, CRAIG	May Mileage Reimbursement	37.52
32254	HARRIS COMPUTER SYSTEMS	CityView Maintenance	7,390.06
32255	MILLER STEPHENS, MARY	March Public Defense Svcs @ SCORE	1,250.00
32256	VERIZON WIRELESS	4/27-5/26 Cell Phones/I-Pads	1,065.22
32257	WAGE WORKS	April FSA Account Administration	50.00
32258	INNOVAC	Vactor Services	5,240.92
32259	PUBLIC HEALTH DEPT. OF KING COUNTY	Summer Concerts Coordinators Checklist	100.00
32260	BRIEN, GAYLYNN	March Sales Tax Data Management	50.00
32261	SCORE	March Health Services	60.75
32262	HANSEN, COREY	May, 2015 Incubator Consulting	3,425.00
32263	DENUSKI, STACEY	Reimburse for Drive-In Movie Rental	150.00
32264	SCHOCK, BRETT	Traffic Safety Conference Reimbursement	117.04
32265	INTERNET DOMAIN NAME SERVICES INC.	FindKenmore.org Domain Name 5 yr. renewal	180.00
32266	BORROMEO, ALEXANDER	Reimbursement for Bothell Startup Attendance	75.00
32267	PIEDMONT DIRECTIONAL	3 A-Boards & 30 Signs for Waterfront Activities	953.52
32268	PARADISE AMUSEMENTS	Refund permit fee EVT2015-0380	100.00
32269	PETTY CASH CUSTODIAN	Replenish Petty Cash Fund	446.14
32270	SEATTLE TIMES	2 Job Postings starting weeks of 1/14 & 1/21/15	500.00
32271	ALEXANDER, JEFF	Music for Bike to Work Day Party	250.00
32272	GRABER MANUFACTURING, INC.	Custom Heron Bike Racks	2,525.00
7534	COLEMAN, REBECCA	Payroll Check	932.76
7535	THOMAS, MICHAEL	Payroll Check	968.38
5/29/2015	PAYROLL	Direct Deposit	80,009.83
			<u>\$ 353,212.21</u>

VI. B. Approve Check Nos. 32189 - 32272 in the Amount of \$27...

2015	PRIOR VENDOR ACTIVITY	TOTAL	FOR 2015
	A & A AIRPORT LIMOUSINE SERVICE		798.00
	A+ CONFERENCING		41.30
	A-1 LANDSCAPING & CONSTRUCTION, INC.		7,177.73
	AA ASPHALTING, INC		16,583.78
	AA PARTY RENTALS		370.07
	AAA PRINTING		723.80
	AABCO BARRICADE COMPANY INC.		849.78
	ACTION ENTERTAINMENT		395.00
	ACTIVE SHOOTER TRAINING LLC		184.52
	ADVANCE TESTING & SERVICE INC		702.00
	AFLAC		2,192.55
	ALCALDE & FAY		20,405.74
	ALL CITY FENCE CO.		4,089.83
	ALLISON & PARTNERS		9,600.00
	ALPHA SUPPORTED LIVING SERVICES		250.00
	ALPHAGRAPHS US718		1,090.71
	AMERICAN GENERAL		2,218.60
	AMERICAN PLANNING ASSOCIATION		2,111.00
	AMERICAN PUBLIC WORKS ASSOCIATION		960.00
	ANCHOR QEA, LLC		4,118.00
	APPLIED TECHNOLOGIES NW INC.		8,700.25
	ARC - PACIFIC NORTHWEST		675.46
	ARTS OF KENMORE		792.75
	ASSOCIATION OF WA CITIES		16,925.94
	AURORA RENTS		836.13
	AV CAPTURE ALL		2,757.43
	AWC EMPLOYEE BENEFITS		160,967.85
	BAKER, DAVID		1,489.36
	BANK OF AMERICA 941		131,537.85
	BANNER BANK BAKER		4,418.99
	BANNER BANK BH		2,231.27
	BANNER BANK CS		1,102.74
	BANNER BANK DB		1,397.50
	BANNER BANK JG		1,870.76
	BANNER BANK JGORDON		7,985.03
	BANNER BANK KENMORE		10,998.43
	BANNER BANK LD		3,697.78
	BANNER BANK NO		1,550.11
	BANNER BANK PS		23.08
	BANNER BANK VAN NESS		3,701.09
	BASTYR UNIVERSITY		50,200.00
	BECKER, THEODORE J		1,675.00
	BLACKBAUD		6,283.89
	BRIEN, GAYLYNN		250.00
	BUILDERS EXCHANGE OF WASHINGTON INC		183.85
	CALPORTLAND COMPANY		666.22
	CAPITAL ONE COMMERCIAL/ COSTCO		577.23
	CASCADE PEST CONTROL		569.40
	CEMEX		2,241.67
	CENTER FOR PRIORITY BASED BUDGETING		12,500.00
	CITY OF BELLEVUE		58,773.04
	CITY OF KENMORE		106.72

VI. B. Approve Check Nos. 32189 - 32272 in the Amount of \$27...

CITY OF KENMORE FS	3,007.89
CITY OF LAKE FOREST PARK	295,812.61
CITY OF SHORELINE	1,452.30
CITYWORKS/ AZTECA SYSTEMS INC.	10,944.53
CLK CONSTRUCTION LLC	9,811.11
COASTAL WEAR PRODUCTS INC	1,356.71
COASTWIDE LABORATORIES	3,200.00
CODE PUBLISHING COMPANY	350.00
COLUMBIA RIDGE LANDFILL	2,862.49
COMCAST	1,602.61
CURTIS, DR. MILTON	1,326.64
DAILY JOURNAL OF COMMERCE	1,510.50
DEPARTMENT OF ECOLOGY	6,370.50
DEPARTMENT OF LABOR AND INDUSTRIES	10,060.62
DEPARTMENT OF RETIREMENT SYSTEMS	104,757.83
DEVRIES, DENIS	174.30
DIGITAL REPROGRAPHICS SERVICES INC.	95.28
DLT SOLUTIONS	1,600.67
DRS 457	4,720.00
DURRANT, JEFF	152.50
ECONOMIC DEV COUNCIL OF SEATTLE/KC	5,000.00
EE-NA ENTERPRISES LLC	13,593.15
EMERGENCY SERVICE COORDINATING AGCY	50,559.00
EMPLOYMENT SECURITY DEPT	3,643.50
ENVIRONMENTAL SYSTEMS RESEARCH INST.	7,008.00
EVERGREEN PRINT SOLUTIONS	298.76
EVERGREEN SAFETY COUNCIL	299.00
EVER-MARK, LLC	346.73
FASTSIGNS	210.61
FERGUSON ENTERPRISES INC #1539	5,799.45
FIRE PROTECTION, INC	1,748.72
FRONTIER	5,101.74
FRUHLING SAND & TOPSOIL	1,453.76
GA JORGENSEN CO. INC.	253.81
GALLATIN PUBLIC AFFAIRS	1,750.00
GATES, JANICE	40.74
GENERAL DYNAMICS	890.00
GEOENGINEERS INC	2,203.50
GORDON THOMAS HONEYWELL	15,021.80
GOVDELIVERY, INC.	10,500.00
GOVERNMENT FINANCE OFFICERS ASSOC	190.00
GRAINGER	414.65
GRAKLANOFF, ANNA	75.00
GREATER BOTHELL CHAMBER OF COMMERCE	1,790.00
GREGORY, JOANNE	667.81
HANSEN, COREY	13,700.00
HARRIS & SMITH PUBLIC AFFAIRS	1,581.25
HDR	100,542.21
HELMETS R US INC	296.75
HERMANSON COMPANY, LLP	2,451.37
HESTON VISUAL ARTS	383.25
HEWITT	92,670.27
HOME DEPOT CREDIT SERVICES	786.11
HONEY BUCKET	1,097.55

HOPKINS, CRAIG	307.44
ICMA RETIREMENT TRUST 457 - 304745	25,518.87
INDEPENDENT STATIONERS	1,744.15
INGLEMOOR HIGH SCHOOL MUSIC BOOSTERS	1,600.00
INNOVAC	10,412.49
INSLEE, BEST, DOEZIE & RYDER, P.S.	31,592.01
INTEGRA TELECOM	4,037.52
IWORQ SYSTEMS	2,800.00
JACOBS ENGINEERING GROUP	3,003.39
JAYMARC - AV	897.90
JET CITY PRINTING	1,536.01
JOHNSON, WES	530.00
JOYCE ZIKER PARKINSON	6,090.00
KARLINSEY, ROB	374.54
KENMORE COMMERCIAL LLC	14,134.04
KENMORE JR HIGH SCHOOL	75.00
KING CO. UTILITY COORDINATION COUNCIL	75.00
KING COUNTY ANIMAL SVCS	735.00
KING COUNTY FINANCE	118,615.85
KING COUNTY FINANCE W.L.R.D.	2,241.83
KING COUNTY MUNICIPAL CLERKS ASSOC	25.00
KING COUNTY OFFICE OF FINANCE	2,155.78
KING COUNTY PARKS	72.41
KING COUNTY RADIO COMM SERVICES	283.61
KING COUNTY RECORDER'S OFFICE	107.00
KING COUNTY SHERIFF	10,213.68
KING COUNTY SUPERIOR COURT CLERK	141,200.00
KING COUNTY TREASURY	12,555.15
KING CTY EASTSIDE TRANSP PARTNERSH	200.00
KONICA MINOLTA BUSINESS SOLUTIONS	1,512.21
KUKER-RANKEN INC	29.51
KUSTOM SIGNALS, INC.	18.00
LAW OFFICE OF JOHN RUNGERUDE, PS	300.00
LIGHTHOUSE CONSULTING INC	16,855.01
LINCOLN NATIONAL LIFE INSURANCE	3,268.59
MAIL FINANCE	703.00
MANTLE INDUSTRIES INC	3,277.34
MARSHBANK CONSTRUCTION	164,490.65
MEEHAN, NANCY	84.25
MILLER STEPHENS, MARY	3,750.00
MILLS, VIC	250.00
MINZGHOR, NICHOLAS	341.94
MOBILE ELECTRICAL DISTRIBUTORS INC	13.47
MOBILE MINI, INC.	1,001.42
MR. T'S TROPHIES	1,824.83
NATIONAL BUSINESS INCUBATION ASSOC.	525.00
NATIONAL LIFE OF VERMONT	727.57
NATIONAL NEIGHBORHOOD WATCH INSTITUTE	345.00
NATIONWIDE FINANCIAL 401a	88,624.55
NATIONWIDE RETIREMENT SOLUTIONS 457	2,565.00
NEOPOST NORTHWEST	274.82
NORTHSHORE FIRE DEPT	3,266.25
NORTHSHORE PARK & REC SERVICE AREA	1,360.00
NORTHSHORE ROTARY CLUB	714.00

NORTHSHORE UTILITY DIST	18,956.31
NORTHWEST ATHLETICS	350.00
NORTHWEST LANDSCAPE SERVICES	5,999.05
NORTHWEST MARINE TRADE ASSOCIATION	425.00
NORTHWEST TROPHY	97.46
NW ENVIRONMENTAL TRAINING CENTER	1,325.00
OFFICE DEPOT	2,950.23
OFFICE MAX	2,691.13
OFFICE TEAM	8,332.55
OfficeMax Workplace Interiors	6,489.89
OLYMPIC ENVIRONMENTAL RESOURCES INC	3,659.00
OSBORN CONSULTING INC.	83,129.54
OUSLEY, NANCY	257.78
PACIFIC TOPSOILS	2,246.06
PART WORKS INC	461.93
PAWS	1,521.00
PENDLETON, MICHAEL	3,523.84
PEOPLES STORAGE	950.00
PERSONAL BEST/ TOPHEALTH	197.77
PERTEET INC.	37,021.60
PETERSON, JANET	300.00
PHSI PURE WATER FINANCE	523.13
PIPERS CREEK NURSERY	188.34
PLANNING ASSOCIATION OF WASHINGTON	80.00
PUGET SOUND CLEAN AIR AGENCY	14,740.00
PUGET SOUND ENERGY	76,558.82
PUGET SOUND REGIONAL COUNCIL	7,416.00
PURE WATER TECHNOLOGY OF PUGET SOUND	112.13
QUALITY BUSINESS SYSTEMS	2,660.31
RANDALL, BRIAN	124.06
REDMOND, MICHAEL	61.25
REPUBLIC SERVICES	3,461.20
RICHMOND AMERICAN HOMES OF WA	60.00
RM HOMES LLC	412.01
RODGERS, DEUTSCH & TURNER PLLC	69,850.00
ROGERS, GLENN	20.91
RONGERUDE, JOHN	900.00
SAFRIN, PATTY	42.55
SAMYN, DR. JEFFREY	250.00
SANDRA OWEN DESIGN	720.00
SARAH ROBERTS	42,032.16
SCHOCK, BRETT	110.00
SCORE	187,676.65
SEATTLE TIMES	4,433.97
SEES TREES AND EXCAVATION INC	1,029.30
SESAC	360.00
SEXTANT MARKETING GROUP	6,940.61
SHELTON, CINDY	42.55
SHERWIN-WILLIAMS CO. #8099	154.79
SHRED-IT	264.84
SIGN UP, SIGN CO, INC	164.25
SILVER KITE COMMUNITY ARTS CONSULT.	300.00
SNOHOMISH COUNTY	4,709.00
SNOHOMISH COUNTY HEARING EXAMINER	500.00

SOUND CITIES ASSOC	12,798.49
SOUND PUBLISHING, INC.	5,544.83
SPERRY, LAURIE	91.95
STARDOM SERVICES, INC.	2,040.00
STATE OF FLORIDA DISBURSEMENT UNIT	2,475.00
STEWART MACNICHOLS HARMELL, INC.	28,055.00
STOPTECH, LTD.	3,571.89
STUDIO 3 SIGNS	2,299.50
TELESYSTEMS WEST	1,984.96
TERREBONNE LIMITED	337.34
THE KIPLINGER LETTER	99.00
TIKOR CONSULTING	52.79
TOPIA TECHNOLOGY/ BIS	2,890.00
TOTAL LANDSCAPE CORP	24,379.49
TOWN CENTER HARDWARE	883.76
TWEDT, CHARLES	1,500.00
TWO BROTHERS' TREES	600.00
ULINE	1,544.27
UNITED RENTALS NW, INC	923.37
UNITED STATES POSTMASTER	1,571.30
UNITED WAY OF KING COUNTY	2,309.58
UPS STORE	232.99
URBAN LAND INSTITUTE	215.00
US POSTAL SERVICE (HASLER)	2,118.03
U-SAVE OIL CO	2,150.00
UTILITIES UNDERGROUND LOCATION CTR	762.39
VAN NESS, ALLAN	1,416.68
VAUGHAN, KENT	116.00
VERIZON WIRELESS	3,913.69
WA ASSOC OF BUILDING OFFICIALS	950.00
WA ASSOC OF PUBLIC RECORDS OFFICERS	140.00
WA CITIES INSURANCE AUTHORITY	212,891.00
WA FINANCE OFFICERS ASSOCIATION	150.00
WA GUARANTEED EDUCATION TUITION	500.00
WA STATE CONSOLIDATED TECH SVCS	700.00
WA STATE DEPT OF CORRECTIONS	230.50
WA STATE DEPT OF ENTERPRISE SVCS	175.00
WA STATE DEPT OF LABOR & INDUSTRIES	141.60
WA STATE DEPT OF TRANSPORTATION	5,479.28
WA STATE DEPT OF TRANSPORTATION	1,198.09
WAGE WORKS	200.00
WALL, JOHN	136.88
WASHINGTON CITY/COUNTY MGMT ASSOC	365.00
WASHINGTON STATE PATROL	1,063.97
WELLS FARGO FINANCIAL	5,206.25
WELWEST CONSTRUCTION INC.	4,868.03
WETLANDS & WOODLANDS INC	183.96
ZONAR SYSTEMS	525.33
ZUMAR	1,526.73
	<u>\$3,016,635.78</u>

VI. C. Approve Amendment No. 1 to Contract No. 12-C1083 with...

City of Kenmore Contract No.12-C1083**FIRST AMENDMENT TO LEASE AGREEMENT**

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("Amendment") dated June _____, 2015, is by and between KENMORE COMMERCIAL LLC, a Washington limited liability company, as Landlord, and CITY OF KENMORE, a Washington municipal corporation, as Tenant.

RECITALS:

A. Pursuant to Lease Agreement effective December 3, 2012 (the "Lease"), Landlord leased to Tenant that approximately 3,000 square foot space commonly referred to as Building A, Suite B, 7204 NE 175th Street, Kenmore, Washington (the "Premises"). The Premises are located on the real property legally described on Exhibit A hereto;

B. The term of the Lease was thirty-six (36) months, commencing January 1, 2013 and terminating December 31, 2015.

C. The parties desire to extend the Lease term by twelve (12) additional months, in accordance with the provisions hereof.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. Extension of Term. The term of the Lease shall be extended by twelve (12) months, commencing January 1, 2016 and terminating December 31, 2016 (the "Fourth Lease Year").

2. Base Rent. Tenant's obligation for Base Rent during the Fourth Lease Year shall be Two Thousand Six Hundred Thirteen and 75/100 Dollars (\$2,613.75) per month.

3. Operating Expenses. The third and fourth sentences of Paragraph 7.b of the Lease, "PAYMENT: TRIPLE NET," shall be replaced with the following provisions:

In no event will the amount of Tenant's Pro Rata Share of Operating Costs (excluding taxes, insurance premiums and common area utility costs) increase by more than three percent (3%) (the "cap") during each of months 13 – 24 (the "Second Lease Year"), months 25 – 36 (the "Third Lease Year") and months 37 – 48 (the "Fourth Lease Year") of the Lease term. Landlord shall also provide Tenant, as soon as possible following the beginning of each of the Second, Third and Fourth Lease Years, a good faith estimate of Tenant's annual Pro Rata share of Operating Costs for such Lease Year.

4. Landlord's Preparation Work. The parties acknowledge that, notwithstanding extension of the term set forth in Paragraph 1, above, Tenant shall have paid in full, no later than

December 31, 2015, the sum of \$7,200.00 set forth in Paragraph 36 of the Lease toward the cost of the bamboo flooring installation portion of Landlord's Preparation Work.

5. Recitals; Capitalized Terms. The Recitals shall be deemed a part of this Amendment. Except as otherwise defined herein, capitalized terms in this Amendment shall have the meanings assigned to them in the Lease.

6. No Other Modifications. Except as expressly set forth herein, the parties' Lease shall be unmodified and shall continue in full force and effect.

7. Counterparts. This Amendment may be executed in multiple counterparts, all of which, when taken together, shall constitute one agreement.

IN WITNESS WHEREOF, the parties have executed this Amendment.

LANDLORD:

Kenmore Commercial LLC,
a Washington limited liability company

By _____
Mobeen Butte, its _____

Date: _____

TENANT:

City of Kenmore,
a Washington municipal corporation

By _____
Rob Karlinsey, its City Manager

Date: _____

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

I CERTIFY that I know or have satisfactory evidence that **Mobeen Butte** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of **Kenmore Commercial LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Print name)
NOTARY PUBLIC in and for the
State of Washington, residing at

My appointment expires: _____

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

I CERTIFY that I know or have satisfactory evidence that **Rob Karlinsey** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the City Manager of the **City of Kenmore**, a Washington municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Print name)
NOTARY PUBLIC in and for the
State of Washington, residing at

My appointment expires: _____

EXHIBIT A

LEGAL DESCRIPTION

Lot 2, Ptn. Lot 1, Lakewood Villa Tracts
Situate in the County of King, State of Washington.

City of Kenmore Contract No. 12-C1083

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease"), effective ~~November~~ ^{December} 3, 2012 (the "Effective Date"), is by and between **Kenmore Commercial LLC**, a Washington limited liability company, as "Landlord," and **City of Kenmore**, a municipal corporation, as "Tenant."

WITNESSETH:

A. Landlord is the owner of the real property and improvements located at **7204 NE 175th Street, Kenmore, King County, Washington**, which property is legally described on Exhibit A hereto, and depicted on the Site Plan attached as Exhibit B hereto (the "Property").

B. Landlord desires to lease to Tenant, and Tenant desires to lease from Landlord, that approximately 3,000 square foot space comprising the entire second floor of building A located on the Property (the "Building"), which space is commonly referred to as Building A, Suite B, 7204 NE 175th Street, Kenmore, Washington (the "Premises"). The Premises are shown in cross-hatching on Exhibit B hereto.

NOW, THEREFORE, in consideration of the mutual covenants and provisions hereof, the parties agree as follows:

1: PREMISES: Landlord, in consideration of the rents, covenants and agreements hereinafter set forth to be paid and performed by the Tenant does hereby lease the Premises to the Tenant, and Tenant, in consideration of the lease of the Premises to Tenant and the performance of Landlord's covenants and agreements hereinafter set forth, does hereby lease the Premises from Landlord, subject to and in accordance with the provisions of this Lease.

2: TERM; EARLY TERMINATION: The term of this Lease shall be approximately thirty-six (36) months, commencing on the date that is five (5) days after Tenant's receipt of written notice from Landlord confirming that Landlord has completed "Landlord's Preparation Work" described in Paragraph 36, below (the "Commencement Date") and terminating on the last day of the thirty-sixth (36th) full month following the Commencement Date (the "Termination Date"). The anticipated Commencement Date is January 1, 2013.

Notwithstanding the foregoing, in the event that Tenant's City Council elects to terminate or relocate Tenant's pilot, business incubator project, described in Paragraph 32 below, Tenant may, upon at least ninety (90) days' prior written notice ("Tenant's Termination Notice"), given to Landlord at any time after the first twenty-four (24) months of the Lease term, elect to terminate this Lease, in which event this Lease shall terminate on the termination date set forth in Tenant's Termination Notice, as if such date were originally set forth as the Termination Date in this Lease.

3: RENT: Tenant covenants and agrees to pay Landlord, c/o **Mobeen A. Butte, Managing Partner, 8002 N.E. Bothell Way, Kenmore, WA 98028**, or to such other party or at such other place as Landlord may hereafter designate, monthly Base Rent in the following amounts:

Months 1* – 12 **Two thousand one hundred twenty-five dollars (\$2,125.00)**
***including any partial month at the beginning of the term**

Months 13 – 36 **Two thousand five hundred fifty dollars (\$2,550.00)**

Monthly Base Rent shall be payable in advance, on the first (1st) day of each month of the Lease term. Tenant agrees to pay as additional rent 1/12 (one-twelfth) of its prorated share of annual estimated operating expenses as outlined in Paragraph #7 in advance on the first (1st) day of each month of the Lease term. Rent for any partial month during the term shall be prorated.

4: LATE FEE AND INTEREST: Any rental payments received five (5) or more days after the beginning date of each month will be subject to late fee of five percent (5%). In addition, all sums past due from Tenant shall bear interest at one percent (1%) per month or any fraction thereof.

5: FIRST MONTH'S BASE RENT AND SECURITY DEPOSIT: Concurrently with Tenant's execution of this Lease, Tenant paid to Landlord the sum of \$2,125.00, the amount of the first month's Base Rent. In addition, Tenant has deposited with Landlord the sum of \$2,550.00 (the "security deposit") to be held by Landlord as security for the faithful performance by Tenant of all the terms, covenants, and conditions of this Lease to be kept and performed by Tenant during the term hereof. If Tenant defaults with respect to any provision of this Lease, including but not limited to the provisions relating to the payment of rent, Landlord may (but shall not be required to) use, apply or retain all or any part of this security deposit for the payment of any rent or any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend by reason of Tenant's default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of said deposit is so used or applied, Tenant shall, within five (5) days after written demand therefor, deposit cash with Landlord in the amount sufficient to restore the security deposit to its original amount and Tenant's failure to do so shall be a default under the Lease. Landlord shall not be required to keep this security deposit separate from its general funds, and Tenant shall not be entitled to interest on such deposit. If Tenant shall fully and faithfully perform every provision of this Lease to be performed by it, the security deposit or any balance thereof shall be returned to Tenant within ten (10) days following expiration of the Lease term. In the event of termination of Landlord's interest in the Lease, Landlord shall transfer said deposit to Landlord's successor-in-interest.

Tenant will at all times maintain with the Landlord on deposit a sum equal to one (1) month's current rent as the security deposit for the purposes of this paragraph. Landlord hereby acknowledges receipt of Two Thousand One Hundred Twenty-Five Dollars (\$2,125.00) applicable to the first month's Base Rent, and the sum of Two Thousand Five Hundred Fifty Dollars (\$2,550.00) for the security deposit, for a total deposit of Four Thousand Six Hundred Seventy-Five Dollars (\$4,675.00).

6: UTILITIES AND FEES: Tenant agrees to pay all charges for electricity, gas, water, sewer, garbage, drainage, metro and all other utilities and services serving the Premises during the full term of this Lease. Tenant acknowledges that utility charges for gas, water and sewer are billed to the entire building in which the Premises are located, and that Tenant's pro rata share of such charges is 38%. Tenant agrees to pay Landlord for Tenant's pro rata share of such costs within fifteen (15) days following receipt from Landlord of a copy of the utility provider's billing therefor. Tenant shall pay, directly to the utility provider, the costs of electrical service separately metered to the Premises. Tenant shall also establish its own account for garbage collection and pay the utility provider directly for such service.

7: OPERATING EXPENSES:

- a. **DEFINITION.** As used herein, "Operating Costs" shall mean all reasonable costs of operating, maintaining and repairing the Premises, the Building, and the Property, determined in accordance with generally accepted accounting principles, and including without limitation the following: all taxes and assessments (including, but not limited to: real and personal property taxes and assessments, local improvement district assessments and other special purpose assessments, and taxes on rent or gross receipts); insurance premiums paid by Landlord and (to the extent used) deductibles; water, sewer and all other utility charges (other than utilities serving only and paid directly by Tenant or other tenants); janitorial and all other cleaning services for any common areas of the Building or the Project; refuse and trash removal; refurbishing and repainting; routine air conditioning, heating, ventilation service costs; pest control; lighting systems, fire detection and security services; landscape maintenance; management (fees and/or personnel costs, not to exceed 10% of Operating Costs, excluding insurance and taxes); parking lot, road, sidewalk and driveway patching, resurfacing and maintenance; snow and ice removal; amortization (in accordance with generally accepted accounting principles) of capital improvements as Landlord may in the future install to comply with governmental regulations and rules or undertaken in good faith with a reasonable expectation of reducing Operating Costs, to the extent such improvements actually reduce Operating Costs (the useful life of which improvements shall be a reasonable period of time as determined by Landlord); and reasonable costs of legal service (except any costs related to any specific tenant or Landlord's violation of any Laws); accounting services, labor, supplies, materials and tools. Landlord and Tenant agree that if the Building is not ninety percent (90%) occupied during any calendar year, on a monthly average, then the Operating Costs shall be increased to reflect the Operating Costs of the Building as though it were ninety percent (90%) occupied and Tenant's Pro Rata Share of Operating Costs shall be based upon Operating Costs as so adjusted; provided, however, that this adjustment shall apply only to Operating Costs that are variable and therefore increase as the occupancy of the Project increases. Operating Costs shall not include: Landlord's income tax or general corporate overhead, depreciation on the Building or equipment therein; loan payments; real estate broker's commissions; capital improvements to or major repairs of the Building shell (i.e., the Building structure, exterior walls and roof) or other improvements not described in this paragraph; or any costs regarding the operation, maintenance and repair of the Premises, the Building, or the Property paid directly by Tenant or other tenants in the Building.
- b. **PAYMENT: TRIPLE NET.** As additional Rent, Tenant shall pay to Landlord on the first of each month with payment of Tenant's base rent, one-twelfth of Tenant's Pro Rata Share of estimated Operating Costs, as scheduled in Paragraph #3, "Rent", above. Tenant's share of said expenses is 22% (twenty two percent). Landlord's good faith estimate and calculation of Operating Costs for the first twelve (12) full calendar months (the "First Lease Year"), is attached as Exhibit C hereto. Tenant's Pro Rata Share of such estimated Operating Costs would be \$531.00 per month for the first twelve months. In no event will the amount of Tenant's Pro Rata Share of Operating Costs (excluding taxes, insurance premiums and common area utility costs) increase by more than three percent (3%) (the "cap") during each of months 13 – 24 (the "Second Lease Year") and months 25 – 36 of the Lease term (the "Third Lease Year"). Landlord shall also provide to Tenant, as soon as possible following the beginning of each of the Second and Third

Lease Years, a good faith estimate of Tenant's annual Pro Rata share of Operating Costs for such Lease Year. In the event the estimated amount of Tenant's Pro Rata Share of Operating Costs has not yet been determined for any Lease Year, Tenant shall pay the monthly installment in the estimated amount determined for the preceding Lease Year until the estimate for the current Lease Year has been provided to Tenant. At such time as the estimate for the current Lease Year is received, Tenant shall then pay any shortfall, subject to the cap, or receive a credit for any surplus for the preceding months of the current Lease Year and shall, thereafter, make the monthly installment payment in accordance with the current estimate, subject to the cap.

As soon as reasonably possible following the end of Lease Year (and in no event later than sixty (60) days thereafter), Landlord shall determine and provide to Tenant a statement (the "Operating Costs Statement") setting forth the amount of Operating Costs actually incurred and the amount of Tenant's Pro Rata Share of Operating Costs actually payable by Tenant with respect to such Lease Year. In the event the amount of Tenant's Pro Rata Share of Operating Costs exceeds the sum of the monthly installments actually paid by Tenant for such Lease Year, Tenant shall pay to Landlord the difference (subject to the cap) within thirty (30) days following receipt of the Operating Costs Statement. In the event the sum of such installments exceeds the amount of Tenant's Pro Rata Share of Operating Costs actually due and owing, the difference shall be applied as a credit to Tenant's future Pro Rata Share of Operating Costs payable by Tenant pursuant to this Section, or refunded to Tenant within thirty (30) days following the expiration or sooner termination of this Lease, as applicable.

8: COMMON AREAS: If the Premises are part of a building occupied by other tenants, Tenant agrees to conform to Landlord's reasonable rules and regulations pertaining to the parts of the building that are in common use by tenants; provided, however, that in the event of any conflict or inconsistency between such rules and regulations and the provisions of this Lease, the provisions of this Lease shall control.

9: REPAIRS AND MAINTENANCE:

A. Tenant's Obligations. The Premises have been inspected and are accepted by Tenant in their present condition, subject to completion of Landlord's Preparation Work, described in Paragraph 36, below, and subject to Landlord's maintenance and repair obligations set forth in Paragraph 9B, below. Tenant shall, at its own expense and at all times, keep the Premises neat, clean, in a sanitary condition, clear of hazards and keep and use the Premises in accordance with applicable laws, ordinances, rules, regulations and requirements of governmental authorities (collectively "Laws") (provided that, as to any required modifications to the Premises, such Laws apply to Tenant's specific use of the Premises and not to tenanted real estate in general). Tenant shall permit no waste, damage or injury to the Premises. Tenant shall keep all drains within the Premises free and open; protect water, heating, gas and other pipes within the Premises to prevent freezing or clogging; and shall replace all glass in windows and doors within the Premises which may become cracked or broken. Tenant shall not make any color changes to the building exterior without Landlord's prior written consent.

B. Landlord's Obligations. Except for those portions of the Premises which are the obligation of the Tenant to maintain and repair, Landlord shall at all times keep the Premises, the Building and the Property in good, commercially reasonable condition, and in compliance with all

Laws. Landlord's obligations shall include maintenance and repair of the Building's roof and roof membrane; walls; foundation and all structural elements; heating, ventilation, and air conditioning system; all pipes and plumbing; stairwells; and exterior windows, doors and entries. Landlord further agrees to maintain in a good, safe and operable condition all exterior portions of the Project, including exterior lighting and other utilities. Landlord's obligations shall include any necessary patching or resurfacing of the parking areas, driveways, and sidewalks adjoining the Premises, and removal from such areas of ice, snow and obstructions and debris. Landlord further agrees to keep and maintain in good condition and repair all kitchen appliances, fixtures and equipment, and all lighting in the Premises (including replacing bulbs, when necessary).

Tenant acknowledges that the eastern portion of the Premises is served by both electric heaters and an air conditioning system, and that the western portion of the Premises is served by a gas wall furnace and a gas fireplace, but no air conditioning system. Landlord shall ensure that, when required, the air conditioning system shall at all times maintain a comfortably cool temperature in the eastern portion of the Premises for Tenant's occupants, and that, when required, the Building's electric heaters and gas heating system shall likewise maintain a comfortably warm temperature in the entire Premises for Tenant's occupants.

If in Tenant's reasonable judgment, exercised in good faith and based on "ASHRAE 55-2004: Thermal Environmental Conditions for Human Occupancy" or similar LEED comfort criteria, the western portion of the Premises is, despite natural ventilation and the use of portable fans, uncomfortably warm for Tenant's occupants, Tenant may elect, upon written notice to Landlord (the "Election Notice") to install such window unit or comparable air conditioners (and perform such modifications to the Premises required for installation and venting) in the western portion of the Premises as Tenant reasonably deems required (the "Air Conditioning Work") to ensure a comfortable temperature for use by Tenant's occupants. Without limitation of other reasonable bases for Tenant's determination, Tenant may perform such air conditioning work if the temperature in the Premises has reached 80° F on five or more days during any calendar year of the term. Tenant agrees to maintain reasonable records of its temperature readings in the Premises and to make the same available for Landlord's review upon request.

Tenant's Election Notice shall include for Landlord's approval, which shall not be unreasonably withheld, conditioned or delayed, a description of the equipment, method of installation, and any modifications to the Premises proposed by Tenant for the Air Conditioning Work, and Landlord shall, within ten (10) days thereafter, provide Tenant with written notice of its approval or disapproval of the same. Landlord's failure to respond to the proposal contained in Tenant's Election Notice within such 10-day period shall be deemed approval thereof. In the event of Landlord's disapproval, Landlord shall set forth in detail any reasonable modifications to Tenant's proposal required to obtain Landlord's approval, and the parties shall thereafter work together diligently and in good faith to reach final agreement on the equipment, method of installation and any alterations to the Premises required for the Air Conditioning Work.

Upon completion of the Air Conditioning Work, Tenant shall submit to Landlord invoices or other reasonable evidence reflecting the costs thereof, and Landlord shall, within fifteen (15) days thereafter, pay to Tenant fifty percent (50%) of the total of such costs; provided, however, that Landlord's 50% share of the costs shall not exceed \$3,000.00, plus applicable Washington State sales tax. Tenant shall have the right to control separately the thermostats for the Premises' heat and air conditioning systems.

10: SIGNS: All signs or symbols placed by Tenant in windows and doors of the Premises, or upon any exterior part of the building or on the property, shall be subject to Landlord's prior written approval. Landlord may demand the removal of signs which are not so approved, and Tenant's failure to comply with said request within three (3) business days following Tenant's receipt of Landlord's written demand will constitute a breach of this paragraph allowing Landlord to cause the sign to be removed and the Building repaired at the sole expense of the Tenant. Any freestanding sign installed, as new or a replacement, on the property by the Tenant will become the property of the Landlord. At the termination of this Lease, at Landlord's sole option and request, Tenant will remove any sign placed by it upon the Premises and will repair any damage caused by such removal at Tenant's expense. All signs must comply with sign ordinances and be placed in accordance with required permits.

11: ALTERATIONS: After prior written consent of Landlord, which consent shall not be unreasonably withheld or delayed, Tenant may, in addition to those alterations permitted under paragraph 9B above, make alterations, additions and improvements in said Premises, at Tenant's sole cost and expense. In the performance of such work, Tenant agrees to comply with all Laws applicable to Tenant's work, and to hold Landlord harmless from damage, loss or expense caused by any negligence or willful misconduct of Tenant in connection therewith. At the time of Landlord's approval of any alterations, additions or improvements proposed by Tenant, Landlord shall identify in writing to Tenant which, if any, of any such alterations, additions or improvements Tenant shall be required to remove upon the expiration of the Lease term. No later than the Lease Termination Date, Tenant shall remove, at Tenant's sole cost and expense, any such alterations, additions or improvements previously so identified by Landlord for removal. Tenant shall have no obligation to remove any other alterations, additions or improvements. Tenant shall at all times have the right, however, to remove from the Premises Tenant's moveable trade fixtures, fixtures and equipment.

12: CONDEMNATION: In the event a substantial part of the Premises is taken or damaged by the right of eminent domain, or purchased by the condemnor, in lieu thereof, so as to render the remaining Premises economically untenable, then this Lease shall be cancelled as of the time of taking at the option of either party. In the event of a partial taking, which does not render the Premises economically untenable, the Base Rent and Operating Costs shall be reduced in direct proportion to the leased property taken. Tenant shall have no claim to any portion of the compensation for the taking or damaging of the land or building. Nothing herein contained shall prevent the Tenant from its entitlement to negotiate, with a third party, for his own moving costs and leasehold improvements.

13: PARKING: Tenant understands that parking is apportioned in conformity with controlling zoning ordinances and that Landlord shall have the right to make such regulations as Landlord deems desirable for the control of parking automobiles on the real property described in Exhibit A or property under Landlord's control, including the right to designate certain areas for parking by Tenant, employees of Tenant, Tenant's invitees, and other tenants of the Project. Notwithstanding the foregoing, Landlord shall at all times make available and designate for exclusive use by Tenant and its invitees at least three (3) parking stalls within the area identified as "Tenant's Parking Area" on Exhibit B attached hereto. Tenant may make its own arrangements with the adjacent Kenmore Community Club located at 7304 NE 75th Street, Kenmore, Washington for any additional parking needs.

14: HAZARDOUS MATERIALS:

(a) Landlord and the person executing this Lease on Landlord's behalf represents and warrants to the Tenant that to the best of the knowledge of Landlord's members, partners and managers: (i) the Property is in full compliance with all applicable Environmental Laws; (ii) there are no Hazardous Materials stored, located or present on the Property; and (iii) the Property is not the subject of any Environmental Action.

(b) Tenant has conducted, at Tenant's expense, such environmental site assessments ("ESA") of the Property, if any, as Tenant desired to conduct to evaluate the environmental conditions of the Property. Tenant shall promptly deliver to Landlord a copy of each ESA made by Tenant. Nothing in this subsection (b), including but not limited to Tenant's failure to conduct an ESA or raise any issue pertaining to environmental matters contained in an ESA obtained by Tenant, shall in any way constitute a waiver of, diminish or limit the provisions of Landlord's indemnities in subsection (e), below.

(c) Tenant shall not cause or permit any Hazardous Material to be generated, produced, brought upon, used, stored, treated or disposed of in or about the Property by Tenant, its agents, employees, contractors, sublessees or invitees without the prior written consent of Landlord. Landlord hereby consents to Tenant's use, storage and disposal on the Property of petroleum and cleaning products that qualify as hazardous materials in quantities consumed during the normal course of its business, provided that such use, storage and disposal shall be in full compliance with applicable law, including but not limited to Environmental Laws. Landlord shall be entitled to take into account such other factors or facts as Landlord may reasonably determine to be relevant in determining whether to grant or withhold consent to Tenant's proposed activity with respect to Hazardous Material. In no event, however, shall Landlord be required to consent to the installation or use of any underground storage tanks on the Property.

(d) Tenant shall defend, indemnify and hold harmless Landlord from and against any Environmental Liabilities and Costs arising out of (i) any release or threatened release of Hazardous Materials at or from the Property caused by Tenant's operations and (ii) any violations of Environmental Laws that are caused by Tenant's operations. "Tenant's operations" include but are not limited to the act or omission of any of Tenant's employees, invitees, licensees, agents and contractors. Tenant shall defend Landlord at Tenant's expense with counsel reasonably acceptable to Landlord. The obligations under this subsection shall survive expiration or earlier termination of this Lease.

(e) Landlord shall defend, indemnify and hold harmless Tenant from and against any Environmental Liabilities and Costs arising out of: (i) any release of Hazardous Materials that occurred at or from the Property prior to Landlord's delivery of the Premises to Tenant pursuant to this Lease; (ii) any violations of Environmental Laws or Environmental Actions at or from the Property that are attributable to the acts or omissions of Landlord or its employees, invitees, licensees, agents and contractors; (iii) any breach of any representation or covenant of Landlord in this Lease regarding environmental matters; and (iv) any releases or threatened releases of Hazardous Materials at or from the Property not caused by Tenant, its employees, agents, invitees, licensees, agents and contractors. Landlord shall defend Tenant at Landlord's expense with counsel reasonably acceptable to Tenant. The obligations under this subsection shall survive expiration or earlier termination of this Lease.

(f) As used in this Lease:

(i) The term "Environmental Actions" refers to any complaint, summons, citation, notice, directive, order, claim, litigation, investigation, judicial or administrative proceeding, or judgment by or in favor of any third party, including any governmental authority, involving a violation or alleged violation of any Environmental Law.

(ii) The term "Environmental Law" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C., 9601 et seq., as amended; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. 6901 et seq., as amended; the Clean Air Act ("CAA"), 42 U.S.C. 7401 et seq., as amended; the Clean Water Act ("CWA"), 33 U.S.C. 1251, et seq., as amended; the Occupational Safety and Health Act ("OSHA"), 29 U.S.C. 655 et seq., as amended; the Washington Model Toxics Control Act, RCW Chapter 70.105D, as amended; the Washington Industrial Safety and Health Act ("WISHA"), RCW Chapter 49.17, as amended; the rules and regulations adopted under any of the preceding; and any other applicable federal, state, local or municipal laws, statutes, regulations, rules or ordinances regulating the use, handling, disposal, transportation, storage and other activities concerning substances determined to be hazardous, dangerous or toxic to the environment and/or public health.

(iii) The term "Environmental Liabilities and Costs" means any monetary obligations, losses, liabilities (including strict liability), damages, punitive damages, consequential damages, treble damages, reasonable costs and expenses (including reasonable fees, disbursements and expenses of attorneys, expert and consulting fees, and reasonable costs of environmental site assessments, remedial investigation and feasibility studies), fines, penalties, sanctions and interest incurred as a result of any Environmental Action.

(iv) The term "Hazardous Materials" means any flammable items, explosives, radioactive materials, hazardous or toxic substances, material or waste or related materials, including any substances defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances" now or subsequently regulated under any Environmental Law, including without limitation petroleum-based products, paints, solvents, lead, cyanide, DDT, printing inks, acids, pesticides, ammonia compounds and other chemical products, asbestos, PCBs and similar compounds, and including any different products and materials which are subsequently found to have adverse effects on the environment or the health and safety of persons.

15: LIENS AND INSOLVENCY: Tenant shall keep the Premises freed from any liens arising out of any work performed for, materials furnished to, or obligations incurred by Tenant and shall hold Landlord harmless against the same. In the event Tenant becomes insolvent, bankrupt, or if a receiver, assignee or other liquidating officer is appointed for the business of Tenant, Landlord may cancel this Lease at its option.

16: SUBLETTING OR ASSIGNMENT: Tenant shall not assign this Lease or sublet the whole or any part of the Premises, without the prior written consent of Landlord, which consent will not be unreasonably withheld, conditioned or delayed. This Lease shall not be assignable by operation of law.

17: ACCESS: Tenant shall have access to the Premises 24 hours per day, 7 days per week. Landlord shall have the right to enter the Premises at all reasonable times, upon not less than 24 hours' prior written notice, for the purpose of inspection or of making repairs, additions or

alterations, and to show the Premises to prospective tenants and/or to put "For Lease" signs on the Premises for ninety (90) days prior to the expiration of the Lease term. Landlord shall use best efforts to minimize interference with Tenant's business operations in connection with any entry into the Premises, and shall coordinate with Tenant the scheduling of any non-emergency alterations or repairs. Landlord shall have at all times emergency access to the Premises.

18: POSSESSION: If for any reason Landlord is unable to deliver possession of the Premises to Tenant on or before January 1, 2013, Tenant may give Landlord written notice of its intention to cancel this Lease if possession not delivered within thirty (30) days after receipt of such notice by Landlord. Landlord shall not be liable for any damage caused by delay, and Tenant shall not be liable for any rent until such times as Landlord delivers possession. If Landlord offers possession of the Premises prior to the Commencement Date of this Lease, and if Tenant accepts such early possession, then both parties shall be bound by all of the covenants and terms contained herein including the rent during such period of early possession.

19: SECURITY MEASURES: Tenant hereby acknowledges that the rental payable to Landlord hereunder does not include the cost of security measures and that Landlord shall have no obligation whatsoever to provide same. Subject to Landlord's performance of its obligations set forth herein, including maintenance and repair of the Premises and the Project and Landlord's compliance with applicable Laws, Tenant assumes all responsibility for the protection of Tenant, its employees, customers, agents, invitees and its property from acts of third parties.

20: DAMAGE OR DESTRUCTION: In the event the Premises are rendered untenantable in whole or in part by fire, the elements, or other casualty, Landlord may elect, at its option, not to restore or rebuild the Premises and shall notify Tenant, in which event Tenant shall vacate the Premises and this Lease shall be terminated; or, in the alternative Landlord shall notify Tenant, within thirty (30) days after the notice of such casualty, that Landlord will undertake to rebuild or restore the Premises, and that such work can be completed within one hundred eighty (180) days from date of such notice of intent, and Tenant may elect, at its option to terminate this Lease. If Landlord is unable to restore or rebuild the Premises within the said one hundred eighty (180) days, and Tenant did not earlier elect to terminate, then the Lease may be terminated at Tenant's option by written 10-day notice to Landlord. During the period of untenability, the rent (including Base Rent and Operating Costs) shall abate in the same ratio as the portion of the Premises rendered untenantable bears to the whole of the Premises.

21: ACCIDENTS AND LIABILITY; INSURANCE.

A. Tenant's Indemnity. Landlord or its agent shall not be liable for, and Tenant agrees to indemnify, defend and hold Landlord and its agents harmless from any claim, action and/or judgment for damages to property or injury to persons suffered or alleged to be suffered on the Premises by any person, firm, or corporation, except to the extent caused by the negligence or willful misconduct of Landlord, its members, agents, employees, contractors, or invitees, or by the breach of Landlord's obligations under this Lease.

B. Landlord's Indemnity. Tenant shall not be liable for, and Landlord agrees to indemnify, defend and hold Tenant harmless from any claim, loss, liability, action, costs and expenses, including reasonable attorney's fees and expenses of litigation, for damages to property or injury to persons suffered or alleged to be suffered on or about the Property by any person, firm, or

corporation, except to the extent caused by the negligence or willful misconduct of Tenant, its agents, employees, contractors or invitees, or by the breach of Tenant's obligations under this Lease.

C. Tenant's Insurance. Tenant agrees to maintain a policy of commercial general liability insurance for bodily injury and property damage with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence, and Two Million Dollars (\$2,000,000.00) in the aggregate, which insurance shall assure the performance by Tenant of the indemnity agreement as to liability for injury to or death of persons and injury or damage to property as provided for herein. All of such insurance shall be primary and noncontributing with any insurance, which may be carried by Landlord. Tenant shall furnish Landlord a certificate indicating that the insurance policy is in full force and effect.

D. Landlord's Insurance. Landlord shall obtain and keep in force and effect during the term of this Lease, a policy of all risk property insurance in an amount equal to 100% of the replacement cost of all buildings and improvements located on the Property, and a policy of commercial general liability insurance, insuring for bodily injury and property damage with limits comparable to those carried by responsible landlords of properties similar to the Property, but in no event less than One Million Dollars (\$1,000,000.00) per occurrence, and Two Million Dollars (\$2,000,000.00) in the aggregate. Landlord's commercial general liability insurance shall assure the performance by Landlord of the indemnity agreement as to liability for injury or death of persons and injury or damage to property, as provided herein, and further shall insure against any and all liability of the insured arising from Landlord's ownership, use, maintenance and operation of the buildings and the Property. All insurance shall be in responsible companies authorized to do business in the State of Washington.

22: SUBROGATION WAIVER: Any insurance carried by either party with respect to the Premises, building, and the property contained therein shall include a clause or endorsement denying the insurer rights of subrogation against the other party to the extent rights have been waived by the insured prior to the occurrence of the injury or loss. Each party, notwithstanding any provisions of this Lease to the contrary, hereby releases and relieves the other, and waives its entire right of recovery against the other, for loss or damages arising out of or incident to the perils covered by insurance containing such clause or endorsement.

23: DEFAULT AND REENTRY:

- a. If Tenant shall fail to pay the rent when due and such failure continues for three (3) business days after written notice from Landlord, or
- b. If Tenant shall fail to keep and perform any of the covenants and agreements herein contained, and such failure continues for thirty (30) days after written notice from Landlord, unless appropriate action has been taken by Tenant in good faith to cure such failure, then, Landlord may terminate this Lease and reenter the Premises, or Landlord may, without terminating this Lease, reenter said Premises, and sublet the whole or any part thereof for the account of the Tenant upon as favorable terms and conditions as the market will allow, for the balance of the term of this Lease and Tenant covenants and agrees to pay to Landlord any deficiency arising from a reletting of the Premises at a lesser amount than herein agreed to. Tenant shall pay such deficiency each month as the amount thereof is ascertained by Landlord. However, the ability of Landlord to reenter and sublet shall not impose upon

Landlord the obligation to do so. Landlord agrees in any event to use reasonable efforts to mitigate its damages in the event of any default by Tenant hereunder.

24: REMOVAL OF PROPERTY: In the event Landlord lawfully reenters the Premises as provided herein, Landlord shall have the right, but not the obligation, to remove all the personal property located therein and to place such property in storage at the expense and risk of Tenant.

25: LANDLORD'S DEFAULT: Landlord shall be in default hereunder if Landlord fails to perform obligations required of Landlord within a reasonable time, but in any event within thirty (30) days after written notice by Tenant to Landlord specifying the nature of Landlord's default; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for performance, then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion. In the event of Landlord's default hereunder, Tenant may pursue any remedy provided for elsewhere herein or as may now or hereafter be available to Tenant under the laws or judicial decisions of the State of Washington.

26: COST AND ATTORNEY'S FEES: In the event that either party hires an attorney to enforce any provisions of this Lease, then in that event the other, defaulting party, agrees to pay the enforcing party's reasonable attorney's fee and costs. In any legal proceeding to enforce the terms of this Lease, the prevailing party shall be entitled to an award of reasonable attorney's fee and costs. The venue of any legal proceeding shall be brought in the Superior Court for the State of Washington in King County, Washington.

27: SUBORDINATION: Tenant agrees that this Lease shall be subordinate to any mortgages or deeds of trust placed on the Property, provided that in the event of foreclosure, if Tenant is not then in default and agrees to attorney to the mortgagee or beneficiary under deed of trust, such mortgagee or beneficiary shall assume Landlord's obligations under this Lease and recognize Tenant's right of possession for the term of the Lease.

28: NO WAIVER OF COVENANTS: Any waiver by either party of any breach hereof by the other shall not be considered a waiver of any future similar breach. This Lease contains all the agreements between the parties; and there shall be no modification of the agreements contained herein except by written instrument.

29: SURRENDER OF PREMISES: Tenant agrees, upon termination of this Lease, to peacefully quit and surrender the Premises without notice, leave the Premises neat and clean and to deliver all keys to the Premises to Landlord.

30: HOLDING OVER: If Tenant, with the implied or express consent of Landlord, shall hold over after the expiration of the term of this Lease, Tenant shall remain bound by all the covenants and agreements herein, except that the tenancy shall be from month to month. Tenant agrees to pay a monthly rental of 1.20% of the rent herein specified for the last twelve months of the Lease.

31: BINDING ON HEIRS, SUCCESSORS AND ASSIGNS: The covenants and agreements of this Lease shall be binding upon the heirs, executors, administrators, successors and assigns of both parties hereto except as hereinabove provided.

32: USE: The Premises may be used for general office, meeting, presentation and educational purposes related primarily to Tenant's pilot, business incubator program, and accordingly may be occupied by Tenant, its agents, employees, consultants, contractors and invitees, including program participants. Landlord acknowledges that, notwithstanding any participation or use fees paid to Tenant, no use or occupancy of the Premises by Tenant's program participants shall be deemed a sublease requiring Landlord's consent under this Lease.

33: QUIET ENJOYMENT: Landlord agrees that Tenant, upon the full and timely performance of Tenant's obligations hereunder, have the quiet and undisturbed possession of the Premises throughout the Lease term.

34: NOTICE: Any notice required or permitted to be given by either party to the other shall given in writing and personally delivered, or deposited in the United States mail, postage prepaid, addressed to the Landlord c/o Mobeen A. Butte 8002 N.E Bothell Way, Kenmore, WA 98028 or to the Tenant at City of Kenmore, Attn: City Manager, 18120 68th Ave NE , P. O. Box 82607, Kenmore, Washington 98028, or at such other address as either party may designate to the other in writing from time to time. Notices shall be deemed effective upon the earlier of personal delivery or three (3) business days following deposit in the mail, as aforesaid.

35: TIME: TIME IS OF THE ESSENCE OF THIS LEASE.

36: LANDLORD'S PREPARATION WORK: To prepare the Premises for Tenant's use and occupancy, Landlord agrees to (a) repaint the interior walls of the Premises, using paint and color reasonably approved in advance by Tenant, (b) replace two (2) damaged overhead light fixtures, and (c) replace throughout the Premises, the Premises' current carpeting and flooring with bamboo flooring selected by Tenant (collectively, "Landlord's Preparation Work"). Landlord shall bear all costs associated with Landlord's Preparation Work; provided, however, that Tenant shall pay a total of \$7,200.00 toward the cost of the bamboo flooring installation. Such amount shall be payable in equal monthly installments of \$200 per month over the term of the Lease; provided, however, that in the event that Tenant exercises its early termination right set forth in Paragraph 2, above, the entire unpaid balance of such excess bamboo flooring costs shall be paid with the last installment of monthly Base Rent. Landlord shall give Tenant prompt written notice of completion of Landlord's Preparation Work. Landlord and Tenant shall thereupon conduct a walk-through, "punch-list" inspection of the Premises, and Landlord shall promptly correct any items set forth on the parties' punch list.

