



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028

Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

Planning Commission Meeting

ON-SITE

Tuesday, June 10 - 7:00 PM

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

ZOOM LINK: <https://kenmorewa-gov.zoom.us/j/82339094922>

Or Telephone: Dial US: +1 253 215 8782 US (Tacoma)

Callers please dial *9 to Raise/Lower Hand

Webinar ID: 823 3909 4922

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.

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

[Planning Commission Virtual Public Comment Request Form](#)

[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.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. LAND ACKNOWLEDGEMENT**
- 4. FLAG SALUTE**
- 5. PUBLIC COMMENTS**

We welcome our community members to the Planning Commission meeting. In this forum, the Commission does not engage or dialogue with the public; the primary role is to listen. We will hear from our on-site guests first, followed by our pre-registered virtual guests. All guests must address comments to the Commission. The Clerk will acknowledge your request and call your name when it is your turn. Your time will start when we confirm that we can hear you. Please state your name and city of residence for the record and keep your comments to 3 minutes. We will not split your time with others or reset your time except by express approval of the Chair. You can submit materials to the Clerk in

advance. This meeting is being recorded. Thank you for taking the time to express your comments.

VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form closes at 12:00 Noon on the day of the meeting. You will be confirmed by the Clerk. If you are having difficulty, please reach out to the Clerk at stippleleen@kenmorewa.gov.

6. CONSENT AGENDA

Approval of Previous Meeting Minutes

[04.15 Planning Commission Meeting Minutes](#)

Planning Commissioner Excusals

7. AGENDA ITEMS

Introduction of the 2026 update to the PROS Plan - Beckwith Consulting

[PROS Plan Document updated](#)

8. ADJOURNMENT

UPCOMING MEETINGS:

Tuesday, June 17, 2025, 7:00 pm

**City of Kenmore
Planning Commission Meeting Minutes
April 15, 2025 @ 7:00 PM**

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

Tracy Banaszynski, Chair
Dwight Thompson, Vice Chair
Mike Vanderlinde
Chris Olson
David Dorrian
Kara Macias
Edouard Lasalle

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Shannon Tipple-Leen, Planning Commission Clerk
Michelle Kang, Co-Clerk (virtual)

1. CALL TO ORDER

The meeting was called to order by Chair Banaszynski at 7:00 PM.

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

There was no Public Comment.

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from April 1, 2025, were approved by unanimous consent.

7. AGENDA ITEMS

Public Hearing - Middle Housing Regulations

The Public Hearing Opened at 7:03pm.

Nick Chen from Kimley-Horn presented.

Mike Stanger from ARCH presented.

Public Testimony was made by:

Caitlin Sullivan

Logan Schmidt

Robert Schwindt

Melissa Pendleton

ARCH staff responded to submitted public comment.

Chair Banaszynski made comment to the Commission.

The Public Hearing was closed at 7:28pm.

Questions/Comments:

Commissioner Vanderlinde – Very happy with proposal. Housing supply is an issue nationwide at all income levels. This is not the end of the discussion.

Commissioner Dorrian – If we don't tackle does that mean R4 & R6 can stay single family homes.

Staff response: no, the state mandate will go into effect.

Commissioner Olson - Are there any incentives for a developer beyond not paying the fee in lieu?

ARCH response: Yes there are multi-family tax exemption for rental housing. Also homeowner, but not very frequent; Kirkland is comparison for 4-9 units, almost always homeownership, threshold is .66 and 4-6 units pay fee in lieu, from 7 to 10 provides unit on site.

Commissioner Vanderlinde – Is there incentive to consolidate lots over time to build larger projects

ARCH Response: 2-4 lots, have seen that in Kirkland-Redmond Willows area to

create bigger projects.

Commissioner Dorrian - If homeowner purchased at 80% AMI, what is the cost? ARCH staff showed income limits and other assumptions for new affordable homes. Would be \$400K.

Commissioner Olson - If collection of fee in lieu at certificate of occupancy, what would that do?

Staff response: We will need to follow-up with Development Services.

Commissioner Olson - Ask if choice and potentially risk if cost increase on fee in lieu.

Commissioner Lasalle - If fee in lieu collection is delayed, can it be adjusted for inflation at Certificate of Occupancy? Understand fee in lieu will not fully fund affordable housing needs but a tool in the toolbox

Vice Chair Thompson - Delay the collection of fee takes away the ability to invest it. Agree there is a rise in costs and using the fee to buy affordable housing. What happens if project doesn't happen, won't have the fee; we do need more incentives to make that choice of building the affordable unit; need to increase # of units on lot and in order to have a meaningful impact for opportunities for a starter home (500-600K), the number of units per lot makes a difference; do we consider incentives to turn into rental property in 10-20 years; not sure if there are enough incentives to consider; incentives for rental units not just homeowner units.

Commissioner Macias - Struggle with process leading up to inclusionary zoning, does this fit Kenmore? Go back to decision we're making at the beginning, which is increasing middle housing, housing choice; we don't really know what inclusionary zoning looks like; capturing value with inclusionary housing but struggle with exemptions for missing middle; in the future there will be additional density so capture it then; if lose projects due to the requirements then stagnate building; Kenmore market is slow, it's not the right time.

Commissioner Lasalle - Need to increase density and also affordable housing. If we don't implement it now then we lose those fees; moderate impact, leverage it now.

Commissioner Olson - are we able to delay the timing of implementation beyond the end of the year?

Staff response: Will check. Reason for December was for current developers to be vested with projects.

Commissioner Vanderlinde - Discussion on incentives, there is no missing middle in Kenmore. What Middle Housing implementation does is provide the incentive, there is profit; there is value being created, should there be some public advantage (inclusionary zoning); want to capture some money.

Vice Chair Thompson - Inclusionary zoning is not a tax; increase in value should pay toward affordable housing; need to put inclusionary costs now, this is another way to do it vs. taxing residents for city to provide. Should there be a fee on a single family home as that takes away the value of building middle housing on an empty lot.

Commissioner Dorrian - Why is R12 not included?

Kimley-Horn response: R12 already allows for multi-family.

Commissioner Dorrian: Would the regulations mean likelihood of creating three unit projects? Luxury townhomes currently being built, need incentive for smaller square footage below 1500 sq. ft. Concern about gentrification. 4 units per lot requires one affordable unit but sale price may not be affordable.

Commissioner Olson - Concerned we'll incentivize more luxury townhomes and won't see affordable townhomes. The fixed costs for building is high which leads to larger size homes. Every unit added there are additional costs such as utility connections and facilities; trying to incentivize, should there be an exemption for unit size, 1,500 sf?; cottage housing increase size to 1,300 sf below the threshold; no incentive to build affordable housing; why can't charge fee in lieu as well as other incentives for 0-9 units.

Commissioner Lasalle - consensus middle housing part. Affordable housing requirement could be a disincentive. Exemptions are to support existing unit on a lot being able to densify to three units. SB5184 how does relate to parking minimums.

Kimley-Horn response: Can address separately.

Chair Banaszynski - Concern on getting more larger luxury style townhomes. Can we look toward other east side communities and what has been built.

Kimley-Horn response: In NE Seattle, there are a variety of types, single family and ADUs, stacked flats.

Chair asked if the commission was ready to move to a vote.

Commissioner Olson - What other types of development are you seeing in the region?

Kimley-Horn response: There are some townhouse developments, four/five plex,

primarily smaller lots are single family and ADU, some duplexes, have a code that allows creativity is best way to get unit type mixture.

Chair Banaszynski - If a developer chose to develop triplex they could make more money than building a single family, can you speak to whether there will be one or the other?

Kimley-Horn response: It's really what the market demand is and depends on characteristics of what is being built.

The Commission took a 10 minute break.

Commissioner Macias - if we're looking at smaller footprints, is there a square footage that make sense to exempt like 1,500?

Kimley-Horn response: Anecdotally 1,500 square foot? Would cottage housing fit into 1,500 sf or comparable to manufactured homes?

K-H response: Manufacturing are different product, comparable to cottage housing.

