City of Kenmore

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

City of Kenmore
Planning Commission Meeting Agenda

January 18 @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:
Please click the link below to join the webinar or copy and put this link in your address bar in your web browser:
https://us02web.zoom.us/j/83830176244
Or One tap mobile :
US: +12532158782,,83830176244# or +13462487799,,83830176244#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 838 3017 6244
International numbers available: https://us02web.zoom.us/u/kMDAy7tXZ

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Rita Moreno at rmoreno@kenmorewa.gov

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, January 18, 2022. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

3. APPROVAL OF MINUTES

January 4, 2022 Planning Commission Meeting Minutes

4. AGENDA ITEMS

- Land Acknowledgement
- Land Use Element: TOD and Commercial Development Changes

Staff Memo
Revised Land Use Element

5. ADJOURNMENT

6. UPCOMING MEETINGS:

February 1, 2022, 7:00 p.m.

City of Kenmore
Planning Commission Meeting
January 4, 2022 @ 7:00 p.m.

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Tracy Banaszynski
Nathan Loutsis
Christiana Matthews
Mariel Torres Mehdipour
Dwight Thompson
Mike Vanderlinde
Derek Wycoff

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Rita Moreno, Recreation Coordinator/ Admin. Assistant

1. CALL TO ORDER

The meeting was called to order by Vice Chair Vanderlinde at 7 p.m.

2. INTRODUCTION OF NEW COMMISSIONERS

3. ELECTION OF OFFICERS

Vice Chair Vanderlinde and Commissioner Thompson were nominated to be Planning Commission chair. Vice Chair Vanderlinde declined the nomination. Commissioner Thompson was elected chair.

Vice Chair Vanderlinde and Commissioner Banaszynski were nominated to be Planning Commission vice chair. With 5 supporting votes, Vice Chair Vanderlinde was elected Vice Chair.

4. DISSCUSSION OF LAND ACKNOWLEDGEMENT

A motion was made by Commissioner Banaszynski, seconded by Commissioner Mehdipour, for more information to be brought back at the next Planning Commission meeting for discussion.

5. PUBLIC COMMENTS

Stacey Valenzuela shared a comment welcoming the new Planning Commissioners.

Janet Hayes shared a comment thanking new Commissioners for joining the Planning Commission.

6. APPROVAL OF MINUTES

The December 7, 2021, Planning Commission Meeting Minutes - Vice Chair Vanderlinde noted that the minutes would be approved by unanimous consent unless a Commissioner voiced concerns. No concerns were expressed, and the minutes were approved.

7. AGENDA ITEMS

- Housing Element: Additional Policy Questions

Staff presented four questions raised by staff, the public and the City Council on the Housing Element. Staff is seeking guidance on the topics to help make changes to the Housing Element. The Commissioners discussed the proposed staff recommendations for item 1 and a motion was made by Vice Chair Vanderlinde and seconded by Commissioner Wycoff to accept staff recommendations for item 1. Motion was approved by the commissioners with a request that certain issues be flagged for consideration.

Commissioners discussed item 2 from the staff memo and a motion was made by Commissioner Mehdipour and was seconded by Commissioner Wycoff to accept the staff recommendation for item 2 from the staff memo. The motion failed 5-2. There was further discussion on Missing Middle housing and the plat implementation. The Commission concluded that no specific mention of plats for Missing Middle housing should be raised in the Comprehensive Plan. Commissioners discussed item 3 from the memo and did not wish to pursue the topic through the Housing Element.

The commissioners discussed item 4 from the staff memo and did not want to move forward with staff recommendations. The Commissioners' recommendation

to staff was to investigate streamlining and conduct more research into what could be done to improve the process, but not include the topic in the Housing Element.

- Land Use Element: TOD and Commercial Development Changes

Staff is preparing amendments to the Land Use Element to address the prior policy directions from last summer for the Commissioner's consideration on January 18. Commissioners had no changes to their prior policy directions.

8. ADJOURNMENT

Chair Thompson adjourned the meeting at 8:51 p.m.

