



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City Council Special & Regular Meeting

ON-SITE

MONDAY, DECEMBER 9, 2024 - 6:00 PM

In addition, we try to provide access to the meeting virtually:

ZOOM LINK: <https://kenmorewa-gov.zoom.us/j/89037199520>

ZOOM PASSWORD: 120924

Or One tap Mobile: US: +12532050468,,89037199520#

Or Telephone Dial US: +1 253 205 0468

Webinar ID: 890 3719 9520

ZOOM PASSWORD: 120924

SIGN UP FOR VIRTUAL PUBLIC COMMENT HERE: www.kenmorewa.gov/virtualpubliccomment

If you have technical difficulties accessing the meeting virtually, please contact the Deputy City Clerk at mkang@kenmorewa.gov.

Technical Difficulties - If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

Land Acknowledgement to Honor First Peoples

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

I. CALL SPECIAL MEETING TO ORDER - 6:00 PM

II. EXECUTIVE SESSION

- A. Confidential Session of the Council - Pursuant to RCW 42.30.110(1)(b), the City Council will now enter an executive session to consider the acquisition of real estate. This executive session is slated to last 60 minutes until approximately 7:00 PM.

EXECUTIVE SESSION HELD. NO FINAL ACTION.

III. POSSIBLE ACTION RELATING TO EXECUTIVE SESSION

IV. ADJOURN SPECIAL MEETING

V. CALL REGULAR MEETING TO ORDER - 7:00 PM

VI. ROLL CALL

VII. LAND ACKNOWLEDGEMENT

VIII. FLAG SALUTE

IX. AGENDA APPROVAL

X. WHERE'S THE FUN?

XI. PUBLIC COMMENTS

Welcome to the Council's meeting. Please address your comments to the Mayor and Council. You'll have three minutes to speak. If there are more than 20 speakers, time will be reduced to two minutes per speaker. The Clerk will call your name when it's your turn. The Presiding Officer may choose to alternate between in-person and online comments. Please state your name and city of residence and keep within the allotted time. To make every person feel welcome and safe here, please refrain from booing, clapping, heckling, yelling, or other interruptions. The meeting is recorded for transparency. Thank you for being here, and for sharing your input respectfully.

VIRTUAL PUBLIC COMMENT PRE-REGISTRATION PROCESS: To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form opens Tuesdays at 12:00 Noon and closes Mondays at 12:00 Noon. You will be confirmed by the City Clerk. If you are having difficulty, please reach out to the City Clerk at awarhol@kenmorewa.gov.

XII. CONSENT AGENDA

**CONSENT AGENDA MINUS ITEM E APPROVED BY UNANIMOUS
CONSENT**

ITEM E APPROVED 6-1 VOTE

- A. Cancel the City Council Regular Meetings of December 16, 2024 and December 23, 2024.
- B. Approve the City Council Regular Meeting Minutes from Monday, November 18, 2024.
[City Council Regular Meeting Minutes from November 18, 2024 \(added 12/4\)](#)
- C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 11/15/2024 in the amount totaling \$398,264.32.
[Voucher Certification & Approval 11/09/2024 - 11/22/2024](#)
- D. Approve Amendment No. 4 to the City Manager's employment agreement, Contract No. 16-C1631, effective January 1, 2025.
[Agenda Bill - Amendment No. 4 to City Manager's Employment Agreement \(added 12/4\)](#)
[Attachment 1 - Amendment No. 4 to Contract No. 16-C1631 \(added 12/4\)](#)

- E. Authorize the City Manager to execute Amendment No. 1 to Contract No. 24-C3026 with Hillis, Clark, Martin & Peterson for provision of environmental legal advice associated with the potential acquisition of a portion of the Lakepointe property and other general environmental legal assistance, subject to approval by the City Attorney.
[Agenda bill - Amendment No. 1 to Contract No. 24-C3026](#)
[Attachment 1 - Amendment No. 1 to Contract No. 24-C3026](#)
[Attachment 2 - Contract No. 24-C3026](#)
- F. Accept \$2,500,000 in state funding from the Washington State Transportation Improvement Board (TIB) to complete the construction of the 61st Avenue NE Sidewalks Replacement Phase 1 Project (T-44) and authorize the City Manager to execute the appropriate agreements with the TIB.
[Agenda Bill - TIB Grant Award](#)
[Attachment 1 - TIB Grant Award Letter](#)

XIII. PRESENTATION

- A. Cascadia College - State of the College, presented by Cascadia College President Dr. Eric Murray
PRESENTED
[Presentation - State of the College \(added 12/5\)](#)

XIV. BUSINESS AGENDA

- A. Proposed Ordinance No. 24-0623, Amendments for the Periodic Update to the City's Comprehensive Plan, presented by Community Development Director Debbie Bent and Principal Planner Todd Hall, *for adoption*
ADOPTED
[Agenda Bill - Comprehensive Plan Amendments](#)
[Attachment 1 - Proposed Ordinance No. 24-0623](#)
[Exhibit A - Community Design Element](#)
[Exhibit B - Downtown Element](#)
[Exhibit C - Economic Development Element](#)
[Exhibit D - Housing Element](#)
[Exhibit E - Land Use Element](#)
[Exhibit F - Natural Environment Element](#)
[Exhibit G - Surface Water Element](#)
[Exhibit H - Introduction Section](#)
[Exhibit I - Land Use Map](#)
[Exhibit J - Surface Water Facilities Table CF-B](#)
[Exhibit K - Appendix E - Equity Analysis and recommendations of the Kenmore Comprehensive Plan](#)

[Exhibit L - Appendix F - Engagement Report for ARCH and East King County Partner Cities](#)

[Exhibit M - Appendix G - Comp Plan Engagement 2021-2024](#)

[Exhibit N - Appendix H - Land Capacity Analysis Memorandum](#)

- B. Proposed Ordinance No. 24-0624, Amending Chapters 18.20 and 18.55 of the Kenmore Municipal Code and amending the City's Official Zoning Map, presented by Community Development Director Debbie Bent and Principal Planner Todd Hall, *for adoption*

ADOPTED

[Agenda Bill - Proposed Ordinance No. 24-0624](#)

[Attachment 1 - Proposed Ordinance No. 24-0624](#)

[Exhibit A - Amendments to the Official Zoning Map](#)

[Exhibit B - Amendments to Chapter 18.20 KMC](#)

[Exhibit C - Amendments to Chapter 18.55 KMC](#)

- C. 3rd Quarter 2024 Financial Report for the City of Kenmore, presented by Finance & Administration Director Melinda Merrell, *to receive and file*

PRESENTED AND DISCUSSED

[Agenda Bill - 3rd Quarter 2024 Financial Report \(added 12/5\)](#)

[Attachment 1 - 3rd Quarter 2024 Financial Report \(added 12/5\)](#)

[Presentation - 3rd Quarter 2024 Financial Report \(added 12/6\)](#)

- D. Proposed 2025 Salary Plan, presented by Finance & Administration Director Melinda Merrell, *for adoption*

APPROVED

[Agenda Bill - Proposed 2025 Salary Plan \(added 12/5\)](#)

[Attachment 1 - Proposed 2025 Salary Plan \(added 12/5\)](#)

- E. 2025 State Legislative Agenda Amendment, presented by City Manager Rob Karlinsey, *for discussion and possible adoption (added 12/5)*

ADOPTED

[Agenda Bill - 2025 State Legislative Agenda, Amended \(added 12/5\)](#)

[Attached - Draft 2025 State Legislative Agenda, Amended \(added 12/5\)](#)

XV. STAFF REPORTS

XVI. COUNCILMEMBER REPORTS & COMMENTS

XVII. ADJOURNMENT

UPCOMING MEETINGS

- A. December 16, 2024 at 7:00 PM - City Council Regular Meeting - **TENTATIVELY CANCELED**
December 23, 2024 at 7:00 PM - City Council Regular Meeting - **TENTATIVELY CANCELED**
January 13, 2025 at 7:00 PM - City Council Regular Meeting

NOTICE OF POTENTIAL QUORUMS

[Click here for information about Potential Quorums of the City Council.](#) Now found on the City website under City Council Meetings.

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, November 18, 2024**

These minutes are created to capture Council action. This is not a verbatim transcript.
Meeting video and audio is available on the City YouTube channel.

PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Melanie O’Cain
Councilmember Joe Marshall
Councilmember Debra Srebnik
Councilmember Valerie Sasson
Councilmember Jon Culver
Councilmember Nathan Loutsis

Staff: City Manager Rob Karlinsey
Deputy City Manager Stephanie Lucash
City Attorney Dawn Reitan
City Clerk Anastasiya Warhol
Deputy City Clerk Michelle Kang
Finance & Administration Director Melinda Merrell
Housing and Human Services Manager Tambi Cork

Speaking Guests: Pasha Mohajerjasbi, Proclamation Recipient
Jessi Bon, ICMA Board of Directors West Coast Representative
William Towey, Lake City Partners Ending Homelessness Executive
Director

Public Comments Speakers:
Patrick O’Brien, Kenmore Resident
Elizabeth Mooney, Kenmore Resident

Public Hearing A Speakers:
Patrick O’Brien, Kenmore Resident

Public Hearing B Speakers:
Patrick O’Brien, Kenmore Resident

CALL REGULAR MEETING TO ORDER

Mayor Herbig called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT

Mayor Herbig read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Mayor Herbig led the Council in the Pledge of Allegiance.

AGENDA APPROVAL

The agenda was approved as amended: move presentation segment to follow the 'Where's the Fun' segment.

PROCLAMATION

Mayor Herbig, on behalf of the City Council, proclaimed November 17-23, 2024, as Hunger and Homelessness Awareness Week throughout the City of Kenmore. This proclamation was accepted by Northshore Senior Center Kenmore Branch Program Supervisor Pasha Mohajerjasbi. Ms. Mohajerjasbi provided remarks and handed out little pocket hugs to the City Council and guests as a Love Note to the city.

[Hunger and Homelessness Awareness Week - November 17-23, 2024](#)

WHERE'S THE FUN?

City Manager Rob Karlinsey highlighted another Love Note to the city by residents Kyle and Blake Elliot who have created a "Leaf Day" tradition where they use the fallen yellow Ginkgo leaves from their parents' tree to make yard art. This year's yard art was inspired by Orca whales in the Pacific Northwest.

PRESENTATION

Jessi Bon, West Coast Representative on the Board of Directors for the International City/County Management Association (ICMA) recognized Deputy City Manager Stephanie Lucash for her monumental [Trailblazer Award from the League of Women in Government](#).

PUBLIC COMMENTS

The City Council heard from the public.

Timestamped link here:

<https://www.youtube.com/live/OutWG1ahKa0?si=kuyIVdmpf1GE33ME&t=1356>.

CONSENT AGENDA

- A. Approve Total Check #s 55181 through 55243 totaling \$499,918.49, Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic

Deposits Dated 10/18/2024 in the amount totaling \$387,664.32, and EFT Payment #s 1714 through 1715 totaling \$4,440.00.

[Voucher Certification & Approval 10/12/2024 - 10/25/2024](#)

- B. Adopt Ordinance No. 24-0622, creating the Lakepointe Fund.

[Agenda Bill - Lakepointe Fund](#)

[Attachment 1 - Proposed Ordinance No. 24-0622](#)

- C. Approve the Interlocal Agreement between the cities continuing the Human Services Pooled Fund and authorize the City Manager to execute the Interlocal Agreement.

[Agenda Bill - Human Services Interlocal Agreement](#)

[Exhibit 1 - Human Services Pooled Fund Draft Interlocal Agreement](#)

- D. Approve the 2025-2026 Human Services Funding Recommendation, as presented.

[Agenda Bill - 2025-2026 Human Services Funding Recommendations](#)

[Exhibit 1 - 2025-2026 Human Services Funding Recommendations](#)

[Exhibit 2 - KCRHA Funding Memo](#)

MOTION: Approve the consent agenda items A-D outlined above.

Moved by Loutsis; seconded by Srebnik.

VOTE: 6 in Favor; 0 Opposed; 1 Abstention - Herbig; vote by unanimous consent.

PUBLIC HEARINGS

- A. Proposed Ordinance No. 24-0615, 2025 Regular Property Tax Levy, presented by Finance & Administration Director Melinda Merrell, *for public hearing*

[Agenda Bill - 2025 Regular Property Tax Levy](#)

[Attachment 1 - Proposed Ordinance No. 24-0615, 2025 Regular Property Tax Levy](#)

[Presentation - 2025 Regular Property Tax Levy & Excess Tax Levy \(added 11/15\)](#)

Mayor Herbig opened the Public Hearing at 7:38 PM.

The City Council heard from the public.

Timestamped link here:

<https://www.youtube.com/live/OutWG1ahKa0?si=MP74DRdF0irfiYRS&t=2279>

Mayor Herbig closed the Public Hearing at 7:41 PM.

- B. Proposed Ordinance No. 24-0616, 2025 Excess Property Tax Levy for the Purpose of Paying Debt Service, presented by Finance & Administration Director Melinda Merrell, *for public hearing*

[Agenda Bill - 2025 Excess Property Tax Levy](#)

[Attachment 1 - Proposed Ordinance No. 24-0616, 2025 Excess Property Tax Levy](#)

[Presentation - 2025 Regular Property Tax Levy & Excess Tax Levy \(added 11/15\)](#)

Mayor Herbig opened the Public Hearing at 7:44 PM.

The City Council received testimony from the public.

Timestamped link here:

https://www.youtube.com/live/OutWG1ahKa0?si=Budd84FBMWiWh_2E&t=2767

Mayor Herbig closed the Public Hearing at 7:50 PM.

BUSINESS AGENDA

- A. Lake City Partners Senior Women's Shelter Funding, presented by Housing and Human Services Manager Tambi Cork and Lake City Partners Ending Homelessness Executive Director William Towey, *for discussion and action*

[Agenda Bill - Lake City Partners Senior Women's Shelter Funding](#)

[Exhibit 1 - Lake City Partners' Shelter Proposal](#)

[Exhibit 2 - Lake City Partners' Funding Request](#)

Housing and Human Services Manager Tambi Cork explained that staff recommend that \$50,000 from its Human Services strategic opportunities fund be used to help open the Lake City Partners Senior Women's Shelter. This follows the closure of Mary's Place, which left Kenmore without a shelter. Lake City Partners will use the funds to cover start-up costs for a shelter serving homeless women over 60, helping them transition to permanent housing. The project also uses \$675,000 from King County for operations and aligns with Kenmore's goals to support affordable housing and help vulnerable populations. An update on the shelter's progress will be shared in early 2025.

The Council expressed support and gratitude for the opening of the Senior Women's Shelter.

MOTION: Authorize the City Manager to use up to \$50,000 in Human Services Strategic Opportunities funds for costs related to the opening of the Lake City Partners Senior Women's Shelter.

Moved by O'Cain; seconded by Srebnik.

VOTE: 7 Yes – Loutsis, Srebnik, Marshall, Sasson, Culver, O'Cain, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

- B. Proposed Ordinance No. 24-0615, 2025 Regular Property Tax Levy, presented by Finance & Administration Director Melinda Merrell, *for adoption*

[Agenda Bill - 2025 Regular Property Tax Levy](#)

[Attachment 1 - Proposed Ordinance No. 24-0615, 2025 Regular Property Tax Levy](#)

[Presentation - 2025 Regular Property Tax Levy & Excess Tax Levy \(added 11/15\)](#)

MOTION: Adopt Ordinance No. 24-0615, relating to the 2025 Regular Property Tax Levy. Moved by Srebnik; seconded by Loutsis.

VOTE: 7 Yes – Marshall, Loutsis, Sasson, Srebnik, Culver, O'Cain, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

- C. Proposed Ordinance No. 24-0616, 2025 Excess Property Tax Levy for the Purpose of Paying Debt Service, presented by Finance & Administration Director Melinda Merrell, *for adoption*

[Agenda Bill - 2025 Excess Property Tax Levy](#)

[Attachment 1 - Proposed Ordinance No. 24-0616, 2025 Excess Property Tax Levy](#)

[Presentation - 2025 Regular Property Tax Levy & Excess Tax Levy \(added 11/15\)](#)

MOTION: Adopt Ordinance No. 24-0616 Setting 2025 Excess Property Tax Levy for the Purpose of Paying Debt Service on the Walkways and Waterways Bonds.

Moved by Loutsis; seconded by Herbig.

VOTE: 7 Yes – Srebnik, Culver, Loutsis, Sasson, Marshall, O’Cain, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

STAFF REPORTS

City Manager Karlinsey once more recognized Stephanie Lucash for her Trailblazer Award.

COUNCILMEMBER REPORTS & COMMENTS

Councilmember Srebnik requested a discussion on what she called the “Three Facilitators of Deeply Affordable Housing”:

1. Hold local government accountable for results - not process.
2. Establish realistic housing result benchmarks, especially for 0-30% AMI.
3. Develop a funding pool to support a variety of deeply affordable and supportive housing forms.

The Council agreed to discuss this item under “Council Reports & Comments” at the next meeting.

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 8:27 PM.

Nigel Herbig, Mayor

Anastasiya Warhol, City Clerk



Voucher Certification & Approval

City of Kenmore

DATE RANGE: 11/09/2024 through 11/22/2024

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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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total Checks: #55303 through 55369

504,133.41

Total Payroll EFT & Bank Drafts: Payroll/Taxes/Health Insurance/
FSA/HSA/Retirement/Life Ins.; Dated 11/15/2024

398,264.32

Rob Karlinsey

Rob Karlinsey (Dec 2, 2024 08:34 PST)

City Manager / Date

Melinda Merrell

Melinda Merrell (Dec 2, 2024 08:24 PST)

Finance Director / Date

<u>Vendor Name</u>	<u>Payment Number</u>	<u>Payment Date</u>	<u>Description</u>	<u>Amount</u>
NATIONAL LIFE INSURANCE CO.	55303	11/15/2024	Life Insurance	37.50
ABRACADABRA PRINTING	55304	11/22/2024	Braille Business Cards - Tambi Cork	657.89
AGORA REFRESHMENTS	55305	11/22/2024	Nov 2024 Filtered Water - City Hall & PW Office	198.19
ALL PURPOSE DOOR REPAIR, INC	55306	11/22/2024	Balance Due Boathouse Restroom Door Replacement	1,582.47
ALPHAGRAPHICS	55307	11/22/2024	Business Cards - Doug van Gelder	120.49
AMERICALL	55308	11/22/2024	Oct 2024 After Hours Call Out Service	162.66
BCN TELECOM, INC.	55309	11/22/2024	City Hall Phones	1,272.61
BIZDIVERSITY	55310	11/22/2024	11/18/2024 Translation Svcs Tree Letter	250.00
BROADCAST MUSIC, INC.	55311	11/22/2024	BMI Music License 11/1/24-10/31/25	435.00
CANON FINANCIAL SERVICES, INC.	55312	11/22/2024	Nov 2024 2nd Floor Copier Rental	266.32
CITY OF BELLEVUE	55313	11/22/2024	2024 ARCH Housing Trust Fund Contribution; ARCH Dues Q2, Q3, Q4 2024; 2024 Q4 MyBuildingPermit.com Subscription	150,678.98
COMCAST	55314	11/22/2024	City Hall & Hangar Internet	2,120.06
COMCAST BUSINESS	55315	11/22/2024	City Hall Internet & Cable; Tl'awh'ah'dees Park Internet	229.62
FLYWAY RETAIL + LIVING	55316	11/22/2024	Q3 2024 Hangar/Town Sq Garbage & Recycle	1,834.23
FOSTER GARVEY PC	55317	11/22/2024	Aug 2024 Ben Holt Ind. Property Acquisition	2,852.50
FOURTEN CREATIVE	55318	11/22/2024	FindKenmore.org Business Directory, Marketing	7,000.00
GAYLYNN BRIEN	55319	11/22/2024	Jun, Jul & Aug 2024 Sales Tax Data Conversion	180.00
GRAINGER	55320	11/22/2024	Park Restrooms Replacement Mirrors	221.13
GREAT WESTERN RECREATION, LLC	55321	11/22/2024	Playground Equipment Replacement Piece-Moorlands	141.81
HIMA NURSERY, INC.	55322	11/22/2024	Log Boom Park Replacement Plants	7,008.11
HOME DEPOT CREDIT SERVICES	55323	11/22/2024	Roundabout Curbing Replacement Supplies	208.87

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

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<u>Vendor Name</u>	<u>Payment Number</u>	<u>Payment Date</u>	<u>Description</u>		<u>Amount</u>
HONEY BUCKET	55324	11/22/2024	11/11-12/8/24 PW Yard Honey Bucket		167.75
JUSTIN CONNORS	55325	11/22/2024	Deposit Refund for Hangar Event 11/5/2024		150.00
KENMORE MIDDLE SCHOOL	55326	11/22/2024	2024 Q2 & Q3 Kitchen Table Contribution		5,000.00
KINDFIRE CREATIVE	55327	11/22/2024	Final Payment - Photograh		2,400.00
KING COUNTY FINANCE	55328	11/22/2024	Aug & Oct 2024 King County Road Maintenance; Oct KC Signs & Signals		17,420.34
MARY MILLER STEPHENS	55329	11/22/2024	Oct 2024 Public Defense Screening SCORE		1,250.00
MINUTEMAN PRESS	55330	11/22/2024	Let's Talk Kenmore Postcards & Postage		4,619.09
NORTHSHORE SCHOOLS FOUNDATION	55331	11/22/2024	Q3 2024 Removing Barriers Contribution		750.00
NORTHSHORE SENIOR CENTER	55332	11/22/2024	Q3 2024 Contribution		2,500.00
NORTHSHORE UTILITY DIST	55333	11/22/2024	Oct 2024 Fleet Maintenance		4,321.97
OFFICE DEPOT	55334	11/22/2024	Office Depot Misc. Office Supplies - breakroom		40.66
OFFICE DEPOT	55335	11/22/2024	Office Depot Misc. Office Supplies - breakroom		161.35
OFFICE DEPOT	55336	11/22/2024	void		-
OFFICE DEPOT	55337	11/22/2024	void		-
OFFICE DEPOT	55338	11/22/2024	Office Depot Misc. Office & Event Supplies		69.89
OLSON BROTHERS PRO VAC LLC	55339	11/22/2024	8/1/24 Drainage Maintenance		645.00
OLYMPIC ENVIRONMENTAL RESOURCES IN	55340	11/22/2024	Nov 2024 Recycling Event Admin		22,889.10
O'REILLY/FIRST CALL	55341	11/22/2024	Fleet Accessories/Supplies - Parks & for snow/ice		92.51
OSBORN CONSULTING INC.	55342	11/22/2024	Aug-Oct 2024 SWM On-Call NE 190th Culvert Sep-Oct 2024 FHWA Joint Grant Services		24,664.33
PACE ENGINEERS, INC.	55343	11/22/2024	Oct 2024 On-Call Engineering Svcs 21-C2667		17,598.25
PACIFIC AIR CONTROL, INC.	55344	11/22/2024	Q4 2024 City Hall HVAC Maintenance Svcs		2,546.72
PARAMETRIX INC	55345	11/22/2024	8/15-10/5/24 NE 192nd Sidewalk & Culvert Replace.		32,583.04
PUGET SOUND ENERGY	55346	11/22/2024	Gas-City Hall & Hangar, Electricity - Parks, City Hall, Hangar,		42,004.88
PUGET SOUND PLANTS	55347	11/22/2024	PW Site Shack. Irrigation. Streetlights. Boathouse Plants for TI'awh-ah-dees Mitigation		6,719.26
RAMEZ DEBBAS	55348	11/22/2024	Refund of Permit Fees due to Clerical Error		1,099.31
REGIONAL ANIMAL SERVICES OF KC	55349	11/22/2024	Oct 2024 Pet Licenses		150.00
REPUBLIC SERVICES #172	55350	11/22/2024	Oct 2024 Rhododendron Park Solid Waste, City Hall & PW Shop Solid Waste		2,124.72
RRJ COMPANY, LLC	55351	11/22/2024	Pavement Overlay & Sidewalk Repair to 11/18/2024		75,386.44
SCORE	55352	11/22/2024	Aug 2024 Jail Health Services; Oct 2024 Jail Services		9,453.96
SEATTLE TIMES	55353	11/22/2024	Oct 2024 Legal Notices		700.50
SENTINEL OFFENDER SERVICES, LLC	55354	11/22/2024	Oct 2024 SCRAM cellular monitoring		446.50
SHERWIN WILLIAMS CO.	55355	11/22/2024	Paint for Boathouse Restroom Door		60.44
SHRED IT, C/O STERICYCLE, INC>	55356	11/22/2024	Oct 2024 Shred Pickup Services		72.87
STAPLES	55357	11/22/2024	City Hall & Hangar Maintenance Supplies		478.77
STAPLES	55358	11/22/2024	City Hall & Hangar Maintenance Supplies		421.11

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

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<u>Vendor Name</u>	<u>Payment Number</u>	<u>Payment Date</u>	<u>Description</u>		<u>Amount</u>
STATE AUDITOR'S OFFICE	55359	11/22/2024	Oct 2024 Audit Services		12,240.80
TOTAL LANDSCAPE CORP	55360	11/22/2024	Nov 2024 City Hall & Parks Landscape		5,034.59
URBAN ACCESSORIES, INC.	55361	11/22/2024	Custom Fence Panel Repair SR522/68th Ave NE		2,404.54
WA STATE DEPT OF TRANSPORTATION	55362	11/22/2024	Jun & Aug 2024 Traffic Control 522/68th - T255; Sep 2024 Traffic Control 170th T255		406.02
WAPRO	55363	11/22/2024	12/1/24-11/30/25 WAPRO Membership-Teresa M.		25.00
WM CORPORATE SERVICES INC.	55364	11/22/2024	11/1-11/15/24 Sweeper Dump Fees		7,648.19
XEROX CORPORATION	55365	11/22/2024	Oct 2024 1st Floor Copier Rental & Usage Fees		607.42
ZENCITY TECHNOLOGIES, INC.	55366	11/22/2024	2024-2025 Social Media/Mktg Tool Subscription		14,601.50
ZIPLY FIBER	55367	11/22/2024	10/28-11/27/24 City Hall Phones		648.15
ABS VALUATION	55368	11/22/2024	Appraisal for Conservation Property Acq. on 61st		3,500.00
INGLEMOOR HIGH SCHOOL	55369	11/22/2024	"Nordic News" Advertising		570.00
AWC EMPLOYEE BENEFIT TRUST/VIMLY	DFT0002342	11/22/2024	Employee Health Insurance		31.75
AWC EMPLOYEE BENEFIT TRUST/VIMLY	DFT0002345	11/22/2024	Employee Health Insurance		2,635.86
AWC EMPLOYEE BENEFIT TRUST/VIMLY	DFT0002354	11/22/2024	Employee Health Insurance		5.64
MISSION SQUARE / 109964	DFT0002361	11/15/2024	City of Kenmore 401a & 401a Loans		26,835.03
DRS 457	DFT0002364-2365	11/15/2024	DRS 457 Deferred Comp		781.50
MISSION SQUARE 457 / 304745	DFT0002366	11/15/2024	Mission Square 457 Deferred Comp		8,214.62
AWC EMPLOYEE BENEFIT TRUST/VIMLY	DFT0002372-2373	11/15/2024	Employee Health Insurance		7,884.35
WEALTHCARE HSA	DFT0002374	11/15/2024	Employee Health Savings Contribution		348.08
LINCOLN NATIONAL LIFE INSURANCE	DFT0002375-2376	11/15/2024	Life Ins/ADD & LTD		2,272.30
AWC EMPLOYEE BENEFIT TRUST/VIMLY	DFT0002377-2379	11/15/2024	Employee Health Ins Contributions		85,087.14
PERS DEPT OF RETIREMENT SYSTEMS	DFT0002380-2385	11/15/2024	Public Employees Retirement		37,800.09
AWC EMPLOYEE BENEFIT TRUST/VIMLY	DFT0002388-2389	11/15/2024	Employee Health Insurance		951.64
NAVIA	DFT0002391	11/15/2024	Employee Flexible Spending Account		1,056.84
BANNER BANK 941 DEPOSIT	DFT0002396	11/15/2024	Federal Taxes		34,506.38
PAYROLL	Electronic Transfer	11/15/2024	Direct Deposit		189,853.10
				TOTAL	902,397.73

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...



Vendor Purchasing Report

For Date Range 01/01/2024 - 11/22/2024

City of Kenmore

Name	Amount
1 ALLIANCE GEOMATICS	23,103.48
58 STARS TRAVEL	2,088.36
A & A LIMOUSINE & BUS SERVICE	6,263.00
AABCO BARRICADE COMPANY INC.	9,957.90
AARTI TANNA	150.00
ABRACADABRA PRINTING	657.89
ABS VALUATION	5,500.00
ACF WEST INC	2,724.90
ADVANCE TESTING & SERVICE INC	2,955.08
AFLAC	1,717.30
AGORA REFRESHMENTS	2,103.49
ALL AROUND FENCE COMPANY	24,715.12
ALL PURPOSE DOOR REPAIR, INC	3,517.58
ALPHAGRAPHS	1,324.95
ALWAYS ACTIVE SERVICES LLC	802,425.78
ALYSSA MONTGOMERY	150.00
ALYSSA RUSSELL	150.00
AM TEST, INC	6,370.00
AMADOR FARMS	262.00
AMBER CLIFTON	2,260.36
AMERICALL	1,964.67
AMERICAN GENERAL LIFE GPO/400S	2,423.63
AMERICAN SOCIETY OF COMPOSERS	500.00
AMERICAN TRAFFIC SOLUTIONS INC	165,000.00
AMY LINDBLOM	150.00
AMY ZIER	137.60
ANCHOR QEA, LLC	4,385.25
ANDRES TORRES	249.90
ANDREY GOLUBOVICH	6,481.96
ANNA ARNOTT	215.06
ANNIE FOSTER	3,000.00
ANSER ADVISORY CONSULTING, LLC	16,500.00
APPLIED CONCEPTS, INC.	1,845.85
AQUATECHNEX LLC	20,756.18
ARCADIA HOMES LLC	72.82
ARCHIVESOCIAL, INC.	4,845.93
ARMSTRONG SERVICES	9,919.17
ARTS OF KENMORE	7,999.75
ASHWINI HOSADEVARAHADLU SHIVANANDA	250.00
ASPECT CONSULTING LLC	3,122.50
ASSOCIATION OF WA CITIES	30,600.15
AURORA RENTS	9,616.45
AWC EMPLOYEE BENEFIT TRUST/VIMLY	1,105,937.22
BANNER BANK 941 DEPOSIT	752,992.66
BASTYR UNIVERSITY	375.00
BCN TELECOM, INC.	10,370.17
BERGER PARTNERSHIP	3,498.75
BIZDIVERSITY	2,000.00
BOAZ COFFEE	27.00
BOTHELL KENMORE CHAMBER OF COMMERCE	3,600.00

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

Name	Amount
BRASS MONKEY INVESTMENTS LLC	7,554.90
BRIGHT SPARK EARLY LEARNING SERVICES	1,200.00
BROADCAST MUSIC, INC.	435.00
BROTHER'S FARMS	461.00
BROWNE AND TOASTED	30.00
BRYAN HAMPSON	165.00
BUD CLARY FORD OF MOSES LAKE	54,007.70
BUILDERS EXCHANGE OF WASHINGTON INC	75.10
BULGER SAFE & LOCK, INC.	109.25
C R COLLINS CONSTRUCTION INC	110.40
CALICO COOKIES - ERIN CALI	103.00
CALPORTLAND COMPANY	7,753.20
CAMP UNITED WE STAND	1,125.60
CANON FINANCIAL SERVICES, INC.	2,928.80
CAPITAL ONE TRADE CREDIT/MCLENDRON	401.08
CASCADE PEST CONTROL	1,842.05
CASCADIA COLLEGE	30,000.00
CASCADIA LAW GROUP	3,093.75
CEDAR GROVE COMPOSTING, INC.	64.74
CENTER FOR HUMAN SERVICES	86,681.55
CENTRICITY GIS, LLC	14,500.00
CHANIN KELLY-RAE CONSULTING LLC	650.00
CHASE WALKER	492.19
CHICAGO TITLE	32.26
CITY OF BELLEVUE	220,693.42
CITY OF KENMORE	2,553.80
CITY OF KENT	575.00
CITY OF LAKE FOREST PARK	56,187.00
CITYWORKS/AZTECA SYSTEMS LLC	43,832.13
CIVICPLUS LLC	14,625.03
CODE PUBLISHING COMPANY	9,849.35
COMCAST	23,216.18
COMCAST BUSINESS	2,585.76
CONFLUENCE ENVIRONMENTAL COMPANY	32,616.19
CONNOR WATKINS	150.00
CONSOLIDATED PRESS	19,239.49
CONTECH ENGINEERED SOLUTIONS, INC	10,806.00
CORE DESIGN, INC.	5,164.86
COSTCO	60.00
COTTAGE COMMUNITY BAKERY	219.00
CRAIG OLSON	248.00
CUBBYHOLE CREATIVE LTD	3,000.00
D.P. NICOLI, INC.	469.37
DAHLIA CORONA	445.07
DAILY JOURNAL OF COMMERCE	4,587.65
DALE KRUEGER	208.65
DAMODAR NAGANDLA	4,328.91
DANIEL WICK	157.71
DANSOUND INC	7,766.00
DAVID ARTHUR	1,213.03
DAVID BAKER	240.39
DEPARTMENT OF COMMERCE	105,918.27
DEPARTMENT OF ECOLOGY	11,061.00
DEPARTMENT OF LABOR AND INDUSTRIES	66,591.02
DEPT. OF L&I - BOILER SECTION	82.40
DEVON LEGER	4,500.00
DICK'S TOWING	1,160.25

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

Name	Amount
DILIGENT CORPORATION	18,834.13
DRS 457	25,770.00
DTG RECYCLE	7,140.95
E SQUARED SYSTEMS, LLC	1,291.98
EBIX, INC.	164.20
ELECTRONIC BUSINESS MACHINES	2,518.45
ELIAS M. KAUHANE	1,700.00
ELYON MAINTENANCE, INC.	57,932.65
EMC RESEARCH, INC.	71,000.00
ENVIRONMENTAL SYSTEMS RESEARCH INST	15,320.10
ENVIROTECH	10,041.75
ESD - LTC	20,179.81
ESD - PFML	36,557.98
ESD - UI TAX ADMINISTRATION	6,617.63
EVERMARK, LLC	2,559.98
FARM FRESH NW	148.00
FAST WATER HEATER	187.10
FASTSIGNS	3,915.35
FERGUSON WATERWORKS #3156	7,135.99
FIRE PROTECTION, INC	3,970.65
FIRESTONE INVESTMENT LLC	87,576.20
FIX AUTO KENMORE	3,222.02
FLEMINGS HOLIDAY LIGHTING LLC	5,665.99
FLYNN BEC LP	14,831.82
FLYWAY RETAIL + LIVING	6,779.87
FOSTER GARVEY PC	3,457.50
FOURTEN CREATIVE	14,945.58
FRANKLIN COVEY	26.00
FUELCARE	7,643.05
GAMETIME	84.46
GARY ULRICH	40.00
GAYLYNN BRIEN	600.00
GCP WW HOLDCO, LLC	7,891.54
GOAT AND SEED	374.00
GOOD TO GO	3.00
GOOD, MICHAEL J.	300.00
GORDON THOMAS HONEYWELL	45,212.31
GRAINGER	1,321.33
GRAND EVENT RENTALS	13,131.88
GRANICUS	6,825.01
GREAT WESTERN RECREATION, LLC	141.81
GSC PRODUCTION	600.00
GUY JONES	206.64
H.D. FOWLER COMPANY	8,173.27
HAGGARD & GANSON LLP	3,857.00
HAYTON FARMS	40.00
HDR ENGINEERING, INC	47,990.63
HEALTH MANAGEMENT ASSOCIATES INC	36,928.75
HEIDELBERG MATERIALS	2,933.03
HERRERA ENVIRONMENTAL CONSULTANTS	26,450.03
HESTON PHOTOGRAPHY	1,644.15
HIGHWIRE	3,317.85
HILLIS CLARK MARTIN & PETERSON P.S.	40,923.00
HIMA NURSERY, INC.	7,008.11
HOLMBERG COMPANY	1,678.63
HOME DEPOT CREDIT SERVICES	5,685.74
HONEY BUCKET	6,130.00

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

Name	Amount
HORIZON DISTRIBUTORS INC	12,430.22
HP'S SMOKEHOUSE BBQ	330.00
HRA VEBA TRUST	48,892.06
HULA O LEHUALANI	900.00
HUNTINGTON TECHNOLOGY FINANCE	45,235.36
HYDROPOINT DATA SYSTEMS, INC.	10,914.07
ICICLE VILLAGE RESORT	8,138.12
ICLEI	1,200.00
ICMA INTERNATIONAL CITY/CNTY MGMT ASSOC	1,200.00
INGLEMOOR HIGH SCHOOL	570.00
INSIDESOURCE	2,470.64
INSLEE, BEST, DOEZIE & RYDER, P.S.	352,824.14
INTERNATIONAL INST OF MUNI CLERKS	375.00
iWORQ SYSTEMS	2,800.00
J&E PRODUCE	23.00
JADA THOMPSON	156.00
JAMIE MCKEOGH	2,500.00
JASON CHURCH	7,500.00
JASON RICHARD SPERLING	830.00
JAYMARC AV	2,016.66
JENNIFER LEIGH DIXON	3,520.00
JENNIFER SPELHAUG	1,043.12
JENSEN TOFFEE	22.00
JERRY OWEN	27,732.40
JET CITY PRINTING	1,980.53
JIM DANDY SEWER & PLUMBING	462.42
JOHN BAYS	7,500.00
JOHN VICENTE	591.28
JOHNSON'S JUNK REMOVAL LLC	19,381.18
JONES BOYS MAINTENANCE CO. INC.	1,414.79
JORDAN STECKS	150.00
JURASSIC PARLIAMENT	1,899.64
JUSTIN CONNORS	150.00
KARI HATCHER	150.00
KARIM KARMALI	79.92
KBA INC.	13,122.98
KCDA PURCHASING COOP	6,834.60
KDJ'S THE BAKERIE	31.00
KENMORE AUTOMOTIVE	13,406.39
KENMORE COMMUNITY CLUB	530.00
KENMORE ELEMENTARY PTA	5,000.00
KENMORE HERITAGE SOCIETY	5,585.85
KENMORE MIDDLE SCHOOL	10,000.00
KENMORE SENIOR CENTER	31,250.00
KERRY KAESTNER	150.00
KIMLEY HORN AND ASSOCIATES, INC.	44,054.36
KINDFIRE CREATIVE	4,800.00
KING COUNTY BAR ASSOCIATION	800.00
KING COUNTY FINANCE	223,321.09
KING COUNTY RECORDER'S OFFICE	907.00
KING COUNTY REGIONAL HOMELESSNESS AUTHORITY	38,000.00
KING COUNTY SHERIFF	3,783,976.88
KING COUNTY TREASURY	103,652.68
KOMPAN, INC	4,238.63
KPFF CONSULTING ENGINEERS	548,114.50
LAKE CITY PARTNERS ENDING HOMELESSNESS	17,000.00
LAKESIDE INDUSTRIES	1,248.57

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

Name	Amount
LANGTON SPIETH, LLC	20,000.00
LEIGH ANNE MALAVOTTE	156.00
LEVERAGE TECHNOLOGIES, INC	9,970.00
LIGHTHOUSE CONSULTING INC	146,635.70
LINCOLN NATIONAL LIFE INSURANCE	25,430.59
LINKEDIN CORP.	5,730.00
LITTLE JACK FLOWER FARM	235.00
LOUDEDGE, INC.	1,150.00
LUPITA ZAMORA CONSULTING LLC	1,200.00
MACDONALD MILLER FACILITY SOLUTIONS	1,251.87
MARINE FLOATS CORPORATION	9,826.87
MARY MILLER STEPHENS	12,500.00
McGRATH HUMAN RESOURCES GROUP	5,000.00
MCKEE APPRAISAL REAL ESTATE SERVICES & CONSULTING, INC.	1,600.00
MELANIE O'CAIN	453.50
MELINDA MERRELL	971.69
METROPOLITAN TRANSPORTATION COMM/STREETSAVER	2,000.00
MICHELLE KANG	415.39
MICHELLE SHAW	150.00
MINUTEMAN PRESS	41,208.53
MISSION SQUARE / 109964	655,818.08
MISSION SQUARE 457 / 304745	159,124.94
MKS PROPERTIES	44,548.08
MOJO STRATEGIES	5,870.00
MORGAN SOUND INC	4,443.21
MORGAN STANLEY GLOBAL BANKING OPERATIONS	9,166.66
Motorola Solutions, Inc.	9,695.70
MOTT MACDONALD	20,222.30
MR. T'S TROPHIES & AWARDS LLC	28.52
MSR BEACHWOOD 2 LLC	7,906.55
MSR KENMORE CREEK HOMES	7,766.81
MUNIMANAGE, LLC	10,750.00
NAC INC	44,515.00
NAMI EASTSIDE	7,500.00
NARWHAL MET, LLC	3,825.00
NATIONAL BARRICADE CO., LLC	7,408.01
NATIONAL LIFE INSURANCE CO.	845.16
NAVIA	45,268.03
NELSON ELECTRIC, INC.	8,905.47
NELSON TRUCK EQUIPMENT CO	9,779.98
NIGEL HERBIG	1,274.71
NIKHIL PATNE	250.00
NINA RASMUSSEN	977.74
NORTH AMERICAN SAFETY, INC.	2,300.50
NORTHLAKE LITTLE LEAGUE	187.00
NORTHSHORE PARK & REC SERVICE AREA	5,440.00
NORTHSHORE SCHOOL DISTRICT	477,500.50
NORTHSHORE SCHOOLS FOUNDATION	3,000.00
NORTHSHORE SENIOR CENTER	16,250.00
NORTHSHORE UTILITY DIST	152,775.90
NORTHSHORE YOUTH SOCCER ASSOC.	55.00
NORTHWEST ARBORICULTURE LLC	22,865.27
NORTHWEST PAVEMENT MANAGEMENT ASSOCIATION	700.00
NORTHWEST TROPHY	1,670.40
NUHSA	1,000.00
OFFICE DEPOT	5,345.23
OFFICE OF MINORITY & WOMEN'S BUSINESS ENTERPRISES	2,395.47

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

Name	Amount
OLBRECHTS & ASSOCIATES, PLLC	11,718.50
OLSON BROTHERS PRO VAC LLC	150,801.41
OLYMPIC ENVIRONMENTAL RESOURCES INC	52,138.20
OLYMPIC NURSERY INC	1,250.10
OLYMPIC TRAILER & TRUCK ACCESSORIES	10,840.49
ONE DIVERSIFIED	25,701.34
ONTRA MARKETING GROUP	150.00
O'REILLY/FIRST CALL	478.51
OSBORN CONSULTING INC.	501,742.77
OUR FAMILY FARM	342.00
OUTCOMES BY LEVY, LLC	15,500.00
PACE ENGINEERS, INC.	264,095.00
PACIFIC AIR CONTROL, INC.	20,112.71
PACIFIC TOPSOILS	13,116.42
PACIFICA LAW GROUP LLP	1,716.00
PACWEST MACHINERY	2,605.98
PAO DE QUEIJO	32.00
PARAMETRIX INC	107,797.48
PATRICK O'BRIEN	134.40
PAWS	4,122.00
PENDLETON CONSULTING LLC	13,520.48
PERFORMANCE SYSTEMS INTEGRATION LLC	1,045.79
PERS DEPT OF RETIREMENT SYSTEMS	906,370.13
PETROCARD, INC	3,942.42
PETTY CASH CUSTODIAN	472.08
PLYWOOD SUPPLY	1,298.96
POLCO	9,000.00
PREMIER MEDIA GROUP	1,990.00
PROGENGO LLC	128.76
PSR MECHANICAL, LLC	5,384.92
PUGET SOUND CLEAN AIR AGENCY	23,536.00
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	1,814.40
PUGET SOUND ENERGY	708,864.92
PUGET SOUND PLANTS	12,188.95
PUGET SOUND REGIONAL COUNCIL	10,159.00
QUADIENT LEASING USA, INC.	2,582.49
QUALITY BUSINESS SYSTEMS / WELLS FARGO	58.83
QUINN PROFFITT	612.20
RAJESH MASKARA	250.00
RAMEZ DEBBAS	1,099.31
REGIONAL ANIMAL SERVICES OF KC	1,350.00
REGIONAL CRISIS RESPONSE AGENCY	115,379.25
REPUBLIC SERVICES #172	19,564.72
RICH HARTMAN'S BELLINGHAM FORD LINCOLN	53,089.00
ROB KARLINSEY	500.00
RRJ COMPANY, LLC	504,140.25
SAGACITY MEDIA, INC.	2,510.00
SAMANTHA LOYUK	146.06
SANDHYA MANICKAVASAGAM	150.00
SARABJIT MANN	7,500.00
SARAH ROBERTS	93,858.54
SCENIC 365 LLC	4,295.00
SCHEMATA WORKSHOP INC.	243.00
SCHINDLER ELEVATOR CORPORATION	4,207.16
SCORE	131,547.81
SEATOWN SWEETS	50.00
SEATTLE & KING COUNTY PUBLIC HEALTH	1,026.00

XII. C. Approve Total Check #s 55303 through 55369 totaling \$504,133.41, ...

Name	Amount
SEATTLE OUT & PROUD FOUNDATION	2,250.00
SEATTLE PUMP & EQUIPMENT CO./JETTERS NORTHWEST	241.29
SEATTLE TIMES	12,507.80
SEATTLE'S CHILD	700.00
SECURITY SOLUTIONS NW	27,266.00
SENTINEL OFFENDER SERVICES, LLC	1,469.00
SENZA KENMORE LLC / GOLDSMITH	7,500.00
SESAC	581.00
SHANNON & WILSON, INC.	2,162.50
SHANNON TIPPLE-LEEN	173.45
SHERWIN WILLIAMS CO.	906.06
SHI INTERNATIONAL CORP.	284.67
SHORELINE FIRE DEPT	1,400.00
SHRED IT, C/O STERICYCLE, INC>	1,307.83
SIGN CONNEXION LLC	656.41
SISKUN POWER EQUIPMENT	11,866.50
SIU SONG	144.80
SKYCORP, LTD	43,074.87
SLABJACK NW, LLC	5,031.57
SMS CLEANING, INC.	64,950.00
SNO KING WATERSHED COUNCIL	150.00
SNOHOMISH COUNTY	29,576.00
SOFTWAREONE, INC.	21,668.07
SOMERSAULT WELLNESS LLC	1,200.00
SOUND EMPLOYMENT SOLUTIONS, INC.	1,842.21
SOUND PUBLISHING, INC.	1,415.00
SOUND SAFETY PRODUCTS CO.	763.69
SOUND STUMP REMOVAL LLC	1,900.00
SOVA CONSULTING	7,500.00
SPECIALTY DOOR SERVICE, INC.	4,460.61
ST OF WA DEPT OF FISH & WILDLIFE	40.00
STAPLES	19,689.21
STATE AUDITOR'S OFFICE	65,252.89
STATE OF WA DEPT. OF LICENSING	1.64
STEPHAN GMUR	1,775.72
STEPHANIE LUCASH	1,092.00
STEWART MACNICHOLS HARMELL, INC.	50,000.00
STOWE DEVELOPMENT & STRATEGIES LLC	10,200.00
STRATEGIES 360, INC.	18,416.67
STRIDER CONSTRUCTION CO., INC.	57,430.84
SUMMIT LAW GROUP PLLC	1,500.00
SUNBELT RENTALS	4,055.08
SUNRISE LOCAL BERRIES FARM, LLC	222.00
SUPERION, LLC	29,098.99
SURYA SKJONSBY	514.93
SWANK MOTION PICTURES, INC.	1,395.00
T MOBILE USA, INC.	17,051.65
TAMBI CORK	243.89
TAME THE JUNGLE, LLC	3,279.00
TASTAD CONSTRUCTION INC	171,479.13
THE LODGE AT ST. EDWARD PARK	895.56
THE ORIGINAL POOP BAGS	1,419.89
THOMCO CONSTRUCTION, INC.	18,882.49
TILCO VANGUARD INC.	10,534.98
TIM STROUSE	250.00
TOASTMASTERS INTERNATIONAL	250.00
TOBIN BENNETT GOLD	711.40

Name	Amount
TOTAL LANDSCAPE CORP	120,524.54
Traffic Safety Supply Co. Inc	35,422.72
TRAILER BOSS	12,018.71
TRUE NORTH EQUIPMENT INC	314.35
TRUGREEN	3,466.05
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA	1,704.47
TYLER TECHNOLOGIES, INC.	22,850.12
U.S. BANK N.A. / CUSTODY	650.00
U.S. BANK PURCHASE CARDS	278,820.10
ULINE	9,232.11
UNITED RENTALS NW, INC	2,774.17
UPS STORE KENMORE	949.16
URBAN ACCESSORIES, INC.	2,404.54
URBAN LAND INSTITUTE	25,000.00
US POSTAL SERVICE	11,840.18
USPS-POC c/o CITIBANK	3,996.75
UTILITIES UNDERGROUND LOCATION CTR	1,663.20
VALLEY, CHRIS & BETH	2,464.75
VERIZON WIRELESS	676.52
VIDIT JAIN	150.00
VIJAYARAGHAVAN MAKKAKODE	250.00
WA CITIES INSURANCE AUTHORITY	795,456.00
WA FINANCE OFFICERS ASSOCIATION	225.00
WA RECREATION & PARK ASSOC.	605.00
WA STATE DEPARTMENT OF AGRICULTURE	75.00
WA STATE DEPT OF ENTERPRISE SVCS	4,329.69
WA STATE DEPT OF LABOR & INDUSTRIES	284.30
WA STATE DEPT OF TRANSPORTATION	9,006.88
WA STATE DEPT OF TRANSPORTATION	173.00
WAGNER ARCHITECTS	235,311.00
WAPRO	225.00
WARD'S SCIENCE	2,372.31
WASHINGTON AUDIOLOGY SERVICES, INC.	1,114.10
WASHINGTON CITY/COUNTY MGMT ASSOC	860.00
WASHINGTON FEDERAL BANK	2,732.20
WASHINGTON MUNICIPAL CLERKS ASSOC	100.00
WASHINGTON STATE FARMERS MARKET ASSOCIATION	350.00
WASHINGTON STATE OFFICE CASH MGMT	1,075.50
WEALTHCARE HSA	8,005.84
WESTERN DISPLAY FIREWORKS, LTD.	15,000.00
WESTERN ENTRANCE TECHNOLOGY, LLC	1,542.80
WESTLAKE HARDWARE WA-153	3,772.97
WETLANDS & WOODLANDS INC	2,605.79
WM CORPORATE SERVICES INC.	39,847.14
WONDERLAND CHILD & FAMILY SERVICES	2,000.00
WORKPLACE RESOLUTIONS, LLC	800.00
XEROX CORPORATION	6,209.58
YANGFENG YU	150.00
YOUNGMIN KIM	150.00
YOURMEMBERSHIP.COM, INC	249.00
ZEN DEVELOPMENT, LLC	11,266.50
ZENCITY TECHNOLOGIES, INC.	14,601.50
ZESBAUGH, INC.	506.92
ZIPLY FIBER	8,311.58
ZONAR SYSTEMS	544.07
ZUMAR	1,989.99



City Council Agenda Bill City of Kenmore, WA

Subject/Topic: City Manager Employment Agreement	For Council Meeting Agenda of: Dec. 9, 2024 Department: City Manager's Office Prepared by: Rob Karlinsey, City Manager										
Proposed Council Action/Motion: Approve Amendment No. 4 to the City Manager's employment agreement, Contract No. 16-C1631, effective January 1, 2025.	<table><tr><td></td><td>Initial & Date</td></tr><tr><td>Approved by Department Head:</td><td><u>N/A</u></td></tr><tr><td>Approved by City Attorney:</td><td><u>DR 12/3/24</u></td></tr><tr><td>Approved by Finance Director:</td><td><u>MM 12/3/24</u></td></tr><tr><td>Approved by City Manager:</td><td><u>N/A</u></td></tr></table> Exhibits/Attachments: Proposed Amendment No. 4		Initial & Date	Approved by Department Head:	<u>N/A</u>	Approved by City Attorney:	<u>DR 12/3/24</u>	Approved by Finance Director:	<u>MM 12/3/24</u>	Approved by City Manager:	<u>N/A</u>
	Initial & Date										
Approved by Department Head:	<u>N/A</u>										
Approved by City Attorney:	<u>DR 12/3/24</u>										
Approved by Finance Director:	<u>MM 12/3/24</u>										
Approved by City Manager:	<u>N/A</u>										
Summary: The City Manager's employment agreement provides for annual performance-based salary increases at the City Council's discretion. The City Council recently evaluated the performance of the City Manager. Based on completion of work plan items and progress toward City Council goals as well as general management and leadership of the city organization, it is proposed to increase the City Manager's base salary by 4% in Section 4 of the employment agreement, plus the cost-of-living increase being given to city employees of 3.6%. The amendment is shown in the attached exhibit. This amendment and salary increase will be effective January 1, 2025.											
Fiscal Consideration: Employee salaries, including estimated cost of living and merit increases, are included in the City's adopted budget.											
City Council Priority or Budget Objective Being Addressed: All City Council priorities.											

City of Kenmore Contract No. 16-C1631
Amendment No. 4

FOURTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR CITY MANAGER

THIS FOURTH AMENDMENT TO EMPLOYMENT AGREEMENT FOR CITY MANAGER is entered into as of the 9th day of December 2024, by and between the CITY OF KENMORE, King County, Washington (“City”) and ROBERT G. KARLINSEY (“Manager”).

RECITALS

- A. The parties entered into an Amended and Restated Employment Agreement for City Manager effective January 1, 2017. Amendment 1 of the Agreement went into effect on January 1, 2018. Amendment 2 of the Agreement went into effect on January 1, 2020. Amendment 3 of the Agreement went into effect on January 1, 2024.
- B. The parties desire to increase the Manager’s salary by a merit-based increase (4%) and a cost of living increase (3.6%) in accordance with paragraph 4 of the Agreement.

AMENDMENT

- 1. Effective January 1, 2025, the salary portion of paragraph 4 of the amended Agreement is amended to read as follows:

4. Salary.

The City shall pay the Manager a salary of \$254,238 per year, payable in equal installments in accordance with the City’s normal payroll schedule. In subsequent years, the Manager’s salary shall be increased each January 1 by a cost-of-living adjustment equal to the cost of living increase for other full-time City employees, if any, or a merit increase in accordance with paragraph 5 of this Agreement, whichever is greater. This Agreement shall be deemed to be automatically amended to reflect any salary increases.

- 2. Except as expressly set forth in this Second Amendment, the Agreement shall continue in full force and effect as written.

CITY MANAGER

By _____
Robert G. Karlinsey

Date: _____

CITY OF KENMORE

By _____
Nigel Herbig, Mayor

Date: _____



City Council Agenda Bill

City of Kenmore, WA

Subject/Topic: Amendment #1 to Contract 24-C3026 with Hillis, Clark, Martin & Peterson for Provision of Environmental Legal Advice Associated with the Potential Acquisition of a Portion of the Lakepointe Property and Other General Environmental Legal Assistance. Proposed Council Action/Motion: Motion granting authorization to the City Manager to execute Amendment #1 to Contract 24-C3026 with Hillis, Clark, Martin & Peterson for Provision of Environmental Legal Advice Associated with the Potential Acquisition of a Portion of the Lakepointe Property and Other General Environmental Legal Assistance, subject to approval by the City Attorney.	For Council Meeting Agenda of: 12/09/24 Department: Community Development Prepared by: Debbie Bent, Community Development Director <table><tr><td></td><td>Initial & Date</td></tr><tr><td>Approved by Department Head:</td><td><u>11/26/24</u></td></tr><tr><td>Approved by City Attorney:</td><td><u>N/A</u></td></tr><tr><td>Approved by Finance Director:</td><td><u>12/2/2024</u></td></tr><tr><td>Approved by City Manager:</td><td><u>11/30/24</u></td></tr></table> Attachments/Exhibits: 1. Amendment #1 to Contract 24-C3026 2. Contract 24-C3026		Initial & Date	Approved by Department Head:	<u>11/26/24</u>	Approved by City Attorney:	<u>N/A</u>	Approved by Finance Director:	<u>12/2/2024</u>	Approved by City Manager:	<u>11/30/24</u>
	Initial & Date										
Approved by Department Head:	<u>11/26/24</u>										
Approved by City Attorney:	<u>N/A</u>										
Approved by Finance Director:	<u>12/2/2024</u>										
Approved by City Manager:	<u>11/30/24</u>										
Summary: Staff requests that the City Council pass a motion granting authorization to the City Manager to execute Amendment #1 to Contract 24-C3026 (see Attachment #1) with Hillis, Clark, Martin & Peterson (HCMP) for provision of environmental legal advice Associated with the potential acquisition of a portion of the Lakepointe property and other general environmental legal assistance. Amendment #1 increases the contract budget by \$100,000.											
Information/Background: Contract 24-C3026 (Attachment #2) with HCMP was executed 3/6/24 in an amount of \$49,500 with a contract duration through 12/31/25. The contract scope is to provide environmental legal advice associated with the potential acquisition of a portion of the Lakepointe property. As of August 2024 approximately \$9,627 remains from the original contract amount. Amendment #1 to Contract 24-C3026 includes the following amendments: • Increases the contract budget by \$100,000 to a total contract amount of \$149,500. • Adds Allyson Bazan as an additional HCMP attorney to the contract scope at a billing rate of \$425 per hour. • Adds “other general environmental legal assistance” to the contract scope											
Fiscal Consideration: On 10/21/24 the 2024-2025 Lakepointe budget was presented during budget presentations noting a new Lakepointe fund would be proposed with 2024 revenues and expenditures estimated at \$2.24 million and 2025 revenues and expenditures estimated at \$1.7 million. Link to 10/21/24 City Council agenda Kenmore - Document Center. Ordinance 24-0617 passed by the City Council 11/12/24 approved amendments to the 2023-2024 Biennial Budget including adding a \$2.24 million adjustment in 2024 for Lakepointe. Link to 11/12/24 City Council agenda Kenmore - Document Center.											

Ordinance 24-0622 passed by the City Council 11/18/24 created the Lakepointe Fund. Link to 11/18/24 City Council agenda [Kenmore - Document Center](#).

Ordinance 24-0618 passed by the City Council 11/25/24 adopted the 2025-2026 budget for all funds, including the Lakepointe Fund Link to 11/25/24 City Council agenda [Kenmore - Document Center](#).

The Lakepointe budget is described on page 170 of the 2026-2026 Budget (Link to budget: [638639023115400000](#)). Legal costs of \$100,615 are estimated in the 2023-2024 budget and \$123,000 in the 2025 budget.

[City Council Priority](#) or Budget Objective Being Addressed: 2023-2024 Council priority #7 continue to seek opportunities to complete a successful Lakepointe project.

**CITY OF KENMORE CONTRACT NO. 24-C3062
AMENDMENT NO. 1**

Provision of Environmental Legal Advice Associated with the Potential Acquisition of a Portion of the Lakepointe Property.

This Amendment No. 1 is entered into between the City of Kenmore, a Washington municipal corporation (“City” or “Kenmore”) and Hillis, Clark, Martin & Peterson P.S (“Consultant”) a Washington company (“Consultant”) City and Consultant are each a “Party” and together “Parties” to this Amendment.

The Parties hereby agree as follows:

RECITALS:

- A. The City and Consultant entered into an agreement on March 6, 2024 for the purpose of provision of environmental legal advice associated with the potential acquisition of a portion of the Lakepointe property (“Agreement”).
- B. The Agreement needs to be amended to increase the contract amount by \$100,000 to a new total contract amount of \$149,500.
- C. The Agreement needs to be amended to add the rates for an additional attorney (Allyson who is not referenced in the November 23, 2023 Legal Services Agreement attached as Exhibit A, Scope of Services.
- D. The Agreement needs to be amended to add general environmental legal assistance to the project scope.
- E. In order to make these changes, the Agreement needs updating.

FIRST AMENDMENT TO AGREEMENT:

1. **Amendment.** Section 2 of the Agreement is hereby amended to read as follows:

Section 2. Compensation and Method of Payment: The City shall pay the Consultant for services rendered according to the rates and methods set forth in Exhibit A and not to exceed an amount of \$149,500.00. The Consultant shall request payment for work performed using billing invoices as described in Exhibit “A.”

The City shall pay the Consultant for services rendered within ten (10) days after City Council voucher approval. However, if the City objects to all or any portion of an invoice, it shall notify Consultant and reserves the option to only pay that portion of the invoice not in dispute. In that event, the Parties will immediately make every effort to settle the disputed portion.

Amendment No. 1 to Contract 24-C3062 between City of Kenmore and Hillis, Clark, Martin and Peterson, P.S.
Page 1
Updated 1/2022 IBDR

XII. E. Authorize the City Manager to execute Amendment No. 1 to Contrac...

The Consultant shall complete and return to the City Exhibit “B,” federal tax Form W-9, prior to or along with the first billing invoice.

2. **Amendment.** Exhibit A, of the Agreement is hereby amended to read as follows:

Exhibit A: Scope of Services to be provided by the Consultant: The Consultant shall furnish services including, but not limited to the following outlined here or attached separately at the rates herein specified.

Allyson Bazan, attorney with the Consultant is added to the at a rate of \$425 per hour subject to the November 30, 2023 Legal Services Agreement at a rate of \$425 per hour.

From time to time the Consultant shall provide general environmental legal assistance.

3. **Severability.** The provisions of this Amendment are declared to be severable. If any provision of this Amendment is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other provision.
4. **Entire Agreement.** The written provisions and terms of this Amendment shall supersede all prior verbal statements of any officer or other representative of the parties, and such statements shall not be effective or be construed as entering into or forming a part of or altering in any manner whatsoever, this Amendment. The entire agreement between the Parties with respect to the subject matter hereunder is contained in the Agreement and exhibits thereto, any prior executed amendments and this Amendment. Should any language in any of the Exhibits to the Agreement or prior amendments conflict with any language contained in this Amendment, then this Amendment shall prevail. Except as modified by this Amendment, all other provisions of the original Agreement and any amendments thereto not inconsistent with this Amendment shall remain in full force and effect.
5. **Effective date.** This Amendment shall be effective as of December 10th, 2024.

DATED this 10th day of December, 2024.

CONSULTANT:

CITY OF KENMORE:

BY: _____

BY: _____

Name: Andy Rigel

Rob Karlinsey

Title: Principal

City Manager

APPROVED AS TO FORM:

Amendment No. 1 to Contract 24-C3062 between City of Kenmore and Hillis, Clark, Martin and Peterson, P.S.

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Kenmore City Attorney's Office

Address:

Hillis Clark Martin & Peterson P.S.
999 Third Avenue, Suite 4600
Seattle, WA 98104

Phone No. (206) 623-1745

E-mail Address: andy.rigel@hcmp.com

City of Kenmore Contract #: 24-C3026

Authorized Amount:

Date Start:

Date End:

**CONSULTANT SERVICES AGREEMENT
This Agreement is for Professional Legal Services
Lakepointe Property**

THIS AGREEMENT is entered into by and between the City of Kenmore, Washington, a municipal corporation ("City") and Hillis Clark Martin & Peterson P.S., ("Consultant") organized under the laws of the State of Washington, located and doing business at 999 Third Avenue, Suite 4600, Seattle, WA 98104, (206) 623-1745, Andy F. Rigel (hereinafter the "Consultant").

RECITALS:

WHEREAS, the City desires to have certain environmental legal services performed for its residents; and

WHEREAS, the City has selected the Consultant to perform such services pursuant to certain terms and conditions; and

NOW, THEREFORE, in consideration of the mutual benefits and conditions set forth below, the parties agree as follows:

AGREEMENT:

1. Scope of Services to be Performed by Consultant.

The Consultant shall perform the work as assigned by the City, which may include the services described in Exhibit "A" of this Agreement which is attached hereto and incorporated herein by this reference as if set forth in full. Additional work may be assigned by the City, however, this Agreement does not obligate the City to assign any specific work or any work to the Consultant. In performing the services, the Consultant shall comply with all federal, state, and local laws and regulations applicable to the legal services. The Consultant shall perform the services diligently and completely and in accordance with professional standards of conduct and performance applicable to the legal profession.

2. Compensation and Method of Payment.

The City shall pay the Consultant for services rendered according to the rates and methods set forth in Exhibit A and not to exceed amount of \$49,500.00. The Consultant shall request payment for work performed using billing invoices as described in Exhibit "A."

Consultant/Professional Services Agreement

Page 1

Revised IBDR 5/2022 MK 1/2024

XII. E. Authorize the City Manager to execute Amendment No. 1 to Contrac...

The City shall pay the Consultant for services rendered within ten (10) days after City Council voucher approval. However, if the City objects to all or any portion of an invoice, it shall notify Consultant and reserves the option to only pay that portion of the invoice not in dispute. In that event, the Parties will immediately make every effort to settle the disputed portion.

The Consultant shall complete and return to the City Exhibit “B,” federal tax Form W-9, prior to or along with the first billing invoice.

3. Duration of Agreement.

This Agreement shall be in full force and effect for a period commencing on February 1, 2024 and ending December 31, 2025 unless sooner terminated under the provisions of this Agreement. Time is of the essence of this Agreement in each and all of its provisions in which performance is required.

4. Use of Documents.

A. *Records preservation.* Consultant understands that this Agreement is with a government agency and thus all records created or used in the course of Consultant’s work for the City are considered “public records” and may be subject to disclosure by the City under the Public Records Act, Chapter 42.56 RCW (“the Act”) subject to applicable privileges or other lawful exemptions from disclosure. Consultant agrees to safeguard and preserve records in accordance with the Act. The City may be required, upon request, to disclose the Agreement, and the documents and records submitted to the City by Consultant, unless an exemption under the Public Records Act applies. If the City receives a public records request and asks Consultant to search its files for responsive records, Consultant agrees to make a prompt and thorough search through its files for responsive records and to promptly turn over any responsive records to the City’s public records officer.

5. Attorney-Client relationship.

The parties intend that an attorney -client relationship will be created by this Agreement.

6. Insurance.

The Consultant shall procure and maintain insurance as described below for the duration of the Agreement.

A. *Minimum Scope of Insurance.* Consultant shall obtain insurance of the type described below:

i. Professional Liability insurance appropriate to the Consultant’s profession.

B. *Minimum Amounts of Insurance.* Consultant shall maintain the following insurance limits:

i. Professional Liability insurance shall be written with limits no less than \$2,000,000 per claim and \$2,000,000 policy aggregate limit.

Consultant/Professional Services Agreement

Page 2

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XII. E. Authorize the City Manager to execute Amendment No. 1 to Contrac...

- C. *Verification of Coverage.* Upon request, the Consultant shall furnish the City with a certificate evidencing the insurance requirements of the Consultant before commencement of the work.
- D. *Notice of Cancellation.* The Consultant shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.
- E. *Failure to Maintain Insurance.* Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract.,
- F. *No Limitation.* Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

7. Record Keeping and Reporting.

- A. The Consultant shall maintain accounts and records to document services performed pursuant to this Agreement. The Consultant shall also maintain such other records as may be deemed necessary by the City to ensure proper accounting of all funds contributed by the City to the performance of this Agreement.
- B. The foregoing records shall be maintained for a period of seven (7) years after termination of this Agreement unless permission to destroy them is granted by the Office of the Archivist in accordance with Chapter 40.14 RCW and by the City.

8. City's Right of Inspection and Audit.

- A. Even though the Consultant is an independent contractor with the authority to control and direct the performance and details of the work authorized under this Agreement, the work must meet the approval of the City and shall be subject to the City's general right of inspection to secure the satisfactory completion thereof.
- B. The records and documents with respect to all matters covered by this Agreement shall be subject at all times to reasonable inspection, review or audit by the City during the performance of this Agreement.

9. Termination.

- A. The City reserves the right to terminate or suspend this Agreement at any time, with or without cause, upon seven (7) days' prior written notice.
- B. In the event this Agreement is terminated or suspended, the Consultant shall be entitled to payment for all services performed and reimbursable expenses incurred to the date of termination.

Consultant/Professional Services Agreement

Page 3

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XII. E. Authorize the City Manager to execute Amendment No. 1 to Contrac...

- C. This Agreement may be canceled immediately if the Consultant's insurance coverage is canceled for any reason, or if the Consultant is unable to perform the services called for by this Agreement.
- D. The Consultant reserves the right to terminate this Agreement with not less than fourteen (14) days written notice, or in the event that outstanding invoices are not paid within sixty (60) days.
- E. This provision shall not prevent the City from seeking any legal remedies it may otherwise have for the violation or nonperformance of any provisions of this Agreement.

10. Discrimination Prohibited.

The Consultant shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Consultant under this Agreement, on the basis of race, color, religion, creed, sex, sexual orientation, age, national origin, marital status, presence of any sensory, mental or physical disability, or other circumstance prohibited by federal, State or local law or ordinance, except for a bona fide occupational qualification.

11. Assignment and Subcontract.

The Consultant shall not assign or subcontract any portion of the services contemplated by this Agreement without the prior written consent of the City. Any assignment made without the prior approval of the City is void.

12. Conflict of Interest.

The Consultant represents to the City that it has no conflict of interest as defined in the Rules of Professional Conduct in performing any of the services except as set forth in Exhibit "A." In the event that the Consultant is asked to perform services for a project with which it may have a conflict, Consultant will immediately disclose such conflict to the City.

13. Confidentiality.

Subject to applicable law and the Rules of Professional Conduct, all non-public information regarding the City obtained by the Consultant in performance of this Agreement shall be considered confidential.

14. Non-Appropriation of Funds.

If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the City will so notify the Consultant and shall not be obligated to make payments for services or amounts incurred after the end of the current fiscal period. This Agreement will terminate upon the completion of all remaining services for which funds are

Consultant/Professional Services Agreement

Page 4

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XII. E. Authorize the City Manager to execute Amendment No. 1 to Contrac...

allocated. No penalty or expense shall accrue to the City in the event that the terms of the provision are effectuated.

15. Entire Agreement.

This Agreement contains the entire agreement between the parties, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind either of the parties. If there is a conflict between the terms and conditions of this Agreement and the attached exhibits, then the terms and conditions of this Agreement shall prevail over the exhibits. Either party may request changes to the Agreement. Changes which are mutually agreed upon shall be incorporated by written amendments to this Agreement.

16. Notices.

All notices or other communications required or permitted under this Agreement shall be in writing and shall be (a) personally delivered, in which case the notice or communication shall be deemed given on the date of receipt at the office of the addressee; (b) sent by registered or certified mail, postage prepaid, return receipt requested, in which case the notice or communication shall be deemed given three (3) business days after the date of deposit in the United States mail; or (c) sent by overnight delivery using a nationally recognized overnight courier service, in which case the notice or communication shall be deemed given one business day after the date of deposit with such courier. In addition, all notices shall also be emailed, however, email does not substitute for an official notice. Notices shall be sent to the following addresses:

Notices to the City of Kenmore shall be sent to the following address:

City Clerk
City of Kenmore
18120 68th Ave. NE
Kenmore, Washington 98028-0607

Notices to the Consultant shall be sent to the following address:

Andy F. Rigel
Hillis Clark Martin & Peterson P.S.
999 Third Avenue, Suite 4600
Seattle, WA 98104
(206) 623-1745
andy.rigel@hcmp.com

17. Applicable Law; Venue;

This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration or other proceeding is instituted to enforce any term

of this Agreement, the parties specifically understand and agree that venue shall be exclusively in King County, Washington.

18. Compliance with Laws.

The Vendor agrees to comply with all federal, state, and municipal laws, rules, and regulations that are now effective or in the future become applicable to Vendor's business engaged in operations covered by this Agreement or accruing out of the performance of those operations.

19. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall constitute an original, and all of which will together constitute this one Agreement.

20. Severability.

Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part with a valid and enforceable provision that comes as close as reasonably possible to expressing the intent of the stricken provision.

IN WITNESS WHEREOF, the City and the Consultant have executed this Agreement as of the dates listed below.

CONSULTANT

Signature: 
 Name: Andy Rigel
 Title: Principal
 Date: Mar 6, 2024

CITY OF KENMORE

Signature: 
 Name: Rob Karlinsey
 Title: City Manager
 Date: Mar 6, 2024

APPROVED AS TO FORM


 Dawn Reitan (Mar 6, 2024 19:26 PST)
 Kenmore City Attorney's Office

EXHIBIT A

Scope of Services to be Provided by Consultant. The Consultant shall furnish services including, but not limited to, the following outlined here or attached separately at the rates herein specified.



Hillis
Clark
Martin &
Peterson P.S.

November 30, 2023

City of Kenmore
Rob Karlinsey, City Manager
18120 68th Ave NE
Kenmore, WA 98028

Re: *Legal Services Agreement*

Mr. Karlinsey:

Thank you for engaging Hillis Clark Martin & Peterson. We are pleased that the City of Kenmore (the “City”) has selected us and we look forward to working with you.

The purpose of this letter, including the attachment, is to ensure that both we and the City have a clear understanding of the nature and terms of our representation. This letter will detail important aspects of our relationship. If you have any questions about this letter, please do not hesitate to contact me.

A. Scope of Work

The City has engaged us to perform the following services:

- Provide environmental legal advice associated with the possible acquisition of the Lakepointe property located in Kenmore Washington.
- Per our discussion, HCMP’s engagement scope excludes any legal services adverse to Glacier/CalPortland Company. Based on our understanding of the engagement scope, adversity is not expected but we will notify you if this changes.
- The City acknowledges that our representation of the City on this environmental matter does not preclude HCMP’s representation of other clients seeking land use approvals from the City in its capacity as the permitting authority.

This is a general description of our scope of work. It is important that we keep an ongoing dialogue about the services the City wants us to perform as we move forward. Any additional work that we may perform at the City’s request will also be governed by the terms of this letter.

B. Staffing, Fees, and Charges

I will be the City’s primary contact at the firm with respect to this matter. My current hourly rate is \$575.00. We generally work on matters as a team in order to provide the most

City of Kenmore
November 30, 2023
Page 2 of 5

effective and efficient representation. In addition to me, I currently anticipate involving the following attorneys and paralegals in this matter:

<u>Professional</u>	<u>Hourly Rate</u>
<u>Andy Rigel</u>	<u>\$575.00</u>
Maggie Bassetti	\$220.00

As appropriate, we may, in the future, involve professionals not listed above. Also, please note that we periodically adjust each professional's hourly rates based on changes in his or her level of experience and other factors. We will bill the City for fees and expenses on a monthly basis, and, by your signature below, the City agrees to make timely payment for our services regardless of outcome. All bills will be emailed to the email address you specify unless you request an alternate means of delivery. Payment is due within 30 days of receipt. .

C. Advance Fee Deposit [Waived]

D. Additional Terms

Attached to this letter are some additional terms that will govern our engagement. Please review them carefully.

If you have any questions about this letter or the attachment, please do not hesitate to contact me. If these terms are satisfactory, please sign this letter in the space provided below and return a signed copy to me by personal delivery, mail, email PDF, or fax, whichever is most convenient.

Thank you again for selecting our firm. We look forward to working with you.

Very truly yours,
Hillis Clark Martin & Peterson P.S.



By William F. Joyce

Agreed and Accepted:

City of Kenmore

By: _____

Its: _____

Hillis Clark Martin & Peterson P.S.

XII. E. Authorize the City Manager to execute Amendment No. 1 to Contrac...

City of Kenmore
November 30, 2023
Page 3 of 5

Additional Terms of Engagement

1. Identity of Client

Our client in this engagement is the City of Kenmore (the “City”). If the City has any affiliates, please note that the City is our firm’s only client unless and until we enter into a separate written agreement with other affiliates. This also applies to the City’s directors, officers, employees, shareholders, members, partners, and other persons associated with it. As a result, we do not view our work on behalf of the City to give rise to a conflict of interest if our firm’s other clients are adverse to any of the affiliates or other persons identified above. If you have a different view, please let us know before signing this letter.

2. Use of Client Name

Unless the City directs otherwise, we may, at our discretion, list the City as a client of the firm in marketing materials, including our webpage. In no circumstance will we disclose the City’s confidential information (although, unless the City directs otherwise, we may mention publicly-available information, such as transaction closings or court proceedings).

3. Scope of Services

Our firm provides only legal services. We do not provide investment, accounting, valuation, personal relationship, or other forms of non-legal advice, and we ask that the City not rely on us for it. If the City needs advice or assistance in other areas, please do not hesitate to ask us. We are happy to help the City find the right professional for the situation.

4. Conflicts of Interest

On occasion, clients of our firm may have interests that are adverse to one another. In order to protect our ability to represent the City as well as the ability to assist other clients, we work through potential conflicts with our clients. The City plays an important role in this process. We depend on the City to help us identify, now and into the future, persons or entities that may have a position that is directly adverse to the City.

We are not aware of any conflicts between the City and any of our firm’s other clients at this time except as noted above in the limitation of HCMP’s scope of services related to Glacier/CalPortland.

If the City or we learn about a potential conflict in the future, it is possible that we may ask the City to assist us in waiving that conflict.. We will seek a waiver only where the applicable rules of professional conduct permit it, and only when we have independently concluded that our work for the other client will not adversely affect our ability to represent the City and that our obligation to protect the City’s confidential information will not be compromised.

City of Kenmore
November 30, 2023
Page 4 of 5

5. Communications and the Attorney-Client Privilege

Unless you instruct us otherwise, we will send all correspondence and billing statements relating to our representation to Nancy Meehan at nmeehan@kenmorewa.gov. We expect to communicate with you and others associated with the City through e-mail and facsimile in addition to letters, telephone calls, and personal conversation. As you are aware, electronic data security is a constantly evolving field. We do our best to use reasonable practices to ensure the security of our communications with the City, and we ask that you do the same. But it is important that you recognize that any use of electronic communications entails inherent risks related to data security.

The attorney-client privilege may protect your communications (as well as those of others who may communicate with us on behalf of the City) from disclosure to third parties. Thus, it is important that the City communicate with us in a manner that reasonably protects the confidentiality of the information we are sharing. Please refrain from copying or including third parties in e-mails intended to seek legal advice from us, or from forwarding messages from us containing legal advice to others outside the City. Also, please be cautious when using electronic devices that may be accessed by others (such as desktop computers in a public library, a shared computer at home, or internet hotspots), and be sensitive when communicating in public places by mobile phone.

6. Termination of Representation

We serve at the City's pleasure, and the City may terminate our services at any time and for any reason. If the City decides to do so, however, we ask that you notify us in writing so that there is no confusion about its decision. Please note that the City will remain obligated to pay for services rendered and costs incurred through the date of termination even if it decides to terminate our representation.

While we hope it will not be the case, there may be circumstances in which it will be necessary for us to withdraw from this representation. Among other things, these circumstances may include a failure to pay fees and costs in a timely manner; the failure to disclose material facts regarding the representation; conflicts of interest with other clients; and action taken contrary to our advice. If it becomes necessary for us to terminate our representation, we will notify the City promptly in writing.

Otherwise, our representation will terminate upon completion of the work for which the City has hired us. After termination, we will not have any further obligation to advise the City concerning subsequent legal developments affecting the City or this matter unless and until we agree to new representation in a separate letter agreement.

7. Retention and Disposal of Documents

At the conclusion of our work, we will ask the City for directions regarding the treatment of original documents and tangible things remaining in our possession. If the City does not respond to our request within a reasonable period, we may destroy or dispose of those materials.

Hillis Clark Martin & Peterson P.S.

City of Kenmore
November 30, 2023
Page 5 of 5

If the City would like copies of any documents received or prepared by us in connection with our work for the City, please do not hesitate to ask. We would be happy to provide them so long as they are in our possession. Please note that internal documents created during the course of our representation, including internal e-mails, administrative documents, and attorney work product, will remain property of our law firm even if we provide the City with copies. For your information, it is our firm's policy to retain documents (including electronic documents) for five years, after which they may be destroyed, except for certain categories of records, such as original wills, promissory notes, stock certificates, and records subject to specific legal requirements.

EXHIBIT B

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

**Request for Taxpayer
Identification Number and Certification**

► Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give Form to the
requester. Do not
send to the IRS.**

Print or type.
See Specific Instructions on page 3.

1	Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
2	Business name/disregarded entity name, if different from above	
3	Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5	Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6	City, state, and ZIP code	
7	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later. **or**

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
		-				-		

Employer identification number								
		-						

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ►	Date ►
------------------	----------------------------	--------

Consultant/Professional Services Agreement

Page 8

Revised IBDR 5/2022 MK 1/2024

XII. E. Authorize the City Manager to execute Amendment No. 1 to Contrac...

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those

from stocks or mutual funds)

- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later

Contract No. 244-C3026 2024 03 01 HCMP Consultant Services re City of Kenmore

Final Audit Report

2024-03-07

Created:	2024-03-06
By:	Michelle Kang (mkang@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFIaSrWZgh36HLVH1VAoal3sLWhP28Ecm

"Contract No. 244-C3026 2024 03 01 HCMP Consultant Services re City of Kenmore" History

-  Document created by Michelle Kang (mkang@kenmorewa.gov)
2024-03-06 - 10:31:21 PM GMT
-  Document emailed to rkarlinsey@kenmorewa.gov for signature
2024-03-06 - 10:32:41 PM GMT
-  Document emailed to Dawn Reitan (dreitan@insleebest.com) for signature
2024-03-06 - 10:32:41 PM GMT
-  Document emailed to Andy Rigel (andy.rigel@hcmp.com) for signature
2024-03-06 - 10:32:41 PM GMT
-  Email viewed by rkarlinsey@kenmorewa.gov
2024-03-06 - 10:43:06 PM GMT
-  Signer rkarlinsey@kenmorewa.gov entered name at signing as Rob Karlinsey
2024-03-06 - 10:43:38 PM GMT
-  Document e-signed by Rob Karlinsey (rkarlinsey@kenmorewa.gov)
Signature Date: 2024-03-06 - 10:43:40 PM GMT - Time Source: server
-  Email viewed by Andy Rigel (andy.rigel@hcmp.com)
2024-03-06 - 11:03:28 PM GMT
-  Document e-signed by Andy Rigel (andy.rigel@hcmp.com)
Signature Date: 2024-03-07 - 2:27:06 AM GMT - Time Source: server
-  Email viewed by Dawn Reitan (dreitan@insleebest.com)
2024-03-07 - 3:26:35 AM GMT



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 Document e-signed by Dawn Reitan (dreitan@insleebest.com)

Signature Date: 2024-03-07 - 3:26:54 AM GMT - Time Source: server

 Agreement completed.

2024-03-07 - 3:26:54 AM GMT



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City Council Business Agenda Item

City of Kenmore, WA

Subject/Topic:

61st Avenue NE Sidewalks Replacement
Phase 1 – Washington State
Transportation Improvement Board (TIB)
Grant Acceptance

For Council Meeting Agenda of: December 9,
2024

Departments: Public Works Engineering

Prepared by: Kent Vaughan, Senior Civil Engineer

Initial & Date

Approved by Department Head: JFV 12/2/2024

Approved by City Attorney: N/A

Approved by Finance Director: MM 12/2/2024

Approved by City Manager: RK 12/2/2024

Proposed Council Action/Motion:

Accept \$2,500,000 in state funding from TIB to complete the construction of the 61st Avenue NE Sidewalks Replacement Phase 1 Project (T-44) and authorize the City Manager to execute the appropriate agreements with TIB.

Exhibits/Attachments:

TIB Award Letter dated November 22, 2024

Summary:

City staff are requesting city council authorization to accept \$2,500,000 in state funding from TIB to complete the construction of the 61st Avenue NE Sidewalks Replacement Phase 1 Project (T-44) and authorize the City Manager to execute the appropriate agreements with TIB.

Information/Background:

In August 2024, staff applied for TIB Urban Arterial funding with the intent to accelerate the replacement of the west side sidewalk concurrently with the east side along 61st Avenue NE between NE 190th St and the northern City Limits and supplant local funds. TIB notified the city on November 22, 2024 that Kenmore's 61st Ave NE Sidewalk Replacement Phase 1 Project was selected to receive \$2,500,000 in grant funding to complete construction of the project.

Other project improvements include minor drainage replacement, asphalt overlay, re-channelization of roadway to add bike lanes and a left turn lane onto 61st Avenue NE from NE 193rd Street, curb extensions at side streets to lessen pedestrian crossing distances, additional street trees, minor traffic calming, and installation of multiple Rapid Rectangular Flashing Beacon (RRFB) pedestrian crossings at neighborhood side streets.

Design is now approaching 100 percent and construction is expected to begin in Q2 2025.

XII. E. Accept \$2,500,000 in state funding from the Washington State Tra...

Fiscal Consideration:

The TIB grant will cover 57.17% of all eligible construction costs. The city's match includes the secured WSDOT Pedestrian and Bicycle grant and local funds. The 2025-26 Biennial Budget assumed this grant award as reasonably secure and included it in the project funding. No budget amendments are required.

Council Goal/Budget Being Addressed:

Council Priority 3: Enhance multimodal transportation implementation, including pedestrian and bicycle safety.



Washington State Transportation Improvement Board

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TIB Members

November 22, 2024

Chair
Councilmember Sam Low
Snohomish County

Vice Chair
Mayor Hilda González
City of Granger

Susan Carter
Hopelink

Kent Cash
Port of Vancouver

Barbara Chamberlain
WSDOT

Dongho Chang
WSDOT

Scott Chesney
Spokane County

Vicky Clarke
Cascade Bicycle Club & Washington
Bikes

Nick Covey
Link Transit

Andrew Denham
Town of Twisp

Stephanie Forman
Forman Consulting

Preston Frederickson
City of Walla Walla

Commissioner Al French
Spokane County

Commissioner Scott Hutsell
Lincoln County

Councilmember Jon Pascal
City of Kirkland

Les Reardanz
Whatcom Transportation Authority

Mayor Kim Roscoe
City of Fife

Maria Thomas
Office of Financial Management

John Vicente
City of Kenmore

Jennifer Walker
Thurston County

Jane Wall
County Road Administration Board

John Vicente, P.E.
City Engineer
City of Kenmore
18120 68th Avenue NE
Kenmore, WA 98028-2701

Dear John Vicente:

Congratulations! The Transportation Improvement Board (TIB) is pleased to announce the selection of your project, 61st Avenue NE Pedestrian and Bicycle Improvements, NE 190th St to 62nd Ave NE, TIB project number 8-1-206(003)-1.

TIB is awarding 57.1708% of approved eligible project costs with a maximum grant of \$2,500,000. Your request for a sidewalk deviation for the project was approved.

Before any work is permitted on this project, you must complete and email the following items to your TIB engineer:

- Verify the information on the attached Project Funding Status Form and revise, if necessary. Sign and email a copy.
- Submit the section of your adopted Six-Year Transportation Improvement Plan listing this project.
- Sign and email one copy of the Fuel Tax Grant Distribution Agreement.

You may only incur reimbursable expenses after you receive approval from TIB. **This project must advertise for bids no later than May 1 and construction activities shall start no later than July 1 of the year of scheduled construction, unless TIB provides an extension in writing.**

In accordance with RCW 47.26.084, you must certify full funding by November 22, 2025, or the grant may be terminated. Grants may also be rescinded due to unreasonable project delays as described in WAC 479-05-211.

If you have questions, please contact Greg Armstrong, TIB Project Engineer, at GregA@TIB.wa.gov.

Sincerely,

Ashley Probart
Executive Director

Enclosures

Ashley Probart
Executive Director

P.O. Box 40901
Olympia, WA 98504-0901
Phone: 360-586-1140
www.tib.wa.gov

State of the College

CASCADIA COLLEGE 2024



Cascadia College
2000-2025



Overview

Successes
Challenges
Invitations

Successes



Enrollment is 25% above last fall. Why?

ACCESS:

- Kenmore Grant
- Redmond Center
- Student of Color Conferences

Successes



Enrollment is 25% above last fall. Why?

RETENTION EFFORTS:

- **Mentoring Program**
- **Intrusive Advising**
- **Imbedded Tutors**

Successes



Enrollment is 25% above last fall. Why?

POST-PANDEMIC REBOUND?

- Other Colleges
- Cost
- Running Start

Successes



What else is going on?

- **Innovation Hall**
- **Gateway Hall**
- **Increased Giving to the Foundation**
- **Community Advisory Committee**
- **Continued relationship with UWB**
- **Foundations of E&I Course**

Challenges



Enrollment:

- Finding enough instructors
- Finding right class offerings in Redmond
- Staffing

Facility Growth:

- Supply Chain
- Gateway Hall & the Legislature
- Parking

Invitations



Celebrate 25 years with us!
Pay It Forward: Cascadia's 25th
February 26, 2025

Join the Community Advisory Council!
December 5 & April 3

Help us with the Legislature!
Gateway Hall

Invitations



Refer Possible Instructors!
English 101, College 101

Think about the Foundations of E&I Course!
Could this be right for your agency?



Questions?



City Council Agenda Bill

City of Kenmore, WA

Subject/Topic: Ordinance No. 24-0623 Adopting Amendments for the Periodic Update to the City's Comprehensive Plan Proposed Council Action/Motion: Adopt Ordinance 24-0623 which adopts the City of Kenmore's periodic update to the Kenmore Comprehensive Plan to repeal certain components and elements of the comprehensive plan and adopt new components and elements of the comprehensive plan, as presented.	For Council Meeting Agenda of: 12/9/24 Department: Community Development Department Prepared by: Debbie Bent, Community Development Director, and Todd Hall, Principal Planner <table><thead><tr><th></th><th>Initial & Date</th></tr></thead><tbody><tr><td>Approved by Department Head:</td><td><u>DB 11/27/24</u></td></tr><tr><td>Approved by City Attorney:</td><td><u>DR 12/2/24</u></td></tr><tr><td>Approved by Finance Director:</td><td><u>N/A</u></td></tr><tr><td>Approved by City Manager:</td><td><u>RK 12/2/24</u></td></tr></tbody></table> Attachments/Exhibits: Attachment 1: Ordinance No. 24-0623 Exhibit A: Community Design Element Exhibit B: Downtown Element Exhibit C: Economic Development Element Exhibit D: Housing Element Exhibit E: Land Use Element Exhibit F: Natural Environment Element Exhibit G: Surface Water Element Exhibit H: Introduction Section Exhibit I: Land Use Map Exhibit J: Table CF-B of the Capital Facilities Element Exhibit K: Appendix E – Equity Analysis and Recommendations of the Kenmore Comprehensive Plan Exhibit L: Appendix F – Engagement Report for A Regional Coalition for Housing and East King County Partner Cities of the Kenmore Comprehensive Plan Exhibit M: Appendix G – Comprehensive Plan Engagement 2021-2024 Exhibit N: Appendix H – Land Capacity Analysis Memorandum		Initial & Date	Approved by Department Head:	<u>DB 11/27/24</u>	Approved by City Attorney:	<u>DR 12/2/24</u>	Approved by Finance Director:	<u>N/A</u>	Approved by City Manager:	<u>RK 12/2/24</u>
	Initial & Date										
Approved by Department Head:	<u>DB 11/27/24</u>										
Approved by City Attorney:	<u>DR 12/2/24</u>										
Approved by Finance Director:	<u>N/A</u>										
Approved by City Manager:	<u>RK 12/2/24</u>										
Summary: <u>Review by the Planning Commission:</u> In January 2024, the City Council assigned to the Planning Commission review of the Comprehensive Plan Community Design, Downtown, Economic Development, Housing, Land Use, Natural Environment, and Surface Water elements. These amendments are part of the State mandated periodic update to the City's Comprehensive Plan, due December 31, 2024. The work on the periodic update is summarized as follows:											

- A public hearing on proposed amendments to the Economic Development Element was held on January 16, 2024
- A public hearing on proposed amendments to the Community Design and Downtown elements was held on August 20, 2024
- A public hearing on proposed amendments to the Natural Environment Element, the Surface Water Element, and Table CF-B of the Capital Facilities Element was held on September 3, 2024
- A public hearing on proposed amendments to the Housing and Land Use elements, and the Introduction section, were held on October 15, 2024
- At the March 18, 2024, September 9, 2024, and October 28, 2024, public meetings the City Council reviewed the Planning Commission's recommendations, received background information, and requested the formulation of new policy options
- At the November 12, 2024, public meeting, the City Council again considered proposed revisions to the Housing and Land Use Elements
- At the November 25, 2024, public hearing, the City Council heard public testimony regarding the land capacity analysis, proposed revisions to the Housing Element, and requested that the final Comprehensive Plan amendments be prepared for consideration and potential adoption.

Information/Background:

Washington state law requires cities and counties to amend their comprehensive plans once every 10 years. The last major update was adopted by City Council in June 2015.

The City Council adopted Ordinance 23-0591 which adopted a new Transportation Element, Appendix D of the Transportation Element, Climate Action Element, and amended the Public Services Element, Utilities Element, and Capital Facilities Element as part of the City's periodic update of the Comprehensive Plan.

Fiscal Consideration:

The Community Development Department received \$125,000 in grant funds for the Comprehensive Plan update (half in 2022/2023 and half in 2023/2024).

City Council Priority or Budget Objective Being Addressed:

The following 2024 City Council Priorities are being addressed by these elements and KMC updates: Priority 1: "Increase and preserve the options for affordable housing." Priority 3: "Enhance multimodal transportation, including pedestrian and bicycle safety." Priority 5: "Implement the Diversity, Equity, Inclusion, and Accessibility (DEIA) Strategic Plan." Priority 6: "Continue to seek opportunities to activate the Lakepointe property." Priority 8: "Promote sustainable economic development."