Chair Banaszynski - We exempted 4 units but not size; ask what problem are we trying to solve, exempting under 4 units solves problem of not requiring homeowner who might want to develop their home into a duplex or add DADU in addition. Cottage housing developers would be less likely to be negatively impacted by inclusionary fee.

Commissioner Olson - Is there a reason why we can't add middle housing to other zones?

Staff response: We can always consider that at a later date.

Commissioner Lasalle - R12 covers maybe 10-12 parcels of the entire city.

MOTION: A motion was made and seconded to extend the meeting to 10:15pm. Passed unanimously.

MOTION: Commissioner Vanderlinde moved to send to the City Council the amendments to the City code. Vice Chair Thompson seconded.

It was discussed whether the original motion should be amended to separate the Middle Housing and ADU code Amendments from the Affordable Housing code Amendments by Commissioner Dorrian.

MOTION: Commissioner Olson motioned to amend the code by increasing the cottage housing square footage to 1,350. Commissioner Dorrian discussed why it was kept smaller. Commissioner Machias seconded. **VOTE:** 2 For, 5 Against, 0

Abstain. Amendment on the motion failed.

Vote on original **MOTION: VOTE:** 4 For, 3 Against, 0 Abstain. Motion passed.

Council Presentation

Commissioner Lasalle presented a Power Point that could be brought to Council to illustrate the Planning Commission work.

There was discussion on the Power Point and corrections and comments on the slides were made.

It was decided that:

Commissioner Macias will speak to Council on cottage housing.
Commissioner Olson will speak to Council on neighborhood benefits.
Vice Chair Thompson will speak to Council on the environment.
Commissioner Vanderlinde will to Council speak on livability.
Commissioner Lassalle will speak to Council on affordability.

Commissioner Macias brought forth the option of filing a Minority Report from the three dissenting votes on the motion to bring the amendments to Council as a whole. There was additional discussion on that.

MOTION: A motion was made and seconded to extend the meeting to 10:30pm. Passed unanimously.

MOTION: Vice Chair Thompson motioned to cancel the May 6th Planning Commission meeting to allow staff to prepare new materials. Commissioner Dorrian seconded. All in favor. Motion passes.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 10:25PM.

Planning Commission Clerk

Approved by Planning Commission on: _____

30 April 2025

Kenmore PROS Plan Update

Task number and content

	S	M	T	W	T	F	S
	May						
						1	2
	4	5	6	7	8	9	10
3a Conduct online outreach survey	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31
	June						
2a Review survey, facilities, workshops w/Plan Commission	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					
	July						
b-c,4b Review demand, facility requirements, draft PROS elements w/PC			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
3d Conduct open house on draft PROS elements	20	21	22	23	24	25	26
	27	28	29	30	31		
	August						
4a-d Review final PROS elements w/PC						1	2
	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
	31						
	September						
5a-b Review financial/CFP/PIF w/PC		1	2	3	4	5	6
3e Conduct voter priorities survey	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30				
	October						
6a Conduct PC hearing, draft recommendations					1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
6b Review PROS and PC recommendations with Council	18	19	20	21	22	23	24
	25	26	27	28	29	30	31
	November						
							1
6b Review PROS and PC recommendations with Council	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	29
	30						
	December						
6b Review PROS and PC recommendations with Council		1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30	31			

6:30 18120 68th Avenue NE, Council Meeting Room
 7:00 18120 68th Avenue NE, Council Meeting Room
 7:00 18120 68th Avenue NE, Council Meeting Room

25 Holidays
 22 Workshops/open house
 12 Planning Commission
 12 City Council

Kenmore PROS

Stakeholder workshop - Jurisdictions

Date of workshop: April 9, 2025, 9-11 am

Present: City of Kenmore:

Debbie Bent, Community Development Director

Todd Hall, Principal Planner

Brittany Chue, Senior Planner

Jurisdictions:

Bethay Scoggins, WDFW

Morgan Kruger, WDFW

Lynn Zwaagstra, Kirkland

Aaron Milner, Bothell

Cory Mattson, Lake Forest Park

Jeff Betz, Mountlake Terrace

Joelene Boyd, WA State Parks

Consultant team:

Tom Beckwith, Beckwith Consulting

Jennifer Kiusalaas, JKLA

Notes by: Jennifer Kiusalaas

NOTES:

KIRKLAND:

1. (53) developed parks, teen center, community/ events space, 18 million budget. Kirkland partners with the Lake Washington School District and meet regularly with groups.
2. Seeing increase in population and density – hard to find space.
3. Finding tremendous pressure on existing waterfront parks leading to increased maintenance costs.
4. Available funding is limited.
5. Increased demand for adult and youth sports – must partner with school to address the demand.
6. Recreational/ Aquatics demand – feasible space but no funds.
7. School district facilities appear underutilized at Kenmore and Inglewood – Kenmore could provide more recreation by partnering with school for use of gyms and outdoor facilities.
8. The Lakepoint project would be huge plus for potential facilities.
9. Kirkland provides some funding and rehabilitates school fields primarily Middle and Elementary schools and is the central scheduler for fields.
10. Aquatics: The High School has an indoor pool – under major renovations now – but is maxed out. There is a 6,000+ wait list for summer, 10,000 wait list for programs every year. Wave Aquatics (non- profit) operates. Enclosing Peter Kirk pool was discussed. Looking at Kirkland residents first. Regional aquatics study with Shoreline, LFP, Kenmore, Kirkland – potential site reviewed was at North Kirkland Community Center. Reasonable construction cost but community would not pay for it – failed bond measure. Current possibility at Houghton Park & Ride at Kraken practice facility – potential community center inside new rink building.
11. High waterfront park use. Users are predominantly non-residents. Kirkland does not recover the costs of maintaining these parks therefore any Kenmore waterfront park development would take pressure off Kirkland waterfront parks.
12. Kirkland provides no services for the marina.

13. **Huge demand for pickleball.** If schools in Kenmore were open for pickleball use, they would take pressure off Kirkland courts.
14. Have funding through parks levy/ schools. RCO funds use for schools – agreement with schools – 5-year terms, non-revokable, min. 20 years.

WA STATE PARKS – SAINT EDWARDS PARK:

1. State parks/city code challenges regarding use and maintenance – city codes are not compatible with State Parks.
2. Community groups use the park.
3. **Former pressure on State Parks for developing athletic facilities. ‘Messy’ idea – not compatible with State Parks mission statement.** There is not a lot of parking there currently – would require adding parking and facilities, etc.
4. **State Parks is facing major budget cuts and potential furloughs and layoffs.**
5. Currently State Parks is trying to add a maintenance facility at the park – talking to Bastyr University. Parks do not currently have an indoor area for parking equipment.
6. There is a lease with Bastyr that ends this year. Kenmore is waiting to see the Bastyr Master Plan currently being developed. **Kenmore would like to retain the ballfields and potentially improve the fields. The fields are currently programmed.**
7. State Parks would like Saint Edwards Park to be recognized as a ‘Green Island’ and would like for there to be allowances/ exceptions in the city code for State Park’s maintenance – not have to go through city permit process.
8. The Lodge has a lease.
9. **State Parks indicated that the park (not the Lodge) receives approximately 750 K users/ year and will provide any available data on who uses the park.**

LAKE FOREST PARK (LFP):

1. Very small in comparison to Kirkland and Bothell. LFP is trying to build a parks program now and working on its first park.
2. There is a privately owned pool facility in LFP.
3. All projects are grant funded – there are funding issues, and the city utilizes a lot of volunteer labor.
4. **Town Center: If redevelopment occurs will need to keep the Commons (different from Third Place Books) – community gathering place/ meeting space.** Non-profit runs the Commons – provides programmed events space. Sound Transit does not have a master plan – Town Center is ‘mixed use’ in the city’s subarea plan.
5. City provides funding for organizations and runs the Farmer’s Market.
6. **LFP partners with Shoreline and residents receive an 8% discount.**

WA DEPARTMENT OF FISH AND WILDLIFE (WDFW):

1. GMA requirements for open space corridor planning, wildlife connectivity, tree canopy cover etc.
2. WDFW has data/ mapping (GIS style program) – free – in draft form now but coming in June 2025. Contact WDFW and they will assist with data needs. WDFW can assist with habitat types, prioritization, management, document recommendations, etc.
3. WDFW could get data for Kenmore – can manipulate the data and work with jurisdictions – contact Morgan directly.
4. WDFW has climate action/ impacts information i.e. tree canopy, historical data, and wildlife impacts, - not sure if more detailed than UW information (county wide).