_____
Planning Commission
Approved by Planning Commission on: _____

City Of Kenmore, Washington

Memorandum

Date: January 12, 2022

To: Planning Commission

From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Land Use Element: TOD and Commercial Development Changes

At your January 4 meeting, you provided final direction on changes to the Land Use Element related to the Transit Oriented Development District (TOD) and other commercial development policies.

As you will recall from your last meeting, the Commission gave direction to:

- Make the residential standards in the current TOD overlay zoning mandatory, rather than optional, and consider extending the density and affordability requirements west to Downtown.
- Plan for a minimum floor area ratio for new construction Downtown.
- Support changes needed for Kenmore to be designated as a Countywide Growth Center.
- Consider opportunities for small retail enterprises or services meeting daily needs of residents in neighborhoods, with limited parking.

Attachment 1 to this memo is the first draft of changes to the Land Use Element reflecting these policy directions. The amendments also include additional language about the importance of diversity, equity and inclusion in Kenmore, consistent with regional expectations as well as City Council priorities.

There are two changes proposed to the previously-endorsed language about the Lakepointe and Glacier properties (pages 11-12 of Attachment 1). The parenthetical note about commercial and residential uses is eliminated, relying instead on the broader definition from the Zoning Code which defines mixed use as including residential and nonresidential uses (flagged by the Development Services Director and City Attorney). Too, as the Zoning Code allows provision of required affordable housing off-site, the word “including” was replaced with “providing” to clarify that the required affordable housing need not be built directly on the Lakepointe or Glacier properties.

Full revisions to the remainder of the Land Use Element, including the background information and land use map, are in process. However, Attachment 1 contains all of staff’s recommendations for the Element’s goals, objectives, policies, and implementation measures.

Attachment 1: Draft Land Use Element

18120 68th Ave NE, Kenmore, WA 98028
Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov · www.kenmorewa.gov

LAND USE ELEMENT AMENDMENTS

Amendments previously endorsed by the Planning Commission related to "Missing Middle" housing and Lakepointe are shown in gray highlighting

Proposed new amendments are shown in yellow highlighting

FUTURE LAND USE

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

- ~~**Protection/maintenance of single-family residential areas**~~**Neighborhoods offering a variety of residential housing types and densities ranging from low-density single-family areas to multi-family development in Downtown.** ~~This is a~~A key concept of the Vision Statement is to ~~protect single-family areas and concentrate most multi-family in Downtown~~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 ~~targeted for conversion~~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 ~~single-family areas~~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. ~~The Community Business district provides additional opportunities for mixed-use development to support Downtown and the local community.~~

- **Phasing out of heavy manufacturing and industrial uses in favor of mixed uses (commercial and residential) and clean light manufacturing.** Existing h~~H~~eavy 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.

- ~~**Creation**~~**Continued development of a ~~central place~~vibrant downtown in Kenmore.** ~~Creating a~~Kenmore is both a High Capacity Transit Community and a Candidate Countywide Growth Center. Downtown is central to ~~the~~this ~~V~~vision ~~Statement~~, ~~provisions including~~providing a ~~central place for the~~focal point for community growth and development, ~~promotion of~~including centrally located multi-family and both mixed-use and standalone commercial development with access to ~~alternative modes of transportation~~high capacity transit, civic buildings such as City Hall, the Post Office, the Library, the Hangar and Town Square, and other ~~provisions~~amenities. ~~The northwest quadrant of the 68th Avenue and SR 522 intersection is identified as an area for a concentration of smaller-scale civic and mixed-uses, while the southeast quadrant of the same intersection~~The southeast and southwest quadrants of Downtown would be developed with larger-scale private mixed-use master planned developments. ~~Lakepointe would develop as planned in the southwest quadrant of the intersection.~~

- **Development of a Transit-Oriented Development District (TOD), centered on the Metro/Sound Transit Park and Ride.** The purpose of the TOD is to reinforce the City's planned concentration of pedestrian-oriented mixed use residential development at intensities that support and are support by

multi-modal transportation options, including bus rapid transit. The TOD supports 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 (~~about~~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.