37: ARBITRATION: Any and all disputes, claims, or controversies between the parties hereto ("parties" specifically including, but not being limited to, any assignee of a party) arising out of or relating to this Lease that are not resolved by their mutual agreement shall be submitted to final and binding arbitration before JAMS, or its successor, at JAMS' office in Seattle, Washington (or, if none, at JAMS' office in the United States which is closest to Seattle, excluding any in Alaska), pursuant to the United States Arbitration Act, 9 U.S.C. Sec. 1, et seq. Either party may commence the arbitration process by filing a written demand for arbitration with JAMS at the designated office and concurrently sending a copy to the other party or parties. The arbitration will be conducted in accordance with the provisions of JAMS' Comprehensive Arbitration Rules and Procedures as in effect when the demand is filed. The parties to the dispute, claim, or controversy will cooperate with JAMS and each other in selecting an arbitrator from JAMS' panel of neutrals and in scheduling the arbitration proceedings. The costs and fees of JAMS and of the arbitrator shall be borne equally by the parties to the dispute, claim, or controversy. The

provisions of this Section are specifically enforceable by any court with subject matter jurisdiction sitting in King County, Washington. The party or parties seeking such enforcement shall be entitled to an award of all reasonable costs, fees, and expenses (including but not limited to attorneys fees) of such enforcement action against the party or parties, jointly and severally, against whom the court enters an order enforcing this Section.

38: ENTIRE AGREEMENT: This Agreement constitutes the entire agreement of Landlord and Tenant and supersedes all oral and written agreements and understandings made and entered into by the parties hereto prior to the date hereof. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord and Tenant unless reduced to writing and signed by each of them.

39: SEVERABILITY: The invalidity of any provision of this Lease as determined by a court of competent jurisdiction shall in no way affect the validity of any other provision hereof.

40: COUNTERPARTS: This Lease may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the date first above written.

LANDLORD:

Kenmore Commercial LLC,
a Washington limited liability company

By: Mobeen Butte
Mobeen Butte, its partner

Date: 12-3-12

TENANT:

City of Kenmore,
a municipal corporation

By: Rob Karlinsey
Rob Karlinsey, its City Manager

Date: 12/3/12

STATE OF WASHINGTON)
)ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mobeen Akhtar Butte is the person who appeared before me, and said person acknowledged that Mobeen Akhtar Butte signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the _____ of **Kenmore Commercial LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-3-2012



Kathleen R. Hicks
 (Print name)

Notary public in and for the State of Washington,
 residing at Kenmore, King County
 My appointment expires: 1/01/2013

STATE OF WASHINGTON)
)ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that Rob Karlinsey is the person who appeared before me, and said person acknowledged that _____ signed this instrument, on oath stated that _____ was authorized to execute this instrument and acknowledged it as the City Manager of the **City of Kenmore**, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-3-2012



Kathleen R. Hicks
 (Print name)

Notary public in and for the State of Washington,
 residing at Kenmore, King County
 My appointment expires: 1/01/2013

EXHIBIT A

LEGAL DESCRIPTION

The property of this leasing agreement is the property situated at 7204 Northeast 175th Street, Kenmore, Washington 98028.

And is further described as follows:

Lot 2, Ptn Lot 1, Lakewood Villa Tracts
Situate in the County of King, State of Washington.

EXHIBIT B

SITE PLAN

(Specifically identify Premises and parking areas designated for Tenant's exclusive use.)

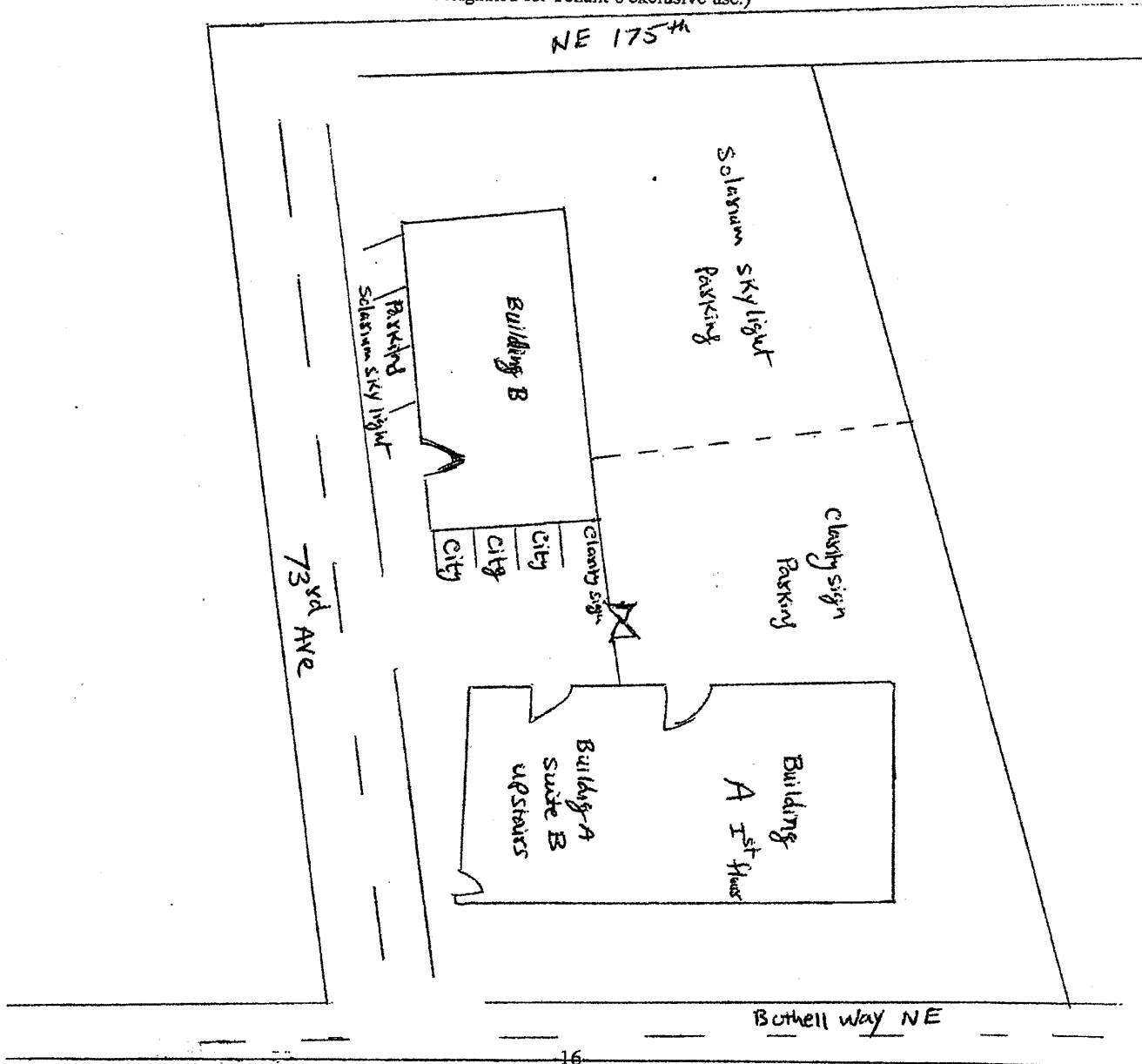


EXHIBIT C
OPERATING EXPENSE BUDGET

Property Taxes Paid in 2012	\$23,797
Building Insurance 8/25/2012 to 8/25/2013	\$ 3,835
Miscellaneous	\$ 1,300
Small Repairs	
Lot Cleaning	
TOTAL FOR 2012	<u>\$28,932</u>



Business of the City Council
City of Kenmore, WA

Subject: Two year (with option for two year renewal) agreement for Surface Water Facility Mowing/Vegetation Maintenance. Proposed Council Action/Motion: Authorize the City Manager to execute agreement 15-C1424 for Surface Water Facility Mowing/Vegetation Maintenance with Total Landscape Corporation.	For Council Meeting Agenda of: <u>June 22, 2015</u> Department: Public Works Prepared by: Richard Sawyer <table style="width: 100%;"> <tr> <td></td> <td style="text-align: right;"><u>Initial & Date</u></td> </tr> <tr> <td>Approved by City Manager:</td> <td style="text-align: right;"><u>KMO 6/12/15</u></td> </tr> <tr> <td>Approved by City Attorney:</td> <td></td> </tr> <tr> <td>Approved by Finance Director:</td> <td style="text-align: right;"><u>[Signature] 6/12/15</u></td> </tr> <tr> <td>Approved by Department Head:</td> <td style="text-align: right;"><u>[Signature]</u></td> </tr> </table> Exhibits/Attachments: NA		<u>Initial & Date</u>	Approved by City Manager:	<u>KMO 6/12/15</u>	Approved by City Attorney:		Approved by Finance Director:	<u>[Signature] 6/12/15</u>	Approved by Department Head:	<u>[Signature]</u>
	<u>Initial & Date</u>										
Approved by City Manager:	<u>KMO 6/12/15</u>										
Approved by City Attorney:											
Approved by Finance Director:	<u>[Signature] 6/12/15</u>										
Approved by Department Head:	<u>[Signature]</u>										
Expenditure Required \$47,870/yr Amount Budgeted \$150,000/yr Appropriation Required \$0											
<u>INFORMATION/BACKGROUND:</u> The City currently maintains 52 surface water facilities that require mowing/vegetation maintenance each year. These include ponds, bio-swales and the grass areas above underground vaults and tanks. Previously, King County has conducted this service for the City. In 2014, King County mowing/vegetation services cost the City approximately \$31,000 per round of mowing/vegetation maintenance and ideally there would be two rounds per year (early summer and late summer). However, King County staff issues, other commitments and scheduling conflicts often resulted with only one round conducted per year and not on schedule. This agreement establishes a mowing/vegetation schedule for two rounds per year (the City's desired level of service), which will be conducted in late May and then again in late August. The agreement also includes 80 annual hours for mowing/vegetation services, as needed, and 80 annual hours for removing noxious weeds from surface water facilities. This agreement includes the removal of clippings from all sites and an emphasis on perimeter maintenance (trimming along fences, sidewalks, adjacent residential lots, etc..).											
<u>FISCAL CONSIDERATION:</u> The 2015-2016 biennium budget allocates \$150,000 annually for stormwater facility maintenance, of which mowing/vegetation maintenance is a component thereof (budget also includes other types of surface water facility maintenance). This agreement results in a higher level of service for this type of maintenance, increases City control over scheduling and reduces the average annual cost by approximately 23%.											
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Provide effective and efficient services. Council Goal 10: Address watershed issues affecting the City.											

S:\Surface Water\CONTRACTS\2015_MOW_CONTRACT\Agenda Bill Summary 15-C1424



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: 2015 Comprehensive Plan Update. Proposed Council Action/Motion: Adopt Ordinance 15-0399, 2015 Comprehensive Plan Update	For Council Meeting Agenda of: 06/22/15 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Senior Planner</u> Initial & Date Approved by Department Head: <u>DB 6/4/15</u> Approved by City Attorney: <u>RK email, 6/3/15</u> Approved by Finance Director: <u>June 6-9-15</u> Approved by City Manager: <u>[Signature]</u> Exhibits/Attachments: 1. Ordinance 15-0399, 2015 Comprehensive Plan Update
Expenditure Required \$0 Amount Budgeted: \$25,000 Appropriation Required \$0	
<u>INFORMATION/BACKGROUND:</u> The State-mandated 2015 update to the City's Comprehensive Plan is due by June 30, 2015. The attached ordinance includes the amendments recommended by the Planning Commission and discussed at your June 1 joint meeting, along with the minor technical changes identified at that same meeting. Since the original Comprehensive Plan adoption in 2001, Kenmore has regularly updated the Elements, or chapters, of its Plan. Recently updated Elements include the Shoreline Sub-Element (2012); the Parks, Recreation and Open Space Element (2013); and the Transportation, Surface Water and Land Use Elements (2014). Given this ongoing cycle of updates, the focus of the 2015 update has been on three older Elements (Housing, Utilities and Public Services), the Vision Statement, and a limited number of new policies on healthy/active living, sustainability, and regional transportation. Background information in almost all chapters has been updated and some minor policy amendments are proposed for consistency purposes and to incorporate comments from other agencies.	
<u>FISCAL CONSIDERATION:</u> None at this time.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> The Comprehensive Plan is the document describing community goals, objectives and policies to achieve the Council-adopted community vision.	

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 15-0399**

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, RELATING TO THE COMPREHENSIVE PLAN; RETITLING THE DOCUMENT; REPEALING THE ACKNOWLEDGEMENTS PAGE; ADOPTING A NEW INTRODUCTION, NEW 20-YEAR VISION, NEW DEMOGRAPHICS AND ECONOMICS CHAPTER, NEW HOUSING ELEMENT, NEW PUBLIC SERVICES ELEMENT, NEW UTILITIES ELEMENT, AND NEW CAPITAL FACILITIES ELEMENT; AMENDING THE LAND USE ELEMENT, THE DOWNTOWN SUB-ELEMENT, THE COMMUNITY DESIGN SUB-ELEMENT, THE NATURAL ENVIRONMENT SUB-ELEMENT, AND THE ECONOMIC DEVELOPMENT SUB-ELEMENT; REMOVING THE ENVIRONMENTAL IMPACT STATEMENT FACT SHEET, DISTRIBUTION LIST, ENVIRONMENTAL ANALYSIS, AND APPENDIX B FROM THE PUBLISHED COMPREHENSIVE PLAN; REPEALING APPENDIX A; REPEALING SEVERAL REVISED NORTHSORE PLAN POLICIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, over the past three years, the City Council has reviewed and adopted amendments to several Elements of the Comprehensive Plan, including the Shoreline Sub-Element, the Parks, Recreation and Open Space Element, the Transportation Element, the Land Use Element, and the Surface Water Element; and

WHEREAS, the City Council has determined that no changes are needed to the recently-adopted Shoreline Sub-Element, the Parks, Recreation and Open Space Element, and the Surface Water Element or to Chapter 13, Acronyms and Abbreviations, Appendix C, Shoreline Restoration Plan, and Appendix D, Transportation Documentation; and

WHEREAS, over the past nine months, the City's Planning Commission has reviewed and recommended updates to all remaining components of the Comprehensive Plan ("2015 Comprehensive Plan Update"); and

WHEREAS, throughout the 2015 Comprehensive Plan Update, a concerted effort has been made to generate public involvement, including maintaining a large email list in order to keep interested parties informed; conducting a public survey on the Vision Statement; and preparing press releases, an advertisement, and webpage updates; and

WHEREAS, the Planning Commission held a public hearing on the 2015 Comprehensive Plan Update on April 21, 2015; and

WHEREAS, on June 1, 2015, the Planning Commission presented its preliminary recommendations for proposed Comprehensive Plan amendments to the City Council; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the amendments; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, the Puget Sound Regional Council was notified of the proposed amendments pursuant to its Policy and Plan Review Process; and

WHEREAS, the City Council finds that the proposed amendments meet the criteria found in KMC Section 19.20.090; and

WHEREAS, the City Council desires to retitle the Comprehensive Plan document; and

WHEREAS, the City Council desires to repeal the Acknowledgements page as the information could change annually over the 20-year planning period; and

WHEREAS, the City Council desires to adopt an updated Introduction, 20-Year Vision Statement, and Demographics and Economics Chapter for the Comprehensive Plan; and

WHEREAS, the City Council desires to adopt an updated Housing Element, Public Services Element, Utilities Element, and Capital Facilities Element of the Comprehensive Plan; and

WHEREAS, the City Council desires to amend the Land Use Element, Downtown Sub-Element, Community Design Sub-Element, Natural Environment Sub-Element, Economic Development Sub-Element, and Transportation Element of the Comprehensive Plan; and

WHEREAS, the City Council desires to remove the Environmental Impact Statement (EIS) Fact Sheet, Distribution List, Environmental Analysis (Chapter 12), and Appendix B, Final Environmental Impact Statement Errata and Responses to Comments, from the published version of the Comprehensive Plan as this analysis is no longer current; and

WHEREAS, the City Council desires to repeal Appendix A, Kenmore Existing/Future Land Use Estimates Methodology, from the updated City of Kenmore Comprehensive Plan as the methodology is now described in the King County Buildable Lands Report; and

WHEREAS, the City Council desires to repeal Exhibit C, Ordinance 98-0027, Revised Northshore Comprehensive Plan Policies, with the exception of Policies K-11 and K-12;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full.

Section 2. Retitling of Document. The City Council adopts a new title for the City of Kenmore Comprehensive Plan as follows:

~~“Final Integrated City of Kenmore Comprehensive Plan and Environmental Impact Statement”~~

Section 3. Repeal of Acknowledgements page. The City Council repeals the existing Acknowledgements page for the City of Kenmore Comprehensive Plan.

Section 4. Adoption of New Introduction. The City Council adopts a new Introduction to the City of Kenmore Comprehensive Plan as set forth in Exhibit 1, attached hereto and incorporated by reference.

Section 5. Adoption of New Kenmore 20-Year Vision. The City Council adopts a new Kenmore 20-Year Vision for the City of Kenmore Comprehensive Plan as set forth in Exhibit 2, attached hereto and incorporated by reference.

Section 6. Adoption of New Demographics and Economics Chapter. The City Council adopts a new Demographics and Economics Chapter of the City of Kenmore Comprehensive Plan as set forth in Exhibit 3, attached hereto and incorporated by reference.

Section 7. Adoption of Revised Land Use Element. The City Council adopts a revised Land Use Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 4, attached hereto and incorporated by reference.

Section 8. Adoption of Revised Downtown Sub-Element. The City Council adopts a revised Downtown Sub-Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 5, attached hereto and incorporated by reference.

Section 9. Adoption of Revised Community Design Sub-Element. The City Council adopts a revised Community Design Sub-Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 6, attached hereto and incorporated by reference.

Section 10. Adoption of Revised Natural Environment Sub-Element. The City Council adopts a revised Natural Environment Sub-Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 7, attached hereto and incorporated by reference.

Section 11. Adoption of Revised Economic Development Sub-Element. The City Council adopts a revised Economic Development Sub-element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 8, attached hereto and incorporated by reference.

Section 12. Adoption of New Housing Element. The City Council adopts a new Housing Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 9, attached hereto and incorporated by reference.

Section 13. Adoption of Amendments to the Transportation Element. The City Council adopts the following three amendments to the Transportation Element of the City of Kenmore Comprehensive Plan:

- Amend Policy T-5.2.2: Ensure plans and regulations address the Air Harbor as an allowed use and, where appropriate, acknowledge compatibility issues including height hazards, safety, and noise that can affect the long-term viability of the Air Harbor. Consider WSDOT guidelines addressing airports and compatible land use, as well as guidance from the Puget Sound Regional Council Airport Compatible Land Use Program. Allow compatible uses, buildings, or land or water activities in the vicinity that do not present safety problems to normal Air Harbor operations, or that would not be sensitive to noise from the Air Harbor operations.
- Add New Policy T-4.1.4: Support high capacity transit service, preferably light rail, on or along SR-522, along with a light rail station in Kenmore.
- Add New Policy T-4.1.5: Encourage development and maintenance of passenger ferry or other water-based transportation services on Lake Washington to connect Kenmore to other regional destinations.

Section 14. Adoption of New Public Services Element. The City Council adopts a new Public Services Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 10, attached hereto and incorporated by reference.

Section 15. Adoption of New Utilities Element. The City Council adopts a new Utilities Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 11, attached hereto and incorporated by reference.

Section 16. Adoption of New Capital Facilities Element. The City Council adopts a new Capital Facilities Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 12, attached hereto and incorporated by reference.

Section 17. Removal of Environmental Impact Statement Information. The City Council removes from the published Comprehensive Plan, but keeps in effect and does not repeal, the following sections of the Comprehensive Plan: Environmental Impact Statement Fact Sheet, Distribution List, Environmental Analysis (Chapter 12), and Appendix B, Final Environmental Impact Statement Errata and Responses to Comments.

Section 18. Repeal of Appendix A, Kenmore Existing/Future Land Use Estimates Methodology. The City Council repeals Appendix A of the Comprehensive Plan, Kenmore Existing/Future Land Use Estimates Methodology.

Section 19. Repeal of some Revised Northshore Comprehensive Plan Policies. The City Council repeals the Revised Northshore Comprehensive Plan Policies adopted as Exhibit "C" to

Ordinance 98-0027 and reaffirmed in Ordinance 03-0177, with the exception of Policies K-11 and K-12 that shall remain in effect.

Section 20. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____TH DAY OF _____, 2015.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.: 15-0399
Date of Publication:
Effective Date:

EXHIBIT 1

INTRODUCTION COMPREHENSIVE PLAN

PURPOSE OF COMPREHENSIVE PLAN

A Comprehensive Plan contains the community's vision of the City's future and a statement of the City's long-range goals and policies. The Plan serves as the guide for City staff and the City Council in making decisions regarding ordinances, regulations, and public facility investments to ensure that the overall goals and policies are furthered by those decisions.

Washington's Growth Management Act (GMA) requires preparation of a Comprehensive Plan addressing land use, housing, economic development, parks and recreation, capital facilities, utilities, and transportation issues. Certain topics such as open space corridors and essential public facilities must also be considered within Plan "Elements" or chapters. Optionally, the City may choose to include subarea plans and/or other elements, such as conservation and solar energy. GMA does not limit optional topics.

The City has chosen to include optional sub-elements on downtown, community design, natural environment, and shorelines as part of the Land Use Element. Surface Water and Public Services are additional optional elements adopted by the City.

The GMA mandates regular updates of the Comprehensive Plan to ensure that the Plan remains relevant and responsive to changing conditions. After adoption of the City's original Comprehensive Plan in 2001, the City took the approach of regularly updating individual Elements of the Plan rather than letting the Plan lie static for several years until the next State-mandated update deadline. Each year, the City Council determines which portions of the Plan will be reviewed. For the 2015 Comprehensive Plan update, background information in each Element has been refreshed, and goals, objectives and policies have been reconsidered in light of amendments to the GMA and new planning directions in the City.

STUDY AREA

The City of Kenmore is located in the northern portion of King County commonly known as the "Northshore" area. Kenmore is defined by its shoreline along Lake Washington as well as the hillsides and Sammamish River valley that ultimately drain to the Lake. State Route (SR) 522 is the main transportation corridor.

As incorporated in 1998, the City of Kenmore boundaries contain about 6.1 square miles of land. See **Figure INT-1**. Since incorporation, Bothell and Kirkland have annexed property to the east and south of the City. Currently, no unincorporated King County areas exist along Kenmore's borders. The City is bounded by Bothell to the east, Kirkland to the south and Lake Forest Park to the west. The City of Brier in Snohomish County borders the City to the north, along with an area of unincorporated Snohomish County.



PLANNING PROCESS/CITIZEN INVOLVEMENT

Planning Commission

The City has a seven-member Planning Commission that meets regularly to review components of the Comprehensive Plan as directed by the City Council. As each Element is considered, the Planning Commission hosts public workshops and hearings, or uses other public involvement techniques to engage citizens.

Recent public participation efforts have included web page updates and direct mailings, as well as:

- A Citizen's Advisory Committee, public open houses, and a public hearing on the revised Shorelines sub-Element and related portions of the Natural Environment Element (2007-2012);
- Multiple citizen surveys, a public open house and a public hearing on the revised Parks, Recreation and Open Space Element (2013);
- Multiple workshops and a public hearing on planning for the Regional Business commercial area—a significant component of the Land Use Element (2013-2014);
- A public workshop and public hearing on revisions to the Transportation Element, including feedback from the Pedestrian and Bicycle Safety Ad Hoc Citizen Committee (2014);
- A public hearing on the revised Surface Water Element (2014);
- A public survey on the Comprehensive Plan Vision Statement (2015); and
- A public hearing on the revised Vision Statement and Housing, Public Services and Utilities Elements (2015).

In addition to soliciting public input towards the preparation of amendments to the Plan, the Commission:

- Revises the Vision Statement based upon citizen input during the visioning process,
- Studies current conditions, and
- Prepares draft goals, objectives, and policies based upon the Vision Statement and current conditions information.

City Council

Along with assigning Comprehensive Plan updates to the Planning Commission, the City Council reviews the recommendations of the Planning Commission and provides final direction through adoption of an ordinance. In some cases, the City Council holds its own public hearing before making a final decision on recommended Plan amendments.

Regional Coordination

The City works with representatives of special agencies and districts in Kenmore, including A Regional Coalition for Housing (ARCH) and service and utility providers, as well as adjacent jurisdictions. The representatives provide input and perspectives about their responsibilities and their relationship to Kenmore, and they serve as contact points to obtain information.

A draft of the Comprehensive Plan Transportation Element is provided to the Puget Sound Regional Council, as the Regional Transportation Planning Organization (RTPO), for certification. Comments are

received and changes are integrated into the final Element. Review by the Washington State Department of Commerce and the State agencies occurs with every amendment to the Comprehensive Plan.

PLAN ORGANIZATION

Element Summaries

The Kenmore Comprehensive Plan is divided into several chapters or “Elements” which address land uses, downtown, community design, natural environment, shorelines, economic development, housing, transportation, parks and recreation, surface water, public services, utilities, and capital facilities. Each element is characterized below.

Land Use Element

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans and policies. The Land Use Element is divided into sub-elements due to the variety and complexity of issues:

- Land Use
- Downtown
- Community Design
- Natural Environment
- Shorelines
- Economic Development

Housing Element

The Housing Element recognizes the vitality of existing neighborhoods, inventories existing and projected housing needs, identifies sufficient land for a variety of housing types and needs, and makes adequate provision for housing needs for all economic segments of the community. The Housing Element is intended to promote and maintain residential neighborhoods, ensure a range of densities and housing types for all incomes, address special needs housing, and the quality of the residential environment.

Transportation Element

The Transportation Element addresses street classifications, levels of service, travel forecasts, travel improvements, alternative modes, funding strategies, and concurrency management. It is based upon current and projected land use and travel patterns. Both local and State transportation facilities are addressed.

Parks, Recreation and Open Space Element

The Parks, Recreation, and Open Space Element provide policies addressing: open space and parks; priorities for park maintenance and acquisition; and coordination and improvement of recreation programs.

Surface Water Element

A separate Surface Water Element is an optional item under the Growth Management Act, although the Act calls for adequate public facilities and services to serve development. The Surface Water Element addresses management of the City's municipal separate storm sewer system, private surface water systems and natural surface water systems.

Public Services Element

An element addressing public services is not directly required by the Growth Management Act, but the Act's goals address providing adequate public services to serve development. The Public Services Element focuses upon citizen participation and communication, efficient municipal services, emergency services, education, and human services.

Utilities

The Growth Management Act requires that a utility element address the location and capacity of existing and proposed utilities including electric, telecommunication, and natural gas lines. The Utilities Element addresses electric, communication, and natural gas services as well as water, wastewater, and solid waste services, and conservation.

Capital Facilities Element

The Growth Management Act requires that comprehensive plans include a Capital Facilities Element which addresses capital facility needs sufficient to support the designated land use intensities. The element establishes the levels of service for the necessary capital facilities. The Element includes goals, objectives, and policies which outline level of service standards, infrastructure provided concurrent with development, preparation of capital facility plans, facility funding, and essential public facilities.

Format of Goals, Objectives and Policies

A comprehensive plan is a statement of policy identifying environmental, social, and economic desires, and its accompanying maps are a reflection of stated policies. This means that the goals, objectives and policies play a central role in the plan. The following definitions have guided the preparation of the goals, policies and objectives as used in the plan:

- Goal: Goals are broad, general statements of the desired long-term future state towards which the Plan aims. They indicate what ought to exist in a community or what is desired to be achieved in the future.
- Objective: Objectives are statements of the desired short-term and more measurable aims of the Plan; the objectives show how a goal will be pursued.
- Policy: A policy describes a particular course or method of action to accomplish the purposes of the comprehensive plan. Policies are decision-oriented statements which guide the legislative or administrative body while evaluating a new project or proposed change in ordinance.

In sum, goals are value-based statements that are hard to measure. Objectives state more specifically how a particular goal will be pursued. Policies help guide the review of development applications, and also help guide the City Council in adopting ordinances or preparing budgets.

For the purposes of the Kenmore Comprehensive Plan, the policies often use “should” rather than shall. The approach is to use “should” in the Comprehensive Plan. The word “shall” would then be used in implementing ordinances or codes.

Implementation Strategies

Each Element contains more specific implementation strategies to move the City closer to achievement of the goals, objective and policies of the Comprehensive Plan. These strategies identify approaches to regulations, educational or incentive programs, and/or coordination with agencies, service providers, or adjacent jurisdictions.

EXHIBIT 2

KENMORE 20-YEAR VISION

As we look into the future, we see Kenmore as a place that residents, businesses and visitors find welcoming, with courteous people, and that offers a high quality of life to live, raise children, shop, work, recreate, and socialize. In 2035, we see Kenmore as a fun, vibrant waterfront community that

- is connected both visually and physically to its waterfront, recognizing it as a significant local and regional asset
- supports recreation and health through well-maintained parks, trails, and open spaces
- protects natural and environmentally sensitive areas, significant open space, trees, and air and water quality
- provides a safe, reliable and effective system of streets, sidewalks, bike ways, trails, and transit routes, linking significant local and regional destinations
- has its own sense of place and an identifiable, walkable downtown offering commercial, civic, cultural and park spaces, integrated with multifamily housing
- has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses
- has clear design standards creating attractive, functional, and enduring buildings and places
- supports the character of its single family residential neighborhoods
- offers a diversity of housing types to provide a choice of attractive living accommodations for all residents
- encourages volunteerism and public involvement and works as a good partner with citizens and governments throughout the region
- supports the safety, health, and welfare of all of its citizens
- supports and encourages education and quality schools
- is inclusive and family friendly, with a small town feeling, that fosters a sense of belonging and pride
- supports local arts, culture and history

To achieve this vision, responsible commitments in planning and resources will be made. We share and support this vision for Kenmore.

EXHIBIT 3

DEMOGRAPHICS AND ECONOMICS

INTRODUCTION

Population information can help describe a community's social and economic characteristics. Population projections are a foundation for land use, capital facility, and utility planning. This section describes historical population and employment growth and future population and employment projections.

EXISTING CONDITIONS

Population

Recent population information is available for the City of Kenmore from the Washington State Office of Financial Management (OFM) and the U.S. Census. The OFM collects U.S. Census Information and building permit information to prepare annual population estimates. Refer to **Table DE-A**.

TABLE DE-A
CITY OF KENMORE
EXISTING POPULATION/HOUSING

CHARACTERISTIC	2000 U.S. Census	2005 OFM	2010 U.S. Census	2014 OFM
Population	18,678	19,227	20,460	21,370
Housing	7,488	8,066	8,569	8,835
Single-family	5,235 (70%)	5,599 (69%)	6,024 (70%)	6,276 (71%)
Two+ Units	1,892 (25%)	2,091 (26%)	2,254 (26%)	2,268 (26%)
Mobile Home & Special Housing Units	361 (5%)	376 (5%)	291 (3 %)	291 (3%)

Sources: US Census 2000 and 2010; Washington State Office of Financial Management, 2005 and 2014

Table DE-A shows a 14 percent increase in population in the 14 years between 2000 and 2014 and an 18 percent increase in housing units.

Resident Characteristics

2010 U.S. Census and American Community Survey (ACS) information is available at the City limits level. Unlike the Census, the ACS, initiated by the Census Bureau in 2005, collects estimated information about social, economic and housing characteristics in both 3- and 5-year intervals. Information about resident characteristics is shown in **Tables DE-B and DE-C**.

City of Kenmore
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**TABLE DE-B
2010 US CENSUS**

CHARACTERISTICS	YEAR 2010
Population	20,460
Households	7,984
Sex	
Male	10,142 (49.6%)
Female	10,318 (50.4%)
Age	
Under 5 years	6.7%
65 years and over	11.9%
Median Age	39.5 years
Race	
White	80%
Black or African American	1.6%
American Indian & Alaska Native	.5%
Asian	10.5%
Native Hawaiian and other Pacific Islander	.3%
Other, including two or more races	7%
Hispanic or Latino Population	7%

**TABLE DE-C
2009-2013 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES**

CHARACTERISTICS	YEAR 2013
Educational attainment, age 25 yrs. +	
Less than 9th grade	1.9%
9 th -12 th , no diploma	4.9%
High school grad/GED	14%
Some college, no degree	22.2%
Associate degree	8.3%
Bachelor's degree	29.9%
Graduate or professional degree	18.8%
Civilian employed population, age 16 yrs.+	10,181
Agric., forestry, fishing and hunting, mining	34 (<1%)
Construction	581 (6%)
Manufacturing	1,124 (11%)
Wholesale trade	405 (4%)
Retail trade	1,110 (11%)
Transportation and warehousing, and utilities	184 (2%)
Information	395 (4%)
Finance and insurance, and real estate and rental and leasing	697 (7%)
Professional, scientific, management, administrative and waste management	1,851 (18%)
Educational services, and health care and social assistance	2,200 (22%)
Arts, entertainment, recreation, accommodation and food services	775 (8%)
Other services, except public administration	515 (5%)
Public administration	310 (3%)
Median Household Income	\$82,334

City of Kenmore
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U.S. Census information for 2010 showed the median age to be 39.5 years. Most of the population was between the ages of 5 and 65; there were relatively few young children or senior citizens. The majority of residents were white, with the next greatest number being Asian.

The 2009-2013 American Community Survey shows a highly educated population with the majority either having attended college or attained an associate's degree, a bachelor's degree or a graduate or professional degree. Residents tended to be employed in the following industries: education/health/social services, retail trade, manufacturing, or professional services. Median household income was at \$82,334, according to the 2009-2013 American Community Survey.

Employment in Kenmore

Based upon all employees "covered" under the State's unemployment insurance act, the Puget Sound Regional Council (PSRC) estimates that there were 3,606 jobs located in the City in 2013. Covered employment accounts for approximately 85-90% of all employment, but excludes some jobs, for example, proprietors and self-employed individuals. The employment breakdown is shown in **Table DE-D**. The jobs tend to be in services (including information, professional services, management, administrative support, health care, and arts and entertainment) and education.

TABLE DE-D
EMPLOYMENT IN THE CITY OF KENMORE (2013)

INDUSTRY/TRADE	NO. EMPLOYED
Construction and Resources (Mining, Forestry)	366
FIRES (Finance, Insurance, Real Estate)	116
Services (including information, professional services, management, administrative support, health care, and arts and entertainment)	1,768
Manufacturing	54
Retail	384
WTCU (Wholesale trade, Transportation, Communication, Utilities)	301
Education	495
Government	123
Total	3,606

Source: Puget Sound Regional Council 2013 Covered Employment Estimates by Jurisdiction

Kenmore's larger private employers are shown in **Table DE-E**. Bastyr University, the City's largest employer, employs approximately 500 staff and faculty, including those who work part-time.

TABLE DE-E
KENMORE BUSINESSES (2014)

TOP PRIVATE EMPLOYERS	EMPLOYEES	DESCRIPTION
Bastyr University	500	Education
Kenmore Air Harbor	250 (summer peak season)	Airline
Safeway	120	Grocery

FUTURE TRENDS

Puget Sound Regional Council

The Puget Sound Regional Council (PSRC) provides historical population, housing, and employment information as well as future population, housing and employment forecasts. The PSRC prepares the

City of Kenmore
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forecasts for Forecast Analysis Zones (FAZs) and Transportation Analysis Zones (TAZs) in order to prepare regional transportation and land use plans (i.e. Transportation 2040 and Vision 2040). Information in this section uses PSRC data, information from the City's 2014 travel demand forecasting model, as well as historic U.S. Census data. **Table DE-F** shows both past and future population, housing and employment information.

TABLE DE-F
POPULATION & HOUSING TRENDS

Year	Population	Housing Units	Employment
2000	18,678	7,488	4,601
2010	20,460	8,569	3,625
2035	28,473	12,236	6,704

Source: 2000 and 2010 US Census; Puget Sound Regional Council

The number of housing units in the City has increased steadily over time. In the 10 years between 2000 and 2010, 1,081 new housing units were built. It is anticipated that an additional 3,667 units will be built over the 25 years between 2010 and the 2035 planning horizon. This averages to an additional 147 new units annually. Jobs actually were lost in the City during the decade between 2000 and 2010, reflecting impacts of the Great Recession. Over the 25 years between 2010 and 2035, it is anticipated that an additional 3,079 jobs will come to Kenmore--an average of 123 new jobs per year.

SUMMARY

- Population and housing units increased 9.5 percent and 14 percent, respectively, between the year 2000 and 2010.
- U.S. Census information for 2010 shows a median age of 39.5 years. Most of the population is between the ages of 5 and 65; there are relatively fewer young children or senior citizens, although the relative proportions of both of these groups are growing.
- In 2010, the majority of residents were white, with Asians the next largest ethnic group.
- The 2009-2013 American Community Survey shows a highly educated population with the majority either having attended college, or attained an associate's degree, a bachelor's degree or a graduate or professional degree. Residents tended to be employed in the following industries: education/health/social services, retail trade, manufacturing, or professional services.
- In the five years between 2009 and 2013, the average median household income in the City was \$82,334.
- Based upon all employees "covered" under the State's unemployment insurance act, approximately, 3,606 jobs were located in the City as of 2013. Many jobs are service-oriented.
- Bastyr University, Kenmore Air Harbor, and Safeway employ the greatest number of people.
- The Kenmore area saw steady growth in population and housing between 2000 and 2010. This growth is expected to continue to the 2035 planning horizon.
- The estimated 2014 population of the City was 21,370. It is forecast that there will be 28,473 persons and 12,236 housing units within the City by 2035. The net increase in population would equal 7,103.

REFERENCES

Bastyr University (February 2015). Personal communication from Erin Aselas to Nancy Ousley, Assistant City Manager.

City of Kenmore
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City of Kenmore (2014). Fehr and Peers Travel Demand Forecasting, Seattle, WA.

Puget Sound Regional Council (2013). 2013 Covered Employment Estimates by Jurisdiction, Seattle, WA.

State of Washington Office of Financial Management (2005 and 2014). April 1 Population of Cities, Towns, and Counties Used for Allocation of Selected State Revenues: State of Washington, and Housing Unit Estimates. Olympia, WA.

US Census Bureau (2013). 2009-2013 American Community Survey 5-Year Estimates, Washington, D.C.

US Census Bureau (2000 and 2010). Population and Housing Information. Washington, D.C.

EXHIBIT 4

REVISED LAND USE ELEMENT

❖ THE “INTRODUCTION,” “EXISTING CONDITIONS,” “FUTURE LAND USE,” AND “PLAN AMENDMENTS” SECTIONS OF THE LAND USE ELEMENT ARE REPLACED IN THEIR ENTIRETY WITH THE FOLLOWING FOUR NEW SECTIONS:

INTRODUCTION

Purpose

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans. The Land Use Element is divided into sub-elements due to the variety and complexity of issues:

- Land Use
- Downtown
- Community Design
- Natural Environment
- Shorelines
- Economic Development.

Growth Management Act

The land use element is the central requirement in the Growth Management Act (GMA). It provides the basis for all the other required elements including housing, transportation, capital facilities, and utilities elements. These other elements rely on the future land use pattern and the population and housing accommodated by the land use pattern in determining needed improvements and strategies. The specific GMA requirements for the land use element include addressing:

- Distribution/location/extent of land uses: Agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, other
- Population densities, building intensities, and estimates of future population growth
- Protection of the quality and quantity of ground water used for public water supplies
- Urban planning approaches that promote physical activity
- Drainage, flooding, and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or clean discharges to waters of the state.

Although the GMA directs growth at urban densities to the Urban Growth Area (including Kenmore), lower development densities may be used as a strategy to protect critical areas.

Vision 2040

Vision 2040 is a regional growth strategy prepared by the Puget Sound Regional Council (PSRC) addressing King, Kitsap, Pierce, and Snohomish Counties. Vision 2040 directs future development into the urban growth area, while focusing new housing and jobs in cities and within a limited number of designated regional growth centers. In Vision 2040, Kenmore is identified as a “Larger City,” which is described below:

Larger City A Larger City has a combined population and employment total over 22,500, but is smaller than a Metropolitan or Core City. Many of these 18 cities (which include Edmonds, Kenmore, Mountlake Terrace, Shoreline, and Woodinville) are home to important local and regional transit stations, ferry terminals, park-and-ride facilities, and other transportation connections. Central places within this group of cities are expected to become the more important subregional job, service, cultural, and housing centers over time. The Regional Growth Strategy envisions an expanding role for these cities in accommodating growth.

Vision 2040 contains the Multi-County Planning Policies required by the Growth Management Act and provides a common regionwide framework for countywide and local planning in the central Puget Sound region. Policies address the environment, development patterns, housing, economy, transportation, and public services. The policies reflect the commitment in the Vision 2040 vision statement to, “protect the environment, support and create vibrant, livable, and healthy communities, offer economic opportunities for all, provide for safe and efficient mobility, and use the region’s resources wisely and efficiently.”

Countywide Planning Policies

The 2012 King County Countywide Planning Policies define an Urban Growth Area within which urban development should occur. The City of Kenmore is included within the Urban Growth Area. Residential, commercial, and industrial development should occur in an urban context and be sufficiently dense to efficiently support urban services.

The policies establish a “centers” strategy. Growth is to be focused within cities with a countywide designated Urban or Manufacturing/Industrial Center such as Seattle’s Northgate and Kirkland’s Totem Lake areas. Local centers, including Kenmore, accommodate housing, employment and services in a compact form and at sufficient densities to support transit service and to make efficient use of urban land. As in Vision 2040, Kenmore is identified as a “Larger City.”

EXISTING CONDITIONS

History of Kenmore

Kenmore’s beginnings and cultural features help provide a context for understanding Kenmore today. This section addresses archaeological and historic resources in the City of Kenmore.

Native Americans

The Native Americans who lived in the Sammamish River Valley Area were known as the Simump Tribe. Local settlers called them the Squaks, a corruption of the word “Squowh.” According to historical accounts, not more than 200 Native Americans lived along Lake Sammamish or the Sammamish River Valley when white settlers arrived in the 1860s. Numerous arrowheads were found by early settlers at the mouth of the Sammamish River along Lake Washington.

According to the King County Office of Cultural Resources, there are no registered archaeological sites in Kenmore. However, the 1975 Washington Environmental Atlas, prepared by the US Army Corps of Engineers, indicates that along Lake Washington and the mouth of the Sammamish River are “areas known to contain large numbers of sites.” It is therefore possible that there are unknown archaeological sites in Kenmore due to its lake and river frontage and low elevations.

Kenmore Founders

Abundant timber lured settlers to the Kenmore area in the 1860s. The forest-covered hills were owned by investors in Washington timber lands. Philo Remington, gun inventor, purchased vast land holdings including some in Kenmore. His son-in-law Watson C. Squire moved west, settling in the Seattle area, and purchased most of Remington’s land holdings in Kenmore in 1880. Squire owned most of what is the northwest quadrant of Kenmore, from 62nd Avenue NE to 68th Avenue NE and from the waterfront to the top of the hill at NE 190th Street. He platted this land in 1892. Squire later became Territorial Governor in 1884, and then the first U.S. Senator from the State of Washington in 1889.

John McMasters leased property from Squire and operated McMasters’ Shingle Mill from 1900 to 1920, the first commercial business in Kenmore. The mill was located just east of the current Kenmore Pre-Mix site. It was McMasters who named the community Kenmore because it reminded him of his birthplace Kenmore, 40 miles south of Ottawa, in Canada. This in turn had been named after Kenmore, Scotland, which is similar to the study area with its large lake and surrounding mountains.

Kenmore was considered rural and was connected to the region via railroads and logging roads as far back as 1876. In 1887, Seattle’s Lake Shore and Eastern train went around Lake Washington along the route of today’s Burke-Gilman trail and was a major regional line serving Puget Sound logging areas.

Seattle residents would take Sunday train rides rather than risk primitive roads to visit Kenmore and its “wilderness.” There were early wagon roads between Seattle and Kenmore and by 1909 a road had been paved as far as Lake Forest Park. During 1913-1914, the brick road between Lake Forest Park and Bothell was opened and followed the original wagon trail. Other than travel by train or wagon, the area was accessible by steamboats that would stop at various landings on the lake.

After completion of the brick road (now Bothell Way) in 1913-1914, restaurants sprang up in the Kenmore portion of the road and it became a custom to drive out to Kenmore for Sunday dinner. A piece of the original brick road is still visible just north of the Wayne Golf Course clubhouse.

About the time of the completion of the brick road, Kenmore School District built its first school in 1914 on McMasters Street, now NE 181st Street. Classes ranged from eight to 12 students in one class, with a class for each age. When no longer used as a school, the Kenmore Community Club used the building from 1925 to 1930. The Kenmore School District joined with Bothell School District in 1916.

After the end of logging and in the days after World War I, Kenmore’s population increased when Puget Mill sold a number of small tracts for residential use. The mill owners held much of the land in what is now Kenmore and when lots were put on the market, many homes were built north of what would be Bothell Way. Even with this boost in residents, the town was still a small community of about 150 persons and a few businesses.

The area began to develop and increase its population in the early 1930s. This growth and development included restaurants, dance halls, and roadhouses along Bothell Way, and earned Kenmore a questionable reputation. The area was known as “Roadhouse Strip.”

In contrast to the development of the roadhouses, St. Edward Seminary was built in 1931 on 300 acres of Archdiocese property. Neighboring St. Thomas Seminary was built in 1959. Due to the lack of enrollment, St. Edward was closed in 1976 and St. Thomas was closed in 1977. A citizen campaign resulted in the State's purchase of the St. Edward portion of the property while the former St. Thomas seminary was leased to and eventually purchased by Bastyr University.

In the 1940s several businesses, many still operating, were established and provided local employment. Continuing Kenmore's connection to Lake Washington, in 1946 Bob Munro established Kenmore Air Harbor with one hangar and one two-seater aircraft.

Historic Structures and Places

The King County Historic Preservation Program maintains an inventory of over 1,000 historic resources located throughout the County. Development proposals for resources listed on the inventory are circulated to the King County Historic Preservation Officer for review and comment. The approximately 100 sites in Kenmore which are included in the 2010-2011 Historic Reconnaissance-Level Survey conducted by the King County Historic Preservation Program include:

- Kenmore Bridge over the Sammamish River
- Kenmore Community Clubhouse
- Aqua Club
- Inglewood Golf Course Clubhouse
- St. Edward Seminary
- St. Thomas Seminary (Bastyr University)
- Kenmore Air Harbor House
- Arnston-Hartlove Grocery
- Northlake Lutheran Church
- Church of the Redeemer
- Charles Thomsen House.

The above sites are located on **Figure LU-1**. Most are potentially eligible for local landmark status. The Kenmore Community Clubhouse was designated as a local landmark in 2015. The Thomsen House was designated as a King County Landmark prior to Kenmore's incorporation. Both of these local landmark properties are described more fully below.

According to the State of Washington Office of Archaeology and Historic Preservation, the St. Edward Seminary is listed on the State of Washington Heritage Register and in the National Register of Historic Places. The Charles Thomsen House may also be eligible for the Washington Heritage Register or the National Register.

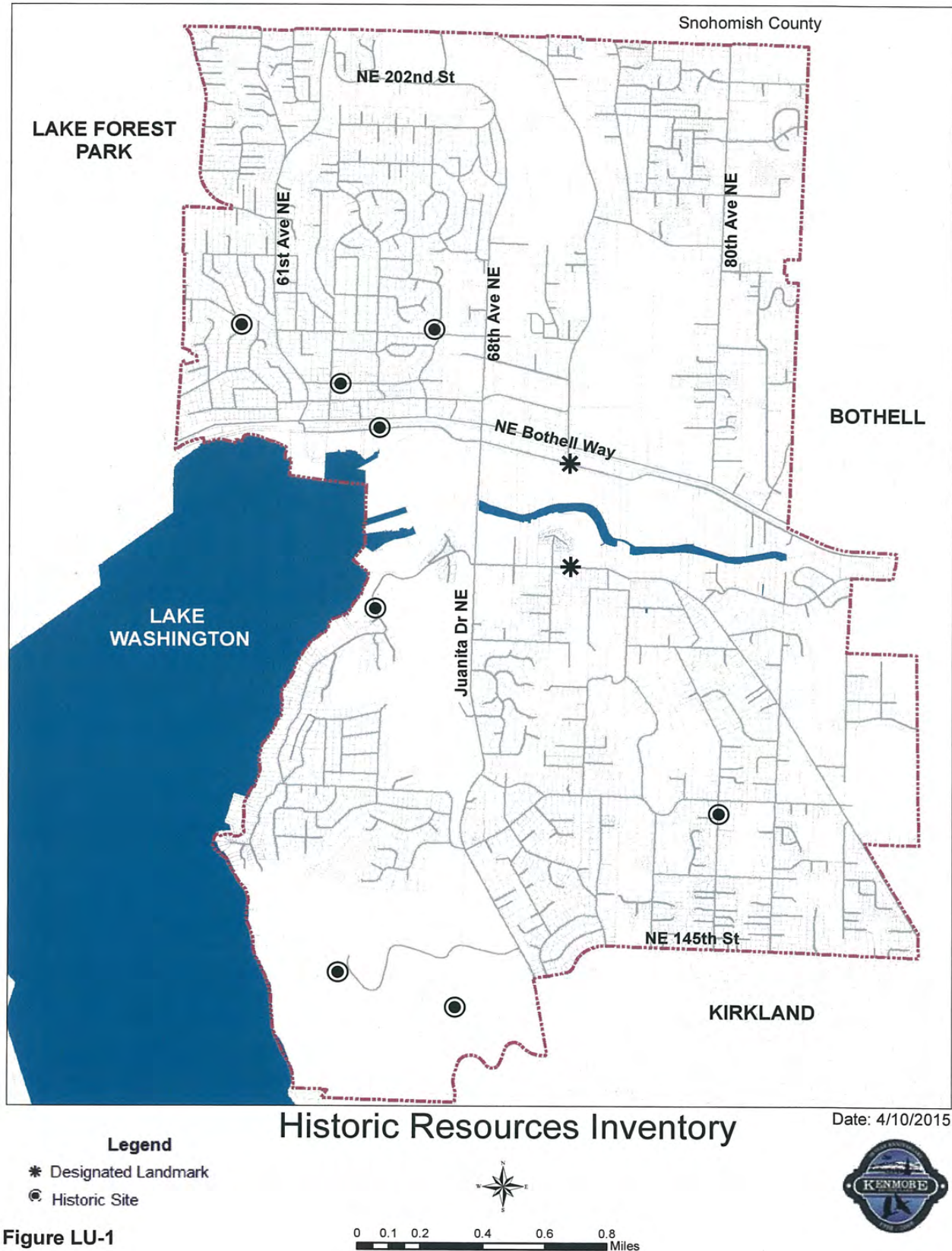
The 2010-2011 reconnaissance survey also identified many homes in the Uplake Terrace neighborhood that may be eligible for local landmark status as representative of Mid-Century Modern architecture. Additional historic surveys would identify potential landmarks in other neighborhoods of the City.

Charles Thomsen House

The Charles M. Thomsen House was built in 1927 in the French Provincial Style. While the vast majority of Period Revival style residences in King County are located in Seattle, the handful of Period Revival homes in rural, unincorporated areas of the County consist of variations of the English Cottage and Colonial Revival Styles. The Thomsen Estate is notable as it is the only known example of a rural residence constructed in the French Provincial Style and it is considered to be in good condition with many original features.

Kenmore Community Club

The Kenmore Community Clubhouse was constructed in 1929-1930 for the Kenmore Community Club. The Landmarks Commission's landmark designation report states that the Clubhouse is a rare surviving building that exemplifies the importance of clubs and civic organizations in early to mid-20th century King County. The Clubhouse has served as a meeting space for a wide variety of organizations and activities, especially during the 1930s, 40s and 50s, and is still being used for its original purpose.



Land Use Patterns

This section analyzes existing land use patterns in the City of Kenmore. Both existing and planned land uses are addressed.