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 24-0623**

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, RELATING TO THE PERIODIC UPDATE OF THE CITY OF KENMORE COMPREHENSIVE PLAN BY REPEALING THE FOLLOWING COMPONENTS AND ELEMENTS OF THE COMPREHENSIVE PLAN: COMMUNITY DESIGN SUB-ELEMENT, DOWNTOWN SUB-ELEMENT, ECONOMIC DEVELOPMENT SUB-ELEMENT, HOUSING ELEMENT, LAND USE SUB-ELEMENT, NATURAL ENVIRONMENT SUB-ELEMENT, SURFACE WATER ELEMENT, LAND USE MAP, INTRODUCTION, DEMOGRAPHICS AND ECONOMICS, AND TABLE CF-B OF THE CAPITAL FACILITIES ELEMENT, AND ADOPTING THE FOLLOWING NEW COMPONENTS AND ELEMENTS OF THE COMPREHENSIVE PLAN: COMMUNITY DESIGN ELEMENT, DOWNTOWN ELEMENT, ECONOMIC DEVELOPMENT ELEMENT, HOUSING ELEMENT, LAND USE ELEMENT, LAND USE MAP, NATURAL ENVIRONMENT ELEMENT, SURFACE WATER ELEMENT, INTRODUCTION, TABLE CF-B OF THE CAPITAL FACILITIES ELEMENT, AND APPENDICES E, F, G AND H; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with RCW 36.70A.130, an adopted comprehensive plan shall be subject to continuing evaluation and review, and amendments to comprehensive plan shall be considered no more frequently than once every year, subject to certain exceptions; and

WHEREAS, the schedule established by RCW 36.70A.130(4) mandates each fully planning city in Washington to take action to review and, if necessary, revise its comprehensive plan, development regulations, and critical areas ordinance to ensure compliance with the Growth Management Act (GMA); and

WHEREAS, the comprehensive plan establishes the community's desirable character and physical pattern of growth and preservation over the next 20 years; and

WHEREAS, the GMA periodic update provides guidance in balancing the development of resources with the preservation of environmental values; and

WHEREAS, on November 27, 2023, the City Council adopted Ordinance 23-0591 which adopted a new Transportation Element, Appendix D of the Transportation Element, Climate Action Element, and amended the Public Services Element, Utilities Element, and Capital Facilities Element as part of the City's periodic update of the Comprehensive Plan; and

WHEREAS, in 2024, to complete the City's periodic update required under RCW 36.70A.130, the City's Planning Commission reviewed and recommended amendments to the Kenmore Comprehensive Plan Community Design Element, Downtown Element, Economic Development Element, Housing Element, Land Use Element, Natural Environment Element, Surface Water Element, the Land Use Map, Table CF-B of the Capital Facilities Element and Appendices E, F, G, and H (Proposed Amendments); and

WHEREAS, the Planning Commission has deliberated on, held public hearings, and made recommendations to the City Council on Proposed Amendments; and

WHEREAS, the City Council considered the Planning Commission's recommendations on the Proposed Amendments, the record created by the review of the Proposed Amendments, and requested that final amendments to the Comprehensive Plan be prepared for consideration and adoption; and

WHEREAS, throughout the Comprehensive Plan review process, a concerted effort has been made to generate public involvement, including open houses, public surveys, educational presentations, interpretation, and translation of materials; social media posts, creating comprehensive and regularly updated web pages, and public hearings; and

WHEREAS, the public involvement efforts referenced above have met and exceeded the public participation requirements set forth in RCW 36.70A.140 and KMC 19.20.060 for review of the Proposed Amendments; and

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

WHEREAS, the City notified the Washington State Department of Commerce of the Proposed Amendments pursuant to RCW 36.70A.106; and

WHEREAS, the City Council has been guided by the planning goals, codified at RCW 36.70A.020 in the adoption of the Proposed Amendments; and

WHEREAS, the City Council finds that the Proposed Amendments to the Comprehensive Plan meet the criteria found in KMC 19.20.090 and that the Proposed Amendments are: i) consistent with the GMA and King County Countywide Planning Policies, ii) do not create an inconsistency within the Comprehensive Plan and iii) will not adversely affect public health, safety, and welfare and address changed circumstances within the City as a whole;

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

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated by reference as if set forth in full, in support of the adoption of this Ordinance. The Kenmore City Council adopts the following additional findings and conclusions in support of this Ordinance:

- 1) Periodic Update of the City of Kenmore Comprehensive Plan. The City has complied with the GMA periodic update requirement of RCW 36.70A.130, which is comprised of the following:
 - a. Ord. 24-0623: The 20-year Comprehensive Plan amendments adopted by this Ordinance to adopt a new: Land Use Element, Housing Element, Surface Water Element, Natural Environment Element, Economic Development Element, Downtown Element, Community Design Element, Land Use Map, Introduction, Table CF-B of Capital Facilities Element and Appendices E, F, G and H.
 - b. Ord. 23-0591: The 20-year Comprehensive Plan amendments adopted by Ord. 23-0591 to the Transportation Element, Appendix D to Transportation Element, Climate Action Element, Capital Facilities Element, Public Services Element, and Utilities Element.
- 2) Critical Areas. In developing policies to protect the functions and values of critical areas, the City has included best available science in the designation of critical areas in the Natural Environment Element, which include wetlands, geologically hazardous areas, and floodplains. The City has considered and been guided by the guidelines set forth in Chapter 356-195 WAC which give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries consistent with RCW 36.70A.172. Consistent with state law, the City will adopt implementing regulations no later than December 9, 2025.
- 3) Compliance with Countywide Planning Policies. As required by GMA, the Comprehensive Plan incorporates and is consistent with the King County Countywide Planning Policies.
- 4) Internal Consistency. The Comprehensive Plan is internally consistent and further the goals of the GMA. The Comprehensive Plan contains policies, implementation measures, and procedures which provide for its review and adjustment if internal conflicts are identified.
- 5) Public Participation. The public participation process for the Comprehensive Plan update included multiple public hearings before the Planning Commission, community meetings, and information on the City's website as documented in Appendix G.
- 6) State Environmental Policy Act. A Notice of Application and Environmental Review was circulated to SEPA reviewing agencies during the update process for each of the updated elements. Comments were received and considered.

At the end of the 15-day comment period for each, a Determination of Nonsignificance was issued.

- 7) Department of Commerce 60-day review. The draft Comprehensive Plan amendments were submitted and received by Commerce during the course of the update process. Comments were received and considered.
- 8) Adoption Constitutes Completion of the GMA Periodic Update Requirements. Adoption of the City of Kenmore GMA Periodic Update (pursuant to this Ordinance and Ordinance 23-0591) constitute fulfillment of all GMA requirements, which are due for adoption by December 31, 2024.

Section 2. Repeal of Comprehensive Plan Community Design Sub-Element. The City Council repeals the Community Design Sub-Element of the Kenmore Comprehensive Plan in its entirety.

Section 3. Adoption of New Comprehensive Plan Community Design Element. The City Council adopts a new Community Design Element of the Kenmore Comprehensive Plan, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 4. Repeal of Comprehensive Plan Downtown Element. The City Council repeals the Downtown Sub-Element of the Kenmore Comprehensive Plan in its entirety.

Section 5. Adoption of New Comprehensive Plan Downtown Element. The City Council adopts a new Downtown Element of the Kenmore Comprehensive Plan, as set forth in Exhibit B, attached hereto and incorporated by reference.

Section 6. Repeal of Comprehensive Plan Economic Development Sub-Element. The City Council repeals the Economic Development Sub-Element of the Kenmore Comprehensive Plan in its entirety.

Section 7. Adoption of New Comprehensive Plan Economic Development Element. The City Council adopts a new Economic Development Element of the Kenmore Comprehensive Plan, as set forth in Exhibit C, attached hereto and incorporated by reference.

Section 8. Repeal of Comprehensive Plan Housing Element. The City Council repeals the Housing Element of the Kenmore Comprehensive Plan in its entirety.

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

Section 10. Repeal of Comprehensive Plan Land Use Sub-Element. The City Council repeals the Land Use Sub-Element of the Kenmore Comprehensive Plan in its entirety.

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

Section 12. Repeal of Comprehensive Plan Natural Environment Sub-Element. The City Council repeals the Natural Environment Sub-Element of the Kenmore Comprehensive Plan in its entirety.

Section 13. Adoption of New Comprehensive Plan Natural Environment Element. The City Council adopts a new Natural Environment Element of the Kenmore Comprehensive Plan, as set forth in Exhibit F, attached hereto and incorporated by reference.

Section 14. Repeal of Comprehensive Plan Surface Water Element. The City Council repeals the Surface Water Element of the Kenmore Comprehensive Plan in its entirety.

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

Section 16. Repeal of Comprehensive Plan Introduction of the Comprehensive Plan. The City Council repeals the Introduction of the Kenmore Comprehensive Plan in its entirety.

Section 17. Adoption of New Introduction of the Comprehensive Plan. The City Council adopts a new Introduction of the Kenmore Comprehensive Plan, as set forth in Exhibit H, attached hereto and incorporated by reference.

Section 18. Repeal of the Land Use Plan of the Comprehensive Plan. The City Council repeals the Land Use Plan of the Kenmore Comprehensive Plan in its entirety.

Section 19. Adoption of New Land Use Map of the Comprehensive Plan. The City Council adopts a new Land Use Map of the Kenmore Comprehensive Plan, as set forth in Exhibit I, attached hereto and incorporated by reference.

Section 20. Repeal of Table CF-B of the Capital Facilities Element. The City Council repeals Table CF-B, Surface Water Facilities Capital Improvements, of the Capital Facilities Element of the Kenmore Comprehensive Plan in its entirety.

Section 21. Adoption of New Table CF-B of the Capital Facilities Element. The City Council adopts a new Table CF-B, Surface Water Facilities Capital Improvements, of the Capital Facilities Element of the Kenmore Comprehensive Plan, as set forth in Exhibit J, attached hereto and incorporated by reference.

Section 22. Repeal of Demographics and Economics section of the Comprehensive Plan. The City Council repeals the Demographics and Economics section of the Kenmore Comprehensive Plan in its entirety.

Section 23. Adoption of New Appendix E. The City Council adopts a new Appendix E – Equity Analysis and Recommendations of the Kenmore Comprehensive Plan, as set forth in Exhibit K, attached hereto and incorporated by reference.

Section 24. Adoption of New Appendix F. The City Council adopts a new Appendix F - Engagement Report for A Regional Coalition for Housing and East King County Partner Cities of the Kenmore Comprehensive Plan, as set forth in Exhibit L, attached hereto and incorporated by reference.

Section 25. Adoption of New Appendix G. The City Council adopts a new Appendix G – Comprehensive Plan Engagement 2021-2024, as set forth in Exhibit M, attached hereto and incorporated by reference.

Section 26. Adoption of New Appendix H. The City Council adopts a new Appendix H – Land Capacity Analysis Memorandum, dated November 1, 2024, as set forth in Exhibit N, attached hereto and incorporated by reference.

Section 27. Transmittal to State. This ordinance shall be submitted to the Washington Department of Commerce for their records with 10 days of adoption.

Section 28. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the ordinance, or the application of the provision to other persons or circumstances, shall not be affected or affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 29. 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 the publication.

ADOPTED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 9TH DAY OF DECEMBER 2024.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Anastasiya Warhol, City Clerk

Approved as to form:

Dawn Reitan, City Attorney

FILED WITH THE CITY CLERK: 11/26/2024
PASSED BY THE CITY COUNCIL:
ORDINANCE NO.: 24-0623
DATE OF PUBLICATION:
EFFECTIVE DATE:

COMMUNITY DESIGN ELEMENT

INTRODUCTION

Purpose

Although not required by State law, the purpose of the Community Design Element is to guide future development and redevelopment that creates the visual identity of Kenmore, ensuring that the city continues to develop as a vibrant waterfront community, the natural environment is protected and , enhanced, ensuring compatible residential and commercial development , and the streetscape and landscape is enhanced.

The element is meant to address community goals of improving and maintaining Kenmore's natural and built environment, creating a variety of gathering places, and promoting the diversity of arts and cultural opportunities. The element also addresses the vision of protecting the natural environment through thoughtful building design and landscaping that complements and enhances public and natural spaces.

Countywide Planning Policies

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

BACKGROUND

At just over 6 square miles, Kenmore is a community that has developed over time with many established residential neighborhoods and a growing multi-family core in the downtown area along SR-522 (Bothell Way). Most residential neighborhoods outside the SR-522 corridor were built after the 1970s. These neighborhoods of predominantly single-family homes are generally in good condition and are well maintained. Trees are lacking along major arterials and along many residential streets. While most streets lack sidewalks, there are several collectors and minor arterials that have new sidewalks and street trees added.

SR-522 (Bothell Way), which dominates Kenmore's Downtown corridor, is the city's primary east-west corridor 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 that have been prevalent over the last several decades. Parking lots and pole signs dominate much of the appearance of the Downtown core area. While there are some newer developments located just to the north of SR-522, many buildings along the corridor lack a continuity of form, are set back from the street, and often have parking lots separating them from the street.

Completed in 2022, publicly funded infrastructure improvements along the SR-522 corridor from the eastern city boundary to approximately 61st Avenue NE included 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, the Hanger and Town Square, as well as several privately funded mixed-use developments, a new Downtown Kenmore is emerging, particularly along the NE 181st corridor between 66th Avenue NE & 73rd Avenue NE.

COMMUNITY DESIGN POLICY

The Vision for Kenmore is multi-faceted, addressing community pride, residential livability, creation of a vibrant central place, enduring and attractive buildings and community spaces, natural environment protection, an interconnected circulation system, and connection to the waterfront, among others.

The City of Kenmore embraces diversity, equity, and inclusion, is striving to raise awareness of its history, its indigenous peoples, and nurtures the ethnic and cultural traditions of the community. The City also prioritizes sustainability and climate action initiatives, which has been further emphasized through the adoption of the city's first Climate Action Plan and Climate Action Element, both adopted in 2023.

While these priorities and objectives can be divided into separate topics and addressed in other Elements, as they are elsewhere in this Comprehensive Plan, the Community Design Element goals, objectives, and policies are intended to bring together interrelated issues that affect the community environment and physical presence. Kenmore is a community that honors the past while looking forward to an innovative, sustainable, and vibrant future. Kenmore recognizes its role in the greater metropolitan area, while also valuing its role as a welcoming and diverse city with strong community values and culture.

To that end, the policies provide design guidance, particularly addressing:

- Downtown Kenmore as a Countywide 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.
- Promote inclusivity and sense of belonging through design.
- Site design that protects the natural environment to meet climate action goals.

To address most 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. Design Standard Areas are identified along the SR-522 corridor, as well as to the north along both 68th Avenue NE and 73rd Avenue north to approximately NE 185th Street. The purpose and intent of

the design review process is to create a community that has attractive, functional, and enduring buildings and places, to create pedestrian-oriented mixed use areas, and to encourage green infrastructure.

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 Element, and this is noted by a policy reference in italics (e.g., *Policy CD-4.5.1*).

GOAL CD-1 INCREASE THE COMMUNITY'S CONNECTION TO THE WATERFRONT.

OBJECTIVE CD-1.1 Maintain, enhance, and protect view corridors to Lake Washington and the Sammamish River.

Policy CD-1.1.1 Identify important public view corridors to Lake Washington and the Sammamish River. Methods to retain existing views include, but are not limited to:

- Retain existing views currently in areas of public ownership, such as on City-owned lands.
- Retain view corridors in existing road rights of way, recreational areas and regional trail corridors such as Log Boom Park, Rhododendron Park, *Ḵaxwadis* (Tl' awh-ah-dees) Park, the Burke-Gilman Trail, SR-522, and along 68th Avenue NE, by requiring adjacent new developments to provide visual access.

Policy CD-1.1.2 Evaluate alternative development regulations and tools to maintain and enhance public view corridors to Lake Washington and the Sammamish River. Methods to maintain and enhance view corridors include, but are not limited to:

- Create potential for view corridors by requiring them in the design and permitting of private property development proposals.
- Require future Downtown master plans to capitalize on 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 a pedestrian bridge connection over SR-522 in Downtown, through appropriate design.

OBJECTIVE CD-1.2 Maintain and enhance the public's ability to physically access and visually enjoy the Lake Washington and Sammamish River waterfronts.

- Policy CD-1.2.1 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 CD-2 PROVIDE FOR ENVIRONMENTAL QUALITY, OPEN SPACE, AND VEGETATION.

OBJECTIVE CD-2.1 Protect and reduce impacts to natural and environmentally critical areas, open space, trees, vegetation, natural terrain, and drainage.

- Policy CD-2.1.1 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 CD-2.1.2 Through density and development guidelines, minimize development in environmentally sensitive areas such as landslide, erosion, seismic and flood hazard areas.
- Policy CD-2.1.3 During development review, encourage use of natural terrain and drainage, and native plants and landscaping to minimize erosion and promote the efficient use of renewable resources, water and energy.
- Policy CD-2.1.4 Promote the adequate provision of peripheral and internal open space and recreation uses in new development, including trails and parks.

OBJECTIVE CD-2.2 Integrate landscaping into streetscapes and developments and increase the biomass in the community.

- Policy CD-2.2.1 Continue to require tree management and protection plans for development and redevelopment proposals in Kenmore.
- Policy CD-2.2.2 Include requirements in development regulations to increase vegetation such as 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 CD-2.2.3 Require developments to retain exceptional trees and include substantial landscape materials to achieve noticeable biomass.

OBJECTIVE CD-2.3 Encourage cluster residential development along with open space for efficient service delivery and greater environmental protection.

- Policy CD-2.3.1 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 CD-3 PROMOTE THE EFFICIENT MOVEMENT OF PEOPLE AND GOODS AND
LESSEN THE RELIANCE ON THE AUTOMOBILE.**

OBJECTIVE CD-3.1 Create a safe, comfortable, expedient, accessible and attractive circulation system considering vehicles, emergency access, pedestrians, and bicycles where possible.

Policy CD-3.1.1 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 CD-3.2 Promote development which encourages non-single occupant vehicle travel and alternate modes of transportation.

Policy CD-3.2.1 Promote mixed-use development to reduce vehicle travel between land uses, particularly in the Downtown districts.

Policy CD-3.2.2 Through development review, promote the appropriate location of parking areas to facilitate non-automobile travel.

Policy CD-3.2.3 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 CD-3.2.4 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.

Policy CD-3.2.5 Encourage a “park once downtown” to encourage multi-modal transit options.

OBJECTIVE CD-3.3 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 CD-3.3.1 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 CD-3.3.2 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 CD-4 CREATE ATTRACTIVE, FUNCTIONAL, AND ENDURING BUILDINGS AND PLACES.

OBJECTIVE CD-4.1 Create a sense of place and identity for Kenmore while allowing for diversity.

Policy CD-4.1.1 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 CD-4.1.2 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 CD-4.5.1*)

Policy CD-4.1.3 Based upon input from residents 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 CD-4.1.4 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 CD-4.5.5*)

OBJECTIVE CD-4.2 Use design standards that promote pedestrian-scale development with human-scale details and an orientation to the street.

- Policy CD-4.2.1 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 CD-4.2.2 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 CD-4.2.3 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;
 - 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 CD-4.3 Encourage pedestrian-oriented street design.

- Policy CD-4.3.1 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 CD-4.4 Encourage design and development that promotes public safety.

- Policy CD-4.4.1 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 CD-4.4.2 Provide street, access, and signage standards that allow for quick emergency vehicle responses.

OBJECTIVE CD-4.5 Encourage sustainable design and development.

- Policy CD-4.5.1 Support green building.

OBJECTIVE CD-4.6 Support existing neighborhoods.

Policy CD-4.6.1 Consider establishing a matching grant fund for improvement projects proposed by neighborhood or business groups.

Policy CD-4.6.2 Allow for neighborhood entry markers in sign regulations.

GOAL CD-5 PROMOTE COMPATIBLE DEVELOPMENT IN RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE CD-5.1 Prepare and implement development standards and regulations that acknowledge neighborhood character.

Policy CD-5.1.1 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 CD-5.1.2 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 CD-5.2 Ensure that new housing is compatible with surrounding development in scale and/or design and provides adequate on-site parking.

Policy CD-5.2.1 Ensure 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 CD-5.2.2 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 CD-5.2.3 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 CD-5.2.4 Ensure multi-family parking standards address sufficient off-street parking to accommodate residents and visitors.

GOAL CD-6 PRESERVE AND ENHANCE KENMORE'S UNIQUE IDENTITY AS AN INCLUSIVE AND SUSTAINABLE COMMUNITY.

OBJECTIVE CD-6.1 Provide a community atmosphere that is inclusive and family-friendly, and that fosters a sense of belonging and pride.

- Policy CD-6.1.1 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 CD-6.1.2 Provide locations for public gatherings in civic and commercial developments where appropriate. (see *Policy CD-4.5.6*)
- Policy CD-6.1.3 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 CD-6.1.4 Provide appropriate resources towards enforcing nuisance ordinances addressing junk cars, noxious weeds, and other blighting influences.
- Policy CD-6.1.5 Provide appropriate resources towards building and zoning code enforcement to help ensure sufficient structure and site quality and maintenance.

OBJECTIVE CD-6.2 Maintain compatible development in residential neighborhoods.

- Policy CD-6.2.1 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 CD-6.2.2 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 CD-6.3 Seek to integrate development that protects environmental quality, and enhances the community's quality of life.

- Policy CD-6.3.1 Encourage the consolidation of land to achieve development that is functional, attractive, and offers community amenities.
- Policy CD-6.3.2 Require master plans for properties in the Public and Private Facilities land use district, and for developments exceeding a size threshold in the Downtown zones.
- Policy CD-6.3.3 Ensure that 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 CD-7 WELCOME TRAVELERS AND RESIDENTS TO THE COMMUNITY.

OBJECTIVE CD-7.1 Promote the development of primary gateways to the City through development quality, design and landscape standards, land use regulations, and street standards.

- Policy CD-7.1.1 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 Kenmore Park & Ride.
 - f. The Burke Gilman Trail.
- Policy CD-7.1.2 Address secondary entrances to the City along arterials not listed in Policy CD-12.1.1.1, as well as waterway entrances from Lake Washington.
- Policy CD-7.1.3 Define gateway entrances through coordinated streetscape improvements such as gateway markers, landscaping, or other methods.
- Policy CD-7.1.4 Through land use and development regulations as well as strategic investment, ensure quality development and infrastructure define Kenmore.

OBJECTIVE CD-7.2 Promote quality urban design and encourage street trees and vegetation along SR-522.

- Policy CD-7.2.1 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

GOAL CD-8 HONOR AND CELEBRATE THE HISTORY OF KENMORE

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| Policy CD-8.1.1 | Collaborate with Kenmore Heritage Society to foster knowledge and appreciation of the city's historical resources and heritage. |
| Policy CD-8.1.2 | Participate with local, county, state, and national historical organizations to educate Kenmore residents about the value of local cultural and historical resources through educational and informational exhibits, brochures, events, and the City's website. |
| Policy CD-8.1.3 | Continue to collaborate with community partners to provide information that interprets the history of Kenmore, including historical displays, programs, activities, special events, landmark plaques, and interpretive signage. |
| Policy CD-8.1.4 | Support the preservation of historical buildings, such as the Kenmore Community Clubhouse, former St. Edward Seminary (The Lodge at St. Edward), and the Thomsen Estate, as well as other buildings and sites with historical significance. |

GOAL CD-9 CELEBRATE COMMUNITY DIVERSITY AND PROMOTE CULTURAL AWARENESS

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| Policy CD-9.1.1 | Connect and partner with community, business, and social service groups and organizations to celebrate the diversity and cultural heritage of Kenmore. |
| Policy CD-9.1.2 | Continue to facilitate city-wide, neighborhood, and community cultural events. |
| Policy CD-9.1.3 | Support programs which engage and educate residents and community leaders about diversity and cultural awareness. |
| Policy CD-9.1.4 | Continue ongoing implementation of the City's Diversity, Equity, Inclusion and Accessibility Strategic Plan policies to educate and foster a community of respect, equity, and mutual understanding. |

GOAL CD-10 SUPPORT ACCESS TO PERFORMANCE AND VISUAL ARTS IN KENMORE

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| Policy CD-10.1.1 | Collaborate with Arts of Kenmore to celebrate and integrate projects and programming that reflect the interests of the community. |
| Policy CD-10.1.2 | Promote and sustain a vibrant creative community which helps celebrate cultural heritage and strengthens community identity. |

Policy CD-10.1.3 Expand Kenmore's public art collection to include pieces and programs that represent the cultural diversity of the community.

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
- Downtown redevelopment incentives
- Matching grant funds for community projects
- Community gateway standards
- Master plan requirements for the Public 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.
- Support the revival and growth of business and retail in the Downtown district, aligning with its unique character. Foster attractions that appeal to patrons throughout the day and evening. Offer a balanced mix of on-street, surface, and structured parking options, along with shared and multi-modal alternatives. Whenever possible, reduce parking requirements.

REFERENCES

Kenmore Heritage Society, <https://kenmoreheritagesociety.com/> (2024).

King County Growth Management Planning Council (December 2021). Countywide Planning Policies. Seattle, WA.

DOWNTOWN ELEMENT

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 “regional growth 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 Bothell Way/SR-522.

EXISTING CONDITIONS

Current Development Conditions and Trends

In December 2021, Downtown Kenmore was designated as a King County Candidate Countywide Growth Center by the King County Growth Management Planning Council. Once finalized in 2025-26, Downtown will be identified as one of several other regional centers that accommodate employment and housing. The larger Downtown area includes the four quadrants surrounding the intersection of 68th Ave NE and SR522. Additional information is provided below.

Kenmore’s downtown core adjacent to the intersection of 68th Ave NE and NE 181st Street is continuing to transform into a walkable and vibrant community. Completion of pedestrian and bicycle improvements on 181st Street and 68th Ave NE have enhanced connections to downtown. Completion of public facilities such as City Hall (2010), Kenmore Library (2012), Jack V. Crawford Skate Court (2015), The Hangar and Town Square (2017) provide access to public services and also access to recreation/gathering opportunities. Several mixed-use developments and apartments along 68th Avenue NE (Spencer 68, LINQ, Flyway and the 25 Degrees condominium project), provide new housing opportunities in the downtown. Preservation of existing manufacturing home communities provides affordable housing opportunities downtown. Planned partnerships on city property will bring additional affordable housing downtown. New commercial development and office/service development and renovation of existing commercial buildings (Kenmore Camera, Cooley Smiles) all support a vibrant downtown., City sponsored events such as the farmers market, movies at the Town Square, and various programs and activities at the Hangar all support Downtown.

Kenmore Urban Design Inventory and Analysis

In 2003, the Kenmore Downtown Plan was adopted. At that time, it was noted that the location, frequency and quality of buildings, parking lots, pole signs, sidewalks, crosswalks, landscaping and street trees were elements of urban form that individually and collectively determine visual cohesiveness, comfort, and pedestrian-orientation in urban areas. While there has been a lot of redevelopment in and around the Kenmore Village area (adjacent to NE 181st Street/68th Ave NE), many of the same design characteristics found twenty years ago are still noticeable today.

Issues still impacting design in the Downtown area include:

- Many of the existing 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. New development would have to comply with adopted design standards and sign regulations.
- 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. Consolidating driveway access along SR522 is a requirement when new development occurs.
- There are few sidewalks in the Downtown area. Although completion of sidewalks on SR522, 181st Street from 73rd Ave NE to 67th Ave NE and sidewalks and bike lanes on 68th Ave NE/Juanita Drive have improved access to Downtown.
- There is 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. However, street trees along SR522, along 68th Ave NE/Juanita Drive and NE 181st Street between 73rd Ave NE and 67th Ave NE have improved the streetscape and access to Downtown.
- Parks and open space uses include Log Boom Park and the Burke-Gilman Trail. Nearby parks include Rhododendron Park, ʔaxʔadis (Tl' awh-ah-dees) Park, and the State Boat Launch facility. The Town Square and Hangar and Jack V Crawford Skate Court and City Hall park also provide opportunities for recreation and gathering.
- 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 of the Lake.
- In Kenmore, pedestrian destinations and generators include bus stops, grocery stores and other retail establishments, The Hangar and Town Square, City Hall, the Burke-Gilman Trail and trail-oriented businesses, ʔaxʔadis (Tl' awh-ah-dees) Park, Jack V Crawford Skate Court, 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.
- Sidewalks have been added to SR522 and sidewalks and bike lanes have been added to 68th Ave NE/Juanita Drive improving pedestrian and bicycle access on the City's main north/south and east/west arterials. Crosswalks have been added at key intersections. Nevertheless, SR522 is still a significant barrier. These road corridors essentially "divide" central Kenmore into four quadrants. SR522 is still a significant barrier especially for pedestrian and bike travel, dividing the north and south sides of Downtown.

- 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/SR-522 could help break up the considerable distance pedestrians must currently travel to cross SR-522 (e.g. 65th Avenue NE).
- Both King County Metro and Sound Transit provide frequent bus service to/from surrounding communities from Kenmore Park & Ride and several bus stops located along the SR-522 corridor. The planned Stride SR3 Line, a bus rapid transit provided by Sound Transit, will provide additional fast, frequent, and reliable bus service that will connect Kenmore to the Link 1 Line at Shoreline South/NE 148th Street.

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 city.

Kenmore also has another significant advantage over many other cities, that being its Lake Washington waterfront. With commanding views, and excellent recreational and commercial access, the waterfront is certainly one of the best assets the city has to offer. With future redevelopment, including the 43+ acre Lakepointe site south of SR-522 and west of 68th Avenue NE, Kenmore's market area has the potential to expand its market area from being locally focused to one that is regionally significant.

See the Economic Development Element for more specific market data.

Opportunities for Development

The opportunities for development in Downtown Kenmore are as follows:

Lakepointe

Lakepointe has the potential to offer a high amenity setting for a mix of residential, commercial uses and recreational uses serving a broad market area. Factors affecting its relationship to the Downtown Core are its lakefront site and the barriers represented by SR-522. While Lakepointe may include some traditional neighborhood scale uses, the existing core north of SR-522 between 61st and 73rd Avenues 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 both single- and multi-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. In 2023 new Transit Oriented Development regulations were adopted supporting higher density residential development with affordable housing recognizing Kenmore's designation as a high capacity transit community and future Bus Rapid Transit along the SR522 corridor.
- Manufactured housing communities. The existing manufactured housing communities provide affordable, unsubsidized homeownership for seniors and lower-income households. In 2019 the City adopted regulations to make closure less likely and/or address the impacts of closure of the manufactured housing communities, while at the same time offering landowners the ability to transfer their development rights.
- Neighborhood commercial development including small-scale 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. Mixed-use development in the area of 68th Ave NE/NE 181st Street are examples.
- 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. Transit Oriented Development supporting higher residential densities, inclusionary affordable housing and allowing for ground floor commercial uses are currently allowed along the SR522 corridor.
- Light manufacturing. Small-scale advanced or artisanal manufacturing could offer significant new employment opportunities. Such uses are permitted in several downtown zones.

Long Term Opportunities

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

DOWNTOWN PLANS

The Kenmore Comprehensive Plan focuses upon the establishment of a Downtown core.

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.
- Support redevelopment in accordance with the Vision for the Downtown through investment in public infrastructure including transportation (especially pedestrian and bicycle facilities and other forms of micro-modal 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 above or under 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.
- Create a local pedestrian oriented “main street” on NE 181st Street where parking and motorized transportation is minimized.
- Create an interconnected network of trails, shared use paths, 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. Where feasible, reduce parking requirements.
- 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 minimized.
- 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.

- 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 or close to 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.

The City developed a Downtown strategy (Kenmore Downtown Plan, April 2003) with four key components and implementation of the strategy is ongoing:

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 four 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 welcoming community, 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.

- **Manufactured Housing Community:** The existing manufactured housing communities in the Downtown provide higher density housing that is more affordable for seniors and lower-income residents.
- **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 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

Refer to the Transportation Element for the city's pedestrian and vehicular circulation plan.

Strategic Civic Investment Area

Revitalization of Downtown will involve partnerships. A public private partnership was instrumental in the development of the 9.6 acre Kenmore Village property. The City actively pursues and identifies potential partnerships to encourage private development that aligns with the Downtown Vision. 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 likely 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.

The City recently provided a "central place" for the community with the development of The Hangar and Town Square. The Hangar acts as an indoor/outdoor community building, while Town Square is essentially an "outdoor living room" and extension of The Hangar space. City Hall and the Kenmore Library, both constructed in the 2010s, as well as street and infrastructure improvements such as road realignment, sidewalks, and street trees, improve the look and add vibrancy to downtown. These improvements support existing businesses and complement private investment of commercial, office, and multi-family uses located in downtown.

Implementation Programs

Implementation programs are an identification of activities that, if pursued, would further the concepts found in the Comprehensive Plan and implementing plans and regulations. Implementation Programs are identified at the conclusion of this Chapter.

DOWNTOWN KENMORE – COUNTYWIDE GROWTH CENTER

As mentioned previously, Downtown Kenmore was designated as a candidate Countywide Growth Center (CGC) by the King County Growth Management Planning Council in December 2021. Countywide Growth Centers, as defined by King County, are areas for equitably concentrating jobs, housing, shopping, and recreational opportunities. They are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.

Candidate jurisdictions will identify and plan for countywide centers as part of their 2024 Comprehensive Plan updates. Once completed, King County Growth Management Planning Council will act in 2025-26 to adopt the final set countywide centers, including Downtown Kenmore, at which time the City will submit an application for full designation.

As noted in the descriptions above, downtown Kenmore is divided into 4 quadrants, with 68th Avenue NE and Bothell Way/SR-522 as the two road corridors separating the quadrants.

Figure D-1 shows the boundary of the Countywide Growth Center.

Figure D-1 Countywide Growth Center



Source: City of Kenmore

Center Criteria

As a candidate Countywide Growth Center, Kenmore has the option of documenting how it meets Puget Sound Regional Council (PSRC) Plan Review Manual specifications in a comprehensive plan element instead of a stand-alone subarea plan. Once the County adopts the final set of countywide centers in 2025-26, Kenmore shall develop a separate Downtown Kenmore subarea plan.

Goals, objectives, and policies that are applicable to the Downtown Kenmore Countywide Growth Center may be found in the Countywide Growth Center policy section below.

KEY RECOMMENDATIONS AND ADOPTION OF A NEW DOWNTOWN PLAN

Because many of the key components of the original Downtown Plan have been implemented since the original Plan's adoption in 2003, there is a need to revisit and develop an updated Downtown Plan. In March 2024, City staff collaborated with the Urban Land Institute (ULI)¹ to evaluate existing conditions and help City staff consider the next "lifecycle" of Kenmore downtown planning. Through a 2-day "TAP" working session, ULI expert panelists interviewed key community stakeholders, evaluated current economic and demographic trends, and developed several recommendations as part of a report titled *Downtown Kenmore TAP Report*. This document serves as a guide that City leaders and the community may consider when updating the next Downtown Plan.

¹ Urban Land Institute is an interdisciplinary, worldwide membership organization which represents all aspects of real estate and urban development. ULI Northwest conducts one-and-a-half-day TAPs offering objective and responsible advice to local decision-makers on a wide variety of land use and real estate issues ranging from site-specific projects to public policy questions. The TAP program is intentionally flexible to provide a customized approach to specific land use and real estate issues. In fulfillment of ULI's mission, this technical assistance report is intended to provide objective advice that will promote the responsible use of land to enhance the environment.

GOALS, OBJECTIVES, AND POLICIES

Downtown Kenmore

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

GOAL DT-1 MAKE DOWNTOWN THE FOCAL POINT OF THE COMMUNITY.

OBJECTIVE DT-1.1 Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities.

Policy DT-1.1.1 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. Multi-family housing, manufactured housing communities and mixed-use developments;
- e. Underground, under-building, structured, and/or shared parking; and,
- f. Parks and open space.

Policy DT-1.1.2 Identify Downtown Kenmore as part of a High-Capacity Transit (HCT) Community pursuant to VISION 2050 and the King County Countywide Planning Policies. HCTs are cities connected to existing or planned light rail, commuter rail, ferry, streetcar, and bus rapid transit facilities. As one of 34 HCT communities, Kenmore plays an increasingly important role as a hub to accommodate regional employment and population growth. Targeting growth within these transit-rich communities helps to support mobility and reduces the number and length of vehicle trips.

Policy DT-1.1.3 Work with other organizations to promote civic and community events which foster community pride and promote the Downtown. For example, a farmers' market, activities at the Hangar and Town Square.

OBJECTIVE DT-1.2 Define Downtown Land Use Districts.

Policy DT-1.2.1 Continue to implement and evaluate land use regulations that support different districts of downtown by encouraging regional serving development south of SR-522 and local serving development north of SR-522.

- Policy DT-1.2.2 Support public investment, as well as mixed uses, in the northwest quadrant of the 68th Avenue NE and SR-522 intersection.
- Policy DT-1.2.3 Foster public/private partnerships to stimulate development consistent with Downtown character.
- Policy DT-1.2.4 Develop a Main Street, such as 181st Street, that emphasizes architectural integration, promotes walkability, and helps develop and reinforce a sense of place and identity of downtown Kenmore.

OBJECTIVE DT-1.3 Define varying development intensities and scales within the Downtown.

- Policy DT-1.3.1 Continue to implement and evaluate 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 DT-1.3.2 Continue to implement and evaluate 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.
- Policy DT-1.3.3 Consistent with the Climate Action Plan and Element, promote density near high frequency transit, and encourage infill and redevelopment in and near the Downtown area.

OBJECTIVE DT-1.4 Identify development and redevelopment incentives and infrastructure phasing in the Downtown.

- Policy DT-1.4.1 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 where strategically financially feasible and sustainable.
- Policy DT-1.4.2 Identify Downtown as a receiving area for density transfers from properties with environmentally sensitive areas or to preserve existing affordable housing.
- Policy DT-1.4.3 Give Downtown locations the highest priority when siting City and government facilities which have significant employment or destination potential.
- Policy DT-1.4.4 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;
- f. Reduced permit fees and/or delayed fees; and
- g. Joint public/private loan guarantee pools.
- h. Financial incentives such as Multi-Family Tax Exemption, Tax Increment Financing.
- i. Tax Increment Financing

Policy DT-1.4.5 Facilitate development in the Downtown that meets the community vision. Guide Downtown implementation strategies with input from key Downtown and community stakeholders.

Policy DT-1.4.6 Monitor ongoing economic trends to anticipate future development opportunities and assist the City in amending development regulations.

OBJECTIVE DT-1.5 Beautify Downtown with attractive, functional, and enduring buildings and places.

Policy DT-1.5.1 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 DT-1.5.2 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 DT-1.5.3 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 DT-1.5.4 Identify and encourage the creation of parks, plazas, and public green spaces which enhance the aesthetics and social and environmental health of Kenmore.

Policy DT-1.5.5 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 DT-1.5.6 Provide locations for public gatherings in civic and commercial developments where appropriate. (see *Policy LU-12.1.2*)
- Policy DT-1.5.7 Regulate signs to contribute to the visual coherence of Downtown, while reducing glare and other adverse visual impacts on nearby residents.

GOAL DT-2 PROMOTE DOWNTOWN AS A VITAL, PEDESTRIAN-FRIENDLY CENTER.

OBJECTIVE DT-2.1 Increase pedestrian activity in the city center and encourage pedestrian-oriented uses and designs.

- Policy DT-2.1.1 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 DT-2.1.2 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 DT-2.1.3 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 DT-2.1.4 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 DT-2.1.5 Identify the most desirable placement and orientation of new buildings to improve the overall pedestrian activity and improve the aesthetics of the center.
- Policy DT-2.1.6 Improve and add sidewalks in the Downtown in accordance with Transportation Element goals, objectives, and policies.

OBJECTIVE 2.2 Create a Downtown circulation system that promotes mobility for all modes of travel to and within Downtown.

- Policy DT-2.2.1 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 DT-2.2.2 Provide trail connections to the Burke-Gilman Trail through a pedestrian bridge crossing SR-522 and at signalized intersections.
- Policy DT-2.2.3 Continue coordination with Sound Transit in the development of future bus rapid transit (BRT) service in Kenmore, as well as a future garage at Kenmore Park & Ride.

Policy DT-2.2.4 Implement a Transportation Improvement Program that emphasizes improvements facilitating Downtown redevelopment and traffic movement consistent with the Transportation and Capital Facility Elements.

Policy DT-2.2.5 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 DT-2.2.6 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 DT-2.3 Encourage mixed-use development which contains a variety of uses having activity levels at different times of day.

Policy DT-2.3.1 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 DT-2.3.2 Encourage housing development within and surrounding the Downtown to encourage evening utilization of the Downtown.

Policy DT-2.3.3 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 DT-2.4 Provide housing and commercial development that supports transit.

Policy DT-2.4.1 Establish minimum housing densities for Downtown development districts.

Policy DT-2.4.2 Establish minimum floor area ratios or employment levels, and/or implement business retention and expansion activities, for Downtown development districts to support transit.

Policy DT-2.4.3 Allow joint parking facilities in the vicinity of the development they serve.

OBJECTIVE DT-2.5 Provide a variety of housing choices within and surrounding Downtown to support commercial businesses and alternative modes of transportation.

Policy DT-2.5.1 Designate appropriate locations for multi-family land use and zoning districts accommodating a variety of housing types such as townhomes, apartments and manufactured housing communities.

Policy DT-2.5.2 Encourage multi-family housing as part of mixed-use developments within Downtown.

Policy DT-2.5.3 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 DT-3 LINK DOWNTOWN TO THE REST OF THE COMMUNITY.

OBJECTIVE DT-3.1 Strengthen the connections between Downtown and other neighborhoods.

Policy DT-3.1.1 Develop an integrated and hierarchical street tree, signage, and public art program to identify Downtown, government facilities, and parks throughout the community.

Policy DT-3.1.2 Ensure that appropriate development, design, and buffering techniques allow for a graduated transition between the Downtown and adjacent neighborhoods.

OBJECTIVE DT-3.2 Provide safe pedestrian, bicycle, and automobile connections across SR-522 and the Sammamish River.

Policy DT-3.2.1 Consider sidewalk priorities consistent with the Transportation Element and provide a continuous sidewalk system on 68th Avenue NE.

Policy DT-3.2.2 Establish an identifiable and safe bicycle route across SR-522.

Policy DT-3.2.3 Endeavor to reduce traffic volumes through an intra-community transit system.

Policy DT-3.2.4 Consider capacity improvements cautiously to ensure that the improvements will not attract significantly greater pass-through traffic.

OBJECTIVE DT-3.3 Connect Downtown to the Lake Washington and Sammamish River waterfronts, and to area parks and open spaces.

Policy DT-3.3.1 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 DT-3.3.2 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.

Countywide Growth Center

The following are goals, objectives and policies specifically related to the Downtown Kenmore Countywide Growth Center. See also Goal 3 in the Land Use Element.

GOAL DT-4 ENSURE A VARIETY OF LAND USES IN THE DOWNTOWN CENTER.

OBJECTIVE DT-4.1 Retain a variety of uses and activities in downtown that serves the needs of existing and future residents and businesses.

- Policy DT-4.1.1 Promote the countywide growth center as a location for a variety of businesses, including retail, services, office, cultural, and entertainment uses, while ensuring that these uses are compatible with mixed-use development.
- Policy DT-4.1.2 Coordinate land use and infrastructure/services planning such that major public and semi-public uses are located within walking distance to transit.
- Policy DT-4.1.3 Ensure that transit-supportive land uses² are permitted to maximize increased transit ridership.
- Policy DT-4.1.4 Explore opportunities for sustainable, equitable, and resilient transit-oriented development (TOD) that helps create a vibrant downtown. Reduce disparities and improve access to opportunity and equitable outcomes through inclusive community planning.
- Policy DT-4.1.5 Create opportunities and incentives for equitable TOD, and through targeted public and private investments that meet the needs of current and future residents and businesses.
- Policy DT-4.1.6 Explore public-private partnerships, co-location of facilities, regional facility opportunities, and other creative tools to meet the unique public needs of centers, including utilities, transportation, parks, beautification, civic, social, and other improvements and needs. When reviewing and updating land use and sub-area plans, consider potential location for these public needs.

GOAL DT-5 ACCOMMODATE FOR AND ALLOCATE GROWTH IN THE DOWNTOWN CENTER.

OBJECTIVE DT-5.1 The majority of Kenmore's future growth shall be allocated to Downtown Kenmore.

- Policy DT-5.1.1 Focus housing and employment into downtown and high-capacity transit areas consistent with VISION 2050 Regional Growth Strategy and at densities that maximize transit-oriented development potential.

² See PSRC's 2015 [Transit Supportive Densities and Land Uses](#) report. Among job categories, government, knowledge-based, and entertainment industries are most likely to locate in transit-oriented development and are most likely to benefit from proximity to transit. Education, civic, and cultural institutions, such as universities, libraries, community centers, and museums attract significant travel by a variety of modes, including transit.

- Policy DT-5.1.2 Use State Environmental Policy Act (SEPA) planned actions and exemptions to efficiently accomplish and streamline environmental review in downtown.

GOAL DT-6 EMPHASIZE THE IMPORTANCE OF MULTI-MODAL TRANSPORTATION OPTIONS IN THE DOWNTOWN CENTER

OBJECTIVE DT-6.1 Provide a variety of mobility choices to increase access to, from, and within downtown, with emphasis on walking, bicycling, and transit.

- Policy DT-6.1.1 Encourage transit-oriented development within downtown that is within a walkable and bikeable distance of high-capacity transit stops to take advantage of local and regional transit options.
- Policy DT-6.1.2 Work with King County Metro and Sound Transit to provide a full range of transit services within the downtown area. Continue to provide and upgrade transit shelters and other amenities, as needed.
- Policy DT-6.1.3 Downtown streetscapes should be safe for pedestrians, bicyclists to meet the needs of all community members consistent with the Diversity, Equity, Inclusion and Accessibility (DEIA) strategy.
- Policy DT-6.1.4 Support transportation demand management and right-size parking strategies to help manage parking for residents, businesses, and during special events in the downtown area.

GOAL DT-7 ENSURE PARKS, RECREATION AND OTHER CULTURAL AMENITIES ARE KEY ASSETS IN THE DOWNTOWN CENTER

OBJECTIVE DT-7.1 Provide for a variety of parks, plazas, pathways, open spaces and public art in downtown.

- Policy DT-7.1.1 Create opportunities for parks, plazas, pathways, and public art throughout the downtown.
- Policy DT-7.1.2 Parks and open spaces within downtown should linked or adjacent to one another to provide for connectivity.
- Policy DT-7.1.3 Expand hardscapes and other gathering spaces that provide for both small and large events.

IMPLEMENTATION PROGRAMS

As the City embarks on the new updated Downtown Plan, it is important to identify key implementation programs. The following implementation programs may be considered to implement the Downtown Vision:

- Business Retention
- Economic Development
- Infrastructure/Services, and
- Regulations/Permitting
- Parks, Open Space, and Recreation
- Architectural/Placemaking
- Streets/Sidewalks/Bike Lanes
- Transfer of Development Rights (TDR) Program for Affordable Housing
- Parking Management
- Update the Four Downtown Quadrant Strategy

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ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

Purpose

The purpose of the Economic Development Element is to articulate how the City of Kenmore will support local businesses, stimulate job growth, enhance broaden the City's tax base¹, and improve the economic well-being of Kenmore residents. 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

Economic development is one of 14 statewide planning goals under the Growth Management Act (GMA). The specific goals regarding economic development are to:

- 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 inclusive and sustainable economic growth and vitality and a high quality of life and is to include a summary of the local economy, including strengths and challenges.

VISION 2050

The primary goal of Puget Sound Regional Council (PSRC) VISION 2050 related to the economy reads, "The region has a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people and their health, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life."

PSRC's Regional Growth Strategy defines roles for different types of areas in accommodating the Puget Sound region's population and employment growth. According to the Regional Growth

¹ "Broaden the City's tax base" refers to expanding the scope of economic activities, properties, or individuals subject to taxation within the city. The goal is to increase the diversity and inclusivity of the tax base, ensuring a larger portion of the population or economic transactions contributes to government revenue. It is also seen as a way to enhance fiscal sustainability and reduce the reliance on a narrow segment of taxpayers.

Strategy, it is assumed that 65 percent of the region's population growth and 75 percent of the region's job growth will locate within regional growth centers and near high-capacity transit.

VISION 2050 has seven economic policy objectives, each of which are targeted toward customizing local economic policies and strategies that further regional and local economic development goals. These policy objectives are:

- Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy that provide goods and services for export
- Focus retention and recruitment efforts and activities to foster a positive business climate and diversify employment opportunities by specifically targeting:
 - Businesses that provide living wage jobs;
 - Local, women, and minority-owned businesses and start-up companies;
 - Established and emerging industries, technologies, and services that promote environmental sustainability, especially those addressing climate change and resilience.
- Promote strategies and policies that expand access to opportunity and remove barriers for economically disconnected communities.
- Address and prevent potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure.
- Develop a range of employment opportunities to create a closer balance between jobs and housing, reducing commute times, traffic congestion, air emissions and other vehicle related emissions, and improving physical and mental health and community strength.
- Promote environmental and socially responsible business practices, especially those addressing climate change, resilience, and improved health outcomes.
- Support, recognize, and empower the contributions of the region's culturally and ethnically diverse communities, institutions, and Native Tribes.

Kenmore is identified as a High Capacity Transit (HCT) community in PSRC's VISION 2050 plan. HCT's are cities and urban incorporated areas with planned high-capacity transit investments that will allow these jurisdictions to accommodate a larger share of future growth, including both housing and employment. In addition, several areas within King County are identified as Regional Growth Centers (RGC). As of 2024, Downtown Kenmore is a Candidate Countywide RGC, with consideration for full designation through the 2025-26 biennium.

Countywide Planning Policies

The King County Countywide Planning Policies include many related to economic development. Policy *concepts* that support strong and vibrant local communities are summarized below:

- 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.
- Coordinate local economic policies and strategies with VISION 2050 and the Regional Economic Strategy.
- Support economic growth that accommodates employment growth targets.

- Support industry clusters and their related subclusters that are integral components of the Regional Economic Strategy and King County's economy.
- Evaluate the performance of economic development policies and strategies in business development and middle wage job creation.

Topics that should be addressed include:

- Business Development: Strengthen, expand, and diversify the economy through creation, retention, expansion, and recruitment of businesses.
- Diversity, Equity, Inclusion, and Accessibility: Create and support a community and economy that are inclusive and welcoming to all.
- Support of the regional food economy: Support improving access to affordable and culturally relevant food options within the local community.
- Environmental Protection: Promote the natural environment as an economic value and work to improve access and restore the natural environment, as well as encourage private, public, and nonprofit organizations to incorporate environmental stewardship and social responsibility.
- Human resources – Create an economy that provides opportunities for all, particularly for economically disadvantaged residents and neighborhoods. Improve cultural diversity, job training and education.
- Direct governmental actions – Inventory, plan for, and monitor land supply and development capacity, and maintain and improve infrastructure and simplify permitting processes.
- Private/public partnerships – Foster partnerships to implement economic development policies, programs, and projects.

CITY OF KENMORE ECONOMIC DEVELOPMENT STRATEGY AND APPROACH

Economic Development Strategy (2018)

In 2018, the City hired a consulting firm, Community Attributes, to update the original Economic Development Strategy (2009). Through an extensive analysis, the development of a market profile update, an updated commercial buildable lands assessment, and a robust public engagement process with local business and stakeholders across the Kenmore community, several goals, strategies, and actions were developed aimed at diversifying, growing, and sustaining Kenmore's economy.

The six goals include:

- Promote & Differentiate Kenmore's Image
- Grow New & Existing Businesses & Target Sectors
- Enable High-Quality Retail, Office, & Mixed-Use Development
- Leverage Placemaking² & Livability for Economic Development
- Expand Connectivity, Access to the Waterfront & Multi-Modal Transportation

² Placemaking is defined as the process of creating quality places that people want to live, work, play and learn in.

- Highlight Kenmore’s Welcoming Business Climate

Economic Development Approach

Using the 2018 Economic Development Strategy as a guide, the City developed an Economic Development Approach that is guiding Kenmore’s economic development work.

Be a Well-Run City

We believe that the best thing we can do to promote economic development in Kenmore is to ensure we are a well-run city. This means that our city employees are approachable and accessible so that our community has positive experiences in dealing with the city. It also means that we provide well-maintained roads and parks, a walkable downtown core that is both safe and clean, well-planned zoning and housing options, easy-to-navigate permitting and registration processes, and care for our ecosystems, all of which create an environment where it is easier for businesses to thrive.

Seize Strategic Opportunities

We believe in taking matters into our own hands in order to make things happen. We embraced this part of our strategy in the last biennium by purchasing the Bench and Holt properties and utilizing the Shell property for an affordable housing development. We need to continue to be a city that moves boldly to ensure we are well positioned and prepared for the future by seizing opportunities that make an impact.

Focus on Key Partnerships

We believe it is critically important to engage with and support our city’s key institutions. This includes our largest employers, businesses, and service providers and the Kenmore Business Alliance, the city’s bridge to our numerous and treasured small businesses. We are deeply invested in the long-term success of our businesses and institutions, and we want to maintain strong partnerships with them.

EXISTING CONDITIONS

The following is a summary of Kenmore’s existing economic conditions based on information obtained from the various regional, state, and federal data sources. Where available, the most recent data from these sources was used.

Population and Socio-Economic Characteristics

The City of Kenmore has an estimated population of 24,350 (OFM estimate April 1, 2024), an increase of just over 3,000 or approximately 14 percent since the last Comprehensive Plan update in 2014. Table ED-1 below shows the population profile.

Table ED-1, Population Profile, 2023

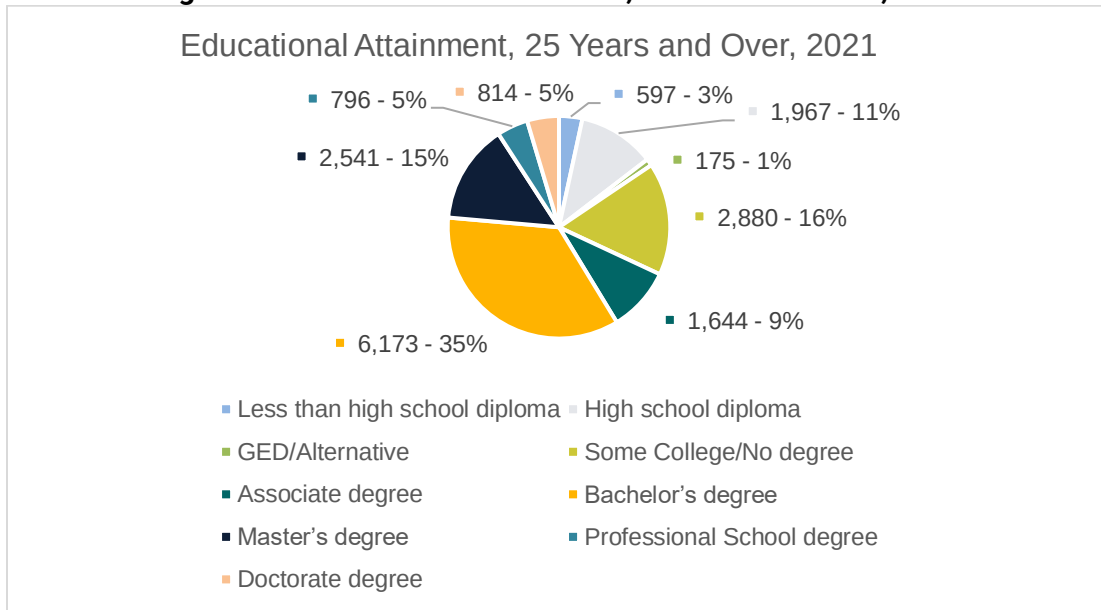
Population	24,350
Households	9,505
Median Age	41.3
Median Male Age	40.6
Median Female Age	42.1

Source: Data Axle, Inc., Esri Community Analyst, 2023.

Educational Attainment & Income

Approximately 67 percent of residents over the age of 25 have earned an associate degree or higher educational attainment. For comparison, about 64 percent of the population over 25 in King County have earned an associate degree. Figure ED-2 shows estimated educational attainment for Kenmore residents aged 25 or older.

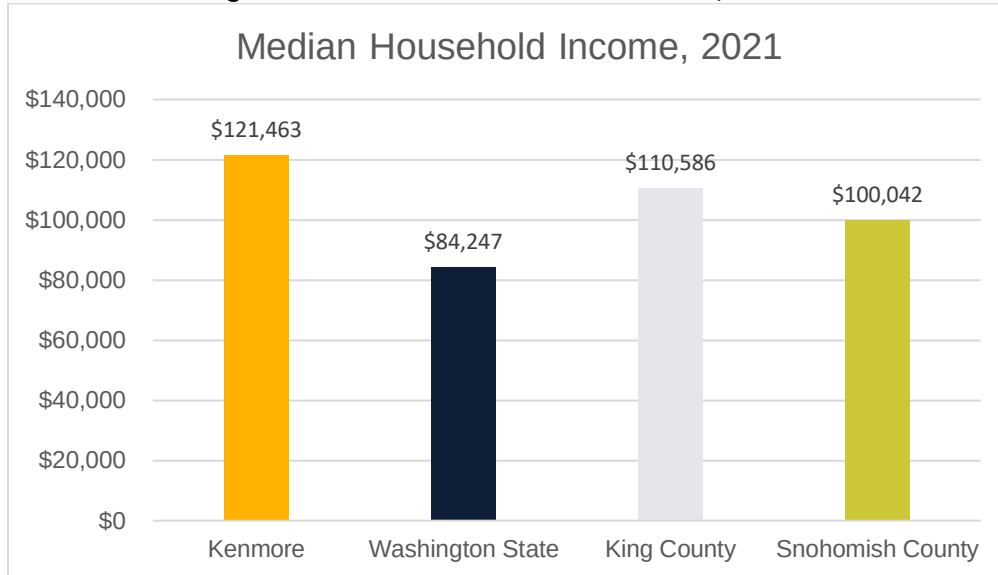
Figure ED-2 Educational Attainment, 25 Years and Over, 2021



Source: US Census American Community Survey, 5-year, 2017-2021

The Kenmore area has a median household income level estimated to be \$121,463 in 2021, compared to approximately \$110,586 for King County and \$100,042 in Snohomish County. Figure ED-3 shows estimated median household incomes in Kenmore, King and Snohomish counties, and Washington state.

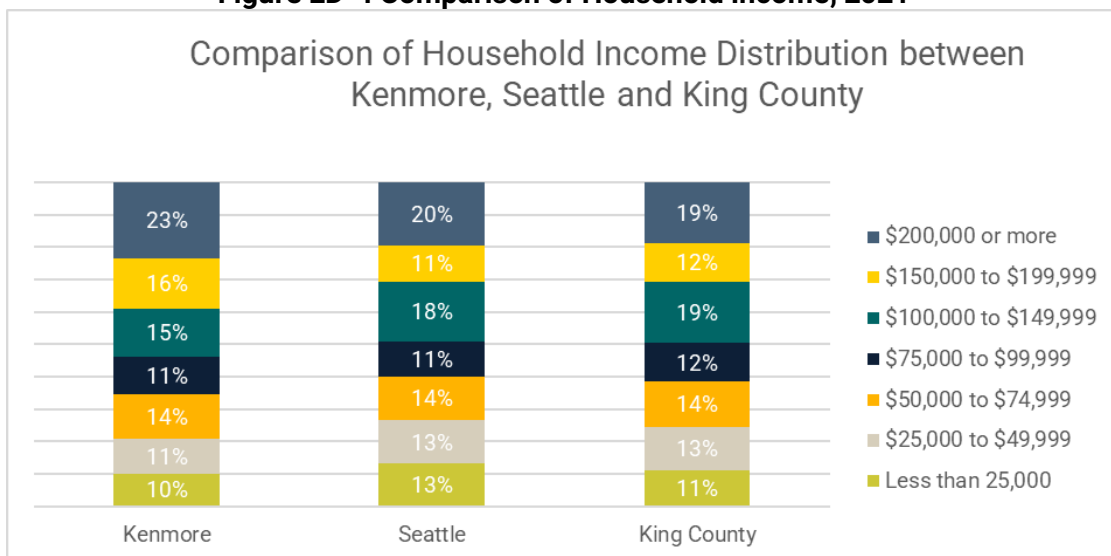
Figure ED-3 Median Household Income, 2021



Source: US Census American Community Survey, 2021

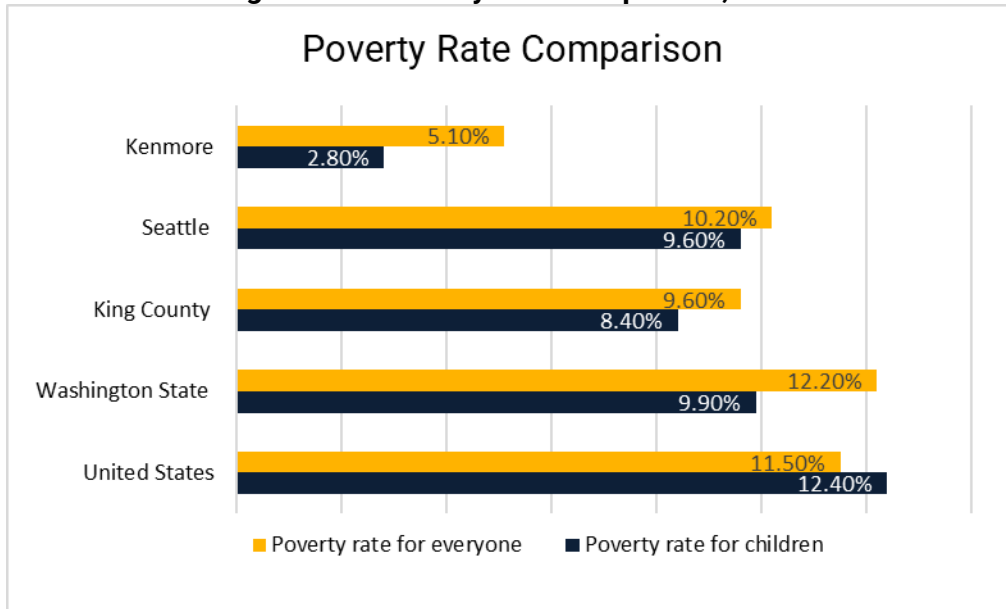
Approximately 6.1 percent of the population for whom poverty status is determined in Kenmore (1,425 out of 23,472 people) live below the poverty level, which is lower than the national average of 12.8 percent. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who classifies as impoverished. If a family's income is less than the family's threshold, then the family and every individual in it is considered to be living in poverty. Figure ED-4 shows the comparison of household income for Kenmore with Seattle and all of King County while ED-5 illustrates the poverty rate for children and adults in these areas.

Figure ED-4 Comparison of Household Income, 2021



Source: Source: PSRC, 2021

Figure ED-5 Poverty Rate Comparison, 2021



Source: PSRC, 2021

Housing Economic Profile

There are an estimated 9,623 total housing units in Kenmore. Of these, approximately 6,445 (67 percent) are owner-occupied, 2,765 (29 percent) are renter-occupied, and 357 (4 percent) are vacant. The median value of owner-occupied units is \$948,000, with median gross rent of \$1,704. The average household size in Kenmore, as reported in the 2020 Census, is 2.53. Table ED-6 shows the housing profile for Kenmore.

Table ED-6 Housing Profile³

Total Housing Units	9,623
Average Household Size	2.53
Owner-occupied units	6,445
Renter-occupied units	2,765
Vacant units	357
Median Value (Owner-occupied)	\$948,000
Median gross rent (per month)	\$1,704

Source: U.S. Census, American Community Survey, 5-year, 2017-2021

Housing Affordability

Housing affordability in a community is a large factor in a community's success. When households spend more than 30% of their income on housing, they are cost burdened and struggle to afford other necessities. Households are severely cost burdened when they pay more than 50% of their income on housing. Cost burden is only one measure for understanding affordability in Kenmore.

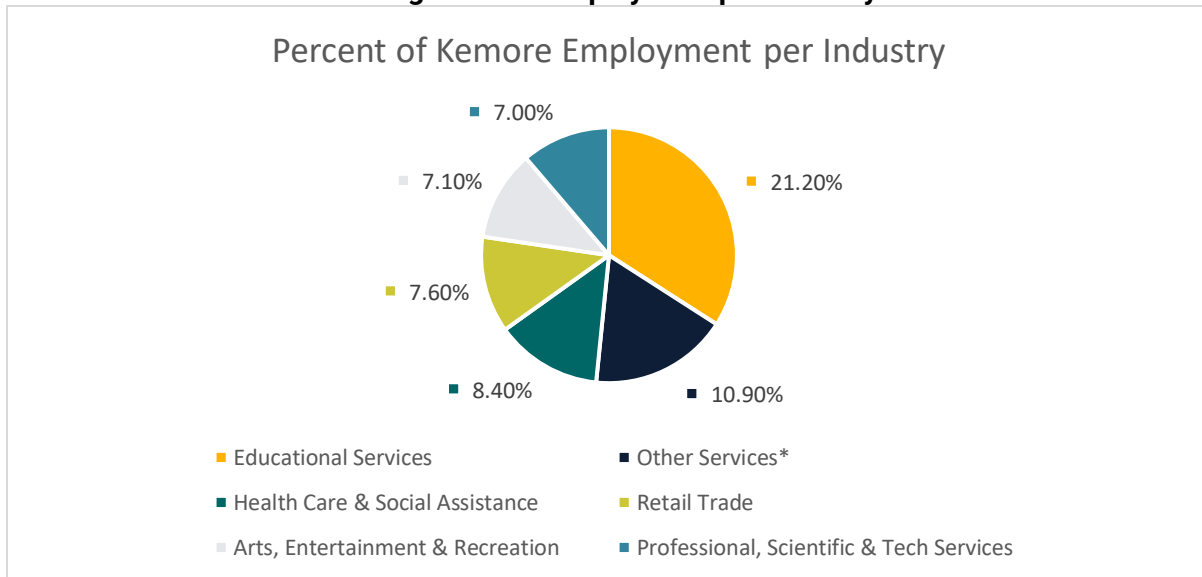
³ Housing profile numbers as estimates based on U.S. Census data. There is a margin of error factor. Therefore, total housing units may not be exact.

Employment

As of September 2023, there are approximately 4,583 employees within Kenmore. 21.2 percent of the working population in Kenmore is employed in Educational Services, making it the largest employment sector in the city. The next five largest employment sectors are Other Services* (10.9 percent), Health Care & Social Assistance (8.4 percent), Retail Trade (7.6 percent), Arts, Entertainment & Recreation (7.1 percent), and Professional, Scientific & Tech Services (7.0 percent).

According to WA State Department of Revenue, there are 1,198 businesses operating in Kenmore (September 2023). Of these businesses, 66% are home-based. Table ED-7 illustrates the percentages of employment per industry.

Figure ED-7 Employment per Industry



Source: WA Department of Revenue

(*Other Services (except Public Administration) NAICS 81 – Activities providing services not elsewhere specified, including repairs, religious activities, grantmaking, advocacy, laundry, personal care, death care, and other personal services.

Table ED-8 shows covered employment data for Kenmore. Table ED-9 shows the top 5 employers in Kenmore.

Table ED-8, Covered Employment by Industry, Kenmore

by NAICS Codes	Employees	
	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%
Mining	0	0.0%
Utilities	0	0.0%
Construction	303	6.6%
Manufacturing	136	3.0%
Wholesale Trade	152	3.3%
Retail Trade	348	7.6%
Motor Vehicle & Parts Dealers	62	1.4%
Furniture & Home Furnishings Stores	7	0.2%
Electronics & Appliance Stores	10	0.2%
Building Material & Garden Equipment & Supplies Dealers	32	0.7%
Food & Beverage Stores	30	0.7%
Health & Personal Care Stores	85	1.9%
Gasoline Stations & Fuel Dealers	16	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	3	0.1%
Sporting Goods, Hobby, Book, & Music Stores	75	1.6%
General Merchandise Stores	28	0.6%
Transportation & Warehousing	239	5.2%
Information	90	2.0%
Finance & Insurance	94	2.1%
Central Bank/Credit Intermediation & Related Activities	67	1.5%
Securities & Commodity Contracts	8	0.2%
Funds, Trusts & Other Financial Vehicles	19	0.4%
Real Estate, Rental & Leasing	91	2.0%
Professional, Scientific & Tech Services	319	7.0%
Legal Services	53	1.2%
Management of Companies & Enterprises	3	0.1%
Administrative, Support & Waste Management Services	152	3.3%
Educational Services	970	21.2%
Health Care & Social Assistance	383	8.4%
Arts, Entertainment & Recreation	325	7.1%
Accommodation & Food Services	304	6.6%
Accommodation	18	0.4%
Food Services & Drinking Places	286	6.2%
Other Services (except Public Administration)	498	10.9%
Automotive Repair & Maintenance	63	1.4%
Public Administration	135	2.9%
Unclassified Establishments	41	0.9%
Total	4,583	100.0%

Source: Data Axle, Inc., Esri Community Analyst, 2023.

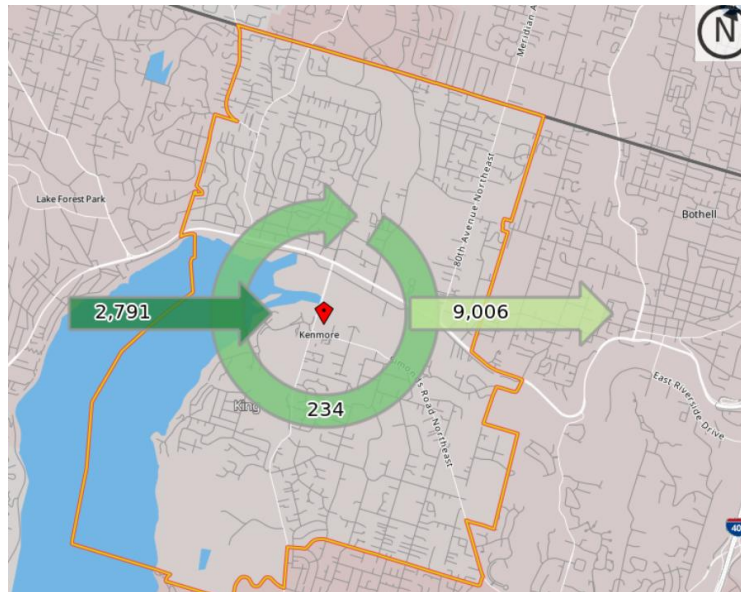
Table ED-9, Largest Employers in Kenmore

Bastyr University
The Lodge at St. Edward Park
Safeway, Inc.
Kenmore Air Express/Kenmore Air Harbor ⁴
Inglewood Golf Club

Source: WA State Dept. of Revenue, City of Kenmore 2023

According to U.S. Census data, only 2 percent of working Kenmore residents are employed inside the City. Figure ED-10 shows the inflow/outflow of Kenmore residents and non-residents, as well as the residents who live and work in Kenmore. There are over 3.5 times as many residents working outside the city for employment versus those coming into the City. This indicates the limited availability of jobs in the city and residents work in job sectors that Kenmore does not offer (i.e., education and services instead of high-tech, financial). Kenmore still serves largely as a bedroom community for surrounding employment centers.

Figure ED-10: Inflow/Outflow of Workers



Source: U.S. Census On the Map, 2021

Employment by Industry Sector

Kenmore residents are employed in a variety of industries. Over 25 percent of the population is employed in professional, scientific, management, and administrative services, making it the largest employment sector. In 2021, the median annual earnings for this sector were \$93,247. The next largest employment sectors are educational services (21 percent), other services

⁴ Kenmore Air Express is the commercial air service business operating out of Kenmore. Kenmore Air Harbor is the maintenance and aircraft operations of the seaplane base in Kenmore. Together, these two businesses operate side-by-side at the Kenmore base.

(including repairs, religious activities, grantmaking, advocacy, laundry, personal care, death care, and other personal services (10.9 percent), and health care and social assistance (8.4 percent). In 2021, the median earnings for these sectors range between \$63,210 and \$112,102 annually. Table ED-11 shows estimated full-time, year-round employees by industry sector in Kenmore.

Table ED-11 Employment by Industry Sector, 2021

Industry Sector	Count	Share	Median Earnings*
Full-time, year-round civilian employed population 16 years and over	9,486	100%	\$68,917
Agriculture, forestry, fishing, hunting, and mining:	0	0	-
Construction	565	5.9%	\$66,397
Manufacturing	926	9.7%	\$112,102
Wholesale Trade	353	3.7%	\$78,529
Retail Trade	928	9.7%	\$47,180
Transportation and warehousing, and utilities:	220	2.3%	\$62,313
Transportation and warehousing	146	1.5%	\$48,646
Utilities	74	.07%	\$123,750
Information	325	3.4%	\$133,889
Finance and insurance, and real estate and rental and leasing:	805	8.4%	\$71,750
Finance and insurance	496	5.2%	\$99,261
Real estate and rental and leasing	309	3.2%	\$60,747
Professional, scientific, and management, and administrative and waste management services	2,396	25.2%	\$93,247
Professional, scientific, and technical services	1,923	20.2%	\$101,979
Management of companies and enterprises	105	1.1%	\$109,306
Administrative and support and waste management services	368	3.8%	\$45,625
Educational services, and health care and social assistance:	1,997	21.0%	\$63,210
Educational services	792	8.3%	\$70,278
Health care and social assistance	1,205	12.7%	\$58,423
Arts, entertainment, and recreation, and accommodation and food services	497	5.2%	\$43,013
Arts, entertainment, and recreation	182	1.9%	\$59,375
Accommodation and food services	315	3.3%	\$31,989
Other services, except public administration	215	2.2%	\$25,875
Public administration	259	2.7%	\$75,192

Sources:

US Census American Community Survey, 2021

<https://data.census.gov/table?q=industry&g=160XX00US5335170&tid=ACST5Y2021.S2404>

<https://data.census.gov/table?q=earnings+by+industry&g=160XX00US5335170>

Employment Capacity

The affordability of commercial space and housing within the region contributes to whether the local economy has the potential to slow or grow in upcoming years. As increasing housing costs play a major role in housing affordability, so does the cost of commercial and industrial real estate. As real estate costs rise, this may negatively impact the potential of business creation and the retention of existing business. Higher rents may price out existing businesses, make expansions of existing businesses cost-prohibitive, or displace existing businesses as commercial areas redevelop.

Monitoring commercial space availability and development capacity may ensure that zoning and other development regulations create a balanced and sustainable economic development approach. Table ED-12 below summarizes the 2021 King County buildable lands analysis of commercial and industrial lands in Kenmore, as well as the capacity to accommodate jobs in those categories in the city. The table includes a summary of land supply and employment capacity by vacant and underutilized parcels. Also included is a summary of capacity within lands categorized as Pipeline (lands within project planned or underway) as of 2021.

Estimating commercial/industrial land supply and job capacity determines if the city has enough land inventory (availability) in these land use categories, as well as the capacity to accommodate employment (jobs) in these categories.

Table ED-12 Commercial / Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROW (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Lands (acres)
Vacant/Redev.							
Commercial	0	0	0	0	0	0%	0
Mixed Use	131.4	17.4	8.0	16.0	90.1	0% - 10%	87.5
Industrial	0	0	0	0	0	0%	0
Non-Res Land Total	131.4	17.4	8.0	16.0	90.1		87.5

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq. ft.)	Floor Area Capacity (mil.sq.ft.)	Sq.ft. per job	Job Capacity
Commercial						
Vacant	0	0	0	0	0	0
Redevelopable	0	0	0	0	0	0
Commercial Total	0	0	0	0	0	0

Mixed-Use						
Vacant	0.48	0.16 / 1.50	0	0.19	300 / 400	623
Redevelopable	3.33	0.16 / 1.50	0.26	0.97	300 / 400	3,239
Mixed-Use Total	3.81	0.16 / 1.50	0.26	1.16	300 / 400	3,862

Industrial						
Vacant	0	0	0	0	0	0
Redevelopable	0	0	0	0	0	0
Industrial Total	0	0	0	0	0	0

City Total						
Commercial	0	0	0.69	0	0	0
Mixed Use	3.81	0.16 / 1.50	0.91	1.16	300 / 400	3,862
Industrial	0	0	0.26	0	0	0
<i>Job Capacity in Pipeline</i>						19
City Total	3.81	1.50	1.86	1.16	0 / 400	3,881

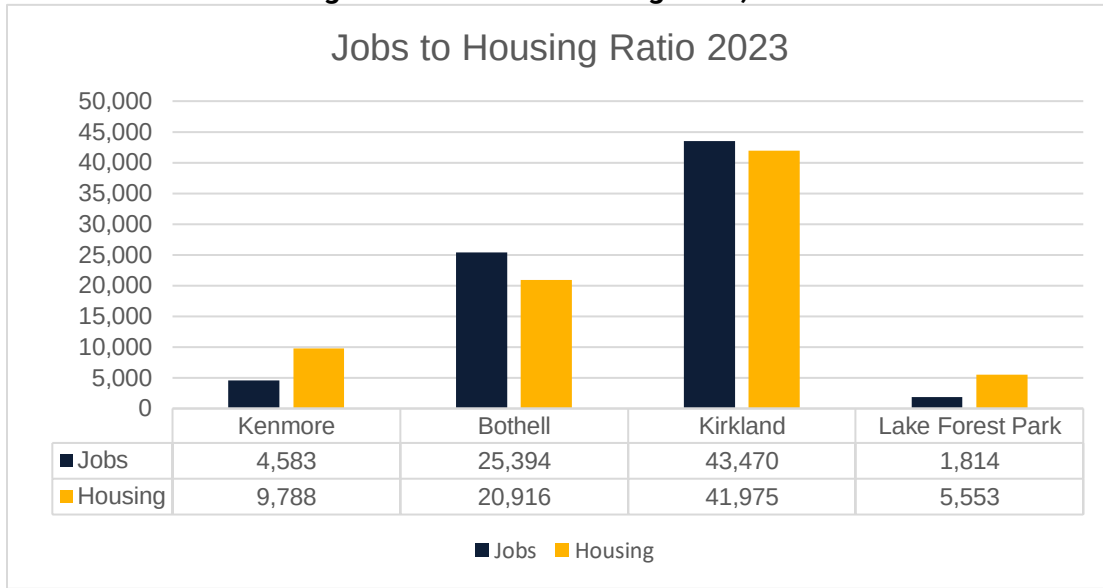
Source: King County Urban Growth Capacity Report, June 2021

Jobs/Housing Ratio

A jobs/housing ratio is a measure of the amount of employment compared to the amount of housing in a specific geographic area. By monitoring this metric, this allows the City to plan for and improve geographic distribution of housing and employment opportunities in the community. Generally, a low jobs/housing ratio indicates that a community is housing-rich and may be classified as a “bedroom community,” while a high jobs/housing ratio indicates that the community is an employment center. The target is balance of jobs and housing, while also considering that the housing available in the community is affordable to workers at different income levels.

Kenmore, with approximately 4,583 jobs and 9,623 housing units, has a 1:2 jobs to housing ratio, which is a little less than half the number of jobs per housing units available. Figure ED-13 shows the jobs/housing ratio for Kenmore, as well as other nearby jurisdictions and King County for comparison. For comparison, Bothell has slightly more jobs than housing, Kirkland has an almost equal balance of jobs and housing, and Lake Forest Park has significantly more housing than jobs by a 3:1 margin.

Figure ED-13 Jobs/Housing Ratio, 2023



Source: Data Axle Inc, ESRI Community Analyst, 2023

Employment Growth Target

The King County Countywide Planning Policies (CPPS) establish growth targets for all jurisdictions within King County. The CPPs were most recently amended in 2023, updating the growth targets for cities and towns throughout the County. The updated growth targets extend the planning horizon through 2044. Kenmore's current employment is 4,583 with a growth target of 3,200 net new jobs by 2044.

Taxable Retail Sales

The reported taxable retail sales in Kenmore as reported in 2022 was \$439.9 million, which was a 10% change from the prior year (\$399,401,715). Table ED-14 shows the taxable retail sales of Kenmore compared to other nearby cities. Table ED-15 shows the taxable retail sales within Kenmore by category. Per WA State Revenue, this includes sales by other methods including online, phone, and retailers by mail.

Table ED-14 Taxable Retail Sales, 2022 Annual

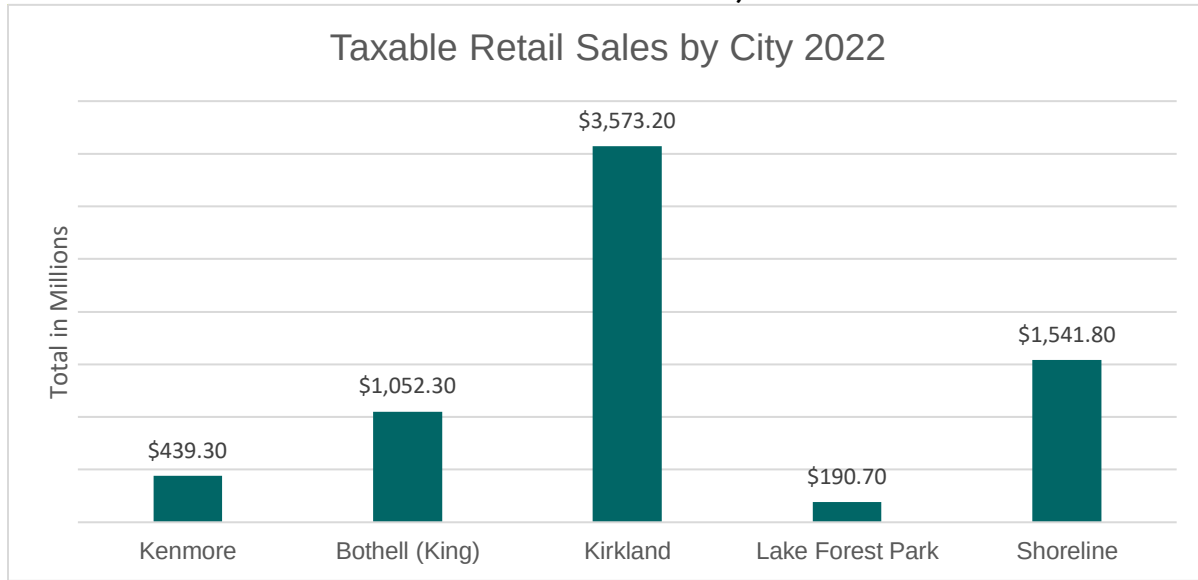


Table ED-15 Select Taxable Retail Sales in Kenmore, 2022 Annual



FUTURE TRENDS

Kenmore, particularly in the four quadrants of Downtown, is expected to capture additional economic growth. As a designated “High Capacity Transit (HCT)” community⁵ 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 HCT, 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.

More details about the Downtown area are discussed in the Downtown Element.

Retail Demand

Taxable retail sales have remained steady in Kenmore. Restaurants, groceries, and until recently, autos and parts, made-up the largest share of retail spending. With the departure of James G. Murphy Co. in 2022, this auto sales and parts sales category dramatically decreased. Kenmore retail largely serves a local market area. Even within this area, the city retail captures only a small share of resident expenditures.

The retail inventory in the city consists of a mix of 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.

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 Downtown, and the boundaries are further described in the Downtown Element.

Particularly in the four downtown quadrants there are opportunities for both rehabilitation of existing retail and new retail development opportunities that serve both local and regional needs. Providing opportunities to access small, local neighborhood retail is also a consideration for serving local needs.

⁵ ‘High Capacity Transit’ means transit service that functions to carry high volumes of passengers quickly and efficiently, preferably on exclusive or semi-exclusive rights-of-way, such as bus rapid transit, light rail, commuter rail, and passenger only ferries. In the case of Kenmore, SR-522 (Bothell Way) is defined as a high capacity transit corridor. ‘High Capacity Transit community,’ as defined under PSRC’s VISION 2050, is a regional geography that refers to cities and unincorporated areas that are connected to the regional high-capacity transit system.

While there is some limited potential for retail expansion in Kenmore, the long-term projection is declining retail sales at traditional brick and mortar retailers and a continuing trend in online retail. According to McKinsey & Company, a global management consulting company, the share of traditional retail is set to decline from 85 percent at present to 65-70 percent in the next 4 to 5 years.

Office Demand

The Kenmore office market is quite small in comparison to the region. 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. While Kenmore does not offer the same level of highway access and visibility, Kenmore does have an opportunity to capitalize on its waterfront setting.

Since about 60 percent of Kenmore businesses with a Kenmore Business Registration are home-based businesses (as of 2023), there may be an upcoming need and demand for smaller-scale office development as these businesses mature. Buildings that accommodate live-work or coworking spaces may be more suitable for Kenmore's business environment rather than the traditional Class A or B office space that is commanded in large job centers. However, because of the lack of available coworking space in Kenmore, businesses are forced to look outside the city.

Telecommuting is a trend that has rapidly increased since the COVID-19 pandemic. This has created high retail and office vacancy rates in many prime locations outside of Kenmore. The current trend and long-term projections are conversions of excess office space to residential. While Kenmore may not be largely affected by this trend, it will still have an overall impact on office space availability and rents.

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 business type, there may be the potential for future growth of green businesses in Kenmore.

In addition to clean light manufacturing, supporting local businesses and fostering business opportunities to advance climate mitigation and resilience are important long-term objectives of the City. The Climate Action Element has goals and policies related to supporting a resilient and green local economy.

STRENGTHS, CHALLENGES, OPPORTUNITES & THREATS (SCOT)

The city of Kenmore, with its ideal location at the top of Lake Washington along a heavily travelled corridor between Seattle and the Eastside, has a lot of opportunity for commercial growth. With these opportunities, there are certainly challenges as well. This section briefly describes the strengths, challenges, opportunities, and threats, otherwise known as a SCOT analysis. This section also summarizes responses from business and stakeholder interviews conducted during development of the 2018 Economic Development Strategy.

Strengths

Kenmore has several assets that can be leveraged to establish its identity and promote the community for increased investment and employment.

Location

Kenmore's location on 522 roughly halfway between the Eastside and downtown Seattle, as well as its location on the north end of Lake Washington, are significant assets to attracting new residents and businesses alike.

Pleasant Residential Neighborhoods

Kenmore has many excellent neighborhoods, each with its own identity and character, which add to the uniqueness of the community and improved quality of life.

Excellent School District

The Northshore School District is one of the top public school districts in the region.

Burke Gilman Trail

The Burke Gilman Trail is a 19-mile multi-purpose trail that runs from Bothell to Shilshole Bay in Seattle. The trail is part of a 27-mile trail that includes the Sammamish River Trail running from Bothell to Marymoor Park in Redmond. The Kenmore portion of the Burke Gilman Trail is approximately 2.4 miles.

Kenmore's Air Harbor

Founded in 1946, Kenmore's Air Harbor continues to be a unique and vital asset to the city's history and economic vitality. With an average 20 single-engine seaplane fleet, it is America's largest seaplane harbor with air service provided daily to downtown Seattle, the San Juan Islands, and Canada. Along with passenger services, the Air Harbor also provides seaplane restoration and maintenance services. The Air Harbor also provides space for approximately 25 private seaplanes. During the peak summer months of July and August, the Air Harbor employs approximately 250 people.

More information about Kenmore's Air Harbor is provided in the Land Use Element.

Bastyr University

Kenmore is home to Bastyr University, the premier university in naturopathic medicine in the United States, with campuses in Kenmore and San Diego, California. The 51-acre Kenmore campus is located adjacent to St. Edwards State Park and It is known for its focus on natural health arts and sciences, particularly in the areas of naturopathic medicine, acupuncture, herbal medicine, nutrition, and holistic health. Not only does Bastyr offer in-person, full-time programs, but also offers online degrees and continuing and community education programs. Bastyr has a total student body of approximately 742 students between both campuses and employs over 600 employees.

Strong Local Business Presence

Kenmore is home to many locally owned businesses, both large and small. In fact, over 60-percent of Kenmore businesses are home-based.

Challenges

SR-522 Traffic

The pass-through traffic on SR-522 (Bothell Way) is a major east-west thoroughfare that is a significant barrier to pedestrians as well as limiting the potential for and type of development along the highway.

Competition with Neighboring Cities

The local economy is considered small relative to its population base. Several of Kenmore's neighboring cities have strong regional retail and employment centers, including Lynnwood, Bothell, and Kirkland.

Lack of Large-Scale Commercial/Office Space

Compared with neighboring cities, Kenmore has less current and available commercial and office space. This makes it more challenging for businesses to expand or locate in the city.

Opportunities

Excellent Transportation Connections

SR-522 (Bothell Way) is a major east-west arterial that provides excellent connection to Interstate 5 to the west and Interstate 405 to the east. The highway also acts as a major transit corridor for both local (King County Metro) and regional (Sound Transit) bus service. The addition of the S3 Stride Line, a new bus rapid transit line that will connect I-405 and Link Like Rail in Shoreline, will provide residents and employees additional transit options, while also expanding access and opportunities to economically disadvantaged residents. Also, continuing to pursue the King County Water Taxi as a viable transportation alternative would bring added economic benefits to downtown Kenmore.

Expanding the Downtown Core

Downtown Kenmore has been slowly redeveloping and redefining itself as the new community shopping and gathering place. Along with city investments for a new town square and several new privately initiated housing developments, there is a lot of opportunity for continued growth.

Promotion of Kenmore as a Unique Lakeside City

Kenmore is uniquely situated at the north end of Lake Washington. This location, and the benefits of lakeside access, provides not only a dramatic view but also several economic development opportunities.

Lakepointe Development

Lakepointe is a 'once in a lifetime' opportunity to create a lasting legacy for residents, business and visitors.

Threats

Climate Change

Climate change has the potential to have many negative effects on the economy, many of which may be out of the control of local government. Business establishment and success,

as well as customer spending patterns, may be affected. Kenmore could, however, take steps to improve and market climate mitigation and adaptation strategies in the Climate Action Plan to attract businesses and shoppers.

Economic Uncertainty

Uncertainty in regional, national, and global economies plays a role in what happens to local economies. Inflation, supply chain and labor shortages, transportation costs, and stock market volatility are unknowns that may impact the region in the future. While many of these market forces are uncontrollable, the City can develop policies to prepare for any negative swings and prepare for and respond to changing economic conditions.

Housing Affordability

Regional and local housing plays a role in economic success and growth in the community. Housing affordability can impact housing rents and home costs, which may impact the availability and creation of workforce jobs. The City can monitor existing housing trends and home prices, as well as make changes to housing policies, if needed, to ensure an adequate supply of affordable housing in Kenmore.

Commercial Affordability

Commercial affordability also plays a large role in economic success and growth in Kenmore. Rising costs in commercial rents and property can negatively impact existing business, as well as discouraging new business development. The City can monitor existing commercial metrics and adjust economic policies, to the extent possible, that helps promote a variety of businesses.

Transition to Online Marketplace

Even before the COVID-19 pandemic, the retail marketplace has slowly been changing from a traditional brick-and-mortar, big-box environment to e-commerce. While traditional “in-person” shopping is still the predominant method, the pandemic has inevitably accelerated this change as large-scale regional developments (i.e., shopping malls and retail centers) are either closing or redeveloping into mixed-use urban villages or “lifestyle centers.” While Kenmore does not have many large-scale shopping centers, the City may explore the potential of adaptive reuse for aging buildings or redevelopment of underperforming retail centers into new mixed-use or live-work spaces.

Tables ED-16 and ED-17 show key sector opportunities and challenges and what was heard from participants during the 2018 Economic Development Strategy participation sessions.

Table ED-16 Key Sector Opportunities & Challenges – 2018 Economic Development Strategy

Sector	Opportunities	Challenges
Retail	Current retail leakage to other retail centers; opportunity to capture spending from nearby communities	Suitable locations for future retail; format/type of retail and compatibility with City goals; changing retail environment (bricks and mortar challenges)
Medical/Health Care	Existing demand; relative small scale development type; existing presence in Kenmore; Bastyr University	Available property for development; Rising construction costs
Professional Services (office space)	Demand for locally serving office space; low vacancy rates; lack of supply of office space nearby; potential for coworking office development	Financing of speculative office space; available locations within the City
Restaurants/Breweries/Wineries	Rising costs in Seattle and other markets i.e. relative affordability of commercial space; strong local demographics and growth; underserved market	Available space (existing or for new construction); rising rents in Kenmore; nearby competition
Tourism and Recreation	Build upon success of the Lodge at Saint Edward; Burke Gilman linkages; Unique lakefront amenities; Kenmore Air	Linkage between downtown and lake access points; growth in nearby offerings; Highway 522 environment
Information & Communications Technology (ICT)/Tech Sector	Potential for satellite offices on certain properties in long term (Lakepointe for example); improving transportation linkages; Regional growth in sector; regional demand	Site suitability and availability; regional competition; long odds strategy

Source: 2018 Economic Development Strategy, CAI, Inc.

Table ED-17 What Was Heard – 2018 Economic Development Strategy

What Makes Kenmore an Attractive Place to do Business?

The Ability to Live & Work Here
Central Location Within Region
Affordable Commercial Rent

The Local Economy
Confidence in Future Growth
Untapped Markets
Quality Businesses Draw Customers from Outside Kenmore

Kenmore's Economic Assets
Local Leadership & Support for Businesses
Location
Spillover Regional Growth
Bastyr University Growth

What Challenges and Opportunities Affect the Kenmore Economy the Most?