~~As evidenced by the Kenmore Village project, r~~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 ~~Buildable Lands~~Urban Growth Capacity Report ~~project~~. The methodology for the jobs and housing capacity estimates is provided in the~~at report~~ ~~King County Buildable Lands Report 2014~~.

Assuming development in accordance with the Kenmore Land Use Plan and using ~~2012~~2019 as the base year, the City could accommodate an additional 4,503 housing units and an additional 3,945 jobs.

The City's ~~2012-2031~~2019-2044 housing unit growth target established by the King County Countywide Planning Policies is ~~2,980~~3,070 housing units. The adopted Land Use Plan would provide enough zoned capacity, and a more than sufficient market cushion, to exceed the ~~2031~~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 ~~3,897~~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. In some cases, policies are cross-referenced in more than one Element or Sub-Element and this is noted by a policy reference in italics (e.g., *H-26.1.2*).

GOAL 1. ***ENHANCE KENMORE'S QUALITY OF LIFE AS A PLACE 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 ~~and family-friendly~~, ~~with a small-town feeling that~~supporting diversity and fosters~~ing~~ 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 1.2 Promote the mental and physical health of all community members.

Policy LU-1.2.1 Create healthy and viable neighborhoods that provide safe places for people of all ages, ethnicities, and abilities to live, work and play.

Policy LU-1.~~1.2~~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-1.1.1 Encourage development within Kenmore that creates and supports a healthy and diverse community. Kenmore should contain affordable housing and employment opportunities and should protect the natural environment and significant cultural resources.~~

Policy LU-1.~~1.3~~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.~~1.4.~~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.~~Encourage businesses to locate in Kenmore so that residents have more opportunities to walk or bicycle to work.~~

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 1.~~2~~3 Endeavor to provide a complete community, compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services.

Policy LU-1.~~2~~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.~~2~~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.~~2~~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 existing residential character.

OBJECTIVE 1.~~1.1~~4 Encourage the availability of healthy, affordable, culturally acceptable food for all community residents.

Policy LU-1.~~1~~4.1.~~1~~ Through land use regulations and economic development, encourage locally-based food production, distribution and choice.

Policy LU-1.~~1~~4.~~1.~~2 Where appropriate, encourage the development of community gardens and farmers' markets as a means to encourage community-building, support local agriculture and promote economic development.

OBJECTIVE 1.~~3~~5 Maintain and enhance ~~the character of existing single family~~all residential neighborhoods by ~~allowing compatible housing,~~ improving infrastructure and walkability, and establishing appropriate site development standards.

Policy LU-1.~~3~~5.1 Ensure that zoning regulations ~~emphasize single-family dwellings as the principal use in the City's established single-family neighborhoods~~provide for a range of housing types and densities, such as lower density single-family neighborhoods, medium density neighborhoods that combine single-family housing with duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.

Policy LU-1.~~3~~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, access, parking, and other standards. Regulations addressing building size and design also may be appropriate in some locations.

Policy LU-1.~~3~~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. *(see Policy H-26.1.2)*

OBJECTIVE 1.~~4~~6 Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.

Policy LU-1.~~4~~6.1 Provide adequate land for commercial development of a character which enhances the community's goals, augments the tax base, and does not adversely affect the natural environment.

Policy LU-1.6.2 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.~~4~~6.~~2~~3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

OBJECTIVE 1.~~5~~7 Identify and prioritize properties for public acquisition and use.

Policy LU-1.~~5~~7.1 During the 20-year planning period, identify community needs and site the following facilities or uses in accordance with the ~~Downtown Sub-~~Capital Facilities Element and the Parks, Recreation and Open Space Element:

- ~~Town Green and Community Building~~Public Works Facility
- Parkland, particularly on the waterfront or in under-served areas
- 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.~~5~~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.~~5~~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.

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

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

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

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

GOAL 2. PROVIDE FOR ORDERLY DEVELOPMENT.

OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.

Policy LU-2.1.1 Designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, 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 of ~~Districts and Densities~~Land Use Classifications and Implementing Districts. Utilize the following table to establish land use districts ~~and basic and maximum densities allowed~~ in the City.

LAND USE/~~ZONE DISTRICT~~ CLASSIFICATION	**~~BASE DENSITY/ MAXIMUM DENSITY WITH BONUS~~[1]** **IMPLEMENTING ZONING DISTRICT**
~~Residential 1 Dwelling Unit Per Acre (R-1)~~ Low Density Residential	~~1 (4)~~[2] R-1, R-4, R-6
~~Residential 4 Dwelling Units Per Acre (R-4)~~	~~4 (6)~~
~~Residential 6 Dwelling Units Per Acre (R-6)~~	~~6 (9)~~
~~Residential 8 Dwelling Units Per Acre (R-8)~~	~~8 (12)~~
~~Residential 12 Dwelling Units Per Acre (R-12)~~ Medium Density Residential	~~12 (18)~~ R-6, R-12
~~Residential 18 Dwelling Units Per Acre (R-18)~~ High Density Residential	~~18 (27)~~ R-18, R-24, R-48
~~Residential 24 Dwelling Units Per Acre (R-24)~~	~~24 (36)~~
Manufactured Housing Community ~~(MHC)~~	~~12 to 20~~MHC
Downtown Residential	~~48 to 72 (72)~~DR
Neighborhood Business ~~(NB)~~	~~8 (24)~~ NB
Community Business ~~(CB)~~	~~24 (36)~~CB
Waterfront Commercial ~~(WC)~~	~~48 (72)~~WC
Urban Corridor ~~(UC)~~	~~48 (72)~~UC
Transit Oriented Development	TOD
Regional Business ~~(RB)~~	~~48 (72)~~RB
Downtown Commercial	~~48 to 72 (72)~~DC
Public and Private Facilities ~~(PPF)~~	~~n/a~~PSP
Special Study Area	~~Special District~~n/a

~~[1] Maximum density may be exceeded when a significant public benefit is provided. Examples include transit-oriented development, MHC preservation, or an approved development agreement.~~

~~[2] In the R-1 zone, the base density of 1 unit per acre may be transferred onsite to less constrained property. The bonus indicated in parentheses may only be transferred off-site to a density receiving area such as the Downtown. Bonus criteria are subject to requirements of the Kenmore Municipal Code.~~

b. ~~District~~Land Use Classification Descriptions. Utilize the following purpose statements to distinguish the land use ~~districts~~classifications.

- Residential: The purposes of the Residential ~~Districts~~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. ~~In the R-1 district, the primary uses are single-detached dwellings clustered as appropriate in relation to environmental constraints. In the R-4 through R-8 districts, Residential District purposes are accomplished by providing for predominantly single-detached dwelling units on lot sizes that vary according to district. In the R-12 through R-24 districts, Residential District purposes are accomplished by allowing for a mix of predominantly apartment and townhouse dwelling units with a variety of densities according to district. In the Residential Districts, accessory uses and complementary nonresidential uses that are compatible with residential communities may be allowed.~~

  - 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.

  - Medium Density Residential: In this classification, a diversity of compatible housing types is expected at base densities varying between six and 18 dwelling units per acre. Housing types 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 18 dwelling units per acre.

- Manufactured Housing Community: The Manufactured Housing Community ~~District~~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 ~~District~~classification promotes residential development that is higher density than single-family, but single-family in character. The~~e~~is land use ~~designation~~classification is assigned to existing manufactured housing communities.

- Downtown Residential: The Downtown Residential ~~District~~classification provides higher density residential development in support of the Downtown Commercial ~~District~~classification. Limited retail and office uses are also allowed as part of mixed-use developments. The ~~District~~classification represents an opportunity to provide a range of housing types in the community with attention to

appearance and scale. ~~The Downtown Residential land use plan classification is implemented by the Downtown Residential zone.~~

Some limited existing uses requiring vehicle storage that continue to contribute to the economic vitality of downtown are permitted to continue their business on existing properties, but are encouraged to transition the use of their properties to those more in keeping with the first paragraph of this intent statement.