5. WDFW has restoration specialists – establish wildlife habitats. Can help with finding grants/ funding.
6. Riparian planting (Bethany) – has worked with Kenmore groups and is very familiar with the beaver population.
7. WDFW would like to see wildlife habitats and corridors (connectivity) in line/ on the plans for Kenmore and any other overlapping jurisdictions.

BOTHELL:

1. 50 k population, 4-5 miles of trails, small/ young parks department, 17-19 employees.
2. Bothell is seeing increasing development/ population putting more pressure on parks and recreation (demand).
3. Bothell has funding issues as well.
4. Bothell has athletic fields, river/ trail corridor, golf course and waterfront.
5. Bothell needs a permanent dog park facility – partnership with Kenmore(?)
6. Demand for pickleball courts – building (6) this year.
7. Needs for lacrosse/ cricket fields.
8. Need for open space – not much left.
9. UW Bothell has some indoor facilities and (1) field. They are building housing and continue to grow.
10. Do not have any agreement with Northshore School District – historically there has been no interest or discussion from school.
11. Bothell does have an agreement with McMenamins - room rental, small/ saltwater pool.
12. Bothell has some athletic fields but need lacrosse/ cricket fields.
13. Potential opportunities with Bothell/Kenmore for connectivity with trail/ riverfront and possibly dog park.
14. Former John Wayne golf course (89 acres) – master plan in the works, back '9' salmon habitat restoration. 4 acres for active use.

MOUNTLAKE TERRACE (MLT):

1. New city Hall – recently completed.
2. Mountlake Terrace wants their own recreation center, but funding is not obtainable - +/- \$1,000/ SF not including soft costs.
3. The Burlington Coat Factory site for aquatics in Edmonds was mentioned.
4. Shoreline is trying to get pool bond for the storage facility site next to city hall.
5. Sports fields include Evergreen playfield.
6. Converting tennis courts into pickleball courts.
7. Funding from RCO, state/ federal funds.
8. Army Corps of Engineers funded the Ballinger project. Former 9-hole golf course converted to habitat/restoration project/ park. Have planted +/- 24 K trees, viewing platforms, etc.
9. Regional aquatics Center – Lynnwood, LFP, Kenmore, etc. Pavillion Recreation building - forward thrust pool remodeled in 2009 – old building (1960's) with a lot of infrastructure. Lesson openings are filled within minutes/ hours. Would like to see a regional partnership with Aquatics with Pavillion being preferred site. Everyone has a site but not the funding to get there. Metropolitan Park District to maintain pool (?).
10. Northshore School District does not have aquatic facilities. Northshore School District serves Kenmore, Bothell, Woodinville and portions of King County.
11. Mountlake Terrace would like to explore regional partnerships – not just for aquatics.
12. Mountlake Terrace is in Edmonds School District – all have funding issues.

13. Edmonds has Yost Pool – outdoor but operates year-round.

GENERAL DISCUSSION:

1. Public Works departments generally maintain streetscapes. In Mountlake Terrace they also maintain some parklets and trails.
2. In Bothell – downtown sub-area plan update – main street is currently closed (may stay closed to vehicles) – conversion from industrial sites to housing.
3. Impact fees are used but do not cover nearly enough - in Kirkland for residential, MLT for residential and commercial, (used to subsidize grants) and in Bothell.
4. All jurisdictions are running out of space for athletic fields and are converting to synthetic turf to maximize use/ capacity and adding lighting to extend playable hours. Partnering with schools is another option. Current synthetic fields:
 - a. Kirkland – 1
 - b. MLT – 1
 - c. Bothell – 3
5. Seeing more community and cultural activity demands. Central gathering space needs – preferably with small stage.
6. Saint Edwards Park hosts concerts in the park – paid for by Kenmore (permit). State Parks indicated that they have the space but not the funds to clean up.
7. Kirkland indicated that there is a growing appetite for cultural events/ growing populations. Events are very impactful on maintenance/ cleanup/ reseeding etc. Do not recuperate maintenance costs.
8. Northshore Parks and Recreation District: Kenmore/ Bothell paying assessment / levy to district. The district has taxing authority. Can the District contribute?
The NPRSA is a special tax district established by voters in 1988 and expanded in 2001. It shares its boundaries with the Northshore School District. The purpose of the NPRSA is to levy taxes and to use the revenue to develop, build, and maintain parks and recreation facilities to serve the residents of Bothell, Kenmore, Woodinville, King and Snohomish Counties. The NPRSA is unique among Washington State special tax districts in its focus on facilities for older adults.

Kenmore PROS

Stakeholder workshop - Recreation

Date of workshop: April 9, 2025, 5-7 pm

Present: City of Kenmore:

Debbie Bent, Community Development Director

Todd Hall, Principal Planner

Brittany Chue, Senior Planner

Recreation Group:

Sheri Baker, Kenmore Waterfront Activity Center (KWAC)

Steve Holmes, WhatsUp Stand Up Paddle & Surf

Laura Nordyke, Northshore Youth Soccer

Consultant team:

Tom Beckwith, Beckwith Consulting

Julie Blazek, HKPA

Jennifer Kiusalaas, JKLA

Notes by: Jennifer Kiusalaas

NOTES:

KENMORE WATERFRONT ACTIVITY CENTER:

1. KWAC offers dragon boats, standup paddle board and outrigger kayaks, +/- 150-member dragon boat, 10-20 person/ boat, 82 members. All boats stored at the park.
2. Based in Tl'awh-ah-dees Park (formerly Squire Landing) - use the slough, Sammamish River and Lake Washington. Practices 3-4 times/ week. Paddlers group going to Taiwan to compete, also Port Moody, Canada and local competitions. Dragon boat festival in June, compete in Olympia, Tacoma, Portland 2-day race. Practices typically Tuesday/ Thursday evenings.
3. City agreement with KWAC. No concessions/ no rentals.
4. All age groups – kids/ youth as young as 5-6 years old up to 87 years old. Outrigger kayaking has seen a big increase in participation. 3 free practices then opportunity to join/ membership. KWAC does provide scholarships and discounts. Organization meets once a month alternating between in person (at city hall) and virtual.
5. The Park location provides great access to the water.
6. The new dock is too high for kayakers.
7. Outriggers (600 lb. boat) were not included in plans for storage. Currently stored within fenced area but very heavy boats/ challenging to get in water. Outriggers cannot be stored on the water.
8. New Park construction was funded with grants, city, and bond funds. The land was from King County. The city had to do a 'land swap' for mitigation. Further physical improvements to the newly completed construction would be very complicated and would require mitigating the mitigation (which is still being monitored). Re-organizing within the current layout is suggested to address any issues.
9. Need to be aware/ observant of Kenmore Air in on the Lake. Originally the dragon boats used to launch from Kenmore Air.
10. Outriggers are seasonal; dragon boats are year-round.
11. Parking capacity is okay. Dragon boaters often park near the garage (tandem).
12. ADA porta-potty is a trek for boat users – would prefer it closer to the boating facility.
13. KWAC does some team building with schools and dragon boats

WHATSSUP PADDLEBOARDS:

1. (2) locations – in Kenmore at Logboom Park and in Bothell at Bothell Landing. Rentals include kayaks, paddleboards, bikes, etc. Have self-guided tours from Bothell Landing to Logboom Park and rent bikes to bike back on Burke Gilman trail to Bothell Landing. Offer classes in kayaking and paddleboarding.
2. Operating for 14 years at Bothell Landing – originally from Hawaii/ surfing.
3. Seasonal business, 80% local community/ repeat users, hourly rentals, also reservations and walkup.
4. Burke Gilman does not have a trailhead facility with parking, therefore there is not enough parking during peak season days. The idea of gaining more parking by changing parallel parking on 175th to angled parking (which would require building a retaining wall) was briefly discussed.
5. Recreational water use/ volume is increasing. More people on the water equals more risk.
6. Restrooms at Logboom Park are 'old' feeling – could do with remodel. The city replaced/ upgraded the restrooms in 2008/ 2009.
7. Events at the waterfront include:
 - July 4th fireworks
 - Waterfront Fair in May (annual KWAC event) – try dragon boats and outriggers for 2-3 hours. Participation can range from 20-30 people to up to 100 people.
 - Kenmore Quad (Laura also on committee)
 - Hydroplane races – small boats, on slough and river, April 14th, local event.

NORTHSHORE YOUTH SOCCER:

1. The organization is in its 50th year. Serves Northshore area, Edmonds and Maltby. Serve over 4,000 kids. K-18 years old, boys' and girls' teams, some co-ed. Will be going back to school year grouping vs birth year.
2. Have seen a decline in players and females.
3. Northshore Youth Soccer is non-profit but pays their coaches.
4. Lack of fields is an issue – need more opportunities for more fields. Currently rent from Woodinville, Bothell, etc.
5. Lake Washington Youth Soccer has an agreement for the use of 60 acres in Sumner but no lights.
6. Schools are harder to rent fields from and are more expensive.
7. Recreational and competitive play. Primarily (2) seasons: boys in Fall through February/ break for high school play December through March; girls in spring/ summer.
8. Re-seeding Maltby fields. Some funding from Brightwater.
9. Play/ field time:
 - Recreational: (10) games, practice on sand fields 2x's/ week – Inglewood, Bothell, etc.
 - Select: (12) games, practice 2x's/ week.
 - Premiere: many games/ travel, practice 3x's/ week.
10. In Spring lose field use to lacrosse and baseball.
11. Fees/ revenue:
 - Recreational: +/- \$150/ season + kits/ jerseys – per person
 - Select: +/- \$800/ season – per person
 - Premiere: +/- \$2,500/ season (year-round) – per person
12. The Board has funds in an investment account to help improve fields. Budget for improvements +/- \$25k – Board needs to approve. Per 1099's +/- 3 million total revenue.

13. Northshore School District now charges +/- \$150/ hour not including referees and crew – highest rental increase. Others/ other schools charge half this amount for field use. Organization brings their own equipment, goals, cones, etc.
14. Field use can be limited depending on the surfacing and whether or not the fields are lighted. I.e. the 60 acres in Snohomish are great but grass surfacing and no lighting. Could increase play time if turf surfacing and lights.
15. Futsal is a fast-growing sport – increased interest. Uses indoor basketball court/ fast paced, world-cup coming up. Some futsal is being played on the rooftops of big box stores.
16. Northshore Youth Soccer wants to be involved in finding a solution to the field shortage issue and supports the potential Lakepoint project.
17. More turfed and lit fields would help alleviate some of the pressure from demand. Rationing time allowed on the fields was also briefly discussed.
18. Northshore Youth Soccer will send stats/ data letter to the city.

Kenmore PROS

Stakeholder workshop - Schools

Date of workshop: April 9, 2025, 1-3 pm

Present: City of Kenmore:

Debbie Bent, Community Development Director

Todd Hall, Principal Planner

Brittany Chue, Senior Planner

Schools:

Dri Ralph, Northshore School District

Consultant team:

Tom Beckwith, Beckwith Consulting

Jennifer Kiusalaas, JKLA

Notes by: Jennifer Kiusalaas

NOTES:

NORTHSHORE SCHOOL DISTRICT:

1. District is in the middle of capital bond tax force for 2026 – ballot measure.
2. District is seeing continued decline in enrollment over the last couple of years particularly K-5 grade band – declining by King County birthrate. UGA expansion in Snohomish County – may be additional growth pressure further north. Kenmore/ Bothell may not get higher number of students.
3. The district is focused on taking care of infrastructure. Kenmore 'L' is under major construction now. (15) schools – elementary of which (14) need major work. 3-4 schools receive funds every (4) years with bond cycle, 30-year school cycle.
4. Fields/ playgrounds on a more frequent cycle (than 30-years). Perhaps Kenmore 'L' fields may be in next cycle. Could do fields/ playground improvements before school buildings – separate funding 'bucket'. Inclusive playground at Kenmore 'L'. Previously funded by PTA's – now funded with bond cycle.
5. There is a wide range of student family income backgrounds. Fewer single-family homes. Starting to see students coming from apartments vs. single family homes due to an increase in housing costs.
6. 'Surplus lands' – possibly in Wellington Hills near Costco. Parcels near Moorlands – need (1) additional parcel to be able to do what the district wants there. 10-acres near 88th/ 7th was most recently purchased – great central location.
7. The classrooms are big enough.
8. The district's goal is to convert all fields to synthetic turf due to easier maintenance. All turf fields have practice fields. Major games played at Pop Keeney (Bothell). There are on-going debates/ concerns regarding potential health risks for students. Have middle school fields – mostly turf but mixed – ideally convert all to turf. High school fields at lighted – elementary fields are not lighted. There are approximately 65 acres of land for the district to maintain.
9. Any league can rent fields. Have reached the point that the district is asking for enough fee to fully recuperate expenses for maintenance. There have been some issues with the new fees.
10. Bound by collective bargaining agreements – schools maintain and schedule all fields including after school activities. Priorities – residents first policy.
11. Indoor facilities/ gymnasiums/ classrooms: the district limits indoor use due to wear and tear and some security/ privacy reasons. Opportunities for outside entities to use/ build on school grounds – cautious/ perhaps open but highly unlikely.

12. Northshore School District covers (5) jurisdictions – Kenmore, Bothell, Woodinville, unincorporated King and Snohomish Counties. It is very difficult to make any agreements equitably/ with one and not the other. The district did do one in the past and it did not go well (bankrupt).
13. The district is not interested in running an aquatics center but would love the programs.
14. Moorlands is currently shared use – park is used for student recess, parking/ drop off at church and school. On the list to be considered for updates/ improvements. Not safe/ secure school and has low enrollment (but very passionate).
15. The district schedules directly with user groups – preferred this way vs through the city.
16. The district has pickleball lines painted on one tennis court, but they don't get the demand. The district's priorities are with their students' needs/ others are secondary.
17. The district is in between 'open' California model and 'closed after school' and indicated that community use is important. Campuses – trying to fence to control access. The inclusive playground is fenced. Fields and play areas are typically behind buildings with streetside focused on easy in/ out vehicle drop off. Have cameras but not linked to the police – they have their own internal security department.
18. District wants/ needs – cricket fields and some lacrosse fields.
19. The district would like to offer pool programs, but it would mean community bond support.
20. Very prescribed user agreements.

Kenmore PROS

Stakeholder workshop – Arts & Culture, Non-profits

Date of workshop: April 10, 2025, 9-11 am.

Present: City of Kenmore:

Todd Hall, Principal Planner

Brittany Chue, Senior Planner

Arts & Culture, non-profit:

Tina Walters, Arts of Kenmore

Marella Alejandrino, Kenmore Heritage Society

Cindy French, As If Theater

Jordan Sterland, King County Library System, Kenmore

Staci Adman, Sno-King Watershed Council

Consultant team:

Tom Beckwith, Beckwith Consulting

Julie Blazek, HKPA

Missi Smith, Merc Playhouse

Jennifer Kiusalaas, JKLA

Notes by: Jennifer Kiusalaas

NOTES:

AS IF THEATER:

19. Since 2019 performs at Kenmore Community Club (former grange hall). (2) main stage shows. 'Ripcord' current production – 600-person attendance. The club is in a great location, on the Burke Gilman Trail, walkable to restaurants/ breweries/ bars. All about bringing the community in.
20. They would like to have their own space (or shared) to provide more for the community with a similar location to the club (want like Bainbridge Arts). Currently the theater must set up/ take down for every production – (7) days of tech, (4) days to build sets, (2) mainstage shows – rent for (4) weeks – need a 'home'.
21. Club charges discount rate +/- \$3,500/ (4) weeks. The space is not set up for performances – small stage area. They bring in their own temporary risers - +/- 60-person capacity, make a dressing room, backstage is the stage area with flaps, no AC so summertime heat issues.
22. The Lutheran Church provides temporary rehearsal space.
23. Would like a "home" with 75-100-person seating capacity, black box style preferred, with audio, wardrobe and set storage. Plywood Supply location would be ideal – next to Copperworks/ breweries – discounted beer for theater attendees, walkable to restaurants/ breweries/ bars - good for the businesses in the area.
24. All storage (wardrobes, stage sets, etc.) is rental – currently (3) storage units, +/- \$700- \$800/ month.
25. Funding is from grants, Arts Fund (Gates Foundation), Arts WA, 4-Culture. They write their own grants.
26. Actors are from all over – advertise through Theater Puget Sound. Actors paid a stipend +/- \$400/ production to cover gas expenses etc. No paid staff – all volunteers.
27. No schools involved – insurance issues with anyone under 18 years old.
28. Yearly appeal to donors at shows – constantly hustling/ raising funds.
29. Northshore Performance Center is black box. Can rent but schedule issues – students first.

ARTS OF KENMORE:

1. Serves the Kenmore community and beyond. Currently reviving since COVID – growing again.
2. Pre- COVID held an annual art show at the Lodge. Post COVID did the show at Kenmore Camera. Now the art show will be at city hall.
3. **Having their own space would be amazing – be able to host events, meetings, and art show.**
Goal of bringing the community together with arts, performance, and music. Paint and Sip art socials and other events. Poet Laureate – Northshore area.
4. Have a gallery curator (Shannon) – also does the curating for city hall.
5. **Would like to be able to have smaller shows throughout the year, maybe 2x's per year in addition to the main art show – 2D and 3D.**
6. Funded with grants. Currently brainstorming how to raise funds.
7. They donate art supplies to the school but are not connected with the Northshore School District.
8. Artists come from anywhere. Arts of Kenmore receive 25% commission on sales of artwork. Generated approximately \$4 - \$5 K last year – was a good year.
9. They currently don't do art auctions to raise money. MONA art auction and Arts Alive fund raising were briefly discussed.
10. **Arts of Kenmore has had conversations with As If Theater regarding combining efforts and potentially sharing space. Arts of Kenmore is the sponsor for As If Theater.**
11. Opportunities for outdoor sculpture, temporary/ rotating exhibits throughout the city were briefly discussed vs the city accepting donations (permanent).
12. **Opportunity for development of a Kenmore Creative Arts District adjacent to the Burke Gilman trail area was briefly discussed. Currently the city does not have a creative arts district. Funding through a creative arts district (Twisp example) is also possible and briefly discussed.**
13. Art efforts with fire hydrants and murals were discussed. Failed attempt with Safeway mural – too much red tape. Bellingham (and developing in Concrete) has an annual mural contest that is successful – temporary murals – create a festival/ event atmosphere built around the mural painting – building community and attracting artists.

SNO-KING WATERSHED COUNCIL:

1. Preserve streams and parks and natural areas in Kenmore. Have a water watch/ monthly water monitoring.
2. Participate in Stream Fest at Logboom Park in the Fall.
3. **Have a group of volunteers – predominantly retired people, spreads by word-of-mouth. Perform work in parks and invasive removal 2-3x's per month.**
4. **Provide some talks with students at schools – now required field experience at schools.**
5. Opportunity to coordinate with the city for eagle/ boy scouts – required service per year was discussed. Could get a pre-approved list of opportunities/ tasks from the city parks maintenance department.
6. Sno-King Watershed Council wants to emphasize the importance of preserving natural and open space in Kenmore.
7. **Love and support the beaver population at Swamp Creek. Good for the environment – has restored the water levels in the creek. Great to see the numbers returning after almost being wiped out of the region. Beaver cam at Swamp Creek.**

KING COUNTY LIBRARY – KENMORE:

1. King County Library- Kenmore is trying to get the word out to the community that they are there for more than just books - **offer children's programs, activities, and events (free), Hanger events and events at Rhododendron Park.**
2. **The library does participate in some events.** Discussed that the library should be visible at all community events – Farmer's Market, arts participation, interactive events, arts & crafts, live shows/ comedians, etc. Current city events include July 4th (biggest city event), and Octoberfest – last year was the first time. Brew row/ Copperworks at BGT Trail opportunities. 'For-the-Love-of-Kenmore' was a one-off event – possibly resurrect(?). Weiner dog races were held at the Lodge at Saint Edwards Park.
3. The Kenmore library is small – many go to the library in Bothell. **The library would like to see more city indoor and outdoor space for events.** There is currently not a lot of community space and parking/ transportation. The city has arranged transport to events at Rhododendron Park. The group reiterated the need for central community gathering space.
4. Friends of the Library group does book sales to raise funds.
5. **The library does have a small meeting space available. Since COVID they have placed restrictions on usage. Individuals reserve the room, and a theater group uses the room once a month for rehearsals.**

KENMORE HERITAGE SOCIETY:

1. Kenmore Heritage Society is a non-profit, hosting the annual McMaster's awards for community service including the 'making a difference award' that went to WhatsSup Paddleboards last year. They have annual 'photos with Santa' event – free photos through Kenmore Camera, kids' games etc.
2. **They currently have physical space needs and want to be able to do popup events/ displays and would like to host events and speakers.**
3. **Storage is an issue.** Currently, the Society has rental storage space. They receive donations – predominantly photos and smaller items from the community. Need better storage and archiving system.
4. The Society has published a Kenmore history book – for sale at the Lodge at Saint Edwards Park.
5. **The Society has a great self-guided walking history tour that they need to bring back and make available to the public** – may be available on-line on the history dropdown on their website. **There are currently no physical history markers in Kenmore.** Different methods of adding history markers/ images (Seattle pylon images, Quincy sepia history images on buildings i.e. former baseball team on auto shop building) were briefly discussed.

GENERAL Thoughts & Ideas:

1. **Demand for indoor and outdoor space. Opportunity for collaborative/ shared space and central community space was discussed.**
2. Preferred location at the Burke Gilman Trail area and waterfront – community center was discussed. Potential for house purchases by city in this area near Swamp Creek – keep house for non-profit use/ storage space/ use property for environmental protection – win/win. Lakepoint property and/ or Plywood Supply/ Concrete factory properties and opportunities were briefly discussed.
3. **Opportunities for waterfront boat excursions, boat shuttle/transport to parking, events, and barge ideas were briefly discussed.**
4. **Uniting non-profits – arts, performance, history in shared space and/ or same district was discussed.**

City of Kenmore PROS Plan Survey 2025

SURVEY RESPONSE REPORT

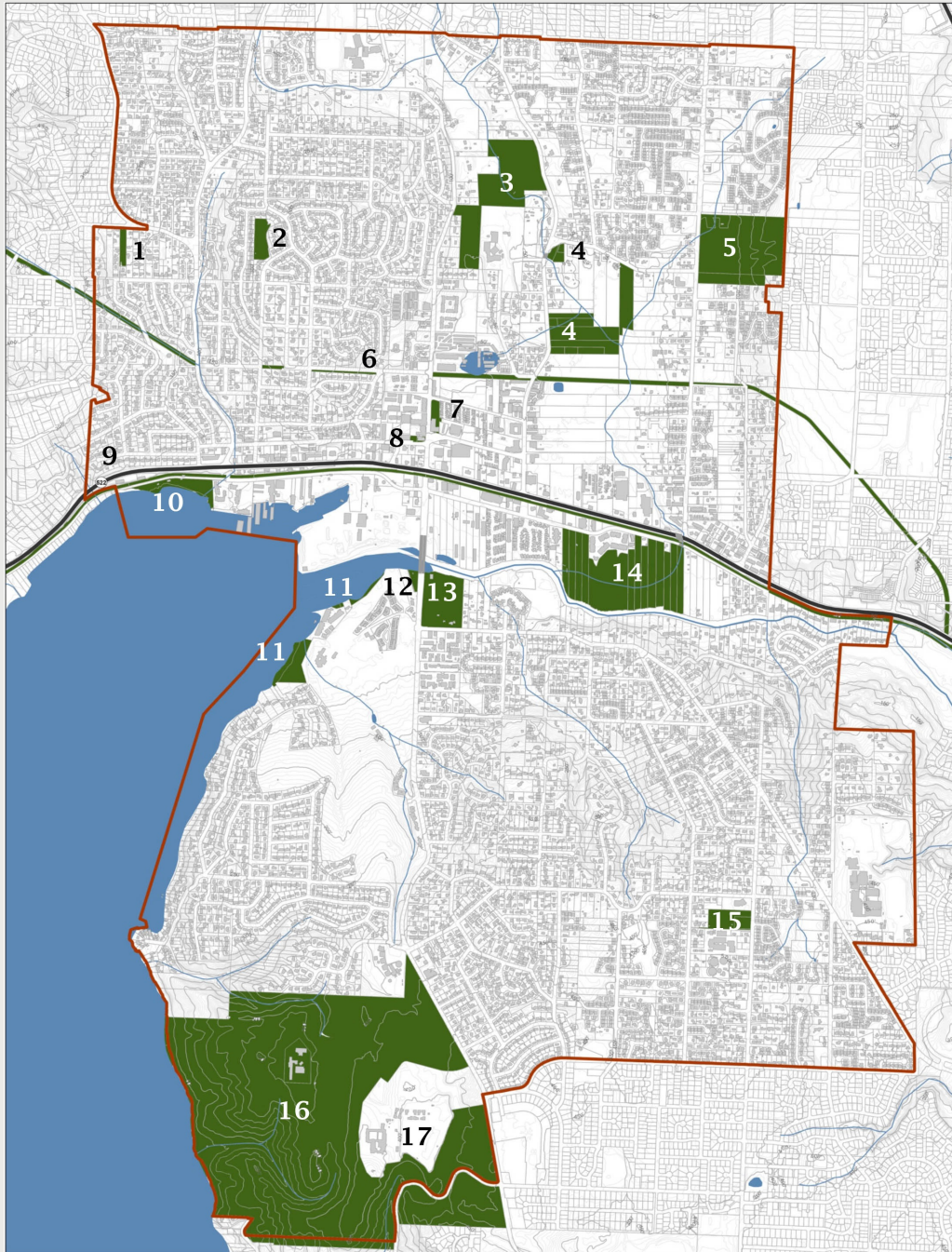
04 May 2025 - 02 June 2025

PROJECT NAME:

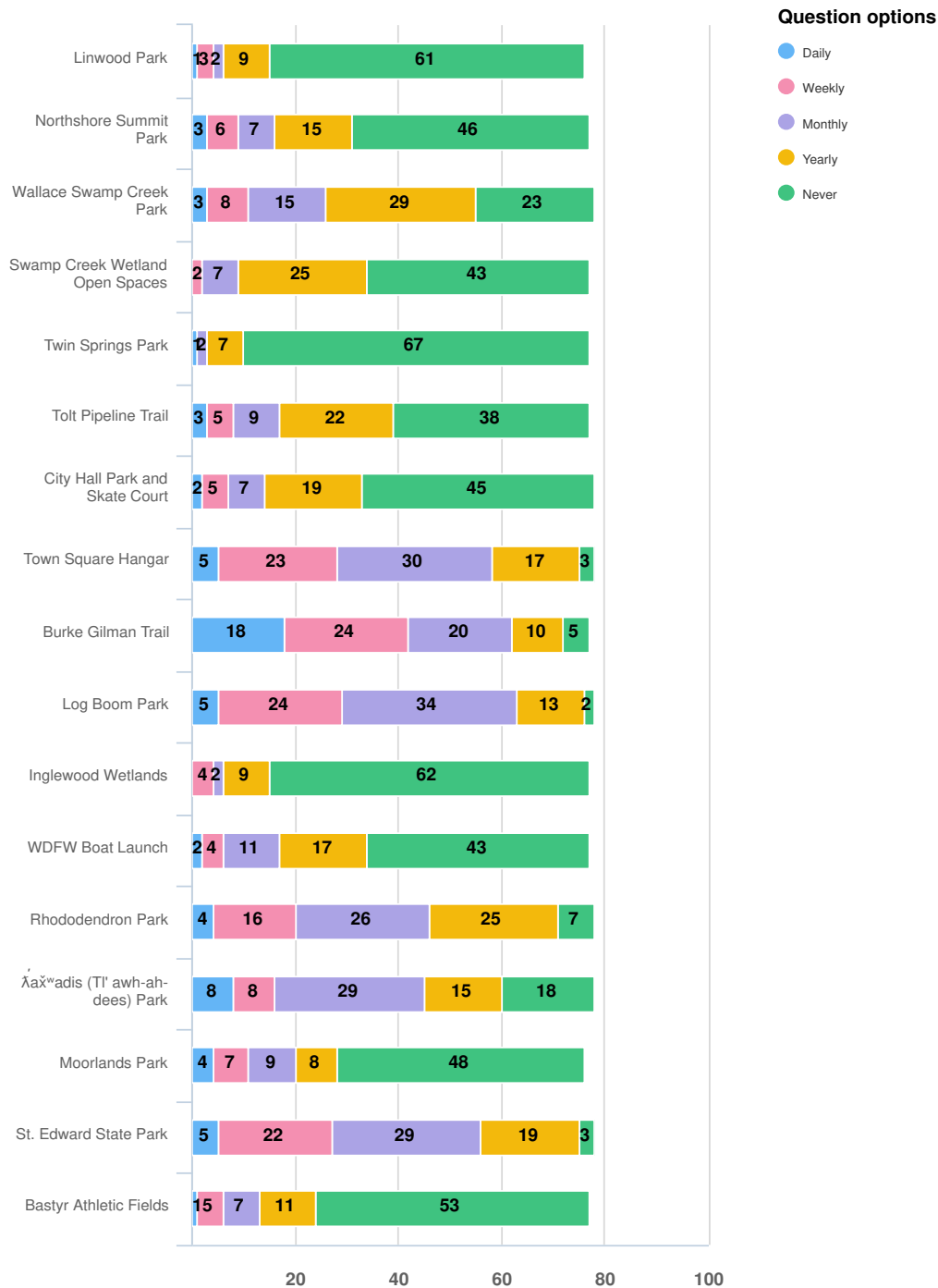
City of Kenmore Parks, Recreation, and Open Space (PROS) Plan Online
Open House



Kenmore Parks



Q1 How often do you use the following parks, trails, and amenities located in Kenmore (shown in the preceding graphic)? Click ...



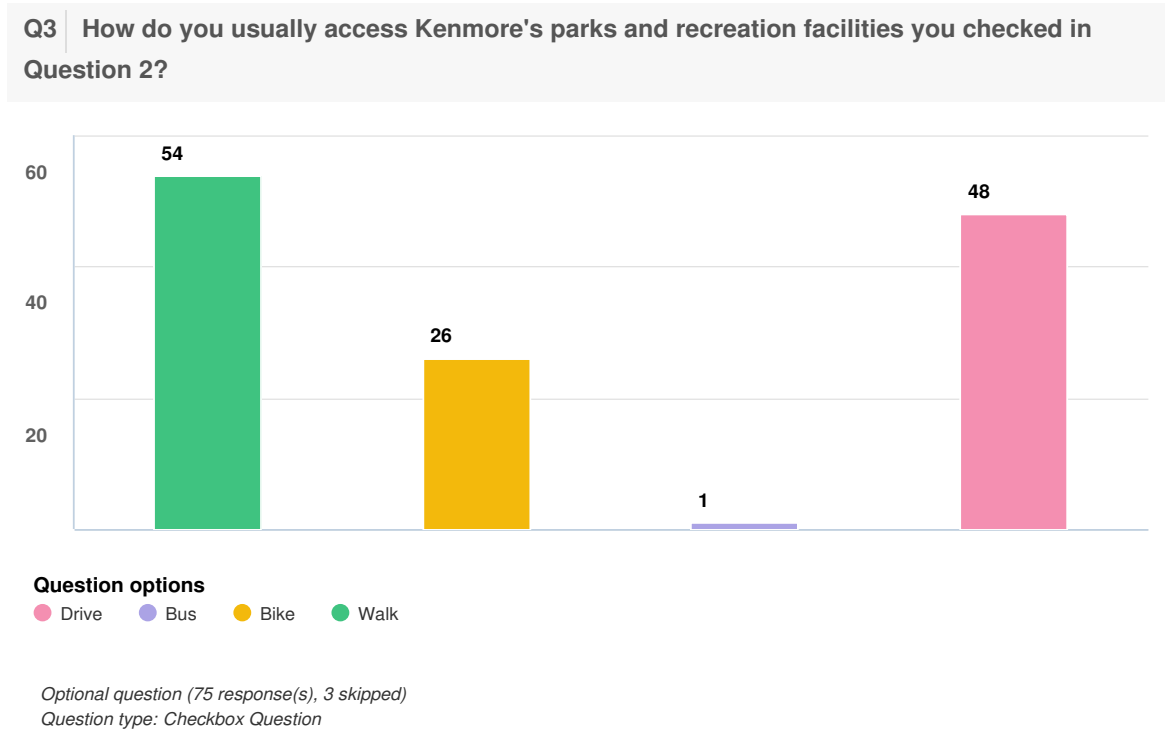
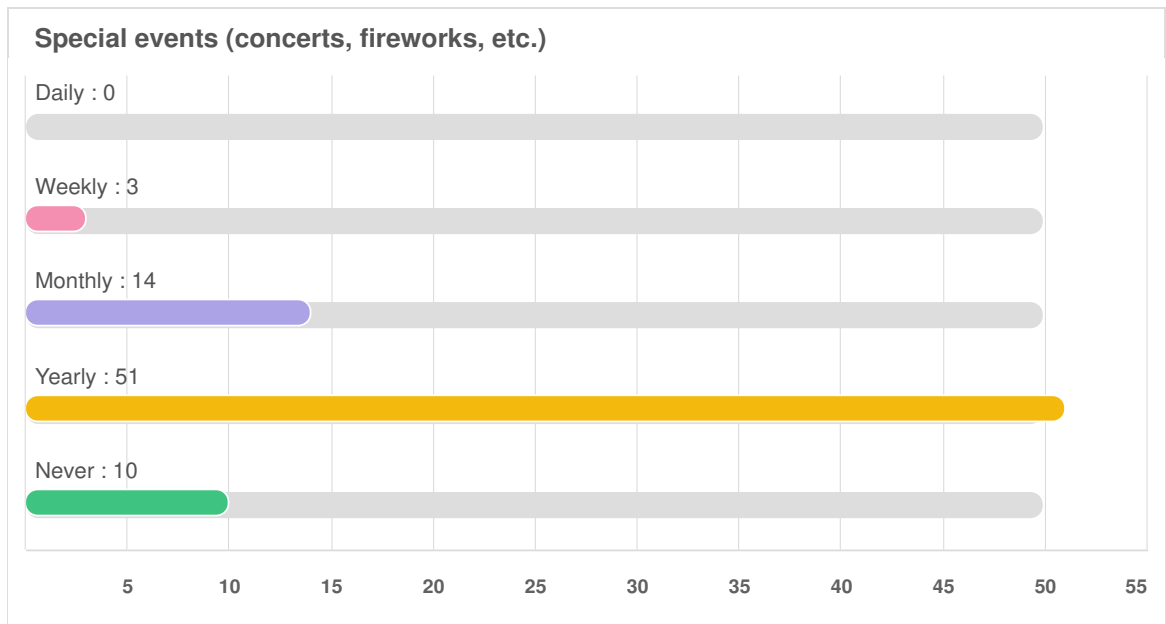
Optional question (78 response(s), 0 skipped)
Question type: Likert Question

Q2 How often do you engage in the following activities while using Kenmore parks?



Optional question (78 response(s), 0 skipped)

Question type: Likert Question

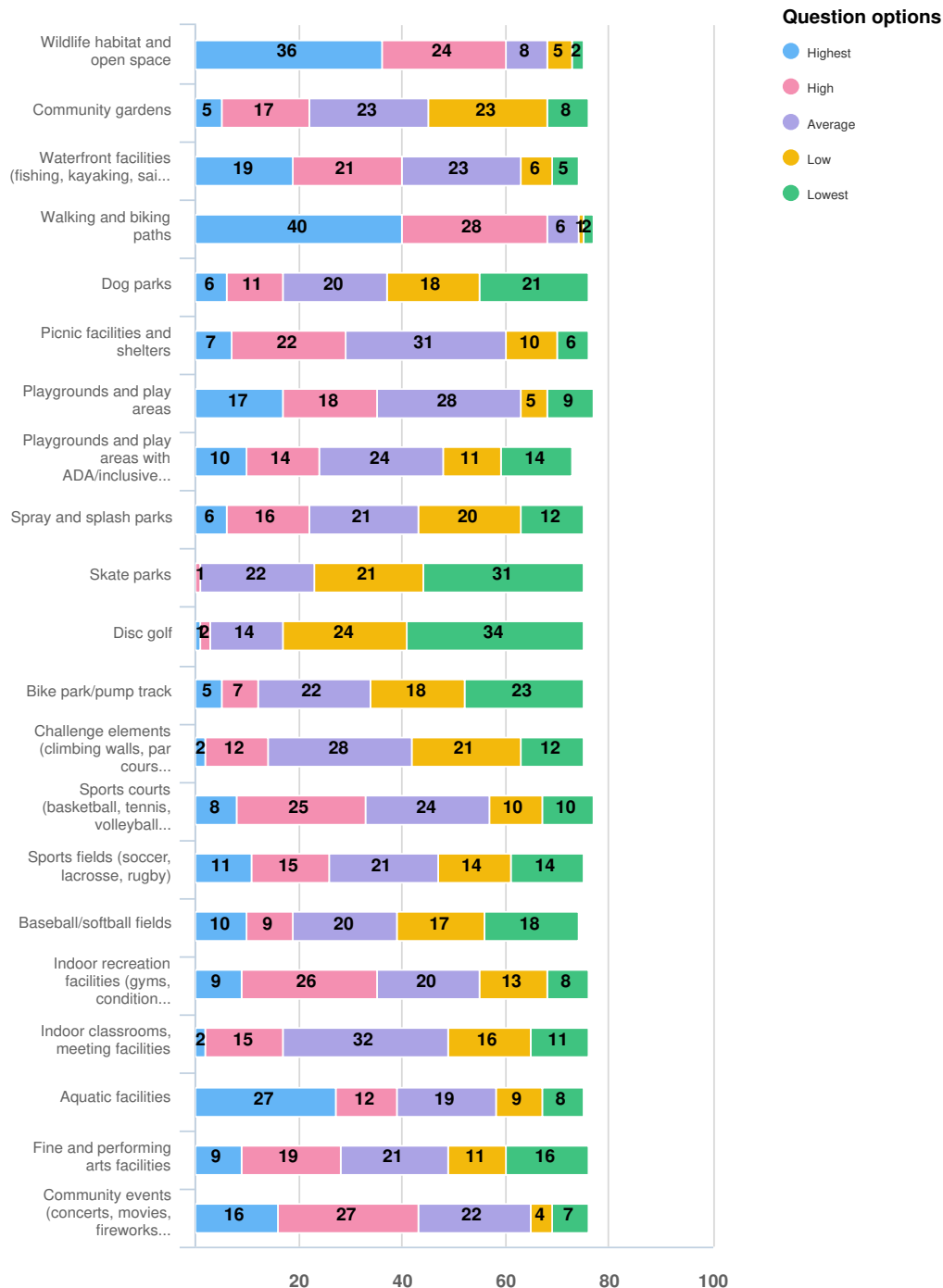


Q4 | What priority would you give to adding the following recreation programs for Kenmore residents (by age group) over the next...



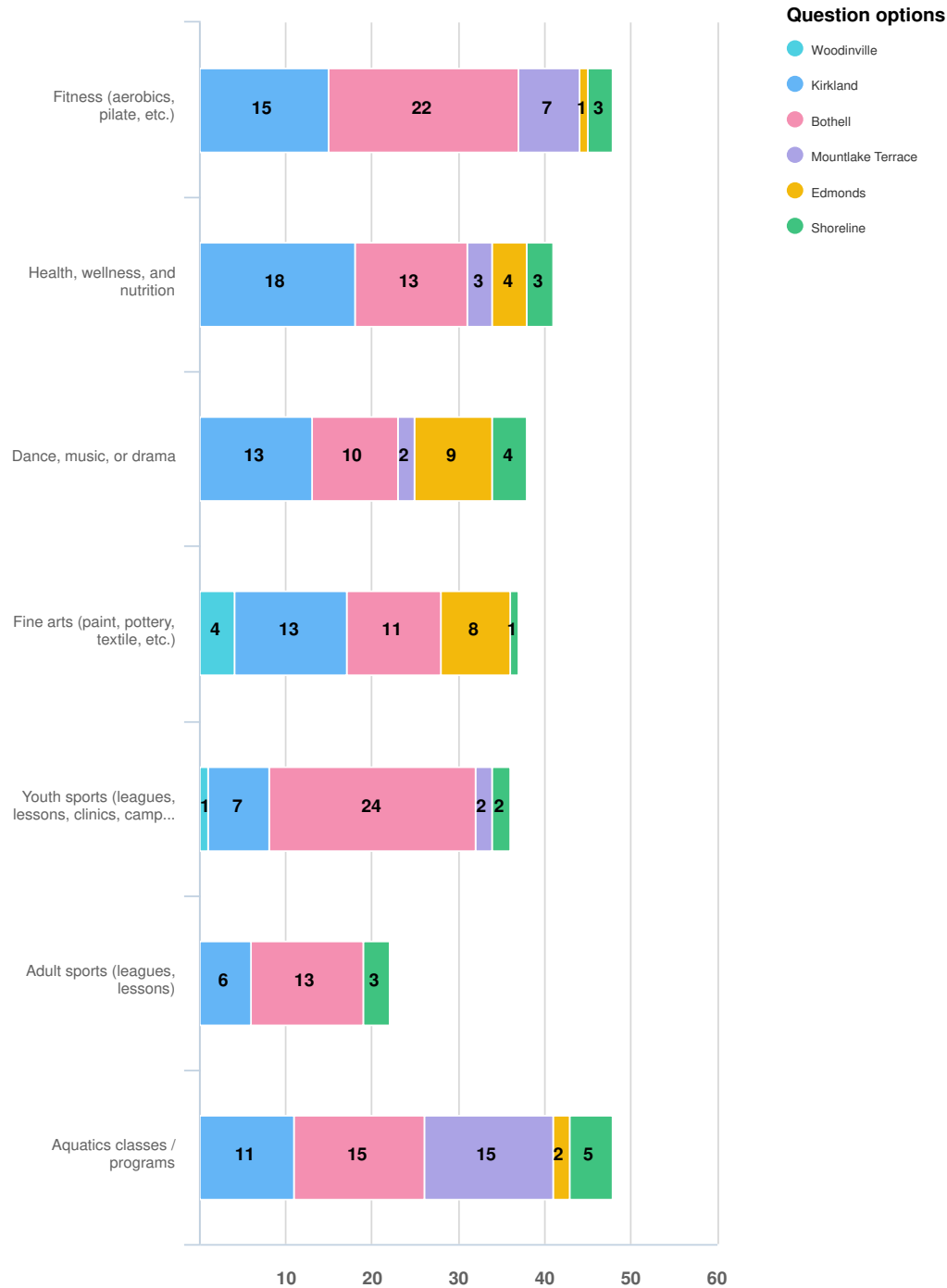
Optional question (73 response(s), 5 skipped)
Question type: Likert Question

Q5 | How important is it to have the following types of facilities available to you and your household in Kenmore?



Optional question (77 response(s), 1 skipped)
Question type: Likert Question

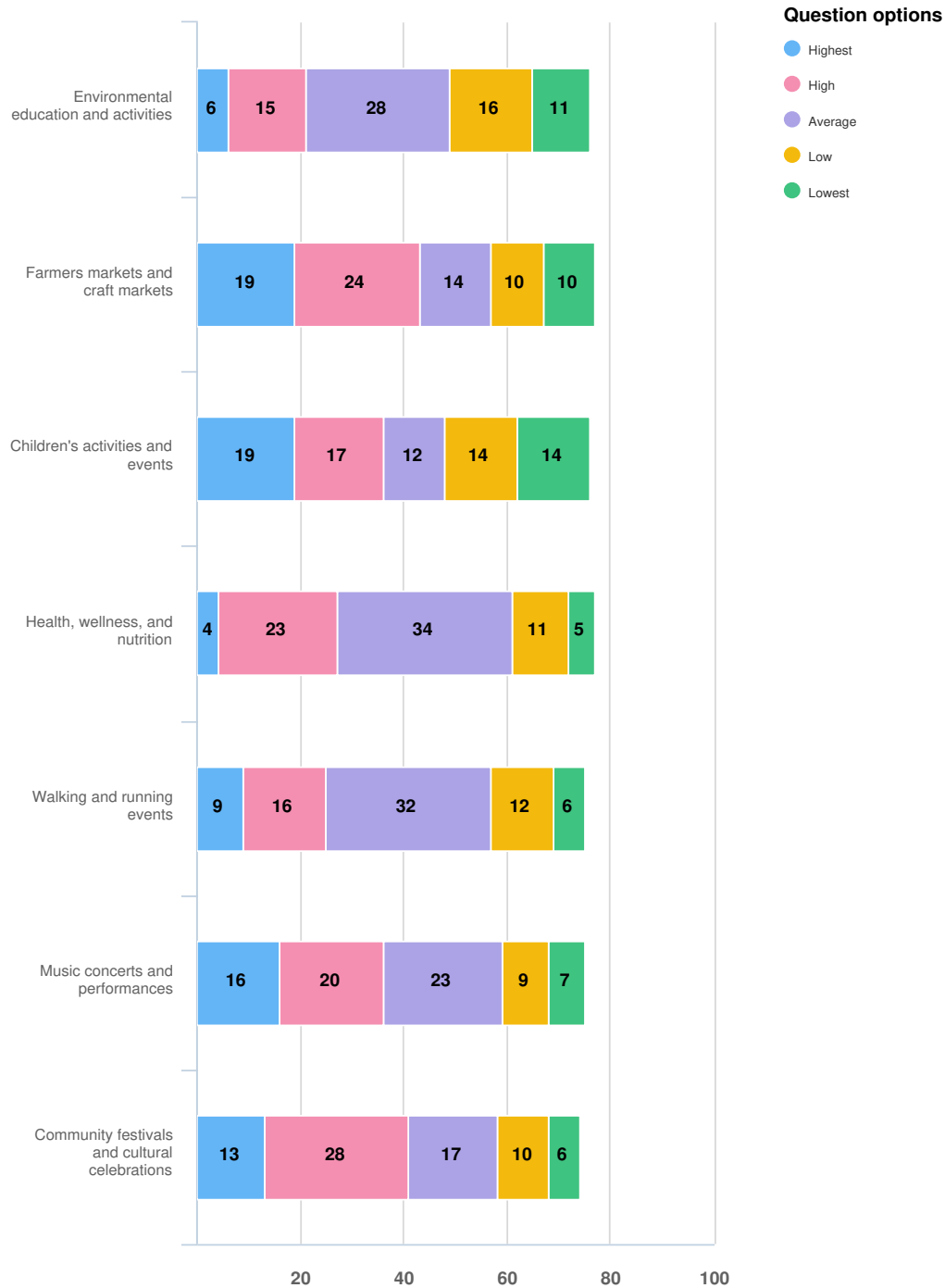
Q6 Which recreation programs do you currently seek out and utilize outside of Kenmore?



Optional question (66 response(s), 12 skipped)

Question type: Likert Question

Q7 To what extent are the following types of events important to you and your household?



Optional question (78 response(s), 0 skipped)