Greatest Challenges
Transportation
Current Perceptions of the City
Quality & Quantity of Commercial Space
Competition with Neighboring Communities

Greatest Opportunities
Increasing Transportation Options
Expanding Downtown Retail Core
Developing Identity as Unique Destination
Improving Quality of Commercial Building Space

Looking Forward

Infrastructural Development
Development of the Lakepointe Property
Expected Growth - and a Higher Profile
Increasing Variety of Commercial Development
Places to Gather
Shared Work Spaces
Technology, Healthcare and Professional Services

Source: 2018 Economic Development Strategy, CAI, Inc.

SUPPORTING AN EQUITABLE LOCAL ECONOMY

A diverse and stable economy offers long-term economic opportunity and social equity to all Kenmore residents. Equitable and broadly spread prosperity through employment is a key factor in helping residents improve financial outcomes and stay out of poverty. Equity has been identified by the City as top priority and ensuring availability and access to jobs is one of the ways to improve quality of life, especially for historically underrepresented people. Creating the

opportunity for access to living wage jobs and workforce development and education leads to greater economic growth and success.

GOALS, OBJECTIVES, AND POLICIES

Following are the economic development goals, objectives, and policies.

GOAL ED-1 ESTABLISH AN ECONOMIC BASE THAT PROVIDES FOR THE NEEDS OF RESIDENTS AND A RANGE OF EMPLOYMENT OPPORTUNITIES.

OBJECTIVE ED-1	Strengthen the diversity of employment opportunities in a manner that creates job opportunities for all residents and creates opportunities for people to live and work in Kenmore.
Policy ED-1.1	Classify an adequate amount of land for commercial and business use.
Policy ED-1.2	Recognize the environment as a key economic value in the community that must be protected.
Policy ED-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 ED-1.4	Promote local use of small business financing and management assistance programs. Help identify facilities which may be used to support small businesses.
Policy ED-1.5	Develop and maintain accurate and up-to-date capital facility plans for transportation, surface water, and parks.
Policy ED-1.6	Foster the development and use of private/public partnerships to implement economic development policies, programs, and projects.
Policy ED-1.7	Identify & target sectors that are appropriate for siting in Kenmore, providing for job diversity and living-wage occupations.
Policy ED-1.8	Ensure existing and future housing and land use policies support the balance of affordable housing and available jobs in Kenmore.
Policy ED-1.9	Consider establishing a target of living wage jobs-to-housing ratio for Kenmore.
Policy ED-1.10	Actively seek living wage jobs that support Kenmore residents and encourage educational opportunities through local and regional training partners, such as WorkSource, community colleges, and technical trade schools.

Policy ED-1.11	Support opportunities and partnerships that prepare residents such as occupational rehabilitation, training, internships, work study, and other efforts.
OBJECTIVE ED-2	Support new and existing business development by creating climate that fosters business creation and retention, positively contributing to the City's quality of life.
Policy ED-2.1	Actively support the retention and expansion of the local and regional economic base.
Policy ED-2.2	Partner with economic development groups, such as the Economic Development Council of Seattle/King County, State Department of Commerce, Small Business Development Center (SBDC), and various trade organizations to coordinate recruitment and marketing of business opportunities.
Policy ED-2.3	Partner with the Bothell Kenmore Chamber of Commerce and Kenmore Business Alliance to connect businesses and obtain input on City policies and activities.
Policy ED-2.4	Use zoning, strategic infrastructure investment, and public facilities to stimulate business revitalization, retention, and creation.
Policy ED-2.5	Permit home businesses within residential zones consistent with the neighborhood context.
Policy ED-2.6	Encourage quality and affordable childcare and adult care facilities to support a diverse work force.
Policy ED-2.7	Identify the unique needs of multi-cultural and women-owned businesses and coordinate City policies with business associations and other stakeholders in Kenmore.
Policy ED-2.8	To support Kenmore's Economic Development Approach, continue to facilitate permitting for new and expanding businesses and facilitate property acquisitions where strategic to achieve economic development strategies.
Policy ED-2.9	Ensure that all economic development activities and partnerships are consistent with the City's Economic Development Approach.
OBJECTIVE ED-3	Encourage the retention and provision of commercial services that support residents and local businesses.
Policy ED-3.1	Support private reinvestment in local businesses through the potential use of tools such as loan or grant matching, fee abatement, or other mechanisms to revitalize commercial centers.

Policy ED-3.2	Reinforce private investment through regular maintenance and improvement of the City's streets, sidewalks, surface water facilities, and parks.
Policy ED-3.3	Encourage mixed-use areas where small-scale commercial development can occur.
Policy ED-3.4	Encourage the development of shared office/co-working spaces in Kenmore.
OBJECTIVE ED-4	Improve the visual appearance of new and existing commercial development in terms of design, signage, landscaping, and maintenance.
Policy ED-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 ED-4.2	Improve the appearance of parking areas with landscaping and maintenance.
Policy ED-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 ED-5	Identify and support Kenmore's Downtown as a focal point for commercial and inclusive and sustainable economic growth.
Policy ED-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 ED-5.2	Use zoning and infrastructure incentives to achieve redevelopment in the Downtown.
Policy ED-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 inclusive and sustainable.
OBJECTIVE ED-6	Support regional economic development strategies consistent with the Kenmore vision statement.
Policy ED-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 ED-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.

Policy ED-6.3	Utilize tax and fee systems, where appropriate, that are equitable, consistent with City goals, predictably and appropriately fund local services, and are able to maintain a competitive local and regional economic environment. Periodically review the City's tax and fee systems to ensure they remain consistent with the City's priorities.
OBJECTIVE ED-7	Emphasize Climate Action Plan strategies during economic development decision making.
Policy ED-7.1	Attract a job sector that encourages clean-energy and low-carbon producers, emphasizes the reduction of natural resources, and promotes local and statewide initiatives of a green economy.
Policy ED-7.2	Support green job training and continuing education opportunities for economic vulnerable job sectors.
Policy ED-7.3	Support industries and job sectors that reduce greenhouse gas emissions and transitioning to renewable energy sources.
OBJECTIVE ED-8	Develop a culture of excellent service that supports all residents and businesses in Kenmore.
Policy ED-8.1	Continue to provide excellent service, and identify improvements as necessary, for City permitting, licensing, code enforcement and other front-line functions.
Policy ED-8.2	Instill a problem-solving approach to project review, licensing and permitting.
OBJECTIVE ED-9	Enhance communication between the City and local businesses.
Policy ED-9.1	Communicate with business owners to illustrate the value proposition inherent in operating a business in Kenmore.
Policy ED-9.2	Encourage proactive outreach to Community Business Organizations, such as Kenmore Business Alliance, informing the local business community of Kenmore's regulatory simplicity, supportive business culture, and low-cost business environment.
OBJECTIVE ED-10	Enhance community services as an integral part of residents and business owners' satisfaction with Kenmore and their sense of community.
Policy ED-10.1	Continue to operate a summer farmers market or support other activities in downtown that brings together people, business and enhances community pride.
Policy ED-10.2	Provide home-based businesses with easy access to community services and other opportunities that help advertise and promote their business to local residents and property owners.

Policy ED-10.3	Monitor residents and business owner satisfaction regarding city services and other quality of life metrics and track over time.
OBJECTIVE ED-11	Consistent with the City's Diversity, Equity, Inclusion and Accessibility (DEIA) Plan, support businesses and projects that align with equity goals.
Policy ED-11.1	Increase efforts to build partnerships that support to retain local businesses and organizations, with an emphasis on supporting historically marginalized groups in the business community.
Policy ED-11.2	Support a diversity of business types by engaging with business organizations and agencies that assist minority and women-owned businesses, such as the Washington State Office of Minority and Women's Business Enterprises (OMWBE), Washington State Department of Commerce, and Association of Women and Minority Businesses (AWMB).
OBJECTIVE ED-12	Leverage Placemaking and Livability and Position Kenmore as a destination for North King County.
Policy ED-12.1	Promote Kenmore as a regional tourism destination with regional businesses and attractions.
OBJECTIVE ED-13	Continue to recognize the value of Kenmore's Air Harbor as a provider of air transportation and as a significant employer in the city.
Policy ED-13.1	Support the continued operation of Kenmore's Air Harbor through effective planning, reduction from risk of incompatible development, and collaboration with the City and surrounding property owners.

IMPLEMENTATION STRATEGIES

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

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

- Incentives to stimulate business revitalization, retention, and creation.
- Identification and tracking key economic and demographic metrics to help the city evaluate the effectiveness of local economic strategies and achievement of equitable outcomes.
- Development and tracking of citywide and departmental performance measures related to economic development.
- Monitor and analyze commercial space availability and development trends to ensure that zoning and development regulations are appropriate for Kenmore.
- Continue to assess business development needs to ensure economic growth, particularly local business development.

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

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

Continuing coordination efforts would be needed with adjacent jurisdictions or agencies, including:

- Cooperative efforts with other agencies, such as Washington State Office of Minority and Women's Business Enterprises (OMWBE), Washington State Department of Commerce, and Association of Women and Minority Businesses (AWMB), to support economic development activities for small, local, women- and minority-owned businesses in Kenmore.
- Coordination and partnership with economic development and business groups, such as the Economic Development Council of Seattle/King County, the State Department of Commerce, various trade organizations, the Bothell Kenmore Chamber of Commerce and the Kenmore Business Alliance to promote Kenmore as a commercial and recreational destination.
- Continuing to promote and expand business-supporting slogans and branding materials that effectively support and value the business community in Kenmore. This may also include development of a small and local business directory, a "how to do business in Kenmore" guide, and a handbook on licensing and permitting.
- Cooperation on a regional basis towards economic diversification and land capacity monitoring.

A periodic review of the five-year action plan in the Economic Development Strategy is also 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 and support business development.
- Leveraging and partnering with the area's educational institutions.
- 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.
- 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 and Bothell Kenmore Chamber of Commerce.
- Supporting the development of office space or other opportunities for employment.
- Seeking grants or other funding opportunities that support business retention, creation, and growth.

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HOUSING ELEMENT

INTRODUCTION AND BACKGROUND

Purpose

Access to quality and affordable housing is crucial for promoting socially and economically diverse neighborhoods. The Housing Element is intended to plan for a range of densities and housing types for all needs and incomes, through preserving, improving, and expanding housing stock. City housing policy should be financially sustainable supportive of strong neighborhoods with efficient service provision. Strategically planned and well-designed neighborhoods can serve as a climate resilience strategy, promoting sustainable transportation networks, housing options, access to services, amenities, employment opportunities and preserving the natural environment. To achieve this, a diverse range of housing choices should be located within Kenmore's neighborhoods. Ensuring adequate homeownership and rental housing choice availability in the city, creates greater opportunity for current and future Kenmore residents to thrive and broadens access to social and economic benefits.

Growth Management Act Requirements

The Growth Management Act (GMA) states that Comprehensive Plans are to plan for and accommodate housing affordable 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 include an inventory and analysis of existing and projected housing needs, including units for moderate-, low-, very low-, and extremely low-income households as well as emergency housing¹, emergency shelters, and permanent supportive housing². The Housing element should include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including moderate-density housing options such as duplexes, triplexes, and townhomes. Housing elements must identify sufficient land capacity for housing including, but not limited to, government - assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes and townhomes. The housing element must also consider housing location in relation to employment location. Lastly, housing elements also must identify policies, regulations, and implementation measures that do not result in racially disparate impacts, displacement and exclusion in housing.

¹ Emergency Housing, as defined by RCW 36.70A.030, means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

² RCW 36.70A.030(31) "Permanent supportive housing' is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW."

Countywide Planning Policies

The “overarching” housing goal of the new Countywide Planning Policies (CPPs) is to “provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County.” The CPPs direct each jurisdiction to update its comprehensive plan for:

- Preserving, improving, and expanding its housing stock;
- Promoting fair and equitable access to housing for all people; and
- Taking actions that eliminate race-, place-, ability-, and income-based housing disparities.

The CPPs identify the countywide housing needs of low-, very low-, and extremely low-income households, which are equal to 19 percent (51-80 percent Area Median Income AMI), 15 percent (31-50 percent AMI), and 15 percent (30 percent and below AMI), respectively, of all County households. The CPPs also state that each city should address the housing needs of all economic segments and strive to provide housing affordability to accommodate a proportionate amount of the countywide needs.

The county-wide population growth forecast has been established by the Washington State Office of Financial Management (OFM), as required by the GMA. In the CPPs, each jurisdiction in King County agreed to a housing target (population allocations converted into households) for the years 2019-2044. Kenmore’s housing growth target is 3,070 housing units. The city is committed to ensuring Kenmore has capacity in the Comprehensive Plan and implementing regulations to meet this target. Actual growth would occur based upon market forces.

Relationship to the Natural Environment

The Natural Environment Element notes that natural systems have played an important part in defining the character of Kenmore. Historically, this area has made significant alterations to the natural environment as a result of development. Moving forward, protecting Lake Washington and the City’s wetlands, streams, trees, and fish and wildlife habitat is crucial to integrating new housing compatibly into the natural environment. Addressing geologic hazards and flooding protects future residents from harm.

EXISTING CONDITIONS

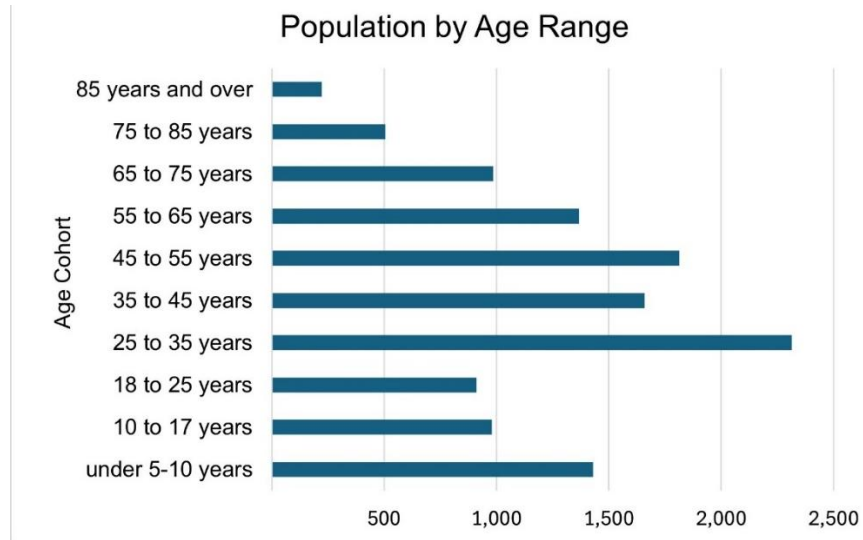
Demographics and Household Characteristics

The City of Kenmore has an estimated population of 24,350 (April 1, 2024, OFM estimate), an increase of just over 3,000, or approximately 14 percent since the last Comprehensive Plan update in 2014. The annual growth rate (1.35 percent) is slightly lower than the countywide growth rate (1.7 percent) during this period. Table H-A below shows the population profile. Figure H-1 shows the age distribution in Kenmore, while Figure H-2 shows population by race and ethnicity.

TABLE H-A, Population Profile, 2023

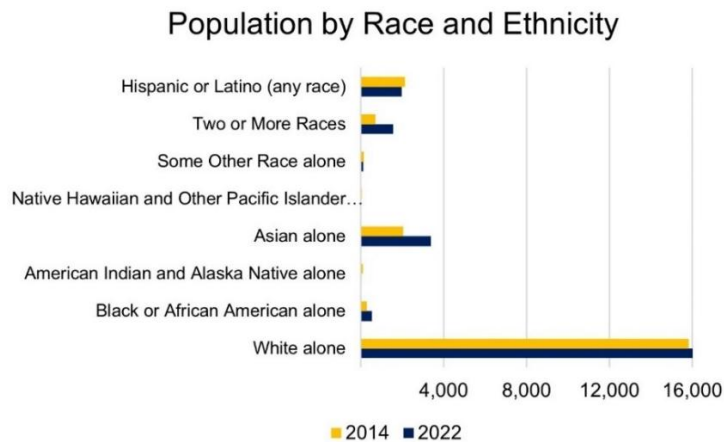
Population	24,350
Households	9,505
Median Age	41.3
Median Male Age	40.6
Median Female Age	42.1

Source: WA OFM, Data Axle, Inc., Esri Community Analyst, 2023.

FIGURE H-1 POPULATION COHORTS

Source: ACS 5-year estimates (Table B01001), 2022.

People of Color (BIPOC) comprise approximately 35 percent of the Kenmore population overall, the highest of which are Asian alone. The proportion of residents defining themselves as “White alone” declined from 74 percent in 2014 to 68 percent in 2022, while persons defined as “Asian alone” increased from 10 percent to 14 percent of the population. Self-identified Hispanic/Latino residents dropped slightly from 10 percent in 2014 to 8 percent in 2022. See Figure H-2.

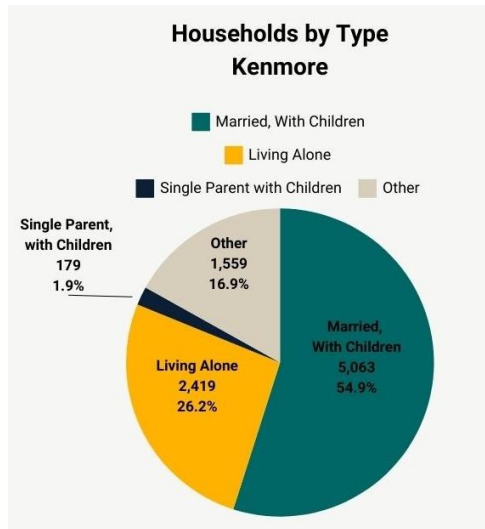
FIGURE H-2 POPULATION BY RACE AND ETHNICITY

Source: ACS, 5-year estimates, 2022.

Households and Household Types

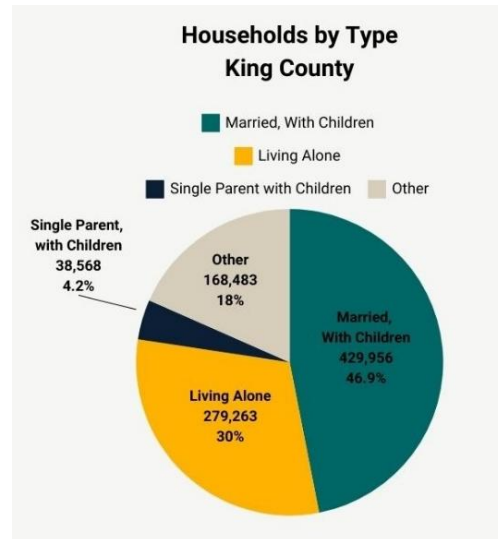
Kenmore currently has approximately 9,220 households, 15 percent more than last reported in the comprehensive plan in 2014. The household size decreased slightly, from 3.03 to 2.53. Compared to King County overall (Figures H-3 and H-4 below), the city has greater percentages of married-couple families (55 percent) and families with children (57 percent).

**FIGURE H-3
KENMORE, 2015–2019**



Source: ACS 5-Year estimates, 2022

**FIGURE H-4
KING COUNTY, 2015–2019**



Source: ACS 5-Year estimates, 2022

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. Jobs are mostly concentrated along the SR-522 corridor. As of September 2023, there are approximately 4,583 jobs/employees within Kenmore. According to U.S. Census data, only 2 percent of working Kenmore residents are employed inside the City. There are over 3.5 times as many residents working outside the city for employment versus those coming into the City. Kenmore still serves largely as a bedroom community for surrounding employment centers.

A jobs/housing ratio is a measure of the amount of employment compared to the amount of housing in a specific geographic area. By monitoring this metric, this allows the City to plan for and improve geographic distribution of housing and employment opportunities in the community. Generally, a low jobs/housing ratio indicates that a community is housing-rich and may be classified as a “bedroom community,” while a high jobs/housing ratio indicates that the community is an employment center. The goal is a balance of jobs and housing, while also considering that the housing available in the community is affordable to workers at different income levels.

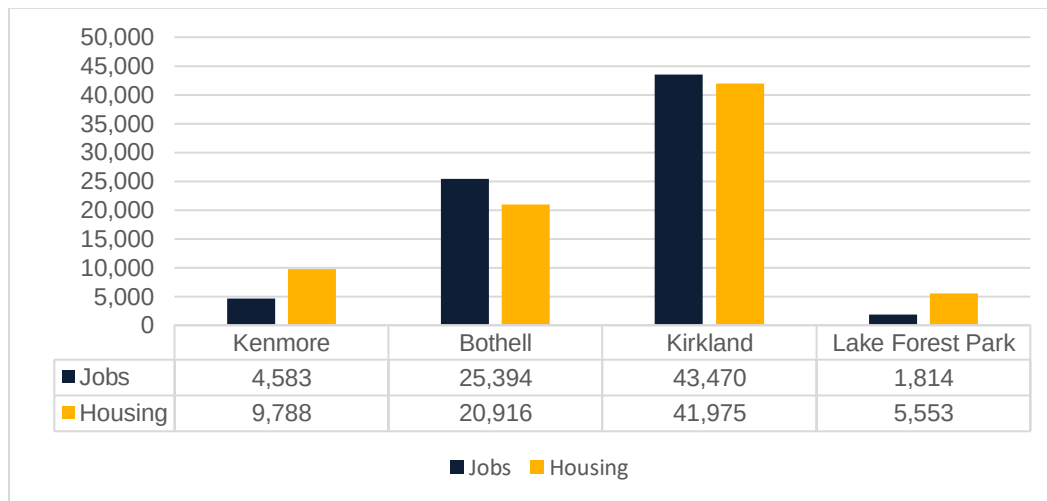
Kenmore, with approximately 4,583 jobs and 9,788 housing units, has a 1:2 jobs to housing ratio, which is a little less than half the number of jobs per housing units available. Figure H-5 shows the jobs/housing ratio for Kenmore, as well as other nearby jurisdictions and King County for comparison. For comparison, Bothell has slightly more jobs than housing, Kirkland has an almost equal balance of jobs and housing, and Lake Forest Park has significantly more housing than jobs by a 3:1 margin.

Location of Housing and Employment

A requirement of the GMA is to consider housing locations in relation to employment locations. This analysis is documented in both the Housing Element above and also the Economic Development Element. Some key findings include:

- **Jobs to Housing Ratio** – As of 2023, Kenmore has approximately 4,600 jobs and 9,800 housing units, giving it a jobs to housing ratio of 1:2, meaning there are fewer than half the number of jobs compared to housing units. For comparison, Bothell has slightly more jobs than housing, Kirkland has an almost equal balance of jobs and housing, and Lake Forest Park has significantly more housing than jobs, with a 3:1 ratio. See Figure H-5.
- **Inflow/Outflow of Workers** – Over 3.5 times as many residents work outside the city for employment versus those coming into the city. This is due to the limited jobs in the city and in the city and also residents who work in job sectors that are not available in Kenmore (e.g., high-tech, financial). Most of Kenmore's employment is concentrated along the SR-522 corridor between the city limits of Bothell and Lake Forest Park.
- **Land Use Pattern** – Kenmore's land use pattern is a mix of low-density, located primarily to the north and south of SR-522, and a mix of medium- to high-density along the SR-522 corridor. Downtown Kenmore is the most densely populated area of the city and is designated as a Countywide Growth Center.

**FIGURE H-5
JOBS TO HOUSING RATIO, 2023**



Source: Data Axle Inc., ESRI Community Analyst, 2023

Household Incomes

Approximately 19 percent of the households in Kenmore fall within the standards defined as extremely low- or very low- income (Table H-B, 2016-2020), which is slightly lower than countywide figures. The rental market is the primary source of housing for these populations.

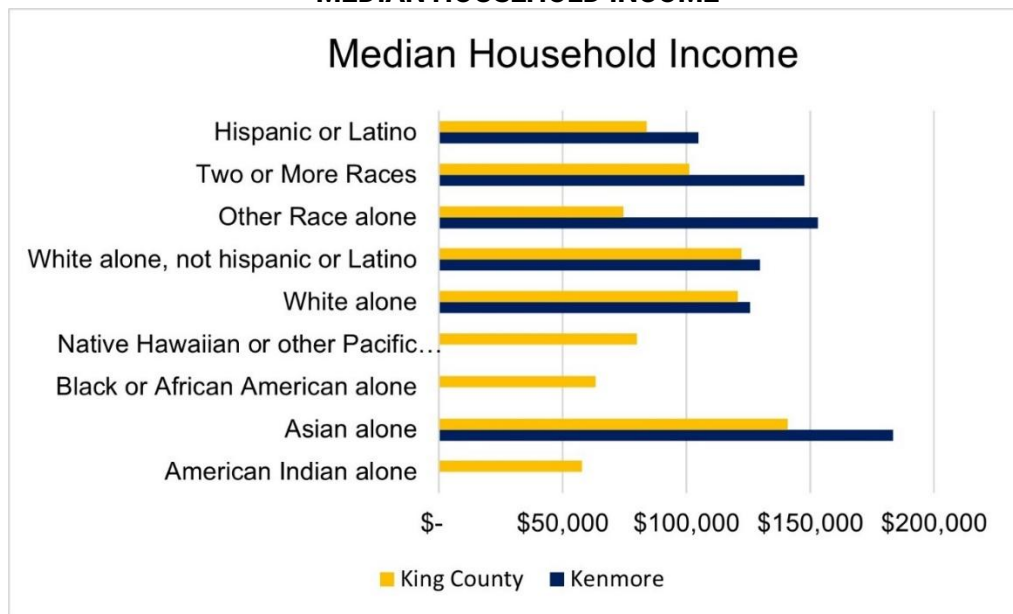
**TABLE H-B
HOUSEHOLDS BY INCOME CATEGORY**

HOUSEHOLD INCOME CATEGORY		PERCENT OF TOTAL HOUSEHOLDS			
		KENMORE		KING CO.	
		2012-2016	2017-2020	2012-2016	2017-2020
< 30% of median:	Extremely Low-Income	11%	11%	12%	13%
30% to 50% of median:	Very Low-Income	9%	8%	10%	11%
50% to 80% of median:	Low-Income	10%	11%	11%	12%
> 80% of median:	Middle- and Higher-Income	70%	70%	67%	64%
"Median" refers to the Area Median Income (King and Snohomish counties). Some totals exceed 100% due to rounding.					

Source: Comprehensive Housing Affordability Strategy (CHAS) 5-Year Estimates (U.S. Housing and Urban Development).

Figure H-6 provides information on median household income by race/ethnicity.

**FIGURE H-6
MEDIAN HOUSEHOLD INCOME**



Source: ACS 2022 5-Year Estimates (U.S. Census Bureau). * Not all data available for Kenmore.

Existing Housing Types

As of 2023, Kenmore added 14 percent more housing units since 2010, which is slower than King County and other neighboring cities (see Table H-C, below).

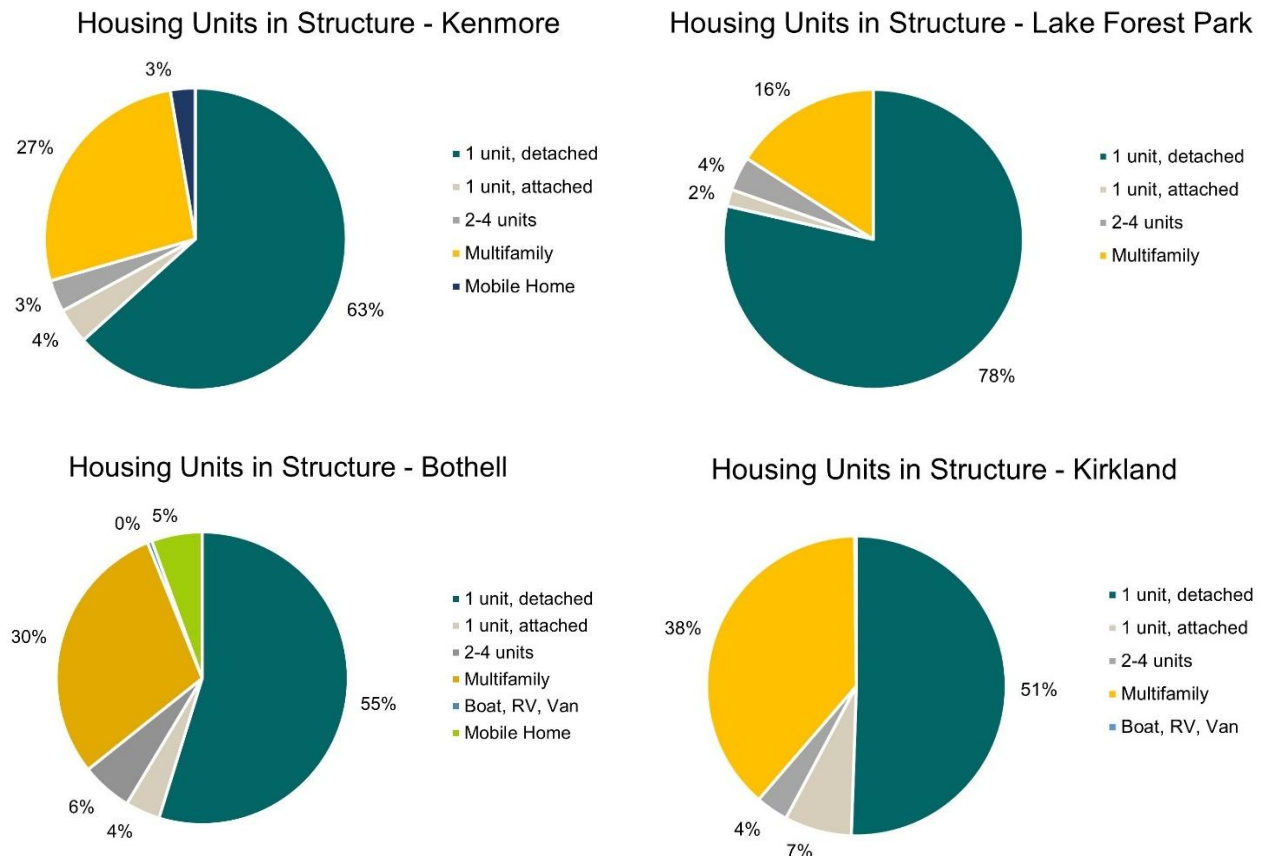
**TABLE H-C
NUMBER AND TYPE OF HOUSING UNITS, KENMORE**

TYPE OF HOUSING	2010		2023	
	UNITS	% OF TOTAL	UNITS	% OF TOTAL
Single-family Detached	6,024	70%	6,679	68%
2 or more-family	2,254	26%	2,827	29%
Mobile Homes	291	3%	291	3%
Total Units	8,569	100%	9,797	100%

Source: WA State Office of Financial Management (OFM), Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2023.

Compared to most jurisdictions in King County, Kenmore has a low percentage (27 percent) of multi-family housing (see Figure H-7, below).

**FIGURE H-7
HOUSING UNITS IN STRUCTURE**



Source: 2022 American Community Survey, 5-Year Estimates (U.S. Census Bureau).

Kenmore is one of the few communities in east King County with a significant number of manufactured homes (close to 300; Washington State OFM, 2023). Most of Kenmore's manufactured homes are located in six parks with a small number located on individual lots. Units are primarily owner occupied, sited on rental pads. The manufactured housing communities are an important housing resource for many Kenmore residents. More than half of the households living in manufactured homes are low-income. Two of the manufactured housing communities are reserved for seniors. In many cases, manufactured housing communities provide the opportunity of unsubsidized home ownership to households that cannot afford to purchase other types of housing. Homes are in a wide range of physical condition, including some units that are getting past their useful life. Other concerns include long-term park maintenance and replacement of aging infrastructure. Overall availability of manufactured housing has been decreasing in King County as parks are redeveloped with other uses. Of concern is that when parks are closed and replaced with more expensive housing, homeowners lose most of their investment. Future redevelopment of some of the mobile home parks to higher densities could provide additional housing units with affordability requirements.

Homeownership

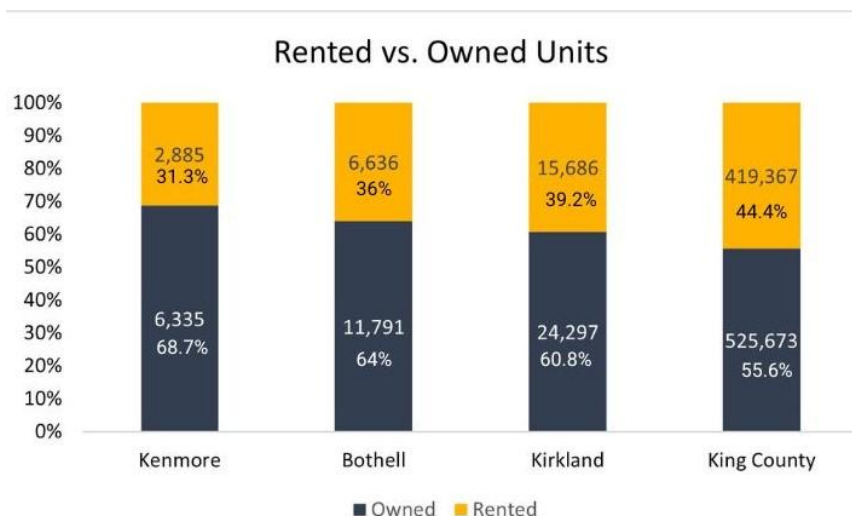
Kenmore has a homeownership rate of 69 percent, compared to the countywide rate (56%). Black, Indigenous, and other People of Color (BIPOC) householders are 19 percent of Kenmore's households and 18 percent of the homeowners. Asian householders (not Hispanic or Latino) are 13 percent of the total households and 14 percent of the homeowners. Other BIPOC householders are 6 percent of the total and 4 percent of Kenmore's homeowners.

The average home value in June 2024 in Kenmore was \$1,055,872 (Zillow, 2024).

Rental Housing

Rental housing makes up about 31 percent of housing supply in Kenmore, a significantly smaller portion of overall housing than in east King County and King County as a whole (Figure H-8).

**FIGURE H-8
RENTED VS. OWNED UNITS**



Source: ACS, 5-year estimates, 2022. U.S. Census.

Role of ADUs in Kenmore

Another adequate provision required by RCW is to consider the role of accessory dwelling units (ADUs) in meeting housing needs. Given that much of Kenmore's land is allocated to detached single-family residential, there is an opportunity to address housing needs by promoting the development of both attached and detached dwelling units on these lots. These housing types could be affordable for moderate and lower-income households.

In 2020, the City amended its ADU regulations to encourage development of ADUs, including extinguishment of the owner occupancy requirement after the first six months of consecutive occupancy. In 2023, the State legislature passed HB 1110 and HB 1337, but which mandate significant changes to ADU regulations, including allowing two ADUs per lot in all cities within urban growth areas (including Kenmore) and reducing barriers related to occupancy, sale, lot size, and parking. Kenmore is updating its development regulations to comply with these new provisions and will complete the updates within six months of the periodic update.

Predicting ADU production trends post-regulation updates is challenging. Although recent ADU construction in Kenmore has been minimal, there's potential for a substantial increase due to the planned code updates and the existing size of residential lots. This is reflected in the housing land capacity analysis and the considerations for meeting housing targets under current zoning.

Kenmore has permitted at total of 126 accessory dwelling units in the City (as of 2024).

Housing Costs

The costs of purchasing or renting homes in Kenmore have increased dramatically. While all households are affected, renter households, Hispanic/Latino households, and lower-income households (regardless of tenure) in Kenmore allocate a larger portion of their income toward housing. 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. A household that is considered "cost burdened" when they spend more than 30 percent of their household income on housing. In 2020, approximately 25 percent of all households in the city fell into the cost-burdened category, a little over 2,300 households. Among them, over 854 households were severely cost-burdened. Table H-D shows incomes and affordable housing costs for various income levels.

TABLE H-D
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, 2024

	EXTREMELY LOW- INCOME		VERY LOW- INCOME		LOW- 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	\$30,954	\$774	\$51,590	\$1,290	\$82,544	\$2,064
2	\$35,376	\$884	\$58,960	\$1,474	\$94,336	\$2,358
3	\$39,798	\$995	\$66,330	\$1,658	\$106,128	\$2,653
4	\$44,120	\$1,106	\$73,700	\$1,843	\$117,920	\$2,948
5	\$47,758	\$1,194	\$79,596	\$1,990	\$127,354	\$3,184

Source: ARCH.

Figure H-9 illustrates the percentage of renter and owner households based on their cost-burden status. Renter households were significantly more likely to experience cost burden during this period – 36 percent compared to only 21 percent of owner households. Figure H-10 shows the cost burden by household income.

The median gross rent in Kenmore in 2022 was \$1,850, 5 percent below the county-wide median (Table H-E).

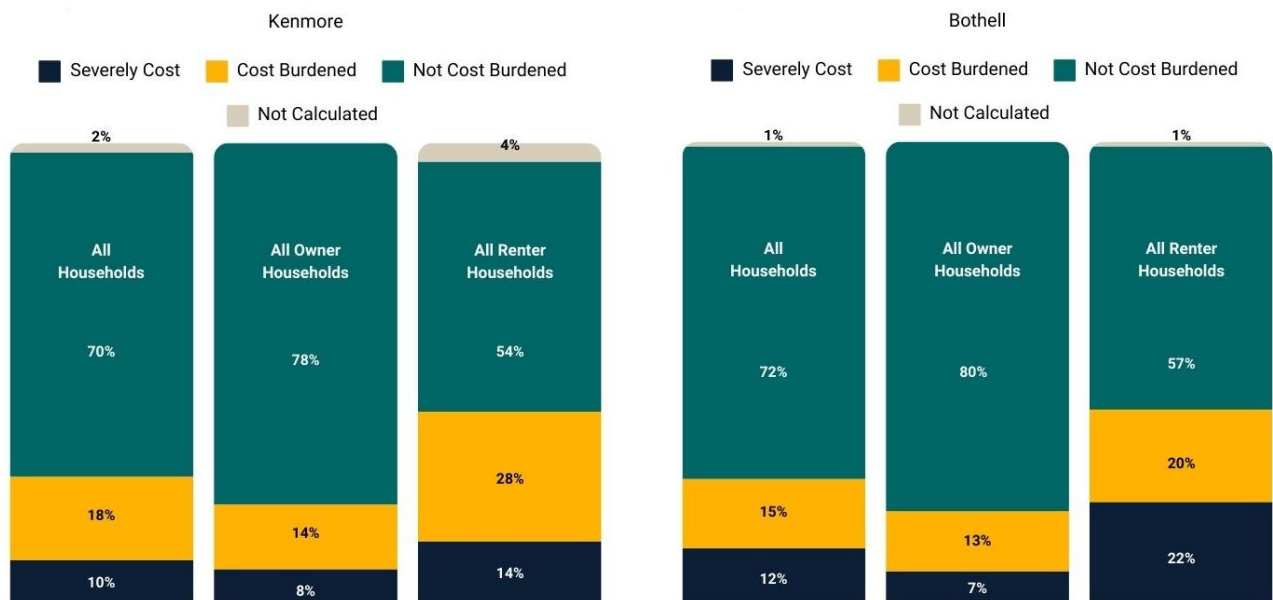
TABLE H-E
MEDIAN GROSS RENTS, 2015–2019 5-YEAR AVERAGES
(2019 DOLLARS)

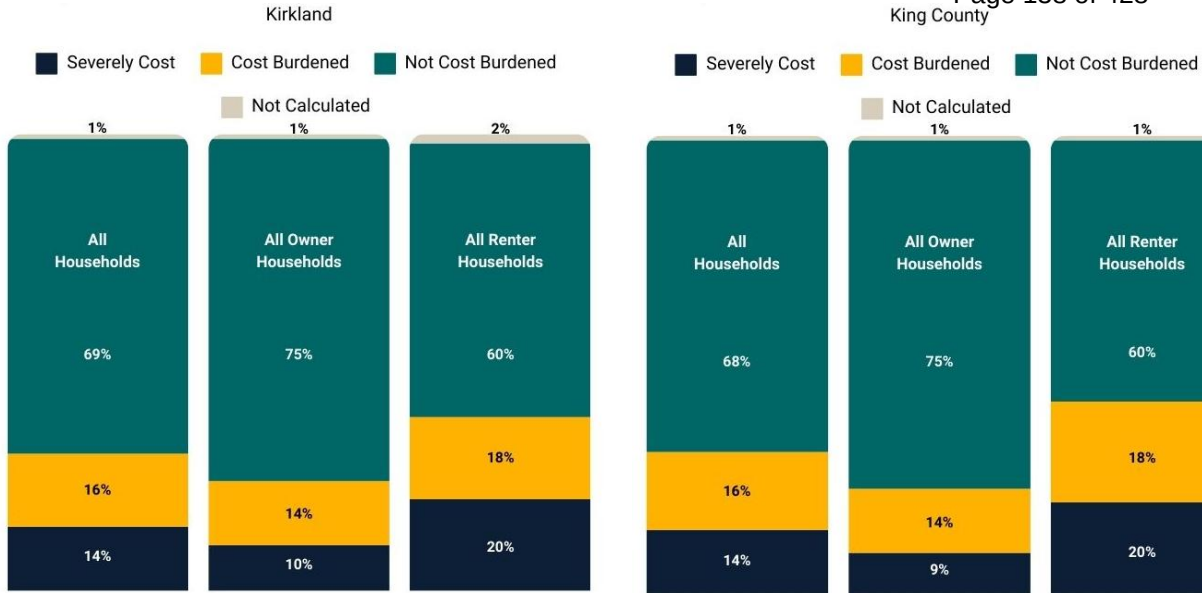
LOCATION	BEDROOMS				AVERAGE
	0	1	2	3	All Units
Bothell	\$1,845	\$1,857	\$2,200	\$2,782	\$2,174
Kenmore	\$1,169	\$1,677	\$1,864	\$2,417	\$1,850
Lake Forest Park	\$N/A	\$1,717	\$2,206	\$2,417	\$1,992
King County	\$1,552	\$1,738	\$2,070	\$2,569	\$1,950

Source: ACS 2022 5-Year Estimates.

The average 5-year rental vacancy rate in Kenmore, according to 2022 ACS data, averaged 4.4 percent.

FIGURE H-9
PROPORTION OF ALL HOUSEHOLDS BY COST BURDEN AND TENURE (2021)

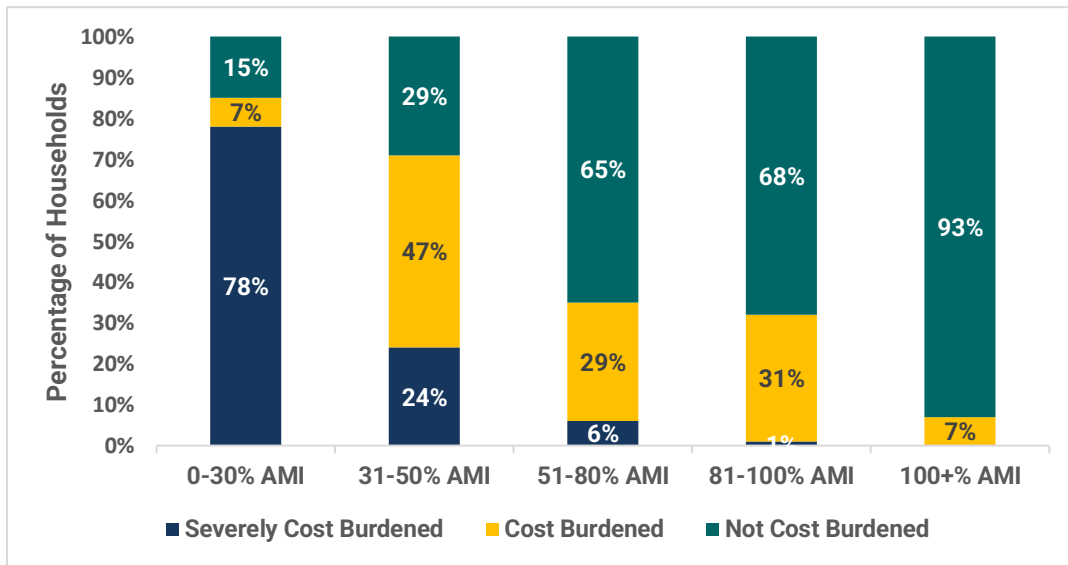




Source: HUD CHAS data (based on 2017-2021 ACS 5-year estimates)

Note: HUD does not calculate cost burden status for households with zero or negative income. These are represented as "Not Calculated", which is the one percent remaining to equal 100-percent. Not all totals equal 100%

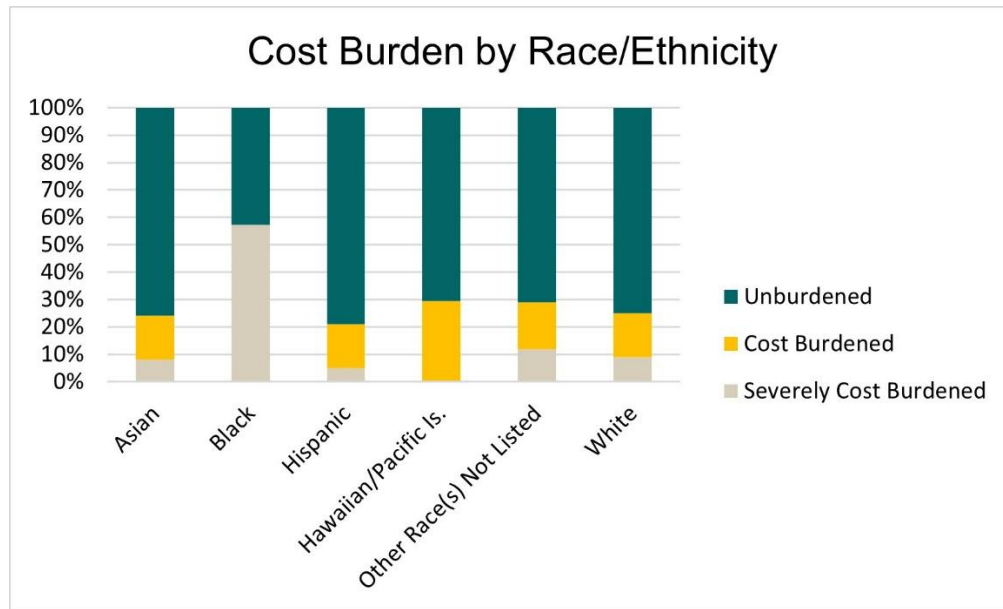
**FIGURE H-10
COST BURDEN BY HOUSEHOLD INCOME**



Source: CHAS 2016-2021

Examining the proportion of all households by race (Figure H-11), households of color have similar rates of cost-burden as White households. However, of the Black or African American population living in Kenmore, the majority are severely cost burdened, spending over 50 percent of their income on housing.

FIGURE H-11
COST BURDEN BY RACE/ETHNICITY



Source: CHAS 2015-2019

HOUSING TARGETS AND CAPACITY

The city's 2019-2044 growth target established by the King County Countywide Planning Policies is 3,070 housing units. On an annualized basis, this means the city should expect and plan for 123 additional units each year. The Kenmore Land Use Plan provides enough zoned capacity to exceed the 2044 housing target, as shown in Table H-F. Mixed-use areas provide a very large percentage of the city's present capacity for new housing.

Within one-half mile of high-capacity transit, there is capacity for approximately 3,500 additional new housing units, including new development in the medium density residential classification. Existing housing units in that area total nearly 7,000 units.

TABLE H-F
EXISTING HOUSING UNITS, AND 2021 CAPACITY, KENMORE

Housing Type	2018 Existing		Remaining Capacity		Total if Built to Capacity	
	Units	Pct	Units	Pct	Units	Pct
Single-family Dwellings	6,808	72%	418	11%	7,226	53%
Multi-family Dwellings, total	2,621	28%	3,717	89%	6,338	47%
In residential-only zones			184	5%		
In mixed-use zones			3,533	95%		
Total	9,429		4,135		13,564	

Source: Washington State Office of Financial Management and 2021 Urban Growth Capacity Report (King County).

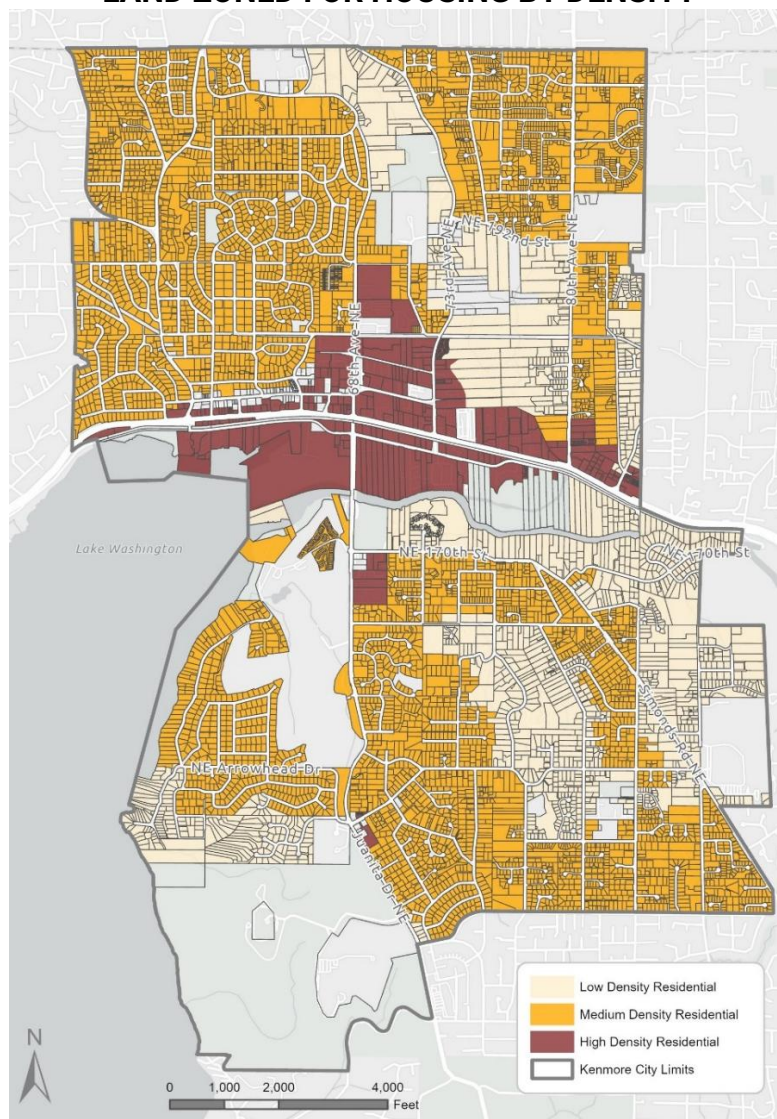
Approximately seventy (70) percent of the city's residential capacity, however, is zoned for "medium high" and "high" densities, and if developed to capacity Kenmore will provide a variety of housing similar to that of other similarly sized cities (Table H-G). Of Kenmore's total city acreage, 78% is zoned exclusively for residential uses (all R and MHC zones). Of that acreage, the area zoned exclusively for single-family residential development comprised 95% of the total in 2023. New allowances for middle housing will reduce this percentage and provide more opportunities for additional housing types in the City (Figure H-12).

TABLE H-G
AREA BY ALLOWED HOUSING DENSITY

Row Labels	Sum of Acres	% Area
High Density Residential	80.539	3.33%
Low Density Residential	744.221	30.77%
Medium Density Residential	1593.565	65.90%
Grand Total	2418.325	100.00%

Source: City of Kenmore GIS

FIGURE H-12
LAND ZONED FOR HOUSING BY DENSITY



Source: City of Kenmore GIS

Land Capacity Analysis

Cities and counties are required to perform a Land Capacity Analysis (LCA) to assess and document the capacity of new housing and jobs on vacant, underutilized, or partially used lands. This analysis examines the potential for land within a community's borders to support new housing growth, given the existing zoning and development regulations. Unlike a Buildable Lands Analysis, which reviews past performance under the previous comprehensive plan, a LCA projects forward, evaluating land uses and development types planned for the next planning period as outlined in WAC 365-196-325. The aim of a LCA is to assess what current development regulations permit, rather than what has already been developed.

A summary of findings of the LCA are documented below in Table H-H below (the full LCA and methodology may be found in Appendix G.) The LCA showed that the City has more than enough capacity to accommodate its assigned growth targets under existing zoning patterns. In 2044, the City is expected to have a surplus capacity of 3,678 housing units and 52 jobs above King County growth targets. That said, the City may want to continue expanding capacity beyond what is needed to meet growth targets and achieve important community-wide objectives such as housing affordability.

**TABLE H-H
LAND CAPACITY ANALYSIS SUMMARY**

Subject	Findings
Housing Capacity	6,748 dwelling units
Housing Surplus	3,678 dwelling units
0-80% AMI Housing Surplus	2,147 dwelling units
>80-120% AMI Housing Surplus	1,531 dwelling units
Net Commercial/Industrial Capacity	52.38 acres
Employment Capacity	3,252 jobs
Employment Surplus	52 jobs

Source: City of Kenmore, Kimley-Horn

AFFORDABLE HOUSING CHALLENGES AND OPPORTUNITIES

Countywide Planning Policy (CPP) H-1 requires all jurisdictions plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing."

The Affordable Housing Committee (AHC) of the Growth Management Planning Council serves as a regional advisory body, responsible for recommending action and assessing progress towards implementing the Regional Affordable Housing Task Force Action Plan for King County. This Plan was developed in 2018 to address the affordable housing crisis in King County.

The Plan states that, at its core, the housing crisis is driven by a supply and demand challenge that is two- fold. First, King County's population has grown faster than new homes have been built, Second, King County's population has not grown evenly across the income spectrum. In response to demand for housing by high-earner households, housing developers have focused new projects to serve the upper end of the market and many of what were once existing affordable units have increased in price beyond what many middle- and low-income working individuals and families can afford.

The Action Plan includes seven goals, with strategies to achieve the goals, and actions to implement the strategies. Goals include: Increase construction and preservation of affordable homes for households earning less than 50 percent area median income; prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations; preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness; and promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.

A Regional Coalition for Housing (ARCH)

ARCH, a partnership between King County and East King County Cities, including Kenmore, collaborates to preserve and expand housing for low- and moderate-income households in the region. ARCH assists member governments in developing housing policies, strategies, programs, and regulations. The ARCH Housing Trust Fund invests local funding from ARCH member cities in the creation and preservation of affordable homes for low and moderate income individuals and families. ARCH also plays a role in region-wide planning efforts, including addressing homelessness through regional strategies.

Housing Allocation of Future Housing Needs

The state Growth Management Act (GMA) mandates that each county and city must plan to accommodate the growth projected over the next 20 years. Additionally, the GMA requires cities to plan for and provide affordable housing for all economic segments of the population. Permanent housing needs, as shown in Figure H-J below, include both permanent supportive housing (PSH) and non-permanent supportive housing (non-PSH). The City of Kenmore is planning for sufficient capacity to accommodate 3,070 new units projected to be built by 2044. This includes housing for all income groups, as well as emergency housing and emergency shelter housing.

Growth allocations stem from multicounty planning policies outlined in VISION 2050, which establish a regional framework for centers and define the role of each community. Kenmore, as a High-Capacity Transit Community, designates Downtown Kenmore as a candidate Countywide Growth Center. The VISION 2050 Regional Growth Strategy envisions Kenmore accommodating growth while contributing significantly to the region's housing supply.

TABLE H-I
CITY OF KENMORE PERMANENT HOUSING NEEDS BY
INCOME LEVEL (% OF AREA MEDIUM INCOME³)

2020-2044	Total	0-30% Non-PSH ⁴	0-30% PSH	>30 - ≤50%	>50 - ≤80%	>80 - ≤100%	>100 - ≤120%	>120%	Emergency Housing Need ⁵
Estimated Housing Supply (2020)	9,589	359	0	835	1,183	1,277	1,517	4,418	587
Kenmore Housing Targets (2020-2044) ⁶	3,070	1,063	559	483	393	75	85	412	

Source: 2021 King County Countywide Planning Policies (amended 2023).

³ AMI = area median income.

⁴ PSH = permanent supportive housing.

⁵ Emergency housing includes emergency housing and shelter and is in addition to permanent housing needs.

⁶ New/additional units

Overall, production of housing units in Kenmore has kept pace to achieve future housing 2044 targets. However, the rate of moderate- to low-income housing production (>80% AMI) has been slower than for those at higher-level incomes (>80% AMI).

For an extensive housing analysis, including a summary of emergency housing a, shelters, and permanent housing, refer to Appendix A, East King County Housing Analysis, authored by ARCH in November 2022. This document also indicates how member cities, including City of Kenmore, comply with the King County Housing CPPs.

History of Racially Discriminatory Communities and Racially Disparate Land Use and Housing Practices

Like many communities, Kenmore has a documented history of racially discriminatory land use and housing practices, including the placement of racially discriminatory housing covenants over some local neighborhoods. These actions prevented people from historically marginalized communities from access to housing and from living in parts of the City.

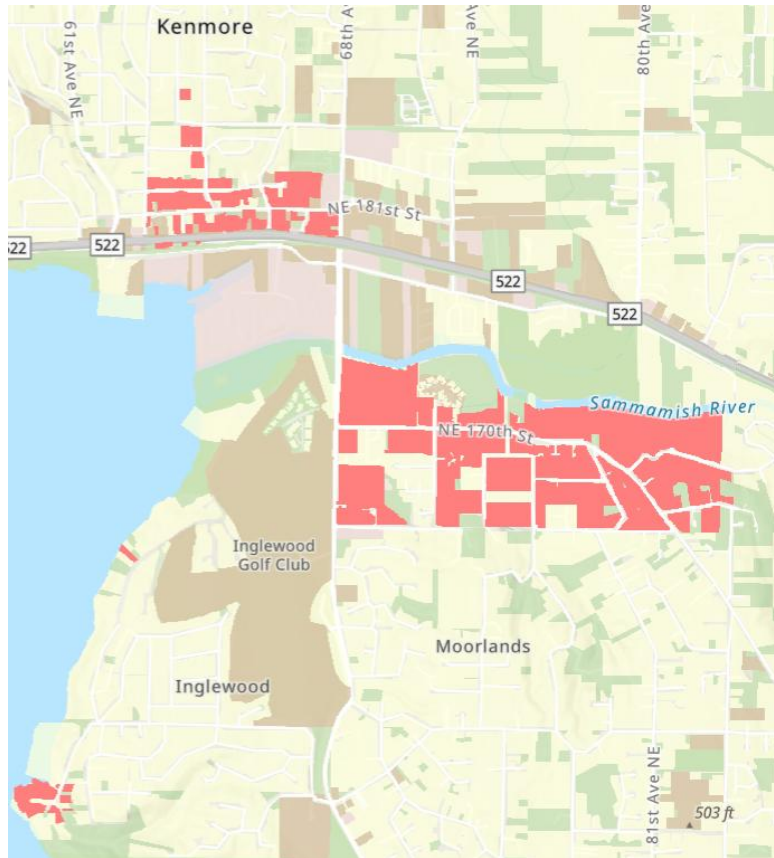
While many working class and middle class families live and continue to live in single-family housing, widespread zoning of areas exclusively for single-family housing has kept out those with lower incomes or those who are able to only afford rental housing. Recognition of diversity, equity and inclusion, as well as an understanding that local housing practices cannot fully remediate or prevent harms of past or current discrimination, is part of this Housing Element.

Racial covenants were legally enforceable in the United States from 1927 to 1968, until the Supreme Court invalidated their use. Restrictions such as “None other than persons of the Caucasian race may live upon or hold title to land in this plat,” or more specific restrictions calling out specific races were commonly used. According to the Washington State Racial Restrictive Covenants Project⁷, Kenmore had an estimated total of 417 restrictive covenants. These parcels are depicted on Figure H-13.

Although several of these structural elements fall outside the purview of municipal government, City of Kenmore remains dedicated to actively promoting equity. The City adopted the Diversity, Equity, Inclusion, and Accessibility (DEIA) Strategic Plan in 2023, which focuses on strategies to cultivate an inclusive community through city services and amenities. Housing and Human Services is a key focus of the DEIA Plan, which is aimed at meeting the basic needs of all residents. This Housing Element includes policies that focus on the importance of DEIA, the Strategic Plan, and aim to root out systemic inequality. Additionally, Housing Element policies address displacement and potential mitigations, particularly for lower-income residents People of Color (BIPOC).

⁷ <https://depts.washington.edu/civilr/segregated.htm>

**FIGURE H-13
RACIALLY RESTRICTED PARCELS IN KENMORE**



Source: Washington State Racial Restrictive Covenants Project

City of Kenmore Equity Analysis & Eastside for All Report

As part of this Comprehensive Plan update, City of Kenmore conducted a racial equity analysis to help the City establish anti-displacement policies for the Plan's Housing and Land Use elements. The goal of the analysis was to provide information, context, and evaluation of the potential disparate impacts or displacement risk that might result from growth plans and provide recommendations that support the City's ability to avoid and mitigate policies that preserve past harms and work to eliminate practices that increase future displacement risks. In summary, the results of the racial equity analysis found that the City should:

1. Develop a wider historical context (e.g., increased recognition of Native Americans)
2. Understand the combinations of risks associated with displacement (e.g., housing, land use, and demographic displacement risks)
3. Develop an investment strategy that prioritizes investing in people and places that need stabilizing first, rather than centering distribution by population (e.g., focus on population and people and affordable housing)
4. Establish an equitable approach to population growth (e.g., improving lives of marginalized populations, racial equity and social justice lens, applying targeted universalism, health equity, multimodal transportation)
5. Take a regional approach to population growth and housing
6. Consider public health equity with displacement risks
7. Deepen equity considerations within community engagement

The full report is adopted by reference as part of the Housing Element as Appendix E.

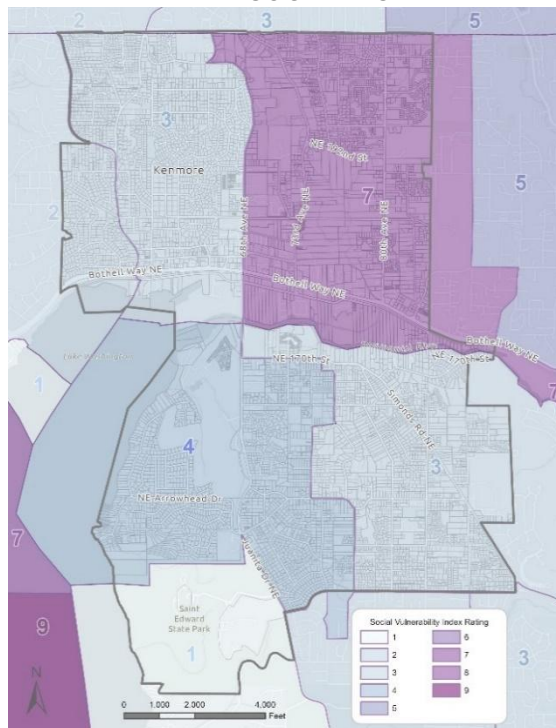
In addition to the equity analysis, the City collaborated with ARCH and Eastside for All (EFA), a nonprofit organization founded in 2019 to advance racial equity and social justice in East King County. EFA organizes and mobilizes communities of color and immigrant communities who are most impacted by racial disparities and inequities. The report of the process is adopted by reference as part of the Housing Element as Appendix F.

Displacement Risk

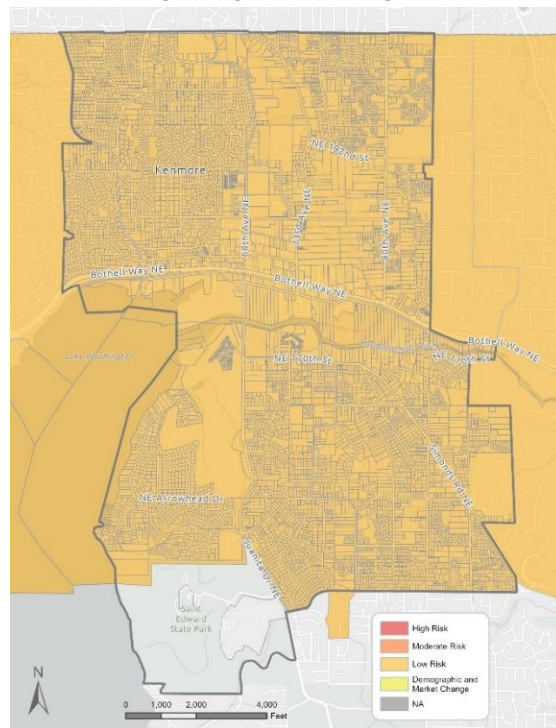
The impact of racially exclusive and discriminatory land use and housing practices can be seen when analyzing changing demographic population patterns. Puget Sound Regional Council (PSRC) has developed a “displacement risk mapping tool” to identify areas in the region where current residents and businesses are at risk of displacement as growth occurs. The mapping tool uses a variety of indicators across five major categories, including socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. No census tract in Kenmore was identified as a “high” displacement risk. Two tracts, both of which overlap with the City of Bothell to the east, identify as “moderate” displacement risk. This area is located east of 68th Avenue NE and north of Bothell Way/SR-522.⁸

Figures H-14 and H-15 identify the socioeconomic vulnerability index and displacement risk within the City of Kenmore.

FIGURES H-14 and H-15
SOCIAL VULNERABILITY INDEX AND DISPLACEMENT RISK



Source: City of Kenmore GIS, WA State Dept. of Health



Source: WA Department of Commerce, US Census

⁸ While there are no Census tracts (which is a broadly defined area) that have a high displacement risk, there is possibility that some Census blocks may have a higher or lower displacement risk. For example, the Census blocks which include the city's mobile home communities have a higher displacement risk than other Census blocks due to a number of possible factors, including the land being privately-owned and the potential of the land being sold.

Housing for Vulnerable Populations⁹

Currently, Kenmore has very limited housing for people who need emergency shelters, transitional housing, emergency housing, and permanent supportive housing (“STEP”¹⁰), particularly for the elderly, persons with disabilities, persons with medical conditions, individuals with physical disabilities, and those who are unhoused or facing eviction in Kenmore.

Emergency housing and shelters both provide temporary services, whereas emergency housing provides overnight accommodation and shelters may not. Permanent supportive housing is a long-term housing option for those who need comprehensive support services to retain tenancy. As of 2024, Kenmore Place, a transitional shelter operated by Hopelink, is located in Kenmore.

An estimated 2.6 percent of the people in Kenmore are over the age of 80 years. Supplemental Security Income supports people with disabilities in about two percent of Kenmore households.

Kenmore has one licensed assisted living facility (boarding home) with 100 beds and 26 licensed adult family homes with 150 beds. 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 35% since 2010, a somewhat lower rate than the growth across east King County (44 percent). The closest nursing home to Kenmore is in Bothell. Bothell Health Care (707 228th St. SW) nursing home has 99 beds.

Income- and Price-Restricted Housing

Land Use and Tax Incentives

The City of Kenmore has a number of voluntary incentive programs to support housing developers who commit to setting aside some of the homes in their properties to be affordable for income-eligible households. At this writing, one property (Spencer 68) does so, as a result of the city’s purchase and resale of a disused Metro park-and-ride lot.

	Apartments
50% AMI	5
85% AMI	51
Market Rate	166

Spencer 68 Apartments benefits from an exemption from property taxation on their buildings (not the land) for 12 years—through 2029—and, in exchange, reserves 56 affordable units for the life of the property.

⁹ Vulnerable populations, as defined by RCW 70A.02.010, means (a) population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms due to : (i) Adverse socioeconomic factors, such as unemployment, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and (ii) sensitivity factors, such as low birth weight and higher hospitalization. (b) “Vulnerable populations” includes but is not limited to: (i) Racial or ethnic minorities; (ii) Low-income populations; (iii) Populations disproportionately impacted by environmental harms; and (iv) Populations of workers experiencing environmental harms.

¹⁰ STEP housing, as defined by Department of Commerce is a combination of emergency shelters, transitional housing, emergency housing, and permanent supportive housing.

Affordable housing requirements and tax incentives are offered in the transit-oriented district around the current park-and-ride facility on SR-522, and density requirements are in place for the Downtown Commercial zoning district. Density incentives are provided in the Neighborhood Business (NB) zone and in most other zones through the Residential Density Incentives program.

Public and other Funding Programs

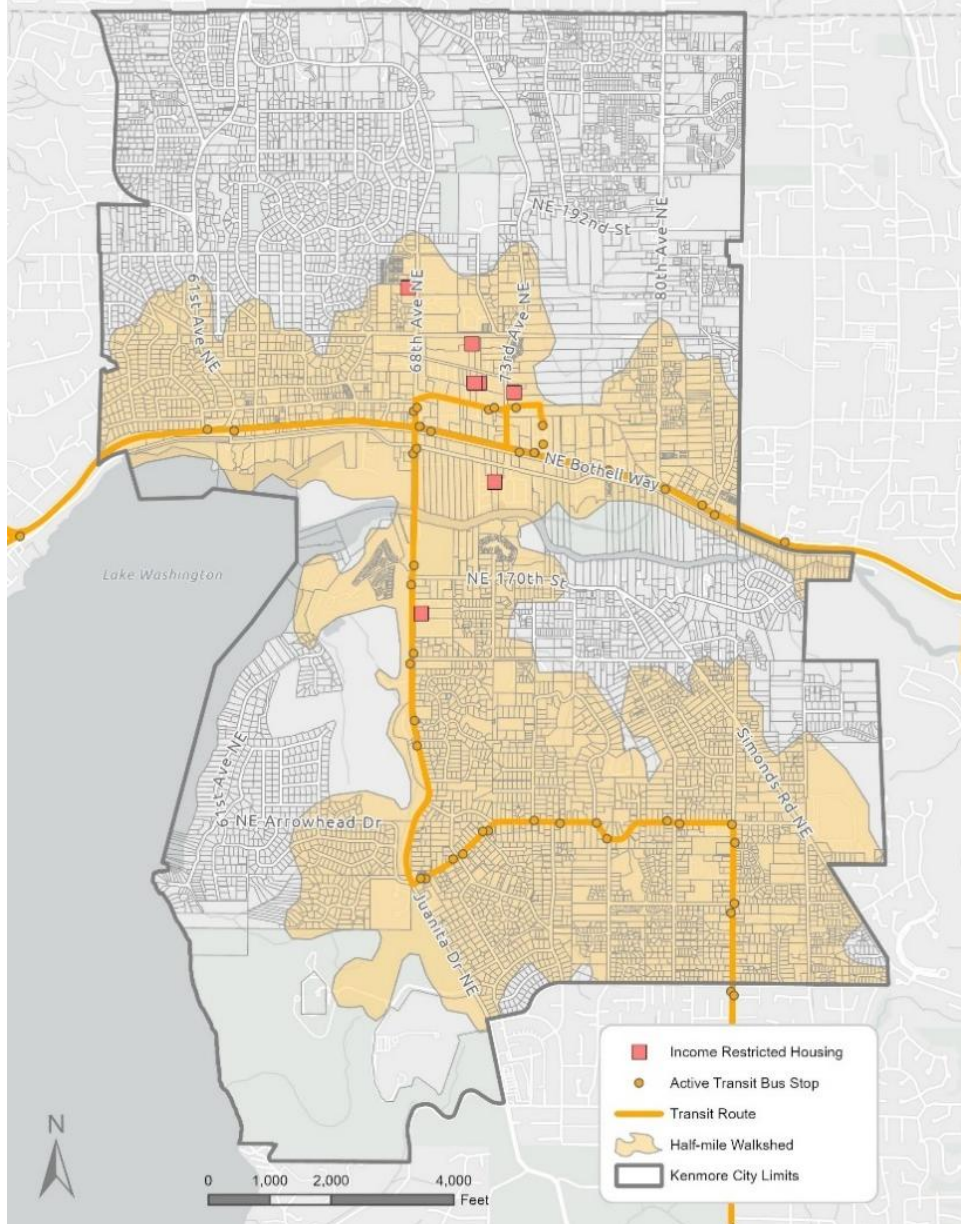
A variety of publicly assisted rental housing is available in Kenmore, including:

Name	Owner	Population Served	Units or Beds
Copper Lantern	Low Income Housing Institute	Families	21
Green Leaf Apartments	King County Housing Authority	Families	27
Harbour Villa Apartments	King County Housing Authority	Seniors & Disabilities	5
Heron Landing	Downtown Action to Save Housing	Seniors	50
Heron Run	Kenmore Family Associates	Families	40
Northwood Apartments	King County Housing Authority	Seniors & Disabilities	34
Kenmore Place	Hopelink	Families	9

Source: City of Kenmore

All of these income- and price-restricted housing units are located within a half mile of transit service (see Figure H-16)

FIGURE H-16
INCOME RESTRICTED HOUSING WITHIN HALF MILE OF WALKSHED OF TRANSIT



Source: City of Kenmore GIS

In addition, the Housing Authority operates a voucher program (Housing Choice Vouchers) for the rental of privately held units. This federal program currently assists approximately 122 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 for the Homeless

Although Kenmore-specific information is not available, the 2020 Point in Time Count of the homeless found that there were 204 sheltered homeless individuals and 56 unsheltered homeless individuals (living on the streets) in north King County, which includes Bothell, Kenmore, Lake Forest Park, Shoreline, and Woodinville.

Two facilities in Kenmore provide or have recently provided temporary shelter. In 2018 and 2021, Camp United We Stand located at Northlake Lutheran Church (6620 NE 185th Street) and provided shelter for about 40 men, women and couples without children. Hopelink's Kenmore Place shelter also provides temporary housing. Mary's Place (18118 73rd Ave NE) provided emergency family shelter for several years but the facility closed June 2024.

Lake City Partners plan to open a new senior women's shelter in Kenmore in late 2024/early 2025. This facility will provide temporary shelter as well as a comprehensive pathway to stability and sustainable housing.

The establishment of the King County Regional Homelessness Authority in 2021 should help refine information on the homeless population in Kenmore and begin to address homelessness county-wide.

Faith organizations in Kenmore have provided temporary shelter in the past, but also present opportunities for the provision of affordable housing units. As these organizations are considering how to utilize their properties, including excess land or parking areas, there may be future opportunities to accommodate affordable housing, especially for those households earning 50 percent AMI or below.

ADEQUATE PROVISIONS FOR HOUSING

RCW 36.70A.070 and RCW 36.70A.070(2)(d) requires that cities document in their housing element adequate provisions for existing and projected housing needs for all economic segments of the community, including:

- i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
- ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- iii. Consideration of housing locations in relation to employment location; and
- iv. Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs.

As part of the Comprehensive Plan update, an analysis to identify adequate provisions must be conducted. However, actions to "make adequate provisions" may be implemented after the plan's adoption. The City must submit a report to the Washington State Department of Commerce five years after the adoption of the Comprehensive Plan (2029), detailing progress in implementing the Comprehensive Plan. This report, as outlined in RCW 36.70A.130, will include updates on housing element implementation and permitting timelines. This section summarizes the analysis of adequate provisions conducted by the City.

Historic and Target Housing Production

A comparison of the historic rate of housing production to the rate of housing production needed to meet housing targets by income band for low- and moderate-income households is shown in Figures H-J below. Using the City's permit data and PSRC's Income-Restricted Housing Inventory, income levels are correlated with housing types based on the analysis for housing prices affordable to various income levels in Kenmore. As shown below, there is an overall barrier to production of low- or moderate income units in Kenmore.

**TABLE H-J
HISTORIC AND TARGET HOUSING PRODUCTION TRENDS IN KENMORE**

Income Level (%AMI)	Projected Housing Need (2020-44)	Housing Types	Annual Unit Production Needed	Aggregated housing need (2020-24)	Historic Average Annual Production (2014-24)	Barrier Exists?
Emergency Housing/Shelter	587	Emergency housing/shelter	23	587	0	Yes
0-30 PSH	559	Low- and mid-rise (walk-ups up to 3 stories, apartments, condos)	22	2,498	27 units	Yes
0-30 Non PSH	1,063		43			
>30-50%	483		19			
>50-80%	393		16			
>80-100%	75	Moderate density(townhomes, duplex, triplex, 4-plex, ADU)	3	160	16 units	No
>100-120%	85		3			
>120%	412	Single-family	17	412	51 units	No

Source: City of Kenmore, PSRC Income-Restricted Housing Inventory

Consideration of Housing for All Income Levels

The GMA mandates that the City must plan for an accommodate housing needs across all income levels. These needs are specified in housing growth targets by income level, provided by King County, and documented in the Countywide Planning Policies(CPPs). These targets are outlined in the previous section. The Comprehensive Plan must demonstrate adequate land capacity to meet housing needs at each affordability level. Additionally, the City must identify barriers to housing production at each affordability level and outline adequate provisions to address these barriers within the Comprehensive Plan.

Actions to Achieve Housing Availability and Affordability

As identified in the Land Capacity Analysis summary above, the City is able to meet its assigned growth targets. However, there are a number of actions, listed below in Table H-K, that outline recommended actions for the City to address barriers to housing production and increase the likelihood of meeting the housing needs of all income levels over the next 20 years. Implementing these actions will likely take several years. While there are no specific actions needed to be taken before the adoption of this Plan, the following section highlights actions that that should be prioritized for implementation after the plan's adoption.

**TABLE H-K
HOUSING PRODUCTION BARRIERS & PROPOSED ACTIONS**

Barrier	Housing Types	Proposed Action
Regulations and permit process for Shelters, Transitional Housing, Emergency Housing and Permanent Supportive Housing (STEP)	STEP Housing	Review and amend zoning regulations and permit process for STEP housing using the Department of Commerce guidance
Building/Energy Codes	All housing types. Affordable (income restricted) housing	Review recent building code updates & energy code requirements make building more costly. Review codes to explore options for cost reductions in particular for affordable (income restricted) housing.
Permit Fees/Impact Fees	Accessory Dwelling Units and affordable housing	Review and amend permit fees/impact fees for ADU's and affordable (income restricted) housing projects to provide exemptions and/or reduced fees. Coordinate with the school district on regulations that exempt affordable (income restricted) housing from school impact fees.
Utility Connection Fees	Accessory Dwelling Units and affordable housing	Coordination with utility providers on options for reducing connection fees particularly for ADU's and also affordable (income restricted) housing project.
Affordable Housing Funding Gap	Affordable housing	Review Multi-Family Tax Exemption (MFTE) regulations and consider expanding to other areas of the City. Review inclusionary zoning requirements and consider expanding to other areas of the City.
High minimum lot sizes	Duplexes, triplexes, townhomes	Consider decreasing minimum lot sizes from 7,200 to 5,000 ft ² in R-4 zones
Low maximum density	Duplexes, triplexes, townhomes	Consider increasing maximum density in R-1 zone to 4 units per lot and 8 units per lot in R-6
Building heights	Low- to mid-rise	Consider increasing maximum heights in Downtown Residential & Commercial, and Urban Corridor and Residential zones
Parking requirements	All middle housing and multi-family types	Consider reducing parking requirements citywide

Source: City of Kenmore

SUMMARY OF LOCAL HOUSING STRATEGIES

The city has acted in several areas to address local housing needs. These include:

- In 2003, the city rezoned a former Park and Ride site on 68th Avenue NE to enable a multifamily development, with a requirement that 25 percent of the units address local affordable housing needs.
- 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 with nearly 100 units affordable to lower-income households.
- Through participation in the countywide CDBG Consortium, local homeowners receive Housing Repair loans (9 applications in 2021).
- In 2015, the city adopted increased density allowances in the Transit Oriented Development District Overlay Area with requirements for including affordable housing in new development. Regulations were amended in 2022 with a requirement that twenty-five percent of units must be affordable to those at the 50% AMI level or below for rental units or 80% AMI for ownership units.
- In 2017, the city approved a Housing Strategy Plan identifying potential strategies to address affordable housing needs and prioritizing them for future consideration.
- In 2019, the city:
 - rezoned the City's manufactured housing communities in order to preserve existing affordable housing in those communities. The adopting ordinance was appealed and as of July 2024, the appeal has not been resolved.
 - amended zoning for portions of the Community Business zoning district, including incentives for development of affordable housing.
 - expanded the area eligible for a Multifamily Tax Exemption to the Transit-Oriented Development District.
- In 2020 the City adopted regulations to allow flexible re-use of tax-exempt or publicly owned sites through a special process to increase housing supply and enable more diverse forms of housing if linked to providing some affordable housing.
- The City has adopted several residential renter protection regulations. In 2019, the city adopted an enhanced notice of rent increase. From March 20, 2021, through January 15, 2022, the city adopted a temporary moratorium on residential tenant evictions related to the Covid-19 pandemic. In June 2021, the City adopted four renter protections that remained in place through the Washington State and City of Kenmore declared emergency related to the Covid-19 pandemic:
 - Creates a defense to eviction for rental debt accrued due to pandemic-related hardship.
 - Creates a defense to eviction if a tenant has a rental assistance application in process.
 - Bans late fees for rent that became due during the pandemic.
 - Requires landlords to certify that they have attempted to obtain rental assistance before filing for eviction due to unpaid rent accrued during the pandemic.
- In 2021, the city:
 - created a reduced permit review process for projects containing affordable housing.
- In 2022 the City adopted additional residential tenant protections. Tenant protections adopted included:
 - Notice of rent increase required
 - Cap on late fees
 - Cap on move in fee
 - Right to Payment Plan
 - Just cause eviction program
 - Criminal background checks prohibited

- Bars discrimination due to immigration status
 - Bars requirement of social security number
 - Bans abusive, deceptive, and unfair practices in rental housing
 - Rent due date may be altered due to tenant's fixed income
- In 2023 the tenant protection ordinances were appealed. In September 2024, the City Council adopted Ordinance 24-0604 Amending Chapter 8.55 KMC, Tenant Protections.¹¹
 - The Approach at Kenmore, a proposed multifamily rental and ownership building, will provide an affordable housing option for families in the downtown Kenmore area. Habitat for Humanity SKKC will create 20 affordable for-sale units, while Imagine Housing will operate the rental units and will partner with a complementary community service partner to provide access to essential services for on-site residents and the broader community.

¹¹ Ordinance 24-0604, Amending Chapter 8.55 KMC, Tenant Protections. This ordinance repealed Section 8.55.075 KMC, Just cause for landlord's eviction, and Section 8.55.078, Unfair or abusive acts by landlords prohibited.

GOALS, OBJECTIVES, AND POLICIES**RESIDENTIAL NEIGHBORHOODS****GOAL H-1 *PROMOTE AND MAINTAIN STRONG, DIVERSE, EQUITABLE, AND INCLUSIVE 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, pedestrian safety, 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 Cooperate with King County, utility providers, or other agencies, promote the use of weatherization programs in existing housing.

Policy H-1.1.4 Consider modifications to existing development standards or development incentives which make the development of middle housing types and ADUs more feasible when maintaining existing housing on single-family lots.

Policy H-1.1.5 Allow for and encourage the development of small houses on small lots to provide diverse housing options, promote neighborhood housing diversity, promote housing affordability, and minimize environmental impacts by through more sustainable development (e.g., reduction of land consumption, energy use, and materials).

Policy H-1.1.6 Encourage homeowners to take advantage of existing programs and resources to maintain and preserve their homes.

Policy H-1.1.7 Encourage the preservation and repurposing of existing housing, including demolition when practical.

Policy H-1.1.8 Implement minimum property maintenance requirements to ensure the safety and livability of existing housing stock.

OBJECTIVE H-1.2 Support housing stability through tenant protections for renters.

Policy H-1.2.1 Implement tenant protections that increase housing stability such as notice of rent increase and just cause eviction for tenants on termed leases.

OBJECTIVE H-1.3 Prioritize and pursue social justice and equity in housing policies, regulations, and programs when considering zoning changes or capital projects. In particular consider impacts on marginalized people, with a particular focus on Black, Indigenous, and People of Color (BIPOC) communities.

- Policy H-1.3.1 Support policies, practices, and programming that promote and retain diversity, and ensure equity and inclusion in Kenmore.
- Policy H-1.3.2 Actively mitigate displacement risks and enhance opportunities for affordable housing through preservation and displacement prevention strategies.
- Provide relocation assistance to low- and moderate-income households facing displacement due to condemnation or redevelopment.
 - Develop strategies to preserve manufactured housing communities at risk of redevelopment.
 - Strengthen protections and support for low-income renters and renters with disabilities.
 - Implement anti-displacement measures before or alongside development capacity increases or capital investments.
 - Identify and secure funding for anti-displacement tools and programs. (Futurewise recommendation)
- Policy H-1.3.3 Foster equitable outcomes by collaborating with communities most affected by past and present racially exclusive land use and housing practices.
- Address Historical and Current Harms: Identify and implement targeted actions to address the negative impacts of past and present racially exclusive land use and housing practices on Black, Indigenous, and People of Color (BIPOC) households.
 - Partner with Disproportionately Impacted Communities: Collaborate with community-based organizations and BIPOC individuals, especially those with extremely low incomes, to ensure their meaningful participation in housing policy development and implementation.
 - Promote Anti-Displacement and Opportunity: Support anti-displacement efforts, increase access to opportunities, and promote wealth building within BIPOC communities.
 - Center BIPOC Needs and Solutions: Develop, implement, and monitor strategies that prioritize the needs and solutions articulated by disproportionately impacted populations.
 - Ensure Fair Housing Practices: Collaborate with local agencies and partners to establish processes that ensure fair housing laws and best practices are upheld.

Policy H-1.3.4	Partner with historically marginalized communities disproportionately affected by past and present racial housing and land use disparities to create equitable opportunities. Work closely with communities that have experienced the negative impacts of racially exclusive land use and housing policies to promote fairness and equity.
Policy H-1.3.5	Identify and eliminate barriers that prevent equal access to housing and neighborhood opportunities for people of all races and backgrounds.
Policy H-1.3.6	Track progress in reducing racial and other inequalities in housing and neighborhood options. Identify controllable factors within Kenmore that contribute to disparities and take corrective actions.
Policy H-1.3.7	Ensure that land use, zoning, and regulatory frameworks facilitate the effective operation of human services, shelters, permanent supportive housing, and emergency housing.
Policy H-1.3.8	Support affordable housing development on city-owned and faith-based properties through regulations allowing for affordable housing as an accessory use and density bonuses.
OBJECTIVE H-1.4	Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.
Policy H-1.4.1	Encourage housing design and development that promotes public safety including “Crime Prevention through Environmental Design” components as described in the Community Design Sub-Element.
Policy H-1.4.2	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-1.4.3	Support well-maintained neighborhoods through an active code enforcement program.
Policy H-1.4.4	Prepare and implement development and design standards that further the community vision consistent with Land Use and Community Design Element goals and policies.
Policy H-1.4.5	Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.
Policy H-1.4.6	Ensure adequate setbacks, landscaping, and buffering are required between housing developments of significantly differing densities and between housing and commercial areas.
Policy H-1.4.7	Ensure critical area regulations protect environmentally sensitive areas and that the regulations are fully implemented. Restrict intrusion into sensitive areas by nearby residents and visitors.

- Policy H-1.4.8 Encourage cluster residential development along with open space, to protect and preserve environmentally sensitive areas.
- Policy H-1.4.9 Plan for residential neighborhoods that promote the health and well-being of all residents by supporting active living and by reducing exposure to harmful conditions.
- Policy H-1.4.10 Implement energy-efficient housing standards that incorporates renewable energy sources like solar and wind power to maximize sustainability.
- Policy H-1.4.11 Encourage home renovations that prioritize resilience, energy efficiency, and indoor air quality, helping to mitigate the impacts of natural disasters and climate change.
- Policy H-1.4.12 Promote the use of durable, low-maintenance building materials, high-efficiency energy systems, and low-impact development techniques to reduce housing lifecycle costs and align with the City's Climate Action Plan.
- Policy H-1.4.13 Encourage the remediation of older homes to eliminate potential health hazards, including lead-based paint, asbestos, and other harmful materials.
- Policy H-1.4.14 Encourage the repurposing of non-residential buildings for residential use.
- Policy H-1.4.15 Develop design guidelines, standards, or other measures to achieve the following benefits:
 - a. Promote compatibility between new and existing housing.
 - b. Connect multifamily developments with surrounding neighborhoods to enhance community cohesion.
 - c. Facilitate the integration of attached and detached accessory dwelling units into residential areas.

GOAL H-2 ***PROVIDE HOUSING OPPORTUNITIES AND ZONE SUFFICIENT LAND IN KENMORE TO ACCOMMODATE PROJECTED HOUSING NEEDS FOR VULNERABLE POPULATIONS.***

OBJECTIVE H-2.1 **Provide opportunities for the development of short-term and permanent housing for vulnerable populations.**

- Policy H-2.1.1 Allow opportunities for assisted housing, for people with vulnerable populations, 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. Encourage neighbors to similarly maintain those

relationships.

- 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.
- Policy H-2.1.4 Allow housing for vulnerable populations throughout the city.
- Policy H-2.1.5 Partner with public and private agencies to provide housing for seniors, people with disabilities, domestic violence victims, and homeless individuals and families.
- Policy H-2.1.6 Develop or modify codes and ordinances to allow for a continuum of care and housing opportunities for vulnerable populations.
- Policy H-2.1.7 Encourage the creation, renovation, and modification of housing that is accessible to vulnerable populations, using building and site plan codes.
- Policy H-2.1.8 Provide incentives to encourage developers to dedicate a portion of new housing projects to vulnerable populations.
- Policy H-2.1.9 Facilitate the acquisition of grants and loans for housing for vulnerable populations by agencies, developers, and nonprofits.
- OBJECTIVE H-2.2 Support and promote community facilities and programs that are important to the safety, health, and social needs of residents.**
- Policy H-2.2.1 Increase coordination among providers of social, health, counseling, and other services to individuals, families, children, and persons with special needs including senior 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 efforts by providers of social, health, counseling, and other services to assist newly arrived immigrant populations.
- Policy H-2.2.5 Support a range of housing options and services to help homeless persons and families stay sheltered.
- Policy H-2.2.6 Work with other jurisdictions, the Regional Homelessness Authority, and health and social service organizations to develop a coordinated, regional approach to homelessness.
- Policy H-2.2.7 Continue to support the creation of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs

and the homeless. Place a strong emphasis on transitioning individuals into permanent housing as soon as possible.

- Policy H-2.2.8 Promote, assist, and support social and health service organizations that provide housing programs for vulnerable populations.
- Policy H-2.2.9 Foster and maintain partnerships that have proven effective in reducing homelessness, preventing homelessness, and assisting chronically homeless individuals with necessary care.
- Policy H-2.2.10 Support the creation of public and private housing and services for the homeless population in North King County, offering both short-term and long-term solutions.
- Policy H-2.2.11 Support the development of a comprehensive network of emergency shelters for homeless and at-risk populations, including families with children, childless adults, unaccompanied youth, and victims of sexual and domestic violence.
- Policy H-2.2.12 Support a variety of housing options for older adults, including aging in place, assisted living, and age-restricted senior communities. Strategies include:
 - a. Encourage the construction of new housing that is accessible and adaptable for older adults by following Universal Design and visitability standards.
 - b. Evaluate and update regulations to support a variety of housing options and permit accessibility modifications.
 - c. Encourage developers to create new senior-oriented residential options by offering incentives.
- Policy H-2.2.13 Support initiatives that enable older adults and people with disabilities to remain in their communities as their housing needs evolve, such as promoting universal design or retrofitting homes for long-term use.
- Policy H-2.2.14 Support the construction of age-friendly housing, prioritizing locations near essential services and amenities for seniors.
- Policy H-2.2.15 Advocate for a diverse range of senior housing options to accommodate varying income levels, including independent living, assisted living, and skilled nursing care. Prioritize expanding opportunities for seniors to reside in specialized housing.

RESIDENTIAL GROWTH

GOAL H-3 *PLAN APPROPRIATE LAND USE DESIGNATIONS AND ZONING CATEGORIES TO ACCOMMODATE PROJECTED HOUSEHOLD GROWTH.*

OBJECTIVE H-3.1 **Plan for an adequate supply of land to accommodate projected household growth.**

- Policy H-3.1.1 Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, size-limited houses on smaller lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood compatibility as well as housing needs and surrounding environmental conditions when applying zones, land use, and development standards.
- Policy H-3.1.2 Ensure access to diverse housing options that cater to various household sizes, types, tenures, and income levels by implementing inclusive planning tools, regulations, and policies to boost housing supply and diversity citywide.
- Encourage the development of units suitable for large households or those with multiple bedrooms.
 - Eliminate regulatory obstacles that hinder housing diversity.
 - Promote a wide range of housing types through incentives and programs.
- Policy H-3.1.3 Expand allowed residential housing types in traditionally single family zoned areas to include six of nine approved housing types.
- Policy H-3.1.4 Consider developing a Permit Ready program for ADUs and middle housing types to decrease the barrier to middle housing development.
- Policy H-3.1.5 Coordinate with internal City departments and outside service providers/agencies to adequately plan for community services and facilities associated with the development of middle housing.
- Policy H-3.1.6 Permit indoor emergency shelters and housing in all zoning districts that allow hotels, which include Downtown Commercial (DC), Urban Corridor (UC), Waterfront Commercial (WC), and Regional Business (RB). Allow permanent supportive and transitional housing in all zones permitting residential dwellings or hotels.
- Policy H-3.1.7 Zone sufficient buildable land to accommodate Kenmore's projected housing need, meet allocated housing growth targets, and accommodate its allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing and permanent supportive housing.
- Policy H-3.1.8 Ensure regulations, incentives, programs, and other city tools foster the creation of accessible, healthy, and safe housing.
- Policy H-3.1.9 Explore the feasibility of developing tiny houses in specific neighborhoods within the city.
- Policy H-3.1.10 Support the development of residential housing on infill sites, promoting increased density in designated areas.