- Neighborhood Business: The purposes of the Neighborhood Business ~~District~~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 ~~District~~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 ~~District~~classification.

- Waterfront Commercial: The purpose of the Waterfront Commercial ~~District~~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 ~~District~~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 primarily office and multifamily development, taking advantage of lake views and proximity to transit.

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

  East of downtown, portions of the district (nearest the transit center) would be an enterprise zone, allowing for a wide range of commercial uses, including bulk retail, as well as high-density ~~standalone~~ 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.

- Transit Oriented Development: The purpose of the Transit Oriented Development (TOD) classification is to provide for a concentration of pedestrian-oriented mixed use residential development at intensities that support and are supported by multi-modal transportation options, including high capacity transit. The provision of affordable housing is a key feature of the TOD.

- Regional Business: The purposes of the Regional Business ~~District~~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 ~~district~~classification.

- Downtown Commercial: The Downtown Commercial ~~District~~classification features a mix of private and public uses designed to create a ~~small-town feel, and~~ pedestrian-friendly ~~environment~~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. ~~Park-and-Ride/Transit Centers are promoted along SR 522, particularly in the Northwest Quadrant of the 68th Avenue NE/SR 522 intersection.~~

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

- Public and Private Facilities: The purpose of the Public and Private Facilities ~~District~~classification is to identify and retain public and private lands primarily utilized for parks, recreation, schools, ~~medical facilities (e.g. hospitals, clinics, medical districts etc.), non-profit service uses and organizations,~~ utilities, government buildings, and other administrative or institutional uses. Master plans would be

encouraged to determine the type and extent of these primary uses as well as compatible accessory uses. Development regulations include a process to reclassify smaller properties to the zone most prevalent immediately surrounding the site subject to the provision of information by the institution about the need to convert to a different use.

- Special Study Area – Bastyr University: The City has designated the St. Thomas Seminary property, owned by Bastyr University as a Special Study Area recognizing the Bastyr University Master Plan approved in December 2009 that will guide the development of the property. The land use designation for the Campus is Public and Private Facilities and development activities on the Campus will be limited to activities and levels of use as specified in the approved Master Plan and implementing zone of Public and Semi-Public.

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

- Special Study Area – Plywood Supply: The City has designated the Plywood Supply property south of NE 175th Street as a Special Study Area while the City works with property owners to complete a master plan that will guide the development of the property. In order to allow the master planning process to proceed, the property will retain its underlying RB designation for comprehensive planning purposes while development of that master plan is proceeding.

- Special Study Area—Lakepointe ~~Mixed Use Master Plan~~: 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 ~~site development permit and Master Plan are approved for the Lakepointe site~~cohesive development plan should be prepared for the site to guide development of the property ~~specifying permitted uses and development~~ consistent with the following goals: ~~Property Specific (P suffix) Development Standards. Northshore Comprehensive Plan Policies K-11 and K-12, adopted in Exhibit "C" to Ordinance 98-0027 that was reaffirmed in Ordinance 03-0177, continue to be in effect for this property.~~

1. Develop a mixed-use ~~(commercial and residential)~~ pedestrian-oriented urban village, ~~including~~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 riparian vegetation enhancement, and enhancement of fish and wildlife habitat.

Special Study Area—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 ~~(commercial and residential)~~ pedestrian-oriented area, ~~including~~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; and
8. Provide a strong transportation demand management program that facilitates transit use.

Policy LU-2.1.3 ~~Multi-family~~High density residential classifications should be applied as follows:

a. Primarily located in or near the Downtown area and TOD~~in mixed-use developments and in neighboring areas already containing multi-family uses~~;

b. In or next to Regional, Community, or Neighborhood Business Centers; and,

c. Where ~~E~~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. Strategically located to maximize the potential success of the hierarchy of commercial classifications. The priority area for commercial development should be the Downtown;

d. Sized appropriately to accommodate sufficient land to accommodate community business and services needs;

e. Located in areas with current or planned pedestrian access; and

f. Commercial designations should be expanded only when it can be demonstrated that conditions have changed since the original commercial classification boundaries were determined, and there is a demonstrated community need.