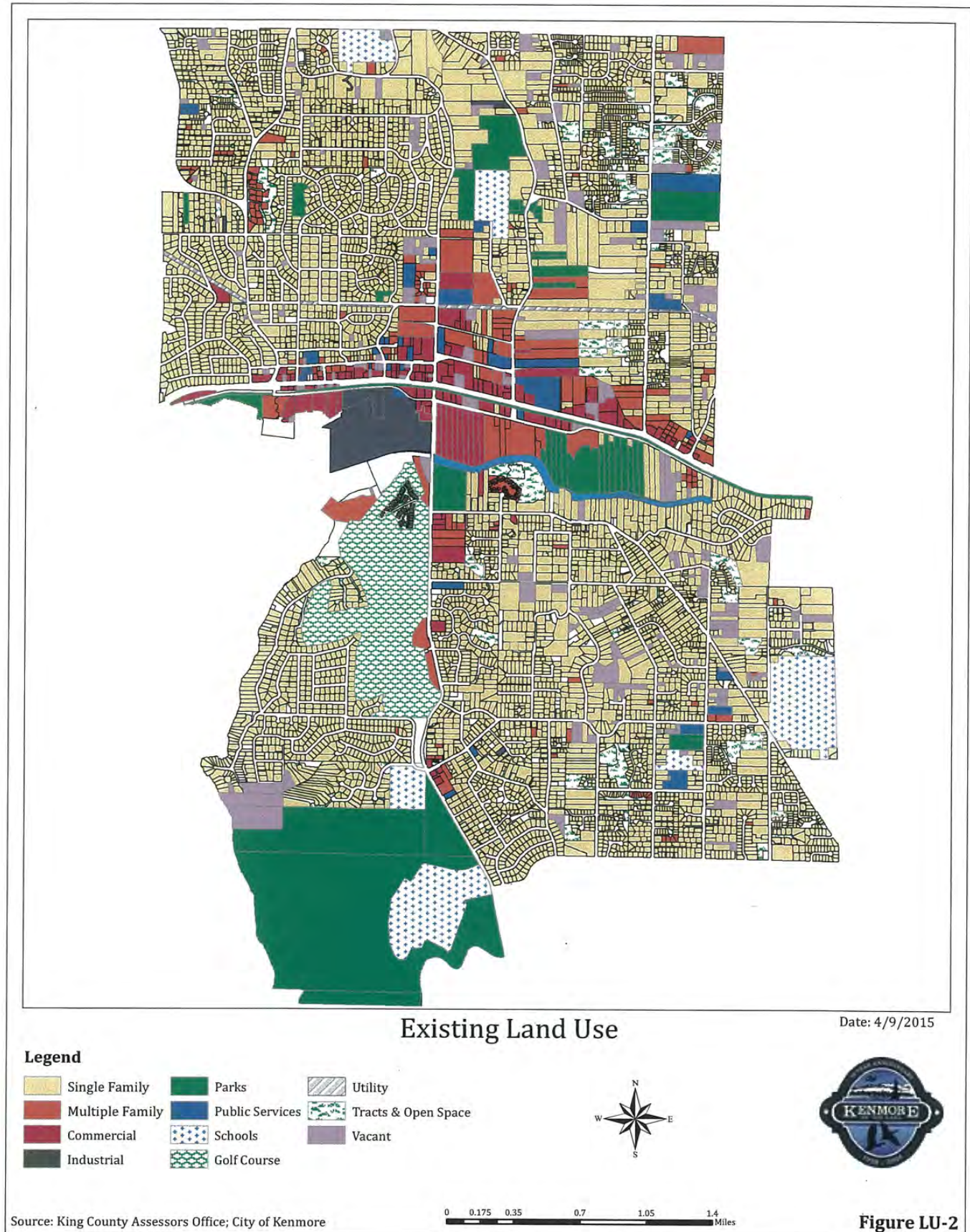
Existing Land Uses

The City of Kenmore boundaries encompass approximately 6.1 square miles of land. The City contains primarily single-family residential land uses, but also includes a variety of other uses as shown in **Table LU-A and Figure LU-2**. Kenmore is largely a built-out community with a limited amount of unconstrained vacant land suitable for development, but significant opportunities for redevelopment.

TABLE LU-A
2015 LAND USE BY PARCELS - CITY OF KENMORE

CATEGORY	ACRES	PERCENT
Single-family	1,944	55.02%
Multi-Family	182	5.14%
Commercial	278	7.87%
Industrial	144	4.07%
Public	27	.77%
Schools	147	4.17%
Utility	10	0.27%
Parks	455	12.88%
Golf Course	135	3.82%
Open Space/ Greenbelt/Tract	42	1.19%
Vacant	166	4.70%
TOTAL	3,530	100%
Note: Acreage figures have been rounded.		

Source: King County Department of Assessments



Most of the Kenmore's single-family residential growth will occur on remaining vacant parcels, estimated at 102 acres net available in 2007, or as a result of infill development of partially developed properties. However, most of Kenmore's commercial growth would occur as redevelopment of developed lands.

Kenmore Air Harbor

Founded in 1946, Kenmore Air Harbor is a unique land use in the City. The seaplane base is located on a 5-acre property on the Lake Washington waterfront. The airline provides daily service to downtown Seattle, the San Juan Islands and Canada, and includes customs services for international flights.

The seaplane fleet has an average size of 20 single-engine planes. In 2015, about half of the fleet was made up of de Havilland Otters (the largest planes, accommodating up to 10 passengers). The other half was smaller de Havilland Beavers and two Cessna 180s. Given dock space constraints, the airport estimates that no more than 25 seaplanes will be based at Kenmore Air Harbor in the future, although the mix of planes may change to accommodate more of the larger aircraft. The Air Harbor also provides space for approximately 25 private airplanes.

During the summer season, approximately 110 "operations" per day (single takeoffs or landings) occur at Kenmore Air Harbor. On a typical winter day, 10 operations could be expected. In 2014, approximately 61,000 passengers were served. July and August are the Air Harbor's busiest months.

The seaplanes are able to fly from dawn to dusk, however, the airport has a voluntary curfew in place, restricting operations in Kenmore before 7:30 a.m. on weekdays and before 8:30 a.m. on weekends.

Although all Kenmore Air seaplanes are based and maintained in Kenmore, half of them travel to Kenmore Air's Lake Union passenger terminal before traveling north to Canada and the San Juan Islands. The balance of the fleet travels directly from Kenmore to northern Canada.

Along with passenger services, the Air Harbor does seaplane restoration and maintenance on its property. Annual inspections may involve engine testing or other noise. Kenmore Air has a full parts department for de Havillands and Cessnas. They are, in fact, one of the largest seaplane parts supplier in North America. They also provide parts and technical support for Edo floats, although float manufacturing is done off-site.

During its summer peak, the Air Harbor employs approximately 250 people.

Two runways on Lake Washington are used: Waterway 16-34 is 10,000' long and 1,000' wide; Waterway 18-36 is 3,000' long and 1,000' wide. Most of the time, the seaplanes take off to the southwest. If the north wind is strong, the planes taxi farther down the lake and take off to the north near the Air Harbor.

Landing patterns at Kenmore Air Harbor are determined by wind direction, as aircraft normally land into the prevailing wind. If the wind is from the north, as it is during a typical summer day, aircraft fly northbound up the middle of the lake from the Sand Point area, then land to the north at Kenmore and taxi in to the dock. If the wind is from the south, which is more common during the winter months, aircraft fly a standard left rectangular traffic pattern and land to the south on the lake. The downwind leg of this pattern is flown over the golf course, the base leg just east of 68th Avenue NE, and the final approach leg approximately over the CalPortland property. On an annual basis, approximately 75% of all landings are northbound and 25% southbound.

There is a speed limit to reduce boat speeds in the seaplane waterway area that is monitored by the King County Harbor Patrol.

FUTURE LAND USE

When comparing **Figure LU-2**, Existing Land Use, and **Figure LU-3**, the Kenmore Land Use Plan (provided later in this Chapter), the future development pattern would show:

- **Protection/maintenance of single-family residential areas.** This is a key concept of the Vision Statement to protect single-family areas and concentrate most multi-family in Downtown.
- **Concentration of commercial and business uses locations where they are currently located or in areas targeted for conversion.** New commercial development would primarily occur in the form of redevelopment in Downtown to minimize intrusion into single-family areas and to effectively concentrate these uses where alternative transportation modes are or will be available. The Community Business district provides additional opportunities for mixed use development to support Downtown and the local community.
- **Phasing out of heavy manufacturing and industrial uses in favor of mixed uses (commercial and residential) and clean light manufacturing.** Heavy manufacturing and industrial uses would be phased out over time through market and regulatory forces, and mixed uses and clean light manufacturing would replace them.
- **Creation of a central place in Kenmore.** Creating a Downtown is central to the Vision Statement provisions including a central place for the community, promotion of centrally located multi-family and mixed-use development with access to alternative modes of transportation, and other provisions. The northwest quadrant of the 68th Avenue and SR-522 intersection is identified as an area for a concentration of smaller-scale civic and mixed uses, while the southeast quadrant of the same intersection would be developed with larger-scale private mixed-use master planned developments. Lakepointe would develop as planned in the southwest quadrant of the intersection.
- **Retention of institutional uses including government, schools, and public park properties.** The purpose of this classification is to identify and retain key public and private institutional uses in the City, to promote master planning of facilities, and to prevent conversion of significant properties to other residential or commercial uses without benefit of the rezone process.

Development Capacity

Development capacity considers vacant, underdeveloped and redevelopable property. A relatively small portion (about 5 percent) of the City's land is vacant. Although some land is vacant due to property owner preferences, some is likely vacant due to environmental constraints such as wetlands, flood hazards, or steep slopes.

Partially vacant land, where perhaps one home is located on a large parcel that, according to zoning, could be further subdivided, is considered to be underdeveloped. Much of the City's platting activity is now occurring on such larger, partially developed residential lots.

As evidenced by the Kenmore Village project, redevelopment of developed properties also can occur in the future. However, it is usually difficult to achieve redevelopment of properties, particularly in a downtown context. Often parcels are small and under multiple ownerships. In order to create a viable project in the market, consolidation of properties is needed.

To determine future development capacity, vacant and partially developed lands were reviewed as part of the King County Buildable Lands project. The methodology for the jobs and housing capacity estimates is provided in the King County Buildable Lands Report 2014.

Assuming development in accordance with the Kenmore Land Use Plan and using 2012 as the base year, the City could accommodate an additional 4,503 housing units and an additional 3,945 jobs.

The City's 2012-2031 housing unit growth target established by the King County Countywide Planning Policies is 2,980 housing units. The adopted Land Use Plan would provide enough zoned capacity, and a more than sufficient market cushion, to exceed the 2031 housing unit target.

Jobs capacity also is greater than the City's 3,897 jobs target, although not by much.

PLAN AMENDMENTS

The Growth Management Act recognizes that Comprehensive Plans are dynamic rather than static, and should be evaluated regularly to ensure that they respond to changing needs of the community and respond to new Federal or State law. In accordance with the Growth Management Act, and Policy LU-2.1.5 of this Element, the City will allow for an amendment process to consider changes to the essential components of the Comprehensive Plan, including Goals, Objectives, and Policies.

The City is required to institute a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the City Council no more frequently than once every year, except that amendments may be considered more frequently under the following circumstances:

- The initial adoption of a subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea
- The adoption or amendment of a Shoreline Master Program under the procedures set forth in chapter 90.58 RCW
- The amendment of the Capital Facilities Element that occurs concurrently with the adoption or amendment of the City budget
- Amendments or revisions to the City's comprehensive plan when an emergency exists or to resolve, if appropriate, an appeal of the Comprehensive Plan filed with the Growth Management Hearings Board or with the court.

Aside from the exceptions above, all proposals are to be considered by the City Council concurrently so the cumulative effect of the various proposals can be ascertained.

❖ AMENDMENTS TO THE GOALS, OBJECTIVES, AND POLICIES OF THE LAND USE ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:

GOALS, OBJECTIVES, AND POLICIES

Following are the general land use goals, objectives and policies. In some cases, policies are cross-referenced in more than one Element or Sub-Element and this is noted by a policy reference in italics (e.g., *H-26.1.2*).

GOAL 1. *ENHANCE KENMORE'S QUALITY OF LIFE AS A PLACE TO LIVE, RAISE CHILDREN, RECREATE, WORK, AND SHOP, AND SOCIALIZE.*

OBJECTIVE 1.1 **Provide a community atmosphere that is inclusive and family-friendly, with a small town feeling, open to and values diversity, and creates that fosters a sense of belonging and pride.**

Policy LU-1.1.1 Encourage development within Kenmore that creates and supports a healthy and diverse community. Kenmore should contain affordable housing and employment opportunities and should protect the natural environment and significant cultural resources.

Policy LU-1.1.2 Through land use policies and development regulations that are consistent with state and federal laws, limit land uses and activities that may result in harmful secondary effects to the community, such as crime, vandalism, or neighborhood deterioration. Consider spacing requirements, buffers, landscaping, access, signage controls, business license and operating requirements, as well as other mechanisms to control secondary impacts.

Policy LU-1.1.3 Use incentives, regulations and programs to support land use patterns and development standards that encourage physical activity through walking and bicycling.

Policy LU-1.1.4: Encourage businesses to locate in Kenmore so that residents have more opportunities to walk or bicycle to work.

OBJECTIVE 1.2 **Endeavor to provide a complete community, compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services.**

Policy LU-1.2.1 Ensure that Kenmore's plans consider all the issues, resources and needs that make a community whole, including land use, civic, cultural, recreation, transit, health, human services, natural environment, and the provision of infrastructure and other services.

Policy LU-1.2.2 Provide adequate land capacity for residential growth, and for a full range of commercial uses in Kenmore. This land capacity should include both redevelopment opportunities as well as opportunities for development on vacant lands.

Policy LU-1.2.3 Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses, where appropriate, into residential neighborhoods to create quality communities which have a full range of public facilities and services. These uses should be sited, designed, and scaled to be compatible with existing residential character.

OBJECTIVE 1.3 **Maintain and enhance the character of existing single-family neighborhoods by allowing compatible housing, improving infrastructure, and establishing appropriate site development standards.**

Policy LU-1.3.1 Ensure that zoning regulations emphasize single-family dwellings as the principal use in the City's established single-family neighborhoods.

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Policy LU-1.3.2	Provide development standards that create a consistent and compatible pattern of development within residential neighborhoods. Development standards should address housing densities, lot dimensions, building setbacks and height, impervious surface limitations, access, parking, and other standards.
Policy LU-1.3.3	Provide regular and appropriate levels of investment in transportation, surface water and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans. <i>(see Policy H-26.1.2)</i>
OBJECTIVE 1.4	Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.
Policy LU-1.4.1	Provide adequate land for commercial development of a character which enhances the community's goals, augments the tax base, and does not adversely affect the natural environment.
Policy LU-1.4.2	Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.
OBJECTIVE 1.5	Identify and prioritize properties for public acquisition and use.
Policy LU-1.5.1	During the 20-year planning period, identify community needs and site the following facilities or uses in accordance with the Downtown Sub-Element, and the Parks and Recreation <u>and Open Space Element, and Public Services Elements:</u> • Permanent City Hall site • Expanded library • Town Green and Community Building Community center(s) which houses civic, cultural, recreational, health and human service activities encompassing all ages • Acquisition of pParkland, particularly <u>on the waterfront or</u> in under-served areas • Acquisition of properties with significant cultural resources (historic or archaeological) where regulatory measures alone are insufficient • Acquisition of eEnvironmentally sensitive areas, where regulatory measures alone are insufficient.
Policy LU-1.5.2	Encourage public and private community service providers, including the City of Kenmore, to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health

facilities, cultural facilities, libraries, swimming pools, institutional properties, and other social and recreational facilities.

- Policy LU-1.5.3 Promote site development which provides utilities and infrastructure that are maintainable, aesthetically pleasing, and have several functions, such as surface water facilities designed as accessible open spaces for a development.

GOAL 1.1. DEVELOP AND MAINTAIN A SUSTAINABILITY ACTION PLAN, OUTLINING STEPS THE COMMUNITY (INCLUDING CITIZENS, BUSINESSES, CITY ADMINISTRATION AND THE CITY COUNCIL) CAN TAKE TO SUPPORT SUSTAINABLE ECONOMIC PROSPERITY, SOCIAL EQUITY AND ENVIRONMENTAL HEALTH IN KENMORE.

OBJECTIVE 1.1.1 Encourage the availability of healthy, affordable, culturally acceptable food for all community residents.

Policy LU-1.1.1.1 Through land use regulations and economic development, encourage locally-based food production, distribution and choice.

Policy LU-1.1.1.2 Where appropriate, encourage the development of community gardens and farmers' markets as a means to encourage community-building, support local agriculture and promote economic development.

GOAL 2. PROVIDE FOR ORDERLY DEVELOPMENT.

OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.

Policy LU-2.1.1 Designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as **Figure LU-3**.

Policy LU-2.1.2 Implement a range of residential, commercial, and public land use classifications:

- Table of Districts and Densities. Utilize the following table to establish land use districts and basic and maximum densities allowed in the City.

LAND USE/ZONE DISTRICT	BASE DENSITY/ MAXIMUM DENSITY WITH BONUS
Residential 1 Dwelling Unit Per Acre (R-1)	1 (4) ¹
Residential 4 Dwelling Units Per Acre (R-4)	4 (6)
Residential 6 Dwelling Units Per Acre (R-6)	6 (9)
Residential 8 Dwelling Units Per Acre (R-8)	8 (12)

¹ In the R-1 zone, the base density of 1 unit per acre may be transferred onsite to less constrained property. The bonus indicated in parentheses may only be transferred off-site to a density receiving area such as the Downtown. Bonus criteria are subject to requirements of the Kenmore Municipal Code.

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LAND USE/ZONE DISTRICT	BASE DENSITY/ MAXIMUM DENSITY WITH BONUS
Residential 12 Dwelling Units Per Acre (R-12)	12 (18)
Residential 18 Dwelling Units Per Acre (R-18)	18 (27)
Residential 24 Dwelling Units Per Acre (R-24)	24 (36)
Downtown Residential	48 to 72 (72)
Neighborhood Business (NB)	8 (12)
Community Business (CB)	24 (36)
Waterfront Commercial (WC)	48 (72)
Urban Corridor (UC)	48 (72)
Regional Business (RB)	48 (72)
Downtown Commercial	48 to 72 (72)
Public and Private Facilities (PPF)	n/a
Special Study Area	Special District

b. District Descriptions. Utilize the following purpose statements to distinguish the land use districts.

- Residential: The purposes of the Residential Districts are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services, and energy. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. In the R-4 through R-8 districts, Residential District purposes are accomplished by providing for predominantly single detached dwelling units on lot sizes that vary according to district. In the R-12 through R-24 districts, Residential District purposes are accomplished by allowing for a mix of predominantly apartment and townhouse dwelling units with a variety of densities according to district. In the Residential Districts, accessory uses and complementary nonresidential uses that are compatible with residential communities may be allowed.
- Downtown Residential: The Downtown Residential District provides higher density residential development in support of the Downtown Commercial District. Limited retail and office uses are also allowed as part of mixed-use developments. The District represents an opportunity to provide a range of housing types in the community with attention to appearance and scale. The Downtown Residential land use plan classification is implemented by the Downtown Residential zone. On an interim basis, the R-48 zone may be applied as an implementing zone.

Some limited existing uses requiring vehicle storage that continue to contribute to the economic vitality of downtown are permitted to

continue their business on existing properties, but are encouraged to transition the use of their properties to those more in keeping with the first paragraph of this intent statement.

- **Neighborhood Business:** The purposes of the Neighborhood Business District are to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development.
- **Community Business:** The purpose of the Community Business District is to provide pedestrian-friendly, mixed-use development that both supports larger mixed-use and commercial areas with its residential development, and provides small-scale retail, office, and personal services for the local community. Allowable uses include a wider range of retail, professional, governmental, and personal services than are found in Neighborhood Business districts, as well as limited small-scale office uses, and mixed-use (housing and retail/service) developments. Commercial uses with extensive outdoor storage or auto-related and industrial uses would be discouraged in the Community Business District.
- **Waterfront Commercial:** The purpose of the Waterfront Commercial District is to focus on existing water-dependent uses, but also to allow eating and drinking places, temporary lodging and other uses to support marina and airport development. Compatible light manufacturing would be appropriate. Office and mixed use multifamily development are desirable for the future.
- **Urban Corridor:** The Urban Corridor District is located along SR-522. The overall vision is to convert the area on the south side of the highway from a commercial strip corridor to an area of primarily office and multifamily development, taking advantage of lake views and proximity to transit.

On the north side of the highway, west of downtown, the area would continue to be a mix of restaurant, retail and service uses, with additional opportunities for office and mixed use multifamily development.

East of downtown, portions of the district (nearest the transit center) would be an enterprise zone, allowing for a wide range of commercial uses, including bulk retail, as well as standalone multifamily development. Farther to the east, near the city limits, office and multifamily uses are envisioned.

New auto-oriented businesses would be prohibited throughout the district.

- **Regional Business:** The purposes of the Regional Business District include to provide for the broadest mix of retail, office, wholesale, and service uses, with compatible storage and light manufacturing uses,

serving regional market areas and offering significant employment opportunities. These purposes are accomplished by supporting existing businesses, while encouraging compact and mixed-use development that is supportive of transit and pedestrian travel for the future. Industrial and heavy manufacturing uses are no longer appropriate in this district.

- **Downtown Commercial:** The Downtown Commercial District features a mix of private and public uses designed to create a small-town feel, and pedestrian-friendly environment. Public places, sidewalks, extensive landscaping, transit-orientation, shared or structured parking, protection of environmentally sensitive areas, and high quality design and signage are key features. Permitted uses emphasize mixed or multiple use developments, and include high-density housing, civic and governmental, offices, small-scale commercial and retail, and locally oriented professional and personal services.

Uses not compatible with the Downtown Commercial intent such as those which require vehicle or materials storage, service bays, wide curb cuts, expanses of exterior product display or storage, or produce little customer or visitor activity are discouraged. Park-and-Ride/Transit Centers are promoted along SR-522, particularly in the Northwest Quadrant of the 68th Avenue NE/SR-522 intersection.

Some limited existing uses that require vehicle storage and continue to contribute to the economic vitality of downtown Kenmore are permitted as existing uses on existing properties, though the use is encouraged to transition use of the property to those more in keeping with the first paragraph of this purpose statement. The Downtown Commercial land use plan classification is implemented by the Downtown Commercial zone. ~~On an interim basis, the Regional Business zone may be applied as an implementing zone.~~

- **Public and Private Facilities:** The purpose of the Public and Private Facilities District is to identify and retain public and private lands primarily utilized for parks, recreation, schools, medical facilities (e.g. hospitals, clinics, medical districts etc.), non-profit service uses and organizations, utilities, government buildings, and other administrative or institutional uses. Master plans would be encouraged to determine the type and extent of these primary uses as well as compatible accessory uses. Development regulations include a process to reclassify smaller properties to the zone most prevalent immediately surrounding the site subject to the provision of information by the institution about the need to convert to a different use.
- **Special Study Area – Bastyr University:** The City has designated the St. Thomas Seminary property, owned by Bastyr University as a Special Study Area recognizing the Bastyr University Master Plan approved in December 2009 that will guide the development of the property. The land use designation for the Campus is Public and

Private Facilities and development activities on the Campus will be limited to activities and levels of use as specified in the approved Master Plan and implementing zone of Public and Semi-Public.

The Bastyr University Campus Master Plan is adopted for the approximately 50-acre property in the City and is illustrated in **Figure LU-3A**. The Bastyr University Master Plan and the applied zoning provide for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City's economic base, and protect natural features. **Figure LU-3A** is considered a conceptual graphic, and minor modifications (KMC 19.23.050.A) to site development consistent with City master plan and zoning regulations are considered consistent with the Comprehensive Plan. The City's long term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements.

- Special Study Area – Plywood Supply: The City has designated the Plywood Supply property south of NE 175th Street as a Special Study Area while the City works with property owners to complete a master plan that will guide the development of the property. In order to allow the master planning process to proceed, the property will retain its underlying RB designation for comprehensive planning purposes while development of that master plan is proceeding.
- Lakepointe Mixed Use Master Plan: A site development permit and Master Plan are approved for the Lakepointe site specifying permitted uses and development consistent with the Property-Specific (P-suffix) Development Standards. Northshore Comprehensive Plan Policies K-11 and K-12, adopted in Exhibit "C" to Ordinance 98-0027 that was reaffirmed in Ordinance 03-0177, continue to be in effect for this property.

- Policy LU-2.1.3 Multi-family classifications should be applied as follows:
- a. Primarily located in the Downtown area in mixed-use developments and in neighboring areas already containing multi-family uses;
 - b. In or next to Regional, Community, or Neighborhood Business Centers; and,
 - c. Existing or planned transportation capacity should be adequate to accommodate projected travel demand.
- Policy LU-2.1.4 Commercial classifications should be:
- a. Located along Principal or Minor arterials or on collector streets that intersect with arterials within 1/2 mile. Existing or planned transportation

capacity should be adequate to accommodate projected travel demand.
~~Intersections should meet Level of Service Standards;~~

- b. Located to provide convenient shopping or other services for nearby neighborhoods;
- c. Strategically located to maximize the potential success of the hierarchy of commercial classifications. The priority area for commercial development should be the Downtown;
- d. Sized appropriately to accommodate sufficient land to accommodate community business and services needs;
- e. Located in areas with current or planned pedestrian access; and
- f. Commercial designations should be expanded only when it can be demonstrated that conditions have changed since the original commercial classification boundaries were determined, and there is a demonstrated community need.

Policy LU-2.1.5 Consider proposed Comprehensive Plan Amendments each calendar year concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle such as amendments to the Capital Facilities Element, Shoreline Master Program, adoption of a subarea plan, emergency amendments, or others as authorized in the Growth Management Act. All proposed Comprehensive Plan Amendments should include the following elements:

- a. A detailed statement of what is proposed to be changed and why;
- b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
- e. A statement of how the amendment complies with the Kenmore Vision Statement;
- f. A statement of how functional plans and capital improvement programs support the change; and
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

Policy LU-2.1.6 Ensure proposed Comprehensive Plan policy amendments are accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Plan.

OBJECTIVE 2.2	Prepare clear development regulations consistent with the Comprehensive Plan.
Policy LU-2.2.1	Prepare zoning maps, classifications, and development standards that are consistent with the Comprehensive Plan and functional plans.
Policy LU-2.2.2	To provide flexibility as times and development conditions change, address possible amendments to the P-suffix and special district overlay requirements through the development agreement process. If development standards are modified or eliminated, offsetting public benefits must be provided.
Policy LU-2.2.3	Kenmore's regulation of land use should: a. Protect public health, safety, and general welfare; b. Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies, and plans; c. Be expeditious, predictable, clear, straightforward, and internally consistent; d. Provide clear direction for resolution of regulatory conflict; e. Be enforceable, efficiently administered, and provide appropriate incentives and penalties; f. Be consistently and effectively enforced; g. Create public and private benefits worth their cost; h. Be coordinated with timely provision of necessary public facilities and services; i. Be coordinated with special purpose districts and other public agencies to promote compatible development standards in Kenmore; j. Be responsive, understandable, and accessible to the public; k. Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions; l. Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary); m. Treat all members of the public equally and base regulatory decisions wholly on the applicable criteria and code requirements; and,

- n. Provide for relief from regulations when they would deprive a property of reasonable use, and when such relief would neither endanger public health and safety nor conflict with adopted use policies.

OBJECTIVE 2.3 Establish a system of densities and development standards that allows for efficient infrastructure and service delivery while protecting environmental resources, and acknowledging neighborhood character.

- Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve an average zoning density of at least seven homes per acre in the City through a mix of densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown. Lower density classifications, generally no less than four dwelling units per acre, should be applied to established single-family neighborhoods. A lower density zone may be used to recognize significant environmentally sensitive areas.
- Policy LU-2.3.2 Apply minimum density requirements to residential and mixed-use zones of twelve or more homes per acre when consistent with the vision for a given zone.
- Policy LU-2.3.3 Review Uniform Building codes and make amendments to remove barriers to achieving desired densities, such as increased stories of wood frame construction.
- Policy LU-2.3.4 Use regulations, incentives, open space acquisition, or, where these measures are not adequate, use low density zoning to protect floodplains, riparian corridors, high value wetlands, and unstable slopes from degradation, and to encourage linking these environmental features into a network of open space, fish and wildlife habitat. In sensitive areas, some density may be transferred onsite to less constrained areas, or density may be transferred off-site to specified receiving areas, such as the Downtown.
- Policy LU-2.3.5 Through density incentives, encourage development to provide innovative low-cost housing, or significant open space, public parks and public trails. Where provided, encourage public parks and public trails to be part of a network consistent with the Parks, Recreation, and Open Space Element goals, objectives, and policies. Additionally, in the Downtown, density incentives or other incentives should be provided for shared and structured parking, or consolidation of lots. Consider performance-based measures to achieve this policy. Ensure benefits, for example, significant open space, are in proximity to the development site.
- ~~Policy LU 2.3.6 In development regulations, allow for the creation of Urban Planned Developments (UPDs) on large properties, intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design as well as providing for public benefits which should include:~~
- ~~a. Open space and critical areas protection;~~
 - ~~b. Diversity in housing types and affordability;~~
 - ~~e. Quality site design;~~
 - ~~d. Transit and non-motorized transportation opportunities; and,~~

e. ~~Performance standards.~~

~~Policy LU-2.3.7 Sponsor a study of the Swamp Creek area wetland, stream corridor, and associated habitat, possibly including a wetland and stream delineation with costs to be recovered as determined by the City. Based upon the study and the City's Sensitive Area regulations, as well as community goals for public access, determine appropriate densities, zoning boundaries, dwelling unit bonuses, or other provisions that result in environmental protection, compatibility with desired neighborhood character, and appropriate public access to trail or open spaces.~~

OBJECTIVE 2.4 Coordinate land use, road, and utility planning.

Policy LU-2.4.1 Establish priority areas for public facility and service improvements, especially for transportation. These priority areas should be located where public facility and service improvements would most effectively advance the City of Kenmore's growth, economic development, Downtown revitalization, energy efficiency or affordable housing objectives. Priority areas will shift over time as improvements are installed and adopted service level standards are attained.

Policy LU-2.4.2 Implement an annual monitoring program to assess land use development trends, and service and infrastructure provision. If service deficiencies, such as city, county and state roads, public water supply and wastewater treatment, or communication infrastructure are identified, the City of Kenmore and the affected service providers should adopt Capital Improvement Programs to remedy identified deficiencies in a timely fashion, or the City of Kenmore should reassess the land use plan.

Policy LU-2.4.3 Ensure that infrastructure and facilities are sized appropriately to community needs and are located with attention to the desired neighborhood character.

Policy LU-2.4.4 Consider the effects of improved or new infrastructure such as roads and utilities as potential barriers between neighborhoods or as stimulators of development.

Policy LU-2.4.5 Through zoning and subdivision regulations, require that residential developments, including mobile home parks, whether new developments or substantial redevelopments, provide the following improvements:

- a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;
- b. Adequate parking consistent with local transit service levels;
- c. Street lighting and street trees;
- d. Underground utilities;
- e. Stormwater control;
- f. Public water supply;
- g. Public sewers.

Policy LU-2.4.6	Provide water, sewer, surface water, transportation, and recreational facilities at the time of development.
OBJECTIVE 2.5	Encourage development on properties with existing or planned public services and utilities.
Policy LU-2.5.1	Encourage innovative, quality development and redevelopment through a variety of regulatory, incentive, and program strategies. Possible approaches include: a. Special development standards for infill or redevelopment sites; b. Assembly and resale of sites to providers of affordable housing or mixed-use developments; c. Impact mitigation fee structures that favor infill or redevelopment; d. Expedited permit processes; e. Greater regulatory flexibility; <u>and</u> f. Reduced permit fees and/or delayed fees; <u>and</u> g. Joint public/private loan guarantee pools. (see Policy LU 4.4.4)
OBJECTIVE 2.6	Require adequate transitions between land uses of differing intensities and between development and environmentally sensitive areas.
Policy LU-2.6.1	Review and amend zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where land use conflicts may occur.
Policy LU-2.6.2	Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area.
Policy LU-2.6.3	Locate zoning districts and prepare development regulations that result in gradual transitions between different building intensities.
OBJECTIVE 2.7	Participate in joint planning of services and utilities with special districts, private service providers, neighboring municipalities, King County and Snohomish County, and the State of Washington.
Policy LU-2.7.1	Plan in partnership with special districts, private service providers, neighboring municipalities, King and Snohomish Counties, and the State of Washington. The City should strive to balance the differing needs identified by planning partners at various geographic levels, and ensure that planning partners honor Kenmore's needs.
Policy LU-2.7.2	Prepare functional plans to identify City facility and service needs and define ways to fund these needs consistent with the land use plans and service and finance strategy. Independent special districts and other public agencies should also prepare functional plans which should be considered by Kenmore. The capital facility plans and capital improvement programs prepared by all other

agencies which provide services to Kenmore should be consistent with the Kenmore Comprehensive Plan.

OBJECTIVE 2.8 ~~Designate Kenmore's potential annexation areas in conjunction with King County and adjacent jurisdictions, and address these areas in the City's Comprehensive Plan.~~

~~Policy LU 2.8.1 Work cooperatively with the City of Bothell and King County regarding joint planning issues in the Joint Study Area identified in **Figure LU 4**. Maintain the "Joint Study Area" status until such time as consultations are completed with King County and the City of Bothell to determine the final status of the area. Pursue the redesignation of the Joint Study Area as a Potential Annexation Area for the City of Kenmore.~~

~~Policy LU 2.8.2 Work cooperatively with the City of Kirkland and King County regarding joint planning issues in the Joint Study Area identified in **Figure LU 5**. Maintain the "Joint Study Area" status until such time as consultations are completed with King County and the City of Kirkland to determine the final status of the area. Pursue the redesignation of the Joint Study Area as a Potential Annexation Area for the City of Kenmore.~~

~~Policy LU 2.8.3 Coordinate with King County to plan consistently within any designated Potential Annexation Areas for the City of Kenmore. Ensure the coordinated plans address appropriate service standards and address needs and deficiencies.~~

~~Policy LU 2.8.4 Where Potential Annexation Areas are designated, allow for annexation of unincorporated territory when residents or property owners request annexation.~~

~~Policy LU 2.8.5 Ensure newly annexed lands are zoned in conformance with the Kenmore Comprehensive Plan Land Use Map.~~

GOAL 3. IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF KENMORE.

OBJECTIVE 3.1 Promote and support visual, literary, and cultural arts and activities in the community.

Policy LU-3.1.1 Encourage King County to continue to provide arts and culturally-based services to the City of Kenmore through its existing programs, and to provide technical assistance for locally-generated programs.

Policy LU-3.1.2 Encourage shared, multipurpose use of regional and community facilities for cultural activities to maximize their efficient use and to expand public access to cultural opportunities.

Policy LU-3.1.3 Develop a public art program that provides art in public facilities, projects and places to enhance community character and quality of life. Priority locations should include Downtown, government facilities, and municipal parks. Maintenance and conservation should be considerations in the development and management of public art.

OBJECTIVE 3.2	Promote the preservation of significant historic and archaeological sites and structures.
Policy LU-3.2.1	Establish a partnership between Kenmore, King County, the Kenmore Heritage Society and citizen volunteers in order to comprehensively inventory historic and archaeological resources. Use the inventory to guide decision-making in resource planning, environmental review, and resource management.
Policy LU-3.2.2	Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community character.
Policy LU-3.2.3	Coordinate with Native American Tribes, the King County Historic Preservation Officer, and the State Office of Archaeology and Historic Preservation, as appropriate, to review public and private projects to protect and enhance historic and archaeological resources.
Policy LU-3.2.4	Seek funding from King County, the State of Washington, or other agencies to acquire and preserve significant historic resources for use by City and other public agencies.
OBJECTIVE 3.3	Encourage local activities which promote the community's history.
Policy LU-3.3.1	Support the efforts of the Kenmore Heritage Society to document Kenmore's history, and provide educational materials and resources to all ages.
Policy LU-3.3.2	Work in partnership with the Kenmore Heritage Society, other agencies and special districts to identify places or facilities where a museum or display of historic artifacts and information can be accomplished.
Policy LU-3.3.3	When dedicating new civic facilities, consider naming them in honor of historical events or persons of significance to the community.

❖ AMENDMENTS TO THE IMPLEMENTATION STRATEGIES OF THE LAND USE ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:

IMPLEMENTATION STRATEGIES

The Land Use policies would require new, continuing or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- ~~Regulations for land uses with potentially harmful secondary effects (e.g., adult entertainment)~~
- ~~Siting of governmental facilities (e.g. City Hall, parks, etc.)~~
- An annual monitoring program for assessing, development trends, services and infrastructure
- Historic resource preservation funding
- Public arts programs

- Partnerships with historic groups and agencies.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies. Types of regulations and rules that should be reviewed include:

- Permitted uses in single-family zones
- Permitted uses in commercial zones
- Development standards addressing neighborhood character and compatibility with surrounding development
- Zoning categories – consistency with Comprehensive Plan
- Density bonuses, density transfer, and minimum density regulations
- Uniform Building Code review
- ~~Rezone criteria for multi-family and commercial zone requests~~
- ~~Comprehensive Plan Amendment process~~
- ~~P-Suffix conditions review/removal~~
- Infill development standards or incentives
- Permit procedures and fees.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or participate in regional programs, including:

- Coordination with special districts and County regarding services
- ~~Negotiation of Potential Annexation Areas~~
- Support of County historic resources programs
- Coordination with County/State agencies regarding historic/cultural resources during development review.

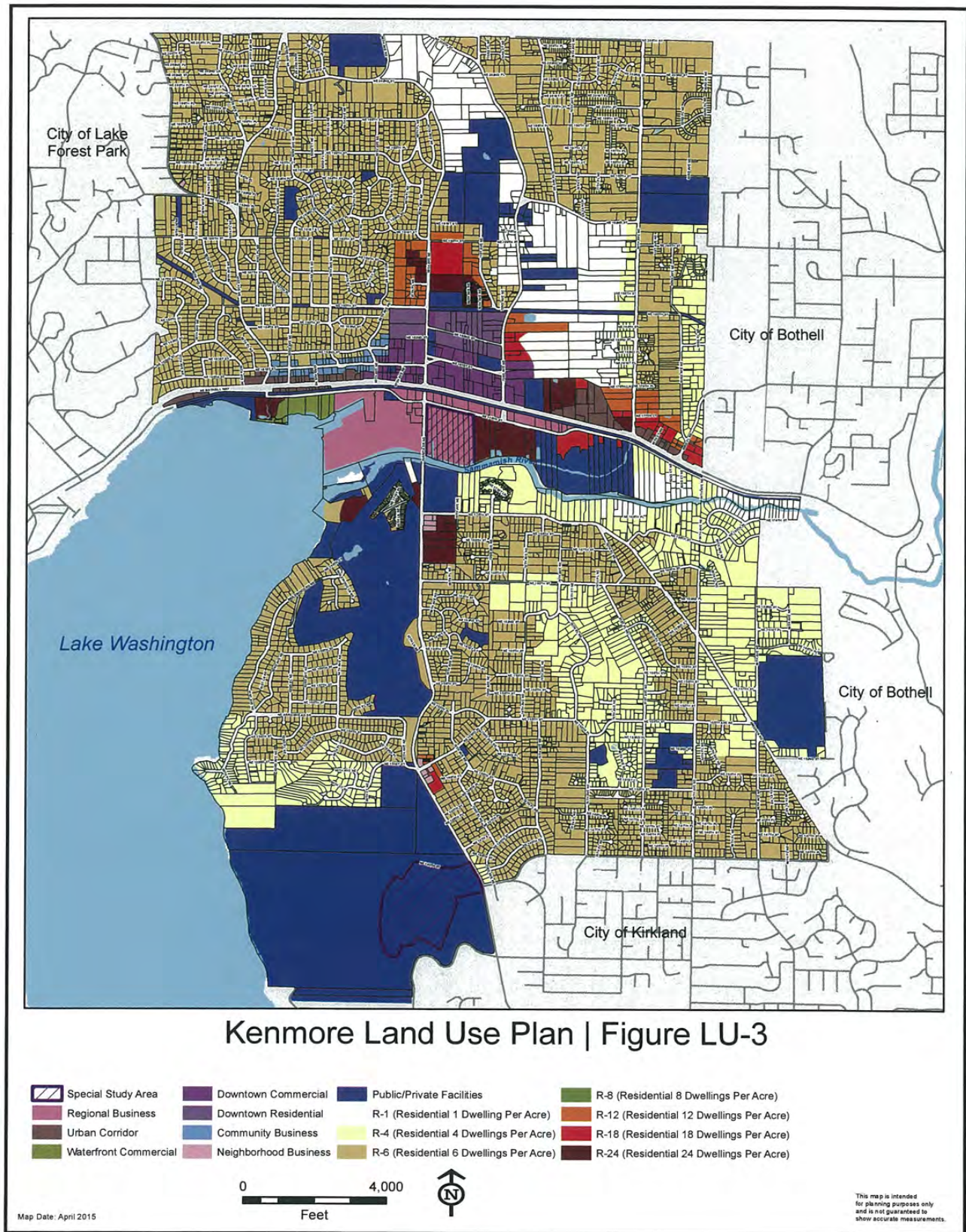
❖ THE “REFERENCES” SECTION OF THE LAND USE ELEMENT IS REPLACED IN ITS ENTIRETY WITH THE FOLLOWING NEW SECTION:

REFERENCES

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- King County Department of Assessments (March 2015). Building, Parcel, and Account Files. Seattle, WA.

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- King County Growth Management Planning Council (December 2012). Countywide Planning Policies. Seattle, WA.
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- King County Parks, Planning and Resources Department, Cultural Resource Division (January 4, 1990). "King County Landmarks Commission Designation Report: Final Designation of the Thomsen House." Seattle, WA.
- Puget Sound Regional Council (2009). Vision 2040. Seattle, WA.
- Stickney, Amy Eunice and Lucile McDonald (1977). Squak Slough 1870-1920: Early Days on the Sammamish River, Woodinville-Bothell-Kenmore. Bothell, Washington.
- Traeger, Tom (July 20, 1998). "Kenmore discovering its Scottish roots." Northlake News. Volume 19, Number 40. Woodinville, Washington.



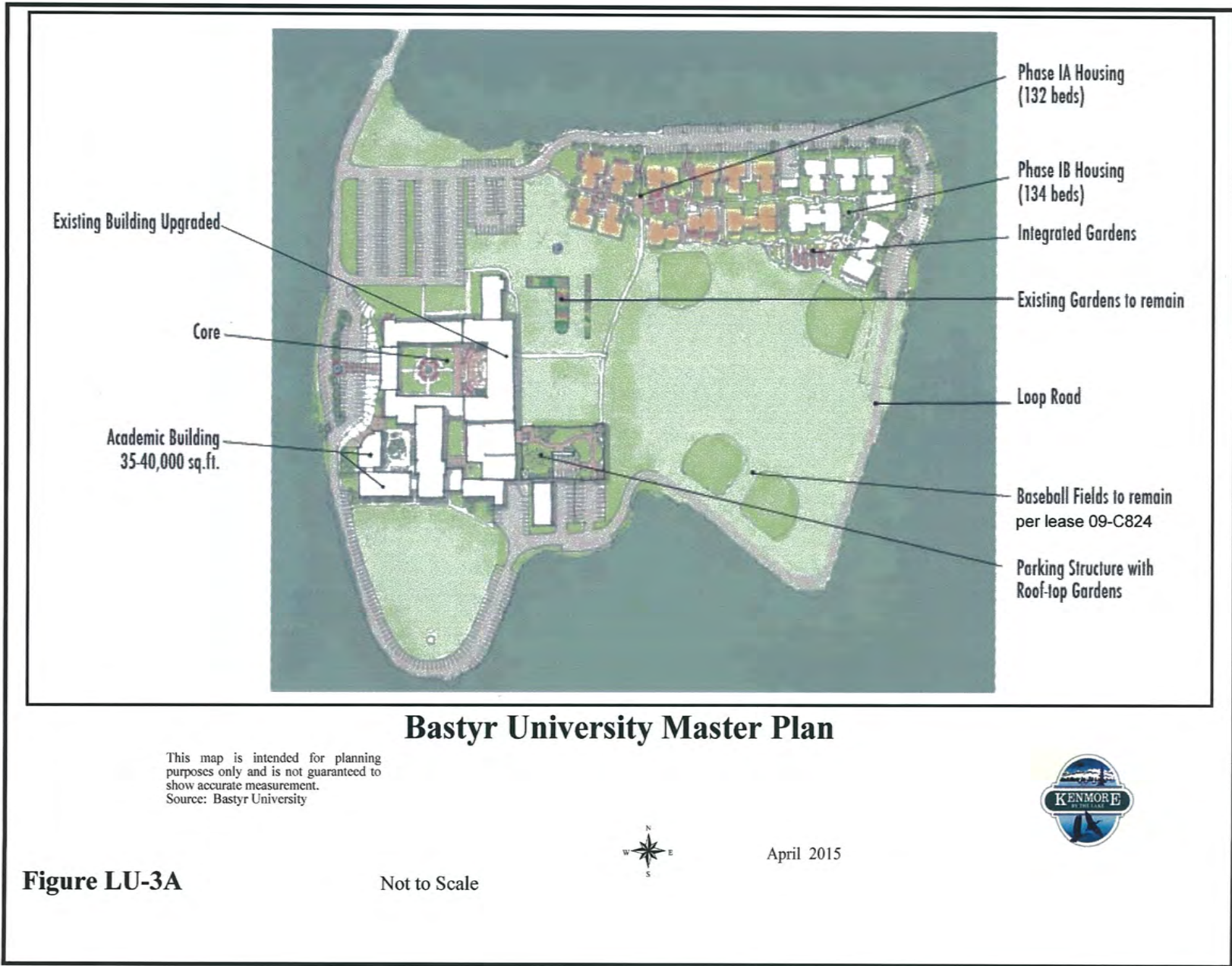


EXHIBIT 5

REVISED DOWNTOWN SUB-ELEMENT

❖ THE "INTRODUCTION," "EXISTING CONDITIONS," AND "DOWNTOWN PLANS" SECTIONS OF THE DOWNTOWN SUB-ELEMENT ARE REPLACED IN THEIR ENTIRETY WITH THE FOLLOWING THREE NEW SECTIONS:

INTRODUCTION

The Growth Management Act (GMA) does not require the creation or retention of a downtown area within communities. However, several GMA goals, as well as Countywide Planning Policies, address the containment of sprawl, and the provision of efficient services and utilities, which can be met through development of "centers" such as a downtown. Downtown areas also can function as a community-enhancing central place, particularly in a community like Kenmore dominated by regional traffic flows along SR-522.

The Vision Statement foresees Kenmore as:

- A vibrant waterfront community that has its own sense of place and an identifiable, walkable downtown offering commercial, civic, cultural and park spaces, integrated with higher density housing.

EXISTING CONDITIONS

Current Development Conditions and Trends

Most of Kenmore's existing commercial development is concentrated along SR-522, including the Kenmore Square and Safeway complexes. Recent construction of City Hall and the Kenmore Library, and the proposed construction of the Kenmore Village mixed use project, the Town Green and the Community Building, are the first steps to creating a walkable Downtown core, surrounding the intersection of 68th Avenue NE and NE 181st Street.

There is recent residential development on the periphery of the core, with redevelopment of single-family sites east of 68th Avenue NE on NE 182nd Street and redevelopment of a former park-and-ride lot into the Spencer 68 apartment project on the west side of 68th Avenue NE near NE 182nd Street.

The future Lakepointe development on Lake Washington at the southwest corner of SR-522 and 68th Avenue NE could have a dramatic impact on the City from both a physical and economic point of view. With a current permit for over 650,000 square feet of commercial/office/hotel development and 1,200 housing units in a waterfront setting, the development could represent one of only four or five waterfront mixed-use developments on Lake Washington.

Market Area

The City of Kenmore has the potential to provide retail goods and services for an area beyond its own boundaries. The market area for any commercial district is determined by several factors:

- Distance to surrounding population.
- Natural boundaries and impediments to travel.

- Transportation links.
- Competing development.
- Scope of existing development in the district.

The projected market area for Kenmore lies within an approximate 3 mile radius around the City Center. The area extends west to approximately I-5; south into Lake City; north into Snohomish County; and east to I-405. The existence of regional commercial centers largely determines these boundaries. Kenmore currently loses a significant portion of retail spending by Kenmore residents to businesses outside of Kenmore.

Lakepointe or a similar development on that site has the potential to serve a much wider area. As noted above, it will be one of only a few mixed-use concentrations on Lake Washington. As such, it has the potential to provide a mix of restaurants, shops, office, and lodging, which could attract users from a much wider radius. This is significant because it increases the commercial potential of Lakepointe, as well as targeting a different type of commercial activity from the existing core businesses.

Opportunities for Development

The opportunities for development in Downtown Kenmore can be considered in terms of the relationship to Lakepointe, and the types of uses which are supportable:

Relationship to Lakepointe

As noted above, Lakepointe has the potential to offer a high amenity setting for various specialty retail and other commercial uses, serving a broad market area. Comparable developments include Downtown Kirkland and Carillon Point. Factors affecting its relationship to the Downtown Core are its lakefront site, and the barriers represented by SR-522. While Lakepointe may include a grocery store and other traditional neighborhood scale uses, the existing core should continue to capture the food and miscellaneous retail spending by residents north of SR-522. The role of the core should be enhanced with growth in single-family housing to the north and multi-family development to the east and west.

Demand by Development Type

The types of development likely to be supported within the area are described in a summary fashion below.

- Multi-family residential. Such development is already occurring in the area and reflects the need for increasing density throughout the urbanized area. The area to the east is particularly well suited for such development, located between the commercial core and the public service concentration on 73rd Avenue NE to the east.
- Neighborhood commercial development. Additional grocery, drugstore, eating/drinking, miscellaneous retail, personal and business services will be required as the local area and larger market area grow over time. These uses should be increasingly accessible to pedestrians as well as automobiles.
- Mixed-use development (residential with office and retail). Horizontal mixed-use, with residential next to commercial is favorable in the area, and conditions allowing for vertical mixed use developments are likely favorable in the near future.

- Corridor commercial. Such development along SR-522 will continue to be viable given the volume of traffic on SR-522. However, the overall vision is to convert the area from a commercial strip corridor to a mix of non-auto-oriented uses, taking advantage of lake views and proximity to transit.
- Light manufacturing. Small-scale advanced or artisanal manufacturing could offer significant new employment opportunities.

Long Term Opportunities

The large parcels like the Plywood Supply site south of SR-522 and east of 68th Avenue NE provide an important resource for large-scale planned development in the future.