- Policy H-3.1.11 Promote the development of neighborhoods throughout the city which support affordable housing options and abundant public spaces in a walkable urban setting.
- Policy H-3.1.12 Pursue strategies and regulations that increase housing options for 0 to 80 percent of AMI households throughout Kenmore, particularly in historically single-family zones.
- Policy H-3.1.13 Pursue strategies and regulations that increase the long-term supply of both market-rate affordable housing and cost-controlled income-restricted affordable housing.

OBJECTIVE H-3.2 Identify and support Kenmore’s Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities consistent with its designation as a Countywide Growth Center.

- Policy H-3.2.1 Develop mixed-use, higher density districts in Downtown Kenmore, meeting community goals to develop community identity, provide vital business and service opportunities, concentrate higher density housing close to high-capacity transit, and provide multi-modal transportation services and connections to those services.
- Policy H-3.2.2 When higher densities are applied to residential and mixed use development in the Downtown, include requirements for the provision of affordable housing.
- Policy H-3.2.3 Offer density bonuses and density transfers, where appropriate, to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.
- Policy H-3.2.4 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-3.2.5 Address issues of diversity, equity and inclusion for historically marginalized groups when developing Kenmore’s Countywide Growth Center approaches.
- Policy H-3.2.6 East of Downtown, in the area of transit-supportive development near the Park and Ride, require long-term low-cost housing as a condition of development.
- Policy H-3.2.7 Support the development of affordable and accessible housing in neighborhoods with convenient access to services and the rest of the community.
- Policy H-3.2.8 Ensure that plans promote greater physical accessibility between housing, employment, transportation, recreation, daily-needs services, and educational uses.

- Policy H-3.2.9 Encourage and provide for mixed-use developments that include residential units above businesses.
- Policy H-3.2.10 Promote the development of residential housing in commercial and mixed-use areas, particularly those near public transportation.

HOUSING AFFORDABILITY

GOAL H-4 *MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL INCOME LEVELS.*

OBJECTIVE H-4.1 Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.

- Policy H-4.1.1 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-4.1.2 Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.
- Policy H-4.1.3 Allow existing legally created duplexes, triplexes, and other medium-density housing types in the low and medium density residential classifications to continue without “nonconformance” limitations related to density, setbacks, height, or lot size.
- Policy H-4.1.4 Support preservation of and maintain existing manufactured housing communities.
- Policy H-4.1.5 When displacement is unavoidable, determine who is most likely to be harmed and ensure that the brunt of the impact is not carried by the same communities in Kenmore. Support relocation assistance and development of replacement housing where feasible, to help very low- and low-income households. For manufactured home parks in particular, consider a funding pool to assist low- and moderate-income residents in deteriorating and obsolete manufactured homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their homes.
- Policy H-4.1.6 Consider affordable housing measures and incentives beyond those in RCW 36.70A.635(2)(a)¹² to promote additional affordable housing units in the

¹² RCW 36.70A.635(2)(a): To qualify for the additional units allowed under subsection (1) of this section, the applicant must commit to renting or selling the required number of units as affordable housing. The units must be maintained as affordable for a term of at least 50 years, and the property must satisfy that commitment, and all required affordability and income eligibility conditions adopted by the local government under this chapter. A city must require the applicant to record a covenant or deed restriction that ensures the continuing rental of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years. The covenant or deed restriction must also address criteria and policies to maintain public benefit if the property is converted to a use other than which continues to provide for permanently affordable housing.

City.

Policy H-4.1.7 Develop strategies to increase the sustained supply of affordable housing, including market-rate and income-restricted units.

Policy H-4.1.8 To prevent the loss of affordable housing, the City should collaborate with housing providers to identify and preserve subsidized units at risk of being converted to market-rate rents.

Policy H-4.1.9 Prioritize the preservation and creation of lower-cost housing in neighborhoods where redevelopment is most likely to occur, supporting initiatives that maintain affordability in these areas.

OBJECTIVE H-4.2 Adopt programs and regulations that support housing affordable to extremely low-, very low-, low-, and moderate-income households, comparable to the countywide need.¹³

Policy H-4.2.1 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 extremely low-, 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 identify opportunities for public funding.
- d. Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.
- e. Consider regulatory changes, including eliminating parking requirements within ¼ mile of major transit stops, , updating building codes to promote innovative, low-cost development, and expanding the Multifamily Tax Exemption (MFTE) program to support more affordable housing development.

Policy H-4.2.2 Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region. Maintain data demonstrating the impact in the City of Kenmore and communicate the results to the community for continued understanding and support.

Policy H-4.2.3 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 extremely low- to moderate income households.

¹³ See Countywide Planning Policies

Engage with community partners on how best to use these resources.

- Policy H-4.2.4 Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.
- Policy H-4.2.5 Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to extremely low- to moderate-income households.
- Policy H-4.2.6 As part of any rezone that increases residential capacity, consider requiring that a portion of the new units be affordable to extremely low-, very low- or low-income households.
- Policy H-4.2.7 Before implementing a new policy or regulation, consider how it will impact the cost to build a home.
- Policy H-4.2.8 Focus on projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color (BIPOC) communities.
- Policy H-4.2.9 Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops
- Policy H-4.2.10 Collaborate with other organizations or entities to evaluate ways to address transitional homeless housing or provide an additional housing type.
- Policy H-4.2.11 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.
- Policy H-4.2.12 Collaborate with other local governments directly and through membership associations (e.g., Puget Sound Regional Council) on regional housing strategies, especially related to providing extremely low- and very low-income housing.
- Policy H-4.2.13 Partner to Address Deeply Affordable Housing¹⁴:
 - Identify and Leverage Existing Assets: Collaborate with public agencies, faith-based organizations, and nonprofits to identify suitable properties for affordable housing development.
 - Remove Barriers to Shelter: Eliminate obstacles that prevent faith institutions, community-based organizations, and nonprofits from hosting shelters.
 - Combine Public and Private Resources: Leverage both public and private funding to provide subsidies for deeply affordable housing.

¹⁴ Deeply Affordable Housing, as defined by Department of Commerce, is housing that is <50% AMI, and includes housing such as emergency shelters, emergency housing, transitional housing, and permanent supportive housing.

- Prioritize Local and Regional Resources: Utilize local and regional funding sources and surplus property to support income-restricted housing.
- Invest in Land Acquisition: Allocate funds for acquiring land for affordable housing development.
- Support Alternative Homeownership Models: Encourage the use of innovative homeownership models, such as community land trusts and limited or shared equity co-ops, to increase affordability and accessibility.

Policy H-4.2.14	Support legislation and funding at the local, county, state, and federal levels that would promote the city's housing goals and policies.
Policy H-4.2.15	Develop meaningful, measurable targets and strategies to encourage the creation of affordable housing that meets local demands and monitor progress towards fulfilling these goals.
Policy H-4.2.16	Promote both rental and ownership options for affordable housing, encompassing a variety of types and sizes.
Policy H-4.2.17	Consider implementing a policy that requires a percentage of affordable housing units in new residential developments.
Policy H-4.2.18	Preserve and explore expanding regulatory incentives to promote the development and preservation of affordable ownership and rental housing, including density bonuses, reduced impact fees, expedited permits, or other methods.
Policy H-4.2.19	Consider offering incentives such as density bonuses, reduced parking requirements, and flexible design standards to developments that include a certain percentage of affordable units.
Policy H-4.2.20	Advocate for greater funding for affordable housing at the regional and state levels.
Policy H-4.2.21	Simplify the regulatory review and building permit process and evaluate the cost of infrastructure improvements and their impact on housing affordability.
OBJECTIVE H-4.3	Provide zoning and development standards that integrate affordable housing compatibly into the community.
Policy H-4.3.1	Allow designated manufactured homes built to state standards on single-family lots.
Policy H-4.3.2	Allow and accommodate accessory dwelling units in low and medium density residential districts.
Policy H-4.3.3	Pursue land use policies and regulations that:

- a. Result in lower development costs without loss of adequate public review, environmental quality, or public safety; and,
- b. Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.

- Policy H-4.3.4 Promote the creation of diverse ownership housing opportunities in Kenmore, encompassing different styles, sizes, and affordability levels.
- Policy H-4.3.5 Provide residents, especially those in underserved populations, with information about affordable housing opportunities and first-time homeownership programs.
- Policy H-4.3.6 Consider the influence of transportation costs on housing affordability and accessibility of services and other opportunities when planning for housing development.
- Policy H-4.3.7 Develop affordable housing in various parts of the city, with a focus on areas with good access to transit, employment, education, and shopping.

HOUSING EQUITY

GOAL H-5 *ACKNOWLEDGE THE HISTORICAL INEQUITIES THAT LIMITED THE ABILITY OF ALL RESIDENTS TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE AND WORK TO REDUCE DISPARITIES IN ACCESS TO NEIGHBORHOODS WITH GOOD SCHOOLS, PARKS, AND OTHER AMENITIES.*

OBJECTIVE H-5.1 *Promote fair housing for all persons regardless of race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.*

- Policy H-5.1.1 Utilize the City's Diversity, Equity and Inclusion (DEI) program to ensure that city housing policies, programs, regulations, or decisions do not result in housing discrimination.
- Policy H-5.1.2 Work with the legislature, King County, or other agencies to authorize homeowners to easily remove discriminatory restrictive covenants from deeds and other property documents.
- Policy H-5.1.3 Support use of housing choice vouchers in Kenmore.
- Policy H-5.1.4 Consider environmental health in neighborhoods where affordable housing exists or is anticipated, and plan for environmentally healthy neighborhoods for all residents.
- Policy H-5.1.5 Encourage existing housing providers and private lenders to conduct homebuyer education seminars for potential first-time homebuyers, including outreach to current renters to inform them about homeownership opportunities.

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 and historically underrepresented groups when new policies, plans or programs are proposed to ensure that their unique issues are considered.
- Adopt development standards for medium density residential housing types, such as duplexes, triplexes, and cottage housing.
- Adopt development standards for reduced minimum lot sizes with maximum house size restrictions in some low (R-6) and medium density classifications. When considering maximum house sizes for smaller houses on smaller lots, remain mindful of the needs of multigenerational and large families. Also consider open space needs and environmental protection, as well as accessory dwelling unit standards.
- Implement the Housing Strategy Plan and DEIA Strategic Plan.
- Maintain communications with, or participation in, regional agencies and projects.
- Monitor housing needs and supply over time, especially data that evaluates progress toward meeting a proportionate share of the countywide needs for affordable housing and improved access to opportunity for Black, Indigenous, and People of Color (BIPOC) communities. Reassess and adjust policies and regulations as necessary to achieve City goals.
- Cooperate on a regional basis towards economic diversification and land capacity monitoring.
- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved.
- Adopt development standards that encourage reduction of impervious surfaces, and evaluate opportunities for in kind or financial contributions for neighborhood sidewalks and/or stream protection plans.

REFERENCES

A Regional Coalition for Housing (2022). East King County Housing Analysis, Redmond, WA.

City of Kenmore (2023). City of Kenmore Comprehensive Plan Update – Equity Analysis and Recommendations.

Eastside for All (2023). Missing Middle Housing: Tell Your City – Engagement Report for A Regional Coalitions for Housing and East King County Partner Cities.

EMC Research (2024). City of Downtown Resident Survey.

ENDNOTES

This element contains several charts, graphs, and tables. Because of the variety of sources and release dates of the data, there may be underlying trends that are not available to us at publication of this element. Staff will continue to monitor data and trends and will update the element, as necessary.

LAND USE ELEMENT

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 primary objective of the Land Use Element is to create a harmonious and thriving community in Kenmore. It achieves this by preserving the community's distinct features and quality of life while accommodating growth, welcoming new residents, and ensuring easy navigation throughout the city. The Land Use Element serves as a guide for future development, determining suitable locations for various land uses, setting intensity levels for each use, identifying areas for open space preservation, parks, and recreational areas. Key emphases include supporting diversity, equity, and inclusion, addressing housing and job needs in the broader Puget Sound Region, promoting affordable housing options, and enhancing public access while continuing to protect natural areas.

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, and other land uses
- 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. In Kenmore, goals, objectives and policies related to this responsibility also are included in the Parks, Recreation and Open Space Element.
- 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. In Kenmore, goals, objectives, and policies related to this responsibility also are found in the Surface Water Element.

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 areas¹.

VISION 2050

VISION 2050 is a regional growth strategy prepared by the Puget Sound Regional Council (PSRC) addressing King, Kitsap, Pierce, and Snohomish Counties. VISION 2050 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 2050, Kenmore is identified as a “High Capacity Transit Community,” which is described follows:

High Capacity Transit Communities include cities connected to existing or planned light rail, commuter rail, ferry, streetcar, and bus rapid transit facilities... As the region’s transit system grows, these 34 communities play an increasingly important role as hubs to accommodate regional employment and population growth. Targeting growth within these transit-rich communities helps to support mobility and reduces the number and length of vehicle trips.

VISION 2050 calls for the High Capacity Transit Communities in King County to accommodate 11% of the County’s anticipated population growth and 6% of the anticipated employment growth between 2019 and 2044. Nine King County communities besides Kenmore (including some annexation areas) are designated as High Capacity Transit Communities, including Shoreline, Lake Forest Park and Woodinville.

The Multi-County Planning Policies required by the Growth Management Act are part of VISION 2050 and provide a common regionwide framework for countywide and local planning in the central Puget Sound region. Policies address regional collaboration, the regional growth strategy, the environment, climate change, development patterns, housing, economy, transportation, and public services. The policies reflect the commitment in the VISION 2050 vision statement to provide an exceptional quality of life and opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.”

Countywide Planning Policies

The 2021 King County Countywide Planning Policies (CPPs) define an Urban Growth Area within which urban development should occur. The City of Kenmore is included within the Urban Growth Area. The overall land use goal is that “growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands.

Growth is to be focused within Regional Growth Centers such as Seattle’s Northgate and Kirkland’s Totem Lake areas. Countywide Growth Centers, including Kenmore, accommodate housing, employment and services in a compact form and at sufficient densities to support existing or planned high capacity transit service and to make efficient use of urban land. As in VISION 2050, Kenmore is identified as a “High Capacity Transit Community.”

¹ Designation and policies for the protection of critical areas including wetlands, fish, and wildlife habitat protection areas, frequently flooded areas, and geologically hazardous areas may be found in the Natural Environment and Shoreline Elements.

The CPPs contain goals and policies related to the environment, development patterns, housing, the economy, transportation, and public facilities and services. One of the guiding principles of the CPPs is, “centering social equity and health.”

Tribal Coordination

The City of Kenmore recognizes that a strong relationship with local Tribes is crucial to address issues of mutual concern and advancing in an environment respect and cooperation. The City is dedicated to supporting tribal initiatives aimed at fostering resilient and connected communities through regional collaboration and intergovernmental dialogue.

EXISTING CONDITIONS

History of Kenmore

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, approximately 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.

Two hundred years ago, Native Americans were the only people living in what is now the Kenmore area. The Sts’ahp-absh (“people of the Sts’ahp”) or “Meanderers,” lived on the waterway that later became known as the Sammamish Slough (Sammamish River), which they called Sts’ahp (“crooked,” or “meandering”).

The Sts’ahp-absh village was located where the Sammamish Slough enters Lake Washington. One map shows the village near present-day Swamp Creek. The settlement was called Tl’awh-ah-dees (“something growing or sprouting”). Nearby was a spot that may have been a gathering place. It was called Stah-tahb-uhb (“many people talking”). Swamp Creek was Tuhth-q’ahb (“the bark of a seal”). Lake Washington was simply Hah-chu (“the lake”). Tl’awh-ah-dees was one of several sites along the slough that made up the winter quarters of the Sts’ahp-absh.

Beginning in the mid-1800s, abundant timber brought European settlers westward to Washington state, including the Kenmore area. A shingle mill was located at the northern end of Lake Washington at the turn of the 20th century. Rail lines, including the Lake Shore and Eastern trains went around Lake Washington along the route of today’s Burke Gilman Trail and was a major line serving Puget Sound logging areas. After completion of the brick road (now Bothell Way) in 1913-1914, restaurants sprang up in Kenmore. 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.

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.

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 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.

Through much of the 20th century, Kenmore remained an unincorporated area of King County. On August 31, 1998, after a public vote, the City of Kenmore was incorporated.

Physical Setting

Kenmore is situated at the northern end of Lake Washington and the terminus of the Sammamish River. Similar to other Puget Sound lowlands, Kenmore has forested rolling hills and flatlands near bodies of water. Including Lake Washington and the Sammamish River, Swamp Creek is a major north-south waterbody. There are also several unnamed tributaries throughout the city.

Along State Route 522 (SR-522), a major east-west transportation corridor, lies a majority of the city’s commercial and industrial activity. North and south of the SR-522 are several residential neighborhoods that make up the majority of the population. There is some multi-family development located just north and south of 522.

Kenmore’s “downtown” is developing into the city’s cultural and civic center. There is City Hall, the Hangar, and Town Square, all of which developed between 2010-2020. More description about the downtown Kenmore is provided in the Downtown Element.

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. There are approximately 100 sites in Kenmore which are included in the 2010-2011 Historic Reconnaissance-Level Survey conducted by the King County Historic Preservation Program. Some are identified by King County as a landmark, while others are of significance but not formally identified yet as landmarks. One structure in Kenmore, St. Edward Seminary (The Lodge at St. Edward Park), is identified on the State of Washington Heritage Register and the National Register of Historic Places. Several of the more significant sites in Kenmore are identified on **Figure LU-1**. Kenmore sites of local significance are described more fully below.

TABLE LU-1: KENMORE SITES OF LOCAL SIGNIFICANCE

Name	Address	Local Landmark?
Ḳ'ax̌w'adis (Tl' awh-ah-dees) Park	7515 NE 175 th Street	
St. Edward Seminary (The Lodge at St. Edward State Park)	14477 Juanita Drive NE	Yes (also State and Nationally registered)
Charles Thomsen House	7330 NE 170 th Street	Yes
Kenmore Community Clubhouse	7304 NE 175 th Street	Yes
Inglewood Golf Course Clubhouse	6505 Inglewood Road NE	
St. Thomas Seminary (Bastyr University)	14500 Juanita Drive NE	
Kenmore Air Harbor House	6321 NE 175 th Street	
Northlake Lutheran Church ²	6620 NE 185 th Street	
Church of the Redeemer ³	6220 NE 181 st Street	
Aqua Club	18512 58 th Avenue NE	

Ḳ'ax̌w'adis (Tl' awh-ah-dees) Park (Native American site)⁴

In April of 2021, Kenmore City Council passed a unanimous motion to change the name of Squire's Landing Park to Ḳ'ax̌w'adis (Tl' awh-ah-dees), the name of the Lushootseed village previously located in or near present-day downtown Kenmore. Ḳ'ax̌w'adis translates to "a place where something is grown or sprouts" and honors the Coast Salish People who originally inhabited the area, and the many Indigenous Peoples who still reside here.

St. Edward Seminary/Lodge at St. Edward State Park (Local, State, National register)

The St. Edward Seminary opened doors in 1931 as Washington State's first Catholic seminary for the education of diocesan priests. In the late 1930s, the school became the first fully accredited seminary in the United States. The building is a highly intact, large-scale example of the Late Romanesque Revival style and is the work of architect John Graham Sr. a prolific early 20th century architect in the Pacific Northwest whose most notable commissions in Seattle included the Space Needle, Frederick & Nelson Department Store, Dexter-Horton Building, and

² Local Example of Mid-Century Modern architecture

³ Local example of Mid-Century Modern architecture

⁴ Kenmore Heritage Society, <https://kenmoreheritagesociety.com/digital-collections/first-people-of-kenmore/>

the former Bon Marche building. After declining enrollment, the seminary and its surrounding land were sold in 1977 to the State of Washington to become Saint Edward State Park. Beginning in 2017, Daniels Real Estate rehabilitated and restored the seminary building which had been vacant and fallen into disrepair. The Lodge at St. Edward State Park opened in 2021.

The St. Edward Seminary is listed on the State of Washington Heritage Register and in the National Register of Historic Places. It was awarded local landmark status in 2018 at the same time the property was rehabilitated and restored into the Lodge at St. Edward State Park.

A 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 (Local register)

The Charles M. Thomsen House was built in 1927 and was designated as a King County Landmark prior to Kenmore's incorporation in 1998. While the vast majority of Period Revival style residences in King County are located in Seattle, the handful of Period Revival homes in formerly rural, unincorporated areas of the County consist of variations of the English Cottage and Colonial Revival Styles. The Thomsen House 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. The Charles Thomsen House may be eligible for the State of Washington Heritage Register or the National Register.

Kenmore Community Clubhouse (Local register)

The Kenmore Community Clubhouse was constructed in 1929-1930 for the Kenmore Community Club and was designated as a local landmark in 2015. 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.

Inglewood Golf Course Clubhouse

The Inglewood Golf Club, one of the oldest clubs in the Pacific Northwest, opened in 1919. The clubhouse was constructed in 1926 and reflects a French Provincial influence. The building has been restored over the years, with the most recent remodel completed in 2018.

St. Thomas Seminary (Bastyr University)

The St. Thomas Seminary building was completed by the Diocese of Seattle in 1958, opening to educate theology and collegiate students. In 1977, the Diocese of Seattle sold the 316 acres on which the seminary sits, to the State of Washington for use as a state park. In 1996, the seminary and remaining 51 acres were purchased by Bastyr University.

Kenmore Air Harbor House

The Kenmore Air Harbor House dates back to the 1940s when the Bob Munro opened the air harbor. It continues to serve as a maintenance facility for Kenmore Air and general seaplane aviation.

Northlake Lutheran Church

Northlake Lutheran Church was founded in 1960, and the congregation hall opened in 1961, which continues to serve the Kenmore community.

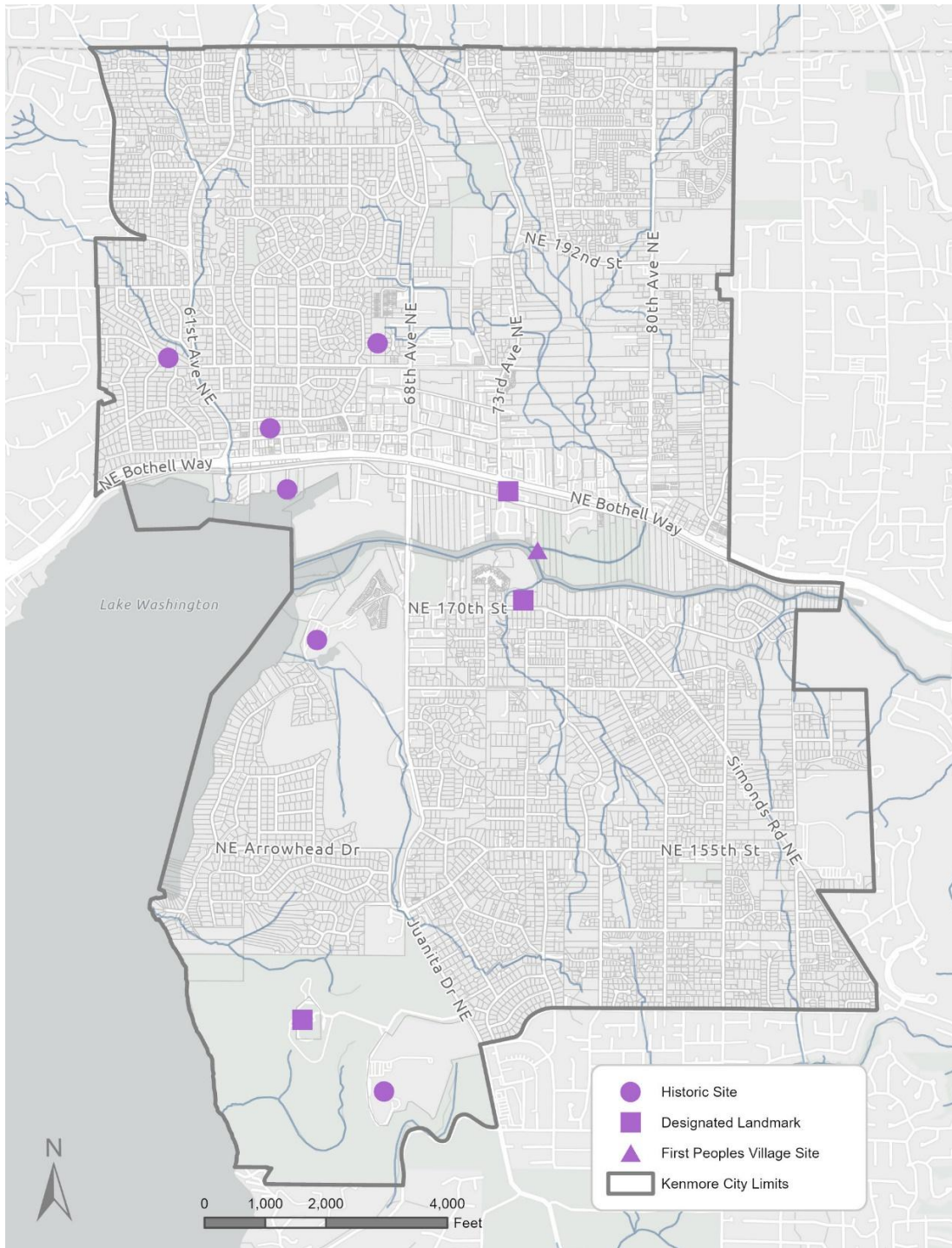
Church of the Redeemer

The Episcopal Church of the Redeemer was designed by Roland Terry, a renowned Northwest architect, who was most known for designing Canlis Restaurant in Seattle. The church opened in 1964 and is located near Bothell Way and 62nd Ave NE.

Aqua Club

The Aqua Club is a year-round private swim and tennis club located in the Uplake neighborhood of Kenmore, Washington, established in 1959. The Club, while private, offers various programs to the community. The Club also has a championship swim team, water polo, water aerobics, and both swim and tennis lessons.

FIGURE LU-1: HISTORICAL RESOURCES AND SITES INVENTORY



Source: City of Kenmore GIS

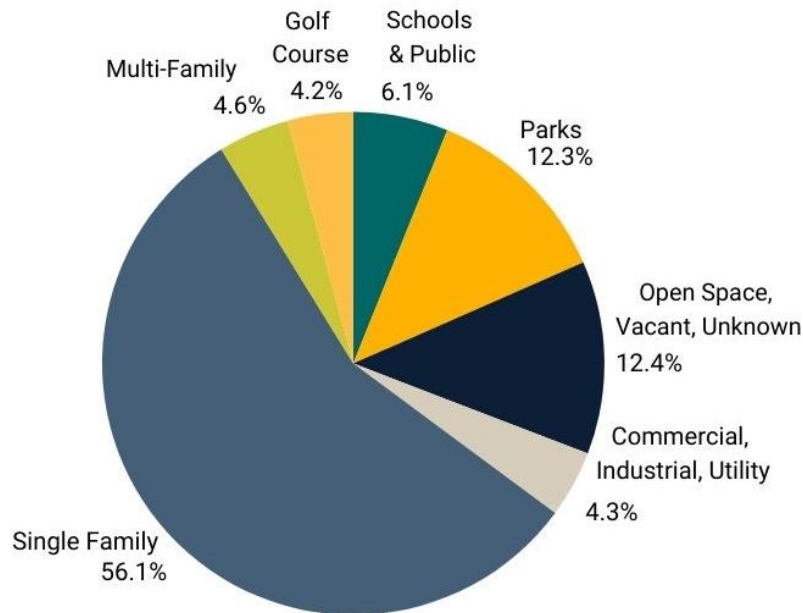
Land Use Patterns

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 **Figure LU-2**. Kenmore is largely a built-out community with a limited amount of unconstrained vacant land suitable for development, but with significant opportunities for redevelopment.

**FIGURE LU-2
KENMORE CITYWIDE LAND USE PATTERN**



CATEGORY	ACRES	PERCENT
Single-family	1908.7	56.1%
Multi-Family	155.8	4.6%
Commercial, Industrial, Utility	152.1	4.3%
Schools and Public	208.2	6.1%
Parks	423.0	12.3%
Golf Course	144.3	4.2%
Open Space/Tracts Vacant, Unknown	420	12.4%
TOTAL	3,412	100%

Note: Does not include rights-of-way

Source: King County Department of Assessments

Most of the Kenmore's single-family residential growth will occur on remaining vacant parcels, 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's Air Harbor

Founded in 1946, Kenmore's 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. With an average 20 single-engine seaplane fleet, it is America's largest seaplane harbor with air service provided daily to downtown Seattle, the San Juan Islands, and Canada. Along with passenger services, the Air Harbor also provides seaplane restoration and maintenance services. The Air Harbor also provides space for approximately 25 private seaplanes. During the peak summer months of July and August, the Air Harbor employs approximately 250 people.

FUTURE LAND USE

Figure LU-3, the Kenmore Land Use Map (provided later in this Chapter), shows the following development patterns in Kenmore:

- **Neighborhoods offering a variety of residential housing types and densities ranging from low-density residential areas to multi-family development.** A key concept of the Vision Statement is to support a diversity of housing types to provide accommodations affordable to all residents.
- **Concentration of commercial and business uses locations where they are currently located or in areas where compatibility can be ensured.** New commercial development would primarily occur in the form of redevelopment in Downtown and adjoining areas to minimize intrusion into predominantly residential neighborhoods and to effectively concentrate these uses where alternative transportation modes are or will be available. However, new opportunities for small-scale retail enterprises or services meeting the daily needs of residents may be located in neighborhoods if compatibility concerns are addressed.
- **Phasing out of heavy manufacturing and industrial uses in favor of mixed uses (commercial and residential) and clean light manufacturing.** Existing 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. New heavy manufacturing and industrial uses are prohibited.
- **Continued development of a vibrant downtown in Kenmore.** Kenmore is both a High Capacity Transit Community and a Candidate Countywide Growth Center. Downtown is central to this vision—providing a focal point for community growth and development, including centrally located multi-family and both mixed-use and standalone commercial development with access to high capacity transit, civic buildings such as City Hall, the Post Office, the Library, the Hangar and Town Square, and other amenities. For more specific details about Kenmore's downtown, see the Downtown Element.

- **Transit-oriented development including the Metro/Sound Transit Park and Ride.** This concentration of pedestrian-oriented mixed use residential development is at intensities that support and are supported by multi-modal transportation options, including bus rapid transit. Transit-oriented development reinforces Kenmore’s designation as a High Capacity Transit Community.
- **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 (less than 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.

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 2021 King County Urban Growth Capacity Report. The methodology for the jobs and housing capacity estimates is provided in that report.

The City’s 2019-2044 housing unit growth target established by the King County Countywide Planning Policies is 3,070 housing units. The adopted Land Use Plan would provide enough zoned capacity, and a more than sufficient market cushion, to exceed the 2044 housing unit target. Calculated residential capacity in 2021 was 4,135 dwelling units—a 1,065 unit surplus.

Jobs capacity also is greater than the City’s 3,200 jobs target, although not by much. The 2021 calculated jobs capacity was 3,881 jobs.

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.

GOALS, OBJECTIVES, AND POLICIES

Following are the general land use goals, objectives and policies.

GOAL LU-1 ENHANCE KENMORE'S QUALITY OF LIFE AS A PLACE FOR A DIVERSE RANGE OF RESIDENTS TO LIVE, RAISE CHILDREN, RECREATE, WORK, SHOP, AND SOCIALIZE.

OBJECTIVE LU-1.1 Provide a community atmosphere that is friendly and inclusive, supporting diversity and fostering a sense of belonging and pride in all residents.

- Policy LU-1.1.1 Recognize and support people of color, indigenous and immigrant populations, and other individuals or groups who have historically been underrepresented in community goal setting and implementation.
- Policy LU-1.1.2 Encourage the involvement of historically marginalized groups when discussing policies that will impact their neighborhoods and communities. Provide outreach in multiple formats and languages.
- Policy LU-1.1.3 Consider the impact of City policies, programs and projects on groups whose voices may not regularly be heard.
- Policy LU-1.1.4 Evaluate planning approaches for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.
- Policy LU-1.1.5 Make Kenmore a community where all people love where they live.

OBJECTIVE LU-1.2 Promote the mental and physical health of all community members.

- Policy LU-1.2.1 Create healthy, viable, and safe neighborhoods where all people can live, work and play, regardless of color, age, income, or ability.
- Policy LU-1.2.2 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-1.2.3 Ensure fairness and equity in distributing community amenities such as parks and community facilities to provide all residents with opportunities to enjoy the benefits of a rich social and physical environment.
- Policy LU-1.2.4 Strive to make City capital projects and community events accessible to those with physical impairments.
- Policy LU-1.2.5 Use incentives, regulations and programs to support land use patterns and development standards that encourage physical activity through walking and bicycling.
- Policy LU-1.2.6 Consider small-scale, neighborhood commercial uses within walking or bicycling distance of homes to increase residents' opportunities to meet their daily needs without having to drive.
- Policy LU-1.2.7 Continue to support projects that improve the quality of both the built and natural environments to support a thriving community and reduce disparate health and environmental impacts, especially to low-income and disadvantaged communities. Clean air, water and soil, and a healthy ecosystem are critical for human health.

OBJECTIVE LU-1.3 Endeavor to provide a complete community, with high quality design standards, containing housing, shops, workplaces, schools, parks, civic facilities, and community services.

- Policy LU-1.3.1 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-1.3.2 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-1.3.3 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 the existing neighborhood.
- Policy LU-1.3.4 Consider code amendments that facilitate middle housing development while providing appropriate design standards consistent with the surrounding neighborhoods.
- Policy LU-1.3.5 Support infill development that creates housing that is affordable, is compatible with surrounding development, and aligns with the City's multi-modal transportation network.
- OBJECTIVE LU-1.4 Encourage the availability of healthy, affordable, culturally acceptable food for all community residents.**
- Policy LU-1.4.1 Through land use regulations and economic development, encourage locally based food production, distribution and choice.
- Policy LU-1.4.2 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.
- OBJECTIVE LU-1.5 Maintain and enhance all residential neighborhoods by improving infrastructure and walkability and establishing appropriate site development standards.**
- Policy LU-1.5.1 Ensure that zoning regulations provide for a range of housing types and densities, such as lower density neighborhoods, and medium density neighborhoods that combine lower density housing such as single-family, duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.
- Policy LU-1.5.2 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, management of surface water with an emphasis on low impact development, tree retention, access, parking, and other standards. Regulations addressing building size and design also may be appropriate in some locations.
- Policy LU-1.5.3 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.

Policy LU-1.5.4 Consider opportunities for small-scale neighborhood retail, restaurants, and other service activities in residential areas to increase walkability and enliven residential neighborhoods.

OBJECTIVE LU-1.6 Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.

Policy LU-1.6.1 Provide adequate land for commercial development that enhances community goals, augments the tax base, and does not adversely impact the natural environment.

Policy LU-1.6.2 Support the large number of home-based businesses in Kenmore and recognize their importance as a way to keep jobs closer to home.

Policy LU-1.6.3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

Policy LU-1.6.4 Consistent with the City's climate action goals, support phasing out heavy manufacturing and industrial uses in favor of mixed uses (commercial and residential) and clean light manufacturing uses.

OBJECTIVE LU-1.7 Identify and prioritize properties for public acquisition and use.

Policy LU-1.7.1 During the 20-year planning period, identify community needs and site the following facilities or uses in accordance with the Capital Facilities Element, the Housing Element, and the Parks, Recreation and Open Space Element:

- Public Works facility
- Affordable housing
- Parkland, particularly on the waterfront or in under-served areas
- Open space to preserve environmentally sensitive areas, including those areas that protect and enhance the City's wetlands and receiving water bodies, where regulatory measures alone are insufficient.

Policy LU-1.7.2 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-1.7.3 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.

OBJECTIVE LU-1.8 Minimize and reduce the adverse effects of noise through proper land use planning and designed infrastructure features.

Policy LU-1.8.1 Establish a transportation demand management program that facilitates transit and micromobility transportation as part of a systemic approach to limit and reduce transportation related noise impacts.

Policy LU-1.8.2 Identify and establish maximum allowable noise levels for residential and critical areas resulting from the built environment.

Policy LU-1.8.3 Minimize transportation related noise impacts near residential and critical areas.

Policy LU-1.8.4 Require noise reducing design features as part of development, reuse/revitalization, restoration, resurfacing, and/or rehabilitation for facilities generating and/or likely to generate noise pollution exceeding established maximums to nearby residential and critical areas to within the acceptable range.

OBJECTIVE LU-1.9 Incorporate environmental justice criteria and priorities into zoning, land use planning, permitting policies, and development of new projects to identify and address the disproportionate impacts of climate change on overburdened communities such as communities of color and lower-income communities.⁵

Policy LU-1.9.1 Develop and implement an environmental justice assessment⁶ process to conduct prior to creating new zoning designations or rezoning.

Policy LU-1.9.2 Work toward an equitable distribution of growth that reduces the potential for displacement and increases infrastructure and ecosystem resilience by combining zoning restrictions in vulnerable areas with development incentives to build in areas with less climate risk. Consider climate impacts such as extreme heat, flooding, wildfire smoke, and drought when designating zoning locations to accommodate growth.

⁵ Objective 1.9 and Policies LU-1.9.1 – LU-1.9.4 are same as those from Climate Action Element.

⁶ As defined by RCW 70A.02.060, an environmental justice assessment is a review to inform and support an agency's consideration of overburdened communities and vulnerable populations when making decisions and to assist the agency with the equitable distribution of environmental benefits, the reduction of environmental harms, and the identification and reduction of environmental health disparities.

- Policy LU-1.9.3 Identify and expand community-centered anti-displacement strategies and climate-resilient infrastructure to mitigate housing insecurities exacerbated by climate-driven gentrification.
- Policy LU-1.9.4 Promote equitable access for overburdened communities and those that will be disproportionately impacted by climate change, by working with utility providers to ensure affordable energy prices through utility tax rebates for low-income residents.
- Policy LU-1.9.5 Promote middle housing through city policies and codes to allow for broader housing types in identified residential zones, reduce climate-related displacement, and increase access to City transit systems.
- Policy LU-1.9.6 Minimize and mitigate the risk to lives and property posed by wildfires through land use planning tools, such as the Wildland Urban Interface Code, and by protecting human development in wildfire-prone areas.

GOAL LU-2 PROVIDE FOR ORDERLY DEVELOPMENT

OBJECTIVE LU-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, offices, 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:
 - a. Table LU-2: Table of Land Use Classifications and Implementing Districts. Utilize the following table to establish land use districts in the City.

TABLE LU-2: TABLE OF LAND USE CLASSIFICATIONS AND IMPLEMENTING DISTRICTS

LAND USE	IMPLEMENTING ZONING DISTRICT
Low Density Residential	R-1, R-4, R-6
Medium Density Residential	R-6, R-12
High Density Residential	R-18, R-24, R-48, UR
Manufactured Housing Community	MHC
Downtown Residential	DR
Neighborhood Business	NB
Community Business	CB
Waterfront Commercial	WC
Urban Corridor	UC
Regional Business	RB
Downtown Commercial	DC
Public and Private Facilities	PSP
Special Study Area	n/a

b. Land Use Classification Descriptions. Utilize the following purpose statements to distinguish the land use classifications.

- Residential: The purposes of the Residential land use classifications are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services (including high-capacity transit), and energy while ensuring environmental protection.
- Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one to six dwelling units per acre. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints and the protection of critical areas. Within that context middle housing development may be permitted and may include six of the nine middle housing types within the context of the environmental constraints and protection of critical areas.
- Medium Density Residential: In this classification, a diversity of compatible housing types is expected at base densities

generally between six and 18 dwelling units per acre. Higher densities may be permitted to allow particular middle housing types. Housing may include single detached dwelling units, duplexes, triplexes, cottage housing, and small-scale apartment buildings, depending on district.

- **High Density Residential:** In this classification, land uses are predominantly larger apartment or condominium buildings with a variety of densities according to district. Base densities generally exceed 75 dwelling units per acre. In the area near the Metro/Sound Transit Park and Ride, development intensities support and are supported by multi-modal transportation options, including high capacity transit. The provision of affordable housing is a key feature of this transit-oriented development.
- **Manufactured Housing Community:** The Manufactured Housing Community classification is intended to ensure consistency with RCW 36.70A.070(2)(c) which requires that sufficient land be available for all types of housing including manufactured housing. The Manufactured Housing Community classification promotes residential development that is higher density than single-family, but single-family in character. This land use classification is assigned to existing manufactured housing communities.
- **Downtown Residential:** The Downtown Residential classification provides higher density residential development in support of the Downtown Commercial classification. Limited retail and office uses are also allowed as part of mixed-use developments. The classification represents an opportunity to provide a range of housing types in the community with attention to appearance and scale.
- **Neighborhood Business:** The purposes of the Neighborhood Business classification 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 classification 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, educational, and personal service uses, and offices, for the local community. Allowable uses include office uses and mixed-use (housing and retail/service)

developments. Commercial uses with extensive outdoor storage and industrial uses would be discouraged in the Community Business classification.

- **Waterfront Commercial:** The purpose of the Waterfront Commercial classification 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 classification 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 mixed-use development and public spaces, 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 high-density multifamily development with affordable housing requirements. 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 classification 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 classification.
- **Downtown Commercial:** The Downtown Commercial classification features a mix of private and public uses designed to create a pedestrian-friendly downtown consistent with Kenmore's designation in the Regional

Growth Strategy as a High Capacity Transit Community and as a Candidate King County Countywide Growth Center. Public places, sidewalks, extensive landscaping, transit-orientation, shared or structured parking, protection of environmentally sensitive areas, affordable housing, 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 uses, offices, small-scale commercial and retail businesses, 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.

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.

- **Public and Private Facilities:** The purpose of the Public and Private Facilities classification is to identify and retain public and private lands primarily utilized for parks, recreation, schools, utilities, government buildings, and other administrative or institutional uses. In some locations, housing may also be an appropriate use. 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-4**. 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-4** 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.
- **Special Study Areas—Lakepointe and Glacier Northwest.** Although these are two independent special study areas, given their close proximity and shared waterfront location they should be planned and developed in a consistent and compatible manner.
- **Lakepointe:** The City has designated Lakepointe as a Special Study Area recognizing its significant size and waterfront location on both the Sammamish River and Lake Washington. A cohesive development plan should be prepared for the site to guide development of the property consistent with the following goals:
 1. Develop a mixed-use pedestrian-oriented urban village, providing some affordable housing;
 2. Apply design standards consistent with expectations for Kenmore's downtown;
 3. Minimize surface parking;

4. Provide substantial public access to, and use of, the Lake Washington and Sammamish River waterfronts, including a community open space for use by the general public;
 5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
 6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
 7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;
 8. Provide a strong transportation demand management program that facilitates transit use;
 9. Create an environmentally sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas, mitigation for impacts to the shoreline edge through shoreline restoration and riparian vegetation enhancement, and enhancement of fish and wildlife habitat.
- Glacier Northwest: The City has designated the Glacier Northwest property as a Special Study Area recognizing its size and waterfront location on Lake Washington. A cohesive development plan should be prepared for the site to guide redevelopment of the property consistent with the following goals:

1. Develop a mixed-use pedestrian-oriented area, providing some affordable housing;
2. Apply design standards consistent with expectations for Kenmore's downtown;
3. Minimize surface parking;
4. Provide public access to, and use of, the Lake Washington waterfront, including a community open space for use by the general public;
5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;
8. Provide a strong transportation demand management program that facilitates transit use; and
9. Create an environmentally sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas, mitigation for impacts to the shoreline edge, and enhancement of fish and wildlife habitat.

Policy LU-2.1.3 High density residential classifications should be applied as follows:

- a. Primarily located in or near the Downtown area and in the area of transit-oriented development near the Metro/Sound Transit Park and Ride
- b. In or next to Regional, Community, or Neighborhood Business Centers; and,
- c. Where 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;
- b. Located to provide convenient shopping or other services for nearby neighborhoods;
- c. Encouraged near trails to provide opportunities for small-scale pedestrian-oriented development serving passers-by.
- d. Strategically located to maximize the potential success of the hierarchy of commercial classifications. The priority area for commercial development should be the Downtown;
- e. Sized appropriately to accommodate sufficient land to accommodate community business and service needs;
- f. Located in areas with current or planned pedestrian access; and
- g. 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 on the resident's quality of life, including geographic area affected and natural environment;
- 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 result in changes to development regulations, modifications to capital improvement programs, and revised subarea, neighborhood, and functional plans necessary to ensure consistency between the Plan and the implementing regulatory and budgetary frameworks.

OBJECTIVE LU-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. Protect environmentally sensitive areas, including wetlands, groundwater⁷, streams, Lake Washington, the Sammamish River and Puget Sound.
- c. Support tree preservation.
- d. Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies, and plans;
- e. Be expeditious, predictable, clear, straightforward, and internally consistent;
- f. Treat all members of the public equally and base regulatory decisions wholly on the applicable criteria and code requirements;
- g. Provide clear direction for resolution of regulatory conflict;
- h. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;
- i. Be consistently and effectively enforced;
- j. Create public and private benefits worth their cost;
- k. Be coordinated with timely provision of necessary public facilities and services;
- l. Be coordinated with special purpose districts and other public agencies to promote compatible development standards in Kenmore;
- m. Be responsive, understandable, and accessible to the public;
- n. Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;
- o. 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); and
- p. Provide for relief from regulations when they would deprive a property of reasonable use, and when such relief would neither

⁷ The protection of the quality and quantity of groundwater used for public water supplies, as required by RCW 36.70A.070(1), may be found in the Natural Environment and Surface Water elements.

endanger public health and safety nor conflict with adopted use policies.

- q. Acknowledge past racial and other inequalities in housing and neighborhood options. Continue to identify and address controllable factors within Kenmore that contribute to disparities and take corrective action.

OBJECTIVE LU-2.3 Establish a system of densities and development standards that allows for efficient infrastructure and service delivery while protecting environmental resources and ensuring compatibility between different building types.

- Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve a mix of residential densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown and in the transit-oriented development area near the Metro/Sound Transit Park and Ride. Medium density classifications should be applied within a walkable and/or bikeable distance to transit and services. Lower density classifications should be applied without easy access to transit and services. A lower density zone may be used to recognize significant environmentally sensitive areas.
- Policy LU-2.3.2 When considering density increases or reduced lot sizes, use tools such as building size and form regulations and design standards to address issues of neighborhood compatibility.
- Policy LU-2.3.3 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-2.3.4 In the Downtown Commercial classification, adopt a minimum floor area ratio (FAR) to promote multi-story development.
- Policy LU-2.3.5 Review Uniform Building codes and make amendments to remove barriers to achieving desired densities, such as increased stories of wood frame construction.
- Policy LU-2.3.6 Use regulations, incentives, open space acquisition, or, where these measures are not adequate, use low density zoning to protect floodplains, riparian corridors, 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-2.3.7 In some areas, use density incentives to encourage development of affordable 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-2.3.8 In Downtown in the high-density residential classification near the Metro/Sound Transit Park and Ride, and in the Urban Corridor classification east of 73rd Avenue NE, require inclusion of affordable housing in new residential or mixed use development.

OBJECTIVE LU-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 and development as a Candidate Countywide Growth Center or the City's goals for economic development, neighborhood improvement, environmental protection, energy efficiency or affordable housing. 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. In particular, the City should continue to promote reliability improvements for electric services in Kenmore.
- Policy LU-2.4.3 Work with communication providers to ensure that broadband service at suitable speeds is available throughout the city.
- Policy LU-2.4.4 Ensure that infrastructure and facilities are sized appropriately to community needs and are located with attention to design standards.
- Policy LU-2.4.5 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-2.4.6 Through zoning and subdivision regulations, require that residential developments, including manufactured 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-2.4.7 Provide water, sewer, surface water, transportation, and recreational facilities at the time of development.

OBJECTIVE LU-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; and
- f. Reduced permit fees and/or delayed fees.

OBJECTIVE LU-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 LU-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.

GOAL LU-3 SUPPORT DEVELOPMENT OF KENMORE'S DOWNTOWN AS A KING COUNTY COUNTYWIDE GROWTH CENTER.

OBJECTIVE LU-3.1 Take action to support Downtown Kenmore's candidacy as a King County Countywide Growth Center—a place to equitably concentrate jobs, housing, shopping, and recreational opportunities.

Policy LU-3.1.1 Ensure that the combination of jobs and population in the Downtown meets County standards (eventual goal of 30 activity units per acre).

Policy LU-3.1.2 Continue plans for a mix of uses, providing housing and employment at densities that support high-capacity transit.

Policy LU-3.1.3 Apply a minimum floor area ratio for new commercial buildings in the Downtown Commercial classification.

Policy LU-3.1.4 Continue to demonstrate that Downtown is a priority for growth and investment.

Policy LU-3.1.5 Continue to use design standards to ensure a pedestrian-friendly and attractive Downtown.

Policy LU-3.1.6 Plan for a variety of housing types including affordable housing.

Policy LU-3.1.7 Try to retain existing residents and businesses in the community as growth is planned and, if retention is not possible, support relocation.

Policy LU-3.1.8 Continue to support existing recreational opportunities Downtown such as the Town Square and skate park, as well as future opportunities in the Special Study Areas at Lakepointe and Plywood Supply.

Policy LU-3.1.9 Support multi-modal transportation, including bicycling, walking, transit, and a passenger ferry.

GOAL LU-4 IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF KENMORE

OBJECTIVE LU-4.1 Promote and support visual, literary, and cultural arts and activities in the community.

Policy LU-4.1.1 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-4.1.2 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-4.1.3 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.

Policy LU-4.1.4 Continue to support Arts of Kenmore and other community art groups.

OBJECTIVE LU-4.2 Promote the preservation of significant historic and archaeological sites and structures.

Policy LU-4.2.1 Establish a partnership between Kenmore, King County, the Kenmore Heritage Society and volunteers in order to pursue historic inventories and studies to promote landmark designation. Use the inventory to guide decision-making in resource planning, environmental review, and resource management.

Policy LU-4.2.2 Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community sites.

Policy LU-4.2.3 Coordinate with the 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-4.2.4 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 LU-4.3 Encourage local activities which promote the community's history.

Policy LU-4.3.1 Support the efforts of the Kenmore Heritage Society to document Kenmore's history and provide educational materials and resources to all ages.

Policy LU-4.3.2 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-4.3.3 When dedicating new civic facilities, consider naming them in honor of persons of significance to the community or to honor the Indigenous Peoples who still reside in Kenmore.

Policy LU-4.3.4 Acknowledge that growth and development in Kenmore occurs on the ancestral lands of the Coast Salish peoples.

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:

- Historic resource preservation funding
- Public arts programs
- Partnerships with historic groups and agencies.
- Standards and locational requirements for small-scale commercial enterprises and services closer to home for neighborhood residents in low and medium density residential classifications.
- Minimum floor area ratio (FAR) for commercial development in the Downtown Commercial classification.
- Transit-oriented development density increases and revised standards in the area near the Metro/Sound Transit Park and Ride.

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:

- Appropriate permitted uses in low and medium density residential districts outside of environmentally sensitive areas
- Permitted uses in commercial zones
- Downtown densities in conformance with Countywide Growth Center criteria
- Development standards addressing neighborhood compatibility with surrounding development
- Density bonuses, density transfers, and minimum density regulations
- Uniform Building Code review
- 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:

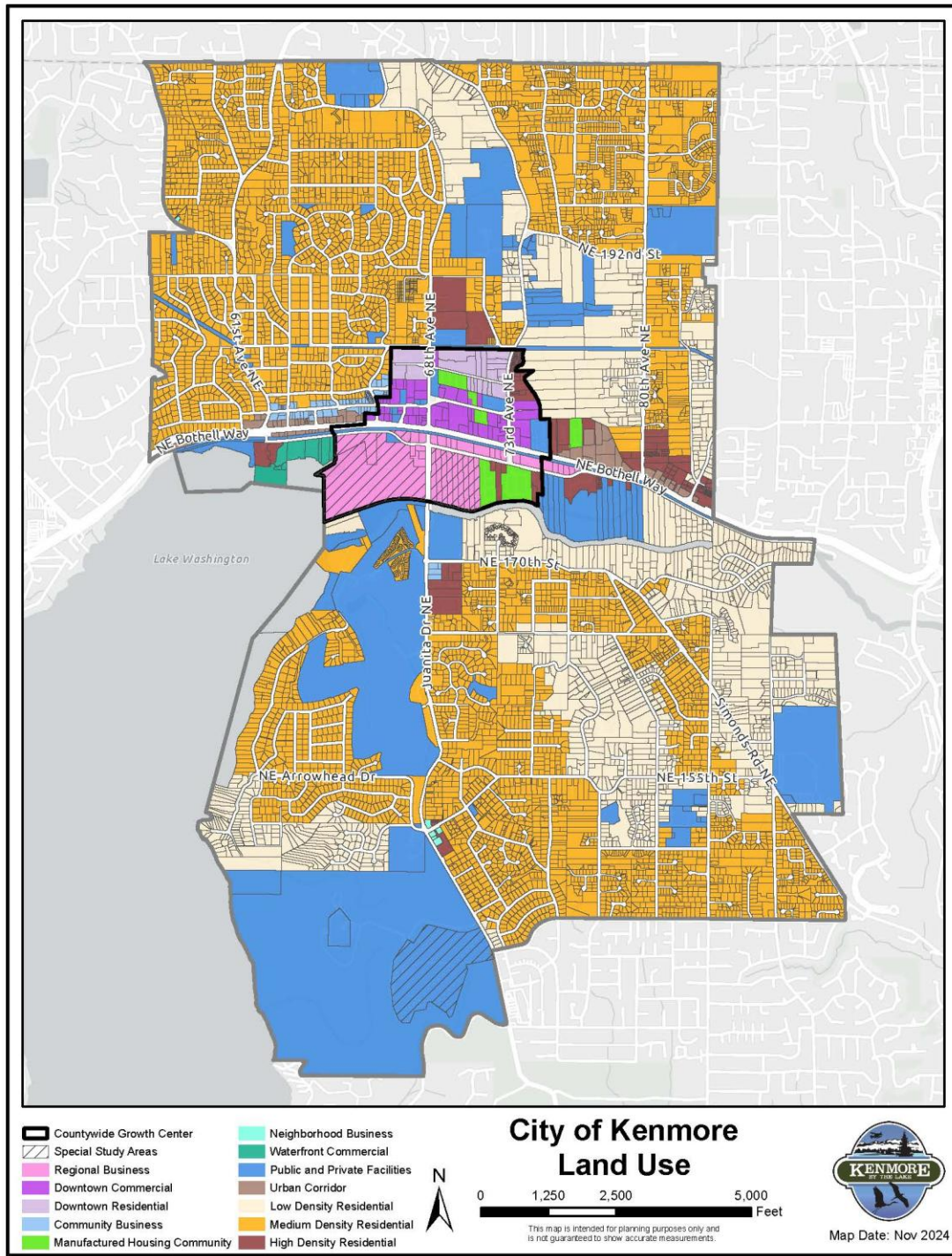
- The King County Urban Growth Capacity Study
- Coordination with special districts and County regarding services
- Support of County historic resources programs

- Coordination with County/State agencies regarding historic/cultural resources during development review.
- Annual monitoring of development to determine whether assumptions made in the Comprehensive Plan regarding rate, nature, and distribution of development remain accurate.

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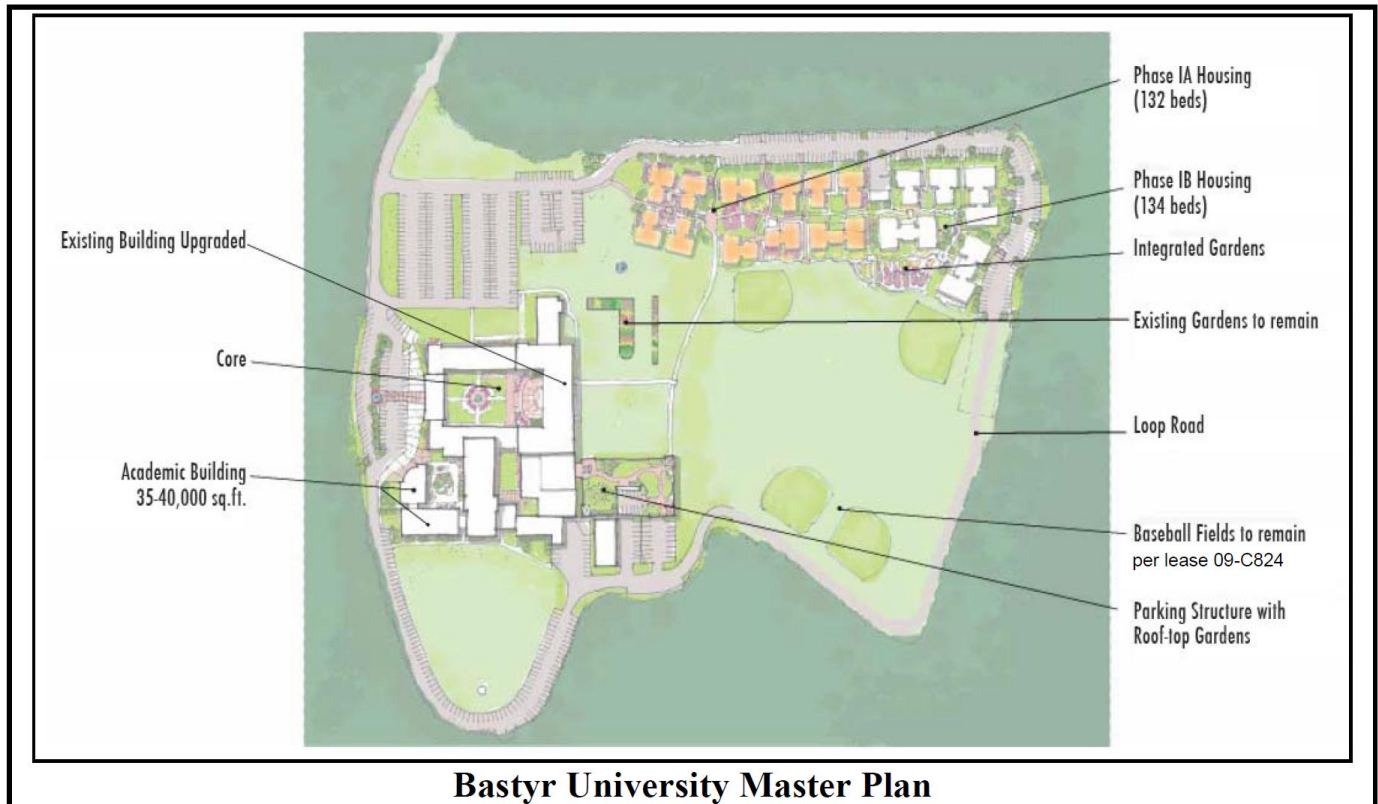
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FIGURE LU-3: KENMORE LAND USE MAP



Source: City of Kenmore GIS

FIGURE LU-4: BASTYR UNIVERSITY MASTER PLAN (2009)



Source: Bastyr University Master Plan, December 2009

NATURAL ENVIRONMENT ELEMENT

INTRODUCTION

Purpose

The purpose of the Natural Environment Element is to clarify the relationship between Kenmore's natural and built environments, to include policies that support the City's commitment to preserving and enhancing the natural environment, and to encourage a balanced approach to support Kenmore's vision of an equitable, inclusive, sustainable, and resilient environment. Natural environment systems include Lake Washington, Sammamish River, Swamp Creek, plus smaller rivers/creeks and their associated wetlands which all provide open space and important fish and wildlife habitat. Other natural areas, such as land prone to flooding and geologically hazardous areas (e.g. steep slopes and landslide hazards) are important because of the risk to lives and property posed by developing them. Citywide tree canopy, native vegetation within natural areas, and water quality treatment are all important to support fish and wildlife habitat, and to mitigate the effects of climate change.

Federal and State Requirements

While the Natural Environment Element is not a requirement under the Growth Management Act (GMA), all jurisdictions are required to protect and conserve the natural ecosystems through comprehensive plans and policies, and to develop regulations that reflect natural constraints and protect critical environments. Land use and development is regulated through a variety of management recommendations as established by state and federal agencies 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 managed to protect, improve, and sustain environmental quality.

Additionally, under the federal Clean Water Act, administered by the Washington Department of Ecology, local jurisdictional waterways are managed to prevent and reduce water pollution, clean up polluted waters, and protect and restore water quality to support recreation, business activities, supply drinking water, and protect fish and other aquatic wildlife. Use of water resources for one purpose should, to the fullest extent possible, preserve and promote opportunities for other uses.

Environmentally Critical Areas and Shoreline Master Program

The Critical Areas chapter of the Kenmore Municipal Code designates and classifies environmentally critical, geologic, and flood hazard areas in order to protect these areas to protect life and property from hazards, while also allowing for reasonable use of public and private property. The Critical Areas chapter also includes regulations on fish and wildlife habitats of importance.

The City's 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, are also regulated by the Shoreline Master Program. The Shoreline Master Program regulations include Environment designations of Downtown Waterfront, Shoreline Residential, Urban Conservancy, Natural, and Aquatic. The Downtown Waterfront environment is more permissive in terms of uses and development standards than the other designations. The most restrictive environment

designation is the Natural environment. The Shoreline Sub-Element of the Land Use Element addresses shoreline goals, objectives, and policies. The shoreline management chapter of the Kenmore Municipal Code includes regulations implementing the Shoreline Master Program and goals and policies of the Shoreline Sub-Element of the Comprehensive Plan.

Science supported by the State of Washington and partnering agencies play a large role in defining critical areas, identifying functions and values, and identifying protection strategies. The State's Best Available Science (BAS)¹ rule requires integration of science into the establishment and update of the critical area and shoreline regulations.

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 appropriate in Kenmore 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.

Environmental Stewardship and Sustainability

The Kenmore community has a high awareness of and greatly value environmental protection. There are many City-sponsored events and nonprofit groups that encourage community involvement and volunteering in stewardship activities that increases community understanding and awareness of the natural environment, promoting sustainable land use activities and low-impact development practices, and how to avoid adverse environmental impacts. The City of Kenmore and its environmental stewards strive to lead by example in the conservation of natural resources, sustainability, and environmental equity.

This element, as well as the Climate Action Element, provide a variety of policies that support environmental stewardship and sustainability.

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

¹ Best Available Science (BAS) means current scientific information derived from a valid scientific process, including that used in the process to designate, protect, or restore *critical areas* as defined by WAC [365-195-900](#) through [365-195-925](#). See. KMC 18.20.272.

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 consist of sand and gravel layers interspersed with finer-grained clay and silt layers. These deposits form aquifers and aquitards within the subsurface, controlling water movement from upland to lowland areas and influencing the locations of streams and creeks. Additionally, lodgment till from the Vashon glaciation covers much of the upland but is absent from steeper slopes. Lodgment till, a mixture of sand, gravel, silt, and clay, has low permeability and acts as an aquitard, limiting groundwater flow and recharge of deeper aquifers. It occurs near the ground surface in higher elevations where glacial ridges and swales intersect.

The ground surface in upland margins and former large outwash channels is covered by a veneer of recessional outwash and ice contact deposits. These deposits form during the stagnation and melting of ice sheets. They primarily consist of sand and gravel, similar to recessional outwash, but with added variability. Ice contact deposits often contain lenses of very silty material, till, and lacustrine silt and clay, which can hinder infiltration and groundwater flow.

Over the Vashon glacial soils, we find recent, unconsolidated deposits. These include alluvium, organic-rich materials, and fill. The recent alluvium consists of sand and gravel, with interbeds of organic silt, peat, and silty clay. These deposits are poorly drained and associated with hydric soil conditions, particularly within the floodplains of the Sammamish River and Swamp Creek.

Geologically Hazardous Areas

Geologically hazardous areas in Kenmore include lands with erosion, landslide, and seismic hazards.

The identification of areas susceptible to landslides 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 and 68th Avenues NE, areas south of NE 170th Street, north of Simonds Road, 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 NE-1** for the map indicating geologic hazard areas in Kenmore. Also refer to the Washington State Department of Natural Resources (DNR) Washington Geologic Survey (WGS) Geologic Information Portal.

Erosion hazard areas are those areas identified by a special study as having "moderate to severe," "severe," or "very severe" erosion potential and include areas likely to become unstable, such as bluffs, steep slopes, and areas of unconsolidated soils. Erosion hazard areas should be protected

by limiting areas allowed to be disturbed, limiting work during the wet season, increasing erosion and sediment controls during construction, minimizing to the greatest extent possible the removal of any vegetation, requiring post-construction revegetation, and creating penalties for lack of sediment/erosion containment during construction.

Air Quality

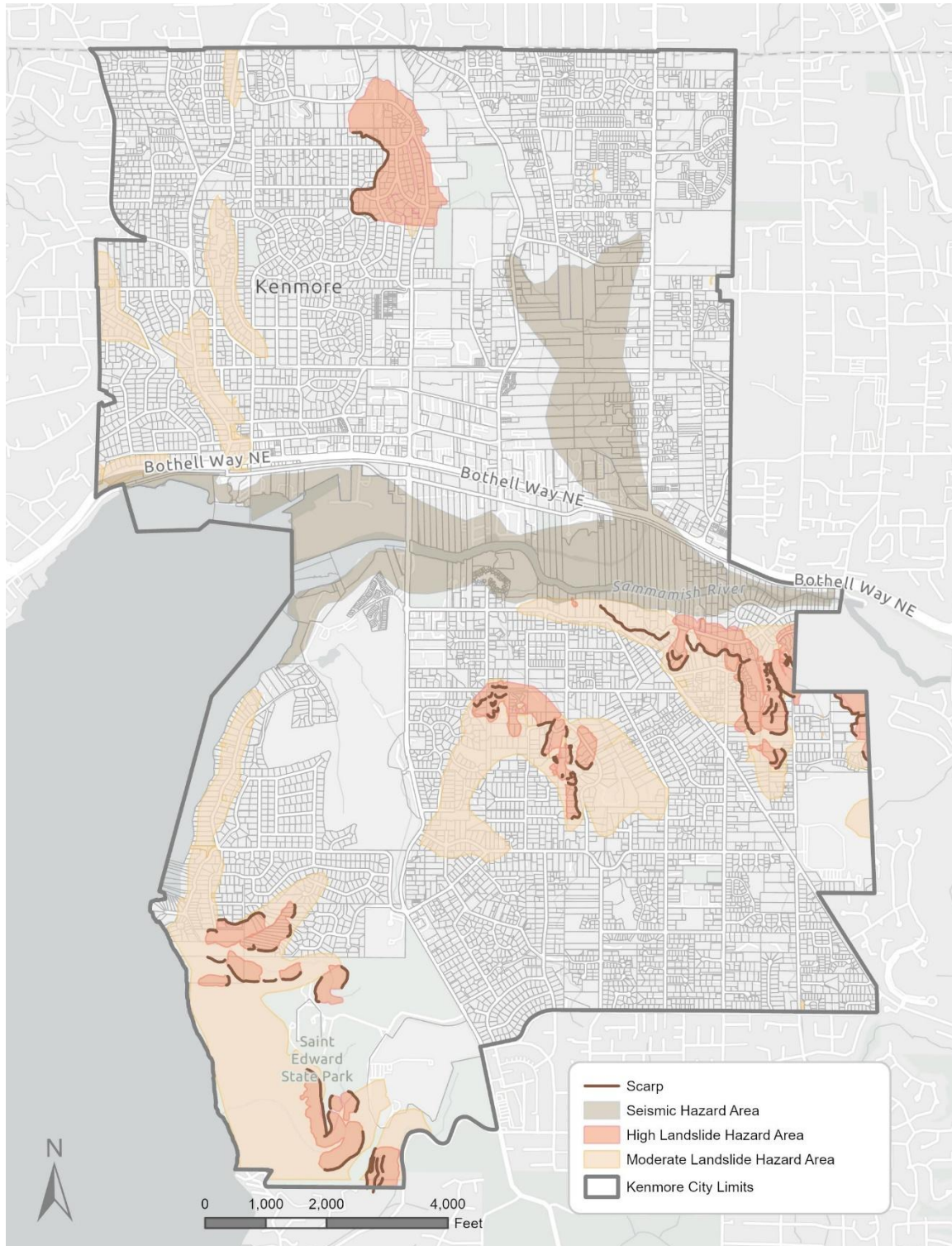
Air quality is generally assessed in terms of concentrations of air-borne pollutants being higher or lower than ambient air quality standards set to protect human health and welfare. To measure existing air quality, the Washington State Department of Ecology, and the Puget Sound Clean Air Agency (PSCAA) maintain a network of monitoring stations throughout the Puget Sound region. Based on monitoring information collected over time, state (Ecology) and federal (U.S. Environmental Protection Agency) 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.”

While overall air quality in Kenmore is predicted to remain much as it is today, there are some contributing factors that affect both local and regional air quality. There are several industries located along Kenmore’s industrial waterfront that contribute to particulate matter. Wood burning, as a primary heating source, also contributes to air quality degradation. Additionally, in recent years, Kenmore has experienced air quality degradation due to seasonal wildfire smoke, particularly during the summer months. Kenmore’s Climate Action Element has policies that seek to mitigate negative impacts from all of these sources of air pollution.

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. Policies in the Climate Action, Land Use and Transportation elements support compact and transit-oriented development that help reduce vehicular trips and lower emissions.

FIGURE NE-1 GEOLOGICALLY HAZARDOUS AREAS²



Source: City of Kenmore GIS

² The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This map is not intended as a survey product. For accurate boundaries, a professional specializing in geotechnical surveys must be consulted.

Water and Wetlands

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, snags, islands or perches), the variety and complexity of the different habitat types within the wetland, and the surrounding habitat in the immediate vicinity. 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 into these features. Kenmore is located in the Water Resources Inventory Area (WRIA) 8, which represents the salmon recovery planning area of the Lake Washington/Cedar/Sammamish watershed. With the joint cooperation of residents, businesses, scientists, environmentalists, and governments, the protection and restoration of salmon water bodies in WRIA 8 is achieved through science-based conservation planning. Funding for salmon conservation is provided by 29 local governments, including Kenmore, in the WRIA 8 watershed.

There are numerous wetlands located throughout the City—many within public open spaces such as Wallace Swamp Creek Park, Ḵaxʷadis (Tl' awh-ah-dees) Park, and Inglewood Wetlands. Wetlands are transitional areas between aquatic and upland habitats and are identified based upon three parameters: hydrology, soils and vegetation. Through a no net loss policy, wetlands are either preserved or replaced. Mitigation sequencing, or avoidance, is used to the best extent possible to ensure impact to wetlands are avoided. 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:

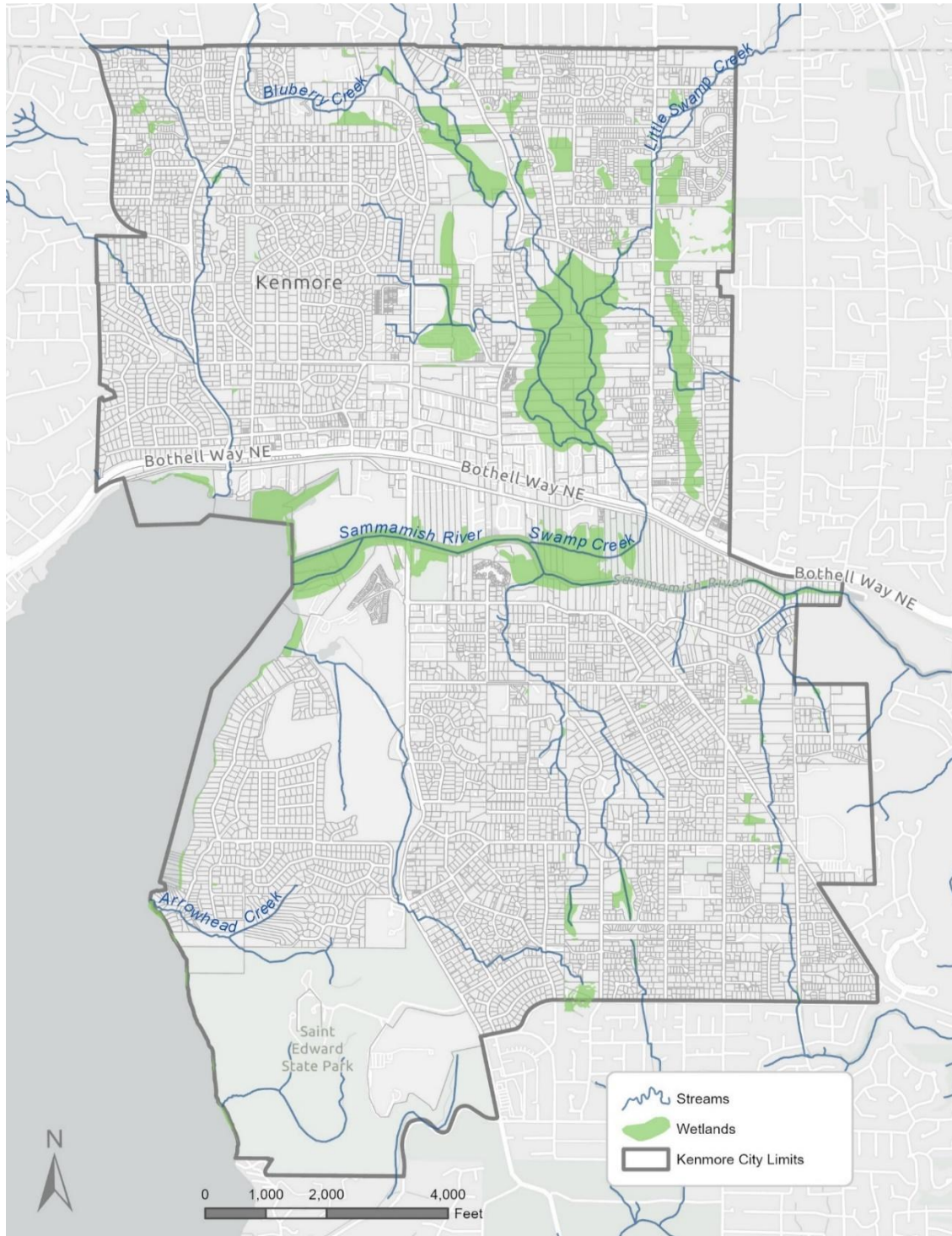
Presence of water (hydrology) or an indication of at least the seasonal presence of water on the surface or in the soils;

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).

See Figure NE-2 for a map of streams and wetlands in Kenmore and Figure NE-3 for natural drainage basins

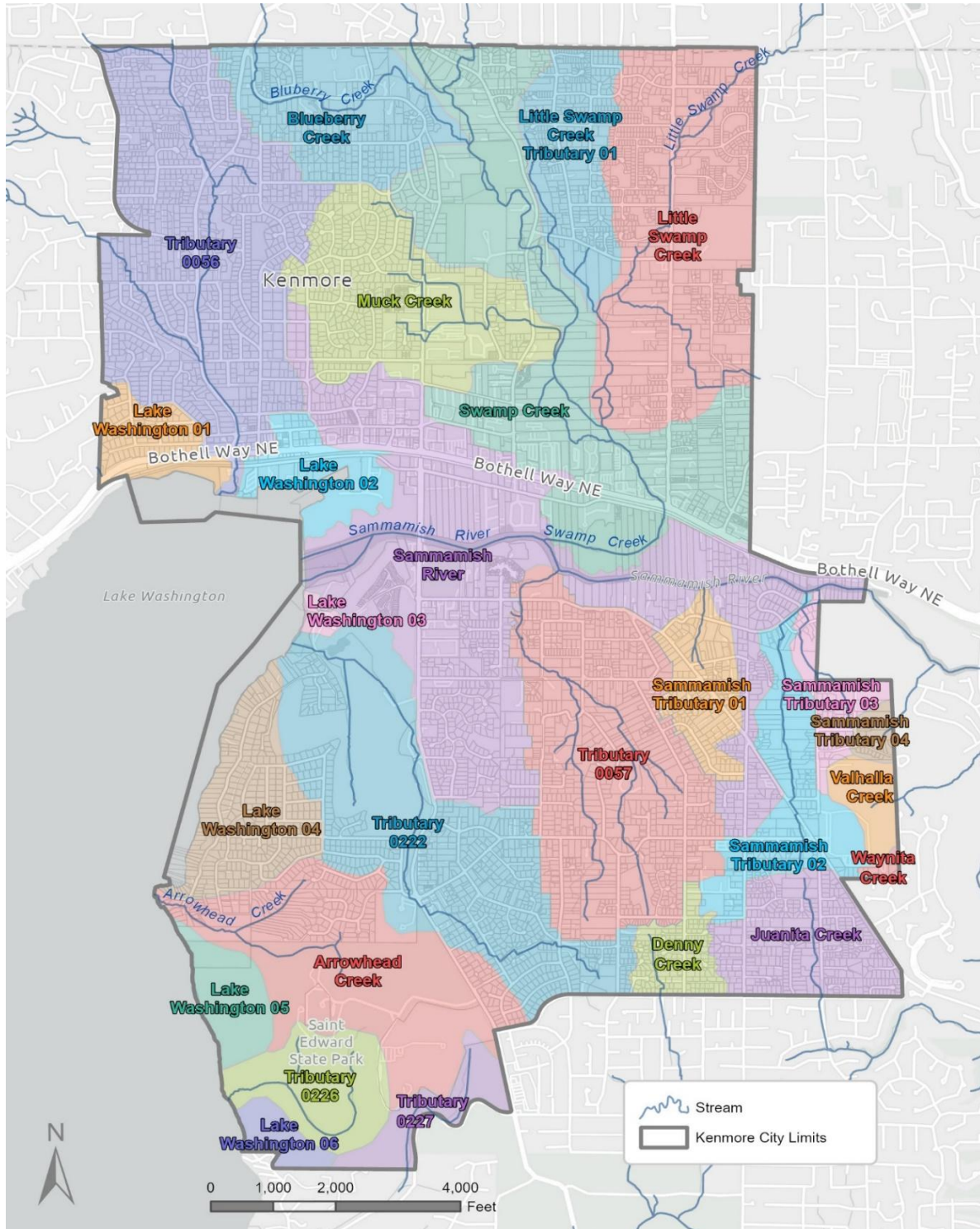
FIGURE NE-2 STREAMS AND WETLANDS³



Source: City of Kenmore GIS

³ The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This map is not intended as a survey product. For accurate boundaries, a professional specializing in wetland and stream surveys must be consulted.

FIGURE NE-3 NATURAL DRAINAGE BASINS⁴



Source: City of Kenmore GIS

⁴ The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This document is not intended for use as a survey product.

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.

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

Water Quality

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.

The increase in development in Kenmore's watersheds must be managed to maintain water quality and reduce sedimentation and pollution 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 state bacteria standard. Swamp Creek has been rated over time as either "moderate concern" or "high concern" since King County began monitoring water quality parameters in 2000.

To capture gravel and sediments, an in-stream sediment pond was created and is maintained in Wallace Swamp Creek Park. The City also acquired several parcels in the Swamp Creek watershed that are susceptible to flooding. These parcels have been added to the City's open space preserve.

While sedimentation ponds are currently being used in the Swamp Creek watershed, they have their limitations, such as sediment accumulation, nutrient buildup which create algae blooms, and nuisance and invasive vegetation. All of which decrease the effectiveness in managing stormwater. Proper mechanical and biological treatments are necessary to reduce impacts.

The City's Surface Water Element's goals and policies, the Surface Water Management Plan, the National Pollution Discharge Elimination Systems (NPDES) permit program and regulations in the Kenmore Municipal Code all serve to develop, maintain, manage, and improve a surface water system that serves the community, enhances quality of life, and protects the environment.

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 trout (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. The Swamp Creek wetland complex 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 is the great blue heron rookery, described further below. To improve habitat areas, invasives species removal and restoration of native habitats have been accomplished and ongoing at Wallace Swamp Creek Park and in other targeted areas in the watershed.

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 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. To reduce damage and to help regulate the level of Lake Sammamish, in the 1960s the U.S. Army Corps of Engineers dredged a deeper and straighter channel and constructed levees along the riverbanks. 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 restoration efforts to control invasive plants and replant native species in portions of the Rhododendron Park wetlands, portions of ʕaxʔadis (TI' awh-ah-dees) Park wetlands, Log Boom Park Wetlands, and in wetlands near the Wildcliffe Shores community.

Water Quality

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. Slow movement, while enhancing sediment deposition, also allows for development of dense stands of aquatic plants, higher algal productivity, and warmer lake water with lower dissolved oxygen concentrations which is significantly influencing the conditions in the lower reach of the river, especially during summer months. Swamp Creek's cooler temperatures create an important thermal refuge for fish where the creek joins the river. Fecal coliform bacteria and various pollutants are additional water quality issues.

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 out-migrating 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 salmon, sockeye salmon, and steelhead trout (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, as well as great blue herons feeding along the river .

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

Water quality in Lake Washington has improved tremendously in the last 50 years. However, there is a continued community concern regarding Kenmore's shoreline area, most notably 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 salmon, steelhead trout (federally listed, threatened), resident rainbow trout, cutthroat trout, Dolly Varden/bull trout (federally listed, threatened) and kokanee salmon.

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 and extending onto forested portions of adjacent private and public properties. Other priority habitats associated with the lake include wetlands and biodiversity areas and corridors.

Endangered, Threatened, Sensitive and Priority 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 trout.

As defined in the Endangered Species Act, critical habitat is “specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection.” NOAA Fisheries has designated Kenmore’s Lake Washington shoreline and the lower portion of the Sammamish River as “critical habitat” for Chinook salmon.

The U.S. Fish and Wildlife Service has designated “critical habitat” for the Puget Sound Distinct Population Segment (DPS) of bull trout, including Kenmore’s Lake Washington shoreline.

NOAA Fisheries designated “critical habitat” for the Puget Sound DPS steelhead which excludes all waters in the Lake Washington watershed, including in Kenmore.

State Priority Habitat and Species Program

The Washington Department of Fish and Wildlife (WDFW) 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. Priority habitats are “habitat types or elements with unique or significant value to a diverse assemblage of species.” In Kenmore priority habitats include wetlands, biodiversity areas and corridors, freshwater forested/shrub wetlands, freshwater emergent wetlands, and freshwater ponds.

The State lists designate *Endangered*, *Threatened*, *Sensitive*, and *Candidate* species. Priority species include those designations, as well as “animal aggregations (e.g. heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable.” Priority species documented in Kenmore include Chinook salmon, bull trout, coho salmon, sockeye salmon, kokanee salmon, steelhead trout, coastal cutthroat trout, pileated woodpecker, purple martin, little brown bat, and great blue heron. Previous information indicates that the purple martin is no longer nesting in Kenmore.

The bald eagle’s population status has improved to levels that resulted in the removal of the eagle from both federal and state listing. However, the eagle is still protected by the federal Golden and Bald Eagle Protection Act.

Due to the importance and size of Kenmore’s great blue heron colony, the great blue heron 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.

A heron rookery has been established near the north end of the Kenmore Park and Ride, within Swamp Creek wetlands. The colony established itself after the Kenmore Park and Ride lot was developed.

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. 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).

Frequently Flooded Areas

Frequently Flooded Areas are defined as open channel and overbank areas that together constitute a floodplain. These floodplains, which are generally flat, low-lying areas adjacent to rivers or streams, are frequently inundated with water and periodically flood during storm events. During such events, large volumes of water and debris flow downstream which may sometime cause land erosion and property damage.

The Federal Emergency Management Agency (FEMA) delineates flood hazards along all major river and stream corridors in the county. Kenmore has two waterways, Sammamish River and Swamp Creek, that are at risk from floodwater. Figure NE-4, Frequently Flooded Areas, shows the areas that are at risk from floodwater.

Frequently flooded areas and critical areas can experience increased flooding due to human activities, such as increased urbanization, drainage systems, channelization, and land use changes. Some examples of these include increased impervious surfaces causing runoff, inadequate drainage structures, watercourse channelization, and alterations of wetlands, forests, and other natural areas. Through state and city regulations, new structures are either significantly minimized or prohibited, unless there is a case for reasonable use⁵

While flood events do cause human- and property-related damage, it's important to note that floodplains provide critical functions for riparian habitat, habitat formation, connectivity to wetlands, store and convey stormwater and floodwater, and recharge groundwater.

More discussion and policy regarding the protection of floodplains and frequently flooded areas may be found in the Land Use and Climate Action elements.

Tree Preservation and Canopy Protection

Tree preservation and canopy protection is one of the ways that helps maintain and improve quality of life. Trees provide a number of benefits, including:

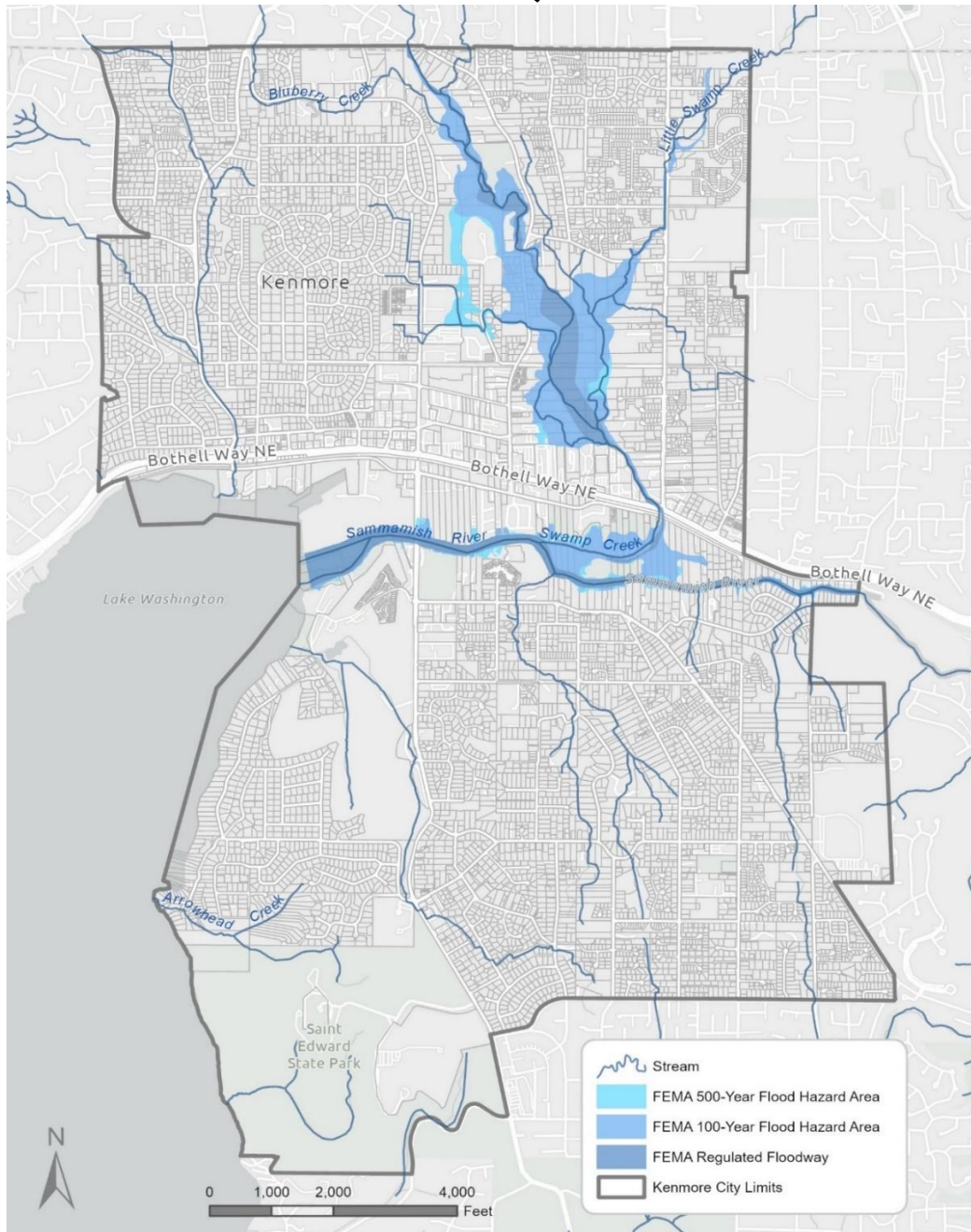
- Oxygen production
- Carbon sequestration
- Soil conservation
- Biodiversity and habitat
- Aesthetic and psychological benefits
- Economic value
- Water quality improvements
- Surface water management
- Cultural significance
- Shade and temperature regulation
- Traffic calming effects
- Air quality
- Recreational opportunities
- Safety

Trees are regulated by Kenmore Municipal Code (KMC) via Tree Management and Protection chapter, commonly referred to as the "tree code." The tree code sets limitations on tree removal and establishes standards for tree protection.

⁵ KMC. 18.20.2220 Reasonable Use. A legal concept articulated by federal and State courts in regulatory takings cases. See Chapter 18.55 KMC for specifics regarding reasonable use.

An urban tree canopy (UTC) assessment, funded by King Conservation District, was conducted in 2023 using 2021 data. The results of this assessment showed that out of 3,900 land acres, the city of Kenmore has an UTC of approximately 1,790 acres (46%). Of this area, St. Edward St. Park attributes to an estimated 25% of the city's tree canopy. Urban tree canopy is the percentage of ground area that is covered by tree crowns and relates to the branching spread of trees in an urban forest.

FIGURE NE-4 FREQUENTLY FLOODED AREAS⁶



Source: City of Kenmore GIS

⁶ The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This document is not intended for use as a survey product.

STRENGTHS, CHALLENGES, OPPORTUNITES & THREATS (SCOT)

The city of Kenmore has many amazing natural environment assets, including lakeshore, rivers, creeks, small streams, forests, wetlands, and other natural open spaces. Along with these assets comes a variety of strengths, challenges, opportunities, and threats (SCOT). This section briefly describes each of them.

Strengths

Lake Washington/Sammamish River/Swamp Creek

Kenmore is located on the north end of Lake Washington, a lake of statewide significance and a major natural and recreational resource. The Sammamish River and Swamp Creek are also significant natural features in the community. Each of these waterways provide critical fish and wildlife habitat, including wetlands, riparian, and forest habitats along their shorelines.

Swamp Creek Wetlands

As noted above, Swamp Creek is a waterway of key importance. The creek is also flanked by significant wetlands, which provide an abundance of habitat for aquatic and terrestrial wildlife. These wetlands are described in detail in the sections above.

St. Edward State Park

St. Edward State Park is a 326-acre day-use park that is comprised of both active and passive recreational amenities, as well as The Lodge at St. Edward, a converted seminary turned hotel. The park, with its lush century-old second-growth forests and over 3,000 lineal feet of undeveloped shoreline, is a crown jewel along the northern Lake Washington shoreline. As noted above, the Park contributes to a large percentage of the cities tree canopy and provides a significant amount of natural habitat.

Challenges

Increase in Development

Kenmore is expected to steadily increase in population and in development density, which creates pressure on the city's natural environment

Industrial Waterfront

Kenmore has long had an industrial waterfront on portions of Lake Washington from the logging and timber mills of the past to ongoing heavy industrial uses such as the asphalt and concrete batch plants. Existing heavy industrial uses are considered existing legal non-conforming uses. New heavy industrial uses are prohibited. Past and ongoing industrial activities raise concerns about water contaminants, air, and noise pollutants along the shoreline.

SR-522 (Bothell Way) Traffic

SR-522 carries thousands of vehicle trips per day and is one of the region's busiest highways. While the highway provides a significant link for commerce and daily commuters, it also is a major contributor to air, noise, and surface water pollutants.

Opportunities

Future Redevelopment of Shoreline

Kenmore is fortunate to have several miles of Lake Washington waterfront. While much of the shoreline is either in a natural state or is developed with residential uses, there is redevelopment potential in the downtown area. Current underutilized or industrial uses could possibly be considered for future mixed-use and also an opportunity for shoreline restoration.

Innovative Development Techniques

With climate change, there is an increasing need for more thoughtful approaches to development, both in terms of land use and structures. The use of innovative development techniques, such as green buildings, low-impact development, and other sustainable design measures are key issues for the City to consider. Implementation of strategies and implementation measures from the Climate Action Plan and the Surface Water Management Plan and other regulations will guide these efforts.

Culvert Replacements

Kenmore has several fish-bearing creeks and streams throughout the community. To improve the resiliency of salmon and other fish species, the City continues to actively replace old and degraded culverts.

Invasive Species Removal

Kenmore has several wetland and stream habitats that are heavily impacted by invasive species. Through active invasive species removal and native revegetation, ecosystem restoration will have a greater impact against climate and other environmental impacts.

Reforestation of Open Spaces

Kenmore is fortunate to have a significant amount of tree canopy as compared to many neighboring cities. Through implementation of an Urban Forest Management Plan, preservation and reforestation efforts will improve.

Education and Awareness

With climate change and other threats to the natural environment, there continues to be rising awareness about environmental issues. This can certainly be an advantage to help protect and improve critical habitat and reduce carbon emissions. Along with many local agencies and partners, the City can be a leader in environmental protection.

Threats

Climate Change

Climate change poses a significant threat to the local environment in many ways, such as heat waves, droughts, increased flooding, and risk of forest fires. Each of these pose a risk to not only to humans, but also natural ecosystems and habitats. Climate change may also lead to an increased threat of pests and diseases, spread of invasive species, and increased loss of biodiversity.

Loss of Critical Habitat

Loss of critical habitat may occur from a variety of human, weather-, and natural disaster-induced factors including but not limited to increased urbanization, deforestation, wildlife displacement, air and water pollution, flooding, and landslides.