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

a. A detailed statement of what is proposed to be changed and why;

b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;

c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;

d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;

e. A statement of how the amendment complies with the Kenmore Vision Statement;

f. A statement of how functional plans and capital improvement programs support the change; and

g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

Policy LU-2.1.6 Ensure proposed Comprehensive Plan policy amendments ~~are accompanied by any~~result in changes to development regulations, modifications to capital improvement programs, and revised subarea, neighborhood, and functional plans ~~required for implementation so that regulations will be consistent~~as necessary to ensure consistency ~~with~~between the Plan and the implementing regulatory and budgetary frameworks.

OBJECTIVE 2.2 Prepare clear development regulations consistent with the Comprehensive Plan.

Policy LU-2.2.1 Prepare zoning maps, classifications, and development standards that are consistent with the Comprehensive Plan and functional plans.

Policy LU-2.2.2 To provide flexibility as times and development conditions change, address possible amendments to the P-suffix and special district overlay requirements through the development agreement process. If development standards are modified or eliminated, offsetting public benefits must be provided.

Policy LU-2.2.3 Kenmore's regulation of land use should:

a. Protect public health, safety, and general welfare;

b. Protect environmentally-sensitive areas, including wetlands, groundwater, streams, Lake Washington, the Sammamish River and Puget Sound.

~~b~~c. Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies, and plans;

~~c~~d. Be expeditious, predictable, clear, straightforward, and internally consistent;

~~d~~e. Provide clear direction for resolution of regulatory conflict;

~~e~~f. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;

~~f~~g. Be consistently and effectively enforced;

~~g~~h. Create public and private benefits worth their cost;

~~h~~i. Be coordinated with timely provision of necessary public facilities and services;

~~i~~j. Be coordinated with special purpose districts and other public agencies to promote compatible development standards in Kenmore;

~~j~~k. Be responsive, understandable, and accessible to the public;

~~k~~l. Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;

~~l~~m. Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary);

~~m~~n. Treat all members of the public equally and base regulatory decisions wholly on the applicable criteria and code requirements; and,

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

OBJECTIVE 2.3 **Establish a system of densities and development standards that allows for efficient infrastructure and service delivery while protecting environmental resources, and ~~acknowledging neighborhood character~~ensuring compatibility between different building types.**

Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve an average zoning density of at least seven homes per acre in the City through a mix of densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown and TOD. Medium density classifications should be applied within a walkable and/or bikeable distance to transit and services. Lower density classifications, generally no less than four dwelling units per acre, should be applied to established single-family neighborhoods 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.~~2~~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.~~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.~~4~~6 Use regulations, incentives, open space acquisition, or, where these measures are not adequate, use low density zoning to protect floodplains, riparian corridors, high value wetlands, and unstable slopes from degradation, and to encourage linking these environmental features into a network of open space, fish and wildlife habitat. In sensitive areas, some density may be transferred onsite to less constrained areas, or

density may be transferred off-site to specified receiving areas, such as the Downtown.

Policy LU-2.3.~~5~~7 In some areas, use~~Through~~ density incentives~~,~~ to encourage development ~~to~~of ~~innovative low-cost~~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 parts of Downtown near transit, in the TOD classification, and in the Urban Corridor classification east of 73rd Avenue NE, require inclusion of affordable housing in new residential or mixed use development.

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

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

Policy LU-2.4.2 Implement an annual monitoring program to assess land use development trends, and service and infrastructure provision. If service deficiencies, such as city, county and state roads, public water supply and wastewater treatment, or communication infrastructure are identified, the City of Kenmore and the affected service providers should adopt Capital Improvement Programs to remedy identified deficiencies in a timely fashion, or the City of Kenmore should reassess the land use plan. 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.~~3~~4 Ensure that infrastructure and facilities are sized appropriately to community needs and are located with attention to the desired neighborhood character.