Kenmore Urban Design Inventory and Analysis

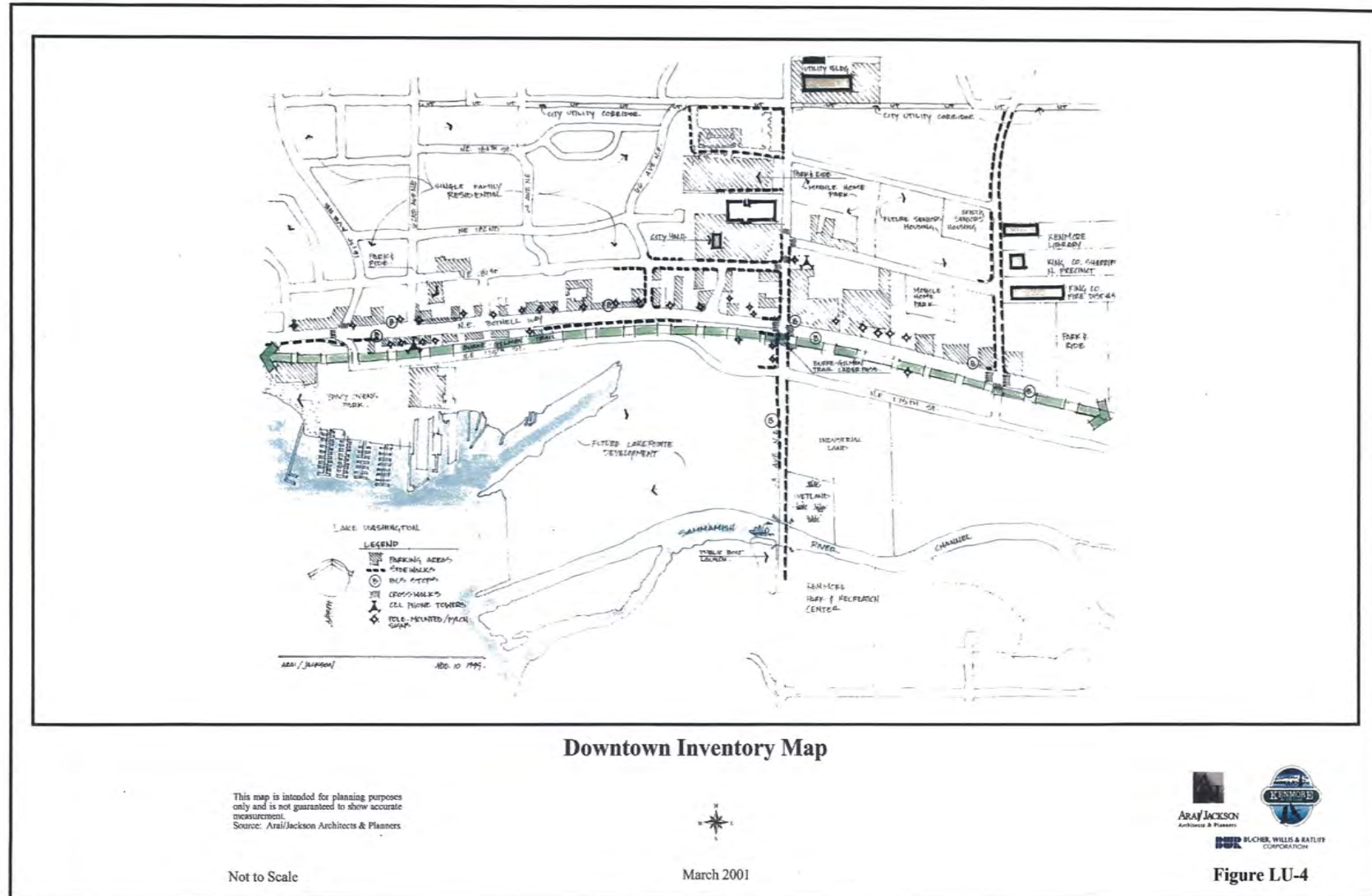
The location, frequency and quality of buildings, parking lots, pole signs, sidewalks, crosswalks, landscaping and street trees are elements of urban form that individually and collectively determine visual cohesiveness, comfort, and pedestrian-orientation in urban areas. With regard to the Downtown area, issues impacting design include:

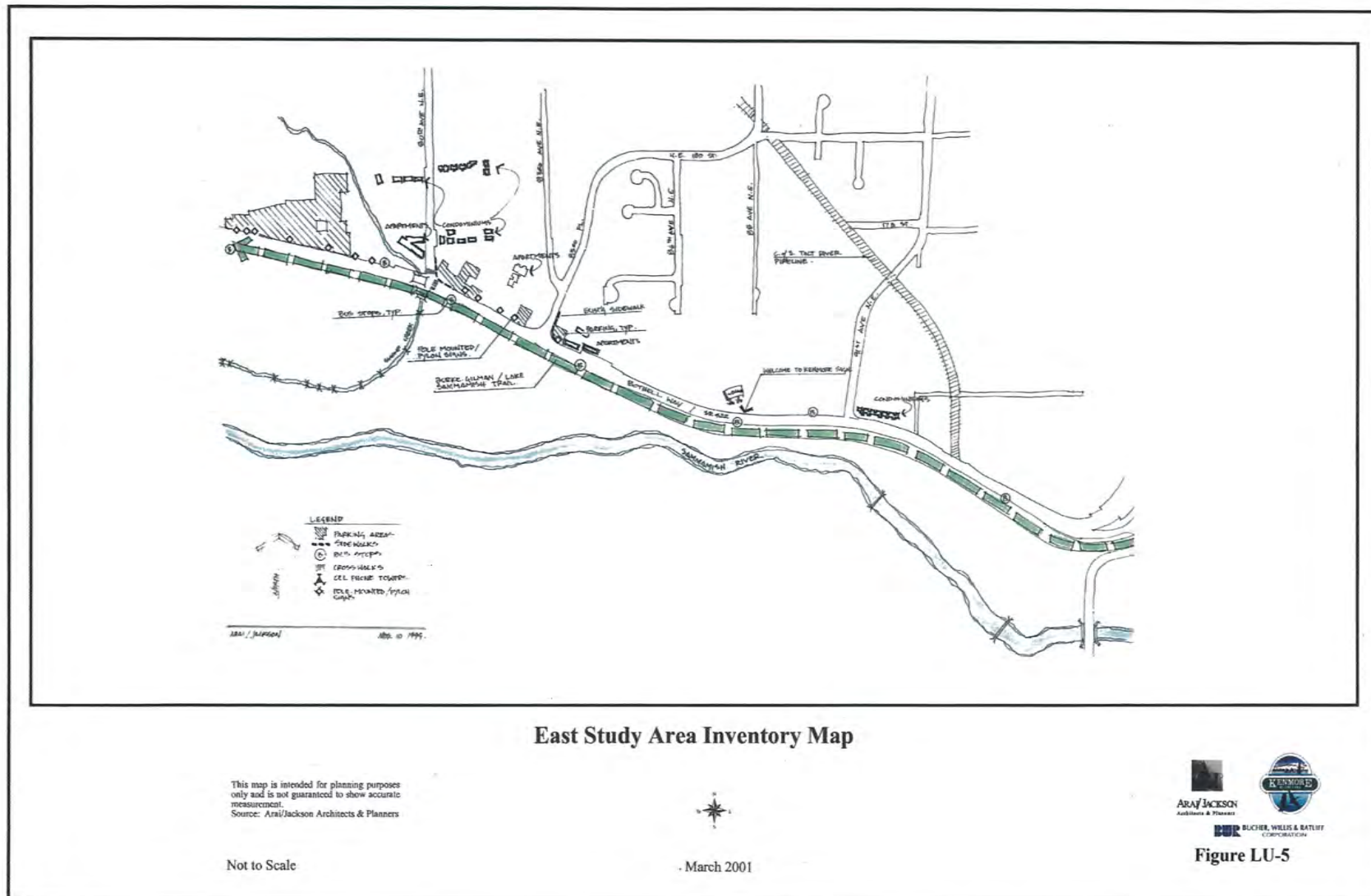
- Many of the buildings are not built to the edge of the street, and are of discontinuous size, location, and shape. These buildings do not form a consistent or recognizable urban form or a continuity of pattern. Typically buildings that are set back from the street or have parking lots separating them from the street, discourage pedestrian activity and are simply less pleasant for walking. Many such buildings are found within the Downtown area. However, new development must comply with adopted site and building design standards that address these issues.
- Pole signs are mostly found on the north side of SR-522 between 61st Avenue NE and 80th Avenue NE, where automobile-oriented retail uses predominate. Frequent use of pole signs can create visual clutter, particularly when competing with other street elements such as billboards, telecommunication towers, utility poles, streetlights, etc.
- The predominance of parking lots in the Downtown area is indicative of the overall auto-oriented nature of the region. The numerous access points to and from the parking lots of establishments along SR-522 create potentially hazardous situations as vehicles enter and exit the traffic flow from SR-522.
- There are few sidewalks in the Downtown area.
- There are little or no street trees along major arterials and along portions of SR-522, with the exception of those separating SR-522 from the Burke-Gilman trail.
- Parks and open space uses include Log Boom Park and the Burke-Gilman Trail. Nearby parks include Rhododendron Park, Squire's Landing Park, and the State Boat Launch facility.
- Several major natural features exist within the Downtown area, including Swamp Creek, the Sammamish River, and Lake Washington. Steep hillsides sloping to the north offer views to the Lake.
- In Kenmore, pedestrian destinations and generators include bus stops, grocery stores and other retail establishments, City Hall, the Burke-Gilman Trail, Kenmore Library, the Park and Ride lot, Log Boom Park, and Rhododendron Park. Nearby mobile home parks, apartments, and senior housing

complexes also function as pedestrian generators. The Lakepointe mixed-use development will be a major pedestrian generator in the future.

- The high speed and volume of traffic, the lack of sidewalks, the width of the roadway, and the lack of other pedestrian amenities in some portions make SR-522 a significant barrier to pedestrian travel in Kenmore. 68th Avenue NE also functions as a barrier, though less significantly than SR-522. These road corridors essentially “divide” central Kenmore into four quadrants.
- Key pedestrian crossings exist at the intersections of SR-522 and 61st, 68th, 73rd and 80th Avenues NE, with crosswalks and pedestrian signalization in place. Additional pedestrian crossings along Bothell Way could help break up the considerable distance pedestrians must currently travel to cross SR-522.

Figures LU-4 and LU-5 portray the above conclusions.





DOWNTOWN PLANS

The Kenmore Comprehensive Plan focuses upon the establishment of a Downtown core. During the development of Downtown Strategies, the following guiding principles were considered:

General

- Plan for and implement an attractive, vital, pedestrian-oriented, transit friendly, city center offering commercial, civic, cultural and park spaces, integrated with higher density housing.
- Address the different characteristics of Downtown by encouraging regional serving development south of SR-522 and local serving development north of SR-522.¹
- Support redevelopment in accordance with the Vision for the Downtown through investment in public infrastructure including transportation, utility, and civic infrastructure.
- Give priority to creating indoor and outdoor public spaces; promote community activities meeting the needs of a range of ages and interests. Outdoor spaces should include plazas, parks, and public green spaces. Encourage the efficient use of space and shared uses where appropriate.
- Give priority consideration to strong linkages between the four Downtown quadrants and the surrounding neighborhoods. Pedestrian crossings, including a grade-separated crossing of SR-522, linking the north and south quadrants, should be readily accessible, functional, visually attractive, safe, and inviting links to key destinations, and should provide a Kenmore identity.
- Create a Downtown circulation system that promotes mobility for all modes of travel, emphasizing a loop road circulation system.
- Create an interconnected system of trails, sidewalks, bikeways, and open spaces in Downtown.
- Promote the revitalization and expansion of business and retail compatible with the character of the Downtown districts. Encourage businesses that draw patrons during both the day and evening. Provide an adequate mix of on-street, surface, and structured parking, and encourage shared parking options.
- Provide high density, high amenity (includes public spaces and private facilities) pedestrian oriented residential neighborhoods meeting the housing needs of a variety of income levels, and developed at densities high enough to support transit and commercial uses. Off-street parking should be encouraged.
- Coordinate public and private investment to achieve optimal leverage of public funds.
- Create an identity for the Downtown and SR-522 by giving priority consideration to improving the appearance of the physical environment through design guidelines, sidewalks, landscaping, street trees, public art and signage.
- The Downtown should acknowledge and create a beneficial and symbiotic relationship with SR-522.

¹ Regional serving development generally refers to mixed-use compact development recognizing Kenmore's position as a regional transportation center and featuring larger scale commercial, office, and multi-family developments, attracting people from a much larger area than just Kenmore. Local serving development generally refers mixed-use developments including high-density housing, civic and governmental, offices, small-scale commercial and retail, and locally oriented professional and personal services, primarily serving the Kenmore community.

- Integrate and manage Downtown development to support sound ecological principles by responding to natural landforms, providing storm water management, improving water quality and retaining and adding green spaces.
- Identify Downtown view corridors of significant off-site features (i.e. Lake Washington, Cascades, and surrounding hillsides), giving priority consideration to provision of public physical and visual access from the Downtown quadrants to the waterfront.
- Locate new Civic Center facilities (including the Town Green and Community Building) in the northwest quadrant to provide the greatest stimulus to redevelopment. If there is a truly unique opportunity in another quadrant of the Downtown that would meet the balance of Civic Center criteria, it should not be ruled out.
- Locate a multi-modal transportation facility Downtown, linked with other public facilities and spaces, functioning as a key node within a larger regional system.
- A large, functional, open, outdoor space should be created to function as a focal point and “public square,” providing opportunities for public and private gatherings.

Given these principles, the City has developed a Downtown strategy (Kenmore Downtown Plan, April 2003) with four key components:

DOWNTOWN STRATEGY

- Component 1: Land Use Districts
Component 2: Circulation Plan
Component 3: Strategic Civic Investment Area
Component 4: Implementation Strategies

Land Use Districts

Recognizing the different character of the quadrants around the 68th Avenue NE and SR-522 intersection, the City has applied three districts in the Downtown.

- **Downtown – Commercial:** To promote a community-serving mixed use area, north of SR-522, the Downtown Commercial District features a mix of private and public uses designed to create a small-town feel, and pedestrian-friendly environment. Public places, sidewalks, extensive landscaping, transit-orientation, shared or structured parking, protection of environmentally sensitive areas, and high quality design and signage are key features. Permitted uses emphasize mixed or multiple use developments, and include high-density housing, civic and governmental, offices, small-scale commercial and retail, and locally oriented professional and personal services. Uses not compatible with the Downtown Commercial intent such as those which require vehicle or materials storage, service bays, wide curb cuts, expanses of exterior product display or storage, or produce little customer or visitor activity are discouraged. Park-and-Ride/Transit Centers are promoted along SR-522.
- **Downtown – Residential:** The Downtown Residential District in the northeast and northwest quadrants provides higher density residential development in support of the Downtown Commercial Zone. Limited retail and office uses are also allowed as part of mixed-use developments. The District represents an opportunity to provide a range of housing types in the community with attention to appearance and scale.

- **Regional Business with Mixed-Use Master Plan Requirements:** The Regional Business District encompasses the southwest and southeast quadrants of the 68th Avenue NE/SR-522 intersection and includes areas commonly referred to as the Lakepointe (Kenmore Pre-Mix) and the Plywood Supply areas. Property conditions and overlay districts, and in some locations, design standards, not only recognize Kenmore's position as a regional transportation center for larger scale commercial, office, and multi-family developments, but also promote a mixed-use, compact development with coordinated internal circulation, shared or structured parking, compatible design and signage, and direct access to public transportation. Emphasis is placed on public access to the waterfront, protection of environmentally sensitive areas, building modulation and façade treatments that help create a human scale, and land use/design transitions and linkages to neighboring districts.

Circulation Plan

The three Downtown Special Districts would be linked together by a circulation system shown in **Figures LU-6 and LU-7** (provided later in this Chapter), with the following features:

- Loop road system around intersection of 68th Avenue and SR-522
- Walking paths / trail loop around Downtown
- Increased shoreline public access pedestrian links
- Pedestrian bridge(s) or underpass crossing SR-522
- Large blocks broken up with pedestrian walkways
- Existing street pattern remains with revisions of intersections at:
 - 65th Avenue NE and NE 181st Street
 - 68th Avenue NE and NE 181st Street
 - 68th Avenue NE and NE 175th Street
 - NE 181st Street and 73rd Avenue NE
- Sidewalks and street trees added throughout

Strategic Civic Investment Area

Revitalization of Downtown will involve a public/private partnership. The vast majority of property in Downtown is and will remain in private ownership. Private property owners will determine their property investment and development. City plans and regulations will guide and encourage development to meet the community vision. It is anticipated that private development will occur according to market forces in the southwest and southeast quadrants of the 68th Avenue NE and SR-522 intersection, due to the desirability of the Lake Washington and Sammamish River location, and with the spillover effects of the Lakepointe development. It is likely that incentives will be needed to stimulate development in the northwest and northeast quadrants of the intersection, due to the numerous, small, privately owned parcels. To provide a "central place" for the community and to stimulate complementary private investment, the City intends to focus its future civic investment in the northwest quadrant of 68th Avenue NE and SR-522 intersection, as shown on **Figure LU-8** (provided later in this Chapter). Strategic civic investment is planned to include a Town Green and Community Building as part of the Civic Center complex that includes City Hall and the Kenmore Library. Other civic investments proposed include street and infrastructure improvements such as road realignment, sidewalks, and street trees. These improvements would support existing businesses and be complemented by private investment in commercial, office, and multi-family uses. While the priority location for civic investment is the northwest quadrant, City policies and the implementing Downtown Plan allow for the City to balance multiple City goals and consider unique opportunities in other Downtown locations.

Implementation Strategies

Implementation strategies are an identification of key actions or activities that, if pursued, would further the concepts found in the Comprehensive Plan and implementing plans and regulations, and may be essential to success of the overall strategies. A key implementation guide to this Downtown Element includes the separate Downtown Plan that addresses near-term and long-term activities including, Business Retention, Economic Development, Infrastructure/Services, and Regulations/Permitting. Key regulations that have been developed in response to this Downtown Element and as part of the Downtown Plan include land use/zoning districts described generally above and design standards. Implementation Strategies are summarized further at the conclusion of this Chapter.

❖ **AMENDMENTS TO THE GOALS, OBJECTIVES, AND POLICIES OF THE DOWNTOWN SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:**

GOALS, OBJECTIVES, AND POLICIES

Following are the Downtown goals, objectives and policies. In some cases, policies are cross-referenced in more than one Element or Sub-Element, and this is noted by a policy reference in italics (e.g., *Policy LU-2.5.1*).

GOAL 4. MAKE DOWNTOWN THE FOCAL POINT OF THE COMMUNITY.**OBJECTIVE 4.1 Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities.**

Policy LU-4.1.1 Consistent with the districts identified in Policy LU-2.1.2, encourage a mix of uses in Downtown including several or all of the following:

- a. Government, educational, health, human service, and public safety facilities;
- b. Retail stores and services;
- c. Professional offices;
- d. Business/office parks;
- e. Multi-family housing and mixed-use developments;
- f. Underground, under-building, structured, and/or shared parking; and,
- g. Parks and open space.

Policy LU-4.1.2 Identify Downtown Kenmore as an Activity Cluster ~~a Larger City~~ pursuant to Vision ~~2020~~2040, and ~~as an Activity Area pursuant to the King County Countywide Planning Policies.~~ Activity Cluster and Activity Areas ~~Larger Cities~~ are locally defined central places providing an array of land uses with sufficient densities and intensities to encourage transit and non-motorized transportation.

Policy LU-4.1.3	Work with other organizations to promote civic and community events which foster community pride and promote the Downtown.
OBJECTIVE 4.2	Define Downtown Land Use District Character.
Policy LU-4.2.1	Provide for land use districts that address the different characteristics of downtown by encouraging regional serving development south of SR-522 and local serving development north of SR-522.
Policy LU-4.2.2	Focus public investment and civic uses, as well as mixed uses, in the northwest quadrant of the 68 th Avenue NE and SR-522 intersection as conceptualized in Figure LU-10LU-8 . If there is a truly unique opportunity in another quadrant of the Downtown that would meet multiple City goals and other City evaluation criteria, it should not be ruled out.
OBJECTIVE 4.3	Define varying development intensities and scales within the Downtown.
Policy LU-4.3.1	Create and apply different intensity or density standards that address the different characters of different areas of Downtown. Types of land uses allowed may be more intensive in regional-serving districts than in local-serving districts.
Policy LU-4.3.2	Vary design and development standards by district such as floor area ratios, building heights, ground-level and upper-story setbacks, building modulation, and façade treatments, dependent upon the regional-serving or local-serving nature of the differing areas. Development standards also should consider topography, view corridors, and compatibility with adjacent residential uses surrounding the different areas of the Downtown.
OBJECTIVE 4.4	Identify development and redevelopment incentives and infrastructure phasing in the Downtown.
Policy LU-4.4.1	Invest in transportation, surface water, civic, and park infrastructure and facility improvements in portions of the Downtown where public investment has the most potential to stimulate private reinvestment and redevelopment.
Policy LU-4.4.2	Identify Downtown as a receiving area for density transfers from properties with environmentally sensitive areas.
Policy LU-4.4.3	Give Downtown locations the highest priority when siting City and government facilities which have significant employment or destination potential.
Policy LU-4.4.4	Encourage innovative, quality development and redevelopment through a variety of regulatory, incentive, and program strategies. Possible approaches include: - Special development standards for infill or redevelopment sites; - Assembly and resale of sites to providers of affordable housing or mixed-use developments; - Impact mitigation fee structures that favor infill or redevelopment; - Expedited permit processes;

- e. Greater regulatory flexibility;
- f. Reduced permit fees and/or delayed fees; and
- g. Joint public/private loan guarantee pools.

Policy LU-4.4.5 Implement a Downtown plan to facilitate development in the Downtown that meets the community vision. Guide Downtown implementation strategies with input from key Downtown and community stakeholders.

OBJECTIVE 4.5 Beautify Downtown with attractive, functional, and enduring buildings and places.

Policy LU-4.5.1 ~~With input from Kenmore citizens and businesses, and using the assistance of qualified professionals, develop design standards consistent with the community vision, and establish a Design Review process. In particular, focus design review standards and guidelines towards Downtown as well as commercial and multi-family development Citywide. Ensure that provisions allow for creativity and flexibility while meeting common design principles. (see Policy LU-10.1.2)~~

Policy LU-4.5.2 Promote the concept of a “center” through the use of common design themes such as street and landscape materials, and building style and materials.

Policy LU-4.5.3 Enhance the aesthetic quality and compatibility among land uses through landscaping, building orientation and setbacks, traffic control and other measures to reduce potential conflicts. Distinctive or historical local character and natural features should be reflected in development design to provide variety within Downtown.

Policy LU-4.5.4 Identify and encourage the creation of parks, plazas, and public green spaces which enhance the aesthetics and character of Kenmore.

Policy LU-4.5.5 Require screening of unsightly views, such as heavy machinery, storage areas, loading docks, and parking areas to minimize their visibility from adjacent properties and from arterials.

Policy LU-4.5.6 Provide locations for public gatherings in civic and commercial developments where appropriate. (see Policy LU-12.1.2)

Policy LU-4.5.7 Regulate signs to contribute to the color and character of Downtown, while reducing glare and other adverse visual impacts on nearby residents. Sign requirements may vary by the nature of regional-serving versus local-serving districts.

GOAL 5. PROMOTE DOWNTOWN AS A VITAL, PEDESTRIAN-FRIENDLY CENTER.

OBJECTIVE 5.1 Increase pedestrian activity in the city center, and encourage pedestrian-oriented uses and designs.

City of Kenmore
Comprehensive Plan

Policy LU-5.1.1	Encourage transit, bicycle, and pedestrian travel through compact development patterns. Multistory construction, structured parking, and other techniques to use land efficiently should be encouraged.
Policy LU-5.1.2	Through zoning regulations, master plan and site plan reviews, or other methods, group compatible uses to reduce conflicts among uses and to increase convenience for businesses, employees, users and pedestrians.
Policy LU-5.1.3	Provide routes for pedestrian, auto, bicycle, transit and truck travel with convenient access to each major destination. Buildings should be close to sidewalks to promote walking and browsing, with parking areas located on the side or rear of buildings.
Policy LU-5.1.4	Off-street parking should not disrupt pedestrian access to commercial uses. Front yard parking should be discouraged and interconnection of parking lots should be required.
Policy LU-5.1.5	Identify the most desirable placement and orientation of new buildings to improve the overall pedestrian activity and improve the aesthetics of the center.
Policy LU-5.1.6	Improve and add sidewalks in the Downtown in accordance with Transportation Element goals, objectives, and policies.
OBJECTIVE 5.2	Create a Downtown circulation system that promotes mobility for all modes of travel to and within Downtown.
Policy LU-5.2.1	Create a loop road circulation system around Downtown providing for automobile and non-motorized travel, as shown in Figure LU-8LU-6 .
Policy LU-5.2.2	Design and implement a sidewalk system in the Downtown. Ensure that crosswalks are identifiable and contribute to the design and intended character of the Downtown.
Policy LU-5.2.3	Provide trail connections to the Burke-Gilman Trail through a pedestrian bridge crossing SR-522 and at signalized intersections.
Policy LU-5.2.4	In cooperation with Metro, Sound Transit, and Community Transit, establish Downtown as an intra-community transit hub. In particular, the Northwest Quadrant of the SR 522 and 68th Avenue NE intersection should be the site of a multi-modal transportation hub allowing for intra-community and regional transportation connections. Structured facilities with ground floor retail should be promoted.
Policy LU-5.2.5	Implement a Transportation Improvement Program that emphasizes improvements facilitating Downtown redevelopment and traffic movement consistent with the Transportation and Capital Facility Elements.
Policy LU-5.2.6	Promote pedestrian-friendly streets with street furniture and trees. Develop street trees and vegetation standards that unify the Downtown, define Downtown streets, and allow for appropriate business visibility. Incorporate street furniture and art into Downtown street standards, including benches, trash and recycling receptacles, tree grates, street lamps, and other amenities.

Policy LU-5.2.7 For safety and aesthetic purposes, promote the use of landscaped buffers between curbs and sidewalks, particularly along arterials. Ensure appropriate levels of illumination. Encourage bus stops to have shelters and benches. Provide crosswalks at key locations in Downtown, as well as on SR-522 near Park and Ride lots and transit stops.

OBJECTIVE 5.3 Encourage mixed-use development which contains a variety of uses having activity levels at different times of day.

Policy LU-5.3.1 Adopt land use and zoning regulations that encourage a mix of uses either within the same structures or within an overall site development. Incentives could include density bonuses, reduced parking rates for uses with alternate peak parking utilization, or other mechanisms.

Policy LU-5.3.2 Encourage housing development within and surrounding the Downtown to encourage evening utilization of the Downtown.

Policy LU-5.3.3 Encourage concentrations of housing and commercial and service activities with complementary activity levels such as office and entertainment complexes, housing and office uses, and other combinations.

OBJECTIVE 5.4 Provide housing and commercial development that supports transit.

Policy LU-5.4.1 Establish minimum housing densities for Downtown development districts.

Policy LU-5.4.2 Establish minimum floor area ratios or employment levels, and/or implement business retention and expansion activities, for Downtown development districts to support transit.

Policy LU-5.4.3 Allow joint parking facilities in the vicinity of the development they serve.

OBJECTIVE 5.5 Provide a range of housing opportunities within and surrounding Downtown to support commercial businesses and alternative modes of transportation.

Policy LU-5.5.1 Designate appropriate locations for multi-family land use and zoning districts accommodating a variety of housing types such as townhomes and apartments.

Policy LU-5.5.2 Encourage multi-family housing as part of mixed-use developments within Downtown.

Policy LU-5.5.3 Allow multi-family housing in stand-alone complexes within Downtown districts subject to locational criteria, such as sites along secondary access points or sites that would not inhibit commercial or mixed-use development in prime locations.

GOAL 6. LINK DOWNTOWN TO THE REST OF THE COMMUNITY.

OBJECTIVE 6.1 Strengthen the connections between Downtown and the neighborhoods.

Policy LU-6.1.1 Develop an integrated and hierarchical street tree, signage, and public art program to identify Downtown, government facilities, and parks throughout the community.

Policy LU-6.1.2	Ensure that appropriate development, design, and buffering techniques allow for a graduated transition between the Downtown and adjacent neighborhoods.
OBJECTIVE 6.2	Provide safe pedestrian, bicycle, and automobile connections across SR-522 and the Sammamish River.
Policy LU-6.2.1	Consider sidewalk priorities consistent with Policies T-35.1.1, T-35.1.2 and T-33.1.4 <u>the Transportation Element</u> , and provide a continuous sidewalk system on 68 th Avenue NE and Juanita Drive.
Policy LU-6.2.2	Establish an identifiable and safe bicycle route across SR-522 and the Sammamish River.
Policy LU-6.2.3	Endeavor to reduce traffic volumes through an intra-community transit system and a loop road around Downtown.
Policy LU-6.2.4	Consider capacity improvements cautiously to ensure that the improvements will not attract significantly greater pass-through traffic.
OBJECTIVE 6.3	Connect Downtown to the Lake Washington and Sammamish River waterfronts, and to area parks and open spaces.
Policy LU-6.3.1	Ensure the sidewalk system is improved to allow for connections to the Burke-Gilman trail and to shoreline access areas established through the Shoreline Master Program permit process.
Policy LU-6.3.2	Establish a primary and secondary path network in and around Downtown with connections to the waterfront. The primary network consists of sidewalks along streets and the Burke-Gilman Trail. The secondary network consists of off-street non-motorized paths encircling and bisecting Downtown blocks. The primary and secondary network is shown in Figure LU-8 LU-6 . The circulation concept for the N northwest Q quadrant in particular is shown in Figure LU-9 LU-7 .

❖ **AMENDMENTS TO THE IMPLEMENTATION STRATEGIES OF THE DOWNTOWN SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:**

IMPLEMENTATION STRATEGIES

The Kenmore Downtown Plan includes implementation strategies which should be considered. Strategies are included in the areas of:

- Business Retention
- Economic Development
- Infrastructure/Services, and
- Regulations/Permitting.

~~The City has established a Downtown Implementation Task Force with resident, business, and Planning Commission members to advise the City Staff and City Council regarding the above categories of strategies.~~

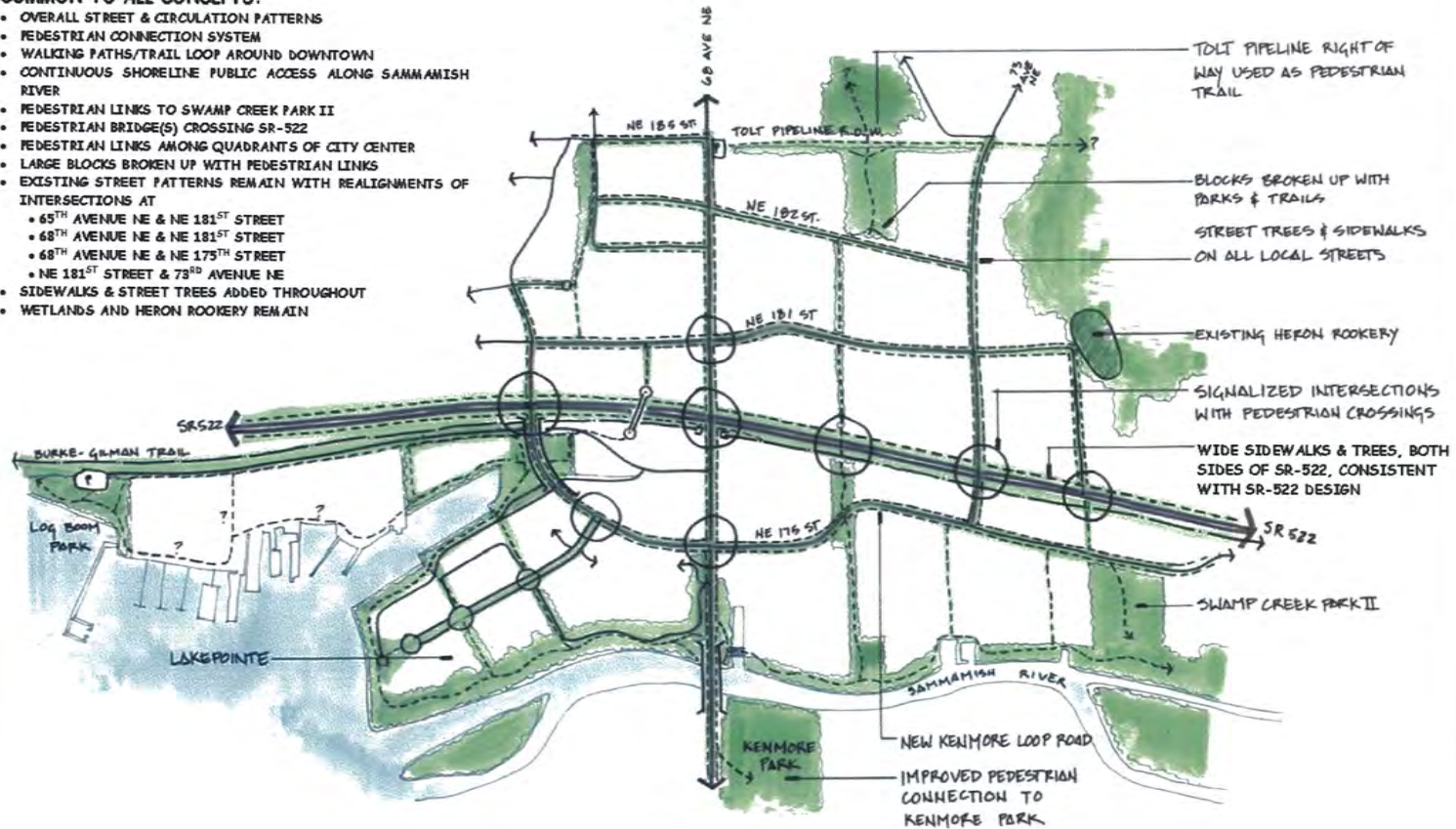
**❖ THE "REFERENCES" SECTION OF THE DOWNTOWN SUB-ELEMENT IS REPLACED
IN ITS ENTIRETY WITH THE FOLLOWING NEW SECTION:**

REFERENCES

- Berk & Associates (June 2009). Capitalizing on Kenmore's Potential: An Economic Development Strategy. Prepared for City of Kenmore, Seattle, WA.
- Berk (September 2013). City of Kenmore Regional Business Zone Market Analysis. Prepared for City of Kenmore, Seattle, WA.
- City of Kenmore (April 2003). Kenmore Downtown Plan, Kenmore, WA.
- King County Growth Management Planning Council (December 2012). Countywide Planning Policies, Seattle, WA.
- Property Counselors (October 2005). Kenmore Downtown Plan Market Study. Prepared for City of Kenmore, Seattle, WA.
- Puget Sound Regional Council (December 2009). Vision 2040, Seattle, WA.

COMMON TO ALL CONCEPTS:

- OVERALL STREET & CIRCULATION PATTERNS
- PEDESTRIAN CONNECTION SYSTEM
- WALKING PATHS/TRAIL LOOP AROUND DOWNTOWN
- CONTINUOUS SHORELINE PUBLIC ACCESS ALONG SAMMAMISH RIVER
- PEDESTRIAN LINKS TO SWAMP CREEK PARK II
- PEDESTRIAN BRIDGE(S) CROSSING SR-522
- PEDESTRIAN LINKS AMONG QUADRANTS OF CITY CENTER
- LARGE BLOCKS BROKEN UP WITH PEDESTRIAN LINKS
- EXISTING STREET PATTERNS REMAIN WITH REALIGNMENTS OF INTERSECTIONS AT
 - 65TH AVENUE NE & NE 181ST STREET
 - 68TH AVENUE NE & NE 181ST STREET
 - 68TH AVENUE NE & NE 175TH STREET
 - NE 181ST STREET & 73RD AVENUE NE
- SIDEWALKS & STREET TREES ADDED THROUGHOUT
- WETLANDS AND HERON ROOKERY REMAIN



Downtown Circulation Concept

Legend: A question mark (?) identifies that a potential pedestrian access/connection requires feasibility review.

This map is intended for planning purposes only and is not guaranteed to show accurate measurement.
Source: Arai/Jackson Architects and Planners

Not to Scale



ARAI/JACKSON
Architects & Planners

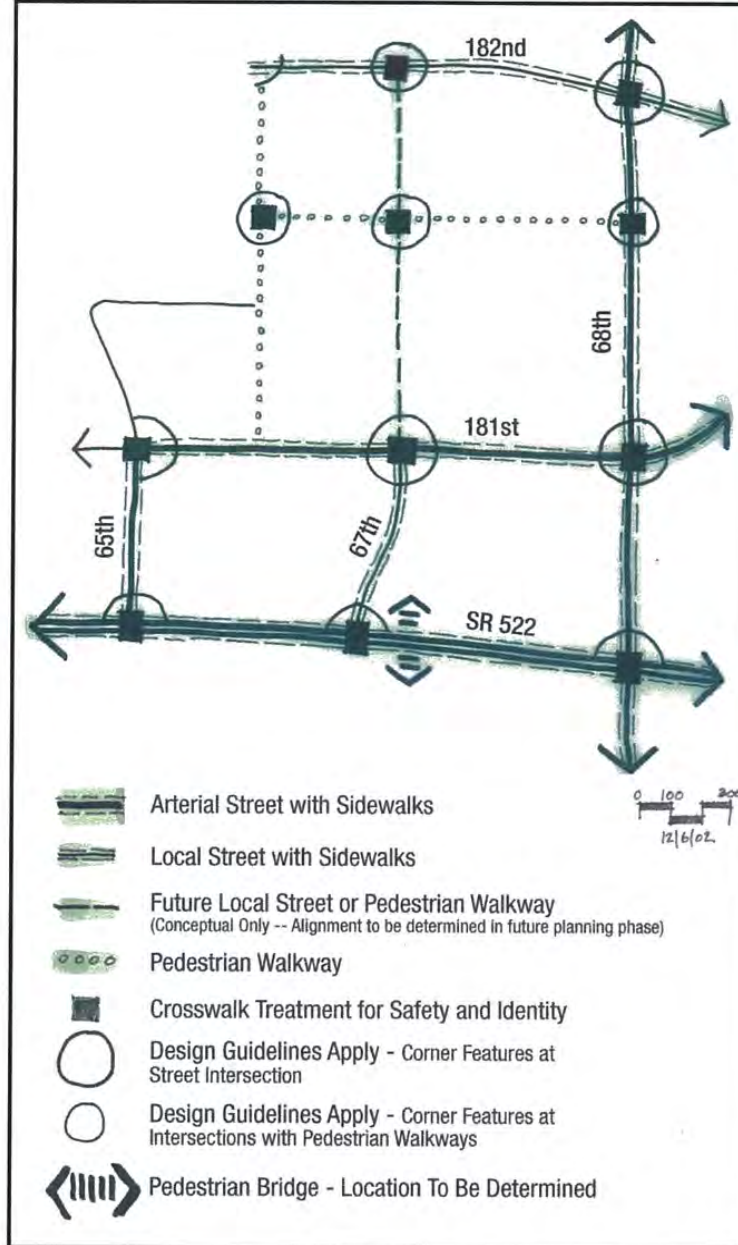


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Figure LU-6

April 2003



Northwest Quadrant Circulation Plan

This map is intended for planning purposes only and is not guaranteed to show accurate measurement. Note: Signals at pedestrian crossings will be evaluated on a case-by-case basis. Source: Arai/Jackson Architects and Planners & Berger/ABAM Engineers

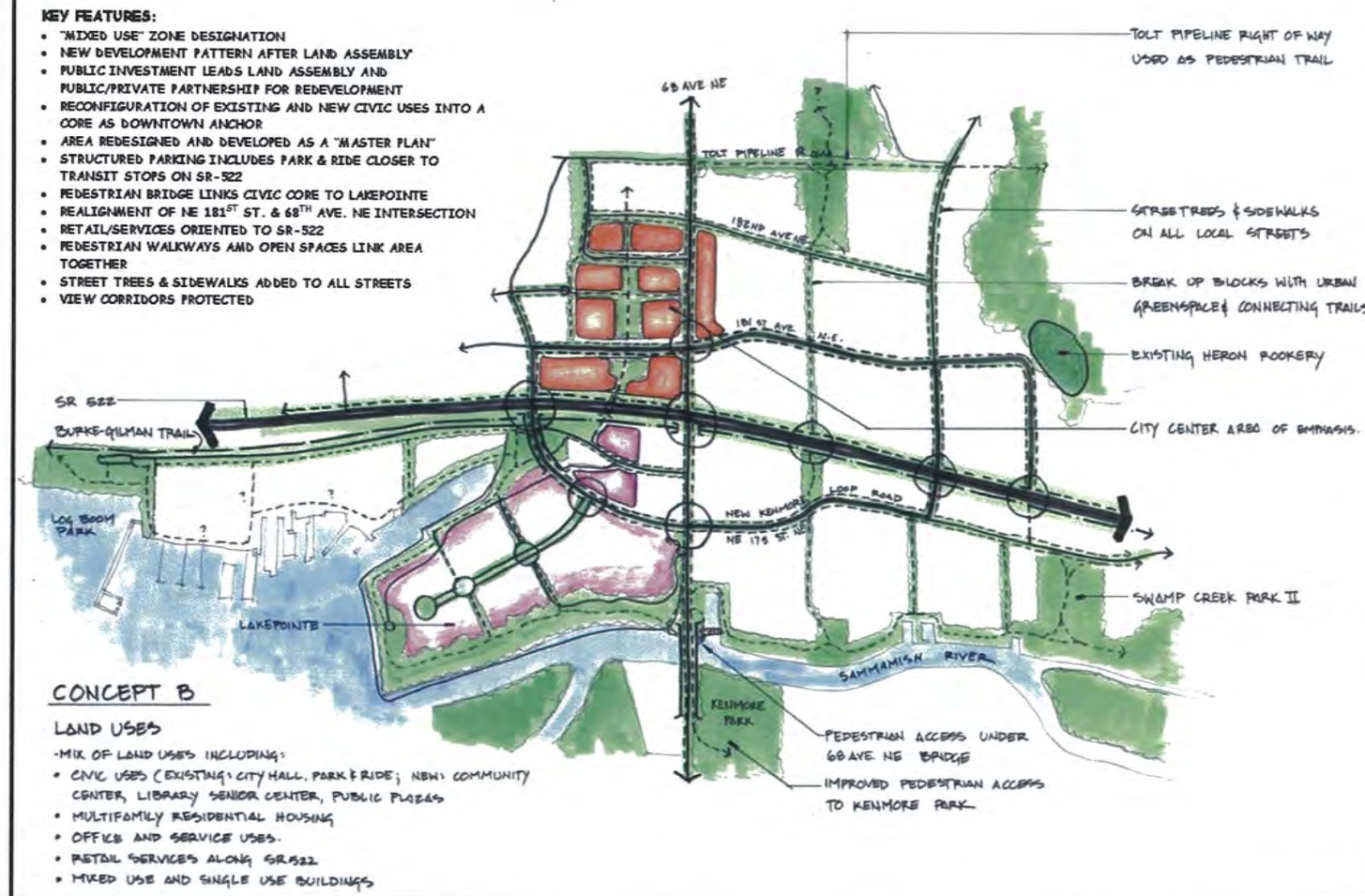
Not to Scale



April 2003



Figure LU-7



Downtown Strategic Civic Investment Area

Legend: A question mark (?) identifies that a potential pedestrian access/connection requires feasibility review.

This map is intended for planning purposes only and is not guaranteed to show accurate measurement.
Source: Arai/Jackson Architects and Planners



ARAI/JACKSON
Architects & Planners

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Figure LU-8

Not to Scale

April 2003

EXHIBIT 6

REVISED COMMUNITY DESIGN SUB-ELEMENT

❖ **THE “INTRODUCTION,” “EXISTING CONDITIONS,” AND “COMMUNITY DESIGN POLICY” SECTIONS OF THE COMMUNITY DESIGN SUB-ELEMENT ARE REPLACED IN THEIR ENTIRETY WITH THE FOLLOWING THREE NEW SECTIONS:**

INTRODUCTION

Purpose

The purpose of the Community Design Sub-Element is to guide future development and redevelopment of Kenmore so that it develops as a vibrant waterfront community, protects environmental quality, protects its residential neighborhoods, promotes alternative modes of travel, and enhances the streetscape and landscape on all streets.

Countywide Planning Policies

The King County Countywide Planning Policies require jurisdictions to promote a high quality of design and site planning in both publicly-funded construction (such as civic buildings, parks, bridges, transit stops) and private development.

EXISTING CONDITIONS

SR-522, which dominates Kenmore's Downtown corridor, is highly congested with regional automobile traffic. Included along its length are auto-oriented commercial establishments including gas stations, fast food restaurants, service stations, supermarkets, and other strip retail development. Parking lots and signs on tall poles dominate much of the appearance of the Downtown core area. Many buildings in this area are lacking a continuity of form and are set back from the street, often having parking lots separating them from the street. Publicly funded infrastructure improvements along the SR-522 corridor from the eastern city boundary to approximately 61st Avenue NE include new sidewalks, landscaping, lighting, transit lanes, public art, and intersection improvements. Through strategic public investments, including City Hall, the Kenmore Library, the Northshore Fire Department Headquarters, and the proposed Town Green and Community Building, a Downtown core is being created. The private Spencer68 and Kenmore Village commercial project, built on land purchased from the City, are also key to creating this “central place.”

Most of the residential neighborhoods outside the SR-522 corridor were built after the 1970s. These neighborhoods of single-family homes are generally in good condition and are well maintained. Trees are lacking along major arterials and along many residential streets. Most streets lack sidewalks. As of 2014, the City had more than 290 mobile homes in six mobile home parks, as well as many mobile homes on single lots. Also, as of 2014, there were an estimated 2,268 multifamily units in the City, including apartments, condominiums and townhouses.

COMMUNITY DESIGN POLICY

The Vision for Kenmore is multi-faceted, addressing community pride, single-family neighborhood character protection, creation of a central place, enduring and attractive buildings and places, natural environment protection, an interconnected circulation system, and connection to the waterfront, among others. Although these concerns can be divided into separate topics and addressed in other Elements, as they are elsewhere in this Comprehensive Plan, the Community Design Sub-Element goals, objectives, and policies are intended to bring together interrelated issues that affect the community atmosphere and physical presence. To that end, the policies provide design guidance, particularly addressing:

- Downtown Kenmore as a mixed-use activity center with high density and intensity infill development
- Kenmore as a vibrant waterfront community that is connected both visually and physically to its waterfront
- Promotion of alternate modes of travel, and streetscape/landscape improvements
- Site design reflecting natural characteristics
- Compatibility in style and scale between uses of different intensities
- Emphasis on increasing vegetation in the community
- Compatible residential development standards.

To address the large majority of the issues, particularly for larger or higher intensity developments, a key program is the design review process in Downtown Kenmore and high visibility areas.

❖ **AMENDMENTS TO THE GOALS, OBJECTIVES, AND POLICIES OF THE COMMUNITY DESIGN SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:**

GOALS, OBJECTIVES, AND POLICIES

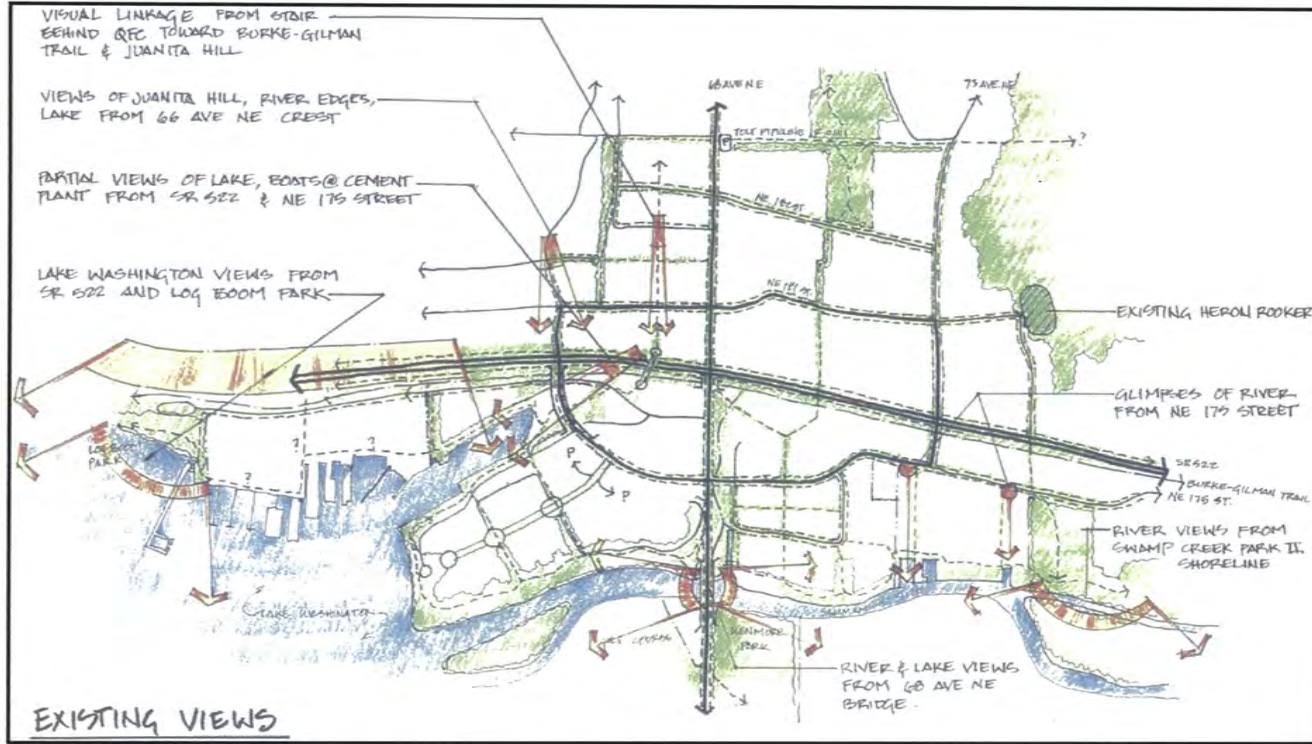
Following are the community design goals, objectives and policies. In some cases, policies are cross-referenced in more than one Element or Sub-Element, and this is noted by a policy reference in italics (e.g., *Policy LU-4.5.6*).

GOAL 7. INCREASE THE COMMUNITY'S CONNECTION TO THE WATERFRONT.

OBJECTIVE 10.47.1 Maintain and enhance view corridors to Lake Washington and the Sammamish River.

Policy LU-10.4.1

Policy LU-7.1.1 Identify important public view corridors to Lake Washington and the Sammamish River. Existing views are illustrated on **Figure LU-10.5aLU-9**. Methods to retain existing views include, but are not limited to:



Existing Views – Downtown Vicinity

This map is intended for planning purposes only and is not guaranteed to show accurate measurement.
Source: Arati/Jackson Architects & Planners

Not to Scale



March 2001

Legend: A question mark (?) identifies that a potential pedestrian access/connection requires feasibility review.



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Figure LU 9

- Retain existing views currently in areas of public ownership, such as on City-owned lands. ~~View corridors and pedestrian linkages can be used to form a skeleton of open spaces surrounded by buildings of future development plans for these areas.~~
- Retain view corridors in existing road rights of way, recreational areas and regional trail corridors such as ~~Tracy Owen Station at~~ Log Boom Park, Rhododendron Park, the Burke-Gilman Trail, SR-522, and along 68th Avenue NE, by requiring adjacent new developments to provide visual access.

Policy LU-10.4.2

Policy LU-7.1.2 Evaluate alternative development regulations and tools to maintain and enhance public view corridors to Lake Washington and the Sammamish River. Existing and potential views to be preserved or enhanced are illustrated in **Figure LU-10.5.b**. Methods to maintain and enhance view corridors include, but are not limited to:

- Create potential for view corridors ~~in master planned areas~~ by requiring them in the design and permitting of private property development proposals.
- Require future Downtown master plans to exploit potential water views through design and development regulations such as design guidelines. These design and development regulations would address massing of buildings, percent of width, building heights, setbacks, signage, and scale of the built and pedestrian environment.
- Address potential interference in visual access, such as ~~the NE 175th Street a~~ pedestrian bridge connection over SR-522 in Downtown, through appropriate design.

OBJECTIVE 7.2 **Maintain and enhance the public's physical access to the Lake Washington and Sammamish River waterfronts.**

Policy LU-7.2.1 Consistent with the Parks, Recreation and Open Space Element, establish and implement plans, development policies, regulations, and incentives to provide increased public access to the waterfront.

GOAL 108. **PROVIDE FOR ENVIRONMENTAL QUALITY, OPEN SPACE, AND VEGETATION.**

OBJECTIVE 10-18.1 Protect natural and environmentally sensitive areas, open space, trees, vegetation, natural terrain, and drainage.

Policy LU-10.1.1 Policy LU-8.1.1

Through development standards, protect wetlands, streams and lakes, retaining habitat value and flood control. Ensure development is designed to be responsive to the environment.

Policy LU-10.1.2 Policy LU-8.1.2

Through density and development guidelines, minimize development in environmentally sensitive areas such as landslide, erosion, seismic and flood hazard areas.

Policy LU-10.1.3 Policy LU-8.1.3

During development review, encourage use of natural terrain and drainage, and indigenous landscaping to minimize erosion and promote the efficient use of renewable resources, water and energy.

Policy LU-10.1.4 Policy LU-8.1.4

Promote the adequate provision of peripheral and internal open space and recreation uses in new development, including trails and parks.

OBJECTIVE 10-28.2 Integrate landscaping into streetscapes and developments, and increase the biomass in the community.

Policy LU-10.2.1 Policy LU-8.2.1

Continue to require tree retention plans for development and redevelopment proposals in Kenmore.

Policy LU-10.2.2 Policy LU-8.2.2

Include requirements in development regulations to increase vegetation such as providing perimeter landscaping, parking stall/tree ratios, maximum impervious surface ratios, and other techniques. Consider incentives, such as density bonuses, to provide additional usable landscaped areas.

Policy LU-10.2.3 Policy LU-8.2.3

Require development to retain substantial trees and include substantial landscape materials to achieve noticeable biomass.

OBJECTIVE 10-38.3 Encourage cluster residential development along with open space for efficient service delivery and greater environmental protection.

Policy LU-10.3.1 Policy LU-8.3.1

In development regulations consider allowing lot size averaging, lot clustering, flexible setback requirements, and other techniques to protect environmentally sensitive areas or to achieve greater neighborhood compatibility. Requirements should include that when these techniques are used, the development should be consistent with development surrounding the site.

GOAL 129. PROMOTE THE EFFICIENT MOVEMENT OF PEOPLE AND GOODS AND LESSEN THE RELIANCE ON THE AUTOMOBILE.

OBJECTIVE 129.1 Create a safe, comfortable, expedient, accessible and attractive circulation system considering vehicles, emergency access, pedestrians, and bicycles where possible.

Policy LU-129.1.1 Adopt street design and construction standards that, in addition to facilitating vehicular access, also:

- a. Allow emergency vehicle access 24 hours a day;
- b. Allow for the development of a comprehensive pedestrian and bicycle network;
- c. Encourage transit and non-single occupant vehicle travel; and,
- d. Address aesthetic and environmental characteristics as well as function and safety.

OBJECTIVE 129.2 Promote development which encourages non-single occupant vehicle travel and alternate modes of transportation.

Policy LU-129.2.1 Promote mixed-use development to reduce vehicle travel between land uses, particularly in the Downtown districts.

Policy LU-129.2.2 Through development review, promote the appropriate location of parking areas to facilitate non-automobile travel.

Policy LU-129.2.3 Require new development and redevelopment proposals to provide pedestrian and bicycle connections to existing trails, community facilities and services, transit, schools and the surrounding neighborhood.

Policy LU-129.2.4 Ensure zoning and subdivision regulations facilitate the creation of useable open space, community facilities and nonmotorized access. Pedestrian mobility should be prioritized and the impact of automobiles on the character of the neighborhood reduced.

OBJECTIVE 129.3 In addition to signage, create a system of visual cues on major streets, transit routes, sidewalks, and trails that help lead users to destinations.

Policy LU-129.3.1 Identify key local and regional destinations as follows:

- a. State, County, and City parks and open spaces;
- b. Neighborhood, Community, Regional, and Downtown commercial districts;
- c. Public and Private educational facilities;

- d. Transit centers; and;
- e. Government facilities including City Hall, Northshore Utility District Headquarters, Fire Stations, Police Stations, Library, Community Centers, and others

Policy LU-129.3.2 Create a hierarchy of tree and vegetation standards, signs, light standards, public art, kiosks, or other features to direct users to key destinations. Apply these visual cues to the arterials, off-street trail network, and key local and regional destinations.

GOAL 810. CREATE ATTRACTIVE, FUNCTIONAL, AND ENDURING BUILDINGS AND PLACES.

OBJECTIVE 8.410.1 Create a sense of place and identity for Kenmore while allowing for diversity.

Policy LU-8.1.1 Policy LU-10.1.1

Through development quality, signage standards, landscape treatments, and public investment visible at community gateways and in a central Downtown, create a sense of identity and place for Kenmore.

Policy LU-8.1.2 Policy LU-10.1.2

With input from Kenmore citizens and businesses, and using the assistance of qualified professionals, develop design standards consistent with the community vision, and establish a Design Review process. In particular, focus design review standards and guidelines towards Downtown as well as commercial and multi-family development Citywide. Ensure that provisions allow for creativity and flexibility while meeting common design principles. (see Policy LU-4.5.1)

Policy LU-8.1.3 Policy LU-10.1.3

Based upon input from citizens and the business community, periodically update sign regulations to achieve the following:

- a. Create hierarchy of signage sizes and types addressing regionally-oriented mixed-use and commercial districts and locally-oriented mixed-use and commercial districts;
- b. Minimize sign clutter in business and mixed-use districts;
- c. Encourage signs which orient to non-motorists as well as motorists;
- d. Reduce the prevalence of billboards; and,
- e. Allow for sufficient visibility to support businesses.

Policy LU-8.1.4 Policy LU-10.1.4

Require screening of unsightly views, such as heavy machinery, storage areas, loading docks, and parking areas to minimize their visibility from adjacent

properties, particularly residential districts, and from arterials. (see Policy LU-4.5.5)

OBJECTIVE 8.210.2 Use design standards that promote pedestrian-scale development with human-scale details and an orientation to the street.

~~Policy LU 8.2.1~~ Policy LU-10.2.1

Encourage commercial, high density, and mixed-use developments to incorporate features that are oriented to a human-scale such as upper story setbacks, façade modulation, variety in building materials, benches, street trees, plazas, projecting signs, canopies, street lamps, hanging baskets, or other features.

~~Policy LU 8.2.2~~ Policy LU-10.2.2

In commercial, multi-family, and mixed-use districts, encourage building, parking and site design treatments that accommodate pedestrians and bicyclists as well as automobiles.

~~Policy LU 8.2.3~~ Policy LU-10.2.3

Through design guidelines or standards, encourage appropriate levels of parking in commercial and mixed-use areas, as follows:

- a. Encourage shared and structured parking in the Downtown through requirements and incentives such as density bonuses or deferred fees;
- b. Require minimum parking levels, and discourage excessive parking standards through shared parking, demand studies, and other incentives or requirements where appropriate to avoid underutilized expanses of parking and encourage transit and alternate modes of transportation;
- c. Allow for parking to be visible, but not dominate the street view.

OBJECTIVE 8.310.3 Encourage pedestrian-oriented street design.

~~Policy LU 8.3.1~~ Policy LU-10.3.1

In coordination with the sidewalk priority system established in the Transportation Element, promote sidewalks along arterials and local streets, and sidewalk and path connections, where appropriate, to the off-street non-motorized trail network. For safety and aesthetic purposes, promote the use of landscaped buffers between curbs and sidewalks, particularly along arterials. Ensure appropriate levels of illumination. Encourage bus stops to have shelters and benches.

OBJECTIVE 8.410.4 Encourage design and development that promotes public safety.

~~Policy LU 8.4.1~~ Policy LU-10.4.1

Include “Crime Prevention through Environmental Design” components in site design guidelines for new development. Where appropriate, techniques may

include promoting mixed-use development, visibility of activity areas from surrounding residences and uses, increased pedestrian-level lighting, use of low fences, see-through landscaping, visible building entrances, and other techniques.

Policy LU-8.4.2 Policy LU-10.4.2

Provide street, access, and signage standards that allow for quick emergency vehicle responses.

OBJECTIVE 10.5 Encourage sustainable design and development.

Policy LU-10.5.1 Support green building.

OBJECTIVE 8.510.6 Support existing neighborhoods.

Policy LU-8.5.1 Policy LU-10.6.1

Consider establishing a matching grant fund for improvement projects proposed by neighborhood or business groups.

Policy LU-8.5.2 Policy LU-10.6.2

Allow for neighborhood entry markers in sign regulations.

GOAL 911. PROMOTE COMPATIBLE DEVELOPMENT IN RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE 9.411.1 Prepare and implement development standards and regulations that acknowledge neighborhood character.

Policy LU-9.1.1 Policy LU-11.1.1

Consider amendments to permitted uses, lot and building dimensional standards, street allowances, and other requirements to achieve compatible development in single-family, multi-family, and mixed-use districts.

Policy LU-9.1.2 Policy LU-11.1.2

Provide a variety of options such as driveways and joint-use driveways in a manner that allows for integration of new development into existing neighborhoods. Match improvement standards to the number of lots to be served. Encourage the interconnection of the local street pattern.

OBJECTIVE 9.2 11.2 Ensure that new housing is compatible with surrounding development in scale and/or design, and provides adequate on-site parking.

Policy LU-9.2.1 Policy LU-11.2.1

Ensure single-family dwellings are designed in accordance with zoning code requirements applied to achieve compatible housing patterns yet allow for individuality, as well as improvement over time.

~~Policy LU 9.2.2~~ Policy LU-11.2.2

Develop and apply multi-family design guidelines and standards to achieve quality development and compatibility with surrounding uses. Variation in facades, roof lines, and other building design features should be used to give a residential scale and identity to multi-family developments at the development edge. Require multi-family residential development to provide both common and private open space.

~~Policy LU 9.2.3~~ Policy LU-11.2.3

In design guidelines and standards, ensure the provision of common facilities in multi-family developments, such as open space, internal walkways, roads, parking, laundry rooms, solid waste and recycling areas, and mailboxes.

~~Policy LU 9.2.4~~ Policy LU-11.2.4

Ensure multi-family parking standards address sufficient off-street parking to accommodate residents and visitors.

GOAL 712. PRESERVE AND ENHANCE KENMORE'S SMALL-TOWN FEELING.

OBJECTIVE 712.1 Provide a community atmosphere that is **inclusive and** family-friendly, ~~open to and values diversity, and creates~~**that fosters** a sense of belonging and pride.

Policy LU-712.1.1 Support and develop community events that foster pride in the community such as fairs, parades, community forums, or other events celebrating Kenmore citizens, institutions, history, or other community features.

Policy LU-712.1.2 Provide locations for public gatherings in civic and commercial developments where appropriate. (see Policy LU-4.5.6)

Policy LU-712.1.3 Encourage private reinvestment in residential and commercial areas by:

- a. Developing and implementing capital facility plans for transportation, surface water and parks facilities maintenance and improvements;
- b. Supporting housing rehabilitation assistance programs offered by King County or other agencies;
- c. Supporting weatherization programs offered by King County or utilities;
- d. Investigating mechanisms that support historic residential and commercial sites or neighborhoods;
- e. Encouraging liberal refuse pick-up, including large items;
- f. Supporting the formation of business improvement districts; and
- g. Considering funding matches, loans or similar programs for owners rehabilitating commercial buildings and sites.

Policy LU-712.1.4 Provide appropriate resources towards enforcing nuisance ordinances addressing junk cars, noxious weeds, and other blighting influences.

Policy LU-712.1.5 Provide appropriate resources towards building and zoning code enforcement to help ensure sufficient structure and site quality and maintenance.

OBJECTIVE 712.2 Maintain smaller-scale development in residential neighborhoods.

Policy LU-712.2.1 Achieve compatibility in residential neighborhoods through the application of development standards addressing building size. Standards may address building height, roof pitch, lot coverage, floor area ratios, setbacks, maximum impervious surfaces, and other aspects that affect building size.

Policy LU-712.2.2 Non-residential uses such as governmental, utility, religious, social, and other institutional uses should consider surrounding neighborhood character when siting such facilities in residential neighborhoods. Design should consider appropriate building form, location of activities on the site, transitions and buffers as appropriate to achieve compatibility.

OBJECTIVE 712.3 Seek to integrate large-scale development that protects environmental quality, and enhances the community's quality of life.

Policy LU-712.3.1 Encourage the consolidation of land to achieve development that is functional, attractive, and offers community amenities.

Policy LU-712.3.2 Require master plans for properties in the Public and Private ~~Institution Zone~~ **Facilities land use district**, and for developments exceeding a size threshold in the Downtown zones.

Policy LU-712.3.3 Ensure that large-scale developments protect environmentally sensitive areas and develop design solutions that recognize natural features and cultural resources (historic or archaeological) as site and community amenities.

GOAL 142.1 WELCOME TRAVELERS AND RESIDENTS TO THE COMMUNITY

OBJECTIVE 142.1.1 Promote the development of primary entrances to the City as gateways to the community through development quality, design and landscape standards, land use regulations, and street standards.

Policy LU-142.1.1.1 Define the primary entrances to the City as follows:

- a. The vicinity of the western city limits along Bothell Way;
- b. The vicinity of the eastern city limits along Bothell Way;
- c. The vicinity of the southern city limits along Juanita Drive;
- d. The vicinity of the southeastern city limits along Simonds Road; and,
- e. The future Downtown transit hub.

Policy LU-142.1.1.2 Address secondary entrances to the City along arterials not listed in Policy LU-142.1.1.1, as well as entrances from Lake Washington.

Figure LU10

Preservation of Existing and Potential Views – Downtown Vicinity

Policy LU-142.1.1.3 Define gateway entrances through coordinated streetscape improvements such as gateway markers, landscaping, or other methods.

Policy LU-142.1.1.4 Through land use and development regulations as well as strategic investment, ensure quality development and infrastructure define Kenmore.

OBJECTIVE 142.1.2 Promote quality urban design and vegetated boulevard treatments along SR-522.

Policy LU-142.1.2.1 Implement the City-sponsored SR-522 Design Report prepared in conjunction with WSDOT. The plan includes sidewalk improvements, a median, and landscape standards.

Policy LU-142.1.2.2 Apply design and signage regulations to commercial and mixed-use developments along SR-522 addressing building size, orientation, access points, linked parking areas, and other measures to ensure noticeable, attractive visual appeal. Recognize the need for view corridors to business signs

❖ AMENDMENTS TO THE IMPLEMENTATION STRATEGIES OF THE COMMUNITY DESIGN SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:

IMPLEMENTATION STRATEGIES

The Community Design policies would require new or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- Strategies to promote housing reinvestment
- ~~Design guidelines and a design review process~~
- Downtown redevelopment incentives
- Matching grant funds for community projects
- Community gateway standards
- Master plan requirements for the Public/Private Institution Zones and Private Facilities district.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies. Rules, regulations and programs that should be reviewed include:

- Community events sponsorships
- Capital infrastructure plans
- Nuisance/violation regulations and enforcement
- Development standards addressing neighborhood character and compatibility with surrounding development
- Sign regulations

- Sidewalk standards
- Landscape standards
- Street standards
- Tree retention requirements
- Cluster development regulations.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or to participate in regional programs, including:

- Coordination with WSDOT regarding improvements and access along SR-522.

❖ ***THE "REFERENCES" SECTION OF THE COMMUNITY DESIGN SUB-ELEMENT IS
REPLACED IN ITS ENTIRETY WITH THE FOLLOWING NEW SECTION:***

REFERENCES

King County Growth Management Planning Council (December 2012). Countywide Planning Policies.
Seattle, WA.

EXHIBIT 7

REVISED NATURAL ENVIRONMENT SUB-ELEMENT

❖ THE “INTRODUCTION “ AND “ EXISTING CONDITIONS” SECTIONS OF THE
NATURAL ENVIRONMENT SUB-ELEMENT ARE REPLACED IN THEIR ENTIRETY
WITH THE FOLLOWING TWO NEW SECTIONS:

INTRODUCTION

Natural systems play an important part in defining the character of the City of Kenmore. The different waterways provide recreational opportunities as well as visual amenities for the community. Some of the smaller, unnamed creeks perform an important role in surface water management by channeling runoff from impervious surfaces to the Sammamish River and/or Lake Washington. Streams and wetlands provide habitat for fish and wildlife and the tree-covered hillsides protect the slopes from erosional processes while also providing habitat. Future development will impact the natural systems and should be carefully reviewed to prevent undue adverse impacts that would lead to degradation of critical areas and to property damage.

Purpose

The purpose of the Natural Environment Sub-Element is to clarify the relationship between the natural environment and the built environment and to secure a balanced approach to future development. Sensitive areas such as wetlands, open spaces, fish and wildlife habitat contain much of the natural wealth valued by City residents. Other sensitive areas, such as land prone to flooding and geologically hazardous areas are important because of the risk to lives and property posed by developing them.

Growth Management Act Requirements

Under the Growth Management Act (GMA) all jurisdictions are required to protect and enhance the natural ecosystems through comprehensive plans and policies, and to develop regulations that reflect natural constraints and protect sensitive features. Land use and development is to be regulated in a manner that respects fish and wildlife habitat in conjunction with natural features and functions, including air and water quality. Natural resources and the built environment are to be managed to protect, improve and sustain environmental quality. Local waterways are to be managed for multiple beneficial uses, including flood and erosion hazard reduction, fish and wildlife habitat, agriculture, open space, water supply, and hydropower. Use of water resources for one purpose should, to the fullest extent possible, preserve and promote opportunities for other uses.

Countywide Planning Policies

The King County Countywide Planning Policies (CPP) seek to restore the quality of the natural environment and to protect it for future generations. The policies require all jurisdictions to manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak storm water runoff rates. Jurisdictions in shared basins are to coordinate approaches and standards. Jurisdictions also are directed to encourage low impact development approaches and to plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions.

All jurisdictions are to collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda for the benefit of Puget Sound and its watersheds.

EXISTING CONDITIONS

Geology

Much of the City of Kenmore is comprised of undulating uplands formed as a result of different glacial depositional processes. Stream erosion, subsequent to glaciation, carved gullies and ravines in the uplands. Drift plains and alternating valleys create a north-south trending “ridge and valley” regional topography, with one major east-west lowland bisecting Kenmore – the Sammamish River Valley where the river empties into Lake Washington. The general topography of Kenmore is varied, ranging from hills up to 500 feet in elevation to the Lake Washington shoreline at 20 feet above sea level.

The Vashon glaciation left a layer of till and recessional sand and gravel deposits that mantle the upland plateaus north and east of Lake Washington. The till and recessional deposits overlie Vashon outwash sand and gravel, and older glacial and nonglacial deposits that overlie bedrock at great depths.

The Vashon and older deposits in the Kenmore area form a sequence of sand and gravel layers separated by finer grained layers of clay and silt or tight, well-graded soils, which are exposed in places along the steep slopes that lie between the upland plateaus and the lowland drainages. The Vashon and older deposits comprise several aquifers and aquitards within the subsurface, which control subsurface water movement from the upland to the lowland as well as to the locations of streams and creeks that occupy former outwash channels.

Lodgment till from the Vashon glaciation mantles much of the upland area but is generally absent from the steeper slopes at the edge of uplands and in the lowland. Lodgment till is an unsorted mixture of sand, gravel, silt, and clay deposited at the base of a glacier that has been compacted to a very dense state by the great weight of the overriding ice. This type of till has very low permeability and typically acts as an aquitard, restricting the downward flow of groundwater and reducing recharge of deeper aquifers. Till occurs at or very near the ground surface in the higher elevations of the watershed where north-south ridges and swales left by the passage of glacial ice cross the upland surface.

The ground surface along the upland margins and within former large outwash channels is underlain by a veneer of recessional outwash and ice contact deposits. Ice contact deposits were deposited during stagnation and melting of the ice sheet. These deposits consist of sand and gravel, similar to recessional outwash, but are more variable and often contain lenses of very silty material, till, and lacustrine silt and clay, which impede infiltration and groundwater flow.

Recent, unconsolidated deposits of alluvium, organic-rich deposits, and fill overlie the Vashon glacial soils. Recent alluvium, consisting of sand and gravel with interbeds of organic silt, peat and silty clay, exists within the floodplains of the Sammamish River and Swamp Creek. In general, the recent alluvium is poorly drained and associated with hydric soil conditions.

Geologic Hazards

Geologic hazard areas in Kenmore include lands with erosion, landslide, and seismic hazards. Erosion hazard areas, identified on the City’s Geologic Hazard Areas map, occur along the northwest City limits, along 61st Avenue NE, land south of NE 170th Street, and along the shoreline in the Inglewood neighborhood and St. Edward State Park.

The identification of areas susceptible to landsliding is necessary in the assessment of grading, building, foundation design, housing density, and other land development regulations. Steeply sloping unconsolidated glacial deposits are highly susceptible to landslides. Landslide hazard areas are found along 61st Avenue NE, the area south of NE 170th Street, and the Inglewood/St. Edward State Park area along Lake Washington.

Seismic hazard areas are those areas subject to severe risk of earthquake damage as a result of seismically induced settlement or soil liquefaction. The City's Geologic Hazard Areas map identifies the region of Swamp Creek, the Sammamish River basin and the northern end of Lake Washington north of NE 166th Place as a seismic hazard area primarily due to the potential of soil liquefaction during times of seismic activity. Refer to **Figure LU-11** for the map indicating geologic hazard areas in Kenmore.

Air Quality

Air quality is generally assessed in terms of concentrations of air-borne pollutants being higher or lower than ambient air quality standards set to protect human health and welfare. To measure existing air quality, the Washington State Department of Ecology and the Puget Sound Clean Air Agency (PSCAA) maintain a network of monitoring stations throughout the Puget Sound region. Based on monitoring information collected over time, state (Ecology) and federal (EPA) agencies designate regions as being "attainment" or "nonattainment" areas for particulate air pollutants. Attainment is a measure of whether National Ambient Air Quality Standards (NAAQS) are being met.

King County was designated as a nonattainment area in 1989. This designation brought about maintenance measures to bring the area back into attainment. The county now meets air quality standards and has a long-term plan for continuing to meet and maintain these standards and other requirements of the Clean Air Act. The county presently is designated as a "maintenance area."

Future Conditions

Air quality in Kenmore is predicted to remain much as it is today or to improve slightly. This is based on continuation of the State vehicle emissions inspection and monitoring program and decreased dependence on wood as a primary heating source as newer houses replace older ones.

Additionally, implementation of zoning responsive to air quality concerns can result in air pollution benefits Countywide and regionally. Decreased air pollution can be expected from zoning and development patterns that result in a reduction in vehicle miles traveled. Concentrated development and higher density development allows transit to serve people more efficiently and generally reduces the number of cars on the road. Although regional or Countywide emissions can be reduced with efficient land use patterns, air pollutant emissions would still occur in more populated areas and may affect more people.



Figure IJ-11

Water and Wetlands

Predominant water features in the City include Swamp Creek as well as its tributaries and associated wetlands, the Sammamish River, and Lake Washington. In addition to these major water bodies, numerous small unnamed streams drain to these features.

Numerous wetlands also are located in the City—many within public open spaces such as Wallace Swamp Creek Park, Squire’s Landing Park, and Inglemoor Wetlands. Wetlands are transitional areas between aquatic and upland habitats and are identified based upon three parameters: hydrology, soils and vegetation. Wetlands are formally identified and delineated in accordance with the approved federal wetland delineation manual and applicable regional supplements. Under normal circumstances, wetlands include the following three components:

- Presence of water (hydrology) or an indication of at least the seasonal presence of water;
- Unique soils (hydric soils) that differ from upland soils due to anaerobic conditions resulting from prolonged or frequent saturation or flooding; and
- A dominance of plants adapted to growing in wet conditions (hydrophytic vegetation).

Wetlands provide habitat for a variety of aquatic and terrestrial plant and animal species. The extent to which a wetland will provide wildlife habitat will depend upon several features including the condition of the site, its size, presence of habitat features (e.g. open water, dead snags, islands or perches), the variety and complexity of the different habitat types within the wetland, and the surrounding habitat in the immediate vicinity. The ability of a wetland to provide habitat can also be linked to the degree it has been fragmented by urbanization and the level of disruption of the hydrology and vegetative continuity with other wetland systems. See **Figure LU-11a** for a map of streams and wetlands in Kenmore.



Figure LU-11a

Swamp Creek

The main stem of Swamp Creek is approximately 14.6 miles long, extending from headwaters wetlands in south Everett, through portions of Everett, Lynnwood, Brier, Mountlake Terrace, Bothell, unincorporated Snohomish County, and Kenmore to the Sammamish River. Within the city of Kenmore, there are 2.5 miles of shoreline along the stream.

Swamp Creek is typical of Puget Sound lowland streams. It originates in upland areas with gently sloping hillsides and eventually flows through a broad valley to the mouth. Topography along the stream course varies from 450 feet above sea level at the headwaters to 20 feet above sea level at the mouth of the creek. The stream has a low to moderate gradient of 1 to 6 percent. Site and vegetation clearing and grading, increased impervious surfaces, inadequate storm detention and other factors, particularly with development in the watershed upstream from Kenmore, have increased flood frequencies and severity. Despite these changes, the Swamp Creek floodplain contains some of the largest and highest quality wetlands and wildlife habitat in the City. Swamp Creek has actively migrated within its floodplain.

Little Swamp Creek and Muck Creek join with Swamp Creek in Kenmore, along with a third, unnamed tributary.

Water quality issues include sedimentation and pollutants associated with stormwater runoff. Temperature and dissolved oxygen exceed the water quality standards for most of the summer and early fall. There also are frequent exceedances of the fecal coliform bacteria standard. Swamp Creek at the mouth has consistently scored low on the King County Water Quality Index—rating it as a “high concern.”

To capture gravels and sediments, an in-stream sediment pond was created and is maintained in Wallace Swamp Creek Park.

Fish Habitat

Swamp Creek supports several salmonid fish species including coho salmon (federal species of concern), Chinook salmon (federally listed, threatened), coastal cutthroat trout (sea-run and resident), sockeye salmon, and steelhead (federally listed, threatened). Resident cutthroat trout are the dominant salmon species that spawn in the Swamp Creek basin. Swamp Creek also supports coho spawning and Little Swamp Creek is documented to support coho rearing. There is no designated critical habitat for any salmonid species in Swamp Creek or its tributaries.

Wildlife Habitat

Wildlife species are concentrated in small forested and wetland areas of the Swamp Creek watershed. Swamp Creek Wetland #3 (Listed in the King County [Sensitive Areas Map Folio](#); see **Figure LU-11a**) provides excellent forage and nesting habitat for birds and good forage and shelter habitat for amphibians, reptiles and small mammals. Ponded areas in the wetland provide resting sites for waterfowl. Of particular interest in Wetland #3 is the Great Blue Heron rookery, described further below.

Purple martin nest boxes (state priority species) are mapped at the Swamp Creek confluence.

Sammamish River

The Sammamish River begins at the outlet of Lake Sammamish and ends at its confluence with Lake Washington. The total length of the river mainstem is approximately 14 miles. Within the City limits, the shoreline extends approximately 1.8 miles. The river has a low gradient (approximately 0.02%), dropping only 14' in elevation over its length. The volume and rate of surface water discharge from Lake Sammamish is moderated by a weir at Marymoor Park.

The River has been altered over time to control flooding. The natural Sammamish River floodplain historically covered a very large area as the river meandered extensively across the valley floor. Prior to channelization, land use in the valley was predominately agricultural and spring flooding regularly caused extensive damage to seed crops. To reduce this damage and to help regulate the level of Lake Sammamish, the U.S. Army Corps of Engineers, with King County as a local sponsor, dredged a deeper and straighter channel in the 1960s, filling in the former meanders. Levees were typically placed on the riverbanks to maximize the flood protection area. Miles of streambank were lined with rip-rap and are devoid of vegetation. In the 1980s and 1990s, dredging at the mouth of the river was undertaken for navigational purposes.

Consequences of the flood control projects include reduced frequency of overbank flooding, reduced riparian habitat, and elimination of extensive wetland areas. In Kenmore, approximately 35.3 acres of wetlands are mapped on the Sammamish River shoreline. The City has undertaken community restoration efforts to control invasive plants and replant native species in portions of the Rhododendron Park wetlands, portions of Squire's Landing Park wetlands, and in wetlands near the Wildcliffe Shores community.

The water quality of the Sammamish River is largely influenced by the slow moving nature of this lowland system and by the backwater effect from Lake Washington. The slow movement, while enhancing sediment deposition, also allows for development of dense stands of aquatic plants and higher algal productivity. The backwater affect means that warmer lake water with lower dissolved oxygen concentrations is significantly influencing the conditions in the lower reach of the river, especially during summer months. Temperatures are limiting for salmon. Fecal coliform bacteria and various pollutants are additional water quality issues.

The King County Water Quality Index rates the River at the Kenmore monitoring station as "of high concern with respect to water quality."

Fish Habitat

The Sammamish River remains a major migratory pathway for salmon. The mouth of the River provides salmon rearing habitat and it is believed that outmigrating juvenile salmon may hold in the shallow beach area near the river mouth before moving into the lake. The basin supports rainbow trout, coho salmon (federal species of concern), Chinook salmon (federally listed, threatened), coastal cutthroat trout, kokanee, sockeye salmon, and steelhead (federally listed, threatened).

Wildlife Habitat

Historically, the Sammamish River with its broad, shallow channels and numerous backwater sloughs and meanders provided prime habitat for a wide variety of animal species. This diversity of wildlife has been reduced and birds are the most visible form of wildlife along the river. Bald eagles, other raptors and cormorants have been observed flying along the River and great blue herons feed there.

Lake Washington

Lake Washington has a surface area of approximately 35 square miles. Kenmore's shoreline along the north end of Lake Washington is approximately 3.5 miles in length. The shoreline has little natural vegetation or habitat left due to urbanization. An exception is the waterfront along St. Edward State Park, which is roughly 3,000 feet in length and the longest undeveloped stretch of Lake Washington shoreline.

Construction of the Ship Canal in 1916 created the connection between Lake Washington and Puget Sound, causing the lake water surface elevation to drop approximately 9 feet. Currently the U.S. Army Corps of Engineers maintains the water level in the Lake within a 2-foot range between 20 and 22 feet. The minimum water elevation is maintained during winter to allow for annual maintenance of docks and other structures, minimize damage during winter storms, and provide flood storage volume.

Water quality in Lake Washington is a tremendous improvement from just 50 years ago. However, a continued concern is localized areas of eutrophication, wherein nutrients (particularly phosphorus) and bacteria from the watershed are transported to the lake, resulting in excessive plant growth including floating and attached algae and nuisance plants. Water quality concerns around increased water temperature, fecal coliform bacteria and chemical contaminants also are present.

Fish Habitat

Lake Washington supports over 30 fish species of which 12 are non-native and introduced to the lake. Native species of salmonids use the lake for migratory passage, rearing of juveniles, and foraging. No salmonid spawning typically occurs in Lake Washington. Salmonid species include Chinook (federally listed, threatened), coho (federal species of concern), sockeye, steelhead (federally listed, threatened), resident rainbow trout, cutthroat trout, Dolly Varden/bull trout (federally listed, threatened) and kokanee.

Wildlife Habitat

Mapped bald eagle nest sites are located on the east shore of Lake Washington and documented perch trees, including large black cottonwoods, are located along the lakeshore. Pileated woodpecker breeding (state candidate species) occurs in the forests of St. Edward State Park. Other priority habitats associated with the lake include wetlands and riparian areas.

Endangered, Threatened, Sensitive Species*Federally Listed Species*

Several federally listed species are known to occur or could potentially occur within the City's shorelines. Federally listed species that have been documented include Chinook salmon, bull trout, and steelhead. In 2005, the National Oceanic and Atmospheric Administration National Marine Fisheries Division designated "critical habitat" in the region, which is protected as essential to the conservation of listed salmon. Critical habitat for Puget Sound Chinook salmon includes the entire Lake Washington shoreline, including shoreline in Kenmore, and the lower portion of the Sammamish River.

In 2004, the U.S. Fish and Wildlife Service designated "critical habitat" for the Puget Sound Distinct Population Segment (DPS) of bull trout. The entire length of the Lake Washington shoreline, including areas within Kenmore, was designated as critical habitat for bull trout.

In 2007, NOAA Fisheries listed Puget Sound DPS steelhead as "threatened." Designation of potential critical habitat is underway.

State Priority Habitat and Species Program

The State of Washington Department of Fish and Wildlife has a Priority Habitat and Species (PHS) Program which includes a catalog of habitats and species considered to be priorities for both conservation and management. The State lists designate *State Endangered*, *Threatened*, *Sensitive*, and *Candidate* Species. Priority species documented in Kenmore include Chinook salmon, bull trout, coho salmon, sockeye, kokanee, steelhead, coastal cutthroat, bald eagle, pileated woodpecker, and great blue heron. Due to the importance and size of the colony, the great blue heron species is addressed below.

Great Blue Heron

Great blue herons are a permanent resident in all of Washington except the higher Cascade and Olympic ranges. They are highly vulnerable to human disturbance, predation, and competition for nesting habitat.

More productive colonies tend to form near large areas of high quality foraging habitat. Most colonies are within 1.9 miles of key foraging grounds, although herons can nest anywhere within 6.2 miles of where they are foraging.

Ideal nesting habitat consists of mature forest. Although most colonies are found in forests free of human disturbance, some nesting occurs in areas of persistent human activity. The birds are less tolerant of disturbance in the pre-courtship and courtship periods between mid-February and mid-April.

Bald eagles are the heron's primary predator.

A heron rookery has been established near the north end of the Kenmore Park and Ride, within Swamp Creek wetlands. It housed approximately 40 nesting pairs in 2009.

The colony established itself after the Kenmore Park and Ride lot was developed. There is a water barrier between the lot and the colony which may create a sense of safety. Other than encroaching development, factors which may cause the birds to move in the future include bald eagle intrusion, damage to nesting trees (trees can be damaged by the nesting as well as by flooding), reduction in foraging areas, and other factors (Norman 1999).

The birds are colonial during the breeding season but are noncolonial in the winter when they stay in the immediate area but separate into smaller groups. The winter roosting areas have not been identified. In winter, the birds will switch from foraging in wetland areas to upland areas where they will feed, for example, on rodents (Norman 1999).

Colonies usually exist at the same location for many years, and productivity (the number of fledglings/nesting herons) may be positively related to the number of years colonies have been in use. The herons may relocate their colonies in response to increased predation on eggs and young by mammals and birds such as eagles, declines in food availability, or human disturbance (State of Washington Department of Fish and Wildlife 1999).

The City of Kenmore's Critical Area Regulations require a buffer of 900 feet radius around an active rookery. Between January 1 and July 31, no clearing or grading or land disturbing activity is allowed within 900 feet of the rookery unless approved by the Washington State Department of Fish and Wildlife (the SR-522 right of way is exempt from the buffer). Permits for activities within the heron rookery buffer require approval of a habitat management plan by the State and City.

Shoreline Master Program

The Shoreline Master Program applies to “shorelines of the State.” In Kenmore, these include Lake Washington, the Sammamish River, and the main stem of Swamp Creek. In addition, wetlands considered “associated” with State Shorelines, such as Swamp Creek No. 3, also are regulated by the Shoreline Master Program. The Shoreline Master Program regulations include Environment designations of Downtown Waterfront, Shoreline Residential, Urban Conservancy, and Natural. The Downtown Waterfront environment is more permissive in terms of uses and development standards than the other designations. The most restrictive Environment is the Natural Environment. The Shoreline Sub-Element of the Land Use Element addresses shoreline goals, objectives and policies.

❖ AMENDMENTS TO THE GOALS, OBJECTIVES, AND POLICIES OF THE NATURAL ENVIRONMENT SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:

GOALS, OBJECTIVES, AND POLICIES

Following are the natural environment goals, objectives and policies. In some cases, policies are cross-referenced in more than one Element or Sub-Element, and this is noted by a policy reference in italics (e.g., *Policy SW-42.3.1*).

GOAL 13. *PRACTICE ENVIRONMENTAL STEWARDSHIP BY PROTECTING, ENHANCING, AND PROMOTING THE NATURAL ENVIRONMENT IN AND AROUND THE CITY OF KENMORE.*

OBJECTIVE 13.1 Cooperate regionally and strive locally to improve air quality.

Policy LU-13.1.1 Protect air quality from adverse impacts through the following measures:

- a. Encourage alternative modes of transportation to reduce reliance on the automobile as the primary method of transportation.
- b. Promote mixed-use and compact development forms, particularly in the Downtown, to help reduce the need for automobile use.
- c. Require air quality impact analysis for major new developments, which could adversely impact the air quality levels in the vicinity.
- d. Work with other agencies to educate the public about air quality impacts due to vehicular travel and due to improper use of woodstoves and fireplaces.
- e. Work with other agencies to monitor air quality within the planning area.

Policy LU-13.1.2 Through development standards, reduce air pollution emissions from construction and land clearing activities.

OBJECTIVE 13.2 Encourage a reduction in overall noise levels throughout the community.

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- Policy LU-13.2.1 Require new developments which could generate substantial levels of noise or could expose people to substantial levels of noise from existing noise generators to submit an analysis of potential noise impacts and propose mitigation.
- Policy LU-13.2.2 Implement noise and nuisance ordinances to address various noise sources and require cessation or mitigation of noise.
- Policy LU-13.2.3 Encourage residential or other noise-sensitive development proposed for location in noise-impacted areas to be oriented away from noise source, or to be constructed with materials that will maximize noise reductions, or to incorporate fencing, landscaping, or other noise-reducing features, appropriate to the situation. Noise impacted areas may include the vicinity of SR-522, or the vicinity of the Air Harbor, or other areas that may be determined through environmental review.
- OBJECTIVE 13.3 Encourage a reduction in light and glare impacts throughout the community.**
- Policy LU-13.3.1 Through design standards or educational opportunities, discourage the use of building materials or signage materials that cause glare impacts to substantial numbers of motorists or surrounding neighborhoods.
- Policy LU-13.3.2 Require appropriate illumination levels and light shields, and direction for lighting standards along streets, and in public open spaces and parks.
- Policy LU-13.3.3 Encourage residents to provide exterior lighting for security purposes which does not unduly impact their neighbors.
- Policy LU-13.3.4 Restrict lights pointing up, affecting the view of the night sky.
- OBJECTIVE 13.4 Cooperate regionally and strive locally to protect surface and ground water quality and quantity from degradation.**
- Policy LU-13.4.1 Actively work with communities upstream from Kenmore to develop and implement appropriate surface water regulations to adequately retain and detain surface water so as to minimize the adverse effects upon the environment in Kenmore.
- Policy LU-13.4.2 Use incentives, regulations and programs to manage Kenmore's water resources (rivers, streams, lakes, wetlands and ground water) and to protect and enhance their multiple beneficial uses including fish and wildlife habitat, flood and erosion control, water supply, energy production, transportation, recreational opportunities and scenic beauty. Use of water resources for one purpose should, to the fullest extent practicable, preserve opportunities for other uses.
- Policy LU-13.4.3 Allow development that supports continued ecological and hydrologic functioning of water resources. Development should not have a significant adverse impact on water quality or water quantity.
- Policy LU-13.4.4 Participate in the development of watershed plans integrating surface water, ground water, drinking water and wastewater planning to provide efficient water resource management.

OBJECTIVE 13.5 Adopt an urban forestry strategy to encourage the preservation and planting of trees on public and private property.

Policy LU-13.5.1 Adopt an urban forestry strategy which encourages the preservation and protection of trees on public and private properties.

Policy LU-13.5.2 Through urban forestry, street design standards and parks programs, encourage the planting of street trees throughout the City.

OBJECTIVE 13.6 Protect the natural, environmental, ecological, public access, aesthetic, and economic aspects of Lake Washington, the Sammamish River, and Swamp Creek.

Policy LU-13.6.1 In the City's Shoreline Element and Shoreline Master Program, balance the need to provide for shoreline protection, and public access, with the need to allow for water-oriented uses and economic development.

Policy LU-13.6.2 Allow development within designated Shoreline Environments that preserves the resources and ecology of the water and shorelines, avoids natural hazards, promotes visual and physical access to the water and preserves archeological resources, traditional cultural resources, and navigation rights. Protection of critical areas should ~~take priority over~~ be balanced with visual values and physical access as long as there is no net adverse impact to regulated shoreline ecological processes and functions.

Policy LU-13.6.3 Balance private property rights with the need for public physical and visual access to shorelines.

GOAL 14. PROTECT LIFE AND PROPERTY IN AREAS OF NATURAL HAZARDS.

OBJECTIVE 14.1 Strive to protect lives and public and private property from flooding.

Policy LU-14.1.1 Implement the Surface Water Element goals, objectives and policies and the Kenmore Surface Water Management Plan to minimize flood hazards in the community.

Policy LU-14.1.2 Recognize the Swamp Creek basin as an environmentally sensitive area that has sustained repeated flooding impacts. Densities and services should reflect the environmental sensitivity of the Swamp Creek basin.

OBJECTIVE 14.2 Strive to protect slopes from erosion and sliding.

Policy LU-14.2.1 Require land uses permitted in mapped Erosion Hazard Areas to minimize soil disturbance and maximize retention and replacement of native vegetative cover.

Policy LU-14.2.2 Require new development to protect natural vegetation coverage at levels sufficient to moderate surface water runoff and erosion and to protect the integrity of stream channels. When revegetation is required, appropriate native vegetation should be used.

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- Policy LU-14.2.3 Require grading and construction activities to be conducted with erosion control Best Management Practices and other development controls as necessary to reduce sediment discharge from construction sites to minimal levels.
- Policy LU-14.2.4 Require increased surface water requirements in areas draining over steep and erosive slopes. *(see SW 42.3.1)*
- Policy LU-14.2.5 Limit development on slopes with a grade of 40 percent or more to be developed unless the risks and adverse impacts associated with such development can be reduced to a non-significant level.
- Policy LU-14.2.6 Limit development in Landslide Hazard Areas unless the risks and adverse impacts associated with such development can be reduced to a non-significant level.

OBJECTIVE 14.3 Minimize the potential for damage due to liquefaction and seismic hazards.

- Policy LU-14.3.1 In areas with severe seismic hazards, apply Uniform Building Code, and any other necessary special building design and construction measures to minimize the risk of structural damage, fire and injury to occupants and to prevent post-seismic collapse.

GOAL 15. PROTECT AND ENHANCE UNIQUE, VALUABLE, AND CRITICAL PLANTS AND WILDLIFE.

OBJECTIVE 15.1 Protect wetlands from encroachment and degradation, and encourage wetland restoration.

- Policy LU-15.1.1 Determine wetland boundaries using the procedures provided in the following manual: Washington State Wetlands Identification and Delineation Manual, Washington State Department of Ecology, March 1997, Ecology Publication #96-94 or the scientifically accepted replacement methodology based on better technical criteria and field indicators in accordance with the approved federal wetland delineation manual and applicable regional supplements.
- Policy LU-15.1.2 Provide a classification system for wetlands that allows for the designation of both regionally and locally unique wetlands.
- Policy LU-15.1.3 Strive to achieve no-net-loss of wetland functions or values within each drainage basin. Acquisition, enhancement, regulations, and incentive programs may be used independently or in combination with one another to protect and enhance wetlands functions.
- Policy LU-15.1.4 Require development adjacent to wetlands to be sited such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.
- Policy LU-15.1.5 Protect areas of native vegetation that connect wetland systems. Whenever effective, incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms should be used.

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- Policy LU-15.1.6 Protect the unique hydrologic cycles, soil and water chemistries, and vegetation communities of bogs, fens and other legislatively designated unique through the use of Best Management Practices to control and/or treat stormwater within the wetland watershed.
- Policy LU-15.1.7 Allow public access to wetlands for scientific, recreational use, and traditional cultural use where public access trails are carefully sited, sensitive habitats and species are protected, and hydrologic continuity is maintained.
- Policy LU-15.1.8 Allow enhancement or restoration of degraded wetlands to maintain or improve wetland functions, provided that all wetland functions are evaluated in a wetland management plan, and adequate monitoring, code enforcement and evaluation is provided and assured by responsible parties. Restoration or enhancement must result in a net improvement to the functions of the wetland system. Technical assistance to small property owners should be considered.
- Policy LU-15.1.9 Alterations to wetlands may be allowed, only after all wetland functions are evaluated, the least harmful and reasonable alternatives are identified, and affected significant functions are appropriately mitigated, in order to:
- a. Accomplish a public agency or utility development;
 - b. Provide necessary utility and road crossings;
 - c. Maintain and improve a wetland; or,
 - d. Avoid a denial of all reasonable use of the property.
- Policy LU-15.1.10 Approve wetland mitigation proposals if they would result in improved overall wetland functions within a drainage basin. All wetland functions should be considered. Ensure mitigation sites replace or augment the functions that would be lost as a result of the project proposal. Further, mitigation sites should be located strategically to alleviate habitat fragmentation.
- Policy LU-15.1.11 Promote mitigation projects that contribute to an existing wetland system or restore an area that was historically a wetland. The goal for these mitigation projects is no net loss of wetland functions per drainage basin.
- Policy LU-15.1.12 Preserve land used for wetland mitigation in perpetuity. Monitoring and maintenance should be provided until the success of the site is established.
- Policy LU-15.1.13 Support a cooperative multi-jurisdictional effort to develop a plan for the establishment of a wetland mitigation banking program.
- Policy LU-15.1.14 Apply appropriate penalties for current as well as previous wetland alteration violations, such as requiring wetland restoration, through code enforcement and stricter standards for development on sites where wetlands have been illegally filled.
- OBJECTIVE 15.2 Protect streams from encroachment and degradation, and encourage stream restoration.**

Policy LU-15.2.1 River and stream channels should be preserved, protected and enhanced for their hydraulic, ecological and aesthetic functions.

Policy LU-15.2.2 In partnership with other jurisdictions and interested parties, continue restoring stream and river channels and surrounding riparian areas to enhance water quality and fish and wildlife habitat and to mitigate flooding and erosion.

OBJECTIVE 15.3 Maintain and promote a diversity of native species and habitat within the City.

Policy LU-15.3.1 Protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

Policy LU-15.3.2 Actively encourage the use of environmentally safe methods of vegetation control. Herbicide use should be minimized.

Policy LU-15.3.3 Recognize that aquatic weeds and toxic algae are a regional issue. Lobby King County to take the lead on a solution to control aquatic weeds and algae on the Sammamish River, Swamp Creek and Lake Washington. At the same time, facilitate the use of local resources, including volunteers, to reduce aquatic weeds.

Policy LU-15.3.~~34~~ Encourage the use of native plants in landscaping requirements, erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands. Provide incentives for using native plants, mature plantings, and higher densities of biomass.

Policy LU-15.3.~~45~~ Maintain fish and wildlife through conservation and enhancement of terrestrial, air, and aquatic habitats.

Policy LU-15.3.~~56~~ Preserve habitats for species which have been identified as endangered, threatened, or sensitive by the state or federal government.

Policy LU-15.3.~~67~~ Designate and protect the following Fish and Wildlife Habitat Conservation Areas found in Kenmore:

- a. Habitat for federal or state listed Endangered, or Threatened species;
- b. Habitat for State Sensitive, and Candidate species; animal aggregations considered vulnerable; and those species of recreational, commercial, or tribal importance that are vulnerable as identified in the State Priority Habitats and Species List.
- c. Habitat for Herons of Local Importance: great blue heron;
- d. Urban natural open spaces designated in the Priority Habitat and Species Project by the State Department of Fish and Wildlife; and,
- e. Riparian corridors.

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Policy LU-15.3.~~78~~ Conduct a local process to determine fish, wildlife, and plant species of local importance, and address these in Policy LU-15.3.~~67~~.

Policy LU-15.3.~~89~~ Identify species which need protection during the development review process.

Policy LU-15.3.~~910~~ Stream and wetland buffer requirements may be increased to protect Endangered, Threatened, and Priority wildlife species. Whenever possible, density transfers and/or buffer averaging should be allowed.

Policy LU-15.3.~~1011~~ Protect salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the County, cities, tribes, service providers, and/or state and federal agencies. Development within basins that contain fish enhancement facilities should consider significant adverse impacts to those facilities.

Policy LU-15.3.~~1112~~ Work with adjacent jurisdictions, state and federal governments and tribes during land use plan development and site development review to identify and protect habitat networks at jurisdictional boundaries.

Policy LU-15.3.~~1213~~ Encourage incorporating native plant communities into development proposals.

Policy LU-15.3.~~1314~~ Integrate fish and wildlife habitats into capital improvement projects whenever feasible.

Policy LU-15.3.~~1415~~ Promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational and incentive programs.

Policy LU-15.3.~~1516~~ Actively participate in the Watershed Resource Inventory Area (WRIA) 8 Council to ensure that the City's planning, implementation, and enforcement efforts regarding surface and groundwater, environmentally sensitive areas, and development regulations are consistent with regional efforts. A central purpose of the watershed planning and implementation should be the recovery of endangered, threatened, or sensitive species such as the chinook salmon and bull trout.

Policy LU-15.3.~~1617~~ Regularly review the City's capital projects, and planning and regulatory efforts to ensure consistency with the Federal 4(d) rule.

❖ **AMENDMENTS TO THE IMPLEMENTATION STRATEGIES OF THE NATURAL ENVIRONMENT SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:**

IMPLEMENTATION STRATEGIES

The Natural Environment Sub-Element policies would require new, continuing or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- Air quality and noise analyses for major new developments
- ~~Design standards for building materials, signage and light standards~~
- Urban forestry strategies
- ~~Native vegetation requirements~~
- ~~Designated fish and wildlife habitat conservation areas~~
- Habitat enhancement educational, volunteer and incentive programs,
- Aquatic weed and algae control.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies, including:

- Control of air emissions from construction and land clearing activities
- Erosion control Best Management Practices
- Increased surface water requirements on steep and erosive slopes
- Sufficiency of wetland, stream, fish and wildlife habitat, flood hazard, steep slope, landslide hazard, and erosion hazard regulations
- Sufficiency of design standards for building materials, critical area signage and lighting
- Sufficiency of noise standards
- Sufficiency of native vegetation requirements and tree management and protection requirements
- Sufficiency of aquatic weed prevention and invasive plant prevention
- Sufficiency of protection against pollutants, including fertilizer, entering streams, the River and the Lake.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or participate in regional programs, including:

- Working with adjacent, upstream communities on water quality and flooding issues
- Participating in the development of watershed plans
- Working with King County and the Sammamish River cities to control aquatic weeds and algae on the Sammamish River and Lake Washington
- Establishing a wetland mitigation banking program
- Restoring stream channels.
- **THE "REFERENCES" SECTION OF THE NATURAL ENVIRONMENT SUB-ELEMENT IS REPLACED IN ITS ENTIRETY WITH THE FOLLOWING NEW SECTION:**

REFERENCES

- Azerrad, J.M. (2012). Management Recommendations for Washington's Priority Habitats and Species: Great Blue Heron. Washington Department of Fish and Wildlife, Olympia, WA.
- ESA Adolfson (2009). Kenmore Shoreline Master Program Update: Inventory and Analysis. Seattle, WA.
- King County (December 1990). Sensitive Areas Map Folio. Seattle, WA.
- King County (1990). Wetlands Inventory. Seattle, WA.
- King County Growth Management Planning Council (December 2012). Countywide Planning Policies. Seattle, WA.
- Norman, Don (November 23, 1999). Personal Communication, phone call from Don Norman, consulting biologist to Lisa Grueter, Bucher, Willis & Ratliff Corporation.
- State of Washington, Department of Fish and Wildlife (1999). "Great Blue Herons" in the Management Recommendations for Washington's Priority Species, Volume IV: Birds. Authors Timothy Quinn and Ruth Milner. Olympia, WA.

EXHIBIT 8

REVISED ECONOMIC DEVELOPMENT SUB-ELEMENT

❖ THE "INTRODUCTION "," EXISTING CONDITIONS," "FUTURE TRENDS," AND "ECONOMIC DEVELOPMENT STRATEGY" SECTIONS OF THE ECONOMIC DEVELOPMENT SUB-ELEMENT ARE REPLACED IN THEIR ENTIRETY WITH THE FOLLOWING FOUR NEW SECTIONS:

INTRODUCTION

Purpose

The purpose of this Element is to provide economic development policies for the City of Kenmore, as the community's economic base changes over time in response to market forces and in response to the vision of the Kenmore community.

Growth Management Act

The Growth Management Act (GMA) includes a specific goal regarding economic development:

- Economic development – Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

The Economic Development Element is to establish local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life, and is to include a summary of the local economy, including strengths and weaknesses.

Countywide Planning Policies

The Countywide Planning Policies include many related to economic development. Policy *concepts* are summarized below:

- Jurisdictions shall make local investments to maintain and expand infrastructure and public services, promote education and protect the environment in a way that contributes to the economic sustainability of the County.
- Jurisdictions shall coordinate local economic policies and strategies with Vision 2040 and the Regional Economic Strategy.
- Jurisdictions shall support economic growth that accommodates employment growth targets.

Topics that should be addressed include:

- Strengthen, expand and diversify the economy
- Support the regional food economy

- Environmental protection as an economic value
- Human resources - economically disadvantaged citizens and neighborhoods, cultural diversity, job training and education
- Direct governmental actions - land supply, infrastructure and permitting
- Private/public partnerships

These concepts have been considered during the formulation of the Kenmore Comprehensive Plan.

EXISTING CONDITIONS

Introduction

The Existing Conditions information below is based on the “Kenmore Downtown Plan Market Study,” 2005, prepared by Property Counselors, in association with, Mizrahi And Associates / CB Richard Ellis and the Berk studies completed in 2009 and 2013. While the studies focused on Downtown and the Regional Business, Urban Corridor and Waterfront Commercial areas, they created a context for the analysis using citywide information. The information in the studies built on prior studies and information noted in Chapter 3, Demographics and Economics, and Chapter 4-B Downtown Sub-Element.

Economic and Demographic

The City of Kenmore has an estimated population of 21,370 (as of April 1, 2014), an increase of 2,692, or approximately 14 percent, since 2000. The City of Kenmore is projected to grow by an additional 7,103 persons by 2035, to a total of 28,473 persons. This translates to a population increase of more than 33% over the 21 years between 2014 and 2035.

There were approximately 3,606 jobs in Kenmore in 2013, fewer than before the Great Recession of 2009. Approximately 650 Kenmore businesses are registered with the City, and an additional 1,300 to 1,500 businesses may be operating in the city without formal registration. Regardless, only about 3 percent of working Kenmore residents are employed inside the City. Kenmore still serves largely as a bedroom community for surrounding employment centers.

The Kenmore area has a median household income level estimated to be \$82,334 in 2013, compared to approximately \$71,811 for the County as a whole. Educational levels in Kenmore are high, with approximately 79% of residents either having attended college, or attained an associate’s degree, a bachelor’s degree or a graduate or professional degree. This compares with King County, where 75% of residents have this level of education.

Refer to **Section 3, Demographics and Economics**, for more detailed information about Kenmore’s existing demographics and economy. To summarize, however, the following describes the number of current jobs and the community’s largest employers:

- Based upon all employees “covered” under the State’s unemployment insurance act, approximately 3,606 jobs were located in the City in 2013.
- Most of these jobs are service oriented. The manufacturing sector has the fewest jobs and decreased the most between 2001 and 2011.
- As of 2015, Kenmore’s largest private employers include Bastyr University, Kenmore Air Harbor and Safeway. In 2000, results were similar in that Bastyr University and Kenmore Air Harbor were the larger private employers.

FUTURE TRENDS

Kenmore, particularly in the four quadrants of Downtown, is expected to capture additional economic growth. As a designated “Larger City” with good access to the regional transportation network, Kenmore is targeted for both residential and employment growth as part of the Regional Growth Strategy. As a Larger City, Kenmore is viewed as an important subregional job, service, cultural, and housing center. The Downtown area will capture a share of City-wide development based on several key characteristics:

- Central location, convenient to job centers and job growth in northeast King County.
- Location on major highways/arterials. Travelers can get to or from Kenmore without traveling on a toll road.
- Location on Lake Washington and the Sammamish River.
- Variety of existing commercial development types and the potential for redevelopment.
- Presence of Bastyr University, a leader in natural health sciences.

Retail Demand

Taxable retail sales have grown steadily in Kenmore since 2000, with a dip in 2009 due to the Great Recession. Restaurants, groceries, and autos and parts make up the largest share of retail spending. The fastest growth since 2000 has been in general merchandise and sports/books/music. Kenmore retail largely serves a local market area. Even within this area, the city retail captures only a small share of resident expenditures. While it is not unusual for a small community to experience leakage in categories such as general merchandise and apparel, Kenmore businesses only recently captured resident expenditures for groceries.

The retail inventory in the City consists of a mix of shopping centers, shopping districts (a concentration of individual buildings), highway oriented development and some stand-alone facilities. The largest concentrations are Kenmore Square and surrounding development, Safeway and surrounding development, and Kenmore Village and surrounding development. With the exception of the Safeway and Kenmore Square concentrations, many of the existing retail facilities are dated in terms of configuration, appearance, and performance. Recent new investment in the Downtown core (Kenmore Camera, Speedy Reedy, Cooley Smiles) has focused on rehabilitation rather than redevelopment.

The City of Kenmore has the potential to provide retail goods and services for an area beyond its own boundaries. The projected market area for Kenmore lies within an approximate 3 mile radius around the City Center, and the boundaries are further described in the Downtown Sub-Element.

A project of the scale proposed at Lakepointe could create demand for specialty retail in a destination setting.

Office Demand

The Kenmore office market is quite small in comparison to the region. As of 2013, there was a total of 182,000 square feet of office space, with an average size of 4,054 square feet per space.

Kenmore’s ability to capture regional and national serving office users depends on its competitive position. Office concentrations in Bothell, Lynnwood, and Kirkland are all located on major interstate highways. Kenmore does not offer that level of highway access and visibility. Kenmore does have an

opportunity to capitalize on its waterfront setting, as is the case at Carillon Point in Kirkland. The space in that project commands some of the highest rents in the region. However, that opportunity is specific to Lakepointe, or a development of comparable scale.

Since about 60% of Kenmore businesses with a Kenmore Business Registration are home-based businesses, there may be an upcoming need and demand for smaller-scale office development as these businesses mature. The Berk and Associates Report (2009) noted that the source of demand for office space is most likely to come from local entrepreneurs or local residents moving their business closer to home.

Clean Light Manufacturing Demand

Clean light manufacturing generally includes advanced manufacturing (including information technology) and urban and/or artisanal manufacturing (including breweries and specialty food manufacturers, for example). Both types of light manufacturing, particularly small growing businesses and start-ups, do not need large spaces and are looking for inexpensive rent. Kenmore has a few properties that fit this description and is a lower cost location than other options, regionally. As an emerging and broadly defined business type, however, there is little market data or trends to assess the potential in Kenmore.

Projected Employees

Assuming development in accordance with the adopted Kenmore Land Use Plan, the City would achieve greater employment. Refer to **Table LU-B**. Most of the employment is due to the development of Lakepointe, and a concentrated Downtown core. City economic development efforts with Bastyr University and the Economic Development Council of Seattle/King County may enhance future employment in Kenmore as part of a natural health hub. **Refer to Sections 4A and 4B**, Land Use Element and Downtown Sub-Element for additional descriptions.

TABLE LU-B
EXISTING AND FUTURE COMMERCIAL DEVELOPMENT

	2014 Estimated	Net Increase 2014-2035	Total 2035
Employment	3,606	3,098	6,704

Table LU-B shows a net increase in employment of 3,098 by the year 2035. This meets the City's 2031 employment target in the Countywide Planning Policies.

ECONOMIC DEVELOPMENT STRATEGY

In 2009, the City adopted a strategic plan, “Capitalizing on Kenmore’s Potential: An Economic Development Strategy,” to identify strategies to enhance the City’s image and identity to increase economic vitality and business growth in the long run. Four goals were identified:

- Establish Kenmore’s image by promoting its high quality of life and many assets
- Support existing businesses and pursue opportunities to expand employment
- Create a multi-use, vibrant and walkable Downtown
- Advance the community’s connection to the waterfront.

❖ **AMENDMENTS TO THE GOALS, OBJECTIVES, AND POLICIES OF THE ECONOMIC DEVELOPMENT SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:**

GOALS, OBJECTIVES, AND POLICIES

Following are the economic development goals, objectives and policies.

GOAL 25. *ESTABLISH AN ECONOMIC BASE THAT PROVIDES FOR THE NEEDS OF CITIZENS AND A RANGE OF EMPLOYMENT OPPORTUNITIES.*

OBJECTIVE 25.1 Strengthen the economy in a manner that creates job opportunities for all citizens, protects environmental quality, and utilizes public/private partnerships.

- | | |
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| Policy LU-25.1.1 | Classify an adequate amount of land for commercial and business use. |
| Policy LU-25.1.2 | Recognize the environment as a key economic value in the community that must be protected. |
| Policy LU-25.1.3 | Through cooperative planning efforts with other agencies, support community-based actions to involve minorities, women and economically disadvantaged individuals in improving their economic future. |
| Policy LU-25.1.4 | Develop and maintain accurate and up-to-date capital facility plans for transportation, surface water, and parks. |
| Policy LU-25.1.5 | Foster the development and use of private/public partnerships to implement economic development policies, programs, and projects. |

OBJECTIVE 25.2 Create a climate that fosters business creation and retention, positively contributing to the City’s quality of life.

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| Policy LU-25.2.1 | Actively support the retention and expansion of the local and regional economic base. |
|------------------|---|

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- Policy LU-25.2.2 Work with economic development groups, such as the Economic Development Council of Seattle/King County, State Department of Commerce and various trade organizations~~Northshore Chamber of Commerce~~, to coordinate recruitment and marketing of business opportunities.
- Policy LU-25.2.3 Work with the Greater Bothell Chamber of Commerce and Kenmore Business Alliance to connect businesses and obtain input on City policies and activities.
- Policy LU-25.2.~~34~~ Use zoning, strategic infrastructure investment, and public facilities to stimulate business revitalization, retention, and creation.
- Policy LU-25.2.~~45~~ Allow for home occupations within residential zones consistent with the residential character.
- Policy LU-25.2.~~56~~ Encourage adequate child care and adult care facilities to support a diverse work force.
- OBJECTIVE 25.3 Encourage the retention and provision of commercial services that support residents and local businesses.**
- Policy LU-25.3.1 Support private reinvestment in local-serving shopping centers and businesses through business improvement districts, loan or grant matching, or other mechanisms to revitalize commercial centers.
- Policy LU-25.3.2 Reinforce private reinvestment through regular maintenance and improvement of the City's streets, sidewalks, surface water facilities, and parks opportunities.
- Policy LU-25.3.3 Encourage mixed-use areas where small-scale commercial development can occur.
- OBJECTIVE 25.4 Improve the visual appearance of new and existing commercial development in terms of design, signage, landscaping and maintenance.**
- Policy LU-25.4.1 Improve the visual appearance of Downtown, SR-522, and other commercial districts through public and private measures for beautification, façade improvements, and maintenance.
- Policy LU-25.4.2 Improve the appearance of parking areas with landscaping and maintenance.
- Policy LU-25.4.3 Implement sign standards that create a distinct image for the Downtown, SR-522, and other commercial nodes, and which orient to pedestrians as well as drivers.
- OBJECTIVE 25.5 Identify and support Kenmore's Downtown as a focal point for commercial and economic revitalization and growth.**
- Policy LU-25.5.1 Promote a diversity of uses within the Downtown which support the activity base by providing employment, civic, cultural, recreational, residential, and a variety of commercial activities.
- Policy LU-25.5.2 Use zoning and infrastructure incentives to achieve redevelopment and infill in the Downtown.

Policy LU-25.5.3 Create zoning districts, regulations, incentives and strategic investment that, in conjunction with market forces, result in an inviting and vital central core that is self-supporting.

OBJECTIVE 25.6 Support regional economic development strategies consistent with the Kenmore vision.

Policy LU-25.6.1 Cooperate in efforts to establish regional economic diversification and development goals, strategies, and actions. Participation should be encouraged by other jurisdictions, labor, education, environment, and business interests.

Policy LU-25.6.2 Continue to cooperate on a countywide and regional basis with other counties, cities, other governmental agencies and the private sector to inventory, plan for and monitor the land capacity for commercial, institutional, resource, critical area, open space and residential uses, estimated for six- and 20-year time periods.

❖ AMENDMENTS TO THE IMPLEMENTATION STRATEGIES OF THE ECONOMIC DEVELOPMENT SUB-ELEMENT ARE SHOWN IN UNDERLINE/STRIKE-THROUGH FORMAT WITH YELLOW HIGHLIGHTING AS FOLLOWS:

IMPLEMENTATION STRATEGIES

The Economic Development Sub-Element policies would require new/continued or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- Incentives to stimulate business revitalization, retention, and creation
- Creation of one or more Downtown zones.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies, including:

- Removal of the Industrial Zone
- Review of home occupation standards
- Periodic review of development standards that relate to commercial or business development
- Review of design, landscape, and signage standards.

Additional or eContinuing coordination efforts would be needed to be made to coordinate with adjacent jurisdictions or agencies or participate in regional programs, including:

- Cooperative efforts with other agencies to support economic development activities for the disadvantaged
- Coordination with economic development and business groups, such as the Northshore Chamber of Commerce or other the Economic Development Council of Seattle/King County, the State

Department of Commerce, various trade organizations, the Greater Bothell Chamber of Commerce and the Kenmore Business Alliance

- Cooperation on a regional basis towards ~~economy~~economic diversification and land capacity monitoring.

A periodic review of the five-year action plan in the Economic Development Strategy also is recommended to keep the strategy plan current. The City continues to pursue the following efforts to further the goals of the Economic Development Strategy:

- Supporting a community marketing campaign to promote Kenmore's image and support business development
- Leveraging and partnering with the area's educational institutions, such as Bastyr University
- Supporting the development of a natural health-related cluster
- Creating a landmark gateway to Kenmore and improving wayfinding signage and streetscape and business area appearance
- Providing leadership and facilitation in opening up the waterfront as a key amenity
- Funding space and promoting a local business incubator, creating opportunities for new start-up businesses
- Providing free educational seminars for local businesses
- Supporting the City's business registration program
- Supporting activities of the Kenmore Business Alliance
- Supporting the development of office space or other opportunities for employment.

❖ THE "REFERENCES" SECTION OF THE ECONOMIC DEVELOPMENT SUB-ELEMENT IS REPLACED IN ITS ENTIRETY WITH THE FOLLOWING NEW SECTION:

REFERENCES

- Berk & Associates (June 2009). Capitalizing on Kenmore's Potential: An Economic Development Strategy. Prepared for City of Kenmore, Seattle, WA.
- Berk (September 2013). City of Kenmore Regional Business Zone Market Analysis. Prepared for City of Kenmore, Seattle, WA.
- King County Office of Management and Budget (2008). The 2008 Annual Growth Report. Seattle, WA.
- Property Counselors (October 2005). Kenmore Downtown Plan Market Study. Prepared for City of Kenmore, Seattle, WA.

EXHIBIT 9

HOUSING ELEMENT

INTRODUCTION

Purpose

This Housing Element is intended to promote and maintain residential neighborhoods, ensure a range of densities and housing types for all incomes, address special needs housing, and protect the quality of the residential environment. When the community was first incorporated, community visioning efforts showed some trends in housing preferences, including a preference for adding single-family dwellings at about the same lot size as surrounding lots, and acceptance of accessory dwelling units. Also indicated was a desire to control the location of attached housing by placing it in Central Kenmore, and not dispersing small-scale attached dwellings in neighborhoods.

Growth Management Act Requirements

The Growth Management Act (GMA) states that Comprehensive Plans are to encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Housing elements are to make an inventory and analysis of existing and projected housing needs; include a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; identify sufficient land for housing, including low income, special needs, and multiple housing types; and make adequate provision for existing and projected housing needs of all economic segments of the community.

Countywide Planning Policies

The county-wide population growth forecast has been established by the Washington State Office of Financial Management (OFM), as required by the GMA. Each jurisdiction in King County agreed to a housing target (population allocations converted into households) for the years 2006-2031, in Countywide Planning Policies (CPPs). The household target for Kenmore is 3,500. The city is committed to ensuring there is capacity in the Comprehensive Plan and implementing regulations to meet this target. Actual growth would occur based upon market forces.

The CPPs identified the countywide housing needs of moderate-, low-, and very-low-income households, which are equal to 16 percent, 12 percent and 12 percent, respectively, of all housing. The CPPs also state that each city shall address the housing needs of all economic segments and strive to provide housing affordability to accommodate a proportionate amount of the countywide needs.

Beyond ensuring capacity for growth and support for affordable housing, the CPPs focus local government housing elements toward other objectives, such as:

- New housing accessible to employment, shopping, and transit.
- Neighborhoods that promote healthy human activity.
- Fair housing.
- Regional collaboration on inter-jurisdictional housing issues.

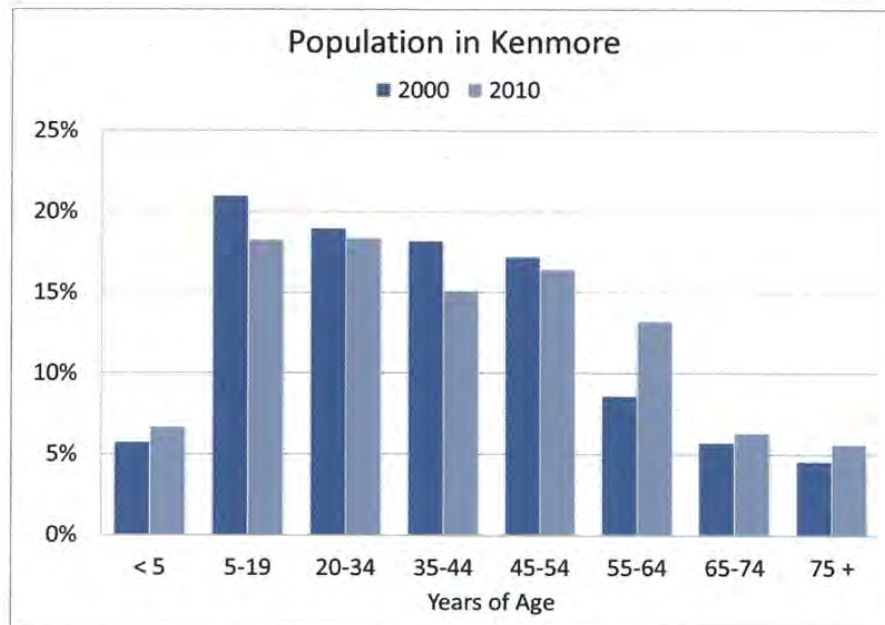
EXISTING CONDITIONS

The following discussion draws from the East King County Housing Analysis, produced for all member cities of A Regional Coalition for Housing (ARCH) and made a part of this Comprehensive Plan update.

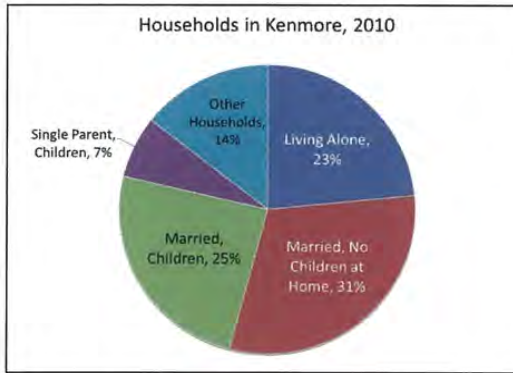
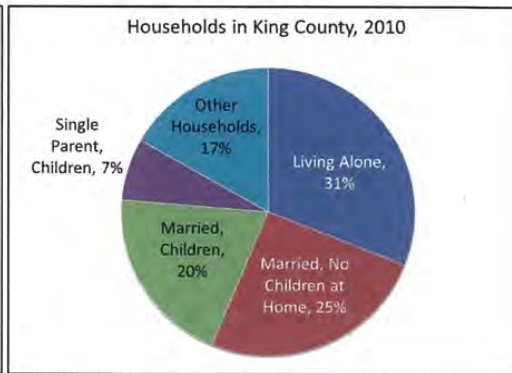
Population and Households

Kenmore's population grew ten (10) percent in the 2000s, from 18,678 to 20,460. Population declined, however, among school-age children and adults 35 to 44 years old (Housing Analysis, Exhibit D-1; and Figure H-1, below). The city's proportion of senior citizens (65 years and older) is similar to countywide figures. As in other cities, the seniors' segment has not increased significantly as of 2010, but Baby Boomers (age 55 – 65) will increase that figure over the next decade.

FIGURE H-1



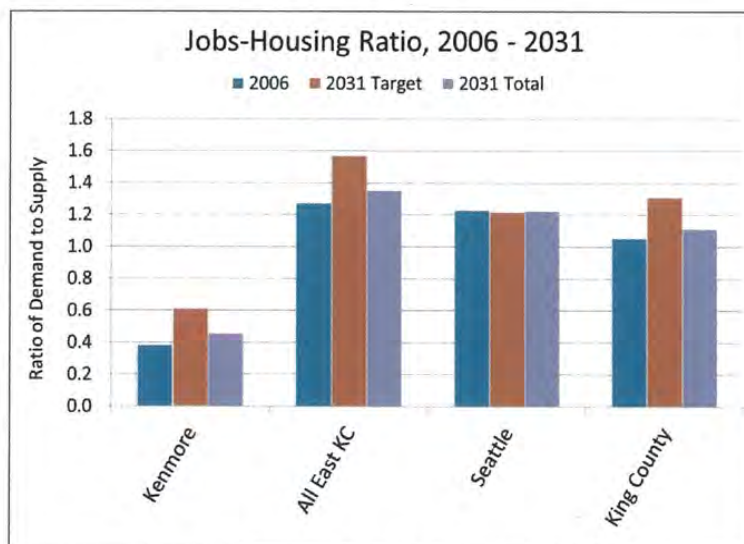
Kenmore had roughly 700 (14 percent) more households in 2011 than in 2000, but the types of households remained virtually unchanged (Housing Analysis, Exhibit B). The city has a greater percentage of married-couple families (56 percent) than King County overall (Figures H-2 and H-3, below), but is typical for east King County in that respect. ("East King County," or EKC, refers here to member cities of ARCH.) The city also maintains a somewhat lower proportion of one- and two-person households than the rest of east King County (58 percent; Housing Analysis, Exhibit C-2).

FIGURE H-2**FIGURE H-3**

Source: 2010 Census (U.S. Census Bureau)

Kenmore Jobs and Wages

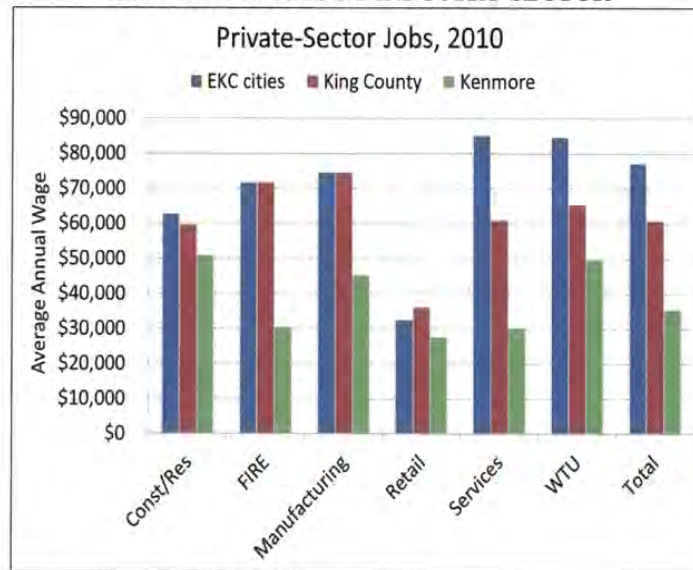
Employment can be an important contributor to housing demand within a community, both in terms of the amount and affordability of housing. Although Kenmore's employment growth during the 1990s was relatively high (24 percent), this was mostly offset by lost jobs (26 percent) between 2000 and 2010. The Jobs-Housing Ratio is a way to measure demand for housing from local employment relative to the local housing supply (a ratio less than 1.0 means less demand for housing from the local workforce than is available in the city). As of 2006, the city's jobs-housing ratio was just under 0.4 and based on growth projections would increase to just over 0.4 by 2031 (see Figure H-4). This is much lower than the countywide ratio and the ratio of most other cities in east King County. This means that most Kenmore residents work in other cities, compared to other areas, and the housing demand from existing jobs is relatively low.

FIGURE H-4

Source: A Regional Coalition for Housing (ARCH).

While the demand for housing from local employment is lower than other nearby communities, jobs in Kenmore tend to pay less than jobs countywide in the same sector (Figure H-5, below), which implies a demand for relatively affordable housing from the local workforce.

**FIGURE H-5
AVERAGE WAGES BY INDUSTRY SECTOR**



Source: Puget Sound Regional Council.

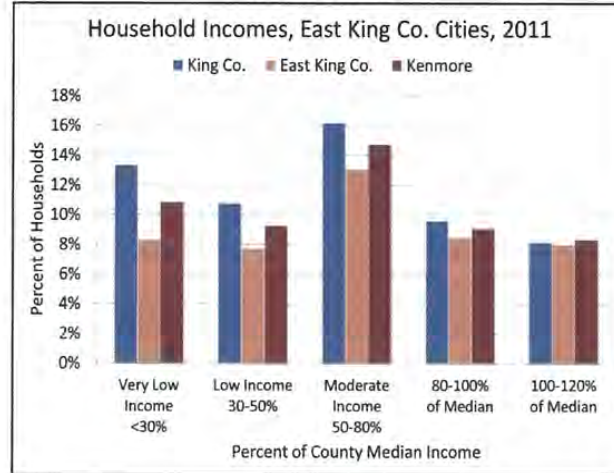
Household Incomes

Approximately 20 percent of the households in Kenmore fall within the standards defined as very low- or low-income. This is slightly lower than countywide figures, but higher than east King County (Figure H-6). The rental market is the primary source of housing for these populations.

**TABLE H-A
HOUSEHOLDS BY INCOME CATEGORY**

HOUSEHOLD INCOME CATEGORY		PERCENT OF TOTAL HOUSEHOLDS			
		KENMORE			KING CO.
		1990*	2000	2011	2011
< 30% of median:	Very Low-Income		8%	11%	12%
30% to 50% of median:	Low-Income	17%	8%	9%	12%
50% to 80% of median:	Moderate-Income		16%	15%	16%
> 80% of median:	Middle- and Higher-Income	83%	69%	65%	60%
"Median" refers to the (King County) Area Median Income. * "Kenmore Census Designated Place." The city was not incorporated until 1998, and the Kenmore CDP is a slightly different geographic area but the closest with available data. Income category break-outs not available for 1990.					

Source: 1990 and 2000 Census (U.S. Census Bureau) and 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

FIGURE H-6

Source: 2011 American Community Survey, 5-year Estimates (U.S. Census Bureau).

Northshore School District records show that 18 percent of the students qualify, based on income, for free or reduced lunches at school (Northshore website). Almost nine (9) percent of the students live in a household with an income below the poverty level (Housing Analysis, Exhibit G-3).

Number and Types of Housing Units

Kenmore added 12 percent more housing units during the 2000s—somewhat slower than the growth of the 1990s, but in line with projections in the 2005 Comprehensive Plan. Kenmore also grew a bit more slowly than King County and the rest of the Eastside. (See Exhibits A and L-1 of the East King County Housing Analysis.) The city's mix of housing types changed very little during that time (Table H-B, below).

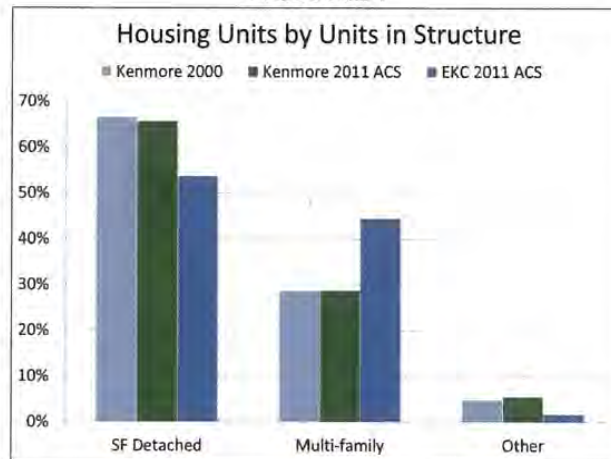
**TABLE H-B
NUMBER AND TYPE OF HOUSING UNITS, KENMORE**

TYPE OF HOUSING	2000		2014	
	UNITS	% OF TOTAL	UNITS	% OF TOTAL
Single-family Detached	5,235	70%	6,276	71%
Multi-family	1,892	25%	2,268	26%
Mobile Homes	361	5%	291	3%
Total Units	7,488	100%	8,835	100%

Source: U.S. Census Bureau, 2000 Census, and
Washington State Office of Financial Management (OFM), 2014.

Compared to King County and most of east King County, Kenmore has a relatively low percentage of multi-family housing. Less than 30 percent of Kenmore's housing is multi-family (Figure H-7, below; Housing Analysis, Exhibit L-1). Approximately 25 percent of the multi-family units are condominiums.

Approximately 350 multi-family units have been built or begun construction since 2006, about 25 percent of overall housing growth in this period (2014 Buildable Lands Report; not all reflected in Figure H-7). About 40 percent of these newer units are condominiums.

FIGURE H-7

Source: 2000 Census and 2011 American Community Survey, 5-Year Estimates (U.S. Census Bureau).

Kenmore is one of the few communities in east King County with any significant number of manufactured homes (close to 300; Washington State OFM). Most of Kenmore's manufactured homes are located in six parks with a small number located on individual lots. Units are a mixture of owner occupied and rental units. Homes are in a wide range of physical condition, including some units that are getting past their useful life. Overall availability of manufactured housing has been decreasing in King County as parks are redeveloped with other uses. One concern is that manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing.

Several multi-family housing projects are in the planning or construction stages. The largest proposed multi-family development is Lakepointe, which would provide 1,200 new housing units; the exact mix of owner-occupied and rental units in the project is yet to be determined.

Another project, which has been approved, is the first major residential redevelopment project in the Downtown district. Located on a former Metro park-and-ride site, the property will have up to 325 apartments within walking distance of shopping and transit. Pursuant to local zoning requirements, twenty-five (25) percent of the units will be affordable to moderate-income households. The first phase of 138 apartments started construction in 2014.

Kenmore has permitted 31 accessory dwelling units as of 2011, or about one for every 167 detached single-family homes—almost exactly the same as the average for all of east King County (Housing Analysis, Exhibit Q-1). (This compares to a rate of one for every 32 detached homes in Mercer Island, the city with the highest ratio of ADUs.)

Prices of Market Rate Housing**Homeownership**

Kenmore has a homeownership rate of 74 percent, which is at the upper end of ownership rates for cities in east King County, and greater than the countywide average. Kenmore has also had a relatively significant increase in the rate of homeownership since the early 1990s, while most cities have seen homeownership rates stable or decreased in that period.

The average home sale price in the first quarter of 2014 in Kenmore was \$413,000 (Central Puget Sound Real Estate Research Committee). This is lower than the average prices in nearby communities and in King County overall (\$474,000). On average, Kenmore's home prices fell 14 percent during the recent recession, less than east King County in general (21 percent); but as seen across most of the Eastside, prices have more than recovered.

Condominium units provide a relatively affordable homeownership alternative for Kenmore residents. The average sale price for condominiums in early 2014 was \$169,000—similar to condo prices in Bothell and Woodinville, and low compared to the averages across east King County and King County overall (Central Puget Sound Real Estate Research Committee).

Rental Housing

Rental housing makes up about 25 percent of housing supply in Kenmore, a significantly smaller portion of overall housing than east King County as a whole and King County. Average rents are slightly higher in the Kenmore/Bothell market than in the Shoreline market (Table H-C, below), but low compared to the rest of east King County and the county overall.

**TABLE H-C
AVERAGE RENTS, 2014 (SPRING)
PROPERTIES WITH 20 OR MORE APARTMENTS**

LOCATION	SIZE OF UNIT (BEDROOMS/BATHROOMS)					AVERAGE
	0/1	1/1	2/1	2/2	3/2	All Units
Bothell/Kenmore	\$724	\$1,036	\$1,145	\$1,227	\$1,693	\$1,163
Shoreline/Lake Forest Park	\$815	\$946	\$1,084	\$1,230	\$1,562	\$1,070
Eastside	\$1,139	\$1,281	\$1,366	\$1,656	\$1,877	\$1,474

Source: The Apartment Vacancy Report (Dupre+Scott Apartment Advisors).

Rental vacancy data indicate that Kenmore has relatively few apartments available (Housing Analysis, Exhibit P-2; Table H-D, below).

TABLE H-D

**APARTMENT VACANCY RATES
PROPERTIES WITH 20 OR MORE APARTMENTS**

LOCATION	PERCENT OF TOTAL UNITS	
	Spring, 2013	Spring, 2014
Kenmore/Bothell	5.0%	3.6%
Shoreline/Lake Forest Park	2.3%	1.9%
Eastside	3.3%	3.7%
King County	3.3%	4.3%

Source: The Apartment Vacancy Report (Dupre+Scott Apartment Advisors).

Age of Housing

Kenmore's housing stock is somewhat older than the rest of east King County, but a bit younger than that of King County overall. Fifteen (15) percent of all homes in the community are less than 10 years old (similar to the rest of east King County), and 45 percent have been built since 1980 compared to 55 percent for the rest of east King County (Housing Analysis, Exhibit O).

Rental Housing for People Needing Supportive Services

Kenmore has a range of housing for people who need supportive services, particularly for the elderly and those individuals with physical disabilities. The housing includes adult family homes, assisted living facilities, boarding homes, group living, and nearby nursing homes.

An estimated six (6) percent of the people in Kenmore are over the age of 75 years (Housing Analysis, Exhibit D-1). Supplemental Security Income supports people with disabilities in over 200 (3 percent) Kenmore households (Housing Analysis, Exhibit K-1).

Kenmore has two licensed assisted living facilities (boarding homes) with 106 beds and 21 licensed adult family homes with 117 beds (Housing Analysis, Exhibit Q-2). Adult family home residents include elderly people, individuals with limited mobility (use of wheelchair), developmental disabilities, mental illness, diabetes, terminal illnesses, brain injury, and those recovering from strokes. The number of persons living in supported living situations (i.e., group quarters) has increased almost 50% since 2000 (Housing Analysis, Exhibit K-2). The closest nursing home to Kenmore is in Bothell. The North Creek Health and Rehab Center (10909 NE 185th) nursing home has 112 beds.

Assisted Rental Housing

A variety of publicly assisted rental housing is available in Kenmore, including the Greenleaf family housing and Northwood senior housing operated by the King County Housing Authority (KCHA), Heron Run family and Heron Landing senior housing operated by DASH, Copper Lantern (rental and ownership housing) operated by LIHI and Shadrack family shelter operated by Hopelink. In addition, the Housing Authority operates a voucher program for the rental of privately held units. This federal program currently assists approximately 20 Kenmore households with rental subsidies. (Lower income tenants in the City of Kenmore may also apply for emergency funding from King County in the event they are faced with eviction due to nonpayment of rent. This assistance is available through the Multi-Service Center of Northeast King County.)

Housing Affordability

According to policies established by the U.S. Department of Housing and Urban Development, a household should spend no more than 30 percent of its income on housing, including utilities. If they pay more than that, they are considered "housing cost burdened." Table H-E shows incomes and affordable housing costs for various income levels.

TABLE H-E
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, 2014.

	VERY LOW INCOME		LOW INCOME		MODERATE INCOME	
	30% of Area Median		50% of Area Median		80% of Area Median	
Household Size	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost
1	\$18,522	\$463	\$30,870	\$772	\$49,392	\$1,235
2	\$21,168	\$529	\$35,280	\$882	\$56,448	\$1,411
3	\$23,814	\$595	\$39,690	\$992	\$63,504	\$1,588
4	\$26,460	\$662	\$44,100	\$1,103	\$70,560	\$1,764
5	\$28,577	\$714	\$47,628	\$1,191	\$76,205	\$1,905

Source (income figures): U.S. Department of Housing and Urban Development.

Using the federal affordability definition, 13% of Kenmore's housing is affordable to very low and low income households and 15% to moderate income households (Housing Analysis, Exhibit M-2). The amount of housing affordable to low- and very low-income families is similar to Bothell and slightly below King County, but higher than other cities in east King County. The amount of housing affordable at the moderate-income level is similar to the rest of east King County, but lower than Bothell and Countywide figures. Table H-G compares the housing affordability of Kenmore, east King County, and King County overall against countywide housing needs.

Most of Kenmore's housing affordable to lower incomes is rental housing. Thirty-five (35) percent of the rental units in Kenmore were affordable to very low and low-income families in 2014. This is similar to countywide figures, but a much higher rate of affordability in rental housing than other cities in east King County.

About seven (7) percent of the single-family owner-occupied housing units in Kenmore are affordable to families earning up to 80 percent of median income, and an additional 4 percent affordable to families earning 80 to 100 percent of median income (Housing Analysis, Exhibit M-2, and Table H-F, below). These figures are similar to east King County, but somewhat lower than King County. Note that Kenmore has a relatively high percentage of homes affordable to low income households, which may be partially attributable to the city's relatively high number of manufactured homes.

**TABLE H-F
AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2010**

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE AT INCOME LEVEL			COUNTYWIDE HOUSING NEED
		Kenmore	East King Co.	King County	
< 30% of median:	Very Low-Income	3%	2%	4%	12%
30% to 50% of median:	Low-Income	10%	5%	11%	12%
50% to 80% of median:	Moderate-Income	15%	17%	20%	16%
80% to 100% of median:	Middle-Income	7%	18%	15%	10%
> 100% of median:	Higher-Income	65%	59%	50%	50%

Source: 2006-2010 CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development).

Cost-Burdened Households

Despite the relative affordability of Kenmore, 38 percent of the city's households, and 42 percent of the renting households, are housing cost-burdened (Housing Analysis, Exhibit H-1). Both figures are similar to countywide figures, but high for east King County. Moreover, of cities in east King County, Kenmore has the highest percentage of severely cost-burdened households (paying more than half their incomes on housing) at 17 percent.

HOUSING TARGETS AND CAPACITY

The city's 2006–2031 growth target established by the King County Countywide Planning Policies is 3,500 households. Subtracting actual development, the remaining growth target (2012–2031) is 2,980 households. On an annualized basis, this means the city should expect and plan for 149 additional units each year. The Kenmore Land Use Plan provides enough zoned capacity to exceed the 2031 household target, as shown in Table H-G. Mixed-use areas provide more than half of the city's present capacity for new housing.

**TABLE H-G
EXISTING HOUSING UNITS, CAPACITY, AND TARGETS, KENMORE**

Housing Type	2012 Existing		Remaining Capacity		Total if Built to Capacity	
	Units	Pct	Units	Pct	Units	Pct
Single-family Dwellings	6,471	74%	1,352	30%	7,823	59%
Multi-family Dwellings, total	2,264		3,151		5,415	
In residential-only zones	2,264	26%	742	16%	3,006	23%
In mixed-use zones	0	0%	2,409	53%	2,409	18%
Total	8,735		4,503		13,238	

Source: 2014 Buildable Lands Report (King County).

SUMMARY OF LOCAL HOUSING STRATEGIES

Since incorporation, the city has taken action in several areas to address local housing needs. These include:

- Updates to the Downtown area plan have increased opportunities for creating new housing in the Downtown. This has allowed the city to have sufficient capacity to meet its 2006–2013 housing growth targets.
- The city rezoned the old Park and Ride site to allow housing development, with a requirement that 25 percent address local affordable housing needs. The first phase of development of this property began in 2014. To help enhance affordability on the property, the city approved a twelve-year property tax exemption on residential improvements.
- The city adopted regulations to allow Accessory Dwelling Units, with over 30 ADUs permitted to date.
- The city has waived a portion of impact fees for a project that incorporated housing affordable to low-income households.
- The city has been an ongoing member of ARCH. Through the ARCH Trust Fund process, the city has regularly committed local funds for affordable housing projects in Kenmore and throughout the region, assisting over 170 units affordable to lower-income households.
- Through participation in the countywide CDBG Consortium, 25 local homeowners have received Housing Repair loans since 2005.

GOALS, OBJECTIVES, AND POLICIES**RESIDENTIAL NEIGHBORHOODS SUB-ELEMENT****GOAL H-1. PROMOTE AND MAINTAIN STRONG RESIDENTIAL NEIGHBORHOODS.****OBJECTIVE H-1.1 Encourage repair and maintenance of existing housing.**

Policy H-1.1.1 Encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Policy H-1.1.2 Provide regular and appropriate levels of investment in transportation, surface water, and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans.

Policy H-1.1.3 In cooperation with King County, Puget Sound Energy, or other agencies, promote the use of weatherization programs in existing housing.

Objective H-1.2 Promote safe, physically accessible, well maintained, and well designed residential environments with associated open spaces.

Policy H-1.2.1 Encourage housing design and development that promotes public safety including "Crime Prevention through Environmental Design" components as described in the Land Use Element.

Policy H-1.2.2 Ensure development regulations address accessible housing and transportation services. Residential structures as well as physical improvements, such as parking, streets, and sidewalks, should allow for mobility and accessibility by all residents, including the elderly and persons with disabilities, consistent with the Transportation Element. Promote awareness of Universal Design improvements that increase housing accessibility.

Policy H-1.2.3 Prepare and implement development and design standards that acknowledge neighborhood character and address compatibility with surrounding development consistent with Land Use and Community Design Element goals, and policies.

Policy H-1.2.4 Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.

Policy H-1.2.5 Ensure adequate setbacks, landscaping, and buffering are required between housing developments of significantly differing densities and between housing and commercial areas.

Policy H-1.2.6 Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area. Restrict intrusion into sensitive areas by nearby residents and visitors.

Policy H-1.2.7 Encourage cluster residential development along with open space, consistent with the Land Use Element.

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Policy H-1.2.8	Encourage property consolidation in the Downtown, through density bonuses or other incentives, to create mixed-use and multi-family developments that offer a range of site and community benefits such as private and public open spaces and plazas, structured parking, and other amenities.
Policy H-1.2.9	Plan for residential neighborhoods that promote the health and well-being of residents by supporting active living and by reducing exposure to harmful environments.
OBJECTIVE H-1.3	Plan appropriate land use designations and zoning categories to accommodate projected household growth.
Policy H-1.3.1	Plan for an adequate supply of land to accommodate projected growth, including but not limited to, affordable housing, multifamily housing, and special needs housing.
Policy H-1.3.2	Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, townhouses, apartments, accessory dwellings, designated manufactured homes, and other types. Consider neighborhood character as well as housing needs when applying zones, land use, and development standards.
OBJECTIVE H-1.4	Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities.
Policy H-1.4.1	Develop mixed-use, higher density districts in Downtown Kenmore, meeting community goals to develop community identity, vital business and service opportunities, concentration of higher density housing, and multi-modal transportation services.
Policy H-1.4.2	Offer density bonuses and density transfers to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.
GOAL H-2.	<i>PROVIDE HOUSING OPPORTUNITIES IN KENMORE FOR PEOPLE WITH SPECIAL NEEDS.</i>
OBJECTIVE H-2.1	Provide opportunities for the development of short-term and permanent housing for people with special needs.
Policy H-2.1.1	Allow opportunities for assisted housing, for people with special needs, by: a. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with state and federal laws; and, b. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors.
Policy H-2.1.2	Ensure that group home providers have received appropriate licenses from federal or state agencies where appropriate.

Policy H-2.1.3	Support housing options and services that enable seniors to stay in their homes or neighborhoods.
OBJECTIVE H-2.2	Support and promote community facilities and programs that are important to the safety, health, and social needs of families, children and persons with special needs.
Policy H-2.2.1	Increase coordination among providers of social, health, counseling, and other services to families, children, and persons with special needs including seniors citizens, persons with physical or mental disabilities, persons with terminal illness, or other special needs.
Policy H-2.2.2	Work with transit and transportation providers to increase access between special needs housing and community facilities and programs in Kenmore or the Northshore area.
Policy H-2.2.3	Support the location of social, recreational, health, safety and other services in Kenmore to serve people with special needs.
Policy H-2.2.4	Support a range of housing options and services to help homeless persons and families move to long-term financial independence.
Policy H-2.2.5	Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

HOUSING AFFORDABILITY SUB-ELEMENT

GOAL H-3. MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL INCOME LEVELS.

OBJECTIVE H-3.1 Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.

Policy H-3.1.1 Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to lower-income people.

Policy H-3.1.2 Encourage relocation assistance and replacement housing to be developed, where feasible, to help very low- and low-income households when displacement is unavoidable. For mobile home parks in particular, consider a funding pool to assist low and moderate income residents in deteriorating and obsolete mobile homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their obsolete homes.

OBJECTIVE H-3.2 Adopt programs and regulations that support housing affordable to very low, low, and moderate-income households, comparable to the countywide need.¹

Policy H-3.2.1 Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on site services, for very low-, low- and moderate-income families. Consider the following roles for the City's active participation:

- a. Whenever possible, integrate affordable housing plans into proposals for development of publicly-owned properties.
- b. Play a partnership role with nonprofit housing project sponsors by supporting applications for CDBG, HOME, and other Federal, State or local funding sources for the projects.
- c. Enter into a long-term partnership with one or more nonprofit housing developers to identify sites and decide on the timing of applications for public funding.
- d. Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.

Policy H-3.2.2 Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region.

Policy H-3.2.3 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households.

¹ See Countywide Planning Policies

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Policy H-3.2.4	Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to low- and moderate-income households.
Policy H-3.2.5	Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.
Policy H-3.2.6	Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.
Policy H-3.2.7	Collaborate with other local governments directly and through membership associations (e.g. Puget Sound Regional Council) on regional housing strategies, especially related to providing low- and very-low income housing.
Policy H-3.2.8	Support legislation and funding at the county, state, and federal levels that would promote the city's housing goals and policies.
OBJECTIVE H-3.3	Provide zoning and development standards that integrate affordable housing compatibly into the community.
Policy H-3.3.1	Allow designated manufactured homes built to state standards on single-family lots.
Policy H-3.3.2	Allow and accommodate accessory dwelling units in single-family districts.
Policy H-3.3.3	Pursue land use policies and regulations that: - Result in lower development costs without loss of adequate public review, environmental quality or public safety; and, - Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.
Policy H-3.3.4	Promote fair housing for all persons and ensure that no city policies, programs, regulations or decisions result in housing discrimination.

IMPLEMENTATION STRATEGIES

To organize and carry out these goals, objectives and policies, as well as to prepare the City for the next Comprehensive Plan update, the City will undertake the following:

- Work with neighborhoods when new policies, plans or programs are proposed to ensure that their unique issues are considered.
- Adopt a Housing Strategy Plan that outlines action steps and priorities.
- Implement the Strategy Plan in coordination with ARCH.
- Maintain communications with, or participation in, regional agencies and projects.
- Monitor housing needs and supply over time, especially data that indicate progress toward meeting a proportionate share of the countywide needs for affordable housing.

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- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved.
- Revise the Strategy Plan as needed to achieve more of the Housing Element's goals, objectives, and policies.

REFERENCES

A Regional Coalition for Housing (2014). East King County Housing Analysis, Redmond, WA.

EXHIBIT 10

PUBLIC SERVICES ELEMENT

INTRODUCTION

The Public Services Element focuses upon citizen participation and communication, efficient municipal services, emergency services, education, and human services. Public services and facilities are a key determinant in the community's quality of life and the capacity of the City to address future development.

Growth Management Act Requirements

A goal of the Growth Management Act (GMA) is to ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Countywide Planning Policies

The King County Countywide Planning Policies overarching goal for public services is that residents have access to the services needed in order to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy. Coordination between jurisdictions and service providers should result in providing residents with a full range of services.

EXISTING CONDITIONS/FORECAST OF FUTURE NEEDS

Overview

Multiple agencies and districts provide services in the Kenmore City limits, including a fire district and two school districts. Several governmental buildings that house special district and City functions are located in the City. Governmental facilities are located on **Figure PS-1**. This Element focuses on City services, human services, emergency services, and education. Parks and recreation are more fully addressed in the **Parks, Recreation and Open Space Element**, and water and sewer services are addressed in the **Utilities Element**.

City Services

The City of Kenmore has a council-manager form of government. Seven City Council members are elected at large by the registered voters in the City. The City Council elects a Mayor from among the Council members to serve a two-year term as the Chairperson of the Council. The City Council also appoints a City Manager who manages the day-to-day operations of the City.

In addition to the City Manager, there are 30.75 regular positions as of January 2015, organized into five departments: City Manager, Public Works, Finance and Administration, Community Development, and Development Services.

City Attorney and all legal and court services are provided on a contract basis. An additional staff member serves under contract as Police Chief, coordinating public safety resources. There are approximately 1.48 regular City employees per 1,000 population (assuming the Year 2014 population of 21,370).

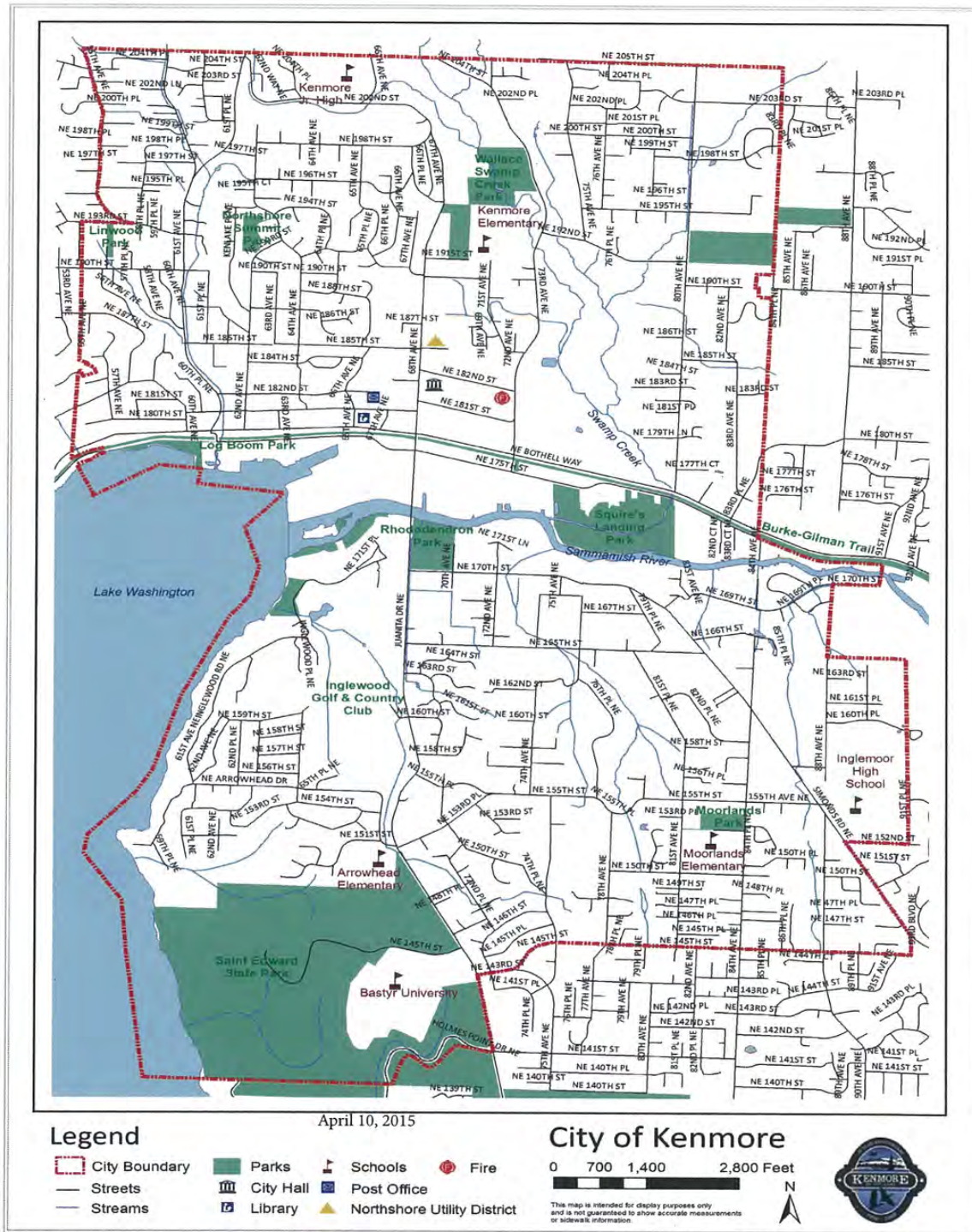


Figure PS-1

The City is responsible for the following services:

- **General Administration:** General administration includes all aspects of the finance and City Clerk functions for the City, including cash and investment management, accounting and preparation of quarterly financial reports, the annual financial report, accounts receivable, cashing, general ledger, payroll, records retention, information technology, and human resources. General administration also includes city management functions, including day-to-day direction to, and leadership of, the organization, franchise negotiations, communications, events and volunteerism, economic development, human services, City Council policy and administrative support, and government relations.
- **Public Safety:** Public safety functions include police, jail, prosecuting attorney, public defender, and court services, and animal control, all of which are contracted with King County. The City's emergency management functions are handled in-house in coordination with the Northshore Fire Department and other regional partners.
- **Community Development:** Community development functions include developing City Council policy recommendations on such matters as land use regulation and comprehensive planning, managing the capital improvement program for parks, and permit review. Land use permits, right-of-way permits, engineering permits, and commercial and residential building permits are received and issued at City Hall.
- **Public Works:** Public works functions include management of the City's transportation capital improvement program, maintenance of parks and streets, surface water policy and maintenance of storm water facilities, engineering services, and fleet management. Public works functions also include maintenance of City facilities, including City Hall.

City functions are managed in the 21,000 square foot City Hall building at 18120 68th Avenue NE. At the time of construction, it was anticipated that the building would be adequate to house City functions for twenty years or more.

Human Services

Many residents of Kenmore require a broad range of human services to meet their daily needs. These services generally fall into three categories: **family services, senior services, and youth services**. The types of services range from transportation for seniors, to recreational opportunities for teens, to family counseling, to homeless services. Generally, the lower the income of the family or individual, the greater is their need for subsidized assistance to make the service affordable.

Services currently provided to Kenmore residents generally are made available through several very strong agencies located outside of the City limits. As a result, the current location of service providers is not convenient to many Kenmore residents in need of the services they offer.

The following pages provide a partial inventory of services available in the Kenmore area. Services were selected because of a Kenmore location, a known Kenmore clientele, or because funding has been provided by the City to serve the area.

Family Services

An array of services is available serving the needs of Kenmore families:

City of Kenmore
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- **Seventeen (17) childcare providers** in Kenmore have a capacity for approximately 628 children, including daycares, preschools, Champions after-school programs at Arrowhead and Moorlands elementary schools, and a Northshore YMCA after-school program at Kenmore Elementary School.
- **Child Care Resources Homeless Program**, based in Seattle, provides funding for child care for homeless children in King County to allow their family the time they need to work on finding housing or a job.
- **The Kenmore Elementary PTA Social Service Crisis Support** program provides crisis support for Kenmore Elementary students, which includes emergency food, clothing, counseling, medical, and transportation costs.
- **Northshore Youth and Family Services (NYFS)**, located in Bothell, provides drug and alcohol prevention programs for youth and mental health programs for individuals and families.
- **The Center for Human Services'** two Family Support Centers provide early learning, youth development, parent education/support and community resources to the residents of North King County. The family centers are located in Bothell and Shoreline, and the agency partners to provide services on-site at churches and low-income housing complexes in Woodinville, Kenmore, Lake Forest Park and Shoreline.
- **The Northshore YMCA**, located in Bothell, services the Kenmore area. It provides physical fitness programs and parent-child programs at the site in addition to a variety of youth and senior programs. A gym, pool, weight room and meeting rooms are located in its facility. The YMCA offers scholarships for those who are unable to afford services.
- **Hopelink**, with centers in Kirkland and Shoreline, is the largest provider in the area of services for low and moderate-income families. Its services include a food bank, emergency and transitional housing, employment programs, transportation, utility assistance, and other emergency financial assistance. In 2013, Hopelink opened a food bank in Kenmore through a partnership with Northlake Lutheran Church.
- **The Kenmore Family Emergency Shelter**, operated by Hopelink and currently undergoing remodeling, will provide eleven apartments for emergency shelter for homeless families.
- **The HealthPoint Dental Program**, with a location in Bothell, offers affordable dental services to low income and marginalized communities in suburban King County.
- **The Health Point Medical Program**, also located in the Bothell center, offers family practice, obstetric, and pediatric medical services with supportive behavioral health and case management programs.
- **Seattle-King County Public Health** is a provider of basic health services including maternity support services and case management services for young mothers. Services are available through the Northshore Public Health Center in Bothell.
- **Crisis Clinic 2-1-1 Community Information Line** provides information and referral services to all King County residents by coaching callers on how best to present their problem, explaining how the social service system works, and empowering callers to find solutions when there are no resources.

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- **Crisis Clinic 24-hour Crisis Line** provides emergency telephone intervention for all King County residents in crisis or emotional distress every day of the year, listening and providing feedback and referrals to other agencies or direct linkage to emergency mental health services as needed.
- **Lifewire (formerly Eastside Domestic Violence Program)** provides a variety of direct services designed to address the immediate needs of survivors of domestic violence and their children in north and east King County.
- **Wonderland Developmental Center** in Shoreline serves children with developmental disabilities and their families.
- **ATWORK!**, based in Bellevue, is a provider of employment training and case management for persons with disabilities.
- **Various Other agencies** also provide services to families in Kenmore.

Senior Services

Services for Kenmore seniors are made available primarily through two area non-profit organization:

- **The Northshore Senior Center** is the primary provider of senior services for Kenmore residents. Among the services available are: adult day programs, senior transportation services; health, nutrition and exercise programs; occupational therapy; and an extensive list of outings and social events. The Senior Center provides services at its Bothell location. It also delivers some services at multiple sites throughout the area, including in Kenmore. The Kenmore Senior Center, located at 6910 NE 170th Street in Rhododendron Park, offers a variety of activities (such as social activities, educational programs, and health courses).
- **The Northshore YMCA** in Bothell is the only other major provider of senior programs. Senior fitness programs and social activities are available.

Youth Services

While a wide range of activities is available to Kenmore youth, only a few facilities are actually located in the community:

- **The Northshore YMCA** in Bothell provides teen recreational activities at its pool and gym, and events off-site, in addition to its teen leadership and Youth in Government programs. The Drop In Teens program provides a place for teens to meet friends, play games and get homework support. A Late Night program on Saturdays also is available. The Northshore YMCA operates the Hang Time after school program at Kenmore Junior High.
- **Friends of Youth** provides shelter and transitional housing for homeless youth. The Youth Haven Emergency Shelter in Kirkland serves youth ages 11-17.
- **Northshore Youth & Family Services** provides counseling out of its Bothell facility and at Cascadia College. It also offers a teen-parenting program for first-time teen moms.
- **Alliance of People with disAbilities'** youth programs teach skills to prepare King County youth with disabilities for life as an adult.

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- **Crisis Clinic Teen Link** is an anonymous help line answered by teen volunteers each evening from 6-10 p.m., providing a confidential, safe place for youth to seek comfort and support.
- **The Kenmore Public Schools** are a major source of in-community services. The schools offer counseling and referral as well as health services.

The City presently provides funding for human services through awards to individual agencies. The City also participates in an interlocal agreement with Bellevue, Issaquah, Kirkland, Mercer Island, Sammamish, Redmond, and Shoreline to pool a portion of human services funds into single contracts with approved human services programs. The City of Bellevue is the lead administrator of these funds.

Library Services

The King County Library System (KCLS) is one of the busiest library systems in the U.S. and includes 48 public libraries throughout King County (excluding those in Seattle). KCLS has served Kenmore since before incorporation.

The Kenmore Library originated in 1957 through the efforts of the Kenmore Elementary School PTA. Opening day was July 21, 1958. The site was a small red barn on 73rd Avenue NE near where Swamp Creek crosses the road. KCLS provided books and services and the community contributed funds and labor.

In 1976 the Kenmore Library was relocated into a 2,112 sq. ft. modular building at 18138 73rd NE. In July 2011, the library moved again into a new 10,000 square foot library at 6531 Northeast 181st Street in Kenmore's downtown. The new facility was awarded the Civic Design Honor by The American Institute of Architects (AIA), Washington Chapter, in 2012.

In 2013, the Kenmore Library had 332,267 checkouts, compared with Lake Forest Park's 256,136 checkouts and Bothell's 1,168,305 checkouts. KCLS as a whole had more eBooks downloaded in 2013 than any other library system in the country.

Residents in Kenmore also use the Bothell Regional Library, the Lake Forest Park Medium Library, and the Kingsgate Large Library Branches.

Kenmore established a Library Advisory Board in 2007 to serve in an advisory capacity to Kenmore City officials on matters regarding the Kenmore Library. Advisory Board members also act as a liaison between the Kenmore Library, the City of Kenmore, and KCLS. The Library Advisory Board consists of eight voting members who serve three-year terms. All members are appointed by, and serve at the pleasure of, a majority of the Kenmore City Council.

Fire/Emergency Services

King County Fire Protection District No. 16 – Northshore Fire Department

The Northshore Fire Department (District) provides fire prevention, fire suppression, and emergency medical services to the Cities of Kenmore and Lake Forest Park. It operates from two fire stations, Station 51 in Kenmore, and Station 57 in Lake Forest Park.

In total, the Fire District serves over eleven square miles. The estimated population served is approximately 33,000. The State Office of Financial Management (OFM) reports year 2014 population estimates of 21,370 and 12,750 for Kenmore and Lake Forest Park, respectively.

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Both fire stations serve the Kenmore area, as well as other parts of the District and adjacent jurisdictions. Station 51 is centrally located within the downtown commercial area of Kenmore at 7220 NE 181st Street.

At the time of this writing, the District employs 48.5 full time employees, 40 of which are uniformed personnel including firefighters, lieutenants, and Battalion Chiefs. The other eight and a half employees make up the Fire Prevention, Training, and Administrative Divisions of the District. At any given time in the District, there is a minimum of nine emergency responders on duty. Out of the nine responders, there is a minimum of six on duty at Station 51 in Kenmore, and three on duty at Station 57 in Lake Forest Park. The proportional distribution of staffing between the two fire stations closely aligns with the number of calls for service and the population served between the two cities.

During 2014, out of a total of 3,525 requests for service, the majority of calls received were for medical emergencies—including motor vehicle accidents with or without injury and extrication (2,666 calls = 76%). Another 444 calls (12.5%) pertained to other types of emergency issues, including someone smelling smoke, carbon monoxide incidents, gasoline spills, downed power lines and other hazards (including a few calls for service that were cancelled once District personnel arrived on the scene). Seventy-one fire responses (2%) involved fires in structures, automotive vehicles, public utilities and outside areas. Ninety-one non-emergency requests for assistance (2.5%) involved helping citizens with lock-outs, assisting with patient care, and even addressing minor flooding issues.

The number of calls for service has increased by 10.3% over the last ten years (3,196 in 2004 and 3,525 in 2014). It is anticipated that the call volume will continue to increase at this relatively stable rate. However, the majority of the increase will be in Kenmore due to its higher rate of projected growth.

The District's facilities are relatively new and were constructed with future growth trends taken into consideration. The Kenmore station can accommodate additional response units when the increase in the number of calls for service dictates additional staffing.

Within Kenmore in 2013, the average response times for priority fire or EMS calls for service was 3:42 minutes for areas north of the Sammamish River and 5:53 minutes for areas to the south of the River.

The District has automatic aid agreements with all of its neighboring jurisdictions. These mutually beneficial agreements reduce response times, especially to the fringe areas of a jurisdiction. They also provide additional staffing for labor intensive incidents such as structure fires and incidents involving technical rescues. In 2014, the District received assistance from neighboring agencies 241 times, and provided assistance 621 times.

Police Services

Kenmore contracts with the King County Sheriff's Office for one police chief (sergeant) and 13 police officers, including 12 patrol officers, and a burglary/larceny detective. The City also contracts for various support services, i.e. major crimes, bomb disposal, etc. Since police services are contracted from the King County Sheriff's Office, all vehicles and equipment are provided by the County in the cost of the officers. All of the Kenmore officers work out of Kenmore City Hall at 18120 68th Avenue NE.

As of 2013, the City had 14 officers with support services equaling 15.97 FTEs, and the level of service was about 75 officers per 1,000 population (including commissioned officers).

Dispatch calls for service between 2008 and 2013 were as follows:

- 2008 – 3,130

- 2010 – 3,287
- 2013 – 3,342

Crimes are divided into Part I and Part II offenses. Part I offenses include criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft, and arson. Part II offenses include all other crimes not considered Part I, such as simple assaults, forgery/counterfeiting, fraud, embezzlement, stolen property, prostitution, sex offenses (except forcible rape or prostitution), drug violations, gambling, offenses against the family and children, driving under the influence, liquor violations, drunkenness, disorderly conduct, etc.

In Kenmore, Part I offenses tend to include burglary and larceny cases. Part II offenses in Kenmore tend to include assault, forgery/fraud, vandalism, and driving while under the influence. When reviewing data by patrol district, sector E-2 in the northeast portion of the City generates more dispatched calls for service than the other patrol districts. Refer to **Figure PS-2** for patrol districts.

In Kenmore as a whole, the crime rate is shown in **Table PS-A**.

TABLE PS-A
KENMORE CRIME RATE STATISTICS PER 1,000 POPULATION

OFFENSE	2008	2010	2013
Part I – Crime Rate	18	21	17
Part II – Crime Rate	33	38	21

Source: Police Services Data, 2013.

Police response times between 2008 and 2013 are shown in the **Table PS-B**. Response times vary by the priority nature of the call. The variation in Critical Dispatch times is due to a number of factors, such as how many officers are on duty at the time of the call, the time of day the call was received, or traffic congestion.

Staffing needs are determined through the contracting process. Facility/equipment repair or renovation needs do not apply since police services are contracted.

Dedicated officers under contract to cities do not provide service to patrol districts in unincorporated areas.

**TABLE PS-B
POLICE RESPONSE TIMES**

DATE	PRIORITY	AVERAGE RESPONSE TIME
2008	X	4.06 min.
	1	7.25 min.
	2	10.74 min.
2010	X	2.55 min.
	1	6.79 min.
	2	10.23 min.
2013	X	3.64 min.
	1	5.57 min.
	2	8.13 min.

Notes:
 Priority X Critical Dispatch – In progress events that pose obvious danger to life
 Priority 1 Immediate Dispatch – Events requiring immediate police action
 Priority 2 Prompt Dispatch – Less critical situations that may escalate
 Note: The variation in Critical Dispatch times is due to factors such as staffing available, number of calls received, number of months included in assessment, etc.
 Source: Police Services Data, 2013.

This map is intended for planning purposes only and is not guaranteed to show accurate measurement.

Figure PS-2

Not to Scale

April, 2015

Schools

The Northshore School District serves six jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, the City of Kirkland, and the City of Woodinville. The District boundaries are shown in **Figure PS-3**.

Lake Washington School District serves King County and the Cities of Kirkland and Redmond. The northern boundary of this District bisects St. Edward State Park in Kenmore. Refer to **Figure PS-4**. As there is no residential population living with school-age children in this area, no additional information on the Lake Washington School District is included in the Element. The Northshore School District is addressed below.

Northshore School District

Five schools are located within Kenmore City limits, including three elementary schools, one junior high school and one high school:

- Arrowhead Elementary
- Kenmore Elementary
- Moorlands Elementary
- Kenmore Junior High School
- Inglemoor High School

Schools in the immediate vicinity of the City include Sorenson Early Childhood Center, Westhill, Lockwood, and Shelton View Elementaries; Canyon Park and Northshore Junior Highs; and Bothell High School. These nearby schools serve a portion of Kenmore residents.

Attendance boundaries for the high schools show that the greater part of Kenmore is within the Inglemoor High School attendance boundaries. Students on the northeast side of Kenmore, east of 80th Avenue NE, are within the Bothell High School attendance boundaries.

The Northshore School District will open a new high school, North Creek, in north Bothell off 35th Avenue between 188th and 192nd streets in Snohomish County and implement grade reconfiguration (move to K-5 elementary, 6-8 middle and 9-12 high schools) in the fall of 2017 to provide greater academic and other opportunities for students. Boundary adjustments will also be made in fall 2017 to create a service area and feeder pattern for North Creek High School and to help balance districtwide enrollment.

School Classroom Size, Capacities, and Deficiencies

The Northshore School District establishes its level of service by defining class size goals. Refer to **Table PS-C**. The student capacity of a school is determined by the classroom size goal as well as the building area.

**TABLE PS-C
NORTHSHORE SCHOOL DISTRICT
STANDARD OF SERVICE**

CLASSROOM TYPE	AVERAGE STUDENTS PER CLASSROOM
ELEMENTARY (K-6)	
Kindergarten	23
Regular, alternative, gifted	24
Special education, mid-level	12
Special education, functional skills & academics	8
Integrated regular & special education	21
JUNIOR HIGH (7-9)	
Regular, alternative, gifted	27
Special education, mid-level	12
Special education, functional skills & academics	8
SENIOR HIGH (10-12)	
Regular, alternative, gifted	27
Special education, mid-level	12
Special education, functional skills & academics	8
Vocational education	27

Source: 2014 Capital Facilities Plan, Northshore School District 417

The design capacity and scheduled capacity of the schools within Kenmore and outside of Kenmore, which serve Kenmore residents, are shown in **Table PS-D**. To provide planning time and space for teacher preparation, some facilities will only support a design capacity utilization of 85%. Scheduled capacity reflects the specific programs that take place in each room.

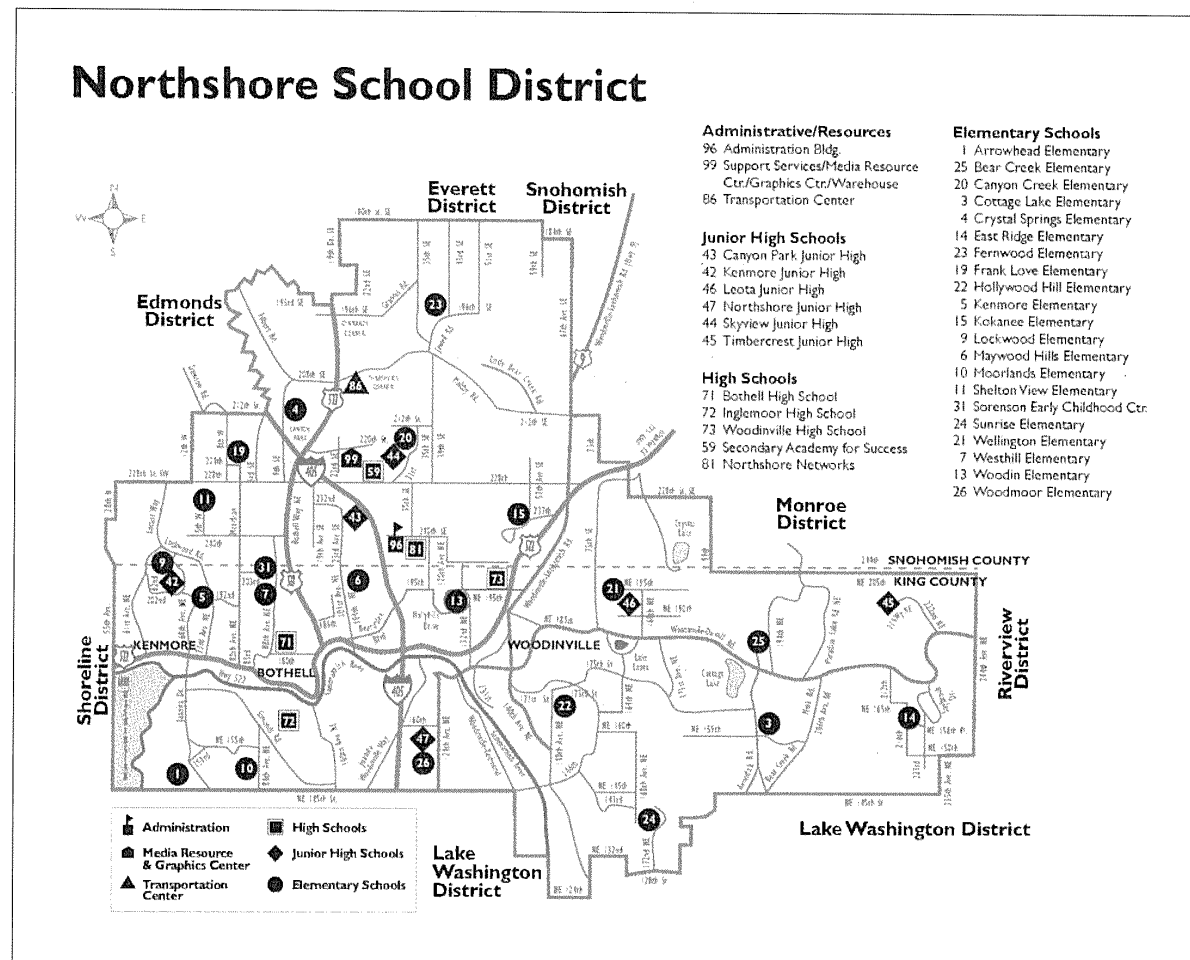
Capacity information includes portables at the school. To optimize instructional program flexibility and maximum service levels in the most cost-effective way possible, the District maintains 10-15% of its total design capacity in portables.

**TABLE PS-D
NORTHSHORE – SCHOOL STUDENT CAPACITIES AND ENROLLMENT**

SCHOOL	DESIGN CAPACITY	SCHEDULED CAPACITY	OCTOBER 2013 ENROLLMENT	% UTILIZED CAPACITY ¹
ELEMENTARY				
Arrowhead	597	454	367	76%
Kenmore	646	526	475	81%
Lockwood	669	609	484	91%
Moorlands	765	693	592	91%
Shelton View	574	550	468	96%
Westhill	598	526	472	88%
JUNIOR HIGH				
Canyon Park	1,258	1,093	799	87%
Kenmore	1,054	928	682	88%
Northshore	1,195	970	675	81%
SENIOR HIGH				
Inglemoor	2,125	1,807	1,546	85%
Bothell	2,251	1,918	1,493	85%

¹Percentage reflects design, scheduled and utilized capacities, reflecting the different types of school spaces (classrooms, gym, music room, etc.) and programmatic requirements that may limit number of students per class.

Source: 2014 Capital Facilities Plan, Northshore School District 417



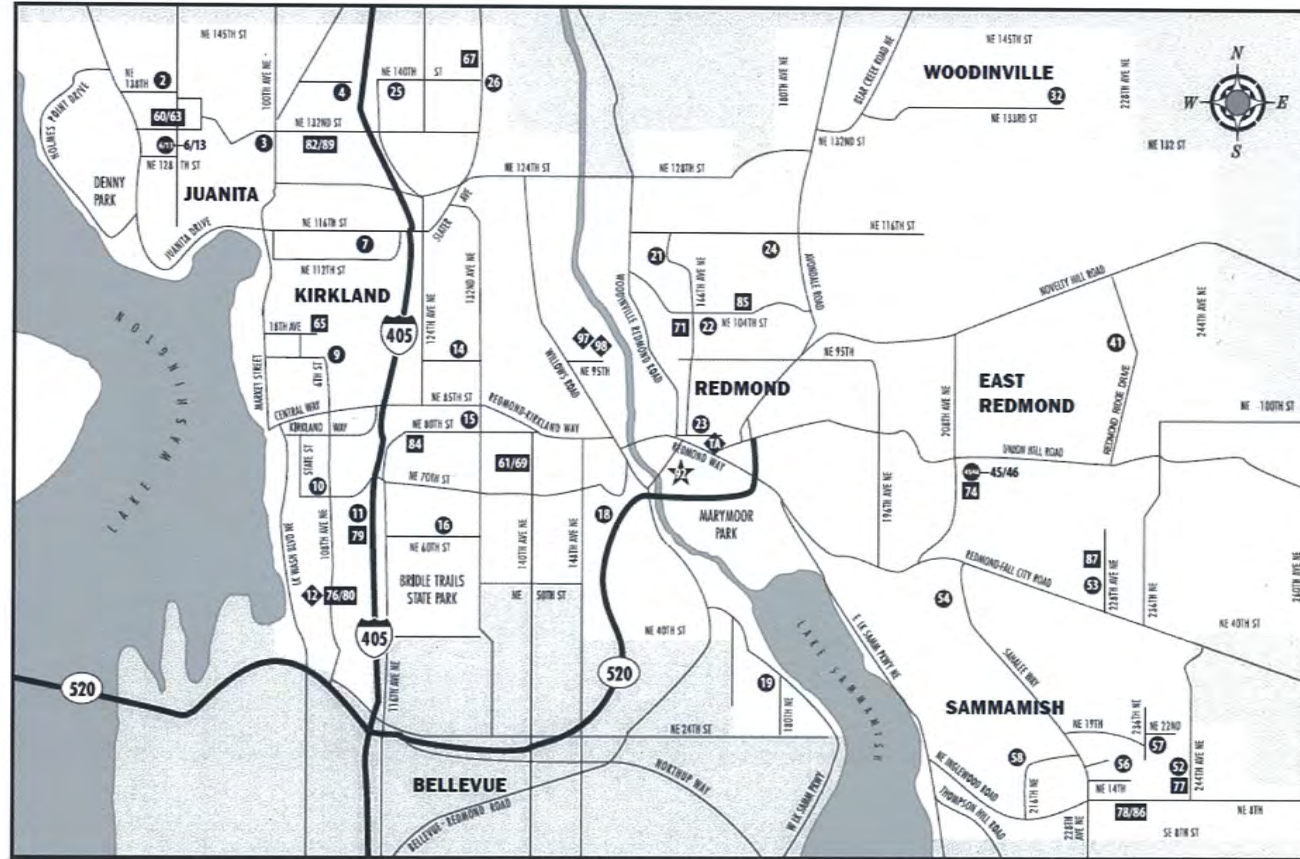
Northshore School District

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.
Source: Northshore School District

Figure PS-3

Not to Scale

April, 2015



Lake Washington School District

This map is intended for planning purposes only
and is not guaranteed to show accurate
measurements.
Source: Lake Washington School District

Figure PS-4

Not to Scale

April, 2015

Future Growth

To determine planned improvements, the District projects student enrollment at the elementary, junior and senior high levels. Increases in enrollment at the elementary level continue to drive capacity challenges, particularly in the north half of the district (Northshore School District 417, 2014 Capital Facilities Plan). Projected enrollment in 2025 is 21,579 FTE, compared with a projected enrollment of 19,753 FTE in 2015.

Improvements planned for schools in the District that may impact Kenmore include:

- Construction of the new North Creek comprehensive high school;
- Improvements to existing District facilities including but not limited to mechanical systems, flooring, building controls, roofing, boilers, circulation, security, casework and seismic upgrades;
- Improvements to District facilities to meet current ADA requirements;
- Energy efficiency improvements; and
- Upgrades to playfields and gymnasiums, including tracks, tennis courts, athletic fields, and artificial turf.

Impact Fees

Impact fees are calculated based upon the District's cost per dwelling unit and can be used to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables).

Currently, the District is not eligible to collect any impact fees for growth. The District is making several boundary line adjustments to increase District-wide facility utilization and accommodate planned growth. After future evaluations of these changes, the District may request impact fees if enrollment increases resulting from new development affect eligibility and require new facility construction.

Bastyr University

Bastyr University is located along Juanita Drive on privately owned property adjacent to St. Edward State Park. The University was founded in 1978 in Seattle by practicing naturopathic physicians and moved to its location in Kenmore in 1996. In 2012, the University opened a second campus in San Diego, California.

The University is a leading institution of science-based natural medicine. The University offers 18 baccalaureate, masters and doctoral degree programs, along with two certificate programs, in the following areas of study:

- Naturopathic Medicine
- Nutrition
- Acupuncture and Oriental Medicine
- Exercise Science
- Counseling Psychology
- Health Psychology
- Herbal Sciences
- Holistic Landscape Design
- Integrated Human Biology
- Midwifery
- Ayurvedic Sciences

In 2013/2014, the University estimated an enrollment of over 1,123. There is a full-time faculty of 76, part-time adjunct faculty totaling 189, and 8 research faculty.

The University has a ten-year Master Plan, approved by the City, which sets out future enrollment projections and proposed development. The Master Plan approval extends through December 31, 2020.

GOALS, OBJECTIVES, AND POLICIES

Following are the public services goals, objectives and policies.

GOAL PS-1. ENSURE THAT CITY GOVERNMENT REMAINS OPEN AND RESPONSIVE TO ITS INFORMED CITIZENRY.

OBJECTIVE PS-1.1 Strengthen communication between government and the people.

Policy PS-1.1.1 Strive for communication with citizens, business owners, property owners, and others by:

- Providing a newsletter to the general public and working with local newspapers to provide information about the City, public meetings, plans, programs, policies, and regulations.
- Using signage, as appropriate, to alert citizens to City meetings and events.
- Using the City web site and social media to provide information about the City, its elected officials, public meetings, plans, programs, policies and regulations.
- Using other methods of communication, such as focus groups, advisory committees, and consultations to inform the community, business, and development community about City plans, programs, policies, and regulations.
- Coordinating with public and private schools to involve youth in the City's plans and programs, such as park and recreation plans, volunteer programs, and other aspects of City plans and programs that would benefit from youth involvement.

Policy PS-1.1.2 Prior to action on City plans and regulations, seek and integrate public input through public workshops, meetings, and hearings.

Policy PS-1.1.3 Support community engagement techniques that will encourage a diversity of voices.

OBJECTIVE PS-1.2 Actively seek public involvement.

Policy PS-1.2.1 Encourage City staff and elected officials to regularly attend civic and community organization meetings.

Policy PS-1.2.2 Seek broad representation on boards, commissions, and advisory groups.

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Policy PS-1.2.3 Work with civic organizations to educate the general public on the responsibilities of government and their participation.

OBJECTIVE PS-1.3 Encourage and facilitate charitable giving, community service and volunteerism.

Policy PS-1.3.1 Provide for recruiting, training, organization, and recognition of volunteers within the community to address appropriate public needs.

GOAL PS-2. PROVIDE EFFICIENT MUNICIPAL SERVICES THAT MEET THE NEEDS OF THE COMMUNITY.

OBJECTIVE PS-2.1 When appropriate, contract with public agencies and private providers for the cost-efficient delivery of quality municipal services.

Policy PS-2.1.1 Establish clear level of service standards, and regularly evaluate alternatives for the cost-effective delivery of services.

Policy PS-2.1.2 On a regular basis, evaluate contracts for the delivery of service.

OBJECTIVE PS-2.2 Provide sufficient resources, staffing, and procedures to provide quality City-managed services to the community.

Policy PS-2.2.1 Prepare an annual report on the achievement of Comprehensive Plan goals, objectives and policies, as well as progress towards implementing functional and capital facility plans. Determine through the budget review process if resources and staffing are sufficient to meet desired outcomes.

OBJECTIVE PS-2.3 Develop and implement permit processes that are timely, predictable, and fair to all affected parties.

Policy PS-2.3.1 Review development regulations to ensure they are necessary and directly relate to implementation of the Comprehensive Plan and other State and Federal mandates. Eliminate duplicative and unnecessary regulations.

Policy PS-2.3.2 Provide procedures to process permits in a timely fashion.

Policy PS-2.3.3 Implement uniform application, public notice, permit review, and appeal procedures.

Policy PS-2.3.4 Strive to involve the public in the permit process such that their comments may be heard and considered:

- a. Provide public notice of major development proposals;
- b. Encourage, and facilitate where possible, early communication between developers and neighbors about the project and its impacts; and,
- c. Educate the citizens about development rules and help them effectively participate in the development and land use regulation process. Reports and documents should be made available in advance and available on the City's website, at City Hall, the library, and other appropriate locations.

GOAL PS-3. SUPPORT AND PROVIDE A HIGH LEVEL OF POLICE PROTECTION, FIRE SUPPRESSION, AND EMERGENCY SERVICES.

OBJECTIVE PS-3.1 Provide and maintain a police system sufficient to meet the community's public safety needs.

Policy PS-3.1.1 Provide community crime education programs. Provide or encourage those programs or activities that stimulate neighborhood cohesiveness such as Neighborhood Watch programs, community clubs, and others.

Policy PS-3.1.2 Include "Crime Prevention through Environmental Design" components in site design guidelines for new development as discussed in the Land Use Element.

OBJECTIVE PS-3.2 Support the fire service provider in its efforts to provide a Fire Prevention, Fire Suppression and Emergency Medical Services response system sufficient to meet the community's public safety needs.

Policy PS-3.2.1 Continue to coordinate review of development plans with the Northshore Fire Department and the Northshore Utility District to ensure Uniform Fire Code and fire flow requirements are met.

Policy PS-3.2.2 Continue to coordinate efforts to maintain an effective fire code inspection program with the Northshore Fire Department, to ensure that all commercial, multifamily, and public facilities developments provide safe environments for citizens to live, work and visit.

OBJECTIVE PS-3.3 Establish an emergency management office and system.

Policy PS-3.3.1 Establish emergency management procedures for the City in consultation with the Northshore Utility District, the Northshore Fire Department, adjacent jurisdictions, King County, Snohomish County, and the State.

Policy PS-3.3.2 Participate in regional emergency management programs.

Policy PS-3.3.3 Work with the community to educate citizens about emergency preparedness and encourage citizens to be prepared for natural disasters.

GOAL PS-4. SUPPORT THE PROVISION OF QUALITY EDUCATIONAL OPPORTUNITIES TO THE KENMORE COMMUNITY.

OBJECTIVE PS-4.1 Support public and private education providers in providing the best education for members of the community.

Policy PS-4.1.1 Inventory public and private education facilities.

Policy PS-4.1.2 Coordinate and communicate with the appropriate school districts on issues of mutual interest including, school facility location/expansion, impacts of new development, impacts of school facilities and activities on the community, parks and recreation programs, population and growth projections, and school involvement in the community.

OBJECTIVE PS-4.2 Encourage diverse and continuing education opportunities.

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- Policy PS-4.2.1 Inventory public and private education programs that serve Kenmore.
- Policy PS-4.2.2 Recognize Bastyr University as an important institution providing higher education in the region. Establish regular communication with the University regarding traffic and circulation, parks and recreation, and other areas of community concern.
- Policy PS-4.2.3 Support continuing education programs offered by the University of Washington – Bothell campus, Bastyr University, Shoreline and Cascadia College, the King County Library System, and other providers.

OBJECTIVE PS-4.3 Provide adequate library services in the community.

- Policy PS-4.3.1 In partnership with the King County Library System, encourage increased local library services to the Kenmore community.

GOAL PS-5. SUPPORT THE PROVISION OF EFFECTIVE AND ACCESSIBLE HUMAN SERVICES THAT ADDRESS COMMUNITY CONCERNS

OBJECTIVE PS-5.1 Coordinate with existing human service providers to make the most effective use of resources committed to human services including family, senior, youth, health, etc. in the Kenmore community.

- Policy PS-5.1.1 Increase coordination among providers of services with the aim of expanding services to Kenmore residents. Work with the talent base already available in the service provider community to develop comprehensive approaches to meet the needs of residents. Consider the following roles for active City involvement:
 - a. Convene meeting(s) of providers serving Kenmore to develop plans for increased or more focused services in Kenmore.
 - b. Improve community information on services available to Kenmore residents. City Hall should continue to be a central source for information on services available to Kenmore residents.

OBJECTIVE PS-5.2 Make health and human services more accessible to the Kenmore community.

- Policy PS-5.2.1 Help make health and human services more accessible and less subject to the barriers of inadequate transportation and facilities space. Consider the following roles for active City participation:
 - a. Facilitating improved transportation services for Kenmore residents. The City should meet with Metro transportation services and Sound Transit staff to develop increased transit service within Kenmore and routes between Kenmore and neighboring communities.
 - b. Supporting partnerships between schools and local service agencies for space to operate youth programs and services at school sites.

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|-------------------------|---|
| Policy PS-5.2.2 | Support the efforts of the Kenmore Senior Program, and the Northshore Senior Center, to provide a variety of recreational, social, educational, and wellness programs to the Kenmore Community. |
| Policy PS-5.2.3 | Help prevent obesity through programs that make Kenmore a healthy place to live, learn and thrive. |
| OBJECTIVE PS-5.3 | Recognize the City's limited resources by applying municipal funds to fill gaps in services or to leverage federal, state or regional funding received. |
| Policy PS-5.3.1 | Encourage agencies and human services providers to update information on community needs and available services, with recommendations on how providers might reduce or eliminate gaps in service for Kenmore residents. |
| Policy PS-5.3.2 | Utilize Federal and State funding, or other grant funding, to help expand programs to fill gaps in services. |

IMPLEMENTATION STRATEGIES

These Public Services policies would require new or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- Preparation of an annual report on the status of Comprehensive Plan goals, objectives, and policies, and implementing plans
- Inventorying educational facilities and programs serving Kenmore.
- Encouraging agencies and human services providers to update information on community needs and available services, with recommendations on how providers might reduce or eliminate gaps in service for Kenmore residents.
- Development of a recreational guide to promote locations and opportunities for physical activity.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or participate in regional programs, including:

- Coordinate with the Northshore Fire Department in their development review and inspection programs
- Participate in regional emergency management systems
- Coordinate with school districts and Bastyr University
- Coordinate with the Library District
- Facilitate meeting(s) with human service providers.

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EXHIBIT 11

UTILITIES ELEMENT

INTRODUCTION

Purpose

City residents rely on a number of basic services that help define their quality of life and maintain their health and well being. Water supply and sewage and solid waste disposal systems and the delivery of natural gas, electricity, and telecommunication services are considered “utilities.” These services are often taken for granted, yet without coordination and conscientious planning for future growth, service may be interrupted, inadequate, or prohibitively expensive. The Utilities Element addresses electricity, telecommunications (telephone, cable, internet), and natural gas provision as well as water, wastewater, and solid waste services. The Element also addresses conservation and recycling.

Growth Management Act Requirements

The Growth Management Act (GMA) has the goal of ensuring that those public facilities and services necessary to support development shall be adequate to serve the development at the time development is available for occupancy and use without decreasing current service levels below locally established minimum standards. A Utilities Element is required to address the general location, proposed location and capacity of existing and proposed utilities, including electrical lines, telecommunication lines, and natural gas lines.

Countywide Planning Policies

The King County Countywide Planning Policies include general policies to ensure adequate infrastructure for planned development within the King County Urban Growth Boundary. Growth is to be directed to centers and urbanized areas with existing infrastructure capacity.

EXISTING CONDITIONS/FORECAST OF FUTURE NEEDS

Electricity

Puget Sound Energy (PSE) is a private utility providing electric and natural gas service to homes and businesses in the Puget Sound region and portions of Eastern Washington, covering 10 counties and approximately 6,000 square miles. PSE provides electrical power to more than 1.2 million electric customers throughout 8 counties. Within the City of Kenmore, PSE serves approximately 9,468 metered customers.

Existing Distribution System

To provide the City of Kenmore with electricity, PSE builds, operates, and maintains an extensive integrated electric system consisting of generating plants, transmission lines, substations, switching stations, sub-systems, overhead and underground distribution systems, attachments, appurtenances, and metering systems.

PSE generates approximately 46 percent of the electricity for its customers from its own generation plants—hydro, thermal, solar and wind. PSE currently has about 3,000 megawatts of power-generating

capacity, and purchases the rest of its power supply from a variety of other utilities, independent power producers and energy marketers across the western United States and Canada.

The PSE electric transmission facilities in City of Kenmore are important components of the electric energy delivery grid serving the city and Puget Sound region. As electricity reaches the City, the voltage is reduced and redistributed through lower-voltage transmission lines, distribution substations, overhead and underground distribution lines, smaller transformers, and to individual meters. PSE operates and maintains approximately 5.8 miles of 115 kilovolt (kV) high-voltage transmission lines, 1 switching station, 2 substations, 53 miles of overhead and 48 miles of underground 12kV distribution lines in Kenmore. **Figure U-1** shows the locations of existing primary electric transmission lines and substations within the City.

Regulatory Environment

PSE's operations and rates are governed by the Washington Utilities and Transportation Commission (WUTC). PSE electric utility operations and standards are further governed by the Federal Energy Regulatory Commission (FERC), the National Electric Reliability Corporation (NERC), and the Western Electricity Coordinating Council (WECC). These respective agencies monitor, assess and enforce compliance and reliability standards for PSE. The residents of Kenmore and the region rely on the coordinated effort between PSE and City for the adoption and enforcement of ordinances and/or codes to protect transmission and distribution line capacity and support federal and state compliance of safe, reliable, and environmentally sound operation of PSE's electric facilities. Routine utility maintenance work, including vegetation management, is required to maintain compliance with FERC, NERC, and WECC regulations.

Planned Upgrades to System

In order for PSE to meet regulatory requirements, it updates and files an Integrated Resource Plan (IRP) with the WUTC every two years. The IRP presents a long-term forecast of the lowest reasonable cost combination of resources necessary to meet the needs of PSE's customers to provide dependable and cost effective service over the next 20 years. The current plan, which was filed in May of 2013, details both the energy supply and transmission resources needed to reliably meet customers' wintertime, peak-hour electric demand over the next 20 years. The plan, which will be updated in the fall of 2015, forecasted that PSE would have to acquire approximately 4,900 megawatts of new power-supply capacity by 2033. This resource need is driven mainly by expiring purchased-power contracts and expected population and economic growth in the Puget Sound region. The IRP suggests that roughly more than half of the utility's long-term electric resource need can be met by energy efficiency and the renewal of transmission contracts. This reduces the need down to 2,200 MW by 2033. The IRP states that the rest of PSE's gap in long-term power resources is likely to be met most economically with added natural gas-fired resources.

As part of its planning for the future, PSE must maintain compliance with the Washington Energy Independence Act (I-937). This voter-approved law requires utilities to provide 15 percent of their customers' electricity from renewable sources by 2020. PSE today is the top utility producer of renewable energy in the Northwest, with 773 megawatts of generating capacity from its three large wind farms in Washington.

PSE will be systematically deploying smart grid technology at each level of infrastructure to enhance and automate monitoring, analysis, control and communications capabilities along its entire grid. Smart grid technologies can impact the electricity delivery chain from a power generating facility all the way to the end-use application of electrical energy inside a residence or place of business. The ultimate goals of

smart grid are to enable PSE to offer more reliable and efficient energy service, and to provide customers with more control over their energy usage.

PSE's Renewable Energy Advantage Program (REAP) voluntarily encourages the growth of renewable electricity production in its service area in support of WAC 458-20-273 through payments to the customer for energy produced. Currently, there are approximately 3,000 small customer-owned generation facilities. The generation facilities are interconnected with PSE's electrical distribution system. Dependent upon a customer's consumption, surplus energy can be exported onto the grid. The vast majority of these renewable systems are solar panel installations. Although this provides a modest portion of PSE's electrical supply portfolio, the number of customer-owned installations continues to increase every year. This voluntary set of rules allows Washington state utilities the option of participating in an incentive program for eligible customers who use solar PV, wind or anaerobic digesters to generate their own electricity. The incentives are available to individuals and businesses within the City. There are 29 small customer-owned generation facilities in Kenmore, one of which is at Kenmore City Hall.

Specific transmission and substation construction that is anticipated in Kenmore in the next 10 years includes reconstruction of the existing Moorlands-Vitulli transmission line that was built in the 1940s between the Moorlands substation in Kenmore and the Vitulli substation in Bothell. This five-mile long line brings power to customers in Kenmore and Bothell and is approaching its capacity limits, making it at risk of overloading during periods of high energy usage—putting customers at risk for power outages. The transmission line is scheduled for reconstruction in 2015. The new line, generally running along NE 195th Street, will include a high capacity conductor, new poles, and associated equipment.

Two proposed substations (Spruce and Chickadee) may also serve Kenmore in the future, but are not proposed for construction within the next 10 years.

Conversion to Underground Service

The cost of undergrounding of electric facilities is regulated by the Washington Utilities and Transportation Commission (WUTC). Underground installations by PSE must be done in accord with the rates and tariffs on file with the WUTC.

Undergrounding may be two to four times the cost of installing overhead lines, plus the cost of trenching and hard surface restoration. The latter may result in costs up to 10 times the amount of overhead line installation. In addition, there are costs to the customer, particularly affecting commercial customers, for installing lines from the transformer to the meter at the building.

Challenges to undergrounding include environmental constraints such as wetlands and buffers, as well as the need for easements when large pad-mounted equipment such as transformers and switches cannot be accommodated in the right-of-way.

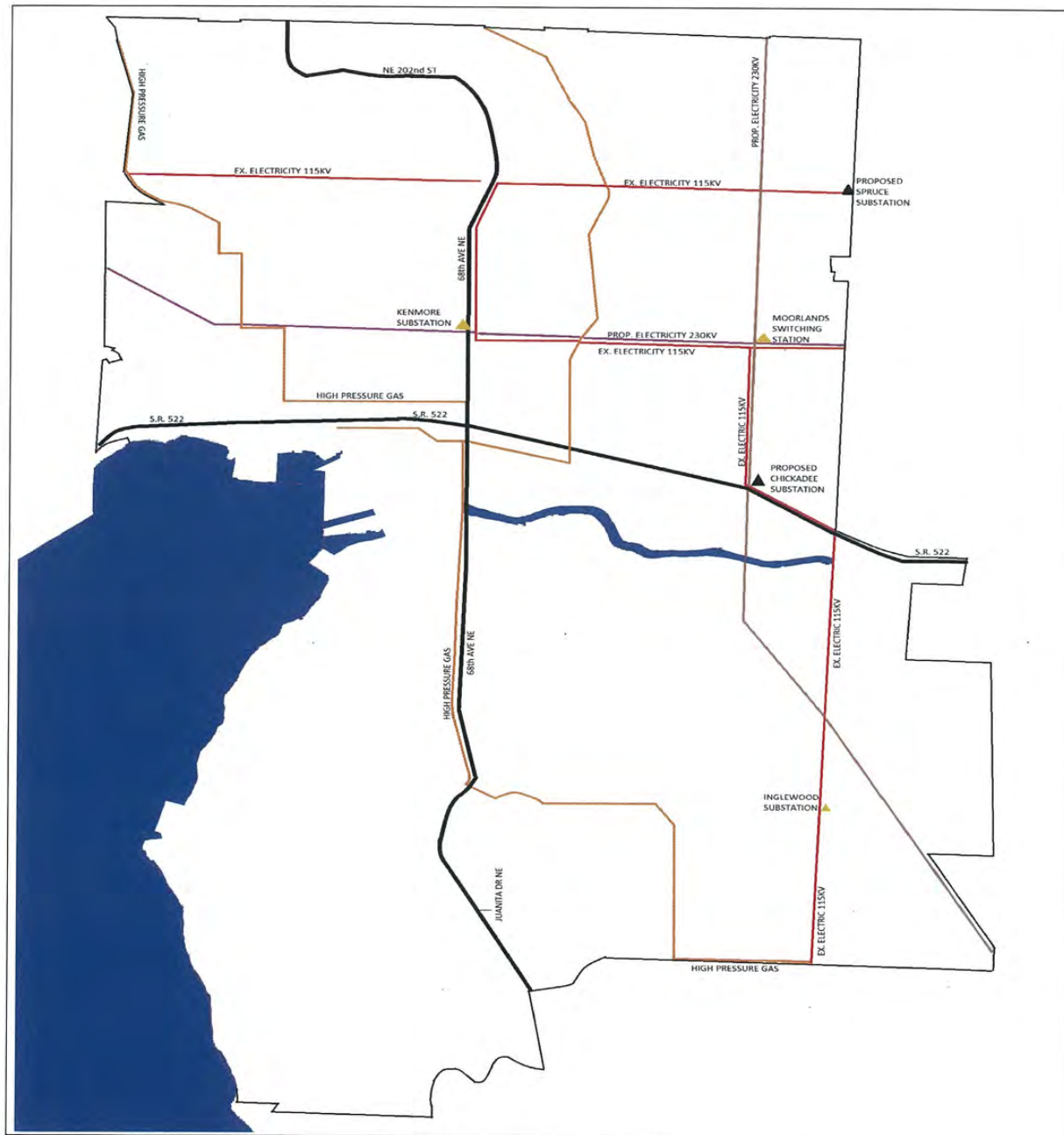
Energy Conservation Programs

PSE currently has several energy conservation programs for residential, commercial, and industrial customers. While these programs may change from year-to-year, current programs range from technical assistance and information to referrals and financial assistance. PSE maintains an "Energy Efficiency Hotline" to help direct customers to the various conservation programs. For residential customers PSE offers a free, do-it-yourself home energy audit as well as several free informational brochures. PSE also provides weatherization assistance for low-income customers.

Policy on Electric and Magnetic Fields

Electric and magnetic fields exist in nature as well as around all types of electrical devices. The electric and magnetic fields around all electrical appliances and power lines fall within the extremely low frequency (ELF) range. For several years, scientists reflecting a broad range of scientific disciplines have considered the question of whether EMF presents a hazard to human health. The scientific consensus, according to PSE, is that current evidence does not confirm the existence of any health consequences from exposure to low level EMF. PSE's policy statement says that Puget Sound Energy has and will continue to:

- Follow all applicable laws and regulations governing the installation of electrical facilities
- Remain informed about important developments in EMF research.
- Share accurate and objective information about EMF with customers.



POWER & GAS

- LEGEND**
- PSE - EXISTING HIGH PRESSURE GAS
 - PSE - EXISTING ELECTRIC 115 KV
 - PSE - EXISTING ELECTRIC SUBSTATION
 - PSE - PROPOSED ELECTRIC SUBSTATION
 - PSE - PROPOSED ELECTRIC 115 KV
 - PSE - PROPOSED ELECTRIC 230 KV

Source:
Electric and Gas Facility locations from mapping
provided by Puget Sound Energy, 2015.



Figure U-1

0.4 0.6 0.8 Miles



Natural Gas

Natural gas utility service for the City of Kenmore also is provided by Puget Sound Energy (PSE). Currently, PSE provides natural gas to more than 770,000 customers, throughout 6 counties, covering an approximately 2,900 square-mile area. Within the City of Kenmore, PSE serves 5,612 metered customers.

Existing Distribution System

PSE controls its gas-supply costs by acquiring gas, under contract, from a variety of gas producers and suppliers across the western United States and Canada. PSE purchases 100 percent of its natural-gas supplies needed to serve its customers. About half the natural gas is obtained from producers and marketers in British Columbia and Alberta, and the rest comes from Rocky Mountain States. All the gas PSE acquires is transported into PSE's service area through large interstate pipelines owned and operated by Williams Northwest Pipeline. PSE buys and stores significant amounts of natural gas during the summer months, when wholesale gas prices and customer demand are low, and stores it in large underground facilities. PSE then withdraws the natural gas in winter when customer usage is highest, ensuring that a reliable supply of gas is available.

To provide the City of Kenmore and adjacent communities with natural gas, PSE builds, operates, and maintains an extensive system consisting of transmission and distribution natural gas mains, odorizing stations, pressure regulation stations, heaters, corrosion protection systems, above ground appurtenances, and metering systems. When PSE takes possession of the gas from its supplier, it is distributed to customers through more than 21,000 miles of PSE-owned natural gas mains and service lines.

PSE receives natural gas transported by Williams Northwest Pipeline's 36" and 30" high pressure transmission mains at pressures ranging from 500 PSIG to 960 PSIG. The custody change and measurement of the natural gas occurs at locations known as Gate Stations. PSE currently has 39 such locations throughout its service territory. This is also typically where the gas is injected with the odorant mercaptan. Since natural gas is naturally odorless, this odorant is used so that leaks can be detected. The Gate Station is not only a place of custody transfer and measurement but is also a common location of pressure reduction through the use of "pressure regulators". Due to state requirements, the pressure is most commonly reduced to levels at or below 250 PSIG. This reduced pressure gas continues throughout PSE's high pressure supply system in steel mains ranging in diameter of 2" to 20" until it reaches various other pressure reducing locations. PSE currently has 755 pressure regulating stations throughout its service territory. These locations consist of Limiting Stations, Heaters, District Regulators, and/or high pressure Meter Set Assemblies.

The most common of these is the intermediate pressure District Regulator. It is at these locations that pressures are reduced to the most common levels ranging from 25 PSIG to 60 PSIG. This reduced pressure gas continues throughout PSE's intermediate pressure distribution system in mains of various materials consisting of polyethylene and wrapped steel that range in diameters from 1-1/4" to 8" (and in a few cases, larger pipe). The gas flows through the intermediate pressure system until it reaches either a low pressure District Regulator or a customer's Meter Set Assembly.

To safeguard against excessive pressures throughout the supply and distribution systems due to regulator failure, over-pressure protection is installed. This over-pressure protection will release gas to the atmosphere, enact secondary regulation, or completely shut off the supply of gas. To safeguard steel main against corrosion, PSE builds, operates, and maintains corrosion control mitigation systems to prevent damaged pipe as a result of corrosion.

Currently within the City of Kenmore PSE operates and maintains: 6 miles of high pressure main, 5 District Regulators, 79 miles of intermediate and low pressure main, and approximately 87 miles of service lines. **Figure U-1** shows the locations of existing primary natural gas transmission lines within the City.

Regulatory Environment

PSE's operations and rates are governed by the Washington Utilities and Transportation Commission (WUTC). PSE natural gas utility operations and standards are further regulated by the U.S. Department of Transportation (DOT), including the Pipeline and Hazardous Materials Administration (PHMSA). PHMSA's Pipeline Safety Enforcement Program is designed to monitor and enforce compliance with pipeline safety regulations. This includes confirmation that operators are meeting expectations for safe, reliable, and environmentally sound operation of PSE's pipeline infrastructure. PHMSA and the WUTC update pipeline standards and regulations on an ongoing basis to assure the utmost compliance with standards to ensure public safety. The residents within Kenmore rely on the coordinated effort between PSE and the City for the adoption and enforcement of ordinances and/or codes to support on the safe, reliable, and environmentally sound construction, operation and maintenance of PSE's natural gas facilities.

Planned Upgrades to System

The Integrated Resource Plan (IRP), filed with the WUTC every two years, identifies methods to provide dependable and cost effective natural gas service that address the needs of retail natural gas customers. Natural gas sales resource need is driven by design peak day demand. The current design standard ensures that supply is planned to meet firm loads on a 13-degree design peak day, which corresponds to a 52 Heating Degree Day (HDD). Currently, PSE's supply/capacity is approximately 970 MDth/Day at peak. This figure will be updated in the fall of 2015. The IRP suggests the use of liquefied natural gas (LNG) for peak day supply and to support the needs of emerging local maritime traffic and truck transport transportation markets.

To meet regional and City natural gas demand, PSE's delivery system is modified every year to address new or existing customer growth, load changes that require system reinforcement, rights-of-way improvements, and pipeline integrity issues. Ongoing system integrity work in Kenmore may include the replacement of DuPont manufactured polyethylene main and service piping and certain qualified steel wrapped intermediate pressure main and service piping. Ongoing pipe investigations throughout the city will determine the exact location of any DuPont pipe and qualified steel wrapped pipe to be replaced. In addition, ongoing investigation will determine locations where gas lines may have been cross bored through sewer lines, necessitating subsequent repairs.

Energy Conservation Programs

PSE currently has several energy conservation programs for residential, commercial, and industrial customers. While these programs may change from year-to-year, current programs range from technical assistance and information to referrals and financial assistance. PSE maintains an "Energy Efficiency Hotline" to help direct customers to the various conservation programs. For residential customers PSE offers a free, do-it-yourself home energy audit as well as several free informational brochures. PSE also provides weatherization assistance for low-income customers.

Hazardous Liquid Pipelines

According to the Northshore Fire Department, there are no hazardous liquid transmission pipelines located in Kenmore.

Telecommunications

Telecommunications services are regulated by several entities, including the Federal Communications Commission and the Washington Utilities and Transportation Commission. As these telecommunication entities frequently merge and often provide overlapping services, analysis of service by individual carrier is difficult.

Telephone

Telephone service is provided within the city by a number of providers—both landline and cellular. Carriers include New Cingular Wireless (formerly AT&T) and Verizon.

Cable

Cable service is provided within the city by Comcast and other providers, including Frontier and Wave. The City's franchise agreement with Comcast provides free cable service to City Hall, the Northshore Fire District headquarters, the Library, Northshore Utility District headquarters, Fire Station 54, the Police Precinct, and schools.

Internet

Internet services within the city also are provided by a number of private carriers, including Comcast.

Local Water Service

The Northshore Utility District (NUD) provides public water service to the entire City of Kenmore. As of December 31, 2014, approximately 6,819 NUD water service connections were located in the City of Kenmore--31% of the District's total. NUD is organized as a special purpose district that has the authority to operate under Title 57 of the Revised Code of Washington (RCW).

The District owns and operates a water distribution and storage system. All water is purchased from Seattle Public Utilities (SPU) through connections to the Tolt Pipelines No. 1 and 2, and the Tolt Eastside Supply Line. The district has an additional connection to SPU at the Maple Leaf pipeline, used only in emergency situations. SPU is responsible for water quality treatment. The current water supply contract with SPU expires in 2062.

The current Comprehensive Water System Plan for the District was completed in 2009. This plan evaluates the existing system and its ability to meet anticipated requirements for water source, quality, transmission storage, and distribution for a twenty-year period (2006-2026) in accordance with the Growth Management Act. District population estimates for the planning period are based on the 2000 Transportation Analysis Zone (TAZ) projections provided by the Puget Sound Regional Council and Utility District staff determinations.

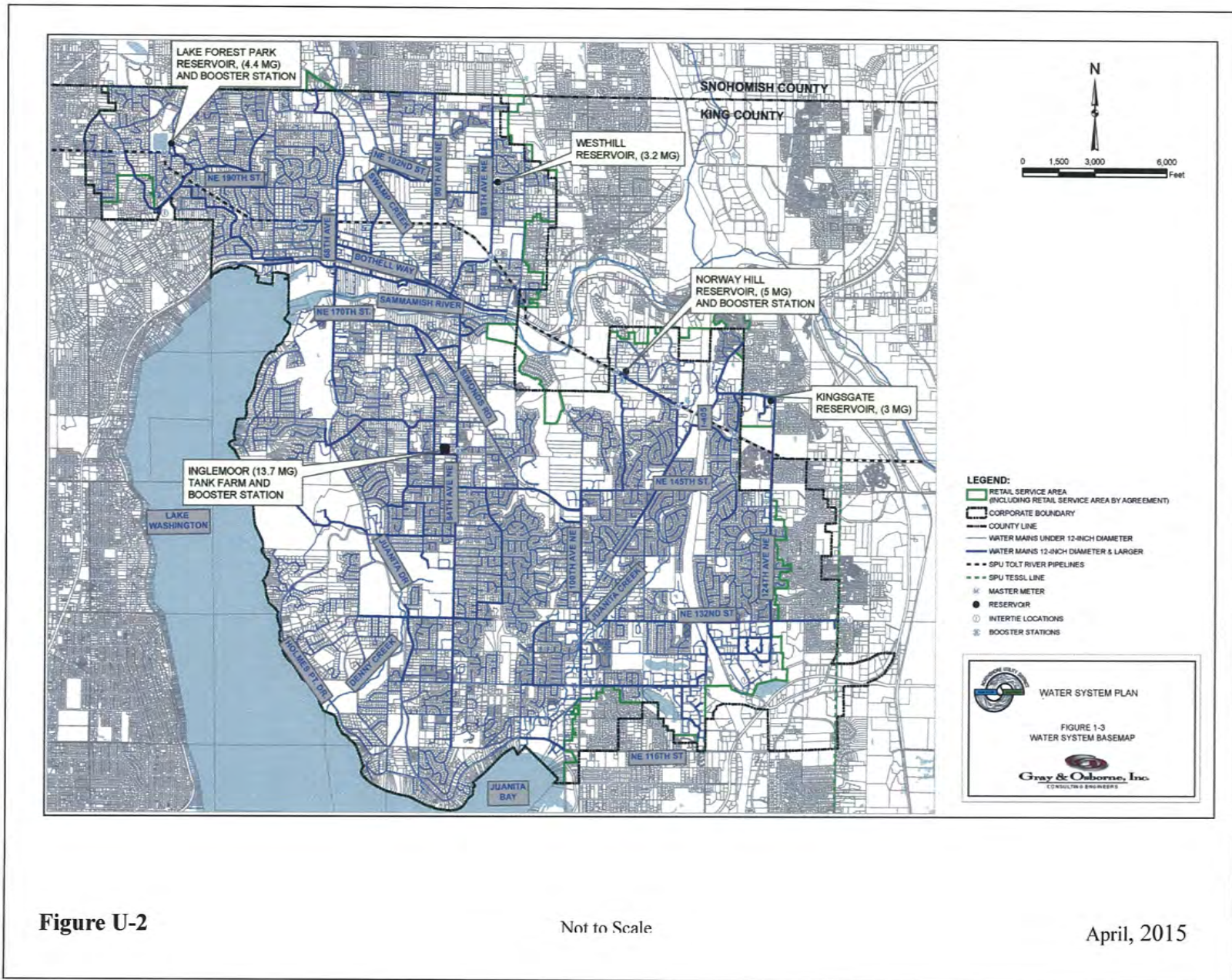
According to the Plan, the District has sufficient capacity in its existing storage and distribution system to meet growth needs to the 2026 planning horizon and beyond. The SPU contract water supply is sufficient to provide adequate water to the District to at least the year 2025. And although the Plan indicates that

Comprehensive Plan

average day and peak season demands at build out exceed the SPU supply contract amount, the shortfall is minimal, and may ultimately be eliminated as conservation measures and water-use habits continue to reduce demand. In addition, reclaimed water projects may introduce new cost-effective supply options. As a member of the Snohomish River Regional Water Authority, NUD holds a water right for the Snohomish River but is not currently withdrawing water under this water right. Although NUD has drilled a groundwater well in west Bothell, no water right was granted by the State and groundwater is not considered to be a viable water supply option for the district.

The 2009 plan includes a \$13 million six-year Capital Improvement Plan and a \$19 million 10-year plan. Projects include water supply source development, improvements to the distribution system, metering and telemetry improvements, and emergency preparedness. The majority of these projects constitute ongoing upgrades to the system.

The Northshore Utility District 2009 Water System Comprehensive Plan should be referred to directly for detailed information about the District and its facilities. **Figure U-2** shows existing water mains and reservoirs in the City of Kenmore.



Regional Water Service

The Seattle Public Utilities Tolt Pipelines No. 1 and 2 cross the city of Kenmore from east to west, primarily along the NE 185th Street alignment. At 61st Avenue NE the pipeline alignment turns in a northwest direction to the western City boundary.

Several taps into the Tolt Pipeline exist within the city to provide service.

Local Wastewater Service

The Northshore Utility District (NUD) provides public sewer service to the entire City of Kenmore. As of December 31, 2014, 6,211 of NUD's 21,232 sewer service connections were in Kenmore. The district is organized as a special purpose district that has the authority to operate under Title 57 of the Revised Code of Washington (RCW).

The District owns and operates a wastewater collection system consisting of collection sewers, trunk sewers, lift stations, and force mains. Wastewater treatment is provided by King County Department of Natural Resources, Wastewater Treatment Division at plants in Renton and at West Point in Seattle. The wastewater agreement with the County extends to 2036.

The current Comprehensive Wastewater System Plan for the District was completed in 2009. The 2009 plan evaluates the existing collection system and identifies improvements needed to meet the needs of current and future sewer customers in light of changing regulatory requirements, population growth, development trends, and aging facilities for the time frame of 2006-2026. District population estimates for the planning period are based on the Transportation Analysis Zone (TAZ) projections provided by the Puget Sound Regional Council and Utility District staff determinations.

The Plan includes a policy of providing public sewer service to areas within its sewer service area. NUD published a Sewer System Buildout Catalog in 2006, with the goal to provide sewer service to the majority of parcels served by on-site septic systems within 8 years. As of December 31, 2014, 877 parcels within the District were served by on-site septic systems. Of those 877 parcels, 550 have district sewer service available but have not yet connected.

The 2009 plan recommends projects for the 2006-2026 time frame that include construction of new and supporting facilities, and upgrades as well as other improvements that will increase system efficiency. The plan includes a \$29 million ten-year capital improvement plan.

The Northshore Utility District 2009 Wastewater Comprehensive Plan should be referred to directly for detailed information about the District and its facilities. **Figure U-3** shows the existing District boundary and sewer service area, with some Kenmore facilities. Currently unsewered areas are shown on **Figure U-4**.

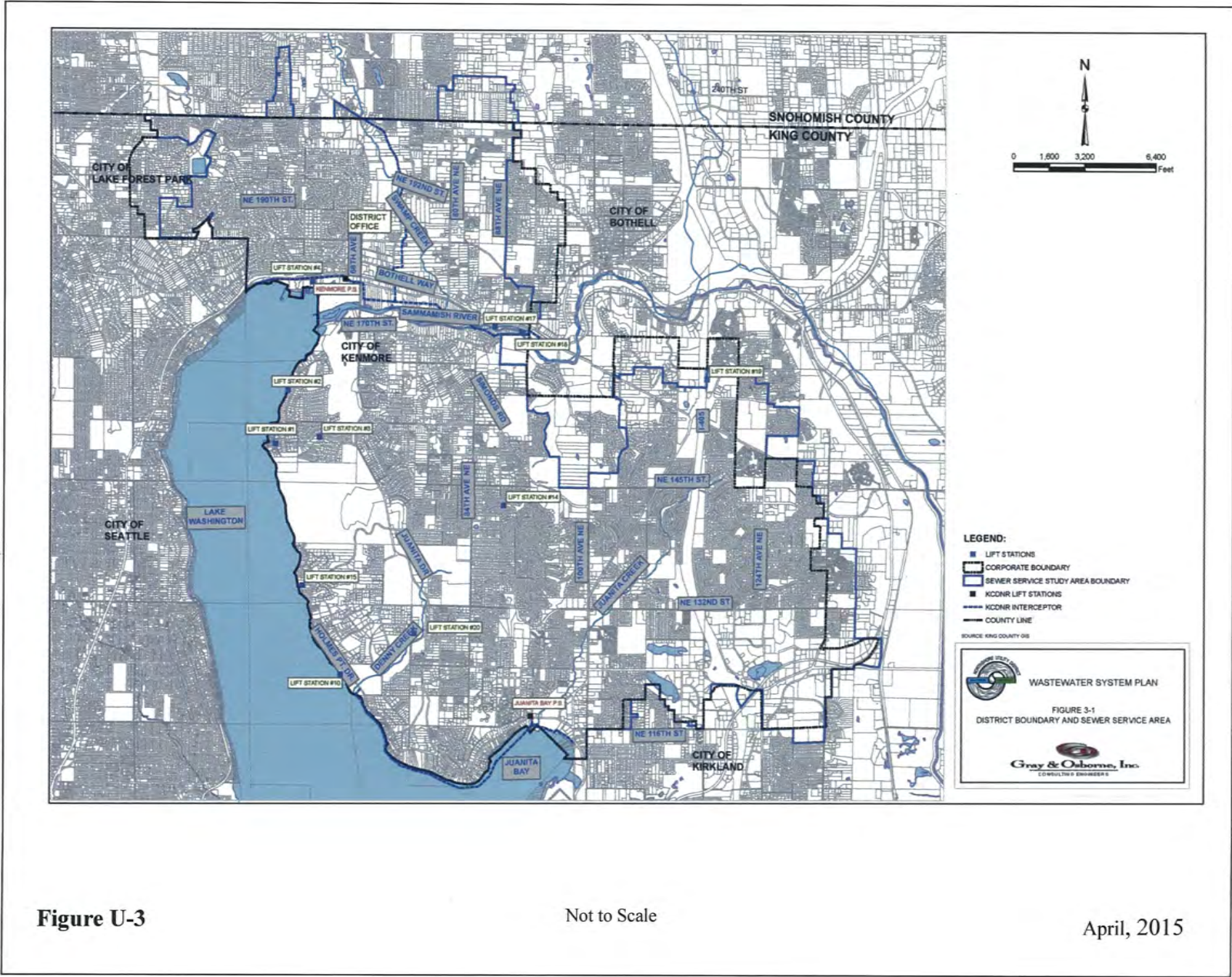
Regional Wastewater Facilities

King County Department of Natural Resources, Wastewater Treatment Division operates regional facilities within Kenmore. These include the Kenmore Pump Station/Logboom Regulator System, Swamp Creek Trunk, and Kenmore Interceptor. The Kenmore Pump Station/Logboom Regulator System controls flows in the Kenmore Lakeline, a 48-inch diameter, five-mile long pipeline constructed in Lake Washington between Kenmore and Matthew's Beach. This system conveys sewage from King County's North Service Area to Matthews Beach Pump Station and from there to the West Point Treatment Plant. The Kenmore Interceptor is a 72-inch diameter sewer within Kenmore that enters the city from the east.

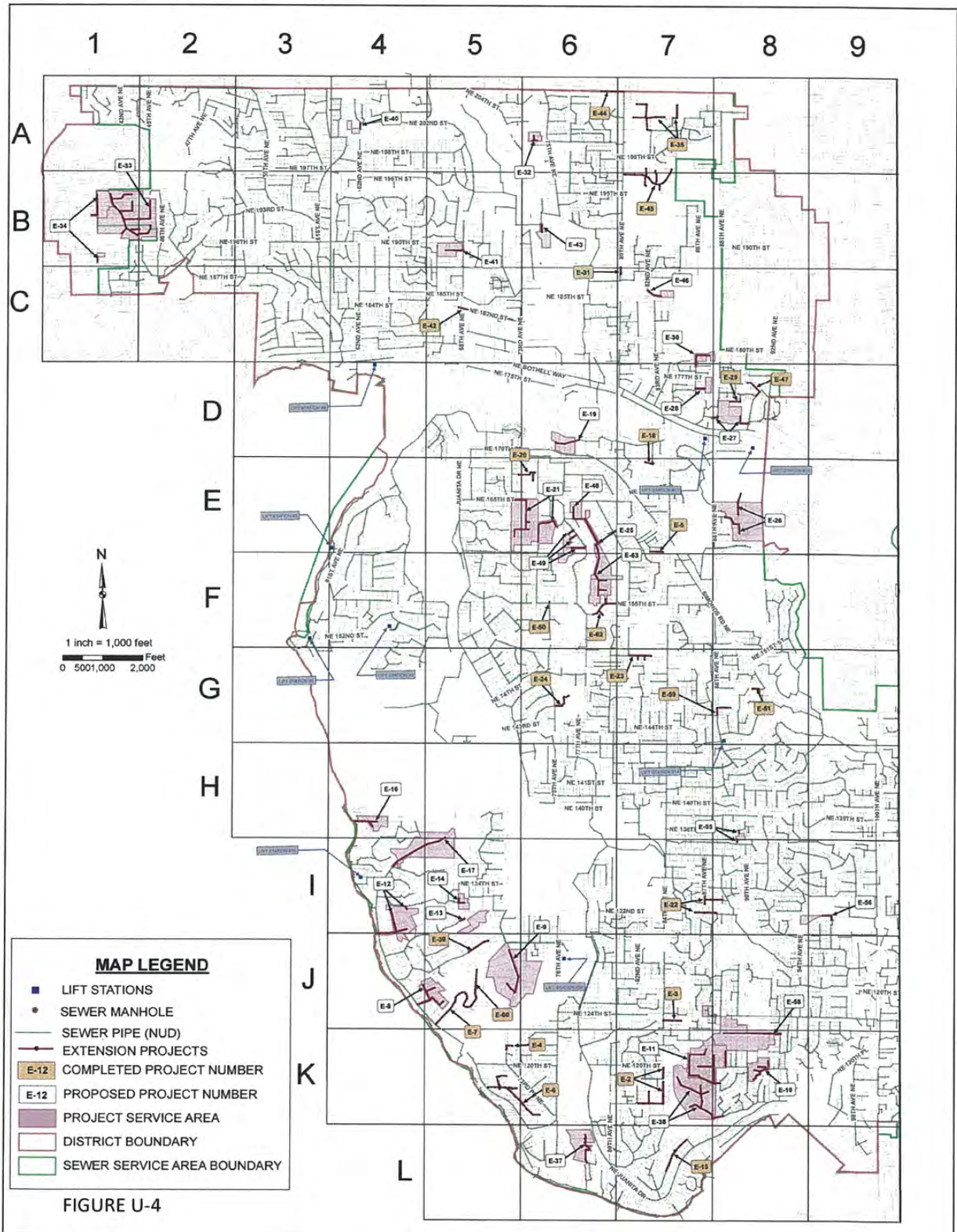
Comprehensive Plan

The Swamp Creek Trunk is a 36-inch pipeline conveying sewage from the Swamp Creek basin to the Kenmore Pump Station. This facility serves the Swamp Creek Basin in King County as well as the Snohomish County Service Area. Currently, flows from the Swamp Creek Basin are conveyed from the Alderwood Sewer District's 36-inch trunk at the county line through an 18-inch Northshore Utility District main to NE 192nd Street, where the Swamp Creek Trunk currently ends.

The 2014 Comprehensive Review of the Regional Wastewater Service Plan (originally adopted in 1999) states that, with the operation of the new Brightwater treatment facility, there is sufficient treatment plant capacity for the region until the 2030s. It is expected that NUD's wastewater will continue to receive treatment at the Renton plant and at West Point in Seattle, but that some wastewater treatment service may be transferred to Brightwater in the future.



SEWER SYSTEM BUILDOUT CATALOG: FUTURE EXTENSION PROJECTS



April 2015

Source: Northshore Utility District
2014 Update

Solid Waste**Coordination of Service**

The King County Department of Natural Resources and Parks, Solid Waste Division, operates King County's transfer and disposal system comprised of a regional landfill, eight transfer stations, and two rural drop boxes for residential and non-residential self-haul customers and commercial haulers. Kenmore has an interlocal agreement with King County that guarantees the tonnage and associated revenue to allow the Solid Waste Division to operate the system through 2040.

Unincorporated areas of King County are served by private garbage collection companies which receive oversight through the Washington State Utilities and Transportation Commission (WUTC). When an area incorporates, it has the option to establish a franchise with a private hauler but is not required to do so. If a local jurisdiction enters into a franchise, the franchise regulations would supersede state regulations and the private hauler is no longer regulated by the State. The City of Kenmore has elected to allow the state to continue to regulate the private hauler serving the City. The City has no immediate plans to establish a franchise, but may wish to establish one at some point in the future. Republic Services is the garbage/recycling service provider to Kenmore.

General Waste Collection

Republic Services collects residential and commercial solid waste and recycling on a weekly basis in the City of Kenmore. In 2013, Republic served 5,565 residential customers and 437 commercial customers.

The company collects and then hauls garbage to the King County Houghton Transfer Station in Kirkland. Except for construction debris, which is recycled, refuse at the transfer station is trucked to the Cedar Hills Landfill.

The 2006 Solid Waste Transfer and Waste Export System Plan identifies the need for a new "Northeast Lake Washington" transfer station in the northeast part of King County. King County presently is reviewing this plan to determine whether in fact a new transfer station is needed.

It is expected that the Cedar Hills Landfill will be operational through 2030 based on current tonnage forecasts and 70% recycling goal. The Draft 2013 Comprehensive Solid Waste Management Plan explores the concept of using emerging technologies for waste disposal, rather than pursuit of additional landfill space once Cedar Hills is no longer operational.

Recycling

In Kenmore, recycling collection services are provided to single-family and multi-family residences, as well as to commercial customers with individual agreements. Kenmore has a 57% recycling rate—well above the national average residential recycling rate of 30%.

Recycling material is collected curbside every other week and taken to Republic Services Recycling in south Seattle. Yard waste is collected at curbside and taken to Cedar Grove Compost where it is composted then sold for use in gardens and flower beds.

GOALS, OBJECTIVES, AND POLICIES

Following are the utility goals, objectives and policies.

GOAL U-1. ENSURE THAT ALL HOUSEHOLDS ARE SERVED OR CAN BE SERVED BY WATER AND SANITARY SEWER UTILITIES AT ACCEPTED SERVICE LEVELS.

- OBJECTIVE U-1.1** Coordinate with the Northshore Utility District, the King County Department of Natural Resources Wastewater Treatment Division, and the City of Seattle to ensure that sufficient sanitary sewer infrastructure and treatment, water supply, infrastructure, and fire flow are available or can be provided to all areas of the community to meet existing and future needs and to protect environmental quality.
- Policy U-1.1.1 Ensure City regulations allow for improvements and additions to water and sewer facilities as needed to accommodate growth and provide reliable service.
- Policy U-1.1.2 Furnish regular updates of population, employment and development projections to the Northshore Utility District, King County and the City of Seattle in order to ensure appropriate services will be available as needed.
- Policy U-1.1.3 Coordinate with the Northshore Utility District in the amendment and implementation of its Water System Plan and Wastewater System Plan in order to achieve shared goals and objectives of providing reliable, service to Kenmore citywide, and to ensure consistency with City's Comprehensive Plan.
- Policy U-1.1.4 Coordinate with the Northshore Utility District and Northshore Fire District 16 to ensure adequate fire flow in all areas of the City.
- Policy U-1.1.5 If an areawide water or sewer deficiency is identified, ensure that the applicable service providers remedy the deficiency through capital improvement programs and long-term funding strategies. If financing and level of service remedies cannot solve the deficiency, the City may change zoning to address the problem.
- Policy U-1.1.6 Coordinate with the appropriate service providers to ensure water system plans include aggressive conservation and re-use measures, as well as development of new sources to support planned land uses with reliable service at minimum cost.
- Policy U-1.1.7 In partnership with the City of Seattle, identify appropriate shared uses along the Tolt Pipeline in consideration of environmental features.
- Policy U-1.1.8 Through memorandums of understanding or other methods, ensure the implementation of the County's Regional Wastewater Service Plan results in full mitigation of siting, construction, and operational impacts of new or expanded facilities in Kenmore.
- Policy U-1.1.9 To address ground and surface water quality, ensure Northshore Utility District sewer plans require hook-ups to the sanitary sewer system in the case of septic system failures when reasonably available. Work with the Northshore Utility District to determine the circumstances under which hook-up would be appropriate. Determine if funding sources are available in the case of economic hardship.
- Policy U-1.1.10 Ensure new development is served by the public sanitary sewer system.

Comprehensive Plan

- Policy U-1.11 Ensure that the implementation of the County's Regional Wastewater Service Plan and the Northshore Utility District's Wastewater System Plan minimizes failures, overflows, and contamination affecting the City's surface waters.

GOAL U-2. PROVIDE SOLID WASTE COLLECTION AND DISPOSAL SERVICES TO THE COMMUNITY CONSISTENT WITH SOLID WASTE MANAGEMENT PLANS.

OBJECTIVE U-2.1 Monitor the delivery of solid waste services provided by King County and waste handlers to ensure appropriate service levels are provided at a reasonable cost.

- Policy U-2.1.1 Support the planning of solid waste services, and the provision of disposal capacity on a regional basis.
- Policy U-2.1.2 Monitor the levels of solid waste service and costs currently provided to the Kenmore community through the Washington State Utilities and Transportation Commission's oversight of the local private hauler.
- Policy U-2.1.3 Coordinate with current service providers to ensure that waste pick-up and curb-side recycling services are reliable.
- Policy U-2.1.4 Coordinate with service providers to educate citizens about safe hazardous waste disposal.
- Policy U-2.1.5 Provide educational materials to the public which inform that waste burning is prohibited and identify appropriate solid waste services that are available.

GOAL U-3. ENSURE THAT PRIVATELY PROVIDED UTILITIES, INCLUDING ELECTRICITY, NATURAL GAS, CABLE TELEVISION, AND OTHER TELECOMMUNICATIONS, ARE AVAILABLE OR CAN BE PROVIDED TO SERVE THE COMMUNITY.

OBJECTIVE U-3.1 Ensure utility providers make improvements and additions to improve service and accommodate growth in a timely manner.

- Policy U-3.1.1 Ensure City regulations allow for improvements and additions to electric, natural gas, cable television, and telecommunication facilities as needed to accommodate growth provide reliable service, and support economic development.
- Policy U-3.1.2 Furnish regular updates of population, employment, and development projections to private utilities and service providers in order to ensure appropriate services will be available as needed.
- Policy U-3.1.3 Require franchise agreements where necessary for private utility use of the City rights-of-ways.
- Policy U-3.1.4 Whenever possible, ensure that franchise agreements support the provision of excellent utility service to Kenmore customers.

Comprehensive Plan

Policy U-3.1.5	Coordinate with other jurisdictions in the implementation of multi-jurisdictional electric facility additions and improvements.
Policy U-3.1.6	Support the availability and efficient use of natural gas.
Policy U-3.1.7	Encourage state of the art telecommunication services to mitigate the transportation impacts of development and growth through such means as telecommuting and videoconferencing.
Policy U-3.1.8	Support cable television services that meet the cable-related needs and interests of all segments of the community, taking into account the cost of meeting such needs and interests. Encourage the completion of the “universal line up” where the region will be able to receive the same channels and programming.
Policy U-3.1.9	Support the relocation of utility poles to protect the public safety and to further the Comprehensive Plan goals and realization of the Vision Statement.
OBJECTIVE U-3.2	Coordinate the timing and location of utilities to minimize cost and disruption.
Policy U-3.2.1	Strive to notify private utilities and service providers of construction work in the public rights-of-way which may affect their equipment. Encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.
Policy U-3.2.2	Promote when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery.
Policy U-3.2.3	Encourage use of the Utility Notification Center (“Call Before You Dig”) prior to site construction or development,
OBJECTIVE U-3.3	Facilitate the provision of reliable utility service in a way that minimizes environmental and safety impacts while allowing for a fair and reasonable price for the utility’s product.
Policy U-3.3.1	Review periodically, the state of scientific research on electromagnetic fields (EMF), and make changes to policies if the situation warrants.
Policy U-3.3.2	Require utilities to define alternative routes to avoid impacts to environmentally sensitive areas where possible.
OBJECTIVE U-3.4	Encourage undergrounding of overhead utilities and co-location of utilities to reduce aesthetic impacts, minimize the need for pruning of trees and shrubs, and reduce power loss during severe weather events.
Policy U-3.4.1	To the extent feasible, require underground utility networks in new developments in the City.

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- Policy U-3.4.2 Where undergrounding is not presently feasible, require developers to install empty conduit or take other measures to facilitate future undergrounding of aerial utilities.
- Policy U-3.4.3 Where significant work in existing rights-of-way will occur, investigate with service providers the possibility of buried lines where existing overhead lines are presently located and encourage them to underground if feasible.
- Policy U-3.4.4 Consider creating a funding mechanism for undergrounding of utilities on a continuing basis in developed areas.
- Policy U-3.4.5 Minimize impacts of personal wireless services, telecommunication facilities, and towers on adjacent land uses through careful siting and design.
- Policy U-3.4.6 Require communication facilities and poles, including cell or radio towers, to consider existing sites and co-locating prior to establishing new sites.
- Policy U-3.4.7 Consider view corridors when reviewing utility pole or facility placement.

GOAL U-4. ENCOURAGE RESOURCE AND ENERGY CONSERVATION.**OBJECTIVE U-4.1 Promote and support water conservation efforts.**

- Policy U-4.1.1 Support water conservation programs of the Northshore Utility District for residential, commercial and industrial users.
- Policy U-4.1.2 Consider water conservation principles when constructing, maintaining and improving City facilities and parks.
- Policy U-4.1.3 Promote the use of water conservation features in the design or rehabilitation of residential structures.
- Policy U-4.1.4 Work with the Northshore Utility District to address the feasibility of using reclaimed water from the Brightwater plant for irrigation.

OBJECTIVE U-4.2 Encourage increased solid waste reduction and recycling.

- Policy U-4.2.1 Support King County and waste-hauler programs for increased waste reduction, composting and recycling in accordance with the adopted King County Solid Waste Management Plan, and with any future City solid waste plans.

OBJECTIVE U-4.3 Promote and support energy conservation.

- Policy U-4.3.1 Continue to enforce State Energy Code requirements.
- Policy U-4.3.2 Review and update codes as necessary regarding solar energy and other alternative energy sources.
- Policy U-4.3.3 Establish standards for street widths, parking lots, and landscaping to moderate temperature, provide shade, and minimize impervious surfaces.

Comprehensive Plan

- | | |
|----------------|--|
| Policy U-4.3.4 | Promote higher density and infill developments that are located near major transportation and transit links. |
| Policy U-4.3.5 | Encourage the rehabilitation of existing buildings as an alternative to demolition, where appropriate, to encourage the conservation of energy, building materials, and historic preservation. |

IMPLEMENTATION STRATEGIES

The Utility Element policies require commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations may be needed to address:

- Alternative energy sources, such as solar, wind and/or thermal

A review of existing programs, rules and regulations is needed to ensure they meet the policies, including:

- Coordination of utility construction and relocation of poles in the right-of-way
- Updated communication facility regulations addressing co-location, alternate siting, and view corridors
- Energy code requirements
- Street tree and landscaping requirements
- Street and parking area standards.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or participate in regional programs, including:

- Coordination with the Northshore Utility District, City of Seattle, and King County regarding water and wastewater services
- Coordination with private utilities including Puget Sound Energy and telecommunications carriers
- Coordination with the County and franchisees regarding solid waste and recycling services and programs.
- Cross promotion of agency activities and programs in support of recycling and conservation.

City business may be conducted in a manner that leads by example through activities such as:

- Use of water-conserving fixtures in City facilities
- Use of alternative energy sources
- City recycling programs
- Native plantings in parks to reduce irrigation needs

REFERENCES

2014 Comprehensive Review of the Regional Wastewater Service Plan, Seattle, WA.

City of Kenmore

Comprehensive Plan

- King County Solid Waste Division, Department of Natural Resources and Parks (2013). Draft 2013 Comprehensive Solid Waste Management Plan, Seattle, WA.
- King County Solid Waste Division, Department of Natural Resources and Parks (December 2014). Personal communication from Thea Severn, Manager of Planning and Communication Section, to Lauri Anderson, Senior Planner.
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- King County Solid Waste Division, Department of Natural Resources and Parks (September 2006). Solid Waste Transfer and Waste Export System Plan, Seattle, WA.
- Northshore Fire District (December 2014). Personal communication from Jeff La Flam, Fire Marshal, to Lauri Anderson, Senior Planner.
- Northshore Utility District (December 2014). Personal communication from Dave Kaiser, Engineering Manager, to Lauri Anderson, Senior Planner.
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- Puget Sound Energy (April 2015). Personal communications from David Matulich, Municipal Liaison Manager – Snohomish County & Northern King County, to Lauri Anderson.
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EXHIBIT 12

CAPITAL FACILITIES ELEMENT

INTRODUCTION

Purpose

The Capital Facilities Element is intended to assist the City of Kenmore and its officials make the financial decisions to ensure that the public facilities and services City residents rely on will continue to adequately support City residents today and into the future. The Capital Facilities Element places particular focus on those facilities that the City is responsible for funding. This Element contains a six-year plan for capital improvements that support the City of Kenmore's current and future population and economy. The six-year capital improvements described here must be fully funded.

Another purpose of the Capital Facilities Element is to respond to Growth Management Act requirements to provide a process to review the potential siting of uses typically difficult to locate in most communities due to environmental, economic, or social costs. This Element provides policies that would guide local permit and public review of essential public facilities.

Growth Management Act Requirements

The Growth Management Act (GMA) establishes many of the requirements of the capital facilities element. It establishes an overall goal to "ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards." The GMA requires that the capital facilities element include an inventory of existing publicly owned capital facilities, a forecast of the future needs for new or expanded facilities, and a six-year plan to indicate from what sources the identified future facilities will be financed. The GMA defines public facilities to include roadways, street lighting, traffic signals, sidewalks, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. Public services are defined to include fire protection, law enforcement, public health, education, recreation, environmental protection, and other government services. The Capital Facilities Element is intended to provide a general assessment of major public services which impact land use issues, rather than a detailed analysis of every service provided by government.

Another key GMA requirement is to include a process for identifying and siting essential public facilities. Essential public facilities include "those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020." No local comprehensive plan or development regulation may preclude the siting of essential public facilities.

Countywide Planning Policies

The King County Countywide Planning Policies include general policies regarding adequate infrastructure for planned development for those areas within the Urban Growth Area. Growth is to be directed to centers and urbanized areas with existing infrastructure capacity. Policies also include several policy statements regarding water and wastewater. In summary, the policies address regional coordination of water supplies, water conservation, alternate sewer treatment technologies and systems,

and preference for urban water and sewer systems to serve new construction in the areas identified for growth.

The King County Countywide Planning Policies indicate that public capital facilities of a regional or statewide nature should be sited in a way that equitably disperses impacts and benefits and supports the Countywide Planning Policies.

Concurrency, Level of Service and Impact Fees

Concurrency refers to the timely provision of public facilities and services relative to the need for them, especially for transportation improvements. WAC 365-196-210 states, “Concurrency means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter.” The City maintains a 6-year capital improvement program that identifies needed improvements and the funds to pay for them. Longer-term facilities plans are described in individual Comprehensive Plan elements and summarized in this element, along with estimates of future costs.

Level of service standards provide the baseline by which the impacts of new development are measured. WAC 365-196-210 states, “Level of service means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards.” For transportation facilities, if growth will reduce the level of service below the City’s adopted standards, development permits cannot be issued until facilities are provided. The Transportation Element discusses level of service standards for multimodal transportation facilities.

The City’s impact fee requirements are in place to maintain desired levels of service by providing funding from new development for needed improvements. Impact fees are available as a funding mechanism for transportation facilities, parks, fire protection facilities, and schools. While the City requires impact fees for transportation facilities and parks, the Northshore School District presently is not collecting impact fees for schools. The need for additional fire protection facilities was not identified in the Public Services Element.

Sound Fiscal Management

Planning for major capital facilities and their costs enables the City of Kenmore to demonstrate the need for facilities and the need for revenues to pay for them. It also allows the City to estimate the future operation/maintenance costs of new facilities that will impact the annual budget. Additionally, it helps the City take advantage of sources of revenue (i.e., grants, fees, real estate excise taxes) that require a Capital Facilities Plan to qualify for the revenue. Lastly, it may help the City get better ratings on bond issues when the City borrows money for capital facilities.

Eligibility for Grants and Loans

The State Department of Community Development’s Public Works Trust Fund requires that local governments have a Capital Facilities Plan in order to be eligible for grants and loans. Some other grants and loans have similar requirements (i.e., Washington State Recreation and Conservation Office grants, or the Department of Ecology’s Centennial Clean Water Fund), or give preference to jurisdictions that have a Plan.

INVENTORY/FORECAST OF FUTURE NEEDS

General

The inventory and forecast of needs required in the Capital Facility Element have been met in other Elements as follows:

- Existing and future needs for transportation facilities, **Chapter 6, Transportation Element**
- Domestic water systems, storm and sanitary sewer systems, **Chapter 10, Utilities Element**
- Parks and recreational facilities, **Chapter 7, Parks, Recreation and Open Space Element**
- Government services including City, fire, police, human, library, and school services, **Chapter 9, Public Services Element**

Levels of service analyses, where appropriate, also are discussed in these other Elements.

The focus of the Capital Facilities Element is to identify the capital facility costs and timeframes for at least 6 years to support the Comprehensive Plan.

Essential Public Facilities

Existing Essential Public Facilities

Within Kenmore today, there are several existing facilities that would qualify as “essential public facilities” including, but not limited to:

- SR-522 – Bothell Way, a state transportation facility (classified as a Highway of Statewide Significance)
- Kenmore Air Harbor, a private seaplane base, which is considered a “public use airport” by the Washington State Aviation System Plan
- Several adult family homes and group homes as described in **Chapter 5, Housing Element**.

Although not specifically listed in the definition of essential public facilities, regional wastewater facilities could be considered essential public facilities, since the definition lists examples and is not a definitive list. Examples of regional wastewater facilities include:

- King County Department of Natural Resources, Wastewater Treatment Division, regional facilities within Kenmore. These include the Kenmore Pump Station/Logboom Regulator System, Swamp Creek Trunk, and Kenmore Interceptor. The Kenmore Pump Station/Logboom Regulator System controls flows in the Kenmore Lakeline, a 48-inch diameter, five-mile long pipeline constructed in Lake Washington between Kenmore and Matthew’s Beach. This system conveys sewage from King County’s North Service Area to Matthews Beach Pump Station and from there to the West Point Treatment Plant. The Kenmore Interceptor is a 72-inch diameter sewer within Kenmore that enters the City from the east.

Planned Essential Public Facilities

The State of Washington Office of Financial Management (OFM) is required to maintain a list of those essential state public facilities that are required or likely to be built within the next six years. The OFM 2015-2021 Six-Year Facilities Plan includes no planned facilities in Kenmore.

CAPITAL FACILITIES PLANNING

This section addresses short and long-term improvement plans for City facilities including parks and recreation, surface water and transportation. **Tables CF-A** through **CF-C** are the Capital Facilities Plans through 2035 from the Parks, Recreation and Open Space Element, the Surface Water Element and the Transportation Element. **Table CF-D** is the City's current Capital Improvement Program, showing the 6-year plans for capital facilities with forecasts of expenditures and revenues. Cost estimates and revenue projections are most accurate for the current biennium and least accurate for the long-term assessments. Projects and schedules in the Capital Facilities Element of the Comprehensive Plan will be updated annually as part of the City's budget process.

The Element also incorporates by reference the 6-year capital facility plans for the special districts that provide water, wastewater services, fire protection and school services: the Northshore Utility District, the Northshore Fire Department and the Northshore School District. Agencies or special districts, in accordance with the provisions of the Growth Management Act, may need to update their Comprehensive Plans and/or 6-year capital improvement plans in order to be consistent with the City's Comprehensive Plan.

**TABLE CF-A
PARKS CAPITAL IMPROVEMENTS
CITY OF KENMORE**

2015-2035 FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR AMOUNT
ACQUISITION	
Kenmore Water Walk and Waterfront Master Plan (Acquisition & Development)	Planning 200,000 (Acquisition and Development Unknown)
Waterfront at Lake Washington	Unknown
Natural Areas/Open Space and Waterfront at Sammamish River	3,300,000
Swamp Creek Natural Areas/Open Space	1,060,000
Sheriff Precinct Property (heron rookery)	0
Community Park Land	10,000,000-15,000,000
Moorlands Park Expansion	624,000-1,000,000
Indoor Recreation Space--Partnership Community Center (Acquisition & Development)	2,799,000
DEVELOPMENT	
Log Boom Park	2,640,000
Rhododendron Park	385,000
Wallace Swamp Creek Park	721,000
Kenmore Village Public Square/"Town Green"	1,092,000
Entry Gateways	287,500
City Hall Park	476,400
Twin Springs Park	1,265,000-2,430,000
Athletic Fields	2,700,000
Picnic Facilities	Unknown
Swamp Creek Nature Trail	1,150,000
Sport Courts	Unknown
Off-Leash Area	739,000
Skate Park	287,500
Tolt Pipeline Trail Phase 1	36,200-136,700
Tolt Pipeline Trail Phase 2	399,000
Natural Areas and Waterfront at Squire's Landing Park	15,305,000
RENOVATION	
Moorlands Park	929,000
Linwood Park	587,000
TOTAL	\$46,982,600-\$53,624,100

TABLE CF-B
SURFACE WATER FACILITIES CAPITAL IMPROVEMENTS
CITY OF KENMORE
2015-2035 FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR AMOUNT
Little Swamp Creek Culvert Replacement at 192 ND Street	395,000
0056 Culvert Replacement and Repairs at 190 TH Street	1,111,000
Surface Water Component of SR 522 Corridor Improvement Project – West A	634,000
Tributary 0056 Evaluation	100,000
Ditch Rehabilitation	68,000
Tributary 0057 Evaluation	25,000
Sammamish Tributary 02 Evaluation	25,000
Small Works Projects	1,000,000
Strawberry Hills Surface Water Facility Retrofit	460,000
Wallace Swamp Creek Park Pond Beaver Management	96,000
Little Swamp Creek Relocation	1,274,000
Northlake Heights LID Retrofit	1,588,000
Juanita Drive Surface Water Facility Retrofit	698,000
TOTAL	\$7,474,000

TABLE CF-C
TRANSPORTATION CAPITAL IMPROVEMENTS
CITY OF KENMORE
2015-2035 AND BEYOND FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR AMOUNT
West Sammamish River Bridge	20,000,000
SR-522 Improvements (61st-65 th)	9,800,000
SR-522 Improvements (Lake Forest Park-61 st)	9,000,000
Sidewalk and Crossing Program	900,000
Downtown Parking Feasibility Study	75,000
61 st Ave. Sidewalk Replacement (East Side)	2,100,000
Neighborhood Transportation Plans	1,500,000
Arterial Restriping to add Bike Lanes on 73 rd Ave. (south of 192 nd), 80 th Ave. and Simonds Road	360,000
Juanita Drive (NE 143 rd St. to NE 155 th Place)	6,500,000
Feasibility Study for Grade-Separated Crossing of SR 522	250,000
68 th Ave. Northbound Right Turn Pocket Extension	2,600,000
175 th Swamp Creek Bridge	810,000
Yellow Standard Pedestrian Facilities	18,900,000
Yellow Standard Bicycle Facilities	18,800,000
Improved Pedestrian Crossings	650,000
Grade Separated SR522 Crossing	17,100,000
Intersection Treatments at 67 th Ave./181 st St. and 67 th Ave./175 th St.	6,000,000
Intersection Treatments at 73 rd Ave./192 nd St., 80 th Ave./192 nd St., and 84 th Ave./Simonds Rd.	3,800,000
Lakepointe Drive West (SR522 to 68 th Ave.), including new intersection at 68 th Ave.	7,500,000
175 th Signal Removal	20,000
Lake Pointe Dr. East (68 th Ave. to SR 522)	7,500,000
TOTAL	\$134,165,000

City of Kenmore
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TABLE CF-D

CITY OF KENMORE, WASHINGTON CAPITAL IMPROVEMENT PROGRAM FOR THE YEARS 2015-2020							
EXPENDITURES	2015 Proposed	2016 Proposed	2017 Proposed	2018 Proposed	2019 Proposed	2020 Proposed	2015-2020 Totals
PARKS							
Parks Project Manager	\$99,000	\$64,000	\$65,000	\$0	\$0	\$0	\$228,000
P 1 Twin Springs Interim Use Plan	40,000	0	0	0	0	0	40,000
P 2 Tolt Pipeline Trail Phase One	210,000	0	0	0	0	0	210,000
P 6 Moorlands Park Improvements	10,000	20,000	224,000	1,170,000	0	0	1,424,000
P 11 Log Boom Park Pedestrian New Bridge	200,000	0	0	0	0	0	200,000
P 13 City Hall Park Ph I: Skate Park Improvements	350,000	0	0	0	0	0	350,000
P18a Rhododendron Park Float	30,000	115,000	0	0	0	0	145,000
P 26 Squires Landing Park Expansion	35,000	65,000	0	0	0	0	100,000
Total Parks	\$974,000	\$264,000	\$289,000	\$1,170,000	\$0	\$0	\$2,697,000
TRANSPORTATION							
T 6 SR 522 West A 61st to 65th	\$7,434,850	\$3,551,407	\$0	\$0	\$0	\$0	\$10,986,257
T 8 SR 522 West B 57th to 61st with BGT Wall	0	0	0	0	0	450,000	450,000
T 27 Sidewalk Program	85,960	9,955	100,000	100,000	100,000	100,000	495,915
181st St Sidewalk	104,000	667,000	0	0	0	0	771,000
Sidewalk Gaps	160,000	0	0	0	0	0	160,000
T 35 Overlay	585,000	585,000	450,000	450,000	450,000	450,000	2,970,000
T 36 City Gateway West End Unfunded	0	0	0	0	0	0	0
T 37 West Samm Bridge	1,270,000	2,280,000	1,140,000	7,630,000	7,630,000	50,000	20,000,000
T 38 175th St/ Swamp Creek Bridge Study	75,000	0	0	0	0	0	75,000
T 39 Neighborhood Traffic Calming Improvements	250,000	100,000	0	0	0	0	350,000
Total Transportation	\$9,964,810	\$7,193,362	\$1,690,000	\$8,180,000	\$8,180,000	\$1,050,000	\$36,258,172
SURFACE WATER							
SW 8 61st Ave NE Sidewalk Embankment Repair	\$383,470	\$727,530	\$0	\$0	\$0	\$0	\$1,111,000
SW 8 Trust Fund Loan Repayment	0	0	140,000	140,000	140,000	140,000	560,000
SW 19 NE 192nd ST Culvert Replacement	122,796	272,204	0	0	0	0	395,000
T 6 Surface Water Component of SR 522 West A	0	633,500	0	0	0	0	633,500
Total Surface Water	\$506,266	\$1,633,234	\$140,000	\$140,000	\$140,000	\$140,000	\$2,699,500
TOTAL EXPENDITURES	\$11,445,076	\$9,090,596	\$2,119,000	\$9,490,000	\$8,320,000	\$1,190,000	\$41,654,672
REVENUES							
Real Estate Excise Tax (Transportation)	\$1,507,250	\$930,469	\$450,000	\$450,000	\$450,000	\$650,000	\$4,437,719
Real Estate Excise Tax - West Samm Bridge	74,000	307,000	78,000	0	0	0	459,000
Real Estate Excise Tax - Set Aside Sidewalks	260,000	100,000	100,000	100,000	100,000	100,000	760,000
Transportation Impact Fee Revenue	1,704,780	655,220	0	0	0	250,000	2,610,000
Transportation Impact Fee Revenue - West Samm Bridge	200,000	200,000	200,000	330,000	330,000	50,000	1,310,000
Transportation Benefit District	75,000	75,000	0	0	0	0	150,000
State/TIB	2,969,680	1,462,678	0	0	0	0	4,432,358
Park Impact Fee Revenue	325,000	165,000	289,000	100,000	0	0	879,000
Real Estate Excise Tax (Parks)	350,000	0	0	380,000	0	0	730,000
King County Levy	269,000	44,000	0	40,000	0	0	353,000
Parks Grants	0	0	0	500,000	0	0	500,000
Surface Water Utility Funds	890,611	532,389	140,000	140,000	140,000	140,000	1,983,000
King County Flood District Grant	0	300,000	0	0	0	0	300,000
Federal Grants/Allocations	1,773,755	1,349,955	0	0	0	0	3,123,710
Other Agencies Reimbursements	20,000	0	0	0	0	0	20,000
Public Works Trust Fund Loan	0	1,000,000	0	0	0	0	1,000,000
General Fund	0	140,885	0	0	0	0	140,885
Strategic Opportunity Fund	30,000	55,000	0	150,000	0	0	235,000
Unfunded West Samm Bridge Replacement Resources	996,000	1,773,000	862,000	7,300,000	7,300,000	0	18,231,000
TOTAL REVENUES	\$11,445,076	\$9,090,596	\$2,119,000	\$9,490,000	\$8,320,000	\$1,190,000	\$41,654,672

GOALS, OBJECTIVES, AND POLICIES

Following are the goals, objectives and policies addressing capital facility planning and financing. These are applicable to Kenmore as well as to other agencies planning public capital facilities and services in Kenmore.

GOAL CF-1. ESTABLISH APPROPRIATE LEVELS OF SERVICE FOR PUBLIC FACILITIES TO ADEQUATELY SERVE EXISTING AND FUTURE DEVELOPMENT.

- Objective CF-1.1 Identify and define types of public facilities.**
- Policy CF-1.1.1 Maintain an inventory of existing public facilities owned or operated by the City, and reference those of the County, State, special districts, or other public entities within Kenmore. Include in the inventory the locations and capacities of such facilities and systems.
- Objective CF-1.2 Review standards for levels of service, where appropriate, for each public facility, and determine what additional public facilities are needed in order to achieve and maintain the desired quality of life and vision for the City of Kenmore.**
- Policy CF-1.2.1 Level of service standards should 1) measure the quality of life based on the City's vision of its future and values, 2) be achievable for existing development and growth anticipated in the land use plan, and 3) be achievable with existing and proposed financing plans.
- Policy CF-1.2.2 If appropriate, use the level of service standards to 1) determine the need for public facilities and 2) test the adequacy of such facilities to serve proposed development. In addition, use the level of service standards for city-owned public facilities to develop the City's annual budget and 6-year Capital Improvement Program.
- Policy CF-1.2.3 Reassess the Capital Facility Element annually to ensure that public facilities needs, financing, and level of service are consistent with the land use plan. The annual update should be coordinated with the annual budget process, and the annual amendment of the Comprehensive Plan.

GOAL CF-2. PROVIDE ADEQUATE PUBLIC FACILITIES CONCURRENT WITH THE IMPACT OF NEW DEVELOPMENT.

- Objective CF-2.1 Provide a variety of responses to the demands of growth on capital facilities.**
- Policy CF-2.1.1 Ensure City public facilities and services are provided concurrent with the impact of new development or redevelopment, including stormwater, roads, and local parks. Require that non-City public facilities are provided concurrent with the impact of new development or redevelopment including, water and sewer. Consistent with the Growth Management Act, road improvements may be provided at the time of, or within 6-years of, development. Local parkland to serve new development may be in place at the time of, or within 6-years of, development.

- Policy CF-2.1.2 Make the most efficient use of existing public facilities, including techniques such as:
- Conservation
 - Demand management
 - Improved scheduling
 - Encourage development that uses existing facilities
 - Contracting for services
 - Other methods of improved efficiency.
- Policy CF-2.1.3 Provide additional public facility capacity when existing facilities are used to their maximum level of efficiency consistent with adopted standards for levels of service.
- Policy CF-2.1.4 Encourage development where adequate public facilities and services exist or can be provided in an efficient manner.

GOAL CF-3. COORDINATE CAPITAL FACILITY PLANS WITH STATE, COUNTY, AND LOCAL AGENCIES AND DISTRICTS.

- Objective CF-3.1 Coordinate the land use planning and decisions with plans for public facility capital improvements.**
- Policy CF-3.1.1 Coordinate with non-City providers of public facilities about maintaining adopted levels of service standards, funding, and construction of capital improvements. Work in partnership with non-City public facility providers to prepare functional plans consistent with the City of Kenmore Comprehensive Plan as provided in Objective 2.7 and associated policies in the Land Use Element.
- Policy CF-3.1.2 Establish interagency planning mechanisms to assure coordinated and mutually supportive capital facility plans from non-City providers of public facilities.
- a. Establish priority areas for infrastructure improvements consistent with the City's vision as provided in Policy LU-2.4.1.
 - b. Annually assess development trends and infrastructure provision to identify and remedy deficiencies or need to reassess the land use plan as provided in Policy LU-2.4.2.

GOAL CF-4. MAINTAIN A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN.

Objective CF-4.1 **Annually develop a six-year Capital Improvement Program_to implement the Comprehensive Plan.**

Policy CF-4.1.1 Prepare and utilize the six-year Capital Improvement Program_to identify City capital projects necessary to respond to the planned growth of the community and maintain desired levels of service.

Policy CF-4.1.2 Prepare and utilize the six-year Capital Improvement Program_to integrate all of the community's capital project resources such as grants, bonds, city funds, donations, impact fees and other available funding.

Policy CF-4.1.3 Maintain the Capital Improvement Program_as follows:

- a. Provide for annual review of the Capital Improvement Program contained in this Capital Facilities Element by the City Council and incorporate a citizen participation process.
- b. Ensure that the Capital Improvement Program:
 - Is consistent with the overall Comprehensive Plan
 - Defines the projects' need and links to levels of service and facility plans
 - Includes construction costs, timing, and funding sources, and considers operations and maintenance impacts where appropriate
 - Establishes priorities for capital project development
 - Adopts by reference annual updates of the Northshore School District Capital Facilities Plan, Lake Washington School District Capital Facilities Plan if appropriate, Northshore Utility District water and sewer plans, and Northshore Fire District 16 (Northshore Fire Department) facility plans if any.

GOAL CF-5. PREPARE AND MAINTAIN A CAPITAL IMPROVEMENT PROGRAM_THAT IS FULLY FUNDED AND FINANCIALLY FEASIBLE.

Objective CF-5.1 **Establish mechanisms to ensure that the required public facilities are financially feasible.**

Policy CF-5.1.1 Base the financing plan for public facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the City.

Policy CF-5.1.2 Finance the six-year Capital Improvement Program within the City's financial capacity to achieve a balance between available revenue and needed public facilities. If the projected funding is inadequate to finance needed public facilities based on adopted level of service standards and forecasted growth, the City could do one or more of the following:

- Lower the level of service standard
- Change the Land Use Plan
- Increase the amount of revenue from existing sources
- Adopt new sources of revenue

Objective CF-5.2 Establish mechanisms to ensure that the required public facilities are fully funded.

Policy CF-5.2.1 Match revenue sources to capital improvements on the basis of sound fiscal policies.

Policy CF-5.2.2 Revise the financing plan in the event that revenue sources for capital improvements, which require voter approval in a local referendum, are not approved.

Policy CF-5.2.3 Ensure that the ongoing operating and maintenance costs of a public facility are financially feasible prior to constructing the facility.

GOAL CF-6. ENSURE GROWTH PAYS PROPORTIONATE COSTS OF CAPITAL FACILITIES REQUIRED TO SERVE THE GROWTH

Objective CF-6.1 Ensure existing and future development pay for the costs of needed capital improvements.

Policy CF-6.1.1 Ensure that existing development pays for capital improvements that reduce or eliminate existing deficiencies, and pays for some or all of the cost to replace obsolete or worn out facilities. Existing development may also pay a portion of the cost of capital improvements needed by future development. Existing development's payments may take the form of user fees, charges for services, special assessments, and taxes.

Policy CF-6.1.2 Ensure that future development pays a proportionate share of the cost of new facilities that it requires. Future development may also pay a portion of the cost to replace obsolete or worn-out facilities. Future development's payments may take the form of voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of users' fees, charges for services, special assessments, and taxes.

GOAL CF-7. LOCATE AND DESIGN CAPITAL FACILITIES TO REALIZE THE VISION STATEMENT, AND TO BE COMPATIBLE WITH SURROUNDING LAND USES AND THE ENVIRONMENT.

Objective CF-7.1 Promote capital facilities that protect the public health, safety and welfare, and that serve as models for function, design, and environmental protection.

- Policy CF-7.1.1 Consider the quality of public facilities in planning for capital improvements.
- Ensure that public facilities' design meets appropriate policies in the Community Design Sub-Element, complies with City design standards, and is compatible with the surrounding areas.
 - Maintain public spaces and enhance their appearance.
- Policy CF-7.1.2 Encourage public amenities and facilities which serve as catalysts for beneficial development.
- Policy CF-7.1.3 Protect public health and environmental quality through the appropriate design and installation of public facilities.
- Promote conservation of energy, water, and other natural resources in the location and design of public facilities.
 - Practice efficient and environmentally responsible maintenance and operating procedures for public facilities.
 - Preserve existing significant natural vegetation and features in the development of public facilities.

GOAL CF-8. ALLOW FOR THE APPROPRIATE SITING OF ESSENTIAL PUBLIC CAPITAL FACILITIES OF A STATE-WIDE OR COUNTY-WIDE NATURE.

OBJECTIVE CF-8.1 Participate in a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the King County Countywide Planning Policies. The approach should address definitions, inventories, incentives, compensation, public involvement, environmental protection, and alternative sites analysis.

- Policy CF-8.1.1 Identify essential public facilities based upon the Growth Management Act, State Office of Financial Management list of essential public facilities required or likely to be built, King County Countywide Planning Policies, and any City lists which may be developed.
- Policy CF-8.1.2 Classify a facility as an essential public facility if it has one or more of the following characteristics:
- a. The facility meets the Growth Management Act definition of an essential public facility;
 - b. The facility is on a State, County or City list of essential public facilities;

- c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system; or
- d. The facility is the sole existing facility in the County for providing that essential public service.

OBJECTIVE CF-8.2 Establish a local public review and permit process for essential public facilities.

Policy CF-8.2.1 Require a siting analysis for proposed new or expansions to existing essential public facilities consisting of the following:

- a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;
- b. A forecast of the future needs for the essential public facility, and definition of a logical service area;
- c. An analysis of the potential social and economic benefits to jurisdictions receiving or surrounding the facilities;
- d. An analysis of environmental, social, and economic impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
- f. Consideration of any applicable prior review conducted by a public agency, local government, or citizen's group;
- g. An analysis of the consistency with Comprehensive Plan policies and designations; and,
- h. Consideration of other standards and criteria as outlined in the King County Countywide Planning Policies and other locally defined plans and ordinances.

Policy CF-8.2.2 Require a public process by which citizens have a reasonable opportunity to participate in the site selection process.

Policy CF-8.2.3 Siting criteria for essential public facilities which are not difficult to site should provide for site design and buffering techniques to ensure compatibility with surrounding uses, and enable the facility to be permitted outright in appropriate zoning classifications whenever feasible.

Policy CF-8.2.4 Work with King County and other municipalities to standardize review procedures and criteria for the siting of Statewide and Countywide essential public facilities and incorporate these procedures within interlocal agreements.

OBJECTIVE CF-8.3 Cooperate regionally to ensure appropriate and equitable siting of essential public facilities.

Policy CF-8.3.1 Encourage the State and County to site essential public facilities equitably among communities. No single community should absorb an inequitable share of these facilities and their impacts. Siting should consider environmental equity and environmental, economic, technical, and service area factors. The net impact of siting new essential public facilities should be weighted against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation.

Policy CF-8.3.2 Participate in a cooperative interjurisdictional approach to the siting of essential public facilities in accordance with the King County Countywide Planning Policies. Joint planning agreements should be sought where appropriate.

OBJECTIVE CF-8.4 Seek to mitigate disproportionate financial burdens to the City due to the siting of essential public facilities.

Policy CF-8.4.1 Through joint planning or interlocal agreements, the City should seek to mitigate disproportionate financial burdens due to the siting of essential public facilities

Policy CF-8.4.2 Seek amenities or incentives for neighborhoods in which the facilities are located, and require compensation for adverse impacts.

IMPLEMENTATION STRATEGIES

The Capital Facilities Element policies would require new or increased commitments of City resources to prepare new regulations, review/amend existing regulations, or coordinate with agencies and other service providers.

New programs, rules, or regulations would be needed to address:

- A concurrency review and implementation system addressing multimodal transportation facilities
- Evaluation reports monitoring implementation of the goals and policies of the Capital Facilities Element.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies. Rules, regulations and programs that should be reviewed include:

- Impact fee approaches, given revised facilities lists
- Levels of service for non-City-owned facilities.

REFERENCES

King County Growth Management Planning Council (December 2012). Countywide Planning Policies. Seattle, WA.

State of Washington Office of Financial Management (January 2015). 2015-21 Six-Year Facilities Plan. Olympia, WA.