Air/Water/Noise Pollution

Air, water, and noise pollution all pose significant threats to the environment and human health in various ways, including respiratory and cardiovascular disease to both human and animals, sleep and stress disorders, and water contamination.

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-4.3.1*).

GOAL NE-1 *PRACTICE ENVIRONMENTAL STEWARDSHIP BY PROTECTING, ENHANCING, AND PROMOTING THE NATURAL ENVIRONMENT IN AND AROUND THE CITY OF KENMORE.*

OBJECTIVE NE-1.1 Cooperate regionally and strive locally to improve air quality.

- Policy NE-1.1.1 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. Determined through environmental review.
 - 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 state and special-purpose agencies to monitor air quality within the planning area, such as Department of Ecology and Puget Sound Clean Air Agency.
 - f. Creating an urban forest management plan that benchmarks progress towards tree preservation and maintenance.
- Policy NE-1.1.2 Reduce air pollution through development standards that regulate and, reduce air pollution emissions from construction, and land clearing activities.

Policy NE-1.1.3 Shift all City fleet vehicles, where practical, from combustible engine to electric.

OBJECTIVE NE-1.2 Encourage a reduction in overall noise levels throughout the community.

Policy NE-1.2.1 Require new development projects 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. Determined through environmental review.

Policy NE-1.2.2 Enforce city noise and nuisance ordinances to address various noise sources and require cessation or mitigation of noise.

Policy NE-1.2.3 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.

Policy NE-1.2.4 Require buffering or other noise reduction and mitigation measures for development adjacent to or within the immediate vicinity of environmentally critical areas to protect habitat areas.

OBJECTIVE NE-1.3 Encourage a reduction in light and glare impacts throughout the community.

Policy NE-1.3.1 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 NE-1.3.2 Require low-intensity lighting with appropriate illumination levels and light shields for lighting standards along streets, pedestrian lighting, and in public open spaces and parks.

Policy NE-1.3.3 Encourage residents to provide exterior lighting for security purposes which does not unduly impact their neighbors.

Policy NE-1.3.4 Restrict lights pointing up to avoid artificial light spillage, affecting the view of the night sky.

Policy NE-1.3.5 Manage lighting levels to protect Kenmore's ecological systems and public health while ensuring public safety and equitable lighting.

Policy NE-1.3.6 Minimize overhead lighting that would shine on the water surface of Lake Washington, the Sammamish River, or the city's various streams.

Policy NE-1.3.7 Encourage the use of pedestrian level or shaded lighting when providing lighting along Kenmore's waterbodies.

Policy NE-1.3.8 Encourage the use of low-intensity lights that are located and shielded to prevent light from reaching the water surface of water bodies.

OBJECTIVE NE-1.4 Cooperate regionally and strive locally to protect surface and ground water quality and quantity from degradation.

Policy NE-1.4.1 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 NE-1.4.2 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 NE-1.4.3 Carefully plan development to ensure that it maintains the ecological and hydrologic functions of water resources. Any proposed development should undergo a thorough evaluation to determine its potential impact on water quality and quantity, and appropriate measures should be taken to minimize negative effects.

Policy NE-1.4.4 Participate in the development of watershed plans integrating surface water, ground water, drinking water and wastewater planning to provide efficient water resource management.

Policy NE-1.4.5 Actively encourage the use of environmentally safe methods of vegetation control.

Policy NE-1.4.6 Support awareness and education to improve and protect surface and ground water quality. This may be achieved through the following examples:

- Promoting the use of safe, less toxic lawn and gardening products;
- Proper recycling and disposal of chemicals;
- Educate businesses on surface and groundwater protecting using Best Management Practices (BMPs);
- Educate the public on reducing pollution generating practices and activities, such as encouraging the use of electric vehicles and equipment.

Policy NE-1.4.7 Emphasize the use of stormwater management techniques, including low impact development techniques, to maximize water quality and infiltration where appropriate. New developments located near water bodies or generating runoff flowing into waterways must implement low impact development techniques as a requirement.

- Policy NE-1.4.8 Collaborate with WSDOT, King County, and neighboring jurisdictions to plan and prioritize public and private culvert upgrades to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related adaptations to handle water passage in the future.
- Policy NE-1.4.9 Implement strict monitoring programs and regulations that protect the safety and health of our water resources, such as identifying sources of pollution and implementing best management practices to reduce fecal coliform bacteria and various pollutants.
- Policy NE-1.4.10 Maintain surface water quality necessary to support the protection of native fish and wildlife meeting state and federal standards over the long term.
- Policy NE-1.4.11 Control the flow of nutrients (especially phosphorus), heavy metals, and other emerging pollutants (such as 6PPD-quinone) into streams, rivers, Lake Washington, and natural wetlands. Require treatment measures where development results in discharges to surface or groundwaters.
- OBJECTIVE NE-1.5 Educate the public and business community about the importance and benefits of trees in Kenmore.**
- Policy NE-1.5.1 Foster partnerships with agencies and nonprofits that support and educate about the importance of urban forestry, such as King Conservation District.
- Policy NE-1.5.2 Continue the support tree canopy preservation and foster tree appreciation in the community.
- Policy NE-1.5.3 Encourage public involvement in urban forestry stewardship at public events, and through volunteer events and workshops.
- OBJECTIVE NE-1.6 Adopt an urban forestry strategy which encourages the preservation and protection of trees on public and private properties.**
- Policy NE-1.6.1 Through urban forestry, street design standards and parks programs, encourage the planting of street trees throughout the City.
- Policy NE-1.6.2 Ensure the tree canopy management plan monitors the success of municipal tree-related ordinances in achieving tree canopy goals and provides insights for code changes.
- OBJECTIVE NE-1.7 Protect the natural, environmental, ecological, public access, aesthetic, and economic aspects of Lake Washington, the Sammamish River, and Swamp Creek.**
- Policy NE-1.7.1 Protect, enhance, and restore rivers, streams, and lakes, including riparian and shoreline habitat, to protect water quality, reduce public costs, protect

fish and wildlife habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve natural hydraulic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

Policy NE-1.7.2 Encourage and work with private property owners, to restore degraded shorelines.

Policy NE-1.7.3 Balance the need to provide for shoreline protection, and public access, with the need for public and visual access to shorelines, allowing for water-oriented uses and economic development, and balancing private property rights.

Policy NE-1.7.4 Allow development within the shoreline jurisdiction 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 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 NE-1.7.5 Ensure that when development occurs in close proximity to Kenmore's key waterbodies (e.g., Lake Washington, Sammamish River, Swamp Creek), that special consideration is given to protect and enhance these waters and their associated habitat areas.

Policy NE-1.7.6 Maintain natural hydrological functions within the city's ecosystems and watersheds and encourage their restoration to a more natural state.

Policy NE-1.7.7 Protect and restore near shore habitat of Lake Washington to encourage green shorelines by avoiding bulkheads.

GOAL NE-2 PROTECT LIFE AND PROPERTY IN AREAS OF NATURAL HAZARDS WHILE STILL ALLOWING FOR COMPATIBLE GROWTH AND DEVELOPMENT.

OBJECTIVE NE-2.1 Strive to protect lives and public and private property from flooding.

Policy NE-2.1.1 Implement the Surface Water Element goals, objectives, and policies to minimize flood hazards in the community.

Policy NE-2.1.2 Recognize the Swamp Creek basin as an environmentally critical area that has sustained repeated flooding impacts. Densities and services should reflect the environmental sensitivity of the Swamp Creek basin.

Policy NE-2.1.3 Support restoration opportunities and create a prioritization list for areas that should be considered for Transfer of Development Rights (TDR), conservation easements, or acquisition as a land use development tool to reconnect floodplain wetlands, restore natural processes, and mitigate the impacts of flooding and erosion.

Policy NE-2.1.4 Reduce the amount of effective impervious surface in floodplains and uplands contributing runoff to downstream floodplains.

Policy NE-2.1.5 Cooperate with flood hazard reduction planning carried out by King County and update policies and development regulations to incorporate appropriate recommendations from these studies.

Policy NE-2.1.6 Mimic natural systems by limiting impervious surfaces and increasing infiltration where appropriate.

OBJECTIVE NE-2.2 Protect slopes from erosion and sliding by limiting development within geologically hazardous areas.

Policy NE-2.2.1 Require land uses permitted in mapped Erosion Hazard Areas to minimize soil disturbance and maximize retention and replacement of native vegetative cover.

Policy NE-2.2.2 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.

Policy NE-2.2.3 Require grading and construction activities to be conducted with erosion control BMPs and other development controls as necessary to minimize sediment discharge from construction sites.

Policy NE-2.2.4 Require increased surface water management in areas draining over steep and erosive slopes.

Policy NE-2.2.5 Limit development within Landslide Hazard Areas, such as on slopes with a grade of 40 percent or more, unless the risks and adverse impacts associated with such development can be reduced to a non-significant level.

OBJECTIVE NE-2.3 Minimize the potential for damage due to liquefaction and seismic hazards.

Policy NE-2.3.1 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 NE-3 PROTECT AND ENHANCE UNIQUE, VALUABLE, AND CRITICAL PLANTS AND WILDLIFE.

OBJECTIVE NE-3.1 Protect wetlands from encroachment and degradation and encourage wetland restoration.

- Policy NE-3.1.1 Determine wetland boundaries in accordance with the approved federal wetland delineation manual and applicable regional supplements.
- Policy NE-3.1.2 Utilize a wetland classification system that is based on best available science.
- Policy NE-3.1.3 Use mitigation sequencing when reviewing projects to avoid or minimize impacts to environmentally critical areas, consistent with federal and State guidelines.
- Policy NE-3.1.4 Require and enforce mitigation in order to ensure 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 NE-3.1.5 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 NE-3.1.6 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.
- Policy NE-3.1.7 Protect the unique hydrologic cycles, soil and water chemistries, and vegetation communities of bogs, fens and other legislatively designated unique wetland ecosystems through the use of BMPs to control and/or treat stormwater within the wetland basin.
- Policy NE-3.1.8 Allow public access to wetlands for scientific and traditional cultural use.
- Policy NE-3.1.9 Where allowed, control public access to trails, ensure critical habitats and species are protected, and ensure hydrological continuity is maintained.
- Policy NE-3.1.10 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 NE-3.1.11 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. Enhance an ecological function; or,
- d. Avoid a denial of all reasonable use of the property.

Policy NE-3.1.12 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 NE-3.1.13 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 NE-3.1.14 Preserve land used for wetland mitigation in perpetuity. Monitoring and maintenance should be provided until the success of the site is established.

Policy NE-3.1.15 Support a cooperative multi-jurisdictional effort to develop a plan for the establishment and utilization of a wetland mitigation banking program or in lieu fee program.

OBJECTIVE NE-3.2 Protect streams from encroachment and degradation and encourage stream restoration.

Policy NE-3.2.1 Protect, enhance, and restore rivers, streams, and lakes, including riparian and shoreline habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve hydrologic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

Policy NE-3.2.2 Daylight natural drainage channels and remove fish barriers to improve and restore habitat.

Policy NE-3.2.3 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. Of particular interest is retention of forest communities along stream and river channels that provide shade and a source of woody debris to the aquatic habitat.

Policy NE-3.2.4 Increase riparian cover and add thermal refugia so that areas of the river will be cool enough to support Chinook salmon migration and survival by 2025.

Policy NE-3.2.5 Maintain natural hydrological functions within the city's ecosystems and watersheds and encourage their restoration to a more natural state.

OBJECTIVE 3.3 Maintain and promote regional biodiversity focusing on native species and habitat within the City, while also eliminating invasive species to the extent possible.

- Policy NE-3.3.1 Protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants. Environmentally sound methods of vegetation control, including appropriate use of approved herbicides, should be used to control noxious weeds.
- Policy NE-3.3.2 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 NE-3.3.3 Encourage the use of native plants in landscaping requirements, erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands. Use native plants, mature plantings, and higher densities of biomass when feasible to help reduce non-native species and noxious weeds.
- Policy NE-3.3.4 Maintain fish and wildlife through conservation and enhancement of terrestrial, air, and aquatic habitats.
- Policy NE-3.3.5 Preserve habitats for species which have been identified as endangered, threatened, or critical by the state or federal government.
- Policy NE-3.3.6 Designate and protect natural resources having a primary association with Species of Concern, Priority Species, and Species of Local Importance, including:
- 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 and mapped by the State Priority Habitats and Species program.
 - c. Habitat for great blue herons;
 - d. Biodiversity areas and corridors designated and mapped in the Priority Habitats and Species program by the State Department of Fish and Wildlife; and,
 - e. Riparian corridors.
- Policy NE-3.3.7 Identify species which need protection during the development review process.

- Policy NE-3.3.8 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 and mitigate significant adverse impacts to those facilities.
- Policy NE-3.3.9 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 NE-3.3.10 Integrate fish and wildlife habitats into capital improvement projects whenever feasible.
- Policy NE-3.3.11 Regularly review the City's capital projects, and planning and regulatory efforts to ensure consistency with the Federal 4(d) rule.

GOAL NE-4 CONTINUE TO PREPARE FOR AND ADAPT TO LAND USE IMPACTS AND CLIMATE CHANGE.

OBJECTIVE NE-4.1 Consistent with the Land Use and Climate Action Elements, develop policies and strategies that address the impacts of climate change to Kenmore, including public health and safety, economy, infrastructure, water resources, and natural habitat.

- Policy NE-4.1.1 Reduce climate change impacts by:
- Promoting job and population growth within downtown and along SR-522 which supports mass transit, encourages non-motorized travel, and shortens commute distances.
 - Utilizing natural systems to lower atmospheric carbon by establishing regulations to preserve existing forests and promote forest creation on undeveloped lands.
 - Encouraging and incentivizing energy efficiency, conservation practices, and the use of sustainable energy sources in both public and private developments.
 - Collaborating with regional jurisdictions and other partners to develop a common framework for analyzing climate change impacts during environmental reviews under SEPA.
 - Participating in regional efforts to anticipate, prepare for, and adapt to the impacts of climate change on public health and safety, the economy, infrastructure, water resources, and wildlife habitats.
- Policy NE-4.1.2 Reduce greenhouse gas emissions through the following measures:

- Encouraging or incentivizing new developments to use low-emission construction practices, achieve low or zero net lifetime energy requirements, and implement “green” building techniques.
- Participating in regional programs or initiatives aimed at reducing greenhouse gas emissions.
- Promoting mass transit, non-motorized transportation, and other alternatives to single-occupant vehicle trips.
- Prioritizing initiatives that offer the most effective and cost-efficient emission reductions.
- Increasing and encouraging the use of low-emission vehicles, such as efficient electric-powered cars.

Policy NE-4.1.3	As noted in the Climate Action Element, encourage increased density near high-frequency transit, infill and redevelopment in key areas, and the development of middle housing in neighborhoods. Support these efforts with appropriately sized parking, transportation demand management strategies, multi-modal access, park amenities, and green spaces.
Policy NE-4.1.4	Mitigate the effects climate change through various measures, including implementing green building and infrastructure, encouraging solar usage, reduce heat islands through increased tree canopy, and lessening greenhouse gas emissions.
Policy NE-4.1.5	Follow best management practices recommended by state and federal agencies in Kenmore where activities or land use could result in lead contamination, especially in areas with vulnerable populations.
Policy NE-4.1.6	Promote approved voluntary fish and wildlife habitat enhancement projects by private individuals and businesses through educational and incentive programs.
Policy NE-4.1.7	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 critical 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, sensitive and priority species such as Chinook salmon, steelhead trout and bull trout.

IMPLEMENTATION STRATEGIES⁷

The Natural Environment 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.

- Air quality, lighting, and noise analyses as required by environmental review
- Urban forestry strategies – continuation of periodic tree canopy assessments
- Habitat enhancement and education - continue volunteer and incentive programs, continue to work with local groups supporting ongoing stewardship and restoration efforts in City parks, shorelines and other areas
- Aquatic weed and algae control – continue to provide City resources for aquatic and invasive weed prevention, and algae control.
- As noted and consistent with the Climate Action Element, continue ongoing climate action monitoring and evaluation, including annual climate action progress to Council
- Continue to review and monitor surface and stormwater water management practices
- Erosion control BMPs continue implementation and periodic review and update of regulations and practices
- Sufficiency of wetland, stream, fish and wildlife habitat, flood hazard, seismic hazard, landslide hazard, and erosion hazard regulations – continue periodic review and update of critical area and shoreline regulations for compliance with Best Available Science.
- Sufficiency of design standards for building materials, critical area signage and lighting – continue implementation and periodic review and update.
- Sufficiency of noise standards - Continue implementation of standards and periodic review and update.
- Sufficiency of native vegetation requirements and tree management and protection requirements - Continue implementation of standards and periodic review and update.
- Sufficiency of protection against pollutants, including fertilizer, entering streams, the river and the lake. Continue compliance and periodic review of surface water standards including compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements that requires local governments to manage and control stormwater runoff so that it does not pollute downstream waters.

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

⁷ The implementation strategies above are not an exhaustive list. There are several others that are listed in other City master/action plans (e.g. Surface Water Management, Climate Action).

- 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 or in lieu fee program
- Restoring stream channels.
- Further mitigation regarding the impacts of septic systems and water quality.

REFERENCES

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- Shannon & Wilson (2019). Kenmore Shoreline Master Program Update. Seattle, WA. King County (1990). Wetlands Inventory. Seattle, WA.
- King County Growth Management Planning Council (December 2021). Countywide Planning Policies. Seattle, WA.
- 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.

SURFACE WATER ELEMENT

INTRODUCTION

Purpose

The purpose of the Surface Water Element is to provide goals, objectives and policies relevant to the management of the City's municipal separate storm sewer system (MS4), private stormwater systems and natural surface water systems (i.e. streams, wetlands, groundwater and shoreline), on both public and privately owned land. Surface Water Management is an interdisciplinary practice and many of the policies and programs discussed in this element compliment and build upon the policies of other Comprehensive Plan Elements, particularly those in the Natural Environment, Shoreline and Climate Action Elements. The intent of this Element is to remain consistent with other Elements, but provide additional clarity in regards to the City's management of surface water.

Growth Management Act

The Growth Management Act (GMA) does not require a Surface Water Element for comprehensive plans (RCW 36.70A.070). However, components of surface water and stormwater management are referenced in several other Element and state regulations allow the city to include this as an optional element because it deals with environmental protection, natural resource lands, design and natural hazard reduction and supports the implementation of other elements.

King County Countywide Planning Policies

The GMA requires that cities and counties develop county-wide planning policies to ensure consistency between regionally connected comprehensive plans. King County Countywide Planning Policies (CPP) identify policies relevant to surface and storm water management and the City is committed to aligning with these regional goals, including:

- Incorporate protection and restoration efforts into plans to ensure the quality of the natural environment is sustained for future generations.
- Require appropriate low-impact development practices in development regulations.
- Work cooperatively to manage floodplain development.
- Protect wetlands, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.
- Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda.
- Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

- Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services.
- Identify and preserve open space.

Clean Water Act

The Federal Water Pollution Control act, originating in 1948 and expanded in 1972, became known as the “Clean Water Act” or CWA. Under the CWA, the United States Environmental Protection Agency (EPA) implements programs to control the discharge of pollutants into Waters of the United States. The National Pollutant Discharge Elimination System (NPDES) program issue permits to regulate the discharge of pollutants into Waters of the United States. The EPA delegates authority to the Washington State Department of Ecology (Ecology) to implement NPDES programs in Washington State.

Beginning in 2007, the city has been required to obtain an NPDES permit (Permit) from Ecology to discharge stormwater into local receiving water bodies from its municipal separate storm sewer system (MS4). An MS4 includes the network of pipes, ditches, curbs, catch basins, ponds, vaults and other stormwater infrastructure needed to collect, convey and treat stormwater runoff. As of 2024, the Permit requires the city to implement a variety of programs to comply with the CWA, including:

- Stormwater Planning
- Public Education and Outreach
- Public Involvement and Participation
- MS4 Mapping and Documentation
- Illicit Discharge Detection and Elimination
- Controlling Runoff from New Development, Redevelopment and Construction Sites
- Stormwater Management for Existing Development
- Operations and Maintenance
- Source Control Program for Existing Development
- Compliance with Total Maximum Daily Load Requirements
- Monitoring and Assessment
- Reporting

Ecology issues other types of NPDES permits, in addition to the municipal stormwater permit, which include categories such as industrial activities, construction activities, aquatic plant and algae management, and others.

The goals, objectives and policies in this Element are intended to be consistent with NPDES Permit requirements and maintain compliance with the Clean Water Act and the State of Washington Water Pollution Control Law Chapter 90.48 Revised Code of Washington.

Water Resource Inventory Area (WRIA) 8

Water Resource Inventory Area (WRIA) 8 includes Lake Washington, Cedar River, and Lake Sammamish watersheds. To facilitate the recovery of Chinook Salmon, which are listed as threatened under the Endangered Species Act, local governments within WRIA 8 formed a Salmon Recovery Council, developed the Chinook Salmon Conservation Plan and continue to implement

that Plan as of 2024. The City of Kenmore is a participating and voting member of the Salmon Recovery Council and the goals, objectives and policies in this Element are intended to be consistent with the WRIA 8 Chinook Salmon Conservation Plan.

BACKGROUND

The City of Kenmore is shaped by surface water, from the shorelines of Lake Washington and the Sammamish River dividing the City's landscape, to the numerous streams converging from all directions on these two larger waterbodies with all connected through a network of wetlands, springs, groundwater pathways, and floodplains.

The Kenmore area developed long before it incorporated as a city in 1998 with many of the existing major roads already in place at the turn of the 20th century providing access to the logging industry active in the area. By 1980, many of the City's neighborhoods were developed without the benefit of adequate surface water management resulting in little to no management of runoff from these older developments. The results of unmitigated clearing, grading, compaction, and removal of native soils, plants and trees coupled with the filling or modification of wetlands, floodplains, shorelines and streams began contributing to issues such as erosion, flooding, degradation of water quality, and habitat loss. Additionally, most drainage basins within the City extend far beyond its municipal boundaries and upstream runoff makes its way down to the City, adding to the challenge of managing not only the City's surface water, but runoff from neighboring jurisdictions.

To manage surface water more effectively, the City drafted its first Surface Water Element of the Comprehensive Plan in March of 2001, which was updated in 2008 and 2014. The Surface Water Element provides long range goals, policies and objectives that guide City Council and staff when making decisions related to the management of the City's surface water environment and stormwater system (MS4). The City's first Surface Water Management Plan, which was also developed in 2001, provides more detail on the implementation of surface water management in the City. The Surface Water Management Plan was updated in 2008 and 2015 and was renamed to the Surface Water Master Plan to avoid confusion with the Stormwater Management Program Plan required by Ecology as part of the City's NPDES permit. The Surface Water Master Plan includes, but is not limited to: an analysis of current and emerging issues, compliance strategies for existing and new regulatory requirements, evaluation and update of policies, update of strategies to improve water quality, update of development management strategies, review and update of surface water related operations and maintenance programs, review of flooding issues, basin planning, review of capital projects, and other topics relevant to surface water management. The Surface Water Master Plan is intended to be consistent with the goals, policies and objectives of the Surface Water Element and is often updated concurrent with or soon after a Surface Water Element update.

As the City's surface water management program matures, many of the same issues continue to challenge the City today as they did at the City's incorporation in 1998. High volumes of polluted runoff continue to flood streams and lakes resulting in localized flooding issues and degraded aquatic systems. Through the objectives and policies stated in this element, and the programs

referenced therein, the City's goal is to develop, maintain, manage and improve a surface water system that serves the community, enhances the quality of life and protects the environment.

GOALS, OBJECTIVES AND POLICIES

GOAL SW-1 FUND SURFACE WATER MANAGEMENT.

OBJECTIVE SW-1.1 Establish a sustainable and equitable surface water management funding structure that supports all capital and operating expenditures.

Policy SW- 1.1.1 Implement annual rates and charges for all developed parcels within the city to fund surface water management activities. Additionally, the City should implement one-time capital facility charges for all new development.

Policy SW- 1.1.2 Include a Surface Water Management Fund in the biennium budget that is updated with each City budget. Provide adequate revenue for forecasted operating and capital expenditures while maintaining an appropriate fund balance to minimize impacts due to year-to-year expenditure or revenue variances.

Policy SW-1.1.3 Conduct a periodic analysis of the Surface Water Management Fund funding structure to ensure that it is adequate to meet near and long-term capital and operating expenditures.

Policy SW-1.1.4 Consider issuing debt to the Surface Water Management Fund activities consistent with surface water management goals, if necessary. Manage debt, if any, to ensure continued high credit quality, access to credit markets, and financial flexibility.

Policy SW-1.1.5 Apply for grants that support implementation of activities consistent with surface water management goals.

GOAL SW-2 EFFECTIVELY MANAGE THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) AND PRIVATE SURFACE WATER SYSTEMS IN A MANNER THAT REDUCES FLOODING, ENHANCES WATER QUALITY AND PROTECTS THE NATURAL ENVIRONMENT.

OBJECTIVE SW-2.1 Comply with the current Western Washington Phase II Municipal Stormwater Permit (National Pollutant Discharge Elimination System and State (NPDES) Waste Discharge General Permit).

Policy SW-2.1.1 Implement the requirements of the NPDES Permit. As of 2024, this includes obtaining coverage under the Permit, implementing a Stormwater Management Program, submitting an annual Stormwater Management Program Plan, complying with Total Maximum Daily Load

(TMDL) requirements, complying with Monitoring and Assessment requirements, and complying with Reporting and Recordkeeping requirements, including submittal of an annual report. Ecology may modify or add program elements to the Permit over time and the City should maintain compliance with any future changes.

OBJECTIVE SW-2.2 Utilize Best Available Science to manage Development, Redevelopment, Construction, and City Projects to mitigate flooding and reduce the discharge of pollutants to the maximum extent practicable.

Policy SW-2.2.1 Adopt and implement an approved Surface Water Design Manual, which is equivalent to the current Washington State Department of Ecology Stormwater Management Manual for Western Washington. As of 2024, the City has adopted the King County Surface Water Design Manual and Stormwater Pollution Prevention Manual.

Policy SW-2.2.2 Make low impact development (LID) the preferred and commonly used approach to site development, where feasible. LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and distributed stormwater management practices that are integrated into a project design.

OBJECTIVE SW-2.3 Inspect, maintain and operate the City's MS4 to protect public infrastructure and the natural environment, improve water quality and reduce flooding.

Policy SW-2.3.1 Inspect and maintain the MS4 to the maintenance standards provided in the City's adopted Surface Water Design Manual.

Policy SW-2.3.2 Inspect the MS4 for spills, illicit discharges, and illicit connections and respond promptly when notified of spills or illicit discharges into the MS4 to prevent the discharge of pollutants to the maximum extent practicable.

OBJECTIVE SW-2.4 Inspect and manage privately owned stormwater systems to protect public infrastructure and the natural environment, improve water quality and reduce flooding.

Policy SW-2.4.1 The City does not operate or maintain privately owned surface water systems unless that system has been formally accepted by the City and is located within the right-of-way or within a tract or easement dedicated to the City for the purpose of operating and maintaining said system.

Policy SW-2.4.2 Inspect, if authorized, privately owned and operated stormwater systems. When necessary, provide technical assistance and education to promote maintenance of private systems. and utilize applicable regulations to enforce maintenance.

GOAL SW-3 IMPLEMENT A SURFACE WATER MANAGEMENT CAPITAL IMPROVEMENT PROGRAM.

OBJECTIVE SW-3.1 Manage surface water on City capital projects, including transportation, parks and facility projects, beyond minimal requirements, if possible.

Policy SW-3.1.1 Implement capital improvement programs that maintain and improve the MS4 in a manner that enhances and protects the City's natural environment, mitigates flooding problems, improves water quality, promotes a reliable and safe transportation network and provides the community a safe and healthy place for living, working and recreation.

Policy SW-3.1.2 Explore options to provide enhanced surface water management on City projects, particularly for projects adjacent to non-treated areas.

OBJECTIVE SW-3.2 Remove fish passage barriers on City streams.

Policy SW-3.2.1 Evaluate and prioritize stream culverts throughout the city to create and implement a culvert replacement program to remove fish passage barrier culverts. These projects will be identified in the Surface Water Management CIP.

OBJECTIVE SW-3.3 Implement projects that conserve open space, restore surface water systems, and improve habitat.

Policy SW-3.3.1 Evaluate and prioritize properties throughout the city to conserve properties with high conservation and restoration value. These projects will be identified in the Surface Water Management CIP.

Policy SW-3.3.2 Prioritize properties for acquisition that will avoid loss of existing open space and critical areas through development (such as properties eligible for *reasonable use exception*).

OBJECTIVE SW-3.4 Implement retrofit projects that enhance existing surface water facilities and provide surface water facilities in existing developed areas that lack surface water management.

Policy SW-3.4.1 Identify and prioritize retrofit project locations and include them in the Surface Water Management CIP.

Policy SW-3.4.2 Seek opportunities to design and implement surface water management facilities that are functional, serve as amenities, and

serve multiple purposes such as those described in the Parks Element of the City of Kenmore Comprehensive Plan.

GOAL SW-4 PROTECT, MAINTAIN, ENHANCE AND RESTORE NATURAL SURFACE WATER SYSTEMS

OBJECTIVE SW-4.1 Support City policies, regulations and standards that support the protection, enhancement and restoration of the City's extensive natural surface water environment.

Policy SW-4.1.1 Consistent with Shoreline Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts which strive to preserve, protect and enhance the City's abundant shoreline habitat.

Policy SW-4.1.2 Consistent with Natural Environment Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts that provide protection of wetlands, plants and wildlife, maintain and promote a diversity of species and habitat, and use low impact development best management practices.

Policy SW-4.1.3 Consistent with Climate Action Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts that protect, conserve, and enhance the water resources in the City and create more climate resilient water systems.

Policy SW-4.1.3 Implement critical and sensitive area regulations that protect and enhance surface waters, which may include but are not limited to buffers, setbacks, erosion and sediment control, mitigation, State Environmental Policy Act (SEPA) compliance, Hydraulic Permit Approval (HPA) compliance and compliance with any other applicable local, state and federal requirements.

Policy SW-4.1.4 Protect, enhance and restore flood storage, conveyance functions and ecological values of floodplains, wetlands and riparian corridors through the development and implementation of CIP projects, studies and plans.

Policy SW-4.1.5 Implement an Integrated Aquatic Vegetation Management Plan to manage aquatic plants, both native and invasive, in the City's public shoreline areas.

GOAL SW-5 SUPPORT REGIONAL EFFORTS THAT ALIGN WITH THE CITY'S SURFACE WATER MANAGEMENT AND CLIMATE ACTION GOALS.

OBJECTIVE SW-5.1 Promote and support opportunities for public involvement and participation, which may include but are not limited to stewardship groups, volunteer opportunities and grant partnerships.

Policy SW-5.1.1 Support regional and local community groups that seek to steward surface water environments within the city in a manner consistent with the city's surface water management goals. Examples of support may include funding, staff assistance, and providing resources.

OBJECTIVE SW-5.2 Promote and support opportunities for regional coordination and watershed level management of the City's natural surface water systems. Kenmore often contains only a portion, and in some cases a very small portion, of the natural surface water systems that pass through the City. The City will actively pursue coordination with upstream jurisdictions and partners to manage these natural resources and share responsibility.

Policy SW-5.2.1 Support and actively participate on the Watershed Resource Inventory Area (WRIA) 8 Salmon Recovery Council and implement actions, to the best of the City's ability, that support efforts for Salmon recovery.

Policy SW-5.2.2 The City should participate in the regional Stormwater Action Monitoring (SAM) program. SAM is a collaborative, regional monitoring program funded through a partnership of over 90 cities, counties, ports and Washington State Department of Transportation. SAM conducts stormwater management practices effectiveness monitoring, status and trends monitoring of streams and nearshore marine waters and source identification studies.

Policy SW-5.2.3 Support upstream activities of other jurisdictions and non-governmental organizations (such as Adopt-a-Stream and SnoKing Watershed Council) that conduct work consistent with the city's surface water management goals occurring outside of the city's jurisdiction.

IMPLEMENTATION

Implementation of the Surface Water Element is primarily achieved through the application of the following documents and regulations (available online):

- Western Washington Phase II Municipal Stormwater Permit issued by Washington State Department of Ecology.
 - The 2019-2024 Permit expires July 31, 2024
 - The 2024-2029 Permit begins on August 1, 2029
- City Biennium Budget (constrained budget)
- Periodic analysis of surface water rates
- Surface Water Master Plan
 - Update planned summer 2024 through spring 2025
 - Includes basin plan updates
 - Includes Capital Improvement Program (CIP) updates
 - CIP includes unconstrained budgeted projects
- King County Surface Water Design Manual
 - Updated 2021
- King County Stormwater Pollution Prevention Manual
 - Updated 2021
- Kenmore Road Standards
 - Updated 2021
- Title 13 Kenmore Municipal Code (Surface and Stormwater Utility)
- Title 16 Kenmore Municipal Code (Shoreline Management)
- Title 18 Kenmore Municipal Code (Zoning, Critical Areas)
- Operations and Maintenance Practices and Policies Manual (OMPPM)
 - Updated December 31, 2022
- Integrated Aquatic Vegetation Management Plan
 - Updated 2021
- Climate Action Plan
 - Adopted 2022

INTRODUCTION COMPREHENSIVE PLAN

PURPOSE OF COMPREHENSIVE PLAN

The City of Kenmore Comprehensive Plan is the community's 20-year 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 with mandatory elements (chapters) addressing land use, housing, economic development, parks and recreation, capital facilities, utilities, transportation and climate and resiliency issues. Certain topics such as open space corridors and essential public facilities must also be considered within Plan Elements. The goals and policies of a Shoreline Master Program are also required to be an element of the Comprehensive Plan. GMA does not limit optional topics and the City has chosen to include the following elements, downtown, community design, natural environment, surface water and public services.

The GMA mandates regular updates (every 10 years) of the Comprehensive Plan to ensure that the Plan remains relevant and responsive to changing conditions. In addition to the 10-year updates, the City must provide a 5-year implementation progress report.

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 2024 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 region, King County and the City.

PLANNING 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). 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.

**FIGURE INT-1
CITY OF KENMORE**



Source: City of Kenmore GIS

PLANNING PROCESS/CITIZEN INVOLVEMENT

Planning Commission

The City has a seven-member Planning Commission that meets regularly to review elements of the Comprehensive Plan as directed by the City Council. As each Element is considered, the Planning Commission conducts community outreach including workshops, open houses, hearings, surveys, mailings, website and social media posting or other community involvement techniques to engage community members.

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

Revises the Vision Statement based upon input during the visioning process,

Studies current conditions

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, 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 (PSRC), 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” as 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 serves as a guide for future development, determining suitable locations for various land uses, setting intensity levels for each use, and

identifying areas for open space preservation. Key emphases include supporting diversity, equity, and inclusion, addressing housing and job needs in the broader Puget Sound Region, promoting affordable housing options, and enhancing public access while continuing to protect natural areas.

Downtown Element

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 “regional growth 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 Bothell Way/SR-522.

Community Design Element

The purpose of the Community Design Element is to guide future development and redevelopment that creates the visual identity of Kenmore, while ensuring compatible surrounding development, protection of the natural environment and enhancing streetscape and landscaping.

Natural Environment Element

The purpose of the Natural Environment Element is to clarify the relationship between Kenmore’s natural and built environments, to include policies that support the City’s commitment to preserving and enhancing the natural environment, and to encourage a balanced approach to support Kenmore’s vision of an equitable, inclusive, sustainable, and resilient community. Natural environment systems include Lake Washington, Sammamish River, Swamp Creek, plus smaller rivers/creeks and their associated wetlands which all provide open space and important fish and wildlife habitat. Other natural areas, such as land prone to flooding and geologically hazardous areas (e.g. steep slopes and landslide hazards) are important because of the risk to lives and property posed by developing them. Citywide tree canopy, native vegetation within natural areas, and water quality treatment are all important to support fish and wildlife habitat, and to mitigate the effects of climate change.

Shoreline Element

The Shoreline Element, addresses and manages land use activities along shorelines including Lake Washington, the Sammamish River, Swamp Creek and associated wetlands. The Shoreline Element is implemented through the Shoreline Master Program (SMP), adopted in Title 16 Kenmore Municipal Code (KMC).

Economic Development Element

The Economic Development Element is to articulate how the City of Kenmore will support local businesses, stimulate job growth, broaden the City’s tax base, and improve the economic well-being of Kenmore residents. 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.

Climate Action Element

The purpose of the Climate Action Element (CAE) is to provide strategies to reduce greenhouse gas (GHG) emissions and respond to the impacts of climate change in our community, as outlined in the Climate Action Plan (CAP). The CAE provides an actionable framework to guide the long-term implementation of mitigation and resilience actions. The CAE also identifies needs and opportunities for ongoing community engagement, education, and dialogue around climate action.

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 Element

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:

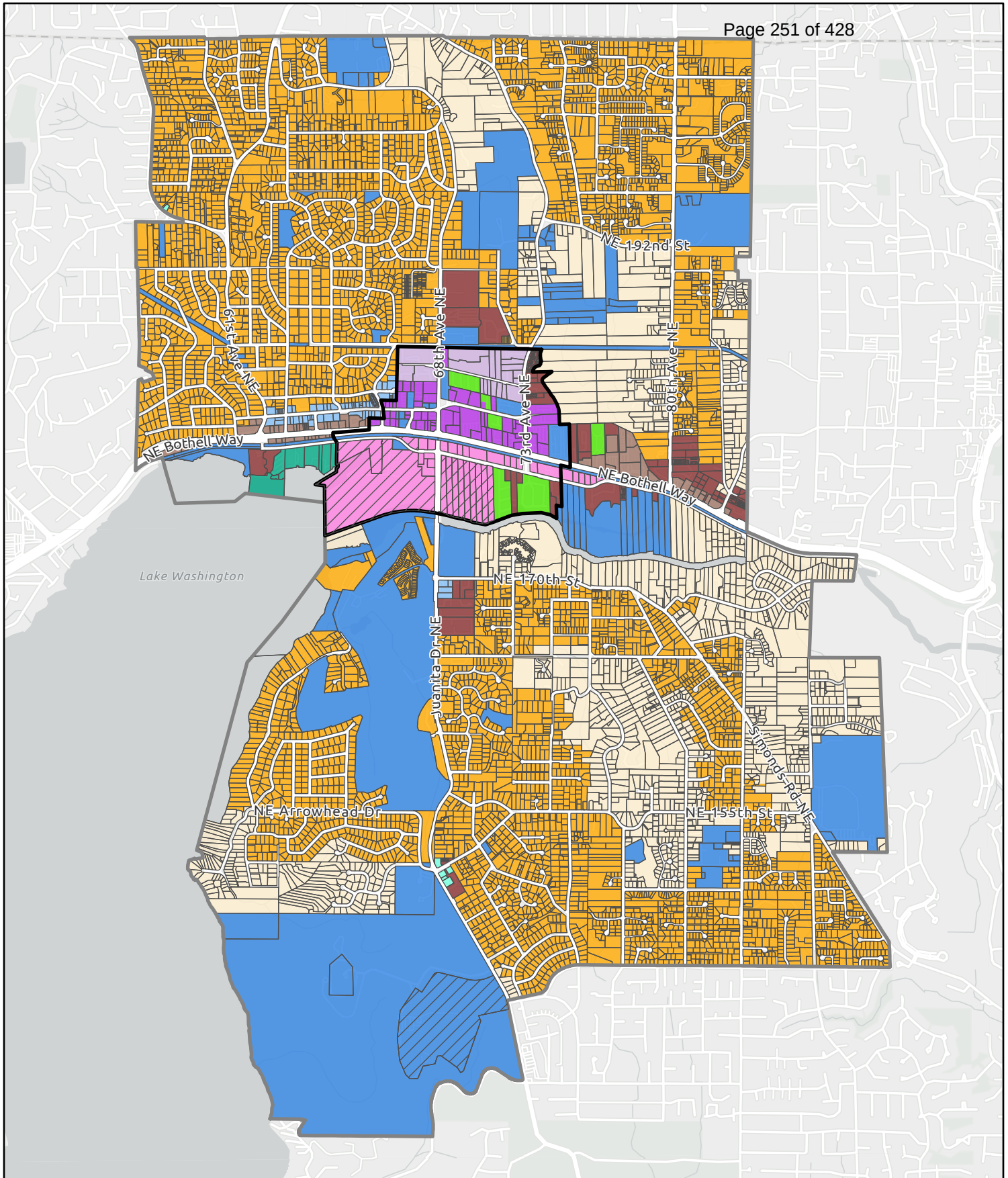
- Goals: Goals are broad, general statements of the desired long-term future state towards which the Plan aims. They indicate what ought to exist in a community or what is desired to be achieved in the future.
- Objectives: Objectives are statements of the desired short-term and more measurable aims of the Plan; the objectives show how a goal will be pursued.
- Policies: 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, objectives 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.



- Countywide Growth Center
- Special Study Areas
- Regional Business
- Downtown Commercial
- Downtown Residential
- Community Business
- Neighborhood Business
- Waterfront Commercial
- Public and Private Facilities
- Urban Corridor
- Low Density Residential
- Medium Density Residential

City of Kenmore Land Use



0 1,250 2,500 5,000
Feet

This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



Map Date: Nov 2024

TABLE CF-B
SURFACE WATER FACILITIES CAPITAL IMPROVEMENTS
CITY OF KENMORE
2025-2045 FISCALLY UNCONSTRAINED LIST

PROJECT DETAIL	TOTAL DOLLAR
1 Muck Creek Restoration	\$ 1,000,000
2 192nd Culvert Replacement	\$ 2,300,000
3 169th Culvert Replacement (Samm Trib)	\$ 2,264,100
4 175th Culvert Replacement (0056)	\$ 6,320,000
5 61st 182nd Replacement Culvert (0056)	\$ 7,495,000
6 74th Culvert Replacement Private (0057)	\$ 2,509,000
7 74th Culvert Replacement Public (0057)	\$ 2,498,300
8 76th Culvert Replacement (0057)	\$ 1,957,100
9 163rd Culvert Replacement (0057)	\$ 2,165,400
10 Little Swamp Creek Restoration	\$ 5,716,600
11 Kenmore Lane SW Facility Retrofit	\$ 1,000,000
12 Lakepointe Shoreline Restoration (Salmon Recovery)	\$ 26,000,000
13 Sammamish River Restoration (Salmon Recovery) 14	\$ 12,000,000
Swamp Creek Restoration (Salmon Recovery)	\$ 20,000,000
15 SW Small Works (Annual)	\$ 2,400,000
16 Culvert Replacements (2031-2045, Unspecified)	\$ 25,000,000
17 SW Facility Retrofits (Unspecified)	\$ 11,600,000
18 Restoration Projects (Unspecified)	\$ 21,000,000
TOTAL	\$ 153,225,500



City of Kenmore Comprehensive Plan Update

Equity Analysis and Recommendations

Prepared June 20, 2023



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A. INTRODUCTION

The City of Kenmore is in the process of updating its Comprehensive Plan, the document that reflects the city the community wants to become and guides the City plan to accommodate and incorporate anticipated growth. As part of the 2024 Comprehensive Plan update, the City received a grant from the Washington State Department of Commerce to evaluate the authorization of middle housing types. The grant included funding for a Racial Equity Analysis to help the City establish anti-displacement policies for the plan's Housing and Land Use elements. The Racial Equity Analysis seeks to meet Commerce guidelines to identify policies and regulations that contribute to racially disparate impacts, displacement, and exclusion in housing and incorporate considerations related to existing land uses and design, zoning policies, and housing density. The goal of the Racial Equity Analysis is to provide information, context, and evaluation of the potential disparate impacts or displacement risks that might result from growth plans and provide recommendations that support the City's ability to avoid and mitigate policies that preserve past harms and work to eliminate practices that increase future displacement risks. Moreover, the report seeks to expand City leadership's awareness of the community-wide benefits of increasing access to opportunities for vulnerable populations. The City is committed to the 2024 update including:

- A plan for housing that is affordable to all income levels, including middle housing types
- Racial equity analysis and anti-displacement policies for City consideration

Why do a Racial Equity Analysis?

The City of Kenmore has made this a priority. A Racial Equity Analysis recognizes that all social identification and categorization is politically developed and *assigned* to populations. These identifications and categories were developed for political purposes, assigned to individuals and groups, and encoded into our legal and social contexts. While the contexts and applications of these politically assigned categories have changed over time and reflect the shifts in national beliefs and values across history, they have shaped the nature of law, politics, funding streams, and access

"We have come to a historic moment in time where we must take a deeper look inward and lead by example. By renewing our commitment to diversity, equity and inclusion, we can focus our work through a more equitable lens. With a thoughtful, innovative mindset - we can achieve greater harmony together; ensuring a safe, welcoming and affirming community for all, and future generations to come."

Councilmember Corina Pfeil

to opportunity. Today, many populations have embraced their assigned identities using them to create community, build public awareness, or enter political discussions and legal debates. This awareness is critical in understanding the historical, political, and legal applications of the demographics associated with displacement risks discussed in the following sections.

Without this understanding, the effects of legal and systematic exclusion throughout history will inaccurately be attributed to personal failure rather than intentional generational divestment of opportunity and economic underdevelopment. This analysis includes groups that are considered pushed to the margins of our society, including those who identify as Black, Indigenous, People of Color (BIPOC), people who are Lesbian, Gay, Bi-, Trans, and Queer (LGBTQ), women, people with disabilities, households with low incomes, and others who experience systemic inequity.

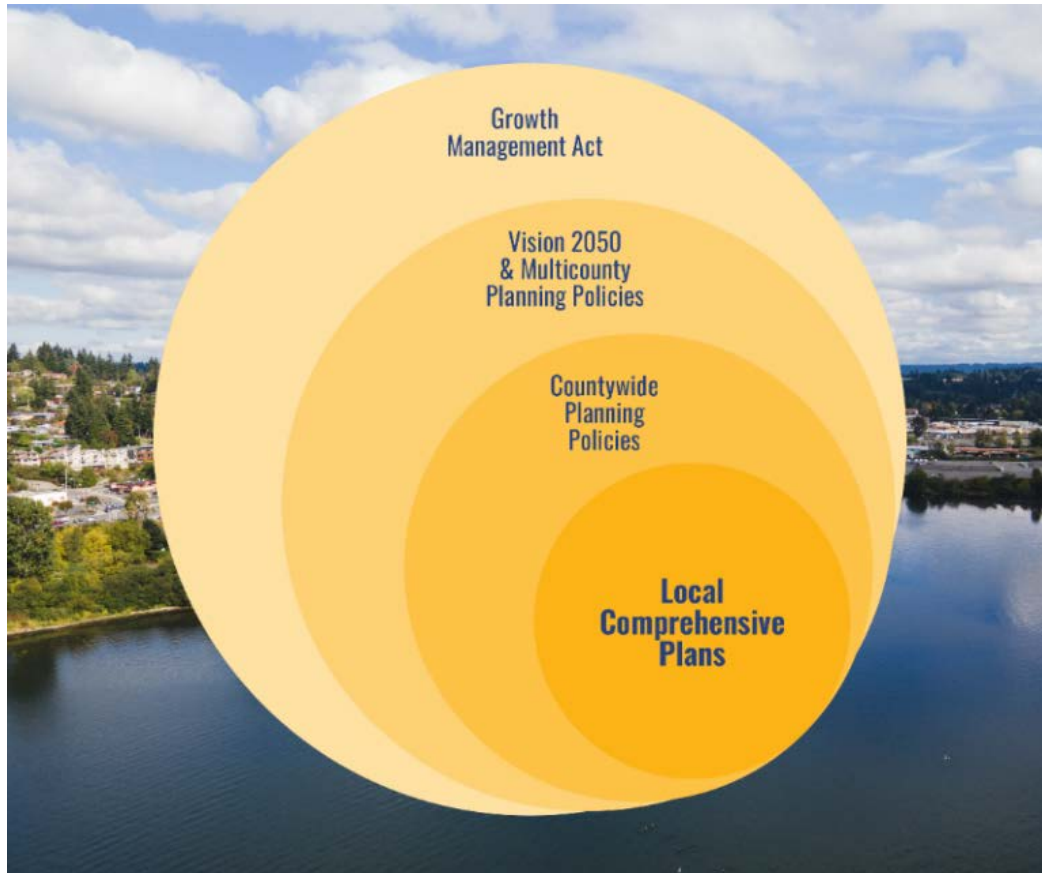
Consistent with the Commerce grant guidelines, this report focuses on “no net displacement of very low, low, or moderate-income households (as defined in [RCW 43.63A.510](#)) or individuals from racial, ethnic and religious communities which have been subject to discriminatory housing policies in the past.”

State and Regional Guidance: In addition to the Commerce guidance, the Washington State Legislature passed two bills, HB 1220 in 2021 and HB 1110, in 2023 that inform the comprehensive planning effort by requiring designated growth areas to provide sufficient land capacity for all housing needs across all income segments. According to the 2022 King County Countywide Planning Policies (CPP), over the next 20 years, the City of Kenmore will need to plan for 3,070 new housing units (and 587 beds of emergency housing) as well as 3,200 new jobs.

The Puget Sound Regional Council (PSRC) created VISION 2050, the approved multicounty planning policy guidelines for the region, identifying Kenmore as a High-Capacity Transit (HCT) community, with regional expectations for transit-supportive growth. “Targeting growth within these transit-rich communities helps to support mobility and reduces the number and length of vehicle trips. The Regional Growth Strategy calls for the 34 HCT communities to accommodate 24% of the region’s population growth and 13% of its employment growth by the year 2050.”

Community planning policies and guidelines

This Racial Equity Analysis supports Kenmore in framing its growth as part of the regional strategy that serves the future of Kenmore’s community. As Kenmore updates the Comprehensive Plan, this analysis will help integrate new requirements related to racially disparate impacts, displacement, exclusion, and displacement risks in housing into its Land Use and Housing element updates.



B. METHODOLOGY

This analysis is rooted in the interconnected relationship between people and place. This is fundamental to strategies that build and sustain healthy, engaged, and connected communities. These factors intertwine with the social and economic determinants of equity and are used to explore the built environment's role in developing and sustaining community health and well-being. Through this process, we have highlighted structural indicators that support equitable applications and layered them across Kenmore community characteristics.

This Racial Equity Analysis:

- Uses an intersectional, anti-racist equity approach
- Centers most vulnerable populations
- Leads from an asset-based strengths analysis that supports communities' ability to thrive in place
- Leverages existing City analyses of equity issues

This Racial Equity Analysis report incorporates:

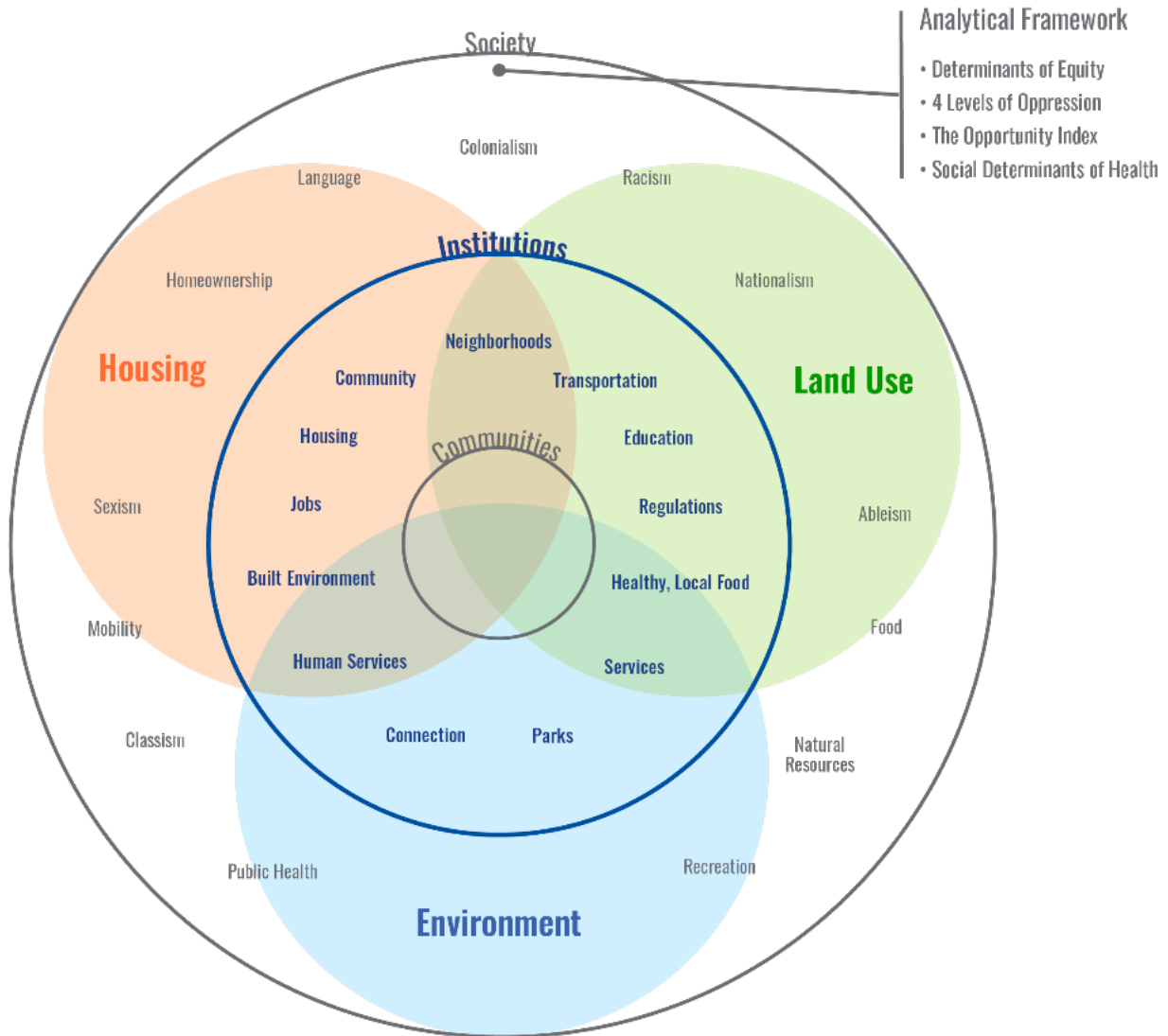
- Review of previous analyses, supplemented, as needed, by additional analysis of disparities and impacts
- Opportunities and barriers at multiple levels: community, jurisdiction, and City program service and delivery
- Recommendations for the Comprehensive Plan update or middle housing regulations, especially focused on displacement possibilities

"We do not need to wait for a national or regional conversation or strategy - we can start right here at home. But any conversations we have and actions we take must not be superficial. It's not just about changing our attitudes - it's about dismantling systemic racism throughout the complex and entrenched social, political, and economic systems that bias in favor of white people."

Rob Karlinsey, Kenmore City Manager

This Racial Equity Analysis uses an Analytical Framework

The Analytical Framework combines a foundational framework, historical context, the Community Health and Thriving model, the Growth Management Act authority, and the additional tools illustrated below. Each tool explicitly addresses the impact of institutional and systemic biases, cultural norms, and power dynamics and disparities.



Integrating Frameworks as an Analytical Tool

Determinants of Equity	4 Levels of Oppression	The Opportunity Index	Social Determinants of Health
https://equity.wa.gov/us-plus/state/state-equity-us-and-wa-state	https://hub.youthpowercoalition.org/t/the-4-is-of-oppression-ideological-institutional-interpersonal-and-internal/304	https://opportunityindex.org/about/	https://health.gov/healthypeople/priority-areas/social-determinants-health
- O Affordable, healthy, local food - O Access to health and human services - O Access to parks, recreation, and natural resources - O Transportation and mobility - O Housing and home ownership - O Community and public safety - O Early childhood development - O Economic justice - O Equity in state and local practices - O Equity in justice systems and laws - O Equity in jobs and job training - O Healthy built and natural environments - O Quality education - O Strong, vibrant neighbor	Oppressions like racism, classism, ableism, and ageism occur at different levels: Ideological, Institutional, Interpersonal, and Internal. - O Internalized - O Interpersonal - O Institutional - O Systemic (Ideological)	The multidimensional nature of the Opportunity Index provides a broad picture of opportunity that goes beyond economics alone. The 2019 Index includes indicators within four dimensions of community well-being: - O Economy - O Education - O Health - O Community	The social determinants of health and demographic dashboards are divided into three geographic levels: County, Accountable Communities of Health (ACHs)* and Census Tracts**. The social determinants of health dashboards have the following measures: - O Poverty - O Education - O Limited English - O Unemployment - O Uninsured

Integrating the above frameworks provides an analytical tool as a lens through which we can review policies, interventions, and resources to address the identified disparities and inequities more effectively. It enables a more comprehensive and collaborative approach to addressing inequities and improving outcomes for marginalized populations. This tool helps uncover disparities that might otherwise be overlooked when using a single framework in isolation. Using this tool ensures that resources and efforts focus on the populations and communities **most in need**. It helps identify areas where disparities are **most pronounced**, allowing for interventions that address the intersecting determinants and root causes.

The Approach

Our approach incorporated analyzing previous and current Kenmore documentation, reviewing community feedback from previous engagements, identifying community values and priorities, engaging priority stakeholders, evaluating Kenmore's comprehensive plan and associated updates, applying health equity considerations, and then analyzing this information using equity and opportunity frameworks and PSRC displacement risk index. The following analysis reflects the results and learning gathered throughout this process.

Community and Stakeholder Engagement informs the Racial Equity Analysis

Between 2021-22, the City of Kenmore has offered multiple traditional engagement opportunities for the community to share their input on the middle housing conversation and decisions. The Kenmore Planning Commission began their discussion of middle housing types in January 2021 and conducted a city-wide survey in August 2021. Planning Commission meeting materials are sent to a broad mailing list, that is regularly updated. The City Council received comments by email, letters, public comment at a City Council meeting, chats during online presentations, and during the public hearing. Residents saw numerous articles in the City newsletter, and the Council had a large showing at the Missing Middle Housing public hearing. A petition was signed by 225 Kenmore residents, mostly from single-family housing developments that would not be affected by the proposed Missing Middle Housing policy changes. The petition included 40 from a R-1 or R-4 development that would not be affected by proposed Comprehensive Plan Policies and regulations considering duplexes and triplexes in the R-6 residential zone only. In November 2022, the Council adopted Comprehensive Plan policies that would allow medium density housing within ¼ mile of the City's two

Equitable Engagement Assessment Framework

Long-term, an outcome of the Racial Equity Assessment is an Equitable Engagement Assessment Framework the city can use to evaluate the equity components of an engagement process. This framework consists of two phases.

- In Phase I, teams document the project and engagement effort profile. Phase I supports individuals and teams to define the engagement landscape, consider the diversity of stakeholders affected and overlap of stakeholders' various needs and concerns, and identify types of engagement are possible with the available resources.
- Phase 2 introduces worksheets which encourage users to think critically about applying equity efforts in the engagement. Users are also encouraged to think critically about the profile information as it applies to the type of engagement completed and the populations that may have historically been marginalized or underserved.

main transit corridors. The Council did not adopt implementing regulations and deferred further discussion and public engagement for middle housing to 2023. The City decided to center those communities most affected by the missing middle housing when conducting the 2023 engagement activities to gather input.

In 2023, the City began this focused approach to community engagement for middle housing with three primary goals:

1. Engage specific audiences
2. Build and grow positive relationships with community members and community-based organizations
3. Bring the community along in preparing them for middle housing types

The re-framed community engagement approach used the tipping point framework that centers community input, allows for innovative thinking, and pushes the boundaries of the status quo. This approach enlisted engagement tools that promote inclusive, transparent, and meaningful engagement of all community stakeholders, while centering our most vulnerable populations, specifically those who are most often overlooked because of the barriers embedded throughout history.

The team started with five small group meetings with up to 15 participants. Each group had diverse representation including youth and/or students, People of Color, and seniors/older community members – all advertised in traditional and non-traditional methods (adding Spanish language, flyers on park bulletin boards, City Hall, the Hangar, Kenmore Library). The team also reached out to realtors, rental housing managers, local community-based organizations, and others by email and phone calls.

Spanish language engagement

Spanish language engagement specialist, Daniel Ruiz, reached out to community members who use Spanish to schedule one small group meeting in Spanish. The intention was to cover the same topics and questions, and to customize the conversation to be culturally responsive to communicate most effectively with the Spanish-speaking community. Daniel also led Spanish language engagement for earlier comprehensive planning, building on existing connections and using a relationship-focused approach. The team adapted the timeline of deliverables to allow more time for Spanish language engagement.

Despite our unique strategies and significant effort to collaborate with this community the team was not able to schedule and hold a small group meeting in Spanish. The City has not consistently engaged Kenmore's Spanish speaking community and therefore does not hold the meaningful and trusting relationship needed for further engagement. The City should continue efforts to engage priority audiences, like the Spanish speaking community, in a

way that is relationship focused. This means understanding the communication needs, adjusting to access requests such as longer timelines, relying additionally on word of mouth, meeting people in physical spaces that are established by the target community as welcoming and familiar, and utilizing influential trusted voices in the community.

Framing the Future of Housing event

The team held this in-person event on June 3, 2023, in the outdoor plaza of the Hangar community center. The team designed three unique and creative activities for this event, using the same values-based approach as was consistent with all engagement during this project. Staff for the event were multi-lingual, with capacity to engage community members in English, Spanish, and Tagalog.

Over 50 community members attended this event, expressing support and concerns regarding Missing Middle housing in Kenmore. While many people saw it as a step in the right direction, some raised concerns about parking, traffic impacts, and various forms of impact on existing neighborhoods such as character. Community members expressed excitement about the possibility of having more housing options and emphasized the importance of the City being responsive to community values.

Engaging Kenmore's Diversity, Equity, Inclusion, and Access (DEIA) Advisory Committee

PRR engaged the City of Kenmore's DEIA Advisory Committee as a community stakeholder invested in equitable housing opportunities. The intention of this effort was to engage the Committee in transparent communication and learn more about the intersections of the DEIA Task Force recommendations and the Racial Equity Report considerations for middle housing types. The goals included understanding the role of the Racial Equity Report in the City's Comprehensive Plan Update and identifying gaps in information and final report recommendations from the Advisory Committee.

The Advisory Committee asked questions about the report's potential to educate and build City staff and leadership's knowledge and awareness of the connections between historical practices and today's displacement concerns. The Advisory Committee provided additional context for community needs and identified areas in which the City can deepen its engagement efforts with marginalized communities. The Committee also identified connections between City planning and public health impacts as it relates to housing access. This information was added throughout the report and helped to make deeper connections to Kenmore's DEIA efforts.

What did we hear overall? Findings from the City's broad outreach and more recent focused community engagement have helped to inform Kenmore's Comprehensive Plan update and discussion of middle housing.

1. Create and preserve accessible green space near housing
2. Build infrastructure to support increased density and walkability
3. Create more variety in home offerings and affordability

Key Questions:

We focused this Racial Equity Analysis on three primary questions:

1. How can Kenmore's Comprehensive Plan Update advance racial equity?
2. What racial equity outcomes will define success?
3. What improvements could make the Comprehensive Plan more equitable?

C. COMPREHENSIVE PLAN ANALYSIS

Kenmore's 20-year vision:

The community conveys its future through the 2035 vision for Kenmore as a place that residents, businesses and visitors find welcoming, with courteous people, and offering a high quality of life to live, raise children, shop, work, recreate, and socialize. The fun, vibrant waterfront community of 2035 is grounded in the understanding of healthy, equitable communities.

The Comprehensive Plan update goals were established to ensure the plan can guide the City of Kenmore in achieving their 20-year vision for what the city aspires to be: a healthy, equitable and inclusive Kenmore.

The 20-year vision goals are listed below, separated into the outline of healthy, equitable, and inclusive communities.

Healthy people - strong people and populations (communities with access)

- *Supports recreation and health through well-maintained parks, trails, and open spaces*
- *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 its citizens*

Healthy places - Strong places (community stability and vitality)

- *Connects both visually and physically to its waterfront, recognizing it as a significant local and regional asset*
- *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 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*
- *Is inclusive and family friendly, with a small-town feeling, fostering a sense of belonging and pride*

Equitable distribution and access (distribution of resources)

- *Has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses*
- *Supports local arts, culture and history*
- *Supports and encourages education and quality schools*

The City of Kenmore seeks a future ensuring the City grows an engaged and connected public with strong, informed populations, cohesive and healthy neighborhoods, through appropriate land use priorities and accessible housing options. This Racial Equity Analysis focuses on the Land Use and Housing elements of Kenmore's Comprehensive Plan.

beginnings in the purpose of public health – originally, the purpose of planning was to ensure that the built environment could protect the community from infectious disease, encourage connectivity, and support the overall health and well-being of individuals and families. During the early 1900s communities were plagued by overloaded housing needs, noxious industrial exhaustions, and human and animal waste that resulted in regular occurrences of sickness across communities.

Community planners and health professionals shared a common mission to provide safe and healthy environments. They worked together to address the health and safety of individuals and communities creating numerous policies related to sanitation, zoning, housing, and transportation. These policies became the foundational practices for how planning processes informed the development of built environments.

Over time, public health and planning roles began to diverge as planners' attention focused more on land use and transportation, while public health professionals focused on health and safety concerns. The planner's goal is to have residents feel connected through experiences that shape collective and shared spaces. Planning can take the larger city experience and scale it down to bite-sized experiences at the neighborhood and street level.

With the 2024 Comprehensive Plan update, Kenmore has an opportunity to reignite the connection between health and community planning while addressing historical inequities. The relationship between past practices and today's experiences are tied to resulting jurisdictional inefficiencies like eroding infrastructure, housing inadequacy, overcrowded facilities, siloed decisions-making, misaligned community priorities, limited economic tax base, public health failures, overburdened public safety and social services, and limited municipal reserves.

Unequal community access to resources and opportunities can exacerbate social divides and lead to social tensions, reduced social cohesion, and increased disparities. This can lead to lost economic potential and reduced overall economic competitiveness and result in disparities in quality of life and well-being for residents.

Because we continue to exercise government tools and practices that were entrenched in histories of inequity, today's city planning tools have the potential to perpetuate existing disparities within communities and among various populations. Discounting such connections leads to additional risks and unexpected displacement events leaving City leadership ill prepared to respond. City planning processes that do not consider the current impacts of historical inequities across the greater Seattle's regional landscape are likely to increase their own community experiences of social fragmentation and find that their localized efforts lack depth and therefore sustainability.

Planning that remains curious, is informed by history and regional contexts, examines large scale resolutions, and engages in interdependent problem solving produces cities that are more prepared to address the local influence of the region's increasingly complex and deep-seated concerns. This is a key connection for understanding the ways in which all western Washington communities are currently struggling with housing availability and affordability, transportation mobility, public health, and regional inequity.

LAND USE ELEMENT

Introduction: Throughout the development of U.S. history, land was the central focus of growth. Today, land continues to be the foundation of progress. From the first footprints of colonial settlement to the expansion of population growth, access to land as a sustainable resource endures, making the use and development of land a core element of Comprehensive Plans. The Land Use element of the City of Kenmore's Comprehensive Plan provides context for the land through review of the City's geographic features, exploration of the history that shaped the City and community, itemizing current land use patterns, and framing the future use of Kenmore's available and redeveloped land.

Overview: The City of Kenmore covers just over six square miles and is situated within the area referred to as "Northshore," the northern-most part of King County. Kenmore borders the City of Lake Forest Park on the northwest, Lake Washington to its southwest, the City of Bothell to the east and parts of the northeast, and the City of Kirkland to the south. Kenmore stretches north to meet the Snohomish County line, where it borders the City of Brier. The Sammamish River connects Lake Sammamish to Lake Washington, running east-west through Kenmore, dividing the City into northern and southern halves. The river drains into Lake Washington, Kenmore's waterfront, a land use unique to cities in the region providing Kenmore with ample commercial waterfront, beachfront activities, and a seaplane base, Kenmore Air Harbor. The City also boasts over 15 distinct neighborhoods, just as many public and private open spaces, a host of regionally connected trails, community gathering spaces, a centrally located downtown corridor with mixed-use features, a private university, and a park and ride.

Kenmore History: The Comprehensive Plan acknowledges that its beginnings and cultural features are the background contexts that shape the understanding of Kenmore. Today's Kenmore is regionally and locally interconnected, a perspective that should the City's history should reflect. Recommendations to update the history section of the Land Use element are based on the need to develop a historical analysis that also connects to a modern, regional future.

As Kenmore works to incorporate its indigenous roots into the landscape of the City, the existing history section takes a narrow lens of Kenmore history. It aligns with U.S. historical narratives that frame Native American First People experiences by language, location, and numerical value. In contrast, settler experience includes significant intimate details, describing a connection to each other, the land, and their generation's legacies. Imagine the City of Kenmore's entire existence viewed simply in demographic details.

The historical narrative continues with identifying the ownership of forest-covered hills with little acknowledgement that owning this land came with the forced migration of the Indigenous people who lived here first. This history skips over the purpose of early settlement - the expectation to take physical ownership of the entire area under the newly formed King County. Transferring huge swaths of unceded land to private ownership required strategic and coordinated partnerships with private agencies and larger governing bodies to spread social conformity, single narratives, opaque decision-making, English-only communication, undisclosed policy actions, and of course, force.

As the City notes, the Kenmore story is the story of the Coast Salish, who continue to show resilience through advocating for their homeland and lifeways despite generations of dehumanization and persecution. The City should consider this connection when working to increase interconnected governance with tribal communities. Engaging Tribes in the policy and planning of the land in which their ancestors were forcibly removed is incongruent with the City's values. Land use policies should not overlook what it means for Tribes to provide guidance on land that was once their own.

The history section goes on to highlight road development for personal travel. It glosses over the intentions of those roads, as a transportation system, to support extracting timber for capital gain. This makes it harder to connect conversations of tree top canopies to neighborhood and road development.

The history then details Kenmore's growth, attributing the City's growth to the selling of land to developers for residential use, however the growth and ability to purchase tracts are grounded in a much wider context. People moving to Kenmore connect to a much wider national and regional history including the 1918 Seattle housing shortage, the region-wide influenza outbreak, and the national prohibition on alcohol which was heavily policed within the Seattle city limits. Federal changes to housing loan policies came in the 1930s alongside the significant expansion of homelessness via Hoovervilles (homeless encampments during the Great Depression that testified to the housing crisis of the early 1930s), and the widescale manufacturing of low-cost Model-T Fords, all of which aided population spread to the outskirts of the region, leading to the wide-scale development of residential suburbs. Kenmore's reputation for dance halls and roadhouses developed as alternative entertainment for white residents away from the region's famed jazz halls, situated in Seattle's all Black, red-lined Central District.

Creating a wider historical context and incorporating the rich history of our region provides connectivity to Kenmore's future vision. Kenmore's Comprehensive Plan update is a chance

to incorporate an authentic historical analysis and communicate the inclusiveness of this welcoming community.

Land Use Patterns: Kenmore’s current Comprehensive Plan notes the City’s priority to protect single-family neighborhoods and nuclear family experiences, as noted in its use of land zoning and goals for future development. Changes in the City’s Land Use and Housing element goals and policies adopted in 2022 include policies that speak to diversity, inclusiveness and choice – including the expansion of housing choice. The City’s updated vision statement also reflects those values. In March 2023, the City adopted new transit-oriented development (TOD) goals to support the HCT designation, consistent with 2022 Comprehensive Plan policies.

New goals and policies address existing inequities: Today, Kenmore’s single-family parcels take up a little more than 55% of the land while, on the other hand, Kenmore’s multi-family dwellings take up a little more than 5% of the land (with the idea that future development would simply add more density to this 5 percent). Multi-family housing is designated about the same amount of land as industrial, schools, golf course, and vacant land. Kenmore’s parks and commercial areas include more land than multi-family dwellings.

“Development capacity” includes vacant, underdeveloped, and redeveloped property and land where one home might be located on larger, considered partially vacant, land. Current zoning of any remaining vacant property and assumed redevelopment of any partially vacant land will center single-family residential development with protections for the aesthetics of and connections to single-family zoning.

However, the Comprehensive Plan notes that the development of a downtown corridor intends to center *multi-family units* with increased density within walking distance to transit, cultural spaces, amenities, and services – all aligning with Commerce guidelines to increase density near transit locations. The Comprehensive Plan notes that redevelopment of developed properties can be difficult to achieve in areas that require higher density like the downtown corridor. These parcels tend to be smaller and under multiple ownership. To achieve the desired density in the downtown corridor, Kenmore recognizes that viability for redevelopment may require parcel or property consolidation.

HOUSING ELEMENT

Overview: Several recent market industry pressures have influenced regional housing trends that impact Kenmore’s housing situation. First, the significant population growth across the region has increased faster than new housing development could keep pace with, causing home prices to rise, forcing many out of the real estate market into the rental market, further squeezing out housing affordability. Second is that King County’s population growth was uneven across income bands. To meet the needs of housing demands of the highest income-earners, housing developers built most new projects in service of the upper end of the housing market. What was once affordable housing has increased in price, further pushing out middle- and low-income working populations.

In 2023, House Bill 1110 amended the Washington State Growth Management Act (GMA) to require local governments and developers to increase middle housing types in areas that have been historically dedicated to single-family detached housing. These changes require local jurisdictions to examine racially disparate impacts, displacement, exclusion, and displacement risk in housing policies and regulations and adopt policies to begin to mitigate and undo such impacts.

Introduction: The overarching housing goal of Kenmore’s new Countywide Planning Policies (CPPs) is to “provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County.” The CPPs direct each jurisdiction to update its comprehensive plan for:

- Preserving, improving, and expanding its housing stock.
- Promoting fair and equitable access to housing for all people.
- Taking actions that eliminate race-, place-, ability-, and income-based housing disparities.

Existing Conditions

Demographics: Kenmore has a high percentage of non-Hispanic white residents (73.4%). Often the narrative for demographics are grounded in the belief that there are little to no racial considerations that need to be addressed given the dominant white population and the limited size of other racialized populations. Even with a majority white population, the City of Kenmore, like the region, is still grappling with housing supply and the disparities associated with housing opportunity that cross income levels, education levels, language access, and housing cost burdened populations. All these disparities show up in our communities because historical practices of exclusion were not limited to a singular population or the isolated location for which it was designed. The original historical laws

that created exclusion for racialized populations never accounted for the future generations that would cross racial boundaries, leaving today's governments to address geographical divestment, displacement, unemployment, poverty, and the multitude of housing concerns experienced by all populations crossing a multitude of racial boundaries.

Today a wider variety of people experience the outcomes of historical practices that created generational poverty, lack of educational attainment, lack of wealth building experiences, and geographic locations that reflect economic and social divestment (failing infrastructure, housing, education, public service amenities like water lines and roads). Today's impacts and concerns span a wider range of needs that cross economic and racialized boundaries. The lack of foresight in our forefather's imagination for how populations may shift and grow, place all populations in economic danger and potential threat of displacement.

The Comprehensive Plan refers to the "displacement risk maps" developed by Puget Sound Regional Council (PSRC) to map areas in the region where current residents and businesses are at risk of displacement as growth occurs. The plan references an area of Kenmore east of 68th Ave NE identified on the map as an area with moderate displacement risk.

The City of Kenmore should note that each of the 15 displacement risk indicators have individual implications that increase significantly when layered. Kenmore would benefit from understanding the individual and multi-layered impacts of the risks that currently exist in individual neighborhoods and collective communities.

Race-, Place-, Ability-, and Income-Base Housing Disparities: To understand displacement risks, we must recognize the interconnectedness of various determinants and their collective impact on marginalized communities. The overlap and interconnectedness of the frameworks lies in the collective focus on addressing social and economic disparities. The integrated framework analysis approach enables us to identify disparities and inequities across multiple domains simultaneously, allowing for a deeper analysis of how factors like race, income, education, homeownership, and connection to place interact to shape displacement outcomes and contribute to disparities that place populations at risk.

As Kenmore considers the impact of the region's history, the City must adequately address the region's long-standing inequities through its future planning. Currently the region is experiencing significant concerns related to housing shortages, lack of affordable housing, and unmet transportation needs. Regional cities that do not adequately address historical inequities when planning for their growth may experience long-term challenges.

Failure to address historical inequities in city planning can perpetuate existing disparities and inequities. Marginalized communities, such as communities of color, low-income

communities, and communities with high concentrations of other vulnerable populations, may continue to face unequal access to transportation, healthcare, housing, and environmental resources, resulting in persistent disparities in quality of life, economic opportunities, and well-being.

- Ignoring historical inequities in city planning can result in economic inefficiencies and ineffectiveness. Limited access to transportation, healthcare, housing, and environmental resources for certain populations can hinder economic productivity and growth, limit workforce participation, and increase public health costs. This can lead to lost economic potential and reduced overall economic competitiveness.
- Communities facing environmental hazards, such as pollution or climate-related impacts, may experience increased environmental health risks and reduced resilience to environmental challenges. This can result in long-term negative impacts on the environment, public health, and overall sustainability of the city.

Cities that do not address historical inequities in their planning processes may face increased costs and challenges in the future. For example, as our region continues to address disparities and inequities retroactively, it has become clear that it is more costly and challenging than if they had been addressed proactively during the planning stage. Inadequate planning for growth can result in inefficient land use, increased infrastructure costs, and increased demands for public services, leading to long-term financial burdens for the city and its residents.

Missing Middle Housing is any housing development that falls between single-family homes and large apartment buildings. Types of Middle Missing housing include townhouses, duplex/triplex/ fourplex houses, cottage homes, and courtyard apartments and are typically more affordable to own or rent than single-family homes. These types of dwelling are more readily used to infill parcels within a neighborhood and size makes them less expensive to build for developers.

MISSING MIDDLE HOUSING refers to a shortage in the market for housing options that are more attainable by middle-income households. These households often earn too much to qualify for subsidized or low-income housing programs but struggle to afford market-rate housing in expensive areas.

To increase access to affordable housing across incomes through middle housing types, strategies can include zoning changes to allow for more housing choice, incentivizing the construction of affordable units within market-rate developments, providing subsidies or tax incentives to developers, and implementing inclusionary zoning policies that require a percentage of new developments to be affordable to middle-income households. Additionally, public-private partnerships and community land trusts can help facilitate the creation and preservation of middle housing types.

Increasing the availability of middle housing types can have several benefits for access to affordable housing across income bands:

- Housing Range: Increasing the availability of middle housing types helps create a more comprehensive housing continuum, covering a range of income levels. This continuum includes affordable housing options for low-income households, middle housing types for middle-income households, and higher-end housing for those with higher incomes. By addressing the middle housing gap, the housing market becomes more inclusive and responsive to the diverse needs of households across different income brackets.
- Displacement Prevention: Middle-income households are often at risk of being priced out of rapidly gentrifying areas. If the market lacks housing options that cater to their income level, they may be forced to move to areas with lower housing costs or face housing cost burdens. Increasing the availability of middle housing types helps retain middle-income households in desirable neighborhoods, preventing their displacement and maintaining neighborhood diversity.
- Pricing Stabilization: By increasing the supply of housing units that target a larger variety of incomes, the market becomes more balanced, which can help stabilize housing prices. When there is a shortage of housing options across a variety of income-earners, households may be forced to compete for limited units, driving up prices. Increasing the supply of middle housing types helps mitigate this competition and can lead to more affordable options for across multiple incomes.
- Income Diversification: Promoting a mix of incomes within neighborhoods contributes to the economic and social vibrancy of a community. When affordable housing options are only available to low-income households or when middle-income households are priced out, it can result in homogenous neighborhoods with limited socioeconomic diversity. By providing middle housing types, cities have a better opportunity for a diverse range of incomes to coexist, fostering more inclusive communities.
- Workforce Proximity: Affordable housing options that cater to middle-income households can enhance resident proximity to core services, civic structures, and transit. When housing options are more affordable and accessible to various income earners, they can live closer to employment centers, schools, and transit reducing commuting times and expenses. This can have positive impacts on both the individuals and the local economy, as it promotes productivity, reduces traffic congestion, and supports local businesses.

D. RECOMMENDATIONS FOR KENMORE COMPREHENSIVE PLAN

1. Develop a wider historical context.

- a. Center a variety of experiences, not just the founders. We tend to center a frame of reference from those who were able to document their early Kenmore experiences. Those who were not part of this documentation get expressed by the documenter's viewpoint. Kenmore's historic and current narrative would be bolstered by including a variety of perspectives such that all see themselves in the history, especially as Kenmore continues to develop their tribal relations (i.e.: giving a community space its original Lushootseed name).
- b. Incorporate an understanding of historical zoning practices on today's housing affordability.

2. Understand the combinations of risks associated with displacement: The Puget Sound Regional Council (PSRC) has developed a displacement index based on 15 indicators that lead to displacement. While factors such as population size, demographics, employment sectors, education levels, and local policies shape the characteristics and dynamics of a city, combinations of the following factors in a single area can contribute to risks associated with displacement.

a. Housing Displacement Risks

- i. *Housing Tenancy*: Renters are at higher risk of displacement because they have less control of their housing situations given the nature of renting situations such as shorter leases, potential for increase rent, less options available for late payments, and inconsistencies or fluctuations of rental prices. The number of renters within an area is an important factor to consider when itemizing investment opportunities, as these households are vulnerable to displacement if rental prices become unaffordable.
- ii. *Median Rent*: When we compare the region's median rent to a city's median rent, we see the potential for displacement to happen. If Kenmore's median rent is higher than the region, then the middle-income residents are pushed out, which creates a displacement risk.
- iii. *Household Income*: Examining income levels can help identify disparities and income inequality within a city. Income alone does not capture all aspects of quality of life, but understanding income distribution patterns can inform policymakers about areas that require targeted interventions to address inequity.
- iv. *Income Proximity and Distribution*: Cities with significant income disparities may experience social challenges, including limited social mobility, unequal access to

resources, and disparities in education and healthcare outcomes. High-income levels are often associated with cities where the cost of housing, goods, and services tends to be higher. Areas with lower incomes (80% AMI) that abut neighborhoods with higher incomes (120% AMI) can highlight areas for examination.

- v. *Housing Cost Burdened*: As living costs increase around the region, the financial impact placed on cost-burdened households increases the pressures forcing households to move to more affordable locations.
 - Households are burdened by housing costs if they spend more than 30% of their income on housing costs.
 - Households are *severely* burdened by housing costs if they spend more than 50% of their income on housing costs.

Housing costs include mortgage payments and property taxes (for homeowners), rent (for renters), utilities. Households with incomes under 80% AMI with housing costs 30% or greater are at even greater risks for displacement. The number of cost-burdened households and number of severely cost-burdened households affects displacement as households have less money to cover living costs or recover from financial events.

b. Land Use Displacement Risks

- i. *Development Capacity*: Policy makers should account for the Kenmore's distribution of development capacity to plan for the necessary infrastructure, services, and amenities to support new residential development. When this distribution is limited or zoned, capacity cannot be realized, City leaders should consider the distribution equity of investment, allocation, and distribution of infrastructure, services and open spaces among new development in response.
- ii. *Resident Proximity*: Residential proximity to goods, services, and transit mitigate displacement risks.
- iii. *Proximity to Core Business*: Proximity to core businesses that affect residents' lives fosters a sense of convenience, community, and investment as their network and support experience. This proximity provides residents with familiarity, established routines, and relationship to their community. The more space between residents and community connections, the less invested residents feel to the places in which they live, and the less likelihood businesses and community become rooted.
- iv. *Proximity to transit*: Residential proximity to transit provides access to reliable and efficient transportation allowing residents to move throughout the City and beyond without owning a private vehicle. This provides better options for commuting to work, and access to education, healthcare, groceries, and other

essential services. Continue to partner with transit agencies to ensure funding of continued and new funding routes near current and residential developments.

- c. Demographic Displacement Risks Demographic risks are only one aspect of a neighborhood's displacement risks overall profile. Many other factors about a household or neighborhood must be incorporated to obtain any analysis of displacement.
 - i. *Income*: While residential income level provides valuable insights, alone, it provides little information about the possibility of displacement.
 - ii. *Education Level*: Areas with higher concentrations of individuals without a bachelor's degree may be more vulnerable to economic changes and shifts in neighborhood dynamics. If industries or businesses experience decline or restructuring, it can lead to job losses or reduced employment opportunities, potentially resulting in housing displacement as residents struggle to maintain stable incomes and afford housing.
 - iii. *Race – Black, Indigenous, People of Color (BIPOC)*: The presence of BIPOC alone is not an indication of displacement risk. It is important to recognize that the associations between displacement risk and race developed alongside other indicators such as education level, income, and socioeconomic status because of generations of exclusion from the systems that create opportunity and success. While these barriers may not exist the same way now, the presence of exclusion in one of these systems works to perpetuate displacement. People have not failed – rather history has failed people by historically blocking access to land ownership and therefore opportunities that build wealth. BIPOC people have not yet recovered from a history in which displacement is a looming risk.
 - iv. *Linguistic Isolation*: People want to be together. When there's a community made up of 5% or more people who speak languages other than English, they usually want to plant roots in a community where there are others who speak the same language or look like them. Once they are rooted, the next step is integrating across multiple languages and cultural differences. If people cannot afford to establish these roots, it can lead to displacement.

3. Develop an investment strategy that prioritizes investing in people and places that need stabilizing first, rather than centering distribution by population.

- a. Focus on population and people, followed by stability of place. Investment is applied to community infrastructure, but rarely applied to the populations within those communities.
- b. Focus on City-funded housing in areas with high displacement risk to prioritize prospective tenants who have longstanding links to the neighborhood
 - i. Kenmore should continue to support these efforts through current strategies such as:
 - Property Tax Relief for Seniors and People with Disabilities - Programs which provide property tax limits, relief, and assistance for those who qualify.
 - City of Kenmore's Planning Initiatives, including the Housing Strategy Plan and Manufactured Housing Communities.
 - Kenmore has adopted tenant protection regulations. However, as the State does not permit rent control, there is no ability to control the amount of rent increase which is a continuing issue all jurisdictions face. Community has indicated that pricing stabilization is a city priority. Rent stabilization in Kenmore will require an investment in the *people potential* as well as the *place potential*.

4. Establish an equitable approach to population growth. Incorporate considerations for historical impacts on today and how that has shaped marginal populations' access to opportunities.

- a. Understand that all marginalized populations can have opportunities to improve their quality of life resulting in thriving populations.
- b. View all policy, programs, and investments through a racial equity and social justice lens. Growth strategies would view current neighborhood and community levels as indicators of potential displacement. View these communities through the historic lens of practices resulting in economic divestment to create stronger communities and increase equitable access to opportunity for everyone.
- c. Focus on those *most impacted* to learn about specific barriers and challenges. Jurisdictions often believe that focusing on one segment of the population is an inequitable practice. Yet across history, jurisdictions have always done just that, centering the dominant populations within communities. While these populations may in fact have the most (and louder) voices, their lived experience is ineffective for Kenmore to understand the greatest community needs and challenges.

- d. Apply Targeted Universalism within growth approaches – meaning set universal goals and use targeted processes to achieve those goals. Within a targeted universalism framework, Kenmore would set universal goals for all groups concerned. Then the strategies developed to achieve those goals would be targeted to different groups—based on how different groups are situated within structures, culture, and across geographies—to obtain the universal goal.
- e. Center Health as a determinant of equitable sustainability.
 - i. Focus on building density that supports health equity.
- f. Recommendations for multimodal transportation reporting:
 - i. Build a transportation system that is equitably distributed and brings all multimodal travelers through areas of density and connectivity, and transit spaces that correspond to cultural, business, civic, and community associations (such as the downtown corridor).

5. Take a regional approach to population growth and housing.

- a. Recognize Kenmore's collective responsibility in mitigating the outcomes of an inequitable history. The indicators of social, physical, and economic well-being are inequitably distributed within our region. Without government intervention, these inequities will continue to persist and eventually permeate Kenmore neighborhoods and housing.
- b. Recognize that if the City of Kenmore could get to equitable outcomes through current practices, it would have done so already. Kenmore will need to acknowledge that the large-scale impact of history and public systems has shaped regional inequities. The City's approach will demonstrate the region's historical and current impacts that currently impact Kenmore communities.
 - i. Kenmore should continue working with regional networks such as:
 - *A Regional Coalition for Housing (ARCH)* - Created by cities in East King County, this organization assists member cities (like Kenmore) with developing and administering local affordable housing programs.
 - *National Fair Housing Alliance* - NFHA works to eliminate housing discrimination, ensuring equal housing opportunity for all people.
 - *Plymouth Housing Group* - Plymouth Housing's mission is to eliminate homelessness and address its causes by preserving, developing, and operating safe, quality, supportive housing and by providing adults experiencing homelessness with opportunities to stabilize and improve their lives.

- c. Support community-led organizations that are combating displacement and helping small BIPOC businesses respond to economic disruptions such as the COVID-19 pandemic.
- d. Address and reform zoning laws and practices to promote equity, inclusion, and sustainability to advance more just and equitable urban environments. This may involve revising zoning regulations to promote affordable housing, reducing exclusionary practices, promoting environmental justice, and ensuring equitable access to amenities and resources across different Kenmore neighborhoods.

6. Consider public health equity with displacement risks.

- a. Apply neighborhood level public health practices, including spreading out community resources across neighborhoods.
- b. Continue to Develop Transit-Oriented Housing Opportunities: Kenmore's established TOD aligns with commerce guidelines to build denser residential near transit. TOD is a housing development within a short distance (one-quarter mile) to a transit center and is a popular development approach in King County due to the increase in light rail train station development and bus rapid transit. TOD can reduce household costs significantly allowing residents to be closer to opportunities without needing access to a vehicle.

7. Deepen equity considerations within community engagement. Employ the Equitable Engagement Assessment Framework.

E. APPENDIX: REFERENCES

F. APPENDIX: CITY OF KENMORE COMPREHENSIVE PLAN: LAND USE GOALS

G. APPENDIX: CITY OF KENMORE COMPREHENSIVE PLAN: HOUSING GOALS

H. APPENDIX: PSRC REGIONAL HOUSING STRATEGY GLOSSARY OF TERMS

I. APPENDIX: EQUITABLE ENGAGEMENT ASSESSMENT FRAMEWORK

APPENDIX E. REFERENCES

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City of Kenmore Comprehensive Plan: Land Use Goals

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

- OBJECTIVE 1.1 Provide a community atmosphere that is friendly and inclusive, supporting diversity and fostering a sense of belonging and pride in all residents.
- OBJECTIVE 1.2 Promote the mental and physical health of all community members.
- OBJECTIVE 1.3 Endeavor to provide a complete community, compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services.
- OBJECTIVE 1.4 Encourage the availability of healthy, affordable, culturally acceptable food for all community residents
- OBJECTIVE 1.5 Maintain and enhance all residential neighborhoods by improving infrastructure and walkability, and establishing appropriate site development standards.
- OBJECTIVE 1.6 Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.
- OBJECTIVE 1.7 Identify and prioritize properties for public acquisition and use.

GOAL 2. PROVIDE FOR ORDERLY DEVELOPMENT.

- OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.
- OBJECTIVE 2.2 Prepare clear development regulations consistent with the Comprehensive Plan.
- OBJECTIVE 2.3 Establish a system of densities and development standards that allows for efficient infrastructure and service delivery while protecting environmental resources and ensuring compatibility between different building types.
- OBJECTIVE 2.4 Coordinate land use, road, and utility planning
- OBJECTIVE 2.5 Encourage development on properties with existing or planned public services and utilities.
- OBJECTIVE 2.6 Require adequate transitions between land uses of differing intensities and between development and environmentally sensitive areas.
- 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.

GOAL 3. SUPPORT DEVELOPMENT OF KENMORE'S DOWNTOWN AS A KING COUNTY COUNTYWIDE GROWTH CENTER.

- OBJECTIVE 3.1 Take action to support Downtown Kenmore's candidacy as a King County Countywide Growth Center--a place to equitably concentrate jobs, housing, shopping, and recreational opportunities.

GOAL 4. IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF KENMORE.

- OBJECTIVE 4.1 Promote and support visual, literary, and cultural arts and activities in the community.
- OBJECTIVE 4.2 Promote the preservation of significant historic and archaeological sites and structures.
- OBJECTIVE 4.3 Encourage local activities which promote the community's history.



Regional Affordable Housing Task Force Action Plan for King County – Goals

The Action Plan includes seven goals, with strategies to achieve the goals, and actions to implement the strategies. Goals include: Increase construction and preservation of affordable homes for households earning less than 50% area median income; prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations; preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness; and promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.

City of Kenmore Comprehensive Plan: Housing Goals

GOAL 1. PROMOTE AND MAINTAIN STRONG, DIVERSE, EQUITABLE, AND INCLUSIVE RESIDENTIAL NEIGHBORHOODS.

- OBJECTIVE 1.1 Encourage repair and maintenance of existing housing.
- OBJECTIVE 1.2 Support housing stability through tenant protections for renters.
- OBJECTIVE 1.3 Prioritize and plan for the retention of existing residents when considering zoning changes or capital projects. In particular consider impacts on marginalized people, with a particular focus on Black, Indigenous, and People of Color communities.
- OBJECTIVE 1.4 Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.

GOAL 2. PROVIDE HOUSING OPPORTUNITIES IN KENMORE FOR PEOPLE WITH SPECIAL NEEDS.

- OBJECTIVE 2.1 Provide opportunities for the development of short-term and permanent housing for people with special needs.
- OBJECTIVE 2.2 Support and promote community facilities and programs that are important to the safety, health, and social needs of residents.

GOAL 3. PLAN APPROPRIATE LAND USE DESIGNATIONS AND ZONING CATEGORIES TO ACCOMMODATE PROJECTED HOUSEHOLD GROWTH.

- OBJECTIVE 3.1 Plan for an adequate supply of land to accommodate projected household growth.
- OBJECTIVE 3.2 Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities consistent with its designation as a Countywide Growth Center.

GOAL 4. MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL INCOME LEVELS.

- OBJECTIVE 4.1 Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.
- OBJECTIVE 4.2 Adopt programs and regulations that support housing affordable to extremely low-, very low-, low-, and moderate-income households, comparable to the countywide need.
- OBJECTIVE 4.3 Provide zoning and development standards that integrate affordable housing compatibly into the community.



GOAL 5. ACKNOWLEDGE THE HISTORICAL INEQUITIES THAT LIMITED THE ABILITY OF ALL RESIDENTS TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE AND WORK TO REDUCE DISPARITIES IN ACCESS TO NEIGHBORHOODS WITH GOOD SCHOOLS, PARKS, AND OTHER AMENITIES.

- OBJECTIVE 5.1 Promote fair housing for all persons regardless of race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.



Housing Glossary

Housing is a complex topic riddled with jargon. The following glossary provides definitions for commonly used terms. The glossary is divided between general key terms, and tools and incentives commonly used to promote housing development and/or affordability.

Key Terms

Accessory dwelling units (ADUs): An ADU is a small, self-contained residential unit built on the same lot as an existing single family home. ADUs may be built within a primary residence or detached from the primary residence.

Affordable housing: Commonly defined in terms of housing costs as a percentage of household income. Housing is considered unaffordable when a household's monthly housing costs exceed a certain threshold – most commonly 30% of gross income – thereby reducing the budget available for basic necessities and other household expenses.

Area Median Income: The household income for the median, or middle, household in a city, county or region. The U.S. Department of Housing and Urban Development calculates median income for each metropolitan region. These are used to determine income limits for government affordable housing programs.

Low-income household means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Very low-income household means a single person, family, or unrelated persons living together whose adjusted income is at or below fifty percent of the median household income adjusted for household size, for the county where the household is located, by the United States department of housing and urban development.

Extremely low-income household means a single person, family, or unrelated persons living together whose adjusted income is at or below thirty percent of the median household income

adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Below market-rate: Below market-rate housing units are subject to rental price limits imposed by state or local affordable housing programs or incentives. For example, the US Department of Housing and Urban Development publishes rent limits for its affordable housing programs based on the household income that the units serve.

Cost burden: A household is considered cost burdened if it pays more than 30% of its income on housing. This includes rent or mortgage payments, and utilities. A household is considered severely cost burdened if it pays more than 50% of its income on housing.

Displacement: The involuntary relocation of current residents or businesses from their current residence. This is a different phenomenon than when property owners voluntarily sell their interests to capture an increase in value. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating housing costs. Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses have left the area.

Equitable Development/Equitable Growth: Public and private investments, programs, and policies in neighborhoods to meet the needs of marginalized populations and to reduce disparities, providing access to quality education, living wage employment, healthy environment, affordable housing and transportation.

Housing affordability: Refers to the balance (or imbalance) between incomes and housing costs within a community or region. A common measurement compares the number of households in certain income categories to the number of units in the market that are affordable at 30% of gross income.

Housing need: The amount of housing needed to ensure there are affordable, accessible, healthy, and safe housing choices for all residents. Need is often expressed as the number of units needed a various income thresholds.

Jobs-Housing balance: A planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips altogether.

Mobile homes: The supply of mobile home park housing has declined in some jurisdictions as a result of redevelopment pressures. Jurisdictions may protect mobile home housing by zoning classifications or standards, enacting mobile home park conversion ordinances, or exempting mobile homes relocated due to park closures from having to comply with new building regulations. Jurisdictions can also allow for individual manufactured homes on single family lots along with appropriate design standards.

Market-rate: Market-rate housing units are those whose price is determined by market factors like supply and demand, as opposed to price limits imposed by state or local affordable housing programs.

Middle density (“missing middle”) housing: A range of housing types – from duplexes to townhomes to lowrise multifamily developments – that bridge a gap between single-family housing and more intense multifamily and commercial areas. The relatively small share of these housing types is sometimes called the “missing middle.”

Mixed-use: Mixed-use development is an example of flexible zoning where various land uses are combined within a single building, development or district. For example, residential dwellings may be located vertically above retail stores, or located horizontally on the same site as commercial uses.

Special needs housing: Housing arrangements for populations with special physical or other needs. These populations include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

Tools & Incentives

Cluster developments: Cluster subdivisions or developments confine development to the most suitable portion of a building site in compact layouts, e.g. smaller lots. This can lead to greater land efficiency, lower infrastructure development and maintenance costs, lower site grading and drainage costs, and greater preservation of open space and natural features.

Cottage housing: This refers to a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site.

Density bonuses or incentive zoning: These are voluntary incentives that allow developers to build at higher than allowed densities if a specified number or percentage of affordable units is included in the development. Such a program may be designed to allow developers to contribute to an affordable housing fund in lieu of building the affordable units.

Fee Reduction: Since impact, mitigation or other permitting fees can have a negative effect on the construction of affordable housing, some jurisdictions have enacted measures to reduce or waive such fees for projects that include affordable housing units.

Inclusionary zoning: Ordinances may require developers to set aside a percentage of the units in housing developments for low- and moderate-income residents. Most inclusionary housing programs offer density bonuses or other incentives to offset the developer’s project costs and compensate for providing affordable units, which may otherwise yield reduced profits. This approach enlists private sector help in contributing to the affordable housing supply, and reduces segregation of affordable and market-rate housing.

Micro units: Micro units or apodments are small housing units that typically feature a sleeping rooms (usually under 300 square feet) with a private bathroom. The units grouped together in arrangements of up to 8, with a shared kitchen or common area.

Multifamily tax exemption (MFTE): RCW 84.14 provides for special valuations in residentially deficient urban centers for eligible improvements associated with multifamily housing, which includes affordable housing. When a city defines residential target areas within an urban center, and allows for applications

for the exemption, approved project sites are exempt from ad valorem property taxation for a period of eight to 12 years. A greater number of exempt years is possible where a certain percentage of low-income housing is provided.

Permitting priority: Priority processing of land use and construction permits is most effective when used selectively, such as an inducement to develop a particular type of housing the market is not currently producing. If priority processing is offered as an incentive to develop low-cost housing, the jurisdiction should establish a means of ensuring the housing is actually occupied by persons in need of low-cost housing and the housing remains affordable for an extended period of time.

Planned unit/residential development (PUD/PRD): PUD/PRD regulations allow for flexibility in design of residential communities in exchange for public benefits. PUDs/PRDs may offer a mix of dwelling types (detached, duplex, or multifamily), mix of land uses (residential and neighborhood commercial), and density bonuses to help underwrite the cost of low-income housing.

Planned Action EIS: The goal of a programmatic environmental review is to simplify and expedite review of individual projects. By doing an environmental review for an entire neighborhood, individual projects consistent with the neighborhood plan would not need separate environmental review. Planned Action EIS's are typically more detailed and seek to streamline environmental review for development consistent with a Planned Action Ordinance and EIS. Planned actions would not require additional SEPA review, nor be subject to SEPA appeal procedures.

Preservation of existing affordable units: Preserving and enhancing existing dwellings allows a community to retain its most affordable housing. Preservation programs can address housing repair needs and weatherization, among others.

Public land for affordable housing: This strategy encourages public land grants or sale of parcels at below market value to developers of affordable projects. Parcels may include surplus or underutilized public properties, as well as vacant, abandoned and tax-delinquent private properties acquired through purchase or tax foreclosure.

Pursue funding for housing: This includes applying for grants and other funds from the US Department of Housing and Urban Development, the US Department of Agriculture, the State of Washington Department of Community, Trade, and Economic Development, and other public sources, private funding from nonprofits and foundations.

Reduced parking requirements: Jurisdictions can minimize the cost of parking requirements by adjusting stall sizes, by allowing tandem parking, by tying parking requirements by the number of bedrooms per unit, and by reducing requirements for housing types with less need for parking, such as lower income and elderly households or housing complexes which have transportation demand management programs (e.g., bus passes, shuttle bus service, etc.).

Relocation assistance: This is a displacement mitigation strategy that provides resources for households that are being displaced to enable them to find a new place of residence. Relocation assistance often includes financial compensation paid by the property owner and/or the city.

Renter protections: This is a displacement mitigation strategy provides greater protections to tenants. This could include increasing the requirements for notice of eviction or rent increases, requiring that the property owner provide a cause for evictions, or providing legal assistance to tenants being evicted.

Transfer of development rights (TDR): A TDR program relocates development potential from one property to another. Buying these rights generally allows the owner of the receiving site to build at a higher density or height than ordinarily permitted by the base zoning. These transactions can be used to help preserve affordable housing on the sending site.

Zero lot line: Zero lot line houses are sited on one side lot line and sometimes on the rear or front lot line to maximize the available yard space. Placing the house on one of the side lot lines doubles the amount of useable space on the other side.

Staying in place assistance: This displacement mitigation strategy provides resources to help vulnerable households remain in their home. This could include emergency financial assistance or home repair programs.

Glossary Sources: The following agencies and their various reports were consulted for the glossary: A Regional Coalition for Housing; Municipal Research and Services Center of Washington; PSRC, Regional Housing Strategy Working Group; Snohomish County Tomorrow; VISION 2050; and U.S. Department of Housing and Urban Development.



KENMORE 2044



KENMORE 2044

Equitable Engagement Assessment Framework

City of Kenmore – Missing Middle Housing

June 9, 2023

FRAMEWORK OVERVIEW

General engagement tools are designed to ensure that a wide range of stakeholder knowledge and experience are shared and incorporated into the services that affect them. Community engagement is an essential element of good governance, providing better understanding of the unique challenges faced by and experiences of different groups in the community. Through community engagement, we can understand the needs of different populations and are able to implement more effective, supportive, sustainable, and targeted solutions.

This framework and tool provide a structure to assist in evaluating the equity components of an engagement process. Engagement tools that lead with an equity lens promote inclusive, transparent, and meaningful engagement of all community stakeholders, while centering our most vulnerable populations, specifically those who are most often overlooked because of current barriers resulting from a history of systematic exclusion.

This tool provides ways to approach engagement equitably and considerations and tips for adapting it to different contexts and situations. Interdependent and iterative steps explore the equity needs of a specific engagement process, at a particular point in time. The framework has been developed to support increasing connection between activities during the same phase and are linked across phases. The process builds from one activity to the next, providing practice for reflection, awareness building, and knowledge development. The reflection step allows for adjustments throughout the process. The steps can be used for multiple purposes, individually or in a nonlinear sequence; however, following them in order allows earlier steps to build on each other and provides the foundation for evaluating equitable engagement.

This guide is a resource for all City of Kenmore staff seeking to increase the equity of engagement, from public-facing employees and engagement teams to planners, practitioners, and decision-makers. Effectively evaluating the equity of community engagement processes increases the likelihood that

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resulting policies, programs, and investments will increase marginalized members' political voice and support their full opportunity to live and thrive in the Kenmore community.

This framework, used as a toolkit, begins with preparing a full picture of the project, followed by defining the multiple stakeholders and their competing needs, and then completed by debriefing the multiple phases and tactics of your engagement. This framework is designed for large or small teams and projects. It is intended to be adaptable to multiple situations and flexible enough to support course correction given new or emerging awareness throughout the engagement process. Regardless of the level of formality in engagement approach, this evaluation tool can support teams in defining:

- The key stakeholder (people who are directly impacted) voices which must be engaged for a credible process.
- The main stakeholder needs, concerns, issues, and interests.
- The decision-making process and milestones.
- The level of input from stakeholders, and who can help shape the decisions.
- Issues or constraints that may affect engagement participation.

APPLYING THIS FRAMEWORK

Assessing engagement is about gathering facts and insights about the engagement tactics which will help to drive equitable change. **It is not about right or wrong.** At its core, evaluation centers dialogue, reflection, learning, and improving. Underlying these concepts is a way of thinking about expected results, how results can be achieved, and what data or evidence are needed to inform future actions to improve results.

This framework consists of two phases. In Phase I, teams document the project and engagement effort profile. Phase I supports individuals and teams to define the engagement landscape, consider the diversity of stakeholders affected and overlap of stakeholders' various needs and concerns, and identify types of engagement are possible with the available resources.

Phase I in this tool is important to build a cohesive group understanding. The key components to creating this understanding comes from answering the six questions below:

- How does the City of Kenmore define the problem or decision?
- Who, which group or individuals, has final decision authority?
- Who makes up the full landscape of stakeholders who are affected by the decision and the associated issues and concerns?
- What are the constraints? (e.g., regulations, resources, timelines).
- What are the available resources, including staff capacity, to conduct public participation?
- What level of public participation is the agency expecting or hoping for?

Phase 2 introduces worksheets which encourage users to think critically about applying equity efforts in the engagement. Users are also encouraged to think critically about the profile information as it applies to the type of engagement completed and the populations that may have historically been marginalized or underserved.

There is often confusion and misuse regarding the meaning behind the terms “marginalized” and “underserved.” It is important for the City to be clear on its meaning when discussing these populations and aware of the implications and history behind each term. Below are definitions and other terms which should be used carefully and thoughtfully when describing these populations.

Disproportionately impacted: Disproportionately impacted people are affected more, and more often, than others by harmful government action. Systemic inequity is embedded in multiple systems resulting in large-scale structural harms that are compounded and cause multilayered barriers across generations and geography.

Marginalized: Marginalization devalues the needs of overlooked, underserved, seldom heard, and underrepresented populations to an extent that their needs are secondary or disregarded in comparison to those of socially dominant populations.

Overlooked: Overlooked populations include people in communities that decision-makers have historically devalued and still do not consider in decision-making today.

Seldom heard: Seldom heard populations include people whose voices are historically misunderstood or disregarded and therefore do not often speak up, and when they do, their input does not meaningfully impact systems, resulting in a disengagement of the populations because of repeated failed efforts and experiences of broken trust.

Underserved: People who are underserved do not have their needs addressed adequately. Decision-makers repeatedly fail to resource these communities while a corresponding counterpart population may be overserved.

PHASE I: SETTING PROJECT PROFILE

PROFILE BASELINE 1: PROJECT SCOPE AND GOALS

PURPOSE: Set the baseline for the project you intend to evaluate.

OVERVIEW: Completing this project profile and baseline provides situational awareness of project efforts. The information assists teams in responding to the needs and interests of both the decision makers and external stakeholders. It also contributes to a shared understanding of the issues addressed by the project and the role of engagement in the decision process.

DIRECTIONS: Begin setting the project profile by answering the questions below about key elements of the project scope and goals. This includes framing both the known and unknown project expectations, limitations, and purpose.

Set the Profile Baseline for the Project:

1. About the project:
 - a. What is the name of the project?
 - b. Define the project.
 - c. Why is the City of Kenmore moving this project forward?
 - d. What hopes does the City have for this project's outcome?
 - e. What teams, divisions, and departments are connected to the project?
 - f. Who are the decision-makers? Are they internal or external or a combination of both?
 - g. Who will inform the project?
 - h. Who will be doing the work?
 - i. What issues may block or prevent the project from moving forward?
2. What is the overall timeline?
 - a. What is the timeline allotted for community engagement?
 - b. What internal or external needs drive the timeline schedule?
 - c. How flexible is the timeline schedule?
 - d. What are key milestones for decision?
3. What is the budget for community engagement?
 - a. How is the budget allocated to fund the project? How is the project budget being broken down between the different project elements?

- b. What level of engagement was planned for compared to what was provided?
 - c. How much will the engagement cost, including any compensation for participants?
- 4. What are the project impacts on the community?
 - a. In which communities do you anticipate the project impacts may be burdensome?
 - b. In which communities do you anticipate the project will increase opportunity?
- 5. Frame the overall guidance that the City of Kenmore is seeking from the community.
 - a. Which communities' feedback was crucial to project implementation?
 - b. How was this information used and in what way is it reflected in the decision-making?
- 6. What are the details the City of Kenmore asked the community to focus on?
 - a. Which aspects of those details are the community able to influence?
 - b. Which decision-making points are the community able to influence?

PROFILE BASELINE 2: DEFINE COMMUNITIES IMPACTED

PURPOSE: This section helps you to better understand the interlocking and overlapping social and political environments in which you engage stakeholders, as well as their competing priorities, interests, and influence on your program.

OVERVIEW: All organizations are affected by the larger environment in which they operate. Understanding how that ecosystem functions and where the City of Kenmore is situated within that system are critical questions for leadership and staff to answer. Spheres of Accountability, Influence and Action¹ is a framework that separates partners and stakeholders into an accountability matrix that provides the City of Kenmore with an understanding of how to prioritize to implement equity approaches. Changes to community structures, shifts in funding sources, and the considerations within the public policy environment affect — either positively or negatively — Kenmore’s ability to carry out and sustain its equitable approaches. It is important that City of Kenmore understand the multiple roles and avenues that offer potential support, even within conflicting priorities and contradicting associations.

The illustration to the right represents a network model that could support how the City of Kenmore frames and categorizes stakeholders, partners, and community relationships for action, influence, and accountability. These spheres can be arranged in different ways but need to clearly identify expectations for how the City will address competing internal interests, inter-governmental interests, business and funding priorities, partner priorities, the interest of communities historically and socially excluded, and community advocate interests.



DIRECTIONS: Below are descriptions of each sphere. As a team, take a few minutes to think about the public facing work of the City of Kenmore. To the best of your ability, imagine the places, faces, events, and experiences you have had as it relates to your work. Recall those who you build, partner, and contract with. Think about your projects, staff, clients, communities, neighborhoods, and networks. Think about the relationships, alliances,

¹ This model was created by the author during her time with the City of Seattle.

associations, referral agencies, and volunteers. The partnerships, governments, commissions, community donors, funders, clients, and associations.

1. Begin to identify the individuals, groups, people, networks, agencies, populations, communities, and associations that you think fit within each of the spheres. Expect overlap. Connect with your team or a group of colleagues and discuss your views, thoughts, and perceptions. Additionally consider how your positionality, institutional authority, and social identity shape your reflections and viewpoints. If you find that it does not shape your views, discuss this experience with your team also.

Authority and Compliance Sphere

The Authority and Compliance Sphere considers accountability to internal requirements such as strategic plans, contracts, funding requirements, legal compliance, organizational values and expectations, legislation that defines, documentation and transparency, channels of communication, assignment, decision-makers, legal budgets, etc.

Name the multiple groups in this sphere.

Partner and Policy Sphere

The Partner and Policy Sphere considers the multiple relationships between the City of Kenmore and other governments, policy makers, and policy environments. The information shared between these partnerships often implicitly undergird engagement activities or impact the transparency of information and communication.

Name the multiple groups in this sphere.

Contracted and Funded Sphere

This sphere considers the accountability City of Kenmore has to businesses and entities where money is contracted or exchanged. Generally financial exchanges and agreements include pre-existing and documented requirements that each party is responsible for carrying out.

Name the multiple groups in this sphere.

General and Community Sphere

While many communities are defined according to their shared identities, interests, needs, or circumstances, the “General” Community Sphere is largely defined by geography. This indicates that the shared identity and values center neighborhood boundaries or neighborhood shared spaces. The general community most often does not hold an understanding or awareness of institutional inequity or systemic injustice and should not be considered under identity populations.

Name the multiple groups in this sphere.

Equity Advocacy Sphere

The various types of partnerships that advocate for and support the communities most impacted. These networks can be formal or informal groups or organizations that advocate for individuals and populations that have historically been excluded, underserved, and under resourced.

Name the multiple groups in this sphere.

Most Impacted Sphere

Communities most impacted by structural inequity include BIPOC, low-income populations that intersect with additionally marginalized communities including gender, disability, immigrant and refugee populations, LGBTQ communities, homeless or insufficiently housed populations, and other historically and socially alienated or sidelined communities. This sphere is not often considered as part of the larger discussion regarding stakeholders, yet groups and communities within this sphere are specifically the most important stakeholders as they are the sphere that will experience the greatest impacts and outcomes of City processes.

Name the multiple groups in this sphere.

Formal and Informal Support Sphere

Family and social support services that aid structurally overburdened and disadvantaged populations by providing a range of housing, homeless, food, childcare, health care, employment, and income support services. These systems help fill the gaps for people who can't access or afford basic needs — or who may even be excluded from or harmed by community activities and interests that are taking place around them.

Name the multiple groups in this sphere.

2. Consider what community information the project team already has access to. Because resources are finite, it is important that your engagement team does not replicate efforts to gather data that may already be available to you through other means. Multiple communities in Kenmore have already shared much of feedback and data needed for your project in other spaces such as in survey responses, public comments, listening sessions, engagement forums, council testimony, interviews, report outs, and toolkits.

Using the spheres and lists of stakeholders you developed, identify the information you may already have regarding the interests, values, goals, needs, and claims of groups in each sphere that have already been relayed to the City of Kenmore. Begin to gather and identify the issues, values, goals, and considerations within the multiple spheres.

For each sphere, provide details about what you already know from previously shared stakeholder information, concerns, considerations, values, goals, needs, gaps, and issues.

Authority and Compliance Sphere

Name the multiple priorities held by those in this sphere.

Share details regarding this sphere's level of access and authority to decision-making spaces.

**Partner
and Policy
Sphere**

Name the multiple priorities held by those in this sphere.

Share details regarding this sphere's level of access and authority to decision-making spaces.

**Contracted
and
Funded
Sphere**

Name the multiple priorities held by those in this sphere.

Share details regarding this sphere's level of access and authority to decision-making spaces.

**General
Community
Sphere**

Name the multiple priorities held by those in this sphere.

Share details regarding this sphere's level of access and authority to decision-making spaces.

**Equity
Advocacy
Sphere**

Name the multiple priorities held by those in this sphere.

Share details regarding this sphere's level of access and authority to decision-making spaces.

**Most
Impacted
Sphere**

Name the multiple priorities held by those in this sphere.

Share details regarding this sphere's level of access and authority to decision-making spaces.

**Formal and
Informal
Support
Sphere**

Name the multiple priorities held by those in this sphere.

Share details regarding this sphere's level of access and authority to decision-making spaces.

PHASE II: EQUITY EVALUATION

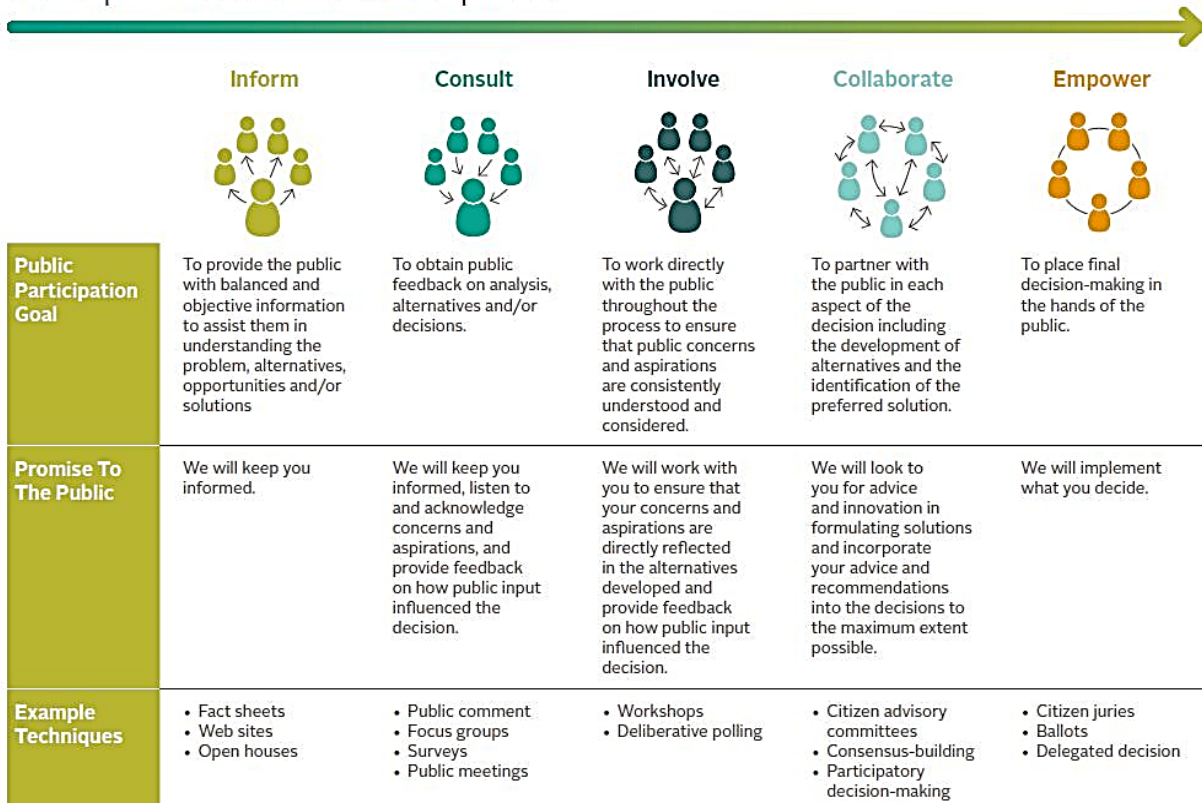
EQUITY EVALUATION: APPLYING ENGAGEMENT SPECTRUM

PURPOSE: Resourcing the most appropriate efforts – Identify how various populations should be engaged in the project.

OVERVIEW: *The Spectrum of Engagement* is a widely recognized tool used to categorize different levels of public participation. It provides an overview of the different levels of engagement on the spectrum, from inform to empower. The appropriate level of engagement for each population is based on the information required, desired level of influence in decision-making, the timeline for engagement, and the resources available.

DIRECTIONS: Use the Spectrum of Public Participation tool below to support the team in answering the questions that follow. More about this tool is found at <https://patientvoicesbc.ca/resources/iap2-spectrum-public-participation/>

IAP2 Spectrum of Public Participation



1. The type of community engagement depends on the context, resources, timing, and needs of a particular request. What type of engagement was used for each sphere? Use the table below to describe the engagement efforts taken with each group.

Sphere	Inform	Consult	Involve	Collaborate	Empower
Authority & Compliance Sphere					
Government Partners & Policy Sphere					
Contracted & Funded Sphere					
General Community Sphere					
Equity & Advocacy Sphere					
Those Most Impacted Sphere					
Formal & Informal Support Sphere					

- 2.** Aligning engagement efforts with community and organizational shared values. This worksheet addresses the complexity of community needs and interests that may intersect and compete. It prompts participants to consider the different perspectives, values, and priorities that may exist within the community.

Values Based

Community stakeholders form opinions, concerns, fears, hopes and dreams based on their values. Effective community engagement acknowledges that all stakeholders bring their values to the process and is designed to shift discussions away from people's positions, towards their shared values.

What shared values did the project team use to define engagement efforts? Provide examples.

Goal Driven

Community engagement should be focused around specific, planned, and purposeful outcomes. Effective community engagement will clearly outline what information is needed, how stakeholders may participate in the process and follow up with participants when the project goals have been reached.

What were the specific, planned, and purposeful outcomes of the engagement?

Decision Oriented

Community stakeholders participate in engagement activities because they believe that their opinions will help shape the decision being made. Effective community engagement clearly states what decision is being made, and how stakeholder participation has shaped the decision.

How has stakeholder participation shaped the decision-making?

- 3.** The appropriate level of engagement for each population is based on the information required, desired level of influence in decision-making, the timeline for engagement, and the resources available. Different levels of engagement are appropriate in different contexts. For instance, underserved communities often face barriers to meaningful participation in decision-making processes, making it necessary to consider their unique needs and circumstances when determining the appropriate level of engagement.

Accessibility

Accessibility is a foundational component of community participation. Community members that are limited in their access to facilities, information, or processes are constrained in their ability to engage in conversations about the issues that most directly affect them. It is important to mitigate any barriers to participation.

Consider the following accessibility expectations:

- *Plain Language*
- *Plan for language access*
- *Multiple learning styles*
- *Accessible location*

Power Balancing

Engagement events can often reinforce community or neighborhood power dynamics. It is important to recognize when involvement or participation is hindered by an underlying imbalance between groups. Understanding this means that teams may need to use different tactics for different groups.

Which strategies worked best to involve different populations and groups?

Did stakeholder involvement improve the work, effectiveness, and/or political and community support of the effort?

Inclusion and Belonging

Participants invest time, energy, and support where they feel connection and value. Increasing experiences of connection and building trust with community can support belonging experiences.

How are you valuing people's time, effort, and expertise?

In what ways are you working to build trust within impacted communities?

How successful were you in keeping people involved?

Missing Middle Housing: Tell Your City

Engagement Report for A Regional Coalition for Housing and East King County Partner Cities

June 2023



Partner Cities:
Bellevue
Bothell
Kenmore
Newcastle
Redmond

“Affordable housing feels impossible to find, especially when you are a single-income household. Whatever is affordable is far away from work or family and friends and is simply not where I want to live. I want to be able to have the option to stay in East King County but the price of living is too high for what I earn.”

-18-25-year-old Redmond worker who lives in another city in King County (English speaker)

Community Voices: About this Report

Community members and city leaders alike recognize that King County, like many urban, suburban, and rural counties throughout the United States, faces a major crisis in affordable housing. Too many residents struggle with housing security, cost burden, and displacement from the communities in which they work, shop, and send their kids to school. The five East King County cities that commissioned this report – Bellevue, Bothell, Kenmore, Newcastle, and Redmond – know that the historical approach to housing must change. Driven by market forces and with a heavy focus on single-family housing, this approach tends to exclude BIPOC and low-income community members. Cities must invest in new housing options to retain their residents and workers and to thrive.

This report summarizes a concerted effort to engage people in the five Partner Cities who have historically been excluded from decision-making about housing policies. People from a wide range of ethnic and social communities came together to learn about *middle housing* (housing options more dense than single-family homes, but less dense than multi-story apartments) in meetings convened by trusted community organizations. Individuals from 651 households shared their personal experiences, responding to questions and providing detailed comments in English and five other languages.

Many of these participants were homeowners (40%) and/or business owners (15%). And many were struggling to afford to keep their housing within the East King County communities they preferred.

Some of the participants in this process could imagine themselves in middle housing. And some might have been unable to look past the urgent need for housing help right now, to the construction of moderate-income units perhaps many years in the future.

Almost half (46%) of participants had already been displaced at least once due to the high costs of housing. The voices of others previously displaced from the Partner Cities, and perhaps the region as a whole, are absent from this report, but deserve the consideration of its readers.

As the Partner Cities continue their planning and partnership with community members, they must listen for answers to questions both asked and unasked, and facilitate a balanced landscape of housing welcoming to all.

“Esta es la primer vez que se me pregunta sobre esto. En mi comunidad no conozco a nadie que haya hablado con ningún representante de la ciudad. Estos procesos son muy importantes y deberíamos de tener mejores formas de comunicación, especialmente si se trata de asuntos relacionados al futuro de nuestras familias y comunidades emigrantes.

This is the first time I have been asked about this. I don't know anyone in my community who has spoken to any city representative. These processes are very important, and we should have better ways of communication, especially when it comes to issues related to the future of our immigrant families and communities.”

- 46-55-year-old employed Newcastle renter (Spanish speaker)

Background

A Regional Coalition for Housing (ARCH) is a partnership of King County government and East King County Cities working to preserve and increase the supply of housing for low- and moderate-income households in the region. In 2022, five of ARCH's member cities (Bellevue, Bothell, Kenmore, Newcastle, and Redmond, collectively the "Partner Cities") initiated a series of planning processes to explore expanding the types of housing (collectively known as "middle housing") that may be built in neighborhoods that currently allow only single-family or low-density residential housing types. At the same time, each city is conducting a racial equity analysis to address displacement of very low-, low- or moderate-income households, and/or individuals from racial, ethnic, and religious communities that have been subject to discriminatory housing policies in the past.

The Partner Cities were interested in hearing about displacement and affordability concerns, preferred housing types/locations, and other input to inform planning and policy decisions.

As part of these planning processes, the Partner Cities provided funding through ARCH to contract with Eastside For All to assist with engaging underrepresented populations whose voices and perspectives have not historically been part of public planning processes in East King County.

Such populations may include, but are not limited to:

- Renters
- BIPOC (Black, Indigenous, and other people of color) individuals, families and communities
- Immigrant and non-English-speaking communities, including cultural communities from the top-spoken languages in East King County
- Low-, very low- and moderate-income persons, including people who work in East King County but live elsewhere
- People with disabilities
- Religious minority communities
- People experiencing housing instability and homelessness

A detailed methodology of this engagement is provided in Appendix A: Methodology.



Middle Housing

Middle housing refers to a range of housing types that are compatible in scale, form, and character with single-family houses but offer more *housing density* (see right) than single-family homes. The term “missing middle” describes the relative lack of this type of housing in many American communities. Common types of middle housing include:

- **Duplexes, triplexes, fourplexes, fiveplexes, or sixplexes.** These buildings contain between two and six separate living units. On the outside, they sometimes look like single-family homes and sometimes look like small apartment buildings.
- **Townhouses.** These buildings are at least two stories tall and include three or more separate living units that share at least one wall.
- **Accessory Dwelling Unit (ADU or DADU) or backyard cottage.** This is a living unit that is added to the same lot as a single-family home. These can be either attached to a single-family home (such as an addition that shares walls or a developed second story with a separate entrance) or detached (i.e., a separate structure).
- **Garden style apartments, courtyard apartments, or cottage housing.** These living units may or may not share common walls and are arranged around a shared garden or courtyard.
- **Stacked flats.** These living units each span a single story of a multifamily building of up to three stories, with each unit having windows on all sides of the building and its own front door.

Exhibit 1 illustrates some examples of middle housing.

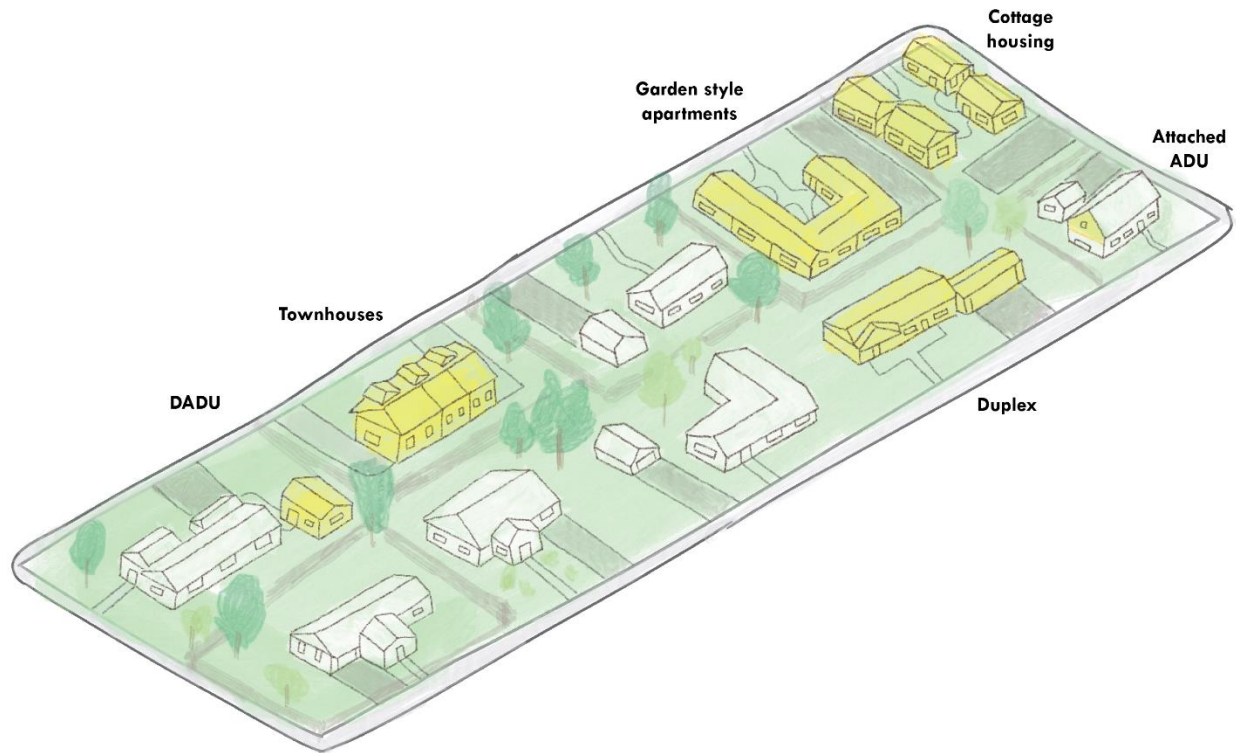
In 2023, [a new law](#) passed in Washington state that will allow many types of missing middle housing throughout many cities in the state, including in neighborhoods that have historically only allowed single-family homes, making the public engagement and review conducted by the Partner Cities especially timely and relevant. The law also removes off-street parking requirements for development of middle housing within a ½-mile walk of a major transit stop. The law comes into effect on July 23, 2023 and offers different types of zoning by city size.

- **Cities with at least 75,000 residents.** All residential lots will be zoned to allow two or more units. Residential lots that are within a ¼-mile walk of a major transit stop or that include at least two affordable housing units will be zoned to allow six or more units.
- **Cities with between 25,000 and 74,999 residents.** All residential lots will be zoned to allow two or more units. Residential lots that are within a ¼-mile walk of a major transit stop or that include at least one affordable housing unit will be zoned to allow four or more units.
- **Cities with fewer than 25,000 residents.** If the city is within a continuous urban growth area with another city that is the largest in a county of at least 275,000 residents, then all residential lots will be zoned to allow two or more units.

This law defines “affordable housing” as affordable to households with incomes at 60% of area median income (AMI) for rental units and 80% of AMI for ownership. Cities can alternatively comply by ensuring that three-quarters of lots allow the densities described above, with the remaining one-quarter of lots including environmentally critical areas that have not previously had any exclusionary covenants.

Housing density describes the number of individual housing units within a given amount of space: a higher housing density means that there are more housing units in an area. Large apartment buildings are examples of high housing density, while single-family homes, which often have space-consuming features like yards, driveways, and/or garages, are typically examples of low housing density.

Exhibit 1. Examples of Middle Housing



Source: BERK, 2023.

About Eastside For All

[Eastside For All](#) (EFA) is a nonprofit organization founded in 2019 to advance racial equity and social justice in East King County. EFA organizes and mobilizes within communities of color and immigrant communities who are most impacted by racial disparities and inequities.

EFA provides training and consultation to city partners, school districts, King County departments, and other large institutions on co-creation frameworks for public participation and decision-making. One of EFA's core priorities is housing justice.



Outreach Approach and Planning

Together with trusted partners, EFA connected with impacted community members and leaders in Bellevue, Bothell, Kenmore, Newcastle, and Redmond. This work was designed and implemented using racial and cultural equity approaches to ensure broad participation among the populations prioritized by ARCH for the outreach project.

In collaboration with ARCH and Partner Cities, EFA coordinated drafting the format, process, and materials needed for community engagement activities, the translation of materials, and the development of data/input collection tools. A subset of community-based organizations were essential advisors in the co-development of background materials, survey questions, review of translations, and other engagement design aspects. Preparation and onboarding with community-based organizations took place throughout the month of March and into early April 2023.

Engagement via community events, small group conversations, and individual meetings took place from April to May 2023. Each organization was encouraged to conduct outreach in ways that best suited their communities. Although people were able to fill out the survey without other engagement, the focus was on gathering input as part of individual and group conversations where people could ask questions, share their experiences more fully, and be supported when housing issues were raised.

The final report was prepared by [BERK Consulting](#), a public sector consulting firm in Seattle, summarizing data collected by community-based partners and compiled by EFA.

An important aspect of this work will be following up with all the communities who participated. In addition to sending the summary report to participants and partners, EFA will work with ARCH and the Partner Cities to provide updates on how the communities' input was applied, next steps, and other ways for community members to be involved. These community gatherings will launch in the summer and are intended to support bridge-building and ongoing relationships between cities and communities.

Community-Based Partners

The community-based organizations that engaged with Eastside For All (EFA) as partners include the following:

- [Africans on the Eastside](#)
- [BizDiversity](#)
- [Brazilian Community Services](#)
- [Hopelink](#)
- [Immigrant Women's Community Center](#)
- [Indian American Community Services](#)
- [Islamic Center of Bothell](#)
- [King County Promotores Network](#)
- [Larissa Chuprina](#)
- [Pride Across the Bridge](#)
- [Team TEAD](#)
- [United Hub](#)
- [YES, Latine Youth & Family Services, Community-Based Programs](#)

Information and invitations to participate were also sent by the Partner Cities, posted on EFA's website, and shared with additional groups, organizations, and at events.

It is important to acknowledge the organizations and leaders who contributed their time, energy, and expertise to this initiative. It is also important to acknowledge that there are many more community-based organizations and groups that were invited but could not participate or did not respond. Many of our community members are struggling to meet basic needs, cope with mental health issues, and navigate other stressors. Local organizations are lifelines are helping community members address a range of critical needs. Although they have a strong interest in housing justice, and often advocate in other ways, they do not have the time to add an outreach project like this to the many priorities they are focused on.

Community Participants

This section provides an overview of the characteristics of attendees of community meetings and other survey respondents (broadly called participants throughout the report).

About three-quarters of all participants lived in the five Partner Cities, with just a small percentage (4%) outside of King County. Exhibit 2 shows the detailed distribution, with the highest number of participants (228) in Bellevue, and the smallest number among the Partner Cities in Newcastle (26, or 4%). While this project identified participants by their current city of residence (and also asked about work location, discussed in the Employment subsection of the section Our Experiences, Our Stories), some of the people most impacted by housing cost burden may already have been displaced from the Partner Cities, and may have been unavailable to participate due to this impact.

Exhibit 2. Geographic Distribution by City of Residence

Q: What city do you live in?

City / Geography	Number of Participants	Percentage
Bellevue	228	35%
Bothell	99	15%
Kenmore	40	6%
Newcastle	26	4%
Redmond	101	16%
Seattle	21	3%
Other in King County	109	17%
Outside of King County	27	4%
Grand Total	651	100%

Source: Eastside For All, 2023.

Through the community-based partners, this project sought to engage a broad range of people of color who live or work in the Partner Cities. Exhibit 3 shows the distribution of racial categories with which participants identified. The largest number of responses (198, or 30% of responses) identified the participant as Latino/Hispanic, followed by East Asian (127 responses) and White/Non-Hispanic (113 responses). However, these categories may be overlapping, given the choices provided (“mix race” as well as other categories which are non-exclusive).

Exhibit 3. Self-Identified Race(s)/Ethnicit(ies) of Participants

Q: (Optional) Race/Ethnicity (check all that apply for mixed race/ethnicity)

Race/Ethnicity	Number of Participants Self-Identifying in Category
African	54
Arab or North African	21
Black/African-American (U.S. born)	28
East Asian	127
Eastern European	12
Indigenous, Native Alaskan	8
Latino/Hispanic	198
Mix Race	34
Native Hawaiian or Pacific Islander	1
South Asian	41
Southeast Asian	24
Western European	7
White, non-Hispanic	113
Grand Total	668

Note: There were 551 individual respondents to this question. Respondents could select all answers that apply, so the total number of responses is higher (668) than the number of respondents.

Source: Eastside For All, 2023.

“Надо помочь старшему поколению оставаться в своих домах и их делить с другими семьями.

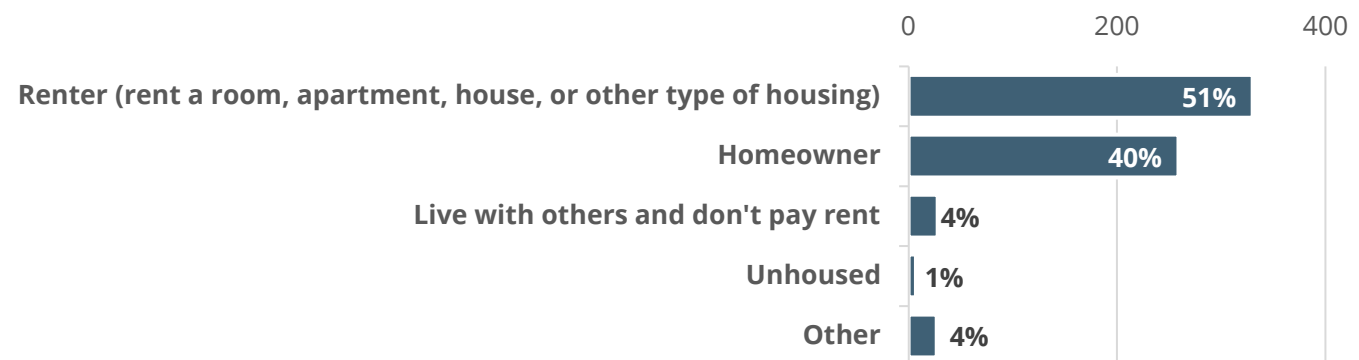
There is a need to help the older generation to stay in their homes and share them with other families.”

- Self-employed homeowner who commutes to Bellevue, Bothell, and Redmond (Russian speaker)

Exhibit 4 shows the situation in which respondents currently live (sometimes known as “housing tenure”). Slightly more than half of respondents (51%) currently rent their housing and 40% are homeowners. The remaining respondents live with others without paying rent or live in other housing types including manufactured homes (commonly called mobile homes) and transitional housing. One percent of respondents (seven people) are unhoused.

Exhibit 4. Housing Situation

Q: “Are you currently...” [with response options as noted]



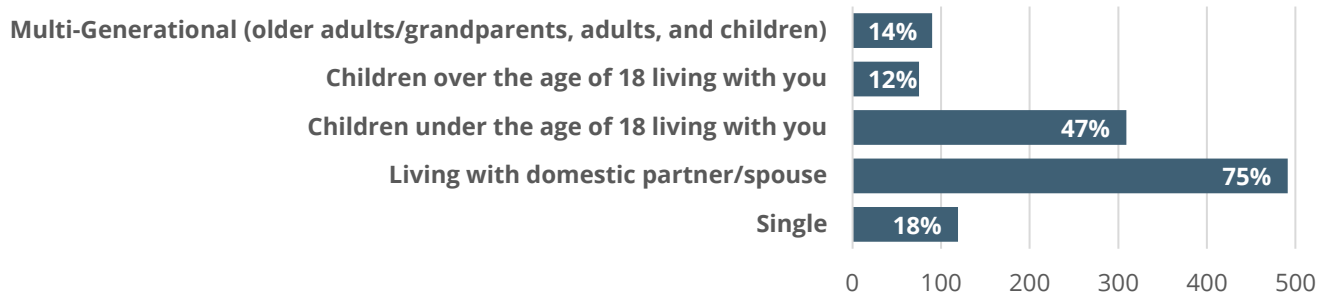
Note: 651 respondents.

Source: Eastside For All, 2023.

Exhibit 5 shows that three-quarters of participants lived with spouses or partners, and almost half (47%) had children under 18 living in their households. However, nearly one in five (18%) lived alone. The question did not include an option for living with roommates or “other,” so this percentage is unknown.

Exhibit 5. Household Composition

Q: "Please describe your household. Check all that apply."



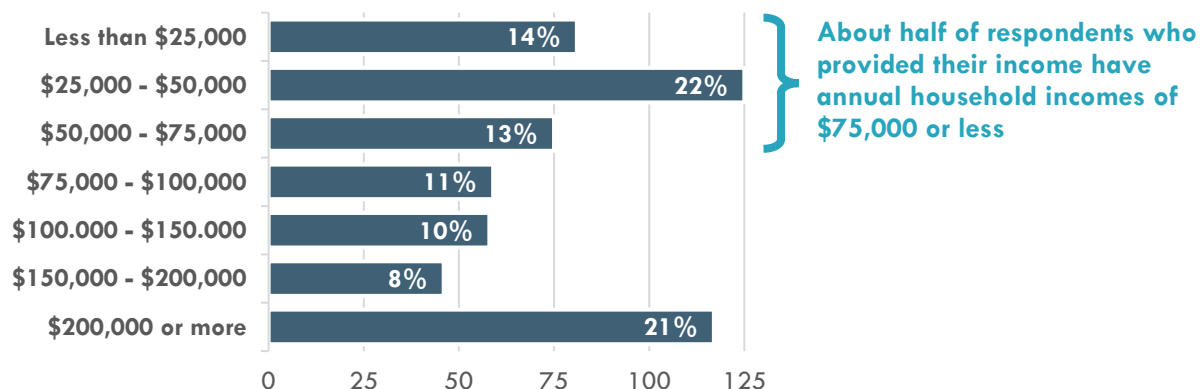
Note: 651 respondents.

Source: Eastside For All, 2023.

When asked about household income, as shown in Exhibit 6, 1 in 7 (14%) of participants said they were not sure or preferred not to answer. Of the 561 participants who did provide a household income, half (281 people) said that their income was \$75,000 or less. One in five said that their household income was higher than \$200,000.

Exhibit 6. Household Income

Q: "What is your annual household income level? (Counting all those who work)"



Note: 561 respondents provided household income. 90 respondents selected "Not sure or prefer not to answer."

Source: Eastside For All, 2023.

"Tired of you ... tearing down historical things in cities, to build homes that people that have helped the community and have lived there for years can't afford. You are taking away [the] culture of cities to put [in] insanely high priced houses."

-18-25 year old employed renter who commutes to Bellevue, Bothell, Redmond, and Kenmore (English speaker)

Our Experiences, Our Stories

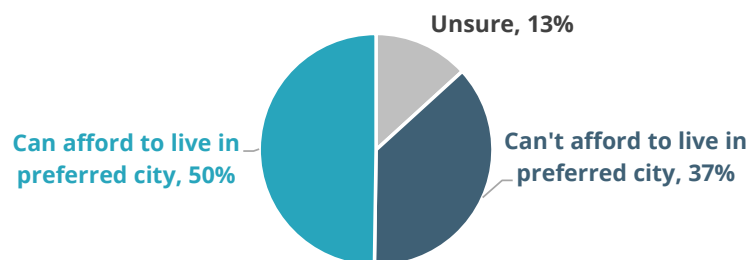


Current and Preferred Housing

Exhibit 7 shows how participants felt about whether they can afford to live in their preferred city. Half of respondents (50%) reported that they can afford to live in their preferred city, while over one-third (37%) reported that they cannot. The rest (one in eight respondents) were unsure of whether they can afford to live in their preferred city. Notably, the survey and community meetings primarily engaged residents and workers in Partner Cities, rather than people who may have already been displaced to locations outside of those cities.

Exhibit 7. Perceived Ability to Afford to Live in Preferred City

Q: "Are you able to afford to live in the city you want to live in?"

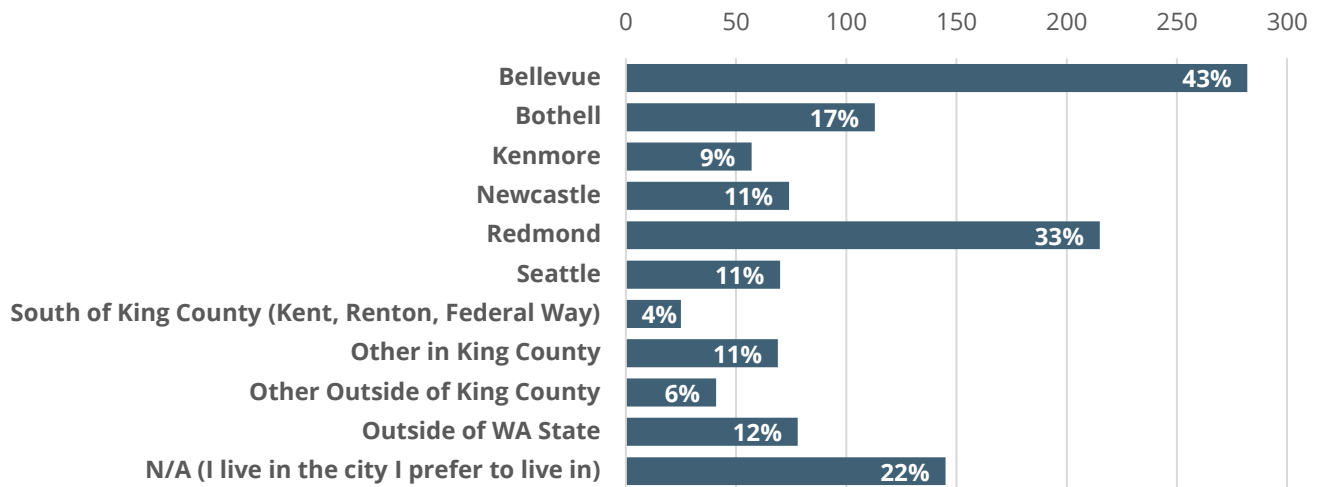


Note: 651 respondents.
Source: Eastside For All, 2023.

Exhibit 8 shows the cities in which participants would like to live if they could afford to do so. The largest proportions of respondents would want to live in Bellevue (43%) and/or Redmond (33%). One in five respondents (22%) reported that they currently live in their preferred city.

Exhibit 8. Preferred Cities to Live In

Q: "If you could afford to live in a different city, where would you like to live? Check as many cities/regions as you want."



Note: 651 respondents. Percentages do not sum to 100% because respondents could select multiple options.

Source: Eastside For All, 2023.

“Eu trabalho todos os dias na região de Kirkland mais os altos preços me fazer ter que dirigir muito todos os dias, diminuindo assim o meu tempo de qualidade com minha família.

I work every day in the Kirkland area but the high prices make me have to drive a lot every day, decreasing my quality time with my family.”

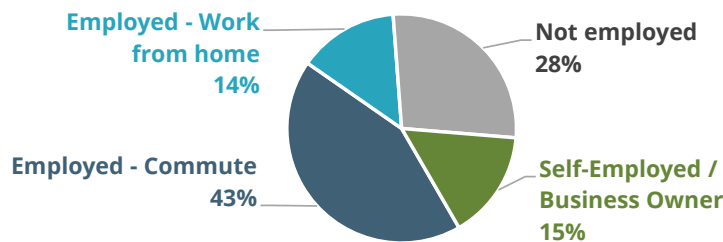
- Self-employed 26-35 year old who would like to live in Redmond (currently commutes to multiple Eastside cities, Portuguese speaker)

Employment

Exhibit 9 shows participants' employment status. Nearly three-quarters (72%) of respondents are employed, including in a location other than their home (43%), working from home (14%), or with self-employment or business ownership (15%). Slightly more than one-quarter (28%) of respondents are not employed.

Exhibit 9. Employment Status

Q: "Employment"



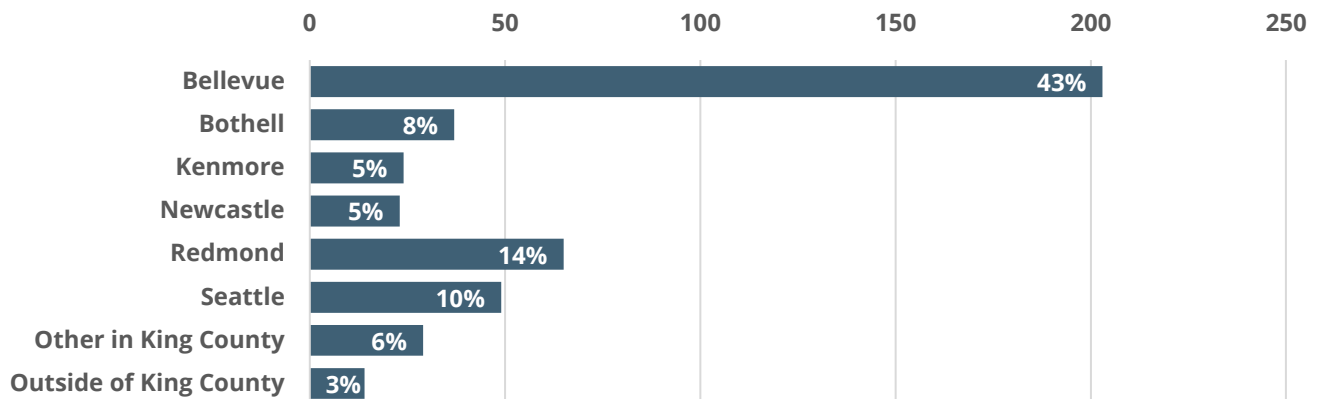
Note: 651 respondents.

Source: Eastside For All, 2023.

Exhibit 10 shows the locations to which participants who work in a location outside of their home commute to work. The largest proportion of respondents (43%) commute to Bellevue, and the next highest proportion of respondents (14%) commute to Redmond. This aligns with participants' preferred cities of residence as shown in Exhibit 8.

Exhibit 10. Locations of Employment

Q: "If you are employed and you commute to work, what city do you work in? Check all that apply."



Note: 467 respondents. Percentages do not sum to 100% because respondents could select multiple options.

Source: Eastside For All, 2023.

"We are [a] hardworking family and it pains me to say that we still can't afford to buy a house in the place we want to live in because of the outrageously high housing markets."

- 26-35 year old, employed Bothell renter (English speaker)

Middle Housing: Aspirations and Preferences

The survey presented respondents with sample price ranges from Zillow to rent and own middle housing versus a single-family home, as shown in Exhibit 11. The survey then then asked participants if they thought they would be able to afford middle housing, given these price ranges, shown in Exhibit 12.

Exhibit 11. Zillow Cost Estimates for Rental and Ownership of Single-Family Homes and Middle Housing

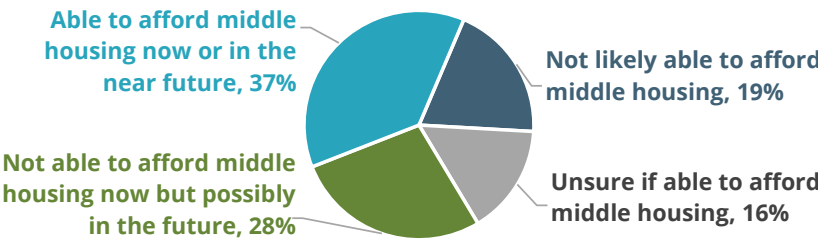
	Estimated Rent Range			Estimated Cost to Own Range		
	Minimum	Maximum	Median	Minimum	Maximum	Median
Single-family Home	\$1,995	\$9,800	\$4,725	\$824,000	\$9,850,000	\$2,662,500
Middle Housing	\$2,200	\$4,600	\$3,593	\$510,000	\$980,000	\$732,000

Source: Zillow, April 2023.

Exhibit 12 shows that more than one-third (37%) of respondents thought that they could afford to rent or own middle housing now or in the near future and more than one-quarter (28%) reported that they could not afford middle housing now but that they possibly could in the future. One in five respondents (19%) reported that it is not likely that they could afford to rent or own middle housing and one in six (16%) were unsure.

Exhibit 12. Perceived Likelihood of Being Able to Afford Middle Housing for Themselves

Q: “Considering the above price ranges to rent or own middle housing, would middle housing be affordable for you?”



Note: 651 respondents.
Source: Eastside For All, 2023.

“No middle housing please in our Newcastle neighborhoods.”

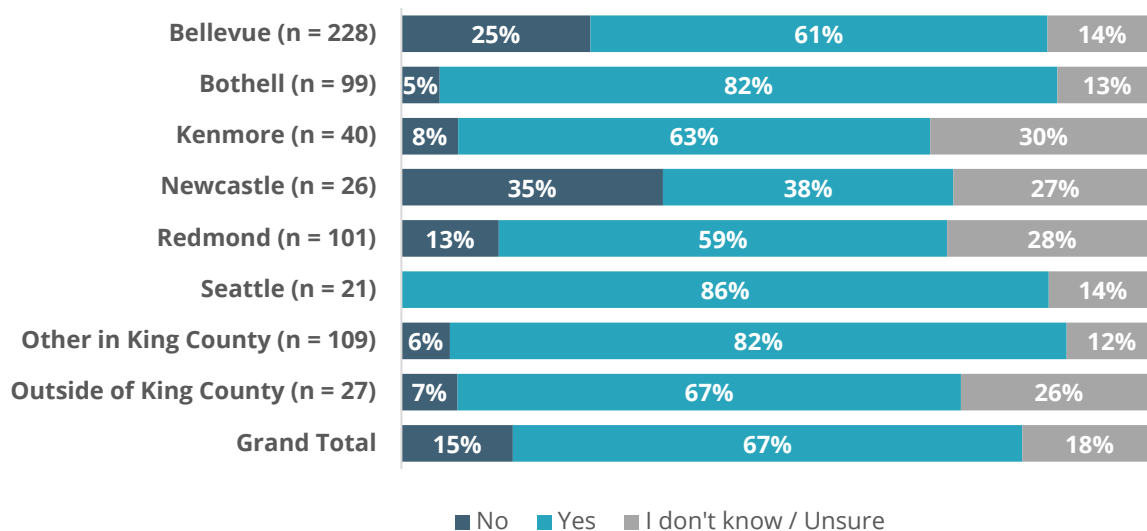
- 45–54-year-old employed Newcastle home owner (English speaker)

Across all participants, two-thirds (67%) expressed support for having middle housing options in their city; 15% did not support middle housing options, while the rest (18%) were unsure.

Exhibit 13 shows the support by city of residence. Among residents in Partner Cities, support was lowest in Newcastle (38%) and highest in Bothell (82%), and hovered around 60% in the other three Partner Cities.

Exhibit 13. Support for Middle Housing by City of Residence

Q: “Do you support having Middle Housing options in your city even if you may not be able to afford it?”



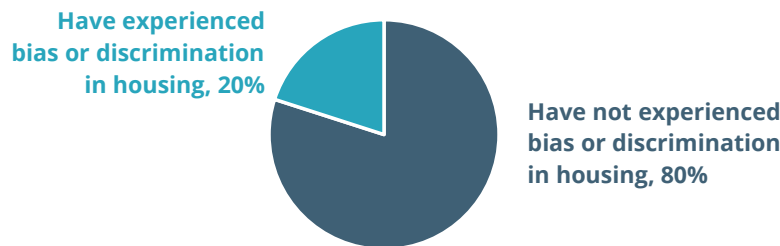
Note: 651 respondents. “n” refers to the number of people who responded in the category shown to the left, for example, 228 Bothell residents.

Source: Eastside For All, 2023.

Exhibit 14 shows that one in five respondents had previously experienced discrimination in housing. These experiences may cause distrust of authorities that guide or enforce housing policy, and make respondents less likely to expect that middle housing would be accessible to them, whether or not they could afford it.

Exhibit 14. Experiences with Bias or Discrimination in Housing

Q: "(Optional) Have you or someone in your household experienced bias or discrimination in housing?"

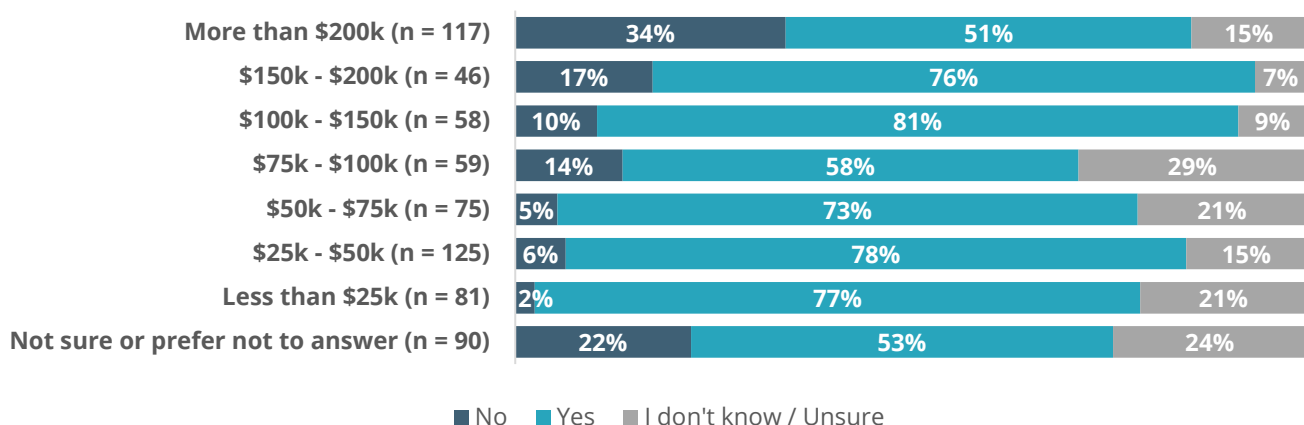


Note: 584 Respondents
Source: Eastside For All, 2023.

Participants also showed support for middle housing across all income levels, as shown in Exhibit 15. Support was lower at the highest income level (51% of households with incomes above \$200,000 supported middle housing options) but was only 58% among households with incomes between \$50,000 and \$75,000, and was 53% among people who preferred not to answer. Eastside For All believes that some participants may have responded not supporting middle housing because they think of it as competing with the need for affordable housing for people at lower income levels.

Exhibit 15. Support for Middle Housing by Income Level

Q: "Do you support having Middle Housing options in your city even if you may not be able to afford it?"



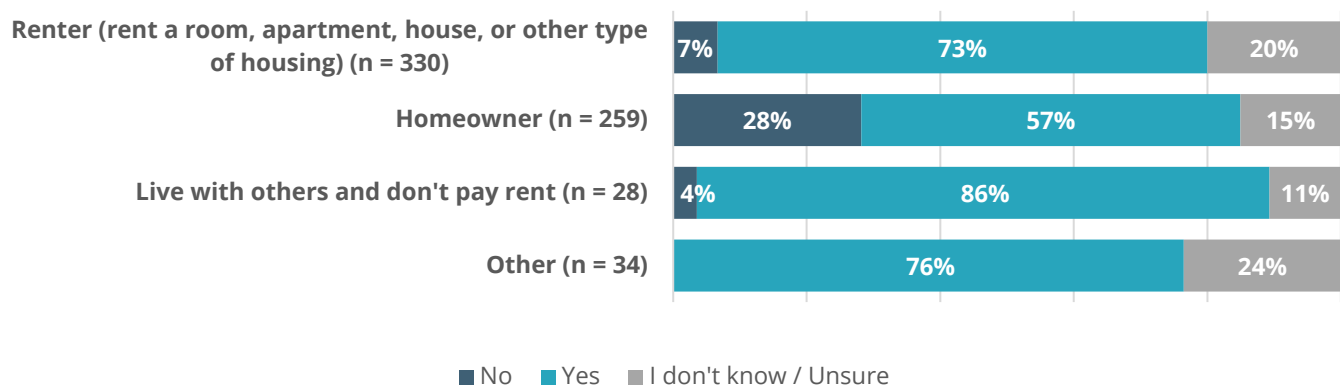
Note: 651 Respondents
Source: Eastside For All, 2023.

“Bellevue is really amazing but extremely expensive. Is a great place but not accessible for most of the community around. To live there you must have a very good income and prove you are very financially stable, otherwise almost not possible.”

- 18-25 year old self-employed Bellevue renter (English speaker)

As shown in Exhibit 16, respondents who owned their homes were less likely to support middle housing (57% supporting) than others. Almost three-quarters of renters (73%) and even higher proportions of people living with others without paying rent or in other housing situations (including being unhoused) supported middle housing.

Exhibit 16. Support for Middle Housing by Current Housing Situation



Note: 651 Respondents

Source: Eastside For All, 2023.

There was broad support for middle housing across self-identified racial categories, although the limited number of respondents of some ethnicities and races make this data less reliable. More detail is available in Appendix

B. Full Results.

Business Owner Experience

Because the BIPOC communities engaged through this project include many small business owners (15% of participants), EASTSIDE FOR ALL and its partners sought information from their unique perspective. The survey provided instructions that asked only business owners to respond to the questions shown in this section.

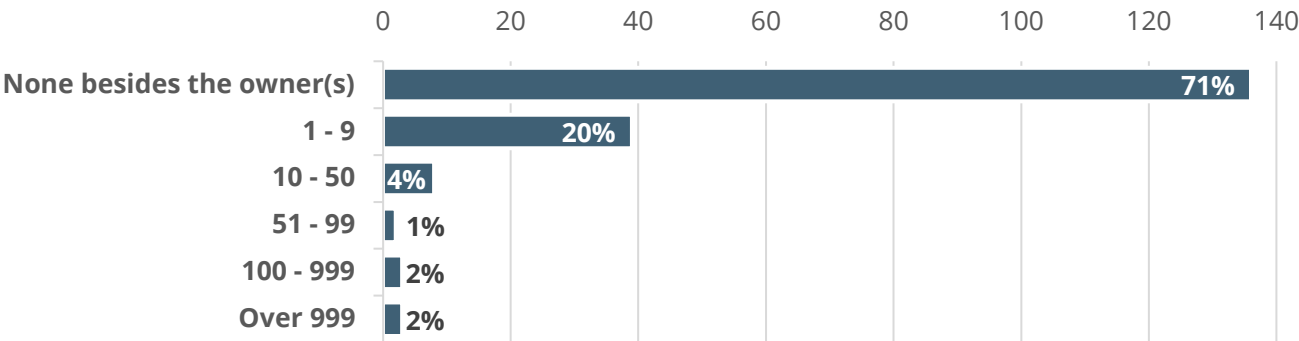
Exhibit 17 shows the number of employees at respondents' businesses. Nearly three-quarters (71%) of respondents are the sole employee at their businesses. One in five respondents (20%) have between one and nine employees, and the remaining 5% of business owner respondents have 10 or more employees. These limited numbers of employer respondents suggest that Partner Cities should use caution in relying on this data to guide decision-making.

"Housing is becoming more and more expensive. I am afraid the younger generations cannot afford to buy their own house at all. We need a change."

- 46-55 year old elf-employed Redmond business owner, home owner (English speaker)

Exhibit 17. Number of Employees at Respondents' Businesses

Q: "How many employees do you have?"

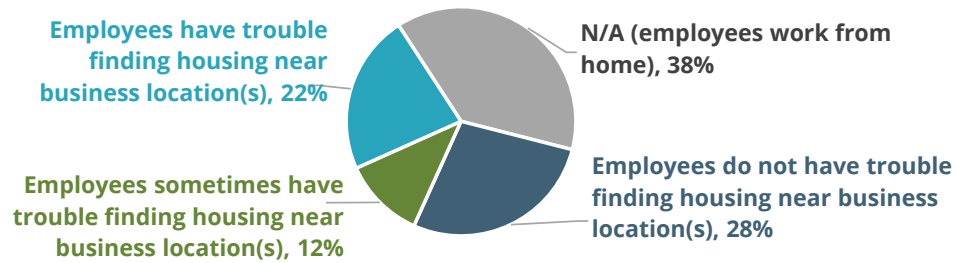


Note: 191 Respondents
Source: Eastside For All, 2023.

Exhibit 18 shows how participants assess their employees' difficulty in finding housing near their business location(s). One-third (34%) of respondents reported that their employees have trouble or sometimes have trouble finding housing near their business location(s). The remaining two-thirds of respondents reported that their employees do not have difficulty with this or work from home. There is an unexplained discrepancy in the number of people who responded to this question (173) given that only 55 people reported having employees besides themselves in the previous question (as shown in Exhibit 17).

Exhibit 18. Employer Assessment of Employee Difficulty Finding Housing Near their Business Locations

Q: "Do your employees have trouble finding housing near your business location(s)?"



Note: 173 Respondents

Source: Eastside For All, 2023.

"Me siento muy frustrada, preocupada y triste. Necesitamos precios accesibles para personas de bajos recursos.

I feel very frustrated, worried and sad. We need affordable prices for low-income people."

- 36–45-year-old employed Bellevue renter (Spanish speaker)



Reflecting Community Priorities

ARCH and Partner Cities have taken meaningful steps to equitably involve community members in housing policymaking. ARCH and Partner Cities have engaged with a broad cross-section of community members to shape housing policy and investment at the local level, and have conducted racial equity analysis to address displacement of lower-income households from communities that have historically been subject to discriminatory housing policies. Nonetheless, there are still significant barriers to meaningful participation in this work for populations whose voices and perspectives have not historically been a part of public planning processes in East King County.

As noted in the Background section above, despite a strong interest in housing justice, many members of these underrepresented communities are struggling with basic needs and do not have the time to add an outreach project like this to the many priorities they are focused on. For these same reasons, middle housing can seem unattainable to many lower-income households. For the many residents in our communities struggling with housing cost burden and housing insecurity, it may be hard to form meaningful opinions about new housing production, even for units costing less than traditional single-family homes. Future townhouses and duplexes can seem far off to people in a housing crisis.

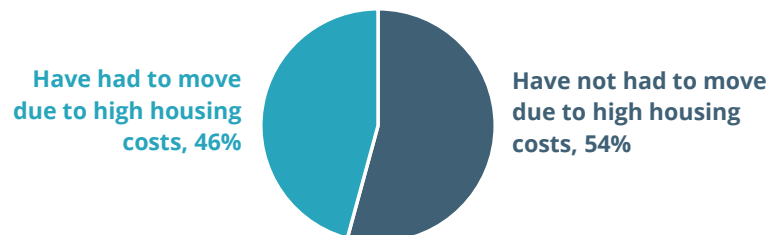
This section describes respondents' experience with displacement and highlights their homeownership aspirations and hopes for themselves.

Displacement

Exhibit 19 shows the proportion of respondents who have previously had to move due to the high costs of renting or owning a home. Nearly half (46%) of respondents have had to move due to high housing costs.

Exhibit 19. Prior Displacement due to Housing Affordability

Q: "Have you had to move because of the high costs of renting and/or owning a home?"



Note: 651 Respondents

Source: Eastside For All, 2023.

“住宅增加，人口稠密，也许会给交通、治安和教育带来一些麻烦

The increase in housing and population density may indeed bring about some challenges in terms of transportation, public safety, and education.”

- 56–65-year-old employed Bellevue homeowner (Chinese speaker)

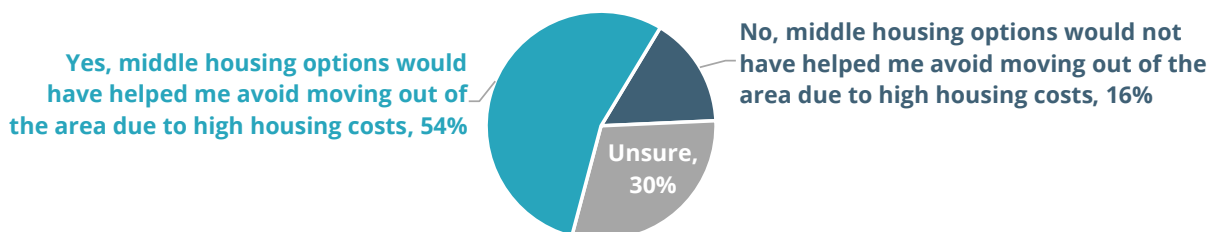
Exhibit 20 shows whether respondents thought more middle housing options could have prevented their displacement. Notably, 523 survey participants responded to this question, while only 298 participants reported that they had previously had to move due to high housing costs in response to the question shown in Exhibit 19. More than half (54%) of the 523 respondents reported that the availability of more middle housing options would have helped them stay in the area, while one-third (30%) were unsure. One in six respondents (16%) noted that middle housing options would not have helped them stay in the area during prior displacement events.

“I dislike your housing policies. These cost-reducing middle housing options are simply exacerbating factors like traffic congestion and community insecurity.”

- 36-54-year-old self-employed Bothell homeowner (English speaker)

Exhibit 20. Can Middle Housing Options Help Residents Avoid Displacement?

Q: “(Optional) If in the past you had to move for financial reasons, would more Middle Housing options have helped you stay in the area?”



Note: 523 Respondents

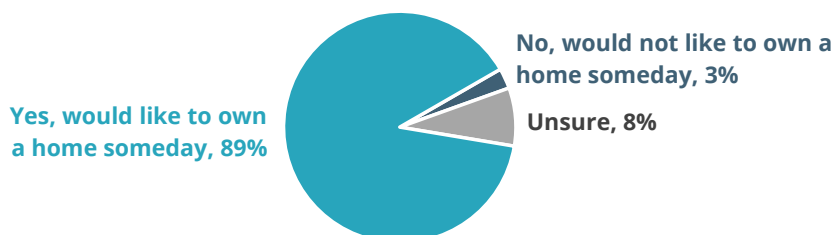
Source: Eastside For All, 2023.

Housing Aspirations and Interest

While many of the people who provided input have experienced displacement or other challenges with basic housing affordability, they largely do aspire to own homes. Exhibit 21 shows that among those who did not respond that they already owned a home, almost 90% of respondents said that they would like to own a home someday. (Since only 195 respondents to this question said that they already owned a home, versus 259 who said that they were homeowners in Exhibit 4, some homeowners must have said that they were unsure, would, or would not like to own a home someday if it is financially possible.)

Exhibit 21. Homeownership Status and Aspirations

Q: “Would you like to own a home someday if it is financially possible?”



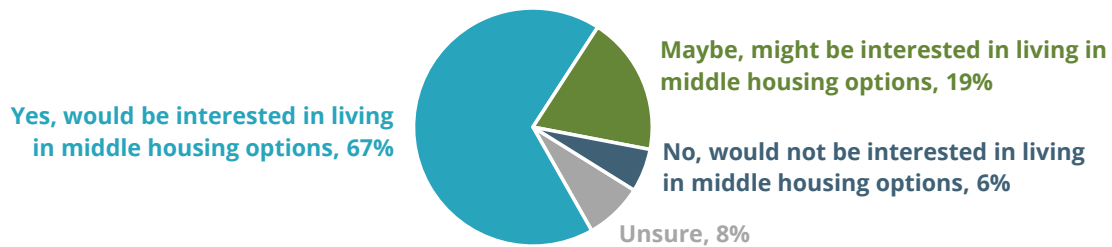
Note: 456 Respondents. An additional 195 respondents indicated they already own a home.

Source: Eastside For All, 2023.

Given descriptions of middle housing types (see Background) and estimated cost ranges for middle housing (see Exhibit 11. Zillow Cost Estimates for Rental and Ownership of Single-Family Homes and Middle Housing), participants were asked if they would be interested in middle housing *if it was affordable to them*. Exhibit 22 shows the responses from people who did not say that they already own a home. While two-thirds said that they would be interested in middle housing, it's important to reflect on how this is qualified. Nearly 300 of 651 respondents said they had experienced displacement due to high housing costs. For these and other people under significant financial pressure simply to stay in their current housing, even homeownership of lower-cost middle housing might be too high to be affordable.

Exhibit 22. Interest in Middle Housing Among Non-Homeowners

Q: "If these types of middle housing options would be affordable to you, would you be interested in them for your home?"



Note: 392 Respondents. An additional 259 participants said that they were already homeowners. "These types" refer to middle housing examples provided in the survey, as described in the Background and in Exhibit 12.

Source: Eastside For All, 2023.

"No conozco los líderes de mi ciudad y la mera verdad no sé si este tema se toque con ellos."

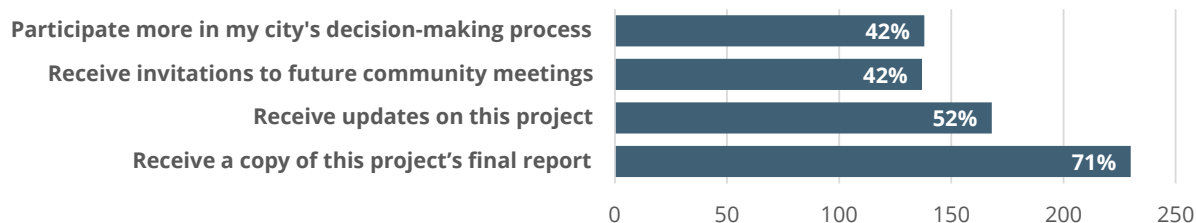
I do not know the leaders of my city, and to be truthful I don't know if this issue is something they deal with."

- 36–45-year-old employed Bellevue renter (Spanish speaker)

This was the first time some participants were asked about the topic of housing, and others said that they didn't know whether their city leaders cared about this topic. Almost three-quarters (71%) asked to receive a copy of the report, but a smaller percentage (just 42%) expressed interest in participating more in their city's decision-making process or receiving invitations to future community meetings. One possible explanation for this discrepancy is the need to connect more concretely with participants on their priorities: to reflect their contributions in city policies, and to build further trust.

Exhibit 23. Interest in Further Engagement about this Project

Q: "Interest in further engagement"



Note: 326 respondents. Percentages do not sum to 100% because respondents could select multiple options.

Source: Eastside For All, 2023.

Eastside For All (EFA) wishes to acknowledge ARCH and the Cities of Bellevue, Bothell, Kenmore, Newcastle, and Redmond for investing in community-based outreach efforts to ensure participation from people whose opinions are typically lacking in city forums, surveys, and other engagement efforts. Building bridges between community members and the city governments was an important desired outcome, beyond gathering input on middle housing.

By supporting and compensating each community group to co-design the process and facilitate outreach in culturally specific ways that are most relevant and meaningful, the network of organizations and leaders were successful in engaging diverse opinions and experiences. (See Appendix A, Methodology, for details on the community-centered approaches.) Trusted messengers, who share similar cultures and backgrounds to those they work with, extended personal invitations to their community members in the context of existing relationships, conversations, and priorities - as opposed to a one-time isolated outreach effort. This aligned with community-based groups' desire to have ongoing influence and impact on decision-making, with more opportunities to share their voices in their own languages and in supportive settings that nurture future civic involvement and leadership opportunities.

EFA extends deep gratitude to the community-based organizations and leaders who took time out of their many priorities to partner on this project. Their insights and guidance were essential to the project's success and most importantly, to ensuring that a broad range of community members were given the opportunity to voice their needs and suggestions for regional decision-making. Thank you to each community member who came to learn about middle housing, shared their personal experiences about the local housing crisis, and provided thoughtful input in hopes that their participation would help others or future generations, regardless of whether they would be able to personally benefit.

EFA also wishes to thank BERK Consulting, Inc. for developing the written report in a way that closely aligned with the focus and spirit of the outreach effort.

Appendices

A. Methodology

Typically, engagement efforts with cities or other large institutions do not include local community groups and leaders in the co-creation process, which often means that the first time community organizations are aware of the outreach is when they receive an email to invite their community members to a focus group or to complete a survey. While these engagement activities are often provided in other languages, the translations are not consistently vetted for accuracy and cultural meaning. The information shared in the invitations often requires community organizations to craft messaging to convey the importance of the topic and the relevance to their community members. Most organizations do not have the time or bandwidth for this work, nor are they compensated for it.

Nonprofit leaders are mindful about what they ask of their communities. Without taking part in the planning and design, many organizations are reluctant to encourage their community members to participate, not knowing what to expect, how people will be treated, who is facilitating the meeting or survey, and how their opinions will be received.

The methodology and approach sought to address these challenges by including community partners at the beginning of the process and supporting the engagement methods they recommended. While the input to ARCH and the Partner Cities about middle housing was important, the network of community-based partners emphasized the opportunity to support their communities who are struggling with housing options. They wanted to have conversations, understand how cities make decisions, and have a supportive space to share their experiences, needs, and ideas. Organization partners were encouraged to have individual and group conversations alongside sharing the survey.

Timeline and Key Activities

February 15, 2023

Eastside For All was selected as the lead organization for the outreach effort.

February 22, 2023

Initial meeting with ARCH and the Partner Cities (5 additional meetings of this group took place through May 24).

March 2023

Eastside For All contacted Eastside-based organizations who have been involved in housing issues or other community engagement projects, as well as additional organizations that may not have been involved, but serve populations that the project intended to reach. An overview of the project, including compensation information, was sent out and invitations to participate were extended to community-based organizations and local community leaders.

March-April 2023

- 21 individual and small group meetings took place with potential community-based partners to provide more details about the project including what would be expected and the desired outcomes.
- As partner organizations were identified, subcontractor agreements were prepared and finalized.
- A subgroup of the partners participated in the early co-design process, providing input on the materials about middle housing that would be most helpful for community members, identifying their desired outcomes, and drafting questions that would be best to ask of their communities.

- Eastside For All compiled the input and created an initial survey draft and presentation materials in English and Spanish. These were reviewed and edited by the subgroup.
- Updates to the English and Spanish versions were completed. The final English version of the presentation and survey was translated into Russian, Chinese, Portuguese, Japanese, Hindi, and Arabic by professional translators. The survey was also translated into Vietnamese and Korean to reach additional communities that would potentially be impacted by middle housing policies. (There are many more language and cultural groups in the region; however, without a community-based group to engage for each cultural community, the project was limited to the community's current capacity for the type of outreach required to support full engagement from participants.)
- Outreach partners vetted the translations and made corrections.
- A list of community resources related to housing was developed and translated into the primary outreach languages, to be shared with participants throughout the engagement project who needed housing help.
- The event host survey was created and shared to be completed by organizations after each event they facilitated. It captured basic information about attendees and overall themes discussed.
- Partner organizations were provided with information on how to distribute and document stipends to community members to support their participation in events. Most provided \$25 in the form of Visa gift cards.

Mid-April to May 25, 2023 (survey closed on May 25)

The bulk of the outreach activities took place following spring break and the end of Ramadan. Community-based organizations and leaders engaged in a range of outreach efforts including:

- Virtual and in person group meetings/events, either as part of existing gathering times or as additional ones.
- Individual phone calls and meetings.
- Tabling at community events.
- Sharing via social media and emails.

Outreach partners hosted 22 events with a total of 12 languages spoken at the various events. Because events were hosted in language by community-based partners – some of whom are multilingual – it was common to have events in multiple languages. Organization staff and leaders facilitated the events, which contributed to the welcoming and safe space as well as allowed each community to put the topic in context of their community's priorities.

Most events were attended by 8-15 participants; there was one large group with 98 participants and a tabling event at the United Festival in Redmond with several organizations who shared information about the middle housing effort with over 1,000 event attendees.

Along with Eastside For All, four community-based organizations jointly hosted an event with some of the Eastside cities on May 3, 2023 called *Let's Build for All*. This interactive community engagement workshop invited community members to share ideas about their ideal neighborhoods. Although not specifically part of the middle housing outreach project, event partners shared a handout with the survey links in multiple languages at their tables and spoke about the middle housing effort. There were 75 attendees.

Eastside For All was in regular communication with the outreach partners throughout the project to provide support, answer questions, process payments, and send reminders about due dates.

May 26 to June 15, 2023

- Eastside For All compiled the raw data from the spreadsheets, highlighting data per the co-design input from the community partners as well as the data requested by ARCH and the Partner Cities.
- Community-based organizations assisted with the translation of a small number of quotes to be featured in the report.
- Eastside For All engaged BERK Consulting, Inc. to draft the report summary, including the design layout.
- Eastside For All organized detailed data to post online.
- Drafts of the report were shared with ARCH, the Partner Cities, and the community-based partners.
- Final report prepared and published.

Next Steps

Eastside For All's proposal to serve as the lead community-based organization included engaging community members after the project to build ongoing relationships with city staff and leaders. The community-based partners will again be involved in co-planning, working on a series of gatherings where community members can hear how their input is being used and other ways they can get involved. As part of that planning process, there will be a debrief of the outreach effort. The group will highlight what went well and what can be improved. This information will be shared with ARCH, the Partner Cities, and others interested in engaging community members from a range of races and cultures in large initiatives.

B. Full Results

Full survey results are available online at <https://eastsideforall.org/middle-housing-outreach/>.

APPENDIX G

Comprehensive Plan Engagement 2021-2024

Planning Commission Meetings

February 16, 2021 – Vision statement

<https://kenmore.civicweb.net/document/109998>

March 2, 2021 – Land Use, Housing

<https://kenmore.civicweb.net/document/110298>

April 20, 2021 – Land Use, Housing

<https://kenmore.civicweb.net/document/111095>

June 1, 2021 Land Use – TOD

<https://kenmore.civicweb.net/document/111930>

June 15, 2021 Land Use – TOD

<https://kenmore.civicweb.net/document/112486>

July 6, 2021 Land Use

<https://kenmore.civicweb.net/document/112807>

August 3, 2021 – Community Survey Comp Plan Vision Statement

<https://kenmore.civicweb.net/document/113446>

August 17, 2021 - Community Survey Results and Public Participation Plan

<https://kenmore.civicweb.net/document/113705>

Sept 14, 2021 – Vision Statement and Housing

<https://kenmore.civicweb.net/document/114130>

September 21, 2021 – Housing – Missing Middle

<https://kenmore.civicweb.net/document/114274>

October 5, 2021 – Vision Statement, Housing

<https://kenmore.civicweb.net/document/114552>

October 19, 2021 – Housing

<https://kenmore.civicweb.net/document/114739>

November 4, 2021 – Housing

<https://kenmore.civicweb.net/document/114739>

December 7, 2021 – Housing, Vision Statement

<https://kenmore.civicweb.net/document/116313>

January 4, 2022 – Housing, Land Use

<https://kenmore.civicweb.net/document/116735>

January 18, 2022 – Land Use

<https://kenmore.civicweb.net/document/117231>

February 1, 2022 – Housing Element

<https://kenmore.civicweb.net/document/117459>

March 1, 2022 – Housing, Land Use, Capital Facilities

<https://kenmore.civicweb.net/document/118384>

March 15, 2022 – Vision, Housing, Land Use

<https://kenmore.civicweb.net/document/118622>

May 17, 2022 – Public Hearing – Vision, Land Use, Housing, Capital Facilities

<https://kenmore.civicweb.net/document/120280>

June 7, 2022 – Recommendations to Council

<https://kenmore.civicweb.net/document/121037>

August 2, 2022 – Transportation

<https://kenmore.civicweb.net/document/122784>

Sept 6, 2022 – Transportation

<https://kenmore.civicweb.net/document/123151>

November 1, 2022 - Transportation

<https://kenmore.civicweb.net/document/125671>

January 17, 2023 – Transportation, Public Services

<https://kenmore.civicweb.net/document/127055>

February 21, 2023 – Public Services, Utilities

<https://kenmore.civicweb.net/document/127987>

March 7, 2023 – Public Hearing and Recommendations – Transportation

<https://kenmore.civicweb.net/document/128370>

April 4, 2023 – Transportation, Utilities

<https://kenmore.civicweb.net/document/129092>

April 18, 2023 – Climate Action

<https://kenmore.civicweb.net/document/129417>

May 2, 2023 – Climate Action

<https://kenmore.civicweb.net/document/129709>

May 16, 2023 – Climate Action

<https://kenmore.civicweb.net/document/130096>

June 6, 2023 – Climate Action, Utilities

<https://kenmore.civicweb.net/document/130471>

June 20, 2023 – Climate Action

<https://kenmore.civicweb.net/document/130795>

July 18, 2023 – Public Services, Utilities

<https://kenmore.civicweb.net/document/131864>

August 15, 2023 – Public Services, Utilities

<https://kenmore.civicweb.net/document/132244>

September 5, 2023 – Public Hearing – Transportation, Climate Action. Public Services

<https://kenmore.civicweb.net/document/132549>

October 17, 2023 – Economic Development

<https://kenmore.civicweb.net/document/190223>

November 21, 2023 – Economic Development

<https://kenmore.civicweb.net/document/249659>

December 5, 2023 – Economic Development

<https://kenmore.civicweb.net/document/250103>

January 16, 2024 – Public Hearing - Economic Development Element

<https://kenmore.civicweb.net/document/251041>

February 6, 2024 – Recommendations to Council

<https://kenmore.civicweb.net/document/252783>

March 5, 2024 - Rezone for Land Use Element

<https://kenmore.civicweb.net/document/253345>

April 2, 2024 – Downtown and Community Design

<https://kenmore.civicweb.net/document/254075>

May 7, 2024 – Natural Environment

<https://kenmore.civicweb.net/document/255052>

June 4, 2024 – Middle Housing Code Update

<https://kenmore.civicweb.net/document/255405>

June 18, 2024 – Natural Environment and Surface Water

<https://kenmore.civicweb.net/document/255876>

July 2, 2024 – Downtown and Community Design

<https://kenmore.civicweb.net/document/256060>

July 30, 2024 – Natural Environment and Surface Water

<https://kenmore.civicweb.net/document/256659>

August 20, 2024 – Public Hearing - Downtown and Community Design
Review Housing, Land Use

<https://kenmore.civicweb.net/document/256861>

September 3, 2024 – Public Hearing – Natural Environment, Surface Water, Code Amendments
Review Housing, Land Use

<https://kenmore.civicweb.net/document/257167>

September 17, 2024 – Housing, Land Use

<https://kenmore.civicweb.net/document/257526>

October 1, 2024 – Housing, Land Use, Introduction to the Comprehensive Plan

<https://kenmore.civicweb.net/document/257930>

October 15, 2024 – Public Hearing - Housing, Land Use, Introduction to the Comprehensive Plan

<https://kenmore.civicweb.net/document/258309>

City Council Meetings

October 25, 2021 – Housing, Climate Action

<https://kenmore.civicweb.net/document/114986>

November 8, 2021 – Capital Facilities

<https://kenmore.civicweb.net/document/115238>

November 22, 2021 – Climate Action Plan

<https://kenmore.civicweb.net/document/115541>

December 13, 2021 – Transportation

<https://kenmore.civicweb.net/document/116378>

January 10, 2022 – Transportation

<https://kenmore.civicweb.net/document/117006>

March 28, 2022 – Status update on Comprehensive Plan

<https://kenmore.civicweb.net/document/119108>

May 16, 2022 – Climate Action

<https://kenmore.civicweb.net/document/120156>

July 11, 2022 – Comprehensive Plan Update

<https://kenmore.civicweb.net/document/121886>

July 25, 2022 - Comprehensive Plan Development Regulation Amendments

<https://kenmore.civicweb.net/document/122239>

September 12, 2022 – Comprehensive Plan Amendments, Vision Statement, Land Use, Housing, Capital Facilities including Middle Housing.

<https://kenmore.civicweb.net/document/123483>

October 3, 2022 - Comprehensive Plan Amendments, Vision Statement, Land Use, Housing, Capital Facilities including Middle Housing.

<https://kenmore.civicweb.net/document/124920>

September 18, 2023 - Planning Commission Recommendation on the Transportation Element update of the Comprehensive Plan

<https://kenmore.civicweb.net/document/142826>

October 9, 2023 – Agenda Bill - Transportation Element

<https://kenmore.civicweb.net/document/177134>

October 16, 2023 - Planning Commission Recommendation on the Public Services Element and Utilities Element of the Comprehensive Plan

<https://kenmore.civicweb.net/document/189214>

May 20, 2024 - Economic Development

<https://kenmore.civicweb.net/document/255307>

October 28, 2024 - Planning Commission Recommendations of Comprehensive Plan Amendments - Housing Element, Land Use Element, Introduction Section

<https://kenmore.civicweb.net/document/258792>

Outreach

Spring 2021 Community Survey on Vision Statement

Newsletters etc.

Fall 2024

[Kenmore Quarterly Fall 2024](#)

Winter 2024

[Kenmore Quarterly: Winter 2024 Newspaper](#)

Fall 2023

[Kenmore Quarterly Fall 2023 Newspaper](#)

Fall 2022

[Kenmore Quarterly Fall 2022](#)

Spring 2022

[Kenmore Quarterly Spring 2022](#)

Winter 2022

[Kenmore Quarterly Winter 2022](#)

Fall 2021

[Kenmore Quarterly Fall 2021](#)

Summer 2021

[Kenmore Quarterly Summer 2021](#)



MEMORANDUM

To: Todd Hall and Debbie Bent
City of Kenmore

From: Joel Farias, Sam Matterazzo, Clay White, and Nick Chen
Kimley-Horn and Associates, Inc.

Date: November 1, 2024

Subject: Land Capacity Analysis Memorandum

INTRODUCTION AND INITIAL FINDINGS

The City of Kenmore (City) contracted Kimley-Horn and Associates, Inc. (Kimley-Horn) to prepare a Land Capacity Analysis (LCA) consistent with the Growth Management Act (GMA) requirements in RCW 36.70A.115 and WAC 365-196-325. The LCA was prepared based on the methodology used in the 2021 King County Urban Growth Capacity report. The LCA reviews existing capacity for population, housing, and employment in the City limits.

Table 1 shows the initial findings of the LCA under existing conditions. **Overall, the City showed sufficient total capacity for housing, jobs, and population allocations.** The following methodology walks through each step of the analysis.

Table 1: Initial Findings Summary

Subject	Findings
Housing Capacity (inc. pipeline)	6,748 dwelling units
Housing Surplus	3,678 dwelling units
0-80% AMI Housing Surplus	2,147 dwelling units
>80-120% AMI Housing Surplus	1,531 dwelling units
Net Commercial/Industrial Capacity	52.38 acres
Employment Capacity	3,252 jobs
Employment Surplus	52 jobs

METHODOLOGY

As part of the City of Kenmore's 2024 Comprehensive Plan Periodic Review and update, an analysis of housing, population, and employment land capacity is required. This analysis is conducted utilizing the methodology as outlined in the [2021 King County Urban Growth Capacity Report](#) (UGC). The UGC Report was completed before The Department of Commerce created the [Housing for All Planning Tool \(HAPT\)](#), so [Commerce's 2024 guidance on implementing HB 1220](#) was used for calculating capacity by Area Median Income. The objective is to determine whether Kenmore possesses sufficient land densities and buildable lands to accommodate planned growth out to 2044.

King County, in compliance with the 2021 Washington House Bill 1220 amendments to the GMA, has allocated projected growth (population, housing, and jobs) to the City of Kenmore. House Bill 1220 requires jurisdictions to address the housing needs of people making different incomes as part of their Comprehensive Plan updates. To satisfy these new requirements, an analysis of the City's existing and proposed zoning and development regulations was completed to demonstrate that the housing types and quantities that meet the need of each of the Areas Median Income brackets is available.

The King County CPPs allocated a total of 3,070 housing units to the City of Kenmore to plan for between 2020 and 2044. **Table 2** shows how the 3,070 units of housing are broken down by income level. The CPPs allocated a job growth target of 3,200 jobs between 2020 and 2044. The existing jobs as of 2023 were used to capture job growth between 2020 and 2023.

Table 2: City of Kenmore Permanent Housing Needs by Income Level (% of Area Median Income)

2020-2044	Total	0-30% Non-PSH	0-30% PSH	>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%
Estimated Housing Supply (2020)	9,589	359	0	835	1,183	1,277	1,517	4,418
Kenmore Housing Growth Targets (2020-2044)	3,070	1,063	559	483	393	75	85	412

Source: [King County Countywide Planning Policies](#) (CPPs), 2023

Table 3: Employment Targets

City	2023 Job Total	2044 Job Target Allocation
Kenmore	4,165	3,200

Source: [PSRC Covered Employment](#), 2023 and [King County Countywide Planning Policies](#) (CPPs), 2023

CURRENT CONDITIONS

A detailed analysis was conducted on the City's existing conditions. The analysis included a review of the City's pipeline housing units. Pipeline units can be summarized as any units that are not reflected in the City's 2020 housing supply used by King County to allocate housing units. The total pipeline count for the City is comprised of three major categories: housing units built since 2020, building permits issued since 2020, and projects currently under review by staff.

Properties in the permit pipeline or with issued building permits are assumed to develop consistent with their permit applications and are excluded from the land capacity analysis. While these properties do not provide capacity for future residential development yet, the anticipated development may be counted toward meeting the projected housing needs. For projects which are under review, a base level permitting step of at least preliminary approval was set to be considered a pipeline development. There is one exception to this rule, and that is if the City is working jointly with a developer to develop a property. Two such projects were identified and classified as pipeline developments.

Residential development that has occurred between Dec 31, 2020 (the base year for the projected housing needs) and September 1st, 2024, was classified as pipeline development and counted toward

meeting projected housing needs. Residential developments classified as pipeline are deducted from the jurisdiction's projected housing needs.

Table 4 and **Table 5** show a summary of the pipeline development units in the City by both housing type and category of pipeline development. **Table 5** shows an "Affordable Pre-App" category with 296 units of pipeline development. This category is comprised of two separate projects that the City is currently analyzing to develop affordable apartments. Both projects propose densities aligned with the allowed density for their respective zones, so they were kept as pipeline even though they have only completed pre-application meetings.

Table 4: Pipeline Units

Housing Type	Number of Units (net)
Single Family	120
Mixed-Use Multifamily	68
Manufactured	-1
Townhome	211
Condo	180
Apartments	349
Accessory Dwelling Unit (ADU)	51
Total	978

Source: Information compiled using City of Kenmore permitting data Jan 2021-Sept 2024

Table 5: Pipeline Development Status

Pipeline Development Type	Number of Units
Housing Built since 2020	275
Issued Building Permits	229
Preliminary Approval	178
Affordable Pre-App	296
Total	978

Source: Information compiled using City of Kenmore permitting data Jan 2021-Sept 2024

Kenmore Zoning

Commerce's Guidance on implementing HB 1220 recommends categorizing existing zones into five categories related to allowed densities. This analysis will refer to the City's zones by these categories for capacity presentation. The zones and zone categories are shown in **Table 6**.

Table 6. Zone Categories

Zone Category	Density Range	City Zone within density range
Very Low Density	0 – 4 du/acre	R-1 and R-4
Low Density	4 – 10 du/acre	R-6
Medium-Low Density	10 – 24 du/acre	NB, R-12, and R-18
Medium-High Density	24 – 48 du/acre	R-24 and CB
High Density	48+ du/acre	DC, UC W, UC E, RB, and DR

ADJUSTMENTS, CONSTRAINTS, AND ASSUMPTIONS

Adjustments

LCA Methodology specifies that “low probability for development” parcels should be removed from the analysis. They are defined as parcels which are:

- Tax exempt (parks, schools, churches, and public facilities)
- Gas stations and condos
- Tracts and easements for access, landscaping, stormwater, or other utility
- Other parcels identified by staff as being low probability for development (i.e. infrastructure constrained sites, sites with historical significance)

1,202 parcels, which met the above conditions, were removed from further analysis.

A “public purpose and right-of-way area” deduction of 10% was applied to all developable parcels. The public purpose and right-of-way deduction accounts for lot area that will be used for streets, sidewalks, and public purpose land (stormwater facilities, open space, other recreational facilities).

Constraints

Areas of the City encumbered by critical areas and their buffers was removed. A critical areas overlay was created in GIS by joining together city-identified steep slopes, wetlands, streams, waterbodies, and protected habitat areas after applying the respective buffer (buffer distances are regulated by the City's code). To calculate developable area, the area of each parcel that is encumbered by the critical areas overlay was removed. Developable area represents the amount of area in each parcel that can be developed.

A map showing the critical areas overlay with Kenmore's zones can be found in [Appendix C](#).

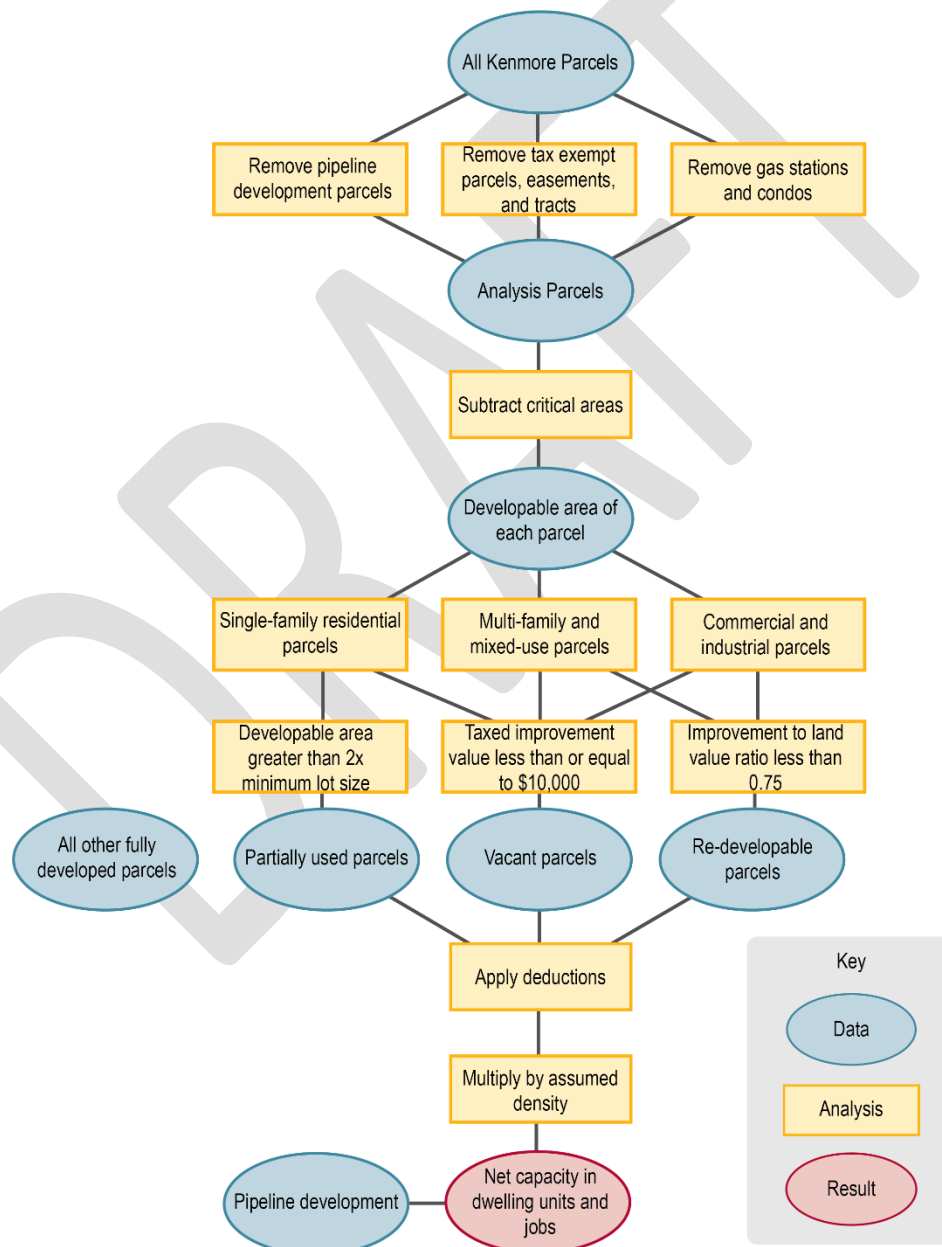
Assumptions

Key assumptions were used for the analysis of the data needed to calculate total capacity of housing and jobs in the City. The following assumptions are based on specific City market factors, coordination with City staff, the King County UGC Report, and Commerce guidance.

1. An affordable housing unit means that the housing unit does not cost more than 30% of household income ([RCW 36.70A.030](#)).
2. It is assumed that higher-density housing is more likely to be affordable to lower-income households. The assumption here is that a two-bedroom apartment home is generally less expensive than a two-bedroom detached single-family home (based on median rent and home values).
3. Permanent supportive housing is more likely in high-density zones that include incentives or subsidies (as noted in [Commerce Guidance](#)).
4. Per the UGC Report, there are no infrastructure constraints in the Kenmore city limits. The City's most recently adopted [Capital Facilities](#) and [Utilities Element](#) also note sufficient capacity for identified future growth. Therefore, an infrastructure deduction was not applied.
5. Re-developable parcels are assumed to be redeveloped within the planning period.
6. Mixed-use zone capacity will be split between job capacity and housing capacity based on base building height (1st floor commercial and every other floor residential will be assumed. For example, a 1-acre vacant parcel in the CB zone, which has a max building height of 35 feet ~3 floors, will be calculated with 33.3% commercial capacity and 66.6% residential capacity).
7. Kenmore's Zoning code ([KMC Title 18](#)) specifies minimum, base, and max residential densities of each zone that allows residential development. There are also standards for developing at densities greater than the listed max density in the Residential Density Incentives and Transfer Of Density code ([KMC 18.80](#)). For this analysis, assumed densities ranged from the listed base density to the listed max density. This assumption is meant to balance developments that will develop at higher densities than the listed max density and developments that will develop closer to the listed base density. Exact densities used for each zone are listed in **Table 8**, where building height, listed densities, and market trends are also analyzed to set densities.
8. Due to the high density allowed in Kenmore's zones with not very much development existing at those high densities, an adjustment was made to further lower capacity. Capacity was calculated using Net site area (removed critical areas, then deducted capacity by public use/infra/access, and market factor).
 Kenmore code 18.30.020 Density calculations – Allowable dwelling units, lots or floor area. Specifies that *"the allowed number of dwelling units or lots (base density) shall be computed by multiplying the **site area*** by the applicable residential base density number."*
 If the gross site area was used for the density calculations, then a much higher capacity would be calculated.
 ***Site area** is defined under KMC 18.20.2750: *"Site area" means the total horizontal area of a project site, less areas below the ordinary high water mark*

9. Transit Oriented Development Overlay assumptions:
 - a. NOTE: The Transit Oriented Development Overlay is currently being replaced by the Urban Center zone with the same zoning standards.
 - b. Six eligible parcels were identified as potential sites for TOD projects:
 - i. PIN: 0114100843- 0.5-acre lot, R-18 zoned parcel with a 2-bd home. Improvement value of \$1,000
 - ii. PIN: 0114100841- 0.5-acre lot, R-18 zoned parcel with a 2-bd home. Improvement value of \$1,000
 - iii. PIN: 0114100885- 2-acre lot, UC zoned parcel. Grocery outlet, \$2.5 million improvement value.
 - iv. PIN: 0114100881- 1.1-acre lot, UC zoned parcel. Parking lot, improvement value of 0.
 - v. PIN: 0114100860- 0.4-acres developable area (1-acre lot area), UC zoned parcel. Restaurant, improvement value of \$1,000
 - vi. PIN: 0114100855- 0.02- acres developable area (0.57-acres lot area), UC zoned parcel. Retail store, improvement value of \$1,000.
 - c. The six parcels with TOD potential are assumed to be completely re-developed, include underground parking, build to max allowed height, and at 150 dwelling units per acre.
 - d. First floor commercial is assumed. After a 10% public use deduction and 15% commercial deduction, there is a net total of 16,057 sf of job capacity (64 jobs at 250 sf per job).
 - e. After a 10% public use deduction and 7% multifamily deduction, there is a total of 369 multifamily dwelling units of capacity.

10. The methodology will use the residential capacity shown in the UGC Report as the existing capacity. A general breakdown of the methodology is shown in the figure below beginning at “All Kenmore Parcels” and ending in “Net capacity”



AREAS AVAILABLE FOR DEVELOPMENT

After pipeline development parcels and “low probability for development” parcels were removed from the analysis. Developable areas were calculated by removing areas encumbered by critical areas. A market factor is assigned to each developable parcel based on the King County UGC Report Market Factor Guidance which designates Kenmore as a High-Capacity Transit jurisdiction and sets ranges for market factors.

Market factor is an adjustment that removes a percentage of total capacity to account for housing units that will not be developed within the planning period even though they show as available. For example, multifamily development on vacant parcels has a 7% market factor. This means that 7% of the gross housing unit capacity are removed due to the assumption that 7% of capacity will not be built by 2044. Re-developable and partially used parcels have a higher market factor because it is more expensive to re-develop than to build on a vacant property. The status (referred to as LCA Status in this memo) of each parcel is broken down into the following designations and market factors:

Table 7: LCA Status Definitions and Market Factors

LCA Status	Definition	Market Factor
Vacant	Where King County parcel data designates the parcel as vacant or if the improvement value is less than \$10,000.	Multifamily: 7% Single Family: 5% Commercial: 15% Industrial: 20%
Partially Used	Only where minimum lot size is used (R-1, R-4, and R-6 zones). Where the developable area of the parcel is at least double the minimum lot size.	Single Family: 9%
Re-developable	Only for non-single family residential. Where improvement to land value ratio is less than 0.75.	Multifamily: 10% Commercial: 25% Industrial: 30%
Pipeline	Parcels with housing built since 2020, building permits issued since 2020, and where projects are currently under review.	Not applicable
Fully Developed	Parcels which do not fall into the any of the above designations.	Not applicable

A map of these parcels is included in [Appendix C](#). King County's market factor ranges for Kenmore can be found in [Appendix B](#).

POTENTIAL YIELDS FOR GROWTH

The King County UGC Report has a methodology for how to calculate residential and commercial development potential for each zone. The net capacity of each zone was calculated using the following steps:

1. Report developable area by LCA Status and by zone.
2. Deduct 10% for rights-of-way and public purpose, determining the actual buildable area.

3. Calculate initial capacity by multiplying assumed density by buildable area, resulting in either initial dwelling unit calculations for residential capacity, or square feet of developable floor area for non-residential capacity.
4. Subtract existing units/development on re-developable parcels.
5. Deduct LCA Status respective market factor to determine the net capacity by zone.

Per the assumptions list, each zone that allows and can feasibly develop with residential development was assigned an assumed density based on existing zoning regulations, market trends, and existing development. Table 8 delivers key information from each applicable zone used to calculate the assumed density along with a short justification for each density.

Table 8: Residential Density Calculation

Zone	Min, Max, and Base Density	Max, Base Height	Assumed Density (du/ac)	Assumptions
R-1	N/A, 1, 1	35	1	Density incentives are less likely to be used in these zones because single-family detached housing, infill lots, ADUs, and low-density attached are the most likely future development in these zones. So base density is a good indicator of the future built density.
R-4	N/A, 6, 4	35	4	
R-6	N/A, 9, 6	35	6	
R-12	9.6, 18, 12	60, 60	18	Townhomes are most likely to be built in these zones due to the allowed and max densities. The R-12 zone is most likely to use density bonuses to build townhomes and the R-18 zone is less likely to build at the max density since the base allowed density (18 du/acre) is already optimal for townhomes.
R-18	13.5, 27, 18	80, 60	18	
R-24	16.8, 36, 24	80, 60	36	With a large max height, mid to high density apartments are most likely to be built in the R-24 zone with the use of density increasing incentives.
NB	N/A, 8, 24	45, 35	24	Mixed-use is allowed in the NB zone with up to 24 du/ac. Assuming 1 st floor commercial and 2 nd /3 rd story residential, the 24 du/ac is achievable.
RB	N/A, 72, 48	55, 55	48	Residential developments are allowed in the RB zone only as mixed-use development at a density of up to 72 du/ac. Due to existing uses in the RB zone (mostly commercial), a conservative, achievable density was used. Another constraint was added to the RB zone which is a 30% market factor to residential capacity for both vacant and re-developable lots instead of the applicable multi-family and commercial market factors.

Zone	Min, Max, and Base Density	Max, Base Height	Assumed Density (du/ac)	Assumptions
CB	18, 36, 24	45, 35	30	The purpose of the community business zone (CB) is to provide pedestrian-friendly, mixed use development. Since most of the area in the CB zone with development potential is in the West subarea which caps building height at 35 feet, a density closer to the base density was used. 30 du/ac is achievable with 3-4 stories, smaller apartment units, and underground parking all within a large structure.
DR	18, 72, 48	80, 60	72	The downtown residential zone provides higher density residential development in support of the downtown commercial zone. The large height limit and encouragement of high density residential in this zone provides a great opportunity to achieve the max density allowed. An additional factor was applied to incorporate mixed-use developments and reduce residential capacity to a more realistic capacity in this zone (15%)
UC West	N/A, 72, 48	55	48	A density a bit lower than the base density was used with assumption of mixed-use developments considering the max height and the City's vision for this are.
UC East	60, 150, N/A	85	150	The vision for this zone is transit oriented developments with no future automobile centric developments allowed. The max density is possible under that assumption. An additional factor was applied to incorporate mixed-use developments and reduce residential capacity to a more realistic capacity in this zone (15%, due to max residential floor area in a mixed-use development being 85%)
DC	60, 120, N/A	85	100	Assumes mixed-use only at 65 ft high (due to zoning restrictions). Vision for the zone includes transit orientation and shared or structured parking. Which encourages high-density residential with less parking. Any development going up in this high land value area would build near max density.

Employment density was already calculated in the UGC Report. The employment density for the City was provided in recommended ranges. Kenmore's range was 200-400 sf per employee for Commercial and Mixed-Use zones and 500-800 sf per employee for Industrial zones.

The assumed densities used for this analysis were 250 sf per job for commercial/mixed-use and 800 sf per employee for industrial. The industrial employee density is conservative due to high cost of re-development in industrial zones. The commercial and mixed-use employee density was set a little under

the middle point of the recommended range due to anticipated increase in mixed-use developments in the downtown corridor which would create denser employment.

Table 9: Employment Densities

Zone type	Assumed Employee Density	Zones
Commercial and Mixed-Use	250 sf per job	NB, CB, DC, UC, RB, and DR
Industrial	800 sf per job	WC

ESTIMATED YIELDS FOR GROWTH

Net housing capacity is found by adding pipeline units to the total housing capacity in the residential and mixed-use vacant, partially used, and re-developable lots. **Table 10** shows the breakdown of capacity by zone category. The results show that there is capacity for 6,748 units after the addition of pipeline development, which is 3,678 units over the allocated amount.

Table 10. Net Housing Capacity

Zoning Category	Housing Capacity	Pipeline	Net Capacity
Very Low Density	243	170	413
Low Density	1,561	0	1,561
Medium-Low Density	179	391	569
Medium-High Density	162	68	230
High Density	3,625	349	3,975
Totals	5,770	978	6,748
Target			3,070
Surplus (Deficit)			3,678

Commerce guidance instructs cities to compare land capacity with housing needs by Area Median Income (AMI) bracket. Therefore, the analysis outlines, based on existing housing diversity and local conditions, which types of housing each zone permits and what income brackets and AMI they align with. For example, the R-6 zone in Kenmore allows detached single-family homes, up to six-unit attached buildings, townhouses, and ADUs. Since these housing types all have the potential to serve different AMI brackets, there was a weight added to each of the housing types in the R-6 zone based on the probability that each would be built. This probability is an assumption based on city staff knowledge, historical building trends, existing zoning, and existing market factors. Based on the weight of each housing type, a total capacity for each AMI bracket was able to be calculated by multiplying the weight by the total capacity in each zone category. The results are shown in **Table 13**. This weight is presented in the form of a ratio and the total ratio for each zone category will ultimately add up to 1.0.

The ratio is used due to zones allowing diverse housing types that serve multiple income brackets. The breakdown of the ratios and weight of each housing type used for each zoning category can be found in [Appendix A](#).

Table 11: Income Levels (AMI=\$147,400)

Income Level	Income Bracket
0-30%	\$0 - \$44,220
>30-50%	\$44,220 - \$73,700
>50-80%	\$73,700 - \$117,920
>80-100%	\$117,920 - \$147,400
>100-120%	\$147,400 - \$176,880
>120%	\$176,880+

Table 12: Relating housing types and income levels to City zones

Zoning Category	Density Range	Assumed Affordability	Zones that allow each density
Very Low Density	0 – 4 du/acre	>120%	R-1 and R-4
Low Density	4 – 10 du/acre	>120%	R-6
Medium-Low Density	10 – 24 du/acre	50-120%	NB, R-12, and R-18
Medium-High Density	24 – 48 du/acre	0-80%	R-24 and CB
High Density	48+ du/acre	0-80%	DC, UC W, UC E, RB, and DR

Housing affordability capacity per zone can be calculated based on the housing affordability assumptions. The capacity was compared to the housing allocations set by King County in **Table 13**.

Table 13: Housing Needs Results using Standard Zoning Regulations

Income Level (AMI ¹)	Income Bracket	Zone Category	Projected Housing Need	Projected Capacity	Surplus/ Deficit
0-30%	\$0 - \$44,220	High Density & Medium-High Density	1,622	1,773	151
>30-50%	\$44,220 - \$73,700	High Density & Medium-High Density	483	1,436	953
>50-80%	\$73,700 - \$117,920	High, Medium-High & Medium-Low Density	393	1,436	1,043
>80-100%	\$117,920 - \$147,400	Medium-Low Density	75	309	234
>100-120%	\$147,400 - \$176,880	Low Density & Medium-Low Density	85	309	224
>120%	\$176,880+	Very Low & Low Density	412	1,485	1,073
Total			3,070	6,748	3,678

1. AMI = Area median income

Table 13 shows that there is sufficient capacity in the city limits to accommodate for the projected housing need for each income band.

Table 14: Employment Capacity

Zone Type	Net Developable Area	Employment Density	Employment Capacity
Commercial and Mixed-Use	768,221 sf	250 sf per job	3,072
Industrial	144,448 sf	800 sf per job	180
All Zones	912,669 sf	Target	3,200
Total Surplus			52

Table 14 shows that there is capacity for 3,252 jobs under existing conditions. The job allocation for the city was 3,200 jobs. The City's job capacity meets the allocation.

Emergency Housing

The City was allocated a total of 587 Net New Emergency Housing Needs. "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs. To report capacity for emergency housing, the City must define "Emergency Housing" in their code and include emergency housing as a use in their zoning tables.

To satisfy this requirement, the City defined emergency housing as "temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement." The City currently allows emergency housing in the DC, UC, WC, and RB zones, where hotels are currently allowed. The City is updating zoning regulations to ease the limitations on occupants in an emergency shelter to satisfy the allocation.

APPENDIX A

CONSTRAINTS AND ASSUMPTIONS

Assumptions

Assumed Housing Allocation Ratios.

This table calculates the ratio of each AMI level that could be potentially built in each zone.

Appendix Exhibit 1. Assumed Housing Allocation Ratios

Zone Category	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%
VL	0.05					0.95
L	0.05			0.13	0.13	0.70
ML	0.23	0.18	0.18	0.20	0.20	
MH	0.37	0.32	0.32			
H	0.37	0.32	0.32			

Housing type assumptions and weighting.

This table shows the assumed percentage of future housing that will be built in each zoning category based on recent development, regional market trends, population and employment projections, and development regulation changes.

Appendix Exhibit 2. Projected Development in each Zone Category by Housing Type

	VL	L	ML	MH	H
ADU (not studied as part of this analysis)					
Duplex					
Triplex					
Quadplex					
Townhomes/ Condo		0.25	0.4		
Group Home					
Mixed Use			0.2	0.3	0.6
Mobile/ Manufactured Home					
Multifamily			0.35	0.65	0.35
Supportive/ Subsidized Housing	0.05	0.05	0.05	0.05	0.05
Single Family Detached	0.95	0.7			

Deductions

Appendix Exhibit 3. Adjustments

Constraint or adjustment factor	Definition	Deduction
Critical areas	Any land encumbered by critical areas is removed from the analysis	100%
Public purposes deduction	10% of available land will be needed for public purposes and right-of-way.	10%
Market adjustment factor	See Market Factor Section in Appendix B for exact numbers. Varies by development type and LCA Status	5%-30%
Vacancy rate adjustment	A reasonable factor for vacant units will be based on the most current census data. This adjustment is a deduction to population capacity by implementing a percentage of homes that will be vacant from the total capacity. Only applicable for population calculations. From 2022 ACS 5-year estimate Table B25002	3.7%

Market and median housing costs

The tables below calculate the minimum household income needed to afford each general housing type then converts that to the specific AMI.

The assumption is that, since home price and rent are based on median values, the AMI level calculated in the 4th column (of Exhibit 5) plus the AMI below and above will be able to afford that housing type without being cost-burdened. This is to take into account the upper and lower costs of each housing type since we used median value as the base analysis.

Appendix Exhibit 4. Max monthly cost of housing for each income level to not be cost-burdened (mortgage or rent)

Income Lower limit	Income Upper limit	AMI	Monthly cost of Housing Lower limit	Monthly cost of Housing Upper limit
\$0	\$44,220	0-30%	\$0	\$1,106
\$44,220	\$73,700	>30-50%	\$1,106	\$1,843
\$73,700	\$117,920	>50-80%	\$1,843	\$2,948
\$117,920	\$147,400	>80-100%	\$2,948	\$3,685
\$147,400	\$176,880	>100-120%	\$3,685	\$4,422
	\$176,880	>120%	greater than	\$4,422

Appendix Exhibit 5. Income Level without Subsidies by Housing Types (in Kenmore)

Housing Type	Monthly cost	Annual Household income needed (monthly cost/0.3) * 12	Annual Income Level as a percent of AMI (Based on \$147,400 AMI)
Single-Family	\$7,300	\$292,000	198%
Townhomes	\$2,809	\$112,360	76%
Condo	\$3,200	\$128,000	87%
Apartments	\$1,779	\$71,160	48%

References for above table:

Numbers based on CoStar Data, City of Kenmore, median rent - 2023

Median Rent for apartment: \$1,779

Median Rent for townhome: \$2,809

Numbers based on Zillow, Kenmore City, avg of median sale price - 2023
and Washington Center for Real Estate Research, avg of median sale price - 2023

Median detached single-family value: \$986,483 (\$7,300/month)

Median condo/townhome value: \$443,000 (\$3,200/month)

Monthly cost for single-family homes and condominiums was calculated using the Fannie Mae Mortgage Calculator at <https://yourhome.fanniemae.com/calculators-tools/mortgagecalculator>

Appendix Exhibit 6. Housing Types and Zone Categories

>120% AMI	Very low density	Single Family Detached	R-1 and R-4
		ADU	
		Mobile Home	
>100% AMI	Low density	Attached SF (4-10 du/ac)	R-6
>50-120% AMI	Medium-low density	Townhomes (10-24 du/ac) and condos	NB, R-12, R-18
		Multifamily/Mixed use (10-24 du/ac)	

0-80% AMI	Medium-High density	Mixed Use(24-48 du/ac)	R-24, CB, and DR
		Multifamily (24-48 du/ac)	
0-80% AMI	High density	Mixed Use(48+ du/ac)	DC, UR, UC W, UC E, RB, and DR
		Multifamily (48+ du/ac)	
0-30% AMI	Subsidized housing	Group Home	All Zones at a low rate (5%)
		Supportive/ Subsidized Housing	

Appendix Exhibit 7. Capacity per AMI per Zone Category

Zone category	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%
VL	21	0	0	0	0	393
L	78	0	0	195	195	1092
ML	133	104	104	114	114	0
MH	84	73	73	0	0	0
H	1457	1259	1259	0	0	0



APPENDIX B
MARKET FACTORS

Table 2C– High-Capacity Transit (HCT) Market Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	PSRC Designation	Multifamily/MU	Single Family	Office/ Commercial	Industrial
Newcastle	HCT	Low	Medium	Low	High
Woodinville	HCT	Low	Low	Low	Low
Mercer Island	HCT	High	Low	Medium	Medium
Des Moines	HCT	High	Low	Low	Low
Shoreline	HCT	High	Medium	High	High
Kenmore	HCT	Low	Low	Medium	Medium
Lake Forest Park	HCT	High	Medium	High	NA

Table 3A – Market Factor Ranges by Product-Type

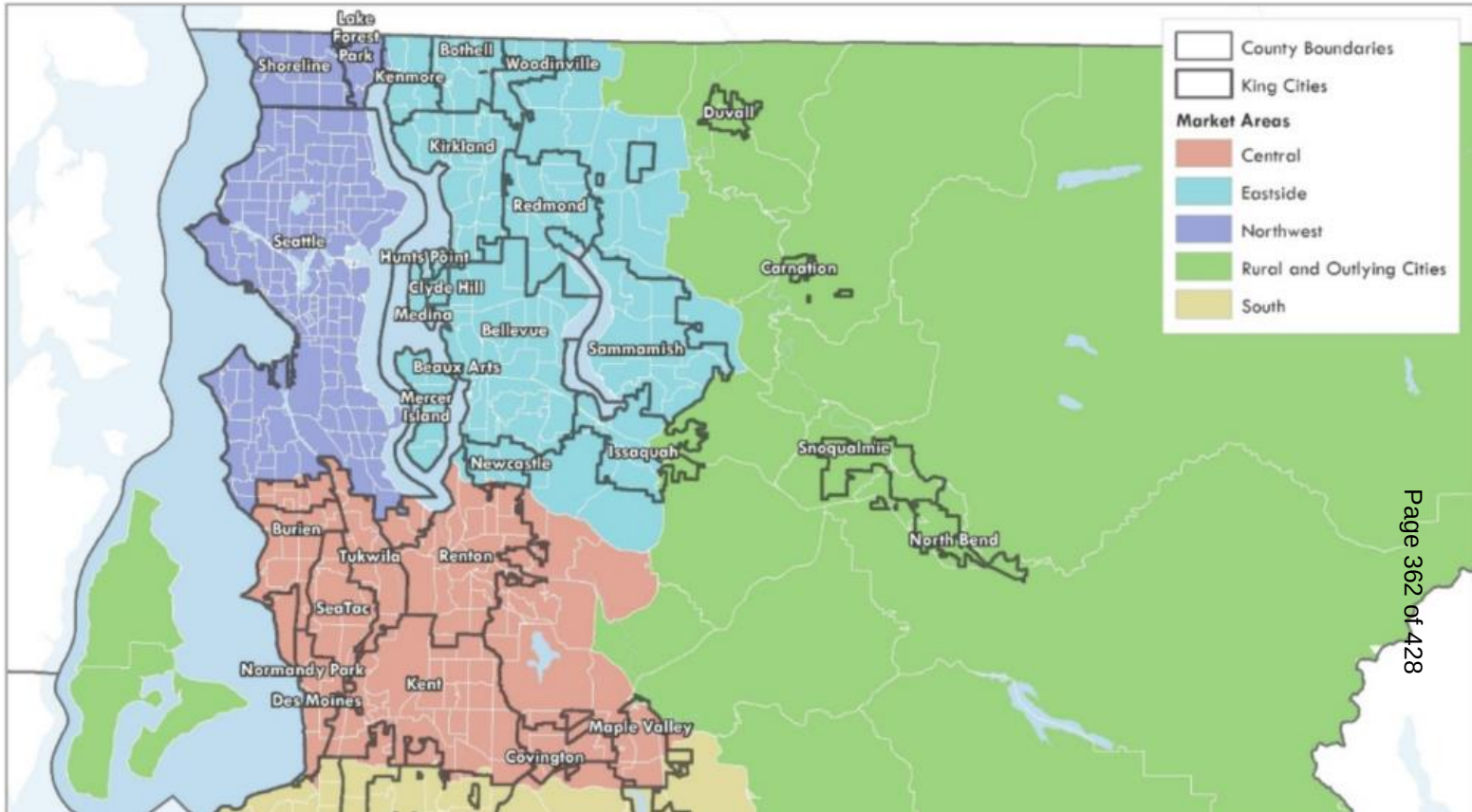
Regional Geography	Product-Type			
	Residential		Non-Residential	
Market Factor Alignment	Multifamily/ Mixed-Res	Single Family	Commercial (Office/Retail/Mixed)	Industrial
Core City				
Low	5%-10%	1%-14%	1%-10%	1%-15%
Medium	11%-20%	15%-20%	11%-20%	16%-35%
High	21%-35%	21%-30%	21%-50%	36%-50%
High-Capacity Transit				
Low	5%-10%	1%-9%	1%-14%	1%-19%
Medium	11%-15%	10%-20%	15%-25%	20%-30%
High	16%-30%	21%-35%	26%-50%	31%-50%
Cities and Towns				
Low	10%-24%	1%-10%	1%-10%	1%-15%
Medium	25%-35%	11%-40%	11%-20%	16%-35%
High	36%-50%	41%-50%	21%-50%	36%-50%
Metropolitan				
Low	5%-10%	1%-14%	1%-10%	1%-15%

Exhibit 2. Recommended Square Foot per Job Assumptions by King County Market Area

Market Area	Average 2006 Employment Density (all zones)	Average 2019 Employment Density (all zones)	Recommended Range for LCA: Commercial and Mixed-Use Zones	Recommended Range for LCA: Industrial Zones
Central	655	608	300–600	700–1,200
Eastside	398	386	200–400	500–800
Northwest	445	415	200–400	500–800
Outlying Cities	669	630	300–600	700–1,200
South	701	724	300–600	700–1,200

Notes: See Exhibit 3 in Appendix A for a map of jurisdictions included in the average density analysis for each market area.
Sources: BERK, 2020 (See Appendix A for details)

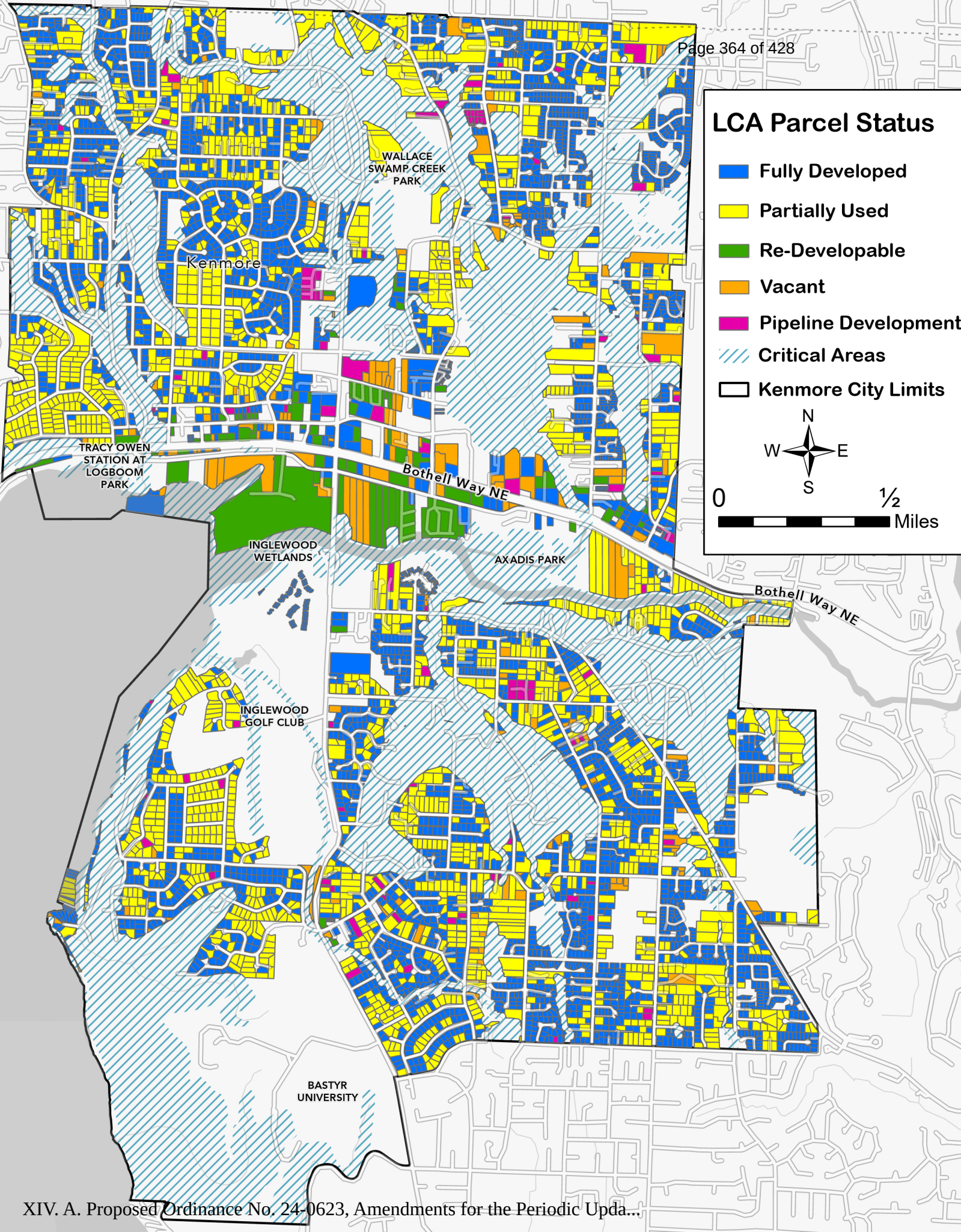
FIGURE 5: EMPLOYMENT DENSITY SUBAREAS



XIV.A. Proposed Ordinance No. 24-0623, Amendments for the Periodic Upda...

APPENDIX C
LCA MAPS

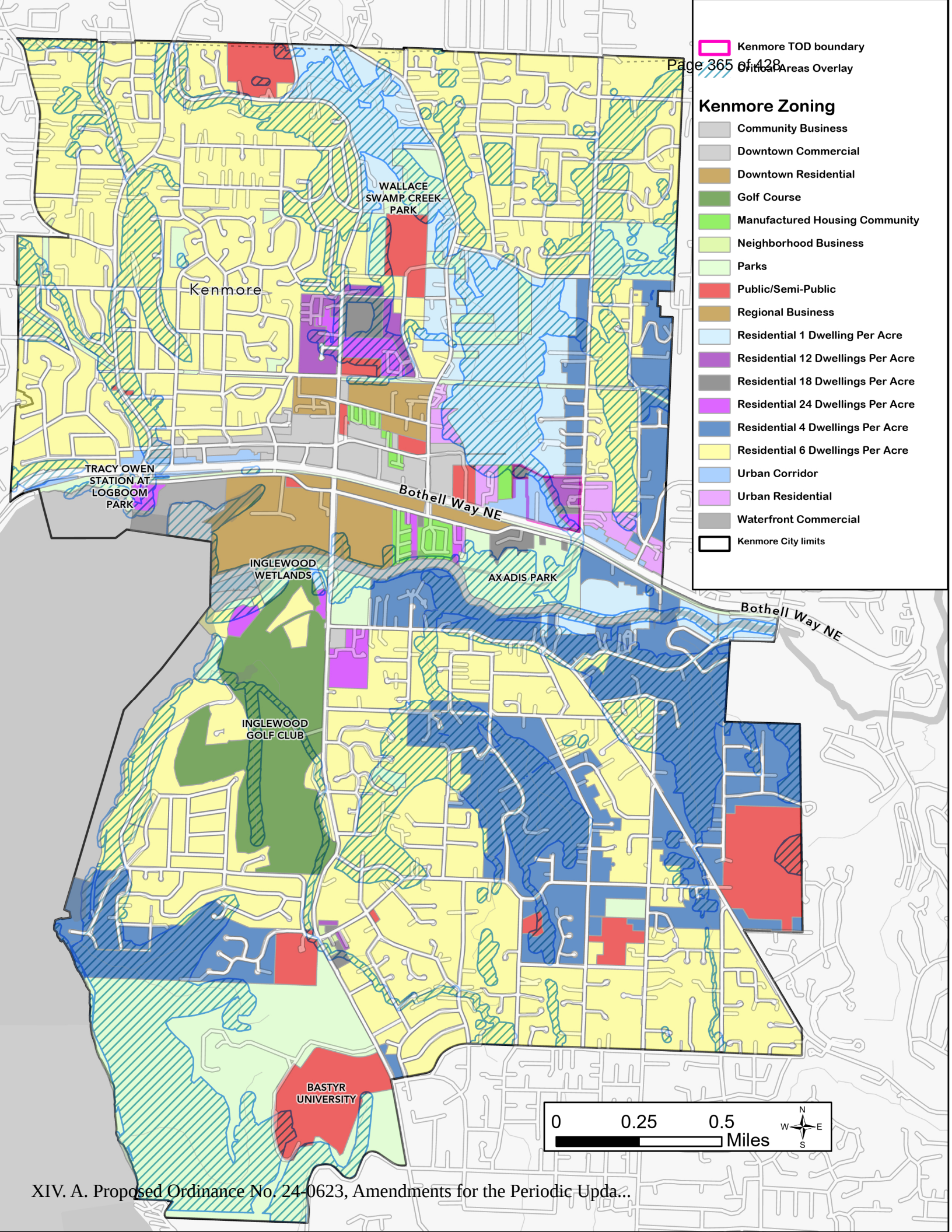
DRAFT



Kenmore TOD boundary
Critical Areas Overlay

Kenmore Zoning

- Community Business
- Downtown Commercial
- Downtown Residential
- Golf Course
- Manufactured Housing Community
- Neighborhood Business
- Parks
- Public/Semi-Public
- Regional Business
- Residential 1 Dwelling Per Acre
- Residential 12 Dwellings Per Acre
- Residential 18 Dwellings Per Acre
- Residential 24 Dwellings Per Acre
- Residential 4 Dwellings Per Acre
- Residential 6 Dwellings Per Acre
- Urban Corridor
- Urban Residential
- Waterfront Commercial
- Kenmore City limits



APPENDIX D
HOUSING PROJECTIONS AND EMPLOYMENT PROJECTIONS

		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
		Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
High Capacity Transit Communities	Des Moines	3,800	790	415	231	227	281	318	1,538	726
	Kenmore	3,070	1,063	559	483	393	75	85	412	587
	Lake Forest Park	870	313	164	143	140	14	16	80	166
	Mercer Island	1,239	339	178	202	488	4	5	23	237
	Newcastle	1,480	627	329	433	22	9	10	50	283
	Shoreline	13,330	3,617	1,902	2,710	740	573	650	3,138	2,547
	Woodinville	2,033	854	449	354	156	29	33	158	388

Table DP-1: King County Jurisdiction Growth Targets 2019-2044			
Net New Units and Jobs			
Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
Metropolitan Cities Subtotal		147,000	239,500
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
	Tukwila	6,500	15,890
Core Cities Subtotal		112,860	207,170
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	Renton PAA - East Renton	170	0
	Renton PAA - Fairwood	840	100
	Renton PAA - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000



City Council Agenda Bill City of Kenmore, WA

Subject/Topic: Ordinance No. 24-0624
Amending Chapters 18.20 and 18.54 of
Kenmore Municipal Code, and amending the
City's Official Zoning Map.

Proposed Council Action/Motion:

Adopt Ordinance 24-0624 amending Chapters
18.20 and 18.55 KMC and amending the City's
Official Zoning Map.

For Council Meeting Agenda of: 12/9/24

Department: Community Development Department

Prepared by: Debbie Bent, Community Development
Director, and Todd Hall, Principal Planner

Initial & Date

Approved by Department Head: DB 11/27/24

Approved by City Attorney: DR 12/2/24

Approved by Finance Director: N/A

Approved by City Manager: RK

Attachments/Exhibits:

Attachment 1: Ordinance No. 24-0624

Exhibit A: Amendments to the Official Zoning Map

Exhibit B: Amendments to Chapter 18.20 KMC,
Technical Terms and Land Use Definitions

Exhibit C: Amendments to Chapter 18.55 KMC, Critical
Areas

Summary:

Review by the Planning Commission: In January 2024, the City Council assigned to the Planning Commission review of the Comprehensive Plan Community Design, Downtown, Economic Development, Housing, Land Use, Natural Environment, and Surface Water elements. These amendments are part of the State mandated periodic update to the City's Comprehensive Plan, due December 31, 2024.

Amendments to the Zoning Map and Chapters 18.20 and 18.55 KMC were included during the review of the Comprehensive Plan, and as part of the annual amendment process set forth in Chapter 19.20 KMC .

The Commission has worked on the project as summarized below:

- A public hearing on amendments to the Zoning Map, was held on April 2, 2024
- A public hearing on proposed amendments t to Chapters 18.20 and 18.55 KMC, was held on September 3, 2024
- At the September 9, 2024, and October 28, 2024, public meetings the City Council reviewed the Planning Commission's recommendations and received background information

Information/Background: Washington state law requires cities and counties to update their comprehensive plans once every 10 years. The last major update was adopted by City Council in June 2015. The Zoning Map was last amended in 2023. The proposed amendments to the Kenmore Municipal Code (KMC) and Zoning Map are consistent with and intended to implement the Comprehensive Plan periodic update and the annual amendment process authorized under Chapter 19.20 KMC.

Fiscal Consideration:

The Community Development Department received \$125,000 in grant funds for the Comprehensive Plan update (half in 2022/2023 and half in 2023/2024).

City Council Priority or Budget Objective Being Addressed:

The following 2024 City Council Priorities are being addressed by these elements and KMC updates: Priority 1: "Increase and preserve the options for affordable housing." Priority 3: "Enhance multimodal transportation, including pedestrian and bicycle safety." Priority 5: "Implement the Diversity, Equity, Inclusion, and Accessibility (DEIA) Strategic Plan." Priority 6: "Continue to seek opportunities to activate the Lakepointe property." Priority 8: "Promote sustainable economic development."

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 24-0624**

**AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, RELATING
TO THE ADOPTION OF IMPLEMENTING REGULATIONS FOR THE
PERIODIC UPDATE OF THE CITY OF KENMORE COMPREHENSIVE PLAN
BY AMENDING CHAPTERS 18.20 AND 18.55 OF THE KENMORE
MUNICIPAL CODE, AND AMENDING THE OFFICIAL ZONING MAP OF THE
CITY OF KENMORE; PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City proposes to rezone real property owned by the Northshore School District (parcel number 3578700035) from R-4 Residential to PSP - Public/Semi-Public to be consistent with amendments adopted to the Land Use Map of the Comprehensive Plan adopted under Ordinance 24-0623; and

WHEREAS, the City Council desires to amend regulations to Chapters 18.20 and 18.55 KMC to be consistent with state recommendations and consistent with Kenmore Comprehensive Plan policies adopted under Ordinance 24-0623 and the City's periodic update of the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the KMC on September 3, 2024; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the Zoning Map on October 15, 2024; and

WHEREAS, the Planning Commission deliberated after said public hearings and made recommendations to the City Council on proposed amendments to the Comprehensive Plan based on the criteria found in KMC 19.20.090; and

WHEREAS, at the September 9, 2024, and October 28, 2024, public meetings, the City Council reviewed the Planning Commission's recommendations and requested that final amendments be prepared for consideration and potential adoption; and

WHEREAS, the public involvement efforts referenced above have met and exceeded the public participation requirements set forth in RCW 36.70A.140 and KMC 19.20.060 for review of the Zoning Map amendments and amendment to Title 18 KMC; and

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

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

WHEREAS, the City Council considered the record created under the review process for the Zoning Code and Map Amendments; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON ORDAINS 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, in support of the adoption of this Ordinance.

Section 2. Findings for Critical Areas Regulations. The City Council finds that amendments to Chapter 18.55 KMC, Critical Areas, have been adopted to protect the functions and values of critical areas, and consistent with the Growth Management Act, the City has included the best available science in the adoption of said amendments. The City has considered and been guided by the guidelines set forth in Chapter 356-195 WAC which give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries consistent with RCW 36.70A.172. Consistent with state law, the City will consider adopting certain regulations, as recommended by the Washington Department of Fish and Wildlife, no later than December 9, 2025.

Section 3. Amendments to the Zoning Map. The City Council amends the Official Zoning Map – City of Kenmore, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 4. Amendments to Chapter 18.20 KMC. The City Council amends Chapter 18.20 KMC, Technical Terms and Land Use Definitions, as set forth in Exhibit B, attached hereto and incorporated by reference.

Section 5. Amendments to Chapter 18.55 KMC. The City Council amends Chapter 18.55 KMC, Critical Areas, as set forth in Exhibit C, attached hereto and incorporated by reference.

Section 6. Transmittal to State. This ordinance shall be submitted to the Washington Department of Commerce for their records with 10 days of adoption.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the ordinance, or the application of the provision to other persons or circumstances, shall not be affected or affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 8. 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 the publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 9TH DAY OF DECEMBER 2024.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Anastasiya Warhol, City Clerk

Approved as to form:

Dawn Reitan, City Attorney

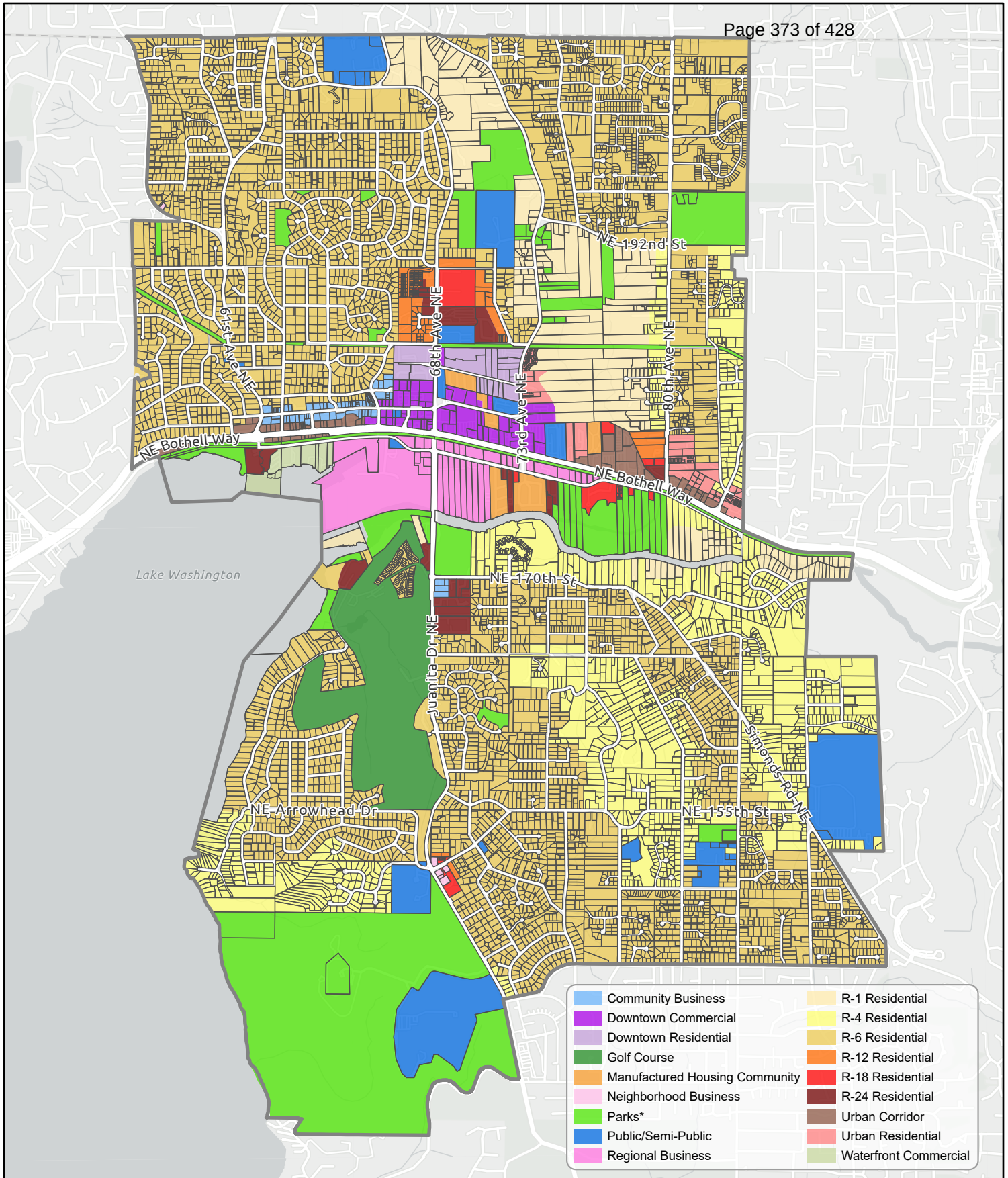
FILED WITH THE CITY CLERK: 11/27/2024

PASSED BY THE CITY COUNCIL:

ORDINANCE NO.: 24-0624

DATE OF PUBLICATION:

EFFECTIVE DATE:



* Portions of the Burke-Gilman Trail & Tolt Pipeline occur in rights-of-way and not as separate parcels. However, these facilities are considered to be Parks along their full length.

City of Kenmore Zoning



0 1,250 2,500 5,000
Feet

This map is intended for planning purposes only and not guaranteed to show accurate measurements.



Map Date: Nov 2024

AMENDMENTS TO CHAPTER 18.20 KMC

TECHNICAL TERMS AND LAND USE DEFINITIONS

18.20.040 Agricultural activities, existing and ongoing.

Those activities conducted on lands defined in RCW 84-34-020(2), and those activities involved in the production of crops and livestock, including but not limited to operation, maintenance and conservation measures of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area in which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

18.20.230 Base flood.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the "100-year flood." The base flood can be the effective FEMA flow or best available data as approved by the City. Designation on the FIRM always includes the letter "A" or "V."

18.20.240 Base flood elevation.

"Base flood elevation" means the water surface elevation of the *base flood*. It shall be referenced to the effective FIRM datum.

18.20.330 Buffer or Buffer Area.

For purposes of *critical areas* regulations, "buffer" or "buffer area" means an area surrounding a *critical area*, is contiguous to a *critical area*, that-and is required for the protection of the *critical area* from adverse impacts to its integrity, functions, and values. The buffer shall consist of a naturally vegetated and undisturbed, enhanced, or revegetated area for streams, wetlands, and top of slope for landslide hazard areas. The buffer area shall require continued maintenance, functioning, and/or structural stability of the *critical area*.

18.20.480 Clearing.

"Clearing", either for the purposes of administering KMC 18.55 Critical Areas or 18.57 Tree Management and Protection, means the limbing, pruning, trimming, topping, cutting or removal of ~~trees or vegetation or other organic plant matter~~, such as brush, grass, ground cover or other organic plant matter, which exposes the earth's surface by physical, mechanical, chemical or other means.

18.20.697 Designation, critical area.

"Designation, critical area" means assigning critical areas into established categories and specifying their general distribution, location, and extent. Designation can be made by maps (which are useful for public awareness and for identifying if a proposal may affect a critical area) and by performance standards or definitions (which allow for specific identification and site-scale delineation during permit review). WDFW's Priority Habitats and Species (PHS) program provides the agency's recommended designation maps and performance

standards/definitions for Fish and Wildlife Habitat Conservation Areas. Designation occurs after classification in counties and cities efforts to protect critical areas. See WAC 365-190-040(5).

18.20.765 Disturbance.

"Disturbance" means a pronounced, temporary change in environmental conditions within an ecosystem. Disturbances often act quickly and can alter ecosystem composition, structure, and function.

18.20.910 Enhancement.

"Enhancement" means actions taken to improve habitat or water quality function and/or wildlife use in an existing viable wetland, stream, or habitat area or established buffers, by planting native species, removing nonnative species, installing habitat structures, installing environmentally compatible erosion controls, and any other measures approved by the City. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream, or habitat area or buffer.

18.20.940. Erosion hazard areas.

"Erosion hazard areas" means those areas identified by the United States ~~Department of Agriculture Natural Resources~~ Soil Conservation Service Soil Classification System, or identified by a special study, as having a "moderate to severe" or "very severe" significant erosion erosion potential. Erosion hazard areas also include channel migration zones.

18.20.1056 Fish and Wildlife Habitat Conservation Areas.

"Fish and wildlife habitat conservation areas" mean areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include but are not limited to rare and vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors, and areas with high relative population density or species richness.

18.20.1180 Frequently flooded areas.

"Frequently flood areas" means lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface.

18.32.312 Habitat management.

"Habitat management" means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

18.32.314 Habitats of local importance.

"Habitats of local importance" includes seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations, such as cliffs, talus, and wetlands.

18.20.1301 Headwater stream.

"Headwater stream" means stream that is in the uppermost regions of a watershed or catchment area that flows into a larger stream, main stem river, or lake. Also synonymous with "tributary to."

18.20.1437 Intentionally created stream.

"Intentionally created stream" means streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals.

18.20.1438 Intermittent stream.

"Intermittent stream" means a stream that flows only part of the year after precipitation events and receives some water during that time from groundwater sources.

18.20.1570 Landslide hazard areas.

"Landslide hazard areas" means areas that are potentially subject to at risk of mass movement resulting from a combination of geologic, topographic, and hydrologic factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater, or other factors.

18.20.1572 Large woody debris (LWD).

"Large woody debris (LWD)" means dead woody material (i.e., fallen trees and branches) in various stages of decomposition that have fallen into a stream or have been placed in a stream, stabilizes the streambed, and provides habitat for fish and aquatic insects. LWD includes any piece of wood that is at least 4 inches (10 centimeters) in diameter (midpoint) and is at least 6 feet (2 meters) in length.

18.20.2104 Priority habitat/species or Priority wildlife habitat/species.

"Priority habitat/species or Priority wildlife habitat/species" means a habitat type or elements with unique or significant value to one or more species or habitats of local importance and concern in urban areas as classified by the Washington State Department of Fish and Wildlife Priority Habitat and Species (PHS) program. "Priority species" are wildlife species of concern due to their population status and their sensitivity to habitat alteration. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural event. (WAC 173-26-020(34)). "Priority habitats" are areas with one or more of the following attributes: comparatively high wildlife density, high wildlife species richness, significant wildlife breeding habitat, significant wildlife seasonal ranges, significant movement corridors for wildlife, limited availability, or high vulnerability. General types of priority habitat identified in the PHS program potentially found in Kenmore include meadows, oak woodlands, old-growth/mature forests, riparian areas, snag-rich areas, urban natural open space, and wetlands.

18.20.2205 Qualified professional.

"Qualified professional" means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geology, hydrogeology, geomorphology, or a related field, and have two years of related work experience.

A. A qualified professional for habitats or *wetlands* must have a degree in biology and professional experience related to the subject *species*;

B. A qualified professional for a geological hazard must be a professional engineer or *geologist* licensed in the State of Washington.

18.20.2208 Quality habitat areas.

"Quality habitat areas" means areas that provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of quality habitat, including size, community diversity, interspersion (spatial patterns), continuity, forest vegetation layers, forest age, and lack of invasive plants. Also referred to as a primary habitat.

18.20.2232 Reconstruction.

"Reconstruction" means to build, repair, or restore a structure to its original form after it has been damaged or destroyed.

18.20.22332 Recreational/cultural land uses.

For purposes of Chapters 18.35 and 18.40 KMC, "recreational/cultural land uses" means adult entertainment business, arts, entertainment, indoor; arts, entertainment, outdoor; park; recreational facility, indoor; recreational facility, outdoor; and trail.

18.20.2292 Rehabilitation.

"Rehabilitation" means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded critical area. Rehabilitation is a type of restoration. For wetlands, rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain.

18.20.2375 Riparian stream corridor.

"Riparian stream corridor" means areas adjacent to aquatic systems with flowing water that contain both aquatic and terrestrial ecosystems that mutually influence each other. The width of these areas extends to that portion of the terrestrial landscape that directly influences the aquatic ecosystem by providing shade, fine or large woody material, nutrients, organic and inorganic debris, terrestrial insects, or habitat for riparian-associated wildlife. Widths shall be measured from the *ordinary high water mark* or from the top of bank if the ordinary high water mark cannot be identified. It includes the entire extent of the *floodplain* and the extent of *vegetation* adapted to wet conditions as well as adjacent upland plant communities that directly influence the aquatic system. Riparian habitat areas include those riparian areas severely altered or damaged due to human development activities.

18.20.2380 Riparian management zone (RMZ).

"Riparian management zone (RMZ) means an area often synonymous with riparian buffer. The RMZ is the area that has the potential to provide full riparian functions.

18.20.2385 Riparian zone.

"Riparian zone" means the area of vegetation adjacent to a body of water that influences (and is influenced by) the water; an area typically used by more species of wildlife than other land areas.

18.20 Technical Terms and Land Use Definitions

18.20.2823 Species, candidate.

"Species, candidate" means fish and wildlife species that the Washington State Department of Fish and Wildlife will review for possible listing as endangered, threatened, or sensitive.

18.20.2825 Species of concern.

"Species of concern" means those species listed as endangered, state threatened, state sensitive, or state candidate, as well as species listed or proposed for listing by the U.S. Fish and Wildlife Service or the National Marine Fisheries Service.

18.20.2900 Stream.

"Stream" means an area where open surface water produces a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock, channels, gravel beds, sand and silt beds, and defined-channel swales. This includes watercourses where there is some component of natural flow (groundwater, spring, etc.) or when an artificial stormwater system is incorporated within a natural stream. A watercourse also includes all surface water connected wetlands that provide or maintain habitat that supports fish. This definition is not meant to include artificially created not including irrigation ditches, canals, storm or surface water runoff facilities or other wholly artificial watercourses unless they are used by salmonids, created for the purposes of stream mitigation, or are used to convey a watercourse naturally occurring prior to construction. A channel or bed need not contain water year-round, provided there is evidence of at least intermittent flow during years of normal rainfall.

18.20.2905 Stream reconnaissance report.

"Stream reconnaissance report" means a report prepared by an applicant's qualified consultant to describe a stream and to characterize its conditions, wildlife, habitat values, and water quality.

18.20.2935 Structural diversity.

"Structural diversity" means the relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy), the variety of plant species, and the spacing or pattern of vegetation.

18.20.3245 Wetland, establishment (creation).

"Establishment or creation" of a wetland means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

18.20.3280 Wetlands.

"Wetlands" means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities,

farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, *street*, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands. For identifying and delineating a wetland, local governments shall use the most recently adopted Washington State Wetland Identification and Delineation Manual (1997)-Wetland Rating System for Western Washington.

18.20.3282 Wetland class.

"Wetland class" means a hierarchy of systems, subsystems, classes, and subclasses used by the U.S. Fish and Wildlife Service wetland classification scheme to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States, for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include the following examples which may be found in Kenmore forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, and aquatic bed.

18.20.3284 Wetland determination.

"Wetland determination" means a report prepared by a qualified consultant that identifies, characterizes, and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations.

18.20.3286 Wetland delineation manual.

"Wetland delineation manual" means a guideline document used to identify and delineate wetland boundaries. This is the approved federal wetland delineation manual and applicable regional supplements.

18.20.3288 Wetland mitigation banking

"Wetland mitigation banking" means the act of restoring, establishing, or enhancing a wetland, stream, or other aquatic resource for the purpose of providing compensation in advance for unavoidable impacts to similar aquatic resources.

18.20.3295 Wildlife report

"Wildlife report" means a report, prepared by a qualified consultant, that evaluates plan communities and wildlife functions and values on a site.

18.20.3350 Zero-rise floodway.

"Zero-rise floodway" means the channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation. The zero-rise floodway will always include the FEMA floodway.

AMENDMENTS TO CHAPTER 18.55 KMC

CRITICAL AREAS

18.55.010 Purpose and Goals.

B. The City finds that *critical areas* provide a variety of valuable and beneficial biological and physical functions that benefit the City and its residents. Identification, regulation, and protection of critical areas are necessary to protect the public health, safety, and general welfare. and/or Some types may pose a threat to human safety or to public and private property.

C. By limiting development within and alteration of critical areas, this chapter seeks to:

1. Strive to protect lives and public and private property and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, liquefaction and seismic hazards, or from flooding.

~~4.2.~~ Protect unique, fragile, and valuable elements of the environment, including ground and surface waters, wetlands, streams, and fish and wildlife and their habitats from encroachment and degradation, and encourage wetland and stream restoration;

~~6.3.~~ Maintain and promote a diversity of species and habitat within the City;

4. Direct activities not dependent on critical area resources to less ecologically sensitive sites and mitigate unavoidable impacts to critical areas by regulating alternations in and adjacent to critical areas;

5. Provide standards, guidelines, and criteria to guide application of these critical areas goals and policies when considered with other goals and policies of the KMC, including those pertaining to natural features and environmental protection; and,

~~2. Strive to protect slopes from erosion and sliding;~~

~~3. Minimize the potential for damage due to liquefaction and seismic hazards;~~

~~5. Protect streams from encroachment and degradation and encourage stream restoration;~~

~~7. Address critical aquifer recharge areas and protect groundwater.~~

6. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

18.55.610 Designation of geologically hazardous areas.

Geologically hazardous areas include areas susceptible to erosion, landsliding, earthquake, or other geological events. These areas are further defined in WAC 360-190-

18.55 Critical Areas

120. They pose a threat to health and safety of citizens when incompatible *development* is sited in *hazard* areas. Such incompatible *development* may not only place itself at risk, but also may increase the hazard to surrounding *development* and *use*. Areas susceptible to one or more of the following types of hazards shall be designated as *geologically hazardous areas*:

A. Erosion hazard;

B. Landslide hazard;

C. Seismic hazard; and

D. Other geological events including *debris flows* and *differential settlement*.

18.55.150 Exemptions.

A. Exempt Activities

2. Normal and routine maintenance, operation and reconstruction of existing ~~roads, public streets,~~ utilities and associated rights-of-way and *structures*; provided, ~~that~~ reconstruction of any structures may not increase the *impervious surface* area or remove flood storage capacity;

3. Normal maintenance, ~~and repair, and reconstruction or~~ remodeling of residential or commercial *structures*, ~~or legal preexisting and ongoing uses of the site;~~ provided that there is no expansion of the structure and no increase to the existing nonconforming condition of the structure relative to the critical area or its buffer based on a current delineation ~~reconstruction of any structures may not increase the previously approved building footprint;~~

4. Reconstruction of a structure that has been fully or partially destroyed by fire, explosion, or other unforeseen circumstances not caused by the owner subject to KMC Chapter 18.100 KMC.

~~4.5.~~ Site investigative work and studies necessary for preparing *site development* or modification plans, including soils tests, water quality studies, wildlife studies and similar tests and investigations, where such activities do not require construction of new roads or significant amounts of excavation; and provided, that any disturbance of the *critical area* shall be the minimum necessary to carry out the work or studies and disturbed areas shall be immediately restored;

~~5.6.~~ Educational activities, scientific research, and passive outdoor recreational activities, including but not limited to interpretive field trips and birdwatching, that will not have a significant adverse effect on the *critical area*;

~~6. 7.~~ Emergency activities necessary to prevent an immediate threat to public health, safety, property or welfare; provided, that the *critical areas* shall be restored, rehabilitated, or replaced at the responsible party's expense to prior condition or better within one year of the activity.

18.55 Critical Areas

The *restoration*, rehabilitation, and/or replacement of the *critical area* is limited to that area impacted by the prevention effort; this section does not require the responsible party to restore, rehabilitate or replace *critical areas* damaged by natural disaster;

~~7.8.~~ Minor activities not mentioned above and determined by the *city manager* to have minimal impacts to a *critical area*; and

~~8.9.~~ Existing and ongoing agricultural activities, including farm pond maintenance; provided, that they implement applicable best management practices (BMPs) and minimize their effects on water quality, *riparian* ecology, *salmonid* populations, and wildlife habitat.

18.55.130 Mapping.

A. The approximate location and extent of *critical areas* are shown on the *City's critical area maps*. These maps ~~are to shall~~ be used only as a general guide for the assistance of property owners and other interested parties and may be updated as new *critical areas* are identified. They are a for reference only and do not provide a final *critical area* designation. The type, extent, and exact boundaries ~~location of a critical areas and its boundary~~ shall be determined on site through a field investigation by a qualified professional according to the procedures, definitions, and criteria established by this chapter. In the event of any conflict between the critical area location and designation shown on the City's map and the criteria or standards of this chapter, the criteria and standards shall prevail.

18.55.030 Relationship to other regulations.

A. These *critical areas* regulations shall be in addition to zoning, land use, and other regulations adopted by the *City*. Compliance with other regulations does not exempt the *applicant* from *critical areas* regulations.

B. The *critical area* regulations shall apply to all *critical areas* located within the jurisdiction of the Kenmore Shoreline Master Program (KMC Title 16).

C. These *critical areas* regulations shall apply concurrently with review conducted under the State Environmental Policy Act (SEPA) (Chapter 19.35 KMC).

D. Any individual *critical area* adjoined by another type of *critical area* shall have the *buffer* and meet the requirements that provide the most protection to the *critical areas* involved. When any provision of this chapter or any existing regulation, easement, covenant, or deed restriction conflicts with this chapter, that which provides more protection to the *critical areas* shall apply.

E. Areas characterized by particular *critical areas* may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or *critical areas*. In the event of any conflict between regulations for particular *critical areas* in this chapter, the regulations which provide greater protection to environmentally critical areas shall apply.

F. Compliance with the provisions of this chapter does not constitute compliance with other federal, State, and local regulations and permit requirements that may be required (for example,

18.55 Critical Areas

shoreline substantial development or conditional use permits, shoreline variances, the Washington State Department of Fish and Wildlife *hydraulic project approval* (HPA), U.S. Army Corps of Engineers *Section 404 permits*, and National Pollutant Discharge Elimination System (NPDES) permits). The *applicant* is responsible for complying with these requirements, apart from the process established in this chapter.

18.55.300 Designation and rating of wetlands.

C. Buffer Areas

1. The establishment of *buffer* areas shall be required for all development proposals and activities in or adjacent to *wetland* areas. The purpose of the *buffer* shall be to protect the integrity, function, and value of the *critical area*, and/or to protect life, property and resources from risks associated with development on unstable or critical lands. Lawns, walkways, driveways, paved areas, and mowed or developed areas will not be considered *wetland* or *stream* buffers included in *buffer* area calculations when assessing whether adequate compensatory *mitigation* buffers have been provided. If the site has previously been disturbed, the *buffer* area shall be revegetated pursuant to an approved planting plan.

18.55.520 Performance standards – General requirements.

A. Establishment of *Buffers*. The *city manager* shall require the establishment of *buffer* areas for activities in, or adjacent to, fish and wildlife habitats of importance when needed to protect fish and wildlife habitats of importance. *Buffers* shall consist of an undisturbed area of *native vegetation*, or areas identified for *restoration*, established to protect the integrity, *functions and values* of the affected habitat. *Buffer enhancement* may be required. Required *buffer* widths shall reflect the sensitivity of the habitat and the type and intensity of human activity and site design proposed to be conducted nearby on or near the critical area, and shall be consistent with the management recommendations issued by the Washington State Department of Fish and Wildlife.

18.55.140 Signs and fencing of critical areas

C. Maintenance. To ensure long-term maintenance of signs and fencing, the owner of the property or homeowners association of a subdivision shall file a maintenance agreement as directed by the *City*. This agreement shall be recorded and run with the land.

18.55.300 Designation and rating of wetlands.

A. Designating *Wetlands*. All areas within the *City* meeting the *wetland* designation criteria, regardless of any formal identification, are hereby designated *critical areas* and are subject to the provisions of this chapter. Identification of *wetlands* and delineation of their boundaries shall be done in accordance with the Corps of Engineers wetlands delineation manual (Corps, 1987) and applicable regional supplement (Corps, 2010), as revised or as may be revised in WAC 173-22-035 and 173-22-080. All areas within the *City* meeting the *wetland* designation criteria in that procedure are hereby designated critical areas and are subject to the provisions of this chapter. Wetland delineations shall be documented on a ground verified map using either professional surveying methods or an equivalent professional method using GPS with sub-meter accuracy.

18.55 Critical Areas

B. *Wetland Ratings.* *Wetlands*, as defined by this chapter, shall be classified and scored using the 2014 Department of Ecology Washington State Wetland Rating System for Western Washington, Publication No. ~~14-06-029~~23-06-009 (Hruby, 2014 or latest edition), which contains the definitions and methods determining whether the criteria below are met.

18.55.320 Allowed uses.

E. *Wetland and Buffer Uses.* The following uses may be permitted within a *wetland* and *wetland buffer* in accordance with the review procedures of this chapter, provided they are not prohibited by any other applicable law, and they are conducted in a manner so as to minimize impacts to the *buffer* and adjacent *wetland*:

2. Passive Recreation. Passive recreation facilities designed in accordance with an approved *critical areas* report, including:

b. Public walkways and *trails*; provided that those pathways are located and designed based on existing site-specific conditions to minimize *native vegetation* removal and are part of an approved public *park* or *trail* plan. The *trail* proposal shall be accompanied by a plan demonstrating that the existing ecological functions of the *wetland* or required *buffer* area on a project *site* would be improved. ~~*Trails may extend in or across a wetland if necessary to access viewing platforms or other viewpoints, access pedestrian bridges over an associated waterbody, or provide some other public purpose.*~~ Walkways and trails, provided that they are limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer twenty-five percent (25%) of the wetland buffer area, and located to avoid removal of significant [as defined in ordinance], old growth, or mature trees. They should be limited to pervious surfaces no more than five (5) feet in width and designed for pedestrian use only. Raised boardwalks utilizing nontreated pilings may be acceptable. Walkway and *trail* surfaces in *buffers* shall be made of pervious materials except that public multipurpose *trails* may be of impervious materials if they meet all other requirements, including water quality. Gravel is considered impermeable. *Trail* segments in *wetlands* must be a raised boardwalk supported by piles that allow free movement of water beneath the structure but should be limited to protect ecological functions of the *buffer* and *wetland*.

c. Walkways and *trails* proposed in *wetlands* and *buffers* by private parties as part of subdivisions, multifamily development, or commercial or institutional uses may be allowed, subject to subsection (E)(2)(b) of this section, if they will be accessible to the general public, identified with visible signage, and are recorded on title. Providing connectivity to existing *City* or regional *trail* systems or completing or contributing to a *trail* linkage identified in the *City's* Parks, Recreation and Open Space Plan or Walkways and Waterways Plan is encouraged;

d. Wildlife viewing *structures*;

e. Fishing access areas; and

18.55 Critical Areas

f. Interpretive and other signs, benches, railings, and similar accessories to passive recreation that do not require significant ground disturbance, *vegetation* clearing, or concrete foundations;

3. Stormwater Management Facilities. Stormwater dispersion outfalls and bioswales may be located in the outer 25 percent of the *buffer* area of Category III and IV *wetlands* only. All other surface water management facilities are not allowed within the *buffer* area.

4. Subdivisions. The subdivision and/or short subdivision of land where wetlands and/or associated buffers are present are subject to the following:

- a. Land that is located wholly within a wetland and/or wetland buffer may not be subdivided;
- b. Land that is located partially within a wetland and/or wetland buffer may be subdivided provided that an accessible and continuous portion of each new lot is:
 - i. Located outside of the wetland and buffer; and
 - ii. Meets the minimum lot size requirements of the zone.

18.55.420 Alterations.

B. *Buffer Reduction with Enhancement*. Standard *buffer* widths for degraded *buffers* of Type F, Ns, or Np waters may be reduced a maximum of 25 percent of the standard width through a combination of *buffer enhancement* and *low impact development* strategies. The *applicant* shall demonstrate that through enhancing the *buffer* and use of *low impact development* strategies the reduced *buffer* will function at a higher level than the standard *buffer*. Type S *buffers* and *setbacks* may only be reduced as outlined in KMC 16.60.030 or under the shoreline variance requirements of KMC 16.75.030.

The following table describes the maximum *buffer* reduction and minimum *buffer* width when a degraded *buffer* is enhanced:

Stream Type	Maximum Buffer Reduction	Minimum Buffer Width (Feet)
Type S – Swamp Creek, Lake Washington and Sammamish River	See KMC <u>16.60.030</u> or <u>16.75.030</u>	
Type F – Little Swamp Creek	25 percent	112.5 feet
Type F (other water bodies used by or containing habitat suitable for <i>salmonid</i> fish)	25 percent	75 feet
Type F (water bodies used by or containing habitat suitable for fish other than <i>salmonids</i>)	25 percent	37.5 feet
Type Np or Ns	25 percent	18.75 feet
Any type <i>stream</i> restored from a pipe	25 percent	18.75 feet

18.55 Critical Areas

1. Prior to approval of a reduced *buffer*, a critical areas application shall meet all of the decisional criteria listed below. A reduced *buffer* will be approved in a degraded *stream* or lake *buffer* only if:
 - a. It will provide an overall improvement in water quality;
 - b. It will provide an overall *enhancement* to fish, wildlife, or their habitat;
 - c. It will provide a net improvement in drainage and/or stormwater detention capabilities;
 - d. It will not lead to unstable earth conditions or create an *erosion* hazard;
 - e. It will not be materially detrimental to any other property or the *City* as a whole; and
 - f. All exposed areas are stabilized with *native vegetation*, as appropriate.
 - g. The use of stream buffer averaging does not expand the buffer further onto any adjoining property not a part of the subject land development application.

2. As part of the *buffer* reduction request, the *applicant* shall submit a *buffer enhancement* plan prepared by a qualified professional and fund a review of the plan by the *City's critical areas* consultant. The plan shall assess the habitat, water quality, stormwater detention, groundwater recharge, shoreline protection, and *erosion* protection functions of the *buffer*; assess the effects of the proposed modification on those functions; and address the six criteria listed in subsection (B)(1) of this section.

18.55.620 Designation of specific hazard areas.

A. *Erosion Hazard Areas*. *Erosion hazard areas* are those areas containing soils which, identified by the U.S. Department of Agriculture's Natural Resources Conservation Service or identified by a special study, as having a "moderate to severe," "severe," or "very severe" *erosion* potential. *Erosion Hazard Areas* include areas likely to become unstable, such as steep slopes, areas with unconsolidated soils, and channel migration zones.

B. *High Landslide Hazard Areas*. High *landslide hazard areas* are areas at high risk of *landslides* based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Examples of these may include, but are not limited to, the following:

1. Areas of historic failures, such as:

- a. Those areas delineated by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "~~severe~~" significant limitation for building *site development*; or

18.55.650 Performance standards – Specific hazards.

B. *Landslide Hazard Areas*. In addition to meeting the requirements in KMC 18.55.640, activities on *sites* containing *landslide* hazards shall meet the following requirements:

1. General Standards. The following standards shall apply in all *landslide hazard areas*:

- a. (2) *Buffer Reduction*. The *buffer* may be reduced to a minimum of 25 feet when a *qualified professional* demonstrates to the *city manager's* satisfaction based upon review of a special

18.55 Critical Areas

study that the reduction will adequately protect the proposed *development*, adjacent *developments* and *uses* and the subject *critical area* through slope stability improvements or structural means.

c.(3) Dispersed discharge upslope of the steep slope onto a low-gradient undisturbed *buffer* having a width of at least 50 feet and demonstrated to be adequate to infiltrate all surface and stormwater runoff, and where it can be demonstrated that such discharge will not increase the saturation of the slope.

expected to bring in \$11.4 million in revenue for the biennium. Note that property tax revenue from October 1 to November 20, 2024 totals \$2.6 million, bringing the total for the biennium to \$11.5 million or 100% of the amount budgeted.

Utility taxes, and development fees and permits are ahead of the biennial target of 87.5% at 88.3% and 144.4%, respectively.

With current interest rates, our investment interest is ahead of target, coming in at \$170,686 for Q3, 2024 and \$532,626 for the biennium. This is 177.5% of the budgeted biennium amount of \$300,000.

Annual payment of the AWC dues (\$20K) in the first quarter along with the Council retreat in April caused an uptick in City Council expenses. Legal fees have been running higher than expected for the biennium. Housing and Human Services expenses are running higher than expected as \$100K has been spent on Human Services Contributions but was originally budgeted in the City Clerk's budget.

General Fund ending fund balance as of September 30, 2024, was \$9.4 million.

City Council Priority or Budget Objective Being Addressed:

Kenmore budget Policy 9a: A revenue/expenditure report will be produced monthly so that it can be directly compared to the actual results of the fiscal year to date.

Kenmore Budget Policy 9b: All budget amendments, both revenues and expenditures, will be noted in the quarterly report.

City of Kenmore

Memorandum



Date: December 9, 2024

To: Rob Karlinsey, City Manager

From: Melinda Merrell, Finance Director

Regarding: 3rd Quarter 2024 Financial Report for the City of Kenmore

3rd Quarter 2024 financial information is presented for your review and delivery to the City Council. Attached you will find the following reports:

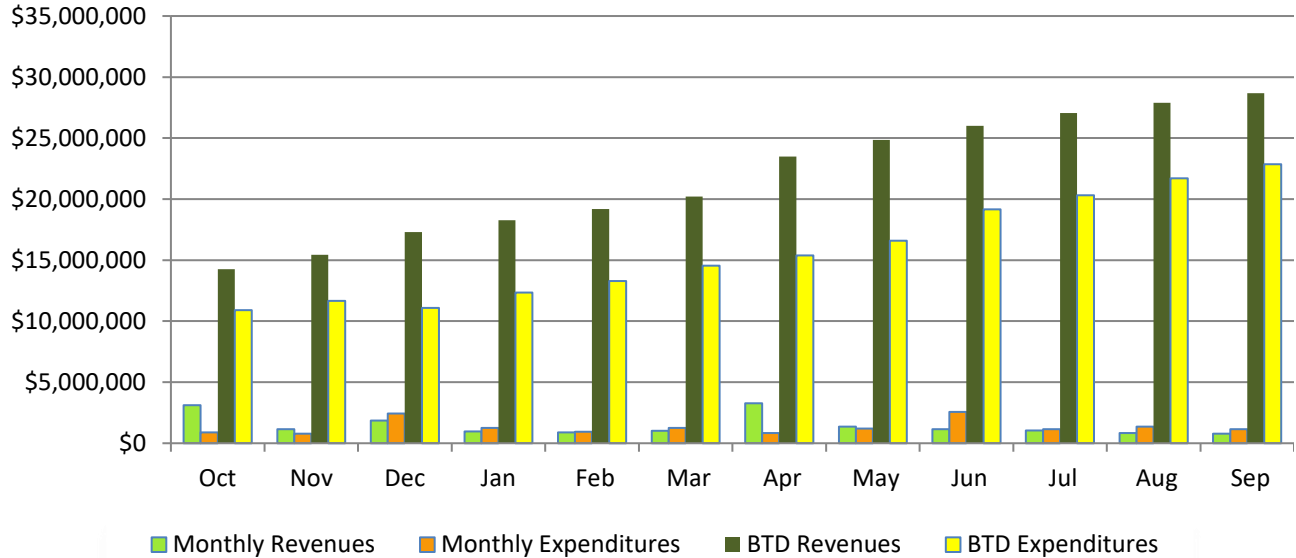
- General Fund Summary
- Street Fund Summary
- Other Funds Monthly Activity
- Investment Schedule and Portfolio Analysis
- Retail Sales and Use Tax Distribution

If you would like additional information or have any questions regarding the financial reports, please feel free to contact me.

GENERAL FUND

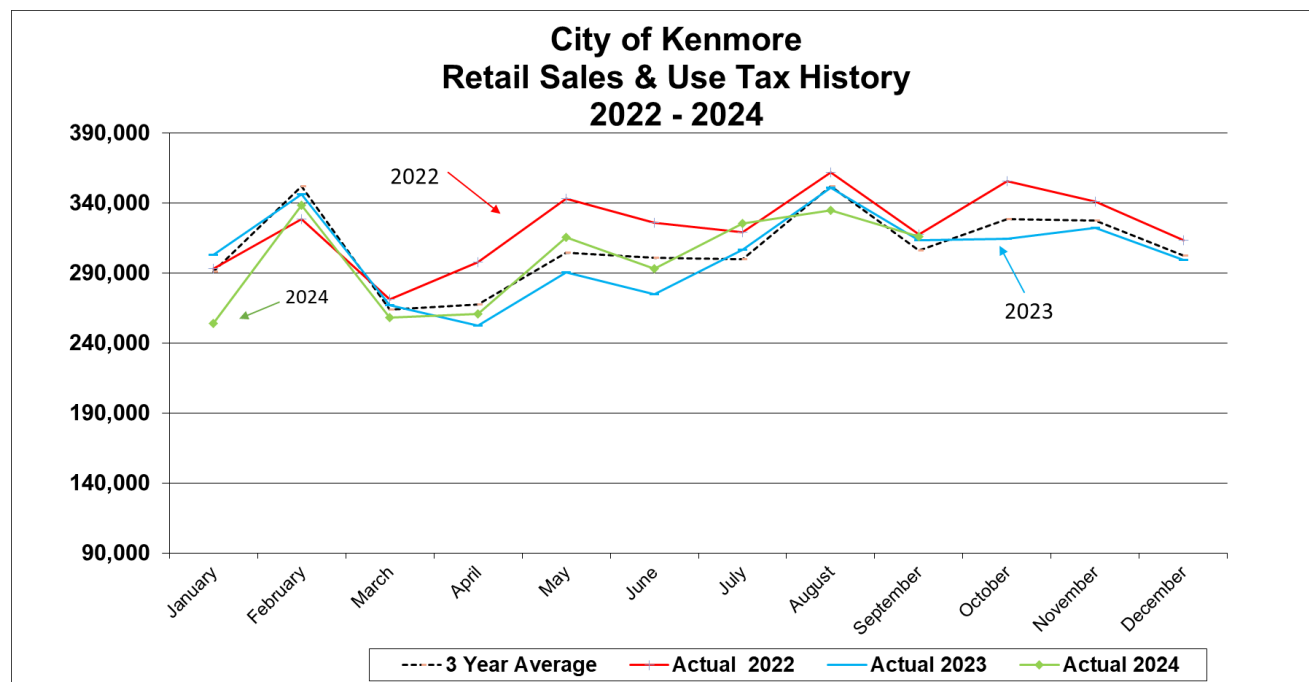
The first section of the quarterly financial report is a review of the General Fund. This fund accounts for operational activities and includes all financial resources except those required or elected to be accounted for in another fund. Revenues include various taxes, per capita distributions from the State, fines and forfeitures, permits and licenses, and fees for service. In the context of the biennial budget, the 3rd quarter is the nineteenth through the twenty-first month of the 2023-2024 biennial budget period. For the quarter ending September 30, 2024, revenues exceed expenditures in the General Fund by \$1,025,878. Biennium-to-date, revenues exceed expenditures by \$5,821,060. This is due to the use of ARPA funds in 2023 to cover our police costs in the amount of \$4.6 million. In addition, development fees and permits revenues are running higher than anticipated as well as higher investment interest than expected.

The following chart illustrates the monthly revenue and expenditure activity in the General Fund for the twelve (12) month period through September 2024.



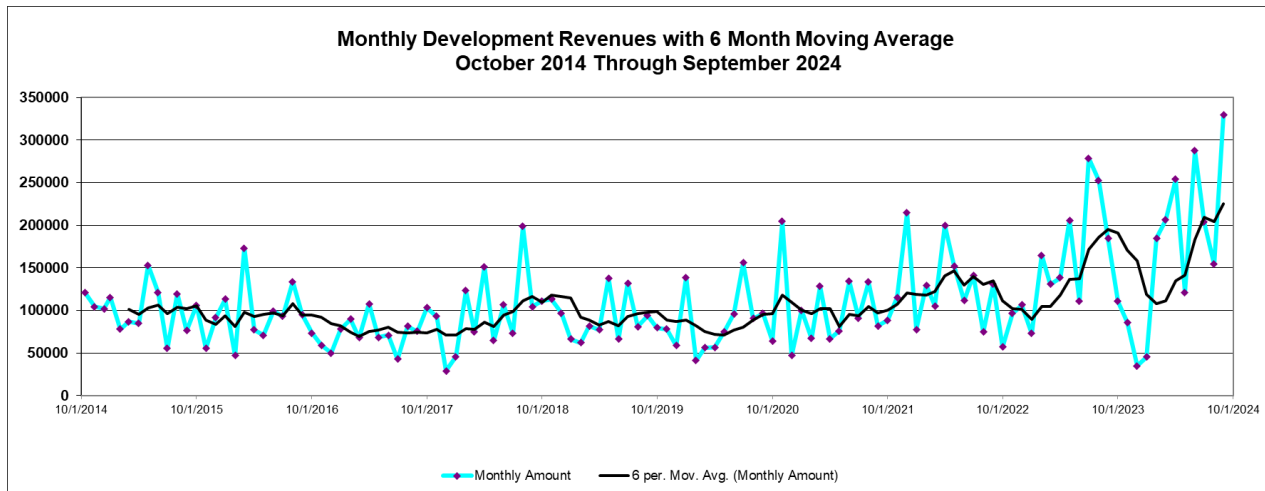
Total **revenues** for Q3, 2024 were **\$2,662,458**. Biennium-to-date revenues were \$28,672,041 which is 87.0% of the amended budgeted revenues of \$32,967,258. Primary sources of revenue for the quarter included \$687,968 in development fees & permits, \$976,460 in sales and use taxes, \$209,960 in intergovernmental & grants and \$239,970 in franchise fees.

A summary of sales tax revenues received in **September** is attached. These receipts are based on **July** sales activity. The chart below gives a historical perspective of monthly sales tax receipts over the last few years. The black dotted 3-year-average line is a monthly average of actual receipts during 2021, 2022, and 2023. The green line represents 2024 actual receipts by month, which in September are \$2,571 above 2023 and above the 3-year-average by \$9,625.



18120 68th Ave NE, Kenmore, WA 98028

The following chart illustrates the Development Revenue activity over the last 10 years. Revenue is up mostly due to two (2) large development projects. 25 Degrees development has paid \$143,000 in building permits and plan review fees. Northshore School District has paid \$158,000 in building permits and plan review fees for the Inglemoor High School replacement project.



For the quarter ended September 30, 2024, expenditures were \$3,688,336. Biennium-to-date expenditures were \$22,850,982 which is 69.8% of the amended biennial budget expenditures of \$32,736,301. Human Resources is running lower than budgeted as the HR Director position was vacant as of June 2023 and will not be filled. The savings from this rolled toward the Deputy Clerk position. Items that increased City Council expenses for the quarter are the renewal of Zoom subscriptions and the annual membership renewal for Puget Sound Regional Council. Legal fees have been running higher than expected. As noted previously, \$4.6 million of ARPA funds were used to cover most of our Public Safety costs in 2023.

Environmental Services expenses are lower than anticipated as no expenses have been incurred for Grant Matches or Strategic Partnerships thus far. Housing and Human Services expenses are running higher than expected as \$100K has been spent on Human Services Contributions but was originally budgeted in the City Clerk's budget. Community Development expenses are lower than budgeted as the Parks Project Manager position has been vacant since June 2024 and not planned to be filled. The Special Projects cost center was created in 2024 and absorbed remaining costs associated with the ARPA grant. A formal budget was set up for this cost center beginning in 2025.

City cash, \$24,544,389, and investments, \$10,451,980, at the end of September 30, 2024, totaled \$34,996,369.

OTHER FUNDS

Total non-General Fund revenues for the quarter ended September 2024, were \$2,467,712 and total non-General Fund expenditures were \$2,623,515.

The **Strategic Operations Fund** expenses relate to the Farmer's market and RCR program. These costs will be absorbed into the General Fund in 2025 and beyond. Payroll costs for the year will be moved to the General Fund to bring the expenses within budget.

In the **Street Fund**, expenses are outpacing revenues year to date as transfers from the General Fund and Transportation Benefit District have not yet been recorded. Thus, revenues are lower than expected at 49.6% for the biennium vs the 87.5% target.

In the 3rd quarter, the **Transportation Capital Fund** had expenditures in the amount of \$933,602 on pedestrian safety projects & street maintenance. The fund received \$318,970 in grant reimbursements during the quarter.

The **Real Estate Excise Tax (REET) Fund** received \$516,607 of real estate excise taxes in the 3rd quarter 2024. Ninety-two (92) transactions were reported.

The **Park Impact Fee Fund** received \$100,542 in revenues during the quarter.

In the 3rd quarter, there was \$176,503 in revenues for the **Transportation Impact Fee Fund**.

In the 3rd quarter, the **Walkways & Waterways Debt Service Fund** collected \$15,488 in property taxes related to the Prop 1 Bond for a biennium-to-date total revenue of \$1,629,849.

The **KAPE Fund** received \$156,665 in photo enforcement infraction revenue during the quarter which was offset by \$101,109 in expenses.

The **Transportation Benefit District Fund** received \$188,724 in vehicle license fees during the quarter.

SUMMARY

This concludes the financial report for the City of Kenmore as of the **3rd quarter 2024**. I appreciate your feedback and encourage you to contact me if you have any questions prior to the City Council meeting.

City of Kenmore
General Fund Summary Report
September 30, 2024

	CURRENT PERIOD 2023-2024				PREVIOUS PERIOD 2021-2022				
	3rd Quarter 2024	BIENNIUM TO DATE 2023-2024	% of BUDGET	AMENDED BIENNIUM BUDGET 2023-2024	3rd Quarter 2021	3rd Quarter 2022	BIENNIUM TO DATE 2021-2022	% of BUDGET	AMENDED BIENNIUM BUDGET 2021-2022
REVENUES									
Beginning Fund Balance		3,533,762		3,533,762			2,748,005		2,748,005
Property Taxes	96,879	8,874,891	77.2%	11,493,841	137,856	113,298	8,236,543	75.8%	10,865,654
Sales and Use Taxes	976,460	6,378,867	88.2%	7,231,794	905,585	998,459	5,436,738	80.5%	6,754,280
Utility Taxes	175,910	3,887,481	88.3%	4,400,745	195,769	202,932	1,639,261	68.3%	2,399,290
Other Taxes	67,000	329,552	122.1%	270,010	26,594	33,576	157,789	86.6%	182,200
Development Fees & Permits	687,968	3,550,965	144.4%	2,458,416	305,978	347,132	2,073,729	120.6%	1,720,003
Franchise Fees	239,970	1,560,974	86.4%	1,807,003	214,987	222,682	1,295,037	74.1%	1,746,569
Intergovernmental and Grants	209,960	2,139,416	69.6%	3,075,004	453,353	378,325	2,141,111	73.8%	2,902,594
Investment Interest	170,686	532,626	177.5%	300,000	1,845	13,192	34,556	52.4%	66,000
Transfers and Other Revenues	37,625	1,417,270	73.4%	1,930,445	5,323	29,923	3,296,319	63.4%	5,203,180
Total Revenues	2,662,458	28,672,041	87.0%	32,967,258	2,247,290	2,339,521	24,311,083	76.4%	31,839,770

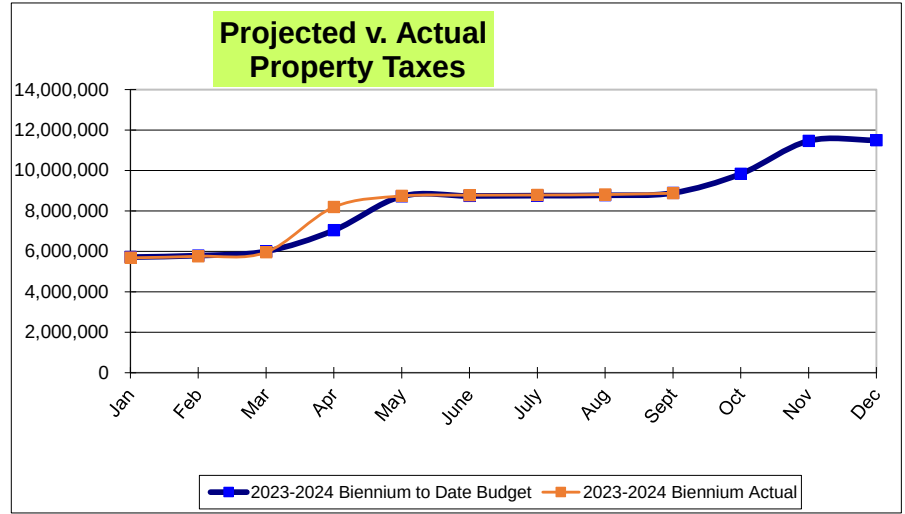
City of Kenmore
General Fund Summary Report
September 30, 2024

	CURRENT PERIOD 2023-2024				PREVIOUS PERIOD 2021-2022				
	3rd Quarter 2024	BIENNIUM TO DATE 2023-2024	% of BUDGET	AMENDED BIENNIUM BUDGET 2023-2024	3rd Quarter 2021	3rd Quarter 2022	BIENNIUM TO DATE 2021-2022	% of BUDGET	AMENDED BIENNIUM BUDGET 2021-2022
EXPENDITURES									
Court Center									
City Council	42,451	396,760	98.0%	405,013	26,434	56,786	250,518	75.3%	332,711
City Manager	510,229	3,287,227	90.3%	3,640,924	444,585	660,013	2,173,994	69.6%	3,121,846
City Clerk	102,563	909,255	92.9%	978,750	90,503	97,890	762,498	81.4%	937,052
Finance	250,067	2,658,010	84.6%	3,141,637	196,008	217,218	1,680,733	76.0%	2,212,820
Human Resources	19,159	194,706	38.2%	510,304	42,004	59,068	206,237	64.6%	319,432
Legal	104,102	729,954	104.3%	700,000	116,149	150,250	718,925	127.2%	565,000
Interfund Transfers/Non Department	0	428,000	30.4%	1,407,093	0	2,155,685	2,303,405	33.7%	6,830,617
Public Safety *	1,066,733	3,624,271	36.4%	9,956,950	1,022,629	781,808	5,586,433	61.0%	9,152,371
Special Projects	51,985	293,310	0.0%	0	0	0	0	0.0%	0
Engineering	265,359	1,648,761	94.5%	1,745,035	180,739	251,486	1,116,925	66.1%	1,689,574
Environmental Services	55,993	377,960	66.0%	572,820	0	0	0	0.0%	0
Housing & Human Services	85,819	652,486	118.5%	550,700	0	0	0	0.0%	0
Community Development	141,669	1,433,534	70.3%	2,038,723	269,560	222,542	1,262,678	74.5%	1,695,828
Developmental Services	456,215	2,855,413	84.7%	3,371,076	305,034	401,712	2,000,509	70.3%	2,845,428
Parks & Facility Maintenance	535,993	3,361,335	90.4%	3,717,276	290,329	428,464	1,993,503	74.5%	2,676,904
Total Expenditures	3,688,336	22,850,982	69.8%	32,736,301	2,983,976	5,482,920	20,056,358	61.9%	32,379,582
Expenditures (over) under Revenues	(1,025,878)	5,821,060		230,957	(736,685)	(3,143,399)	4,254,725		(539,812)
Ending Fund Balance		9,354,822		3,764,719			7,002,730		2,208,193

* The use of ARPA funds in 2023 to cover our police costs in the amount of \$4.6 million

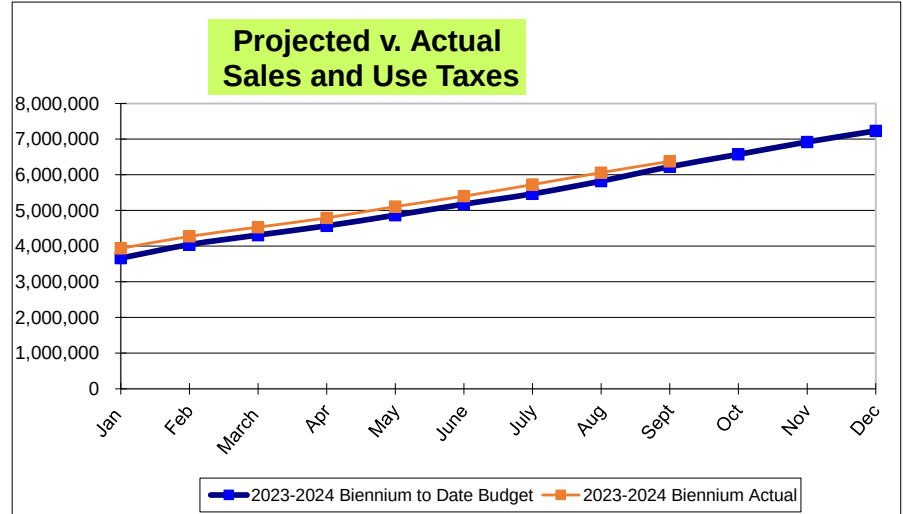
PROPERTY TAXES

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	5,718,686	5,682,911
Feb	5,790,377	5,757,312
Mar	6,003,265	5,955,928
Apr	7,041,225	8,190,910
May	8,723,357	8,736,838
June	8,739,552	8,778,012
July	8,755,610	8,785,923
Aug	8,772,675	8,807,909
Sept	8,889,229	8,874,891
Oct	9,829,713	
Nov	11,460,914	
Dec	11,493,841	
2023-24	11,493,841	
Year To Date		
Actual v. Projected		100%



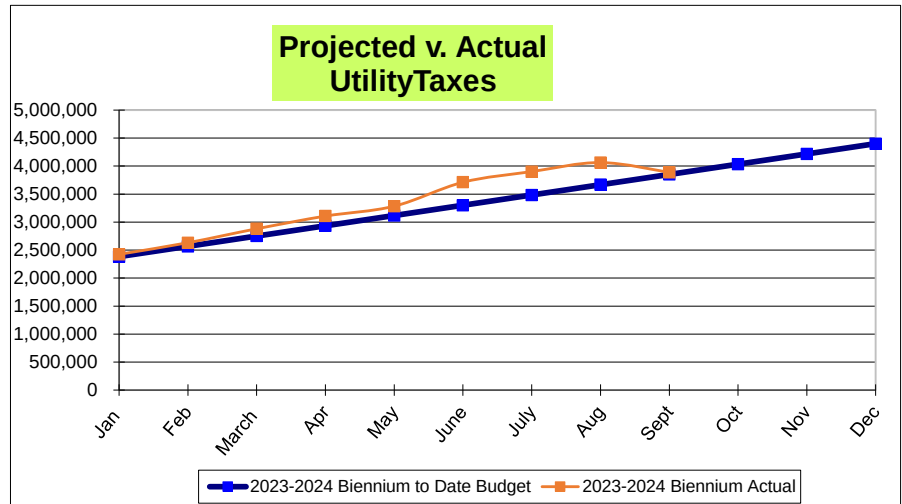
SALES & USE TAXES

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	3,666,126	3,936,916
Feb	4,043,065	4,275,141
March	4,311,344	4,533,492
Apr	4,570,332	4,794,028
May	4,868,136	5,109,516
June	5,178,369	5,402,407
July	5,467,277	5,727,588
Aug	5,824,991	6,062,960
Sept	6,228,834	6,378,867
Oct	6,573,480	
Nov	6,922,134	
Dec	7,231,794	
2023-24	7,231,794	
Year To Date		
Actual v. Projected		102%



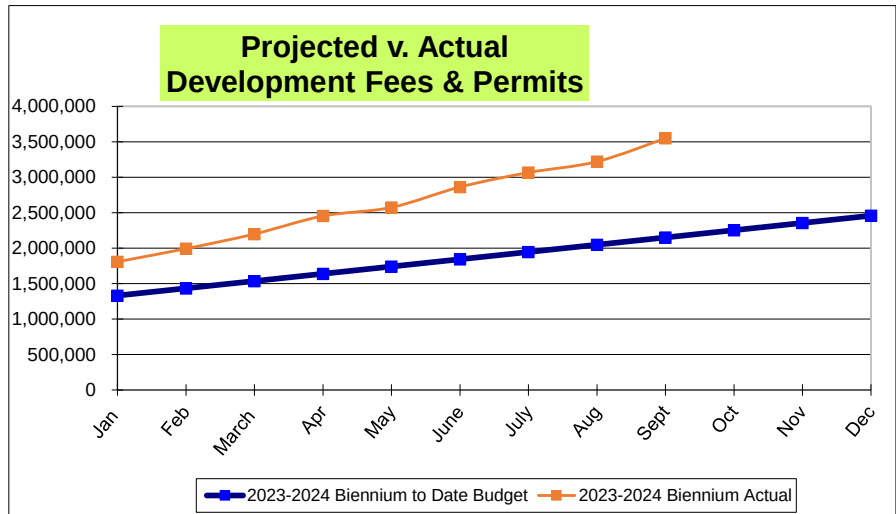
UTILITY TAXES

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	2,383,732	2,424,079
Feb	2,567,096	2,631,798
March	2,750,461	2,880,420
Apr	2,933,825	3,107,555
May	3,117,190	3,283,990
June	3,300,555	3,711,572
July	3,483,920	3,901,987
Aug	3,667,285	4,063,308
Sept	3,850,650	3,887,481
Oct	4,034,015	
Nov	4,217,380	
Dec	4,400,745	
2023-24	4,400,745	
Year To Date		
Actual v. Projected		101%



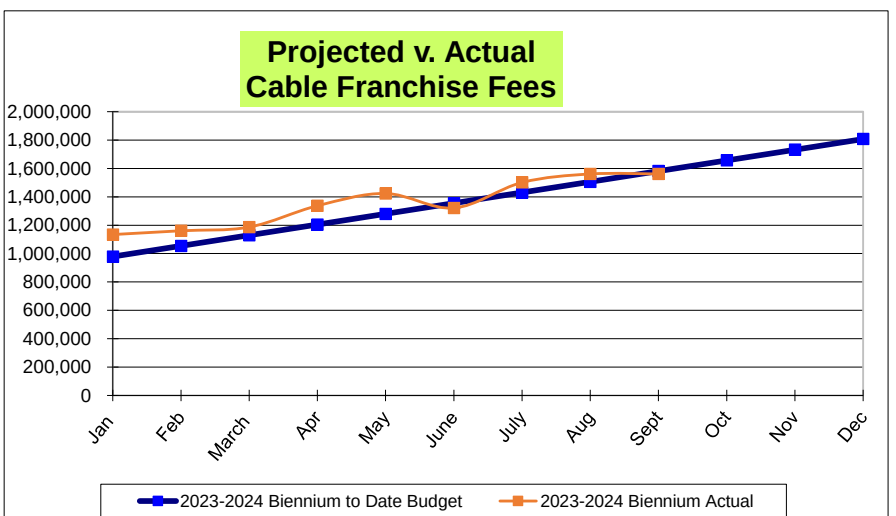
DEVELOPMENT FEES & PERMITS

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	1,331,642	1,808,629
Feb	1,434,076	1,993,540
March	1,536,510	2,199,950
Apr	1,638,944	2,454,109
May	1,741,378	2,575,459
June	1,843,812	2,862,997
July	1,946,246	3,066,830
Aug	2,048,680	3,221,272
Sept	2,151,114	3,550,965
Oct	2,253,548	
Nov	2,355,982	
Dec	2,458,416	
'2023-24	2,458,416	
Year To Date		
Actual v. Projected		165%



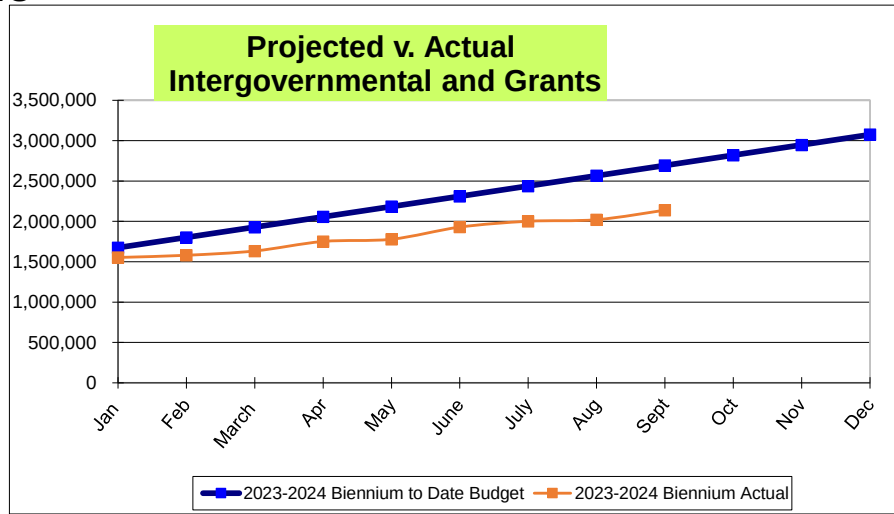
CABLE/WATER/SEWER FRANCHISE FEES

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	978,796	1,134,055
Feb	1,054,088	1,160,630
March	1,129,380	1,186,730
Apr	1,204,672	1,337,062
May	1,279,964	1,423,550
June	1,355,256	1,321,004
July	1,430,547	1,501,321
Aug	1,505,838	1,560,974
Sept	1,581,129	1,560,974
Oct	1,656,420	
Nov	1,731,711	
Dec	1,807,003	
'2023-24	1,807,003	
Year To Date		
Actual v. Projected		99%



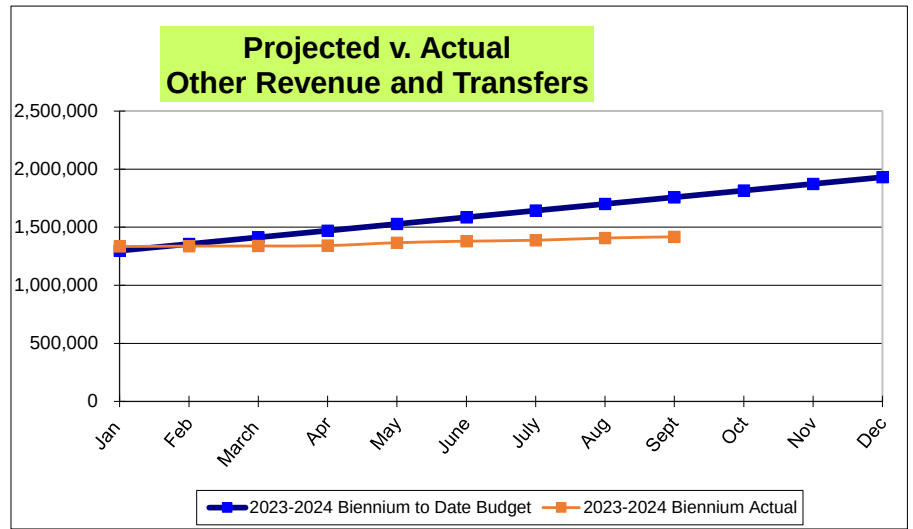
INTERGOVERNMENTAL & GRANTS

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	1,674,799	1,553,163
Feb	1,802,091	1,580,476
March	1,929,382	1,633,761
Apr	2,056,673	1,751,617
May	2,183,965	1,779,151
June	2,311,256	1,929,456
July	2,438,547	2,001,757
Aug	2,565,839	2,021,132
Sept	2,693,130	2,139,416
Oct	2,820,421	
Nov	2,947,713	
Dec	3,075,004	
'2023-24	3,075,004	
Year To Date		
Actual v. Projected		79%



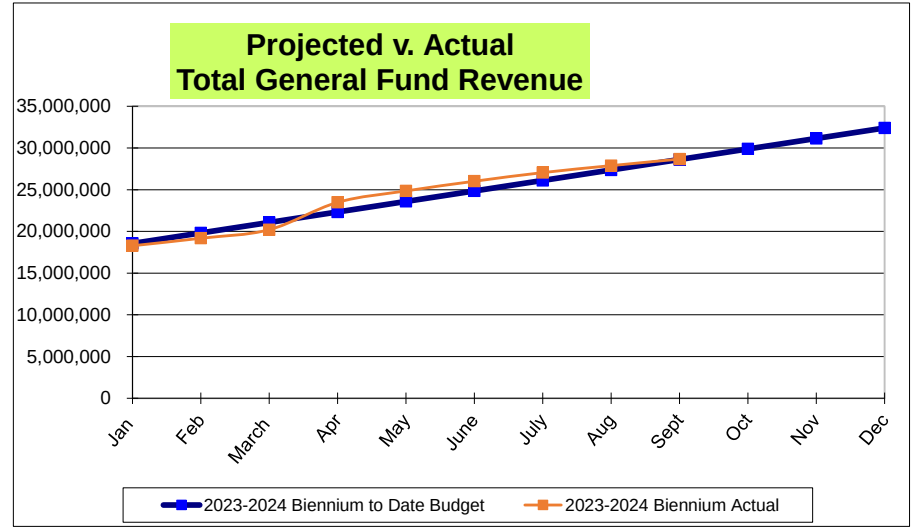
OTHER REVENUES AND TRANSFERS

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	1,297,742	1,333,741
Feb	1,355,261	1,337,273
March	1,412,779	1,338,564
Apr	1,470,298	1,341,647
May	1,527,816	1,366,599
June	1,585,335	1,379,645
July	1,642,853	1,387,778
Aug	1,700,371	1,406,800
Sept	1,757,890	1,417,270
Oct	1,815,408	
Nov	1,872,927	
Dec	1,930,445	
'2023-24 Year To Date	1,930,445	
Actual v. Projected		81%



TOTAL GENERAL FUND REVENUE

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	18,557,268	18,278,141
Feb	19,815,448	19,180,951
March	21,073,628	20,204,890
Apr	22,331,808	23,483,106
May	23,589,988	24,854,383
June	24,848,168	26,009,584
July	26,106,348	27,050,532
Aug	27,364,528	27,883,024
Sept	28,622,708	28,672,041
Oct	29,880,888	
Nov	31,139,069	
Dec	32,397,249	
'2023-24 Year To Date	32,397,248	
Actual v. Projected		100%

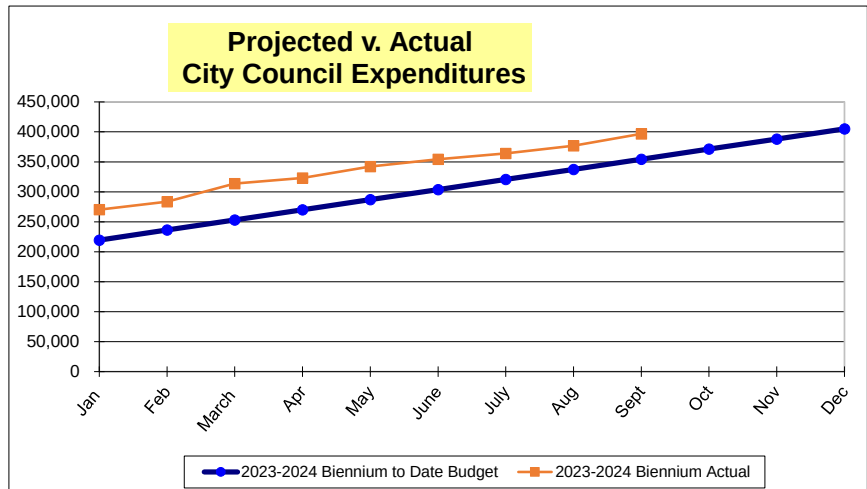


City of Kenmore
General Fund Expenditure Graphs
September 30, 2024

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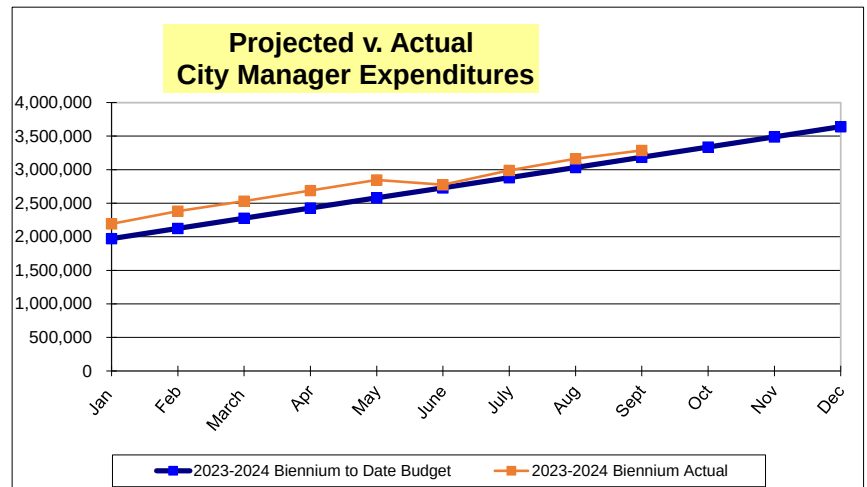
CITY COUNCIL

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	219,388	270,249
Feb	236,263	283,467
March	253,139	313,709
Apr	270,014	323,264
May	286,890	342,203
June	303,765	354,309
July	320,640	364,125
Aug	337,514	376,972
Sept	354,389	396,760
Oct	371,263	
Nov	388,138	
Dec	405,013	
2023-24	405,013	
Year To Date		
Actual v. Projected		112%



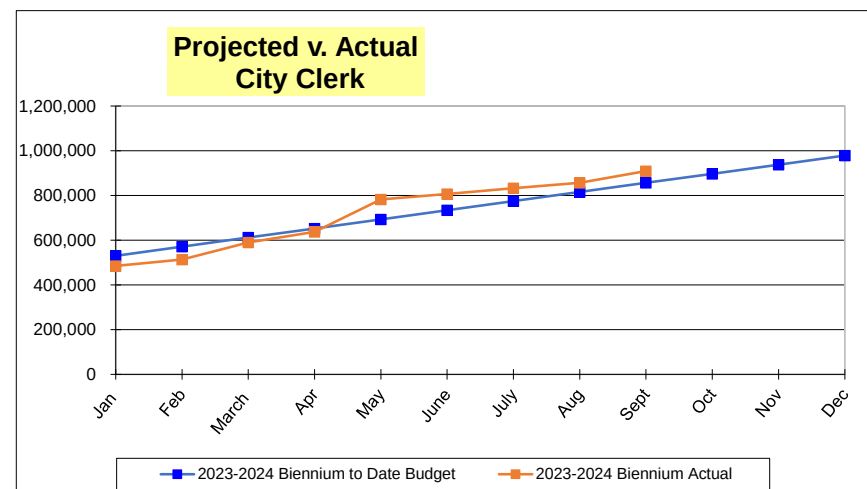
CITY MANAGER

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	1,972,165	2,192,192
Feb	2,123,870	2,381,206
March	2,275,576	2,529,561
Apr	2,427,281	2,689,597
May	2,578,986	2,845,969
June	2,730,691	2,776,998
July	2,882,396	2,988,543
Aug	3,034,101	3,164,582
Sept	3,185,807	3,287,227
Oct	3,337,512	
Nov	3,489,218	
Dec	3,640,924	
2023-24	3,640,924	
Year To Date		
Actual v. Projected		103%



CITY CLERK

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	530,156	485,150
Feb	570,938	513,689
March	611,719	589,396
Apr	652,500	636,895
May	693,281	781,921
June	734,063	806,692
July	774,844	832,598
Aug	815,625	857,058
Sept	856,406	909,255
Oct	897,188	
Nov	937,969	
Dec	978,750	
2023-24	978,750	
Year To Date		
Actual v. Projected		106%



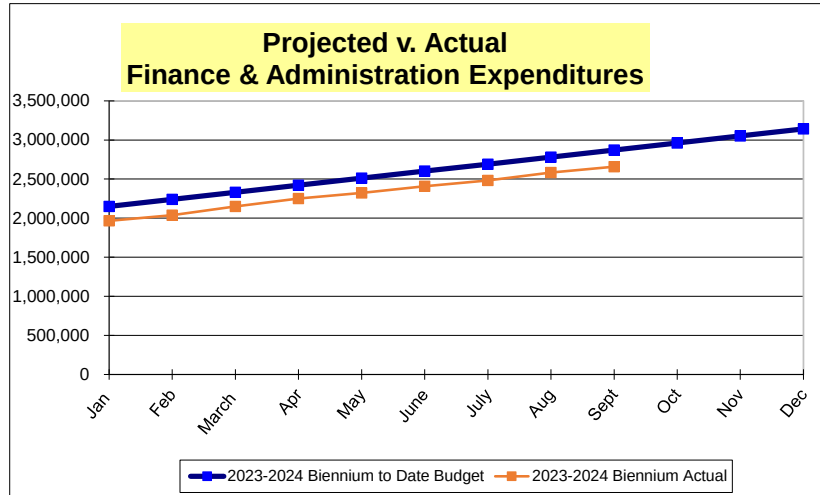
City of Kenmore
General Fund Expenditure Graphs
September 30, 2024

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FINANCE & ADMINISTRATION

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	2,150,316	1,965,648
Feb	2,240,436	2,037,350
March	2,330,556	2,151,201
Apr	2,420,676	2,251,762
May	2,510,796	2,323,676
June	2,600,917	2,407,942
July	2,691,037	2,483,169
Aug	2,781,157	2,582,557
Sept	2,871,277	2,658,010
Oct	2,961,397	
Nov	3,051,517	
Dec	3,141,637	
2023-24 Year To Date	3,141,637	

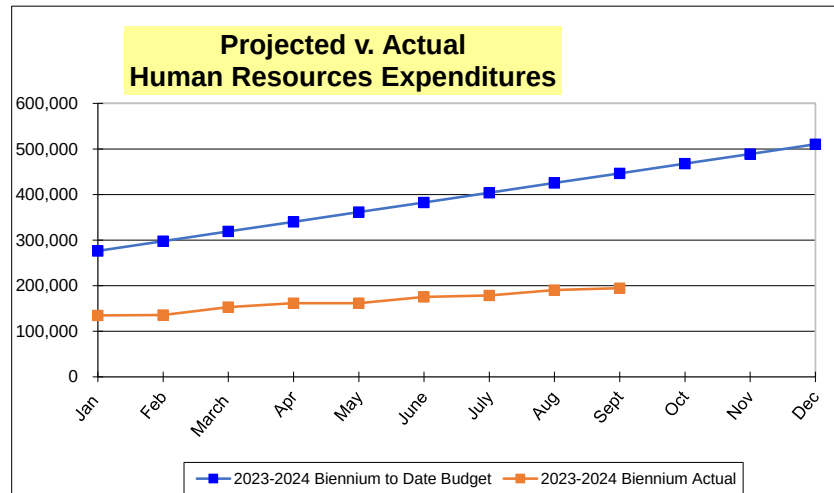
Actual v. Projected 93%



HUMAN RESOURCES

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	276,419	134,833
Feb	297,681	135,812
March	318,944	152,919
Apr	340,207	161,744
May	361,469	161,807
June	382,732	175,547
July	403,995	178,737
Aug	425,257	190,272
Sept	446,519	194,706
Oct	467,781	
Nov	489,042	
Dec	510,304	
2023-24 Year To Date	510,304	

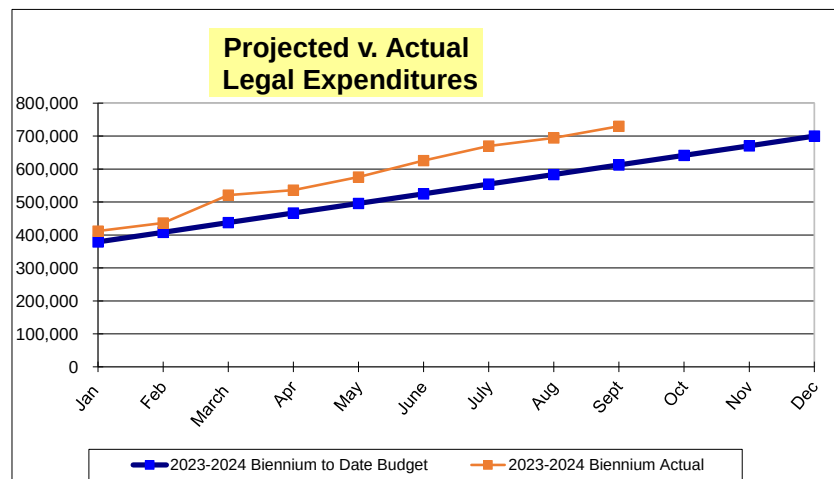
Actual v. Projected 44%



LEGAL

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	379,171	412,025
Feb	408,337	436,484
March	437,504	520,813
Apr	466,671	536,076
May	495,837	575,864
June	525,004	625,852
July	554,171	669,653
Aug	583,337	694,235
Sept	612,503	729,954
Oct	641,669	
Nov	670,834	
Dec	700,000	
2023-24 Year To Date	700,000	

Actual v. Projected 119%



City of Kenmore
General Fund Expenditure Graphs
September 30, 2024

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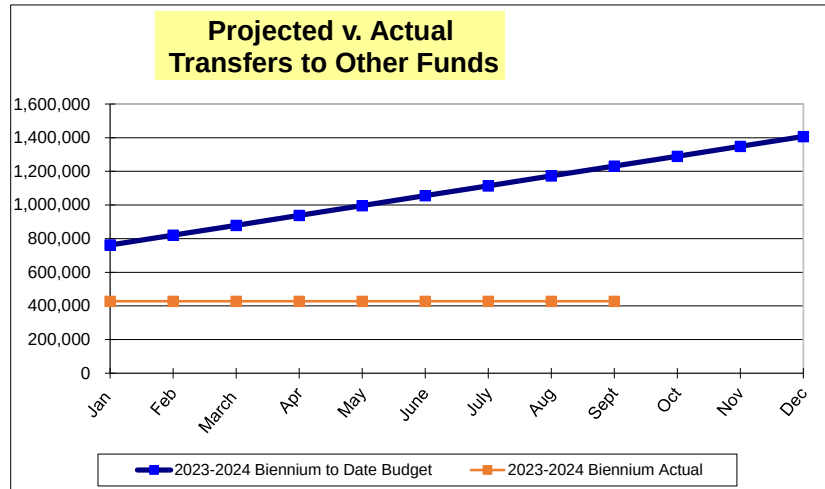
TRANSFERS TO OTHER FUNDS

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
--	---	---------------------------------

Jan	762,177	428,000
Feb	820,806	428,000
March	879,435	428,000
Apr	938,064	428,000
May	996,692	428,000
June	1,055,321	428,000
July	1,113,950	428,000
Aug	1,172,579	428,000
Sept	1,231,208	428,000
Oct	1,289,837	
Nov	1,348,465	
Dec	1,407,093	
2023-24	1,407,093	

Year To Date

Actual v. Projected 35%



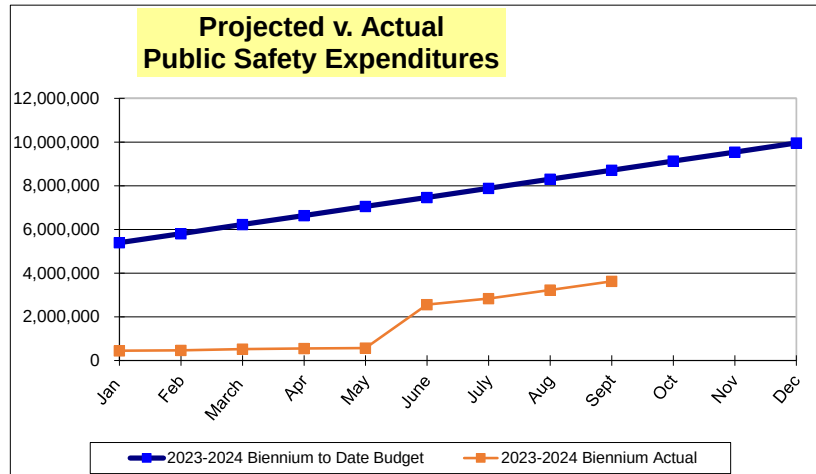
PUBLIC SAFETY

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
--	---	---------------------------------

Jan	5,393,349	448,795
Feb	5,808,222	463,538
March	6,223,095	524,255
Apr	6,637,968	554,985
May	7,052,841	574,854
June	7,467,714	2,557,538
July	7,882,586	2,839,878
Aug	8,297,459	3,230,470
Sept	8,712,332	3,624,271
Oct	9,127,205	
Nov	9,542,078	
Dec	9,956,950	
2023-24	9,956,950	

Year To Date

Actual v. Projected 42%



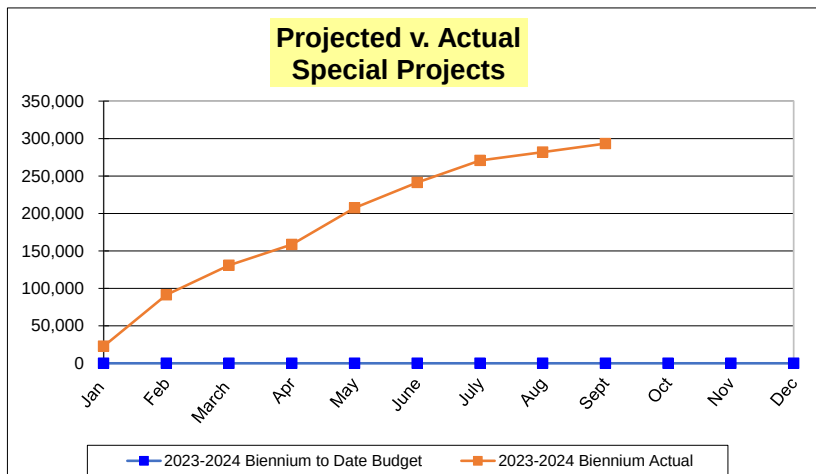
SPECIAL PROJECTS

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
--	---	---------------------------------

Jan	0	22,781
Feb	0	91,285
March	0	130,797
Apr	0	158,536
May	0	207,414
June	0	241,325
July	0	270,655
Aug	0	282,022
Sept	0	293,310
Oct	0	
Nov	0	
Dec	0	
2023-24	0	

Year To Date

Actual v. Projected 0%

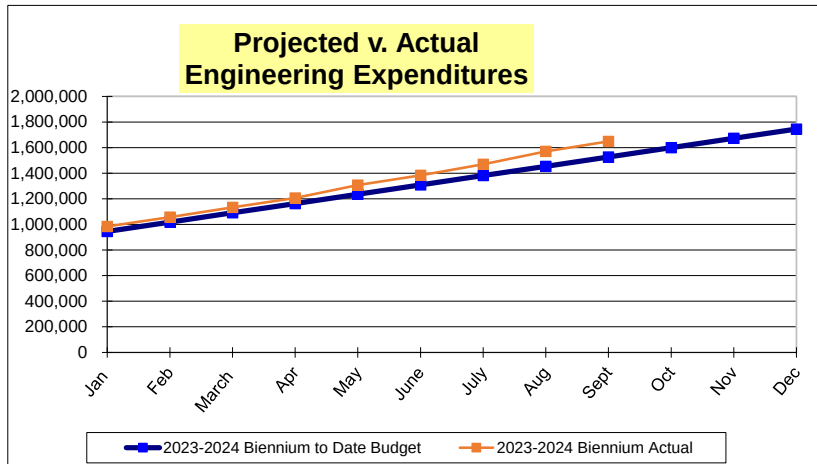


City of Kenmore
General Fund Expenditure Graphs
September 30, 2024

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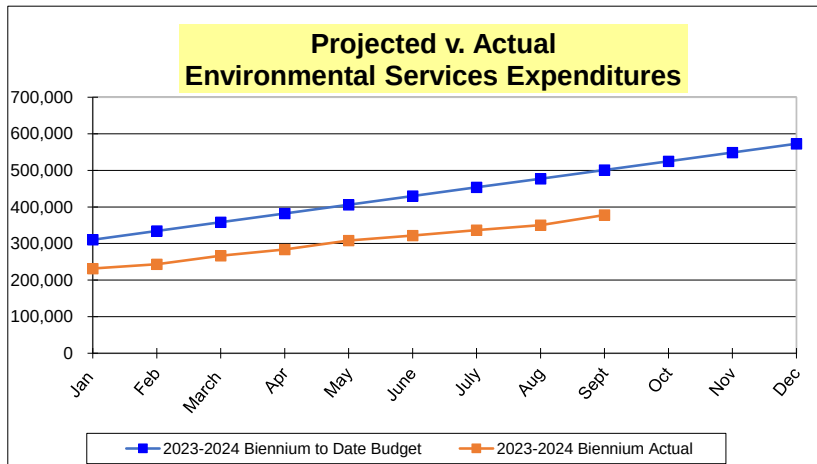
ENGINEERING

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	945,211	984,225
Feb	1,017,923	1,056,448
March	1,090,634	1,133,638
Apr	1,163,345	1,206,131
May	1,236,056	1,308,019
June	1,308,768	1,383,402
July	1,381,479	1,469,383
Aug	1,454,190	1,569,997
Sept	1,526,901	1,648,761
Oct	1,599,613	
Nov	1,672,324	
Dec	1,745,035	
2023-24	1,745,035	
Year To Date		
Actual v. Projected		108%



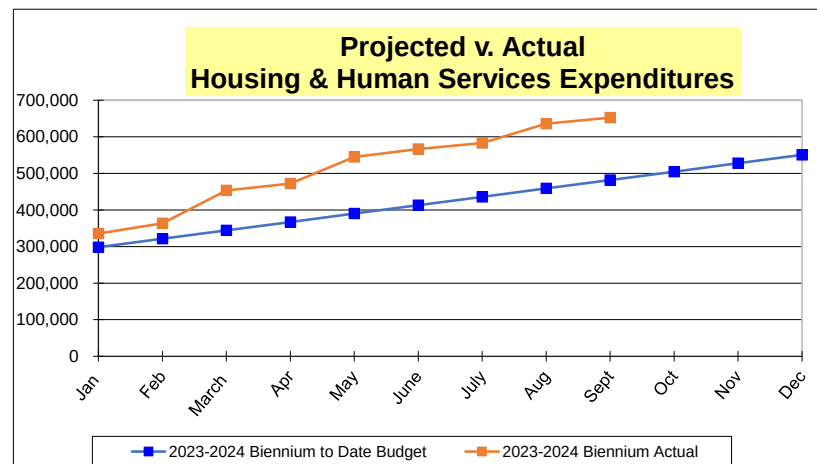
Environmental Services

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	310,284	231,695
Feb	334,151	243,469
March	358,019	266,919
Apr	381,886	283,991
May	405,754	308,097
June	429,621	321,967
July	453,488	336,749
Aug	477,354	350,110
Sept	501,221	377,960
Oct	525,087	
Nov	548,954	
Dec	572,820	
2023-24	572,820	
Year To Date		
Actual v. Projected		75%



Housing & Human Services

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	298,298	335,558
Feb	321,244	363,362
March	344,190	453,602
Apr	367,135	472,251
May	390,081	544,838
June	413,027	566,667
July	435,973	583,085
Aug	458,919	636,234
Sept	481,865	652,486
Oct	504,810	
Nov	527,755	
Dec	550,700	
2023-24	550,700	
Year To Date		
Actual v. Projected		135%

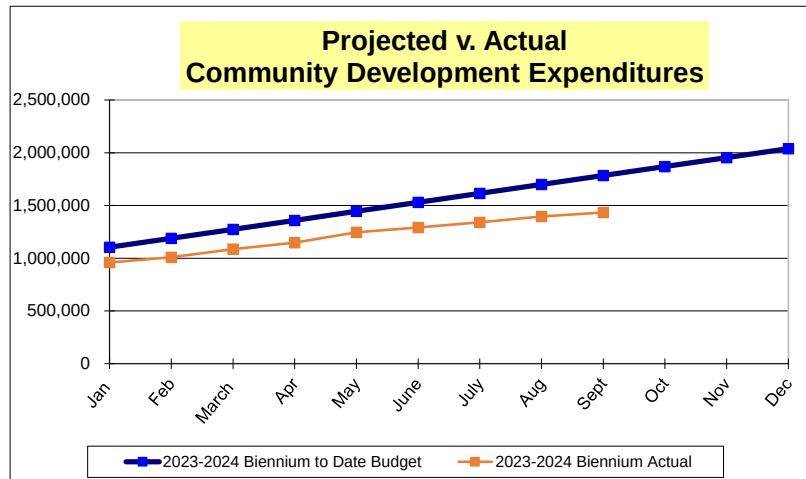


City of Kenmore
General Fund Expenditure Graphs
September 30, 2024

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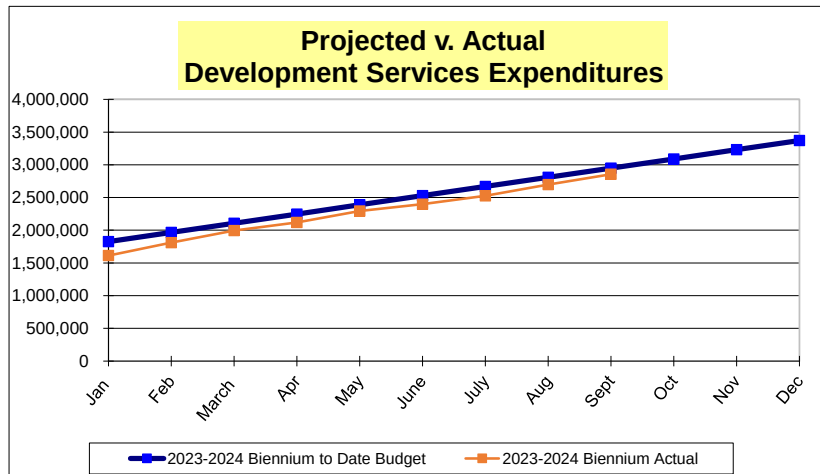
COMMUNITY DEVELOPMENT

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	1,104,311	958,926
Feb	1,189,258	1,009,546
March	1,274,204	1,086,476
Apr	1,359,151	1,147,317
May	1,444,098	1,245,459
June	1,529,045	1,291,866
July	1,613,992	1,340,571
Aug	1,698,938	1,396,257
Sept	1,783,885	1,433,534
Oct	1,868,831	
Nov	1,953,777	
Dec	2,038,723	
2023-24	2,038,723	
Year To Date		
Actual v. Projected		80%



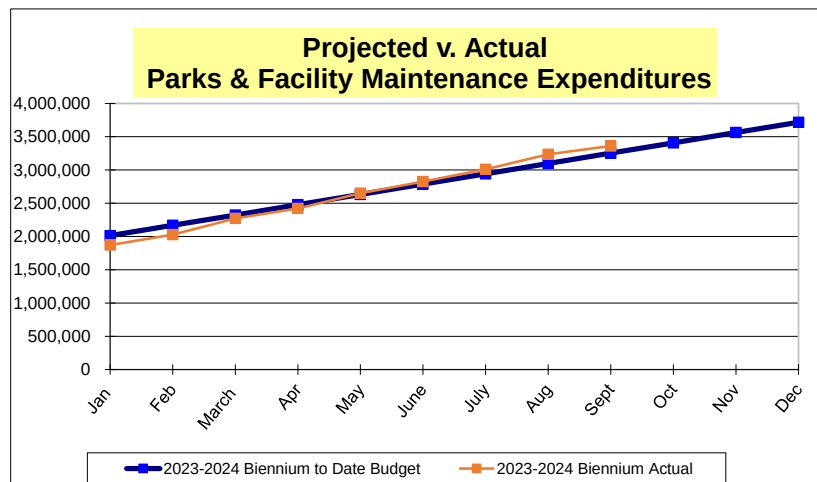
DEVELOPMENT SERVICES

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	1,826,006	1,612,423
Feb	1,966,467	1,812,198
March	2,106,929	1,994,686
Apr	2,247,390	2,119,804
May	2,387,852	2,294,064
June	2,528,313	2,399,198
July	2,668,774	2,526,412
Aug	2,809,234	2,696,947
Sept	2,949,695	2,855,413
Oct	3,090,155	
Nov	3,230,616	
Dec	3,371,076	
2023-24	3,371,076	
Year To Date		
Actual v. Projected		97%



PARKS & FACILITY MAINTENANCE

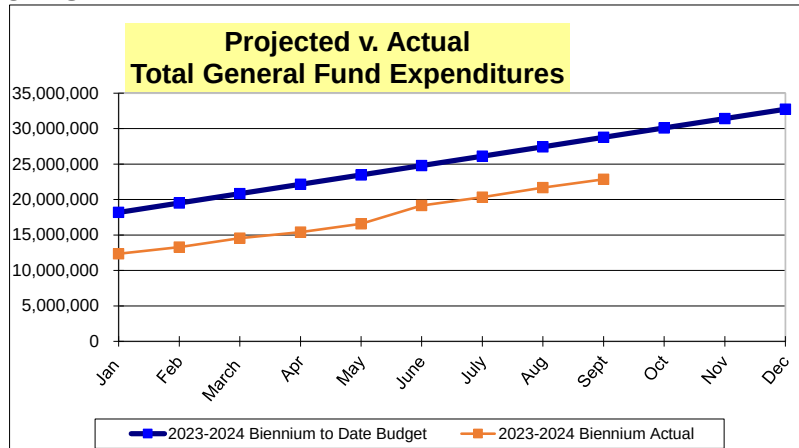
	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	2,013,531	1,871,954
Feb	2,168,417	2,028,432
March	2,323,304	2,273,517
Apr	2,478,190	2,421,443
May	2,633,077	2,649,413
June	2,787,963	2,825,342
July	2,942,849	3,011,363
Aug	3,097,734	3,236,088
Sept	3,252,620	3,361,335
Oct	3,407,505	
Nov	3,562,391	
Dec	3,717,276	
2023-24	3,717,276	
Year To Date		
Actual v. Projected		103%



City of Kenmore
General Fund Expenditure Graphs
September 30, 2024

TOTAL GENERAL FUND EXPENDITURES

	2023-2024 Biennium to Date Budget	2023-2024 Biennium Actual
Jan	18,180,780	12,354,454
Feb	19,504,012	13,284,286
March	20,827,245	14,549,490
Apr	22,150,477	15,391,798
May	23,473,710	16,591,599
June	24,796,942	19,162,646
July	26,120,171	20,322,922
Aug	27,443,399	21,691,800
Sept	28,766,626	22,850,982
Oct	30,089,851	
Nov	31,413,076	
Dec	32,736,301	
2023-24 Year To Date	32,736,301	
Actual v. Projected		79%



City of Kenmore
Street Fund Summary Report
September 30, 2024

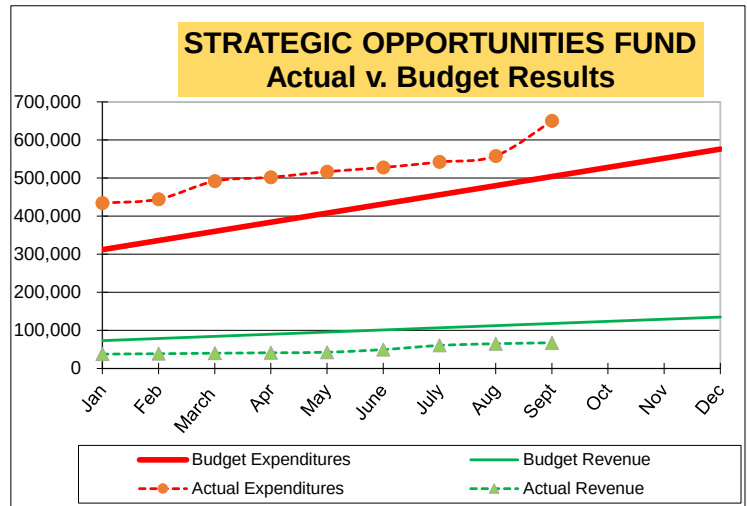
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CURRENT PERIOD 2023 - 2024				
	3rd Quarter <u>2024</u>	BIENNIUM TO DATE <u>2023-2024</u>	% of <u>BUDGET</u>	<u>BUDGET</u> <u>2023-2024</u>
<u>REVENUES</u>				
Beginning Fund Balance		2,270,562		2,270,562
Fuel Tax	106,151	715,538	78.0%	917,905
Investment Interest	50,459	142,757	713.8%	20,000
Miscellaneous	0	10,162	169.4%	6,000
ROW Permit Fees/Inspections	38,663	327,864	134.6%	243,612
Multimodal Transportation	7,766	54,577	85.3%	63,948
MVA Transpo City	6,795	47,756	117.6%	40,602
Transfer from General Fund	0	400,000	21.5%	1,858,313
Transfer from TBD	0	450,000	38.1%	1,180,000
Total Revenues	209,834	2,148,654	49.6%	4,330,380

CURRENT PERIOD 2023 - 2024				
	3rd Quarter <u>2024</u>	BIENNIUM TO DATE <u>2023-2024</u>	% of <u>BUDGET</u>	<u>BUDGET</u> <u>2023-2024</u>
<u>EXPENDITURES</u>				
Salary and Benefits	191,713	1,310,953	78.3%	1,675,300
Maintenance & Operations	231,740	1,383,454	69.2%	1,998,800
Capital	4,890	79,379	144.3%	55,000
Transfer to PW Shop Fund	0	52,000	95.1%	54,682
Total Expenditures	428,342	2,825,786	74.7%	3,783,782
Expenditures (over) under Revenue	(218,508)	(677,132)		546,598
Ending Fund Balance		1,593,430		2,817,160

STRATEGIC OPPORTUNITIES FUND

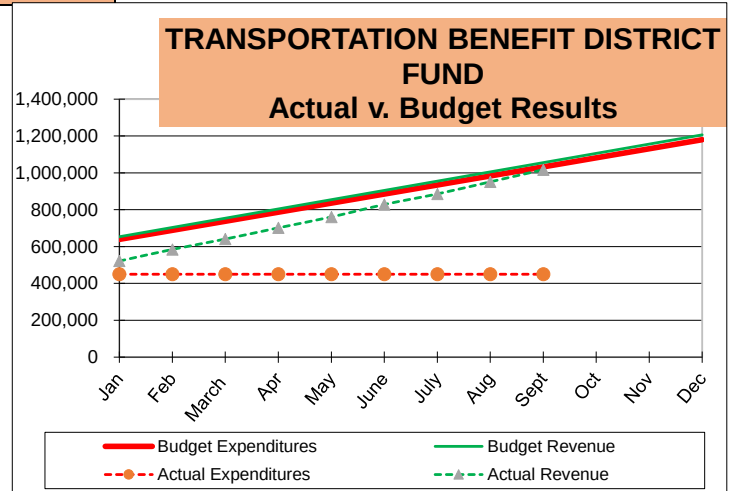
	2023-2024 Budget Expenditures	2023-2024 Actual Expenditures	2023-2024 Budget Revenue	2023-2024 Actual Revenue
Jan	312,000	434,303	73,138	37,821
Feb	336,000	444,494	78,764	38,774
March	360,000	491,833	84,389	40,109
Apr	384,000	501,977	90,015	41,291
May	408,000	516,832	95,641	42,737
June	432,000	527,733	101,267	49,693
July	456,000	542,149	106,892	60,501
Aug	480,000	557,986	112,518	65,142
Sept	504,000	649,956	118,144	67,467
Oct	528,000		123,769	
Nov	552,000		129,393	
Dec	576,000		135,018	
2023-24	576,000		135,018	
Total Actual to Date vs Total Budget		129%		57%



The purpose of the Strategic Opportunities Fund is to have funds available for the City to make key investments or take advantage of strategic opportunities as they present themselves.

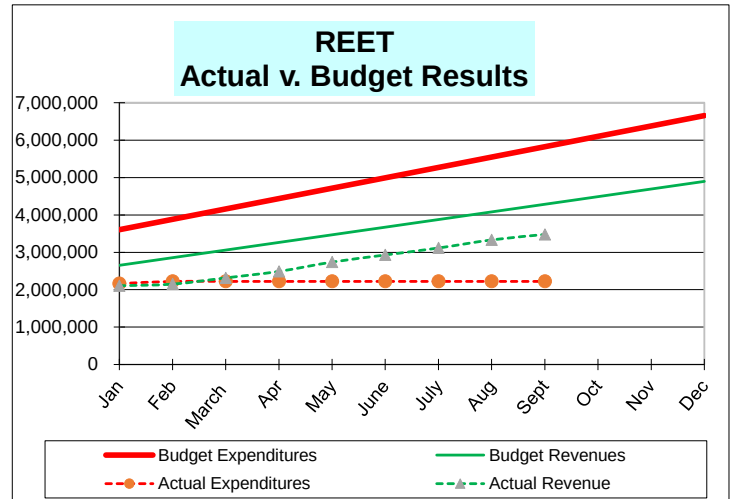
TRANSPORTATION BENEFIT DISTRICT FUND

	2023-2024 Budget Expenditures	2023-2024 Actual Expenditures	2023-2024 Budget Revenue	2023-2024 Actual Revenue
Jan	639,171	450,000	653,419	521,481
Feb	688,337	450,000	703,681	584,622
March	737,504	450,000	753,944	640,848
Apr	786,671	450,000	804,207	701,745
May	835,837	450,000	854,470	760,815
June	885,004	450,000	904,732	828,370
July	934,171	450,000	954,995	885,639
Aug	983,337	450,000	1,005,258	951,413
Sept	1,032,503	450,000	1,055,519	1,017,332
Oct	1,081,669		1,105,781	
Nov	1,130,834		1,156,043	
Dec	1,180,000		1,206,305	
2023-24	1,180,000		1,206,305	
Total Actual to Date vs Total Budget		44%		96%



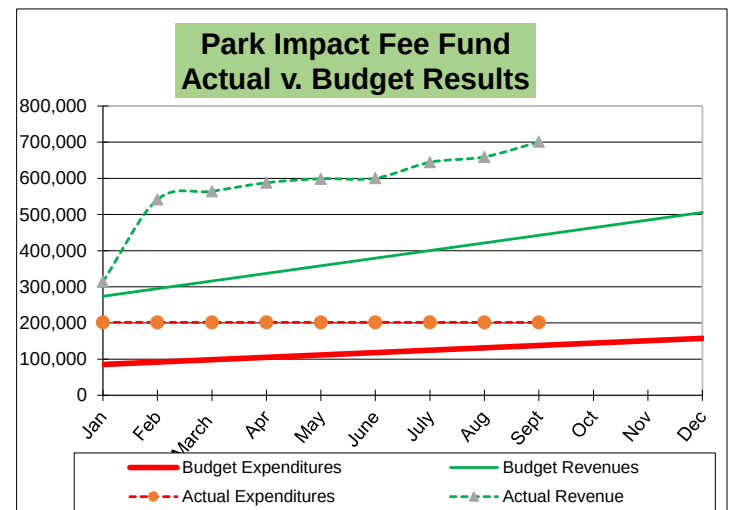
The Transportation Benefit District fund accounts for the \$40 vehicle license tab fees levied on vehicles located in the Kenmore city limits. The fee was increased from \$20 to \$40 in late 2023. The revenue generated will be used in maintaining the City's transportation system.

REAL ESTATE EXCISE TAX FUND				
	2023-2024 Budget Expenditures	2023-2024 Actual Expenditures	2023-2024 Budget Revenue	2023-2024 Actual Revenue
Jan	3,604,900	2,163,622	2,652,091	2,105,710
Feb	3,882,200	2,222,009	2,856,098	2,149,867
March	4,159,500	2,222,009	3,060,105	2,315,946
Apr	4,436,800	2,222,009	3,264,112	2,489,696
May	4,714,100	2,222,009	3,468,119	2,738,433
June	4,991,400	2,222,009	3,672,126	2,928,987
July	5,268,700	2,222,009	3,876,133	3,115,036
Aug	5,546,000	2,222,009	4,080,140	3,331,818
Sept	5,823,300	2,222,009	4,284,147	3,477,378
Oct	6,100,600		4,488,154	
Nov	6,377,900		4,692,161	
Dec	6,655,201		4,896,168	
2023-24	6,655,201		4,896,168	
Total Actual to Date vs Total Budget		38%		81%



The Real Estate Excise Tax Fund accounts for the 1/2% real estate excise taxes levied by the City which are restricted to capital projects and improvements. Expenditures include transfers to the Park Capital Fund for park improvements and Transportation Capital Fund for transportation improvements.

PARK IMPACT FEE FUND				
	2023-2024 Budget Expenditures	2023-2024 Actual Expenditures	2023-2024 Budget Revenue	2023-2024 Actual Revenue
Jan	85,319	201,725	273,910	314,420
Feb	91,881	201,725	294,979	541,436
March	98,444	201,725	316,049	564,168
Apr	105,006	201,725	337,118	587,908
May	111,569	201,725	358,188	598,786
June	118,131	201,725	379,258	600,288
July	124,693	201,725	400,327	644,546
Aug	131,254	201,725	421,396	659,374
Sept	137,816	201,725	442,464	701,246
Oct	144,377		463,533	
Nov	150,939		484,601	
Dec	157,500		505,670	
2023-24	157,500		505,670	
Total Actual to Date vs Total Budget		0%		158%

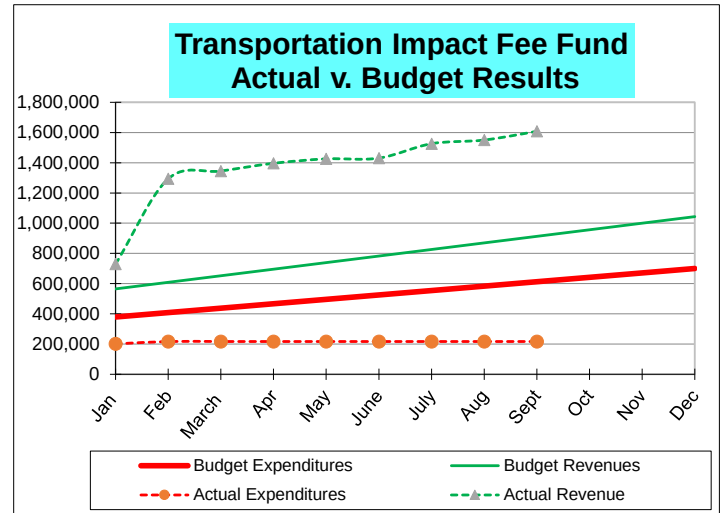


This fund accounts for City imposed park impact fees on new development. Expenditures are for public park acquisitions and improvements.

TRANSPORTATION IMPACT FEE FUND

	2023-2024 Budget Expenditures	2023-2024 Actual Expenditures	2023-2024 Budget Revenue	2023-2024 Actual Revenue
Jan	379,171	200,890	565,136	729,482
Feb	408,337	216,856	608,609	1,293,536
March	437,504	216,856	652,081	1,344,992
Apr	466,671	216,856	695,553	1,396,280
May	495,837	216,856	739,025	1,425,703
June	525,004	216,856	782,498	1,430,519
July	554,171	216,856	825,970	1,526,191
Aug	583,337	216,856	869,442	1,550,311
Sept	612,503	216,856	912,914	1,608,020
Oct	641,669		956,388	
Nov	670,834		999,861	
Dec	700,000		1,043,334	
2023-24	700,000		1,043,334	
Total Actual to Date vs Total Budget		35%		176%

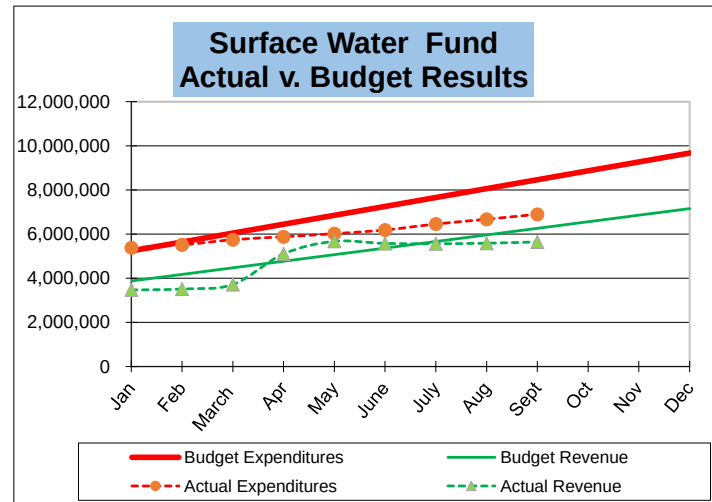
This fund accounts for City imposed transportation impact fees on new development. Expenditures are for public transportation improvements.



SURFACE WATER MANAGEMENT FUND

	2023-2024 Budget Expenditures	2023-2024 Actual Expenditures	2023-2024 Budget Revenue	2023-2024 Actual Revenue
Jan	5,238,766	5,384,725	3,875,989	3,468,896
Feb	5,641,747	5,513,372	4,174,141	3,513,940
March	6,044,729	5,746,178	4,472,294	3,717,775
Apr	6,447,710	5,878,688	4,770,447	5,103,747
May	6,850,692	6,021,571	5,068,600	5,671,792
June	7,253,673	6,186,287	5,366,752	5,576,096
July	7,656,654	6,455,770	5,664,905	5,568,037
Aug	8,059,634	6,673,485	5,963,058	5,586,346
Sept	8,462,615	6,896,415	6,261,209	5,647,115
Oct	8,865,595		6,559,361	
Nov	9,268,576		6,857,513	
Dec	9,671,557		7,155,665	
2023-24	9,671,557		7,155,665	
Total Actual to Date vs Total Budget		81%		90%

This fund accounts for receipts from surface water assessments. The assessments are collected through the property tax billings; the majority of the receipts are collected in May and November. Expenditures are for surface water maintenance activities such as sweeping and drainage as well as capital improvements.



City of Kenmore
Investment Schedule
September 30, 2024

Average Yield to Maturity-Securities								Average Yield	3.79%
Investment #		Type	Purchase Date	Maturity Date	Rate	Yield	Principal or Balance	Yield	Equivalents
Time Value Investments									
	91282CDN8	US TREAS	8/7/2023	12/15/2024	1.00%	5.02%	1,493,005.50		74,948.88
	3130AQTTO	FHLB	3/2/2022	2/28/2025	1.55%	1.67%	1,494,768.00		24,962.63
	912828XB1	US TREAS	12/4/2023	5/15/2025	2.13%	4.56%	1,497,687.50		68,294.55
	912828R36	US TREAS	1/17/2024	5/15/2026	1.63%	3.98%	996,479.38		39,659.88
	912828YU8	US TREAS	9/17/2024	11/30/2026	1.63%	3.34%	997,677.90		33,322.44
	91282CBS9	US TREAS	3/26/2024	3/31/2028	1.25%	4.20%	1,485,163.35		62,406.56
	91282CHK0	US TREAS	7/16/2024	6/30/2028	4.00%	4.16%	1,491,328.13		62,039.25
	91282CEB3	US TREAS	9/17/2024	2/28/2029	1.88%	3.35%	995,870.00		33,361.65
Total TVI Purchases							10,451,979.76		398,995.83

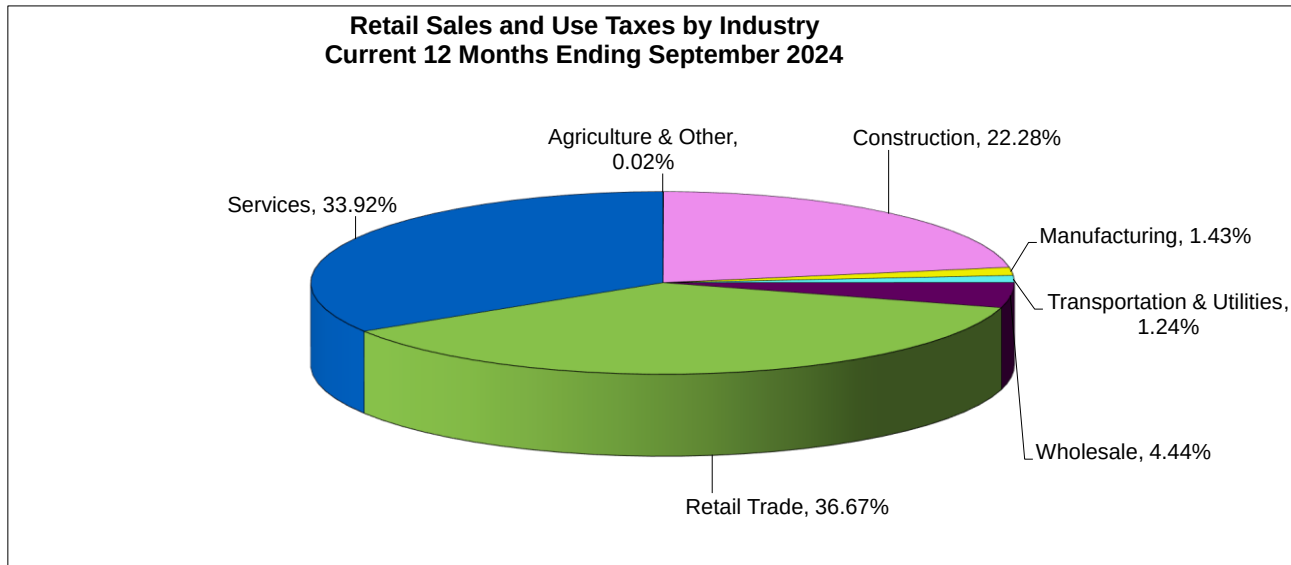
Banner Checking and Savings						0.02%		3,633,603.08	726.72
Pacific Premier Savings						5.44%		3,503,144.73	190,571.07
LGIP - Primary Account						5.23%		10,473,035.91	547,739.78
LGIP - Bond Proceeds Account						5.23%		6,934,605.53	362,679.87
								24,544,389.25	1,101,717.44

Total Accounts								\$ 34,996,369.01	\$ 1,500,713.27
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City of Kenmore
Retail Sales and Use Tax Distribution
September 30, 2024

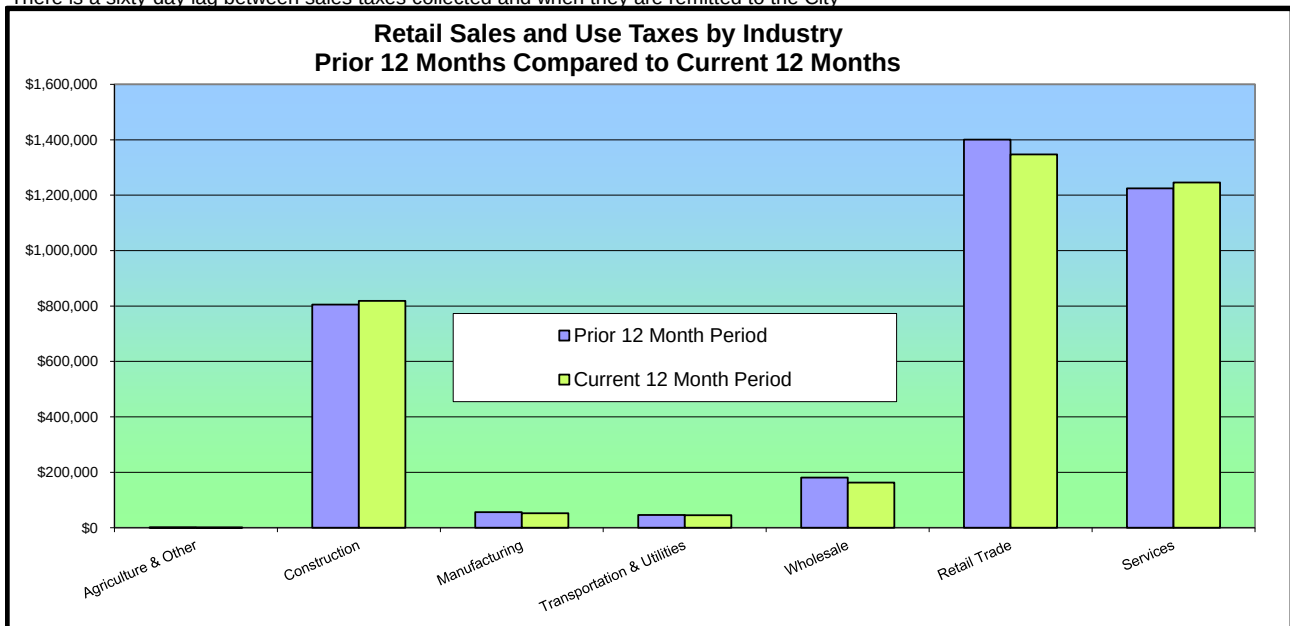
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Industry	Prior 12 Months ending September 2023	Current 12 Months ending September 2024	% Increase/ (Decrease)	% of Total
Agriculture & Other (Landscaping, Animal Hospitals)	\$998	\$726	-27.25%	0.02%
Construction	805,692	818,459	1.58%	22.28%
Manufacturing (Printing, Publishing, Other Manuf.)	55,961	52,450	-6.27%	1.43%
Transp/Comm/Utilities (Telecomm., Air Transport.)	45,901	45,414	-1.06%	1.24%
Wholesale (Lumber, Other Wholesale)	181,232	163,220	-9.94%	4.44%
Retail Trade (Eating, Merchandise, Food Stores)	1,400,683	1,347,136	-3.82%	36.67%
Services (Auction, Recreation, Auto Repair, Financial)	<u>1,224,525</u>	<u>1,246,069</u>	1.76%	33.92%
Totals	<u>\$3,714,993</u>	<u>\$3,673,476</u>	<u>-1.12%</u>	100%
Increase/(Decrease)		<u>(\$41,517)</u>	<u>-1.12%</u>	



NOTE: Due to the City's Confidentiality Agreement with the Department of Revenue, specific business information cannot be disclosed.

There is a sixty-day lag between sales taxes collected and when they are remitted to the City



CITY OF KENMORE

Finance

GENERAL & OTHER REVENUE FUNDS

Year To Date as of 9/30/2024
87.5% of Biennium Elapsed

December 9, 2024



REVENUES– General Fund, 9/30/2024

<u>REVENUES</u>	<u>BTD 9/30/24</u>	<u>23-24 Budget</u>	<u>%</u>
Property Taxes	8,874,891	11,493,841	77.2%
Sales and Use Taxes	6,378,867	7,231,794	88.2%
Utility Taxes	3,887,481	4,400,745	88.3%
Other Taxes	329,552	270,010	122.1%
Development Fees & Permits	3,550,965	2,458,416	144.4%
Franchise Fees	1,560,974	1,807,003	86.4%
Intergovernmental and Grants	2,139,416	3,075,004	69.6%
Investment Interest	532,626	300,000	177.5%
Transfers and Other Revenues	1,417,270	1,930,445	73.4%
Total Revenues	28,672,041	32,967,258	87.0%



EXPENDITURES – General Fund, 9/30/2023

<u>EXPENDITURES</u>	<u>BTD 9/30/24</u>	<u>23-24 Budget</u>	<u>%</u>
<u>Cost Center</u>			
City Council	396,760	405,013	98.0%
City Manager	3,287,227	3,640,924	90.3%
City Clerk	909,255	978,750	92.9%
Finance	2,658,010	3,141,637	84.6%
Human Resources	194,706	510,304	38.2%
Legal	729,954	700,000	104.3%
Interfund Transfers/Non Departme	428,000	1,407,093	30.4%
Public Safety *	3,624,271	9,956,950	36.4%
Special Projects	293,310	0	0.0%
Engineering	1,648,761	1,745,035	94.5%
Environmental Services	377,960	572,820	66.0%
Housing & Human Services	652,486	550,700	118.5%
Community Development	1,433,534	2,038,723	70.3%
Developmental Services	2,855,413	3,371,076	84.7%
Parks & Facility Maintenance	3,361,335	3,717,276	90.4%
Total Expenditures	22,850,982	32,736,301	69.8%



General Fund Reserves

20% Fund Balance Requirement - 2024	\$3.3 million
Actual Fund Balance - 9/30/2024	\$9.4 million

Reserve Policy

City shall maintain reserves of not less than 20% of annual operating expenditures

- To offset revenue shortfalls
- For unanticipated emergencies



INVESTMENT SCHEDULE, 9/30/24

Average Yield to Maturity-Securities										Average Yield
										3.79%
Investment #		Type	Purchase Date	Maturity Date	Rate	Yield	Principal or Balance		Yield Equivalents	
Time Value Investments										
	91282CDN8	US TREAS	8/7/2023	12/15/2024	1.00%	5.02%		1,493,005.50	74,948.88	
	3130AQTTO	FHLB	3/2/2022	2/28/2025	1.55%	1.67%		1,494,768.00	24,962.63	
	912828XB1	US TREAS	12/4/2023	5/15/2025	2.13%	4.56%		1,497,687.50	68,294.55	
	912828R36	US TREAS	1/17/2024	5/15/2026	1.63%	3.98%		996,479.38	39,659.88	
	912828YU8	US TREAS	9/17/2024	11/30/2026	1.63%	3.34%		997,677.90	33,322.44	
	91282CBS9	US TREAS	3/26/2024	3/31/2028	1.25%	4.20%		1,485,163.35	62,406.56	
	91282CHK0	US TREAS	7/16/2024	6/30/2028	4.00%	4.16%		1,491,328.13	62,039.25	
	91282CEB3	US TREAS	9/17/2024	2/28/2029	1.88%	3.35%		995,870.00	33,361.65	
Total TVI Purchases								10,451,979.76	398,995.83	
Banner Checking and Savings						0.02%		3,633,603.08	726.72	
Pacific Premier Savings						5.44%		3,503,144.73	190,571.07	
LGIP - Primary Account						5.23%		10,473,035.91	547,739.78	
LGIP - Bond Proceeds Account						5.23%		6,934,605.53	362,679.87	
								24,544,389.25	1,101,717.44	
Total Accounts								\$ 34,996,369.01	\$ 1,500,713.27	



STREET FUND REVENUES, 9/30/2024

<u>REVENUES</u>	<u>BTD 9/30/24</u>	<u>23-24 BUDGET</u>	<u>%</u>
Fuel Tax	715,538	917,905	78.0%
Investment Interest	142,757	20,000	713.8%
Miscellaneous	10,162	6,000	169.4%
ROW Permit Fees/Inspections	327,864	243,612	134.6%
Multimodal Transportation	54,577	63,948	85.3%
MVA Transpo City	47,756	40,602	117.6%
Transfer from General Fund	400,000	1,858,313	21.5%
Transfer from TBD	450,000	1,180,000	38.1%
Total Revenues	2,148,654	4,330,380	49.6%



STREET FUND EXPENDITURES, 9/30/2024

<u>EXPENDITURES</u>	<u>BTD 9/30/24</u>	<u>23-24 BUDGET</u>	<u>%</u>
Salary and Benefits	1,310,953	1,675,300	78.3%
Maintenance & Operations	1,383,454	1,998,800	69.2%
Capital	79,379	55,000	144.3%
Transfer to PW Shop Fund	52,000	54,682	95.1%
Total Expenditures	2,825,786	3,783,782	74.7%
Net Revenues (Expenditures)	(677,132)	546,598	



SURFACE WATER MANAGEMENT

FUND	Biennium to Date 9/30/24	Budget 2023-2024	%
Storm Drain Fees	\$5,647,115	\$7,155,655	79%
Expenses	\$6,896,415	\$9,671,557	71%

- SWM has a cash balance of \$600,000 as of 9/30/2024



IMPACT FEE REVENUE FUNDS

FUND	Biennium to Date 9/30/24	Budget 2023-2024	%	Cash Balance
Park Impact Fees	\$701,246	\$505,670	139%	\$600,000
Transportation Impact Fees	\$1,608,020	\$1,043,334	154%	\$1,800,000



REET / TBD FEE REVENUE FUNDS

FUND	Biennium to Date 9/30/24	Budget 2023-2024	%	Cash Balance
REET Fees Used for Trans, Parks & Facilities Cap	\$3,477,378	\$4,896,168	71%	\$4,300,000
TBD Fees Used for Road Maint	\$1,017,332	\$1,206,305	84%	\$700,000



SUMMARY

- General Fund revenues are at budget at 87%
- General Fund expenditures are below budget at 70%
- Interest revenue high at 177.5% of budget
- Development Fees & Permits revenue is 144.4% of budget
- Public Safety costs low due to use of ARPA funds in 2023
- Transfers will need to be recorded before YE and impact revenues and expenses in various funds
- Other funds tracking as expected



For comments and questions:

Melinda Merrell
Finance & Administration Director
mmerrell@kenmorewa.gov
425 398 8900 (x6190)





City Council Agenda Bill City of Kenmore, WA

Subject/Topic: 2025 Proposed Salary Plan for Adoption Proposed Council Action/Motion: Adopt the 2025 Proposed Salary Plan	For Council Meeting Agenda of: 12/9/2024 Department: Finance & Administration Prepared by: Melinda Merrell, Finance & Administration Director <table><thead><tr><th></th><th><u>Initial & Date</u></th></tr></thead><tbody><tr><td>Approved by Department Head:</td><td><u>MM 12/2/24</u></td></tr><tr><td>Approved by City Attorney:</td><td><u>N/A</u></td></tr><tr><td>Approved by Finance Director:</td><td><u>MM 12/2/24</u></td></tr><tr><td>Approved by City Manager:</td><td><u>RK 12/4/24</u></td></tr></tbody></table> Attachments/Exhibits: 1. Proposed 2025 Salary Plan		<u>Initial & Date</u>	Approved by Department Head:	<u>MM 12/2/24</u>	Approved by City Attorney:	<u>N/A</u>	Approved by Finance Director:	<u>MM 12/2/24</u>	Approved by City Manager:	<u>RK 12/4/24</u>
	<u>Initial & Date</u>										
Approved by Department Head:	<u>MM 12/2/24</u>										
Approved by City Attorney:	<u>N/A</u>										
Approved by Finance Director:	<u>MM 12/2/24</u>										
Approved by City Manager:	<u>RK 12/4/24</u>										
Summary: The preliminary budget document was presented to the City Council at the Council meeting on October 7, 2024, and is available to the public at City Hall and at kenmorewa.gov .											
Information/Background: On November 25, 2024, the proposed preliminary 2025-2026 biennial budget was presented to and adopted by the City Council. The Ordinance No. 24-0618, as presented for adoption, reflects the 2025-2026 biennial budgets for all funds as directed, adjusted, and approved by the City Council as of the November 12, 2024, public hearing. Included in the 2025-2026 biennial budget is a 3.6% wage adjustment for 2025.											
Fiscal Consideration: The proposed 2025-2026 biennial budget includes a 3.6% wage adjustment for 2025. The 2024 recommendation of 3.6% is based on the CPI-W Seattle-Tacoma-Bellevue Index. As part of the biennium budget preparation process, the City conducted an employee salary study to align employee salaries and wages with the market. This work was finalized and circulated to employees for their review. The final 2025 Employee Salary Plan, modified according to the salary study and the 3.6% wage increase is being presented to City Council tonight, at the December 9 council meeting.											

City Council Priority or Budget Objective Being Addressed:

Continuation of work related to adoption of the 2025-26 biennial budget. WA state statutes require adoption of the budget prior to the beginning of the ensuing fiscal year.

City of Kenmore Proposed 2025 Salary Wage Plan

Position	Proposed 2025 Monthly Salary & Wage Ranges	
	Low	High
Deputy City Manager	\$ 14,882	\$ 18,900
Finance & Administration Director	\$ 14,005	\$ 17,786
ACM/Community Development Director	\$ 14,005	\$ 17,786
City Engineer/Engineering Director	\$ 13,290	\$ 16,878
Development Services Director	\$ 12,660	\$ 16,078
PW Operations Director	\$ 12,660	\$ 16,078
Environmental Services Director	\$ 12,660	\$ 16,078
Senior Engineer/Sr. Civil Engineer	\$ 10,296	\$ 13,075
Traffic Engineer	\$ 10,296	\$ 13,075
Senior Development Review Engineer	\$ 10,296	\$ 13,075
Manager (HHS/CAP/Comm/Admin&Fin Mgrs, etc)	\$ 9,617	\$ 12,213
City Clerk	\$ 9,617	\$ 12,213
Principal Planner	\$ 9,246	\$ 11,742
Project Manager (Transportation, Parks, etc.)	\$ 9,246	\$ 11,742
Civil Engineer	\$ 8,629	\$ 10,959
Development Review Engineer	\$ 8,629	\$ 10,959
Building Official	\$ 8,629	\$ 10,959
Senior Planner	\$ 8,346	\$ 10,599
Maintenance Supervisor (Parks & Streetscape, Streets & SWM, Facilities & Fleet (new), etc.)	\$ 8,103	\$ 10,290
Communications Specialist	\$ 7,973	\$ 10,126
Assistant To the City Manager	\$ 7,973	\$ 10,126
Senior Environmental Services Technician	\$ 7,874	\$ 10,001
Building Inspector/Plans Examiner	\$ 7,874	\$ 10,001
Inspector (Right of Way, Constr, Bldg, etc.)	\$ 7,874	\$ 10,001
Community & Business Outreach Coord	\$ 7,658	\$ 9,726
Planner	\$ 7,546	\$ 9,583
Management Analyst	\$ 7,546	\$ 9,583
GIS Analyst	\$ 7,546	\$ 9,583
Environmental Services Technician	\$ 7,190	\$ 9,131
Accountant	\$ 7,175	\$ 9,112
Code Compliance Officer/Building Inspector	\$ 7,175	\$ 9,112
Senior Permit Coordinator	\$ 7,175	\$ 9,112
Executive Assistant	\$ 7,003	\$ 8,894

Deputy City Clerk	\$ 7,003	\$ 8,894
Recreation Program Supervisor	\$ 6,778	\$ 8,608
Senior Maintenance Worker	\$ 6,705	\$ 8,516
Senior Facilities Maintenance Tech	\$ 6,705	\$ 8,516
Assistant Planner	\$ 6,353	\$ 8,069
Volunteer & Events Coordinator	\$ 6,353	\$ 8,069
Payroll & Accounting Coordinator	\$ 6,082	\$ 7,724
Permit Coordinator	\$ 6,082	\$ 7,724
Specialist (Admin, Permit, Events, Recrds, etc.)	\$ 5,757	\$ 7,311
Maintenance Worker	\$ 5,711	\$ 7,252
Administrative Assistant	\$ 5,442	\$ 6,911
Receptionist	\$ 5,178	\$ 6,577
Facility Maintenance Technician	\$ 5,119	\$ 6,501
Seasonal/Temporary Positions (hourly):	Hourly Low	Hourly High
Seasonal Maintenance Worker, Intern, Office Aide	\$ 26.43	\$ 33.56



City Council Agenda Bill City of Kenmore, WA

Subject/Topic: City of Kenmore 2025 State Legislative Agenda Proposed Council Action/Motion: Approve the proposed amendment to the City of Kenmore 2025 State Legislative Agenda	For Council Meeting Agenda of: Dec. 9, 2024 Department: City Manager's Office Prepared by: Rob Karlinsey, City Manager <table border="0"> <tr> <td></td><td style="text-align: right;"><u>Initial & Date</u></td></tr> <tr> <td>Approved by Department Head:</td><td style="text-align: right;">RGK 12/5/24</td></tr> <tr> <td>Approved by City Attorney:</td><td style="text-align: right;">N/A</td></tr> <tr> <td>Approved by Finance Director:</td><td style="text-align: right;">N/A</td></tr> <tr> <td>Approved by City Manager:</td><td style="text-align: right;">RGK 12/5/24</td></tr> </table> Exhibits/Attachments: 1. 2025 Legislative Agenda - Amended		<u>Initial & Date</u>	Approved by Department Head:	RGK 12/5/24	Approved by City Attorney:	N/A	Approved by Finance Director:	N/A	Approved by City Manager:	RGK 12/5/24
	<u>Initial & Date</u>										
Approved by Department Head:	RGK 12/5/24										
Approved by City Attorney:	N/A										
Approved by Finance Director:	N/A										
Approved by City Manager:	RGK 12/5/24										
Information/Background: On October 14 of this year, the Kenmore City Council adopted the City's 2025 State Legislative Agenda. Each year, the Kenmore City Council approves a Legislative Agenda prior to each state legislative session that outlines priority requests the City and its government relations consultants will put forward during the legislative session. The City Manager recommends amending the portion of the legislative agenda pertaining to Lakepointe. Instead of requesting a specific funding amount for due diligence prior to purchase, it is recommended that the request be broadened for funding to assist with acquisition costs, including purchase price. In the coming weeks, the City Manager and the City's lobbyist will meet with state legislators to determine an appropriate amount to request. The revised State Legislative agenda with the proposed amendment is attached to this agenda bill. Gordon Thomas Honeywell represents the City in state legislative matters and will advocate for the City's priorities during the legislative session.											
Fiscal Consideration: See above.											
City Council Priority or Budget Objective Being Addressed: Future Lakepointe acquisition, shoreline restoration, and development supports Council priorities 1 (Climate and Environment), 2 (Increase Housing Availability), 4 (Economic Development), and 6 (Lakepointe).											



2025 State Legislative Agenda

Lakepointe

The City is poised to transform the 40+ acre Lakepointe property, which is currently a languishing industrial site on Lake Washington, into a walkable urban village with over 3,000 lineal feet of restored shoreline habitat and a landmark waterfront park. The City is moving forward to perform thorough due diligence and coordination with regulatory agencies ~~to potentially acquire a significant portion of the property before fully committing to purchase approximately 15 acres of the property for the park and shoreline habitat restoration. Due diligence includes testing for pollutants and contaminants to ensure that the land is safe. This process is costly and while the City has pursued grants to support this work, there is still a \$650,000 gap in funding.~~ Acquisition and development of Lakepointe will be a multi-year effort and require support from all levels of government. The City requests ~~the state's initial support of \$650,00 and state funding to help acquire a strategic part of the property future support~~ to make this vision a reality.

Ped/Bike Projects in Kenmore

Pedestrian and bicyclist safety is a City priority. The City is committed to achieving zero pedestrian and bicyclist fatalities and serious injuries by 2025 through project improvements, education and enforcement. The City requests state funding to deliver the following projects:

- 61st Avenue Sidewalk and Stream Enhancements: \$3.5M was included in the Move Ahead WA package and then mistakenly swept in the 2024 transportation budget. The City requests the \$3.5M be restored in the 25-27 budget.
- 80th Avenue: There is a \$750,000 funding gap to close sidewalk gaps and create continuous sidewalk, buffered bike lanes, and enhanced crossings on both sides of the street connecting to SR522.
- Burke Gilman Trail/ SR 522 Accessibility: There is a \$1M gap to provide an ADA connection from the Burke Gilman Trail to SR 522 and the BRT stop.
- Arrowhead Drive: There is a \$500,000 gap to build sidewalks, install a flashing crossing sign and several traffic calming features to improve safety for this school route.
- NE 181st – There is a \$500,000 gap to construct new sidewalks on the south side of NE 181st connecting the BRT stop.

Digital Permitting System Upgrades

As a member of the eCityGov Alliance, we request \$2.7 million from the 2025-27 State budget for the development of a digital permitting solution that will help cities comply with SB 5290 and improve the responsiveness, efficiency, and overall management of the permitting process for local governments.