Policy LU-2.4.~~4~~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.~~5~~6 Through zoning and subdivision regulations, require that residential developments, including mobile home parks, whether new developments or substantial redevelopments, provide the following improvements:

a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;

b. Adequate parking consistent with local transit service levels;

c. Street lighting and street trees;

d. Underground utilities;

e. Stormwater control;

f. Public water supply;

g. Public sewers.

Policy LU-2.4.~~6~~7 Provide water, sewer, surface water, transportation, and recreational facilities at the time of development.

OBJECTIVE 2.5 Encourage development on properties with existing or planned public services and utilities.

Policy LU-2.5.1 Encourage innovative, quality development and redevelopment through a variety of regulatory, incentive, and program strategies. Possible approaches include:

a. Special development standards for infill or redevelopment sites;

b. Assembly and resale of sites to providers of affordable housing or mixed-use developments;

c. Impact mitigation fee structures that favor infill or redevelopment;

d. Expedited permit processes;

e. Greater regulatory flexibility; and

f. Reduced permit fees and/or delayed fees.

OBJECTIVE 2.6 Require adequate transitions between land uses of differing intensities and between development and environmentally sensitive areas.

Policy LU-2.6.1 Review and amend zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where land use conflicts may occur.

Policy LU-2.6.2 Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area.

Policy LU-2.6.3 Locate zoning districts and prepare development regulations that result in gradual transitions between different building intensities.

OBJECTIVE 2.7 Participate in joint planning of services and utilities with special districts, private service providers, neighboring municipalities, King County and Snohomish County, and the State of Washington.

Policy LU-2.7.1 Plan in partnership with special districts, private service providers, neighboring municipalities, King and Snohomish Counties, and the State of Washington. The

City should strive to balance the differing needs identified by planning partners at various geographic levels, and ensure that planning partners honor Kenmore's needs.

Policy LU-2.7.2 Prepare functional plans to identify City facility and service needs and define ways to fund these needs consistent with the land use plans and service and finance strategy. Independent special districts and other public agencies should also prepare functional plans which should be considered by Kenmore. The capital facility plans and capital improvement programs prepared by all other agencies which provide services to Kenmore should be consistent with the Kenmore Comprehensive Plan.

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.

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 Address displacement of existing residents and businesses as growth is planned

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 ~~3~~4. IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF KENMORE.

OBJECTIVE ~~3~~4.1 Promote and support visual, literary, and cultural arts and activities in the community.

Policy LU-~~3~~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-~~3~~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-~~3~~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.

OBJECTIVE ~~3~~4.2 Promote the preservation of significant historic and archaeological sites and structures.

Policy LU-~~3~~4.2.1 Establish a partnership between Kenmore, King County, the Kenmore Heritage Society and citizen volunteers in order to ~~comprehensively inventory historic and archaeological resources~~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-~~3~~4.2.2 Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community character.

Policy LU-~~3~~4.2.3 Coordinate with Native American Tribes, the King County Historic Preservation Officer, and the State Office of Archaeology and Historic Preservation, as appropriate, to review public and private projects to protect and enhance historic and archaeological resources.

Policy LU-~~3~~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 ~~3~~4.3 Encourage local activities which promote the community's history.

Policy LU-~~3~~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-~~3~~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-~~3~~4.3.3 When dedicating new civic facilities, consider naming them in honor of historical events or persons of significance to the community.

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:

- ~~An annual monitoring program for assessing development trends, services and infrastructure~~
- 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.

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 p~~P~~ermitted uses in ~~single-family~~low and medium density residential ~~zones~~districts outside of environmentally sensitive areas
- Permitted uses in commercial zones
- Downtown densities in conformance with Countywide Growth Center criteria
- Development standards addressing neighborhood character and compatibility with surrounding development
- ~~Zoning categories - consistency with Comprehensive Plan~~
- 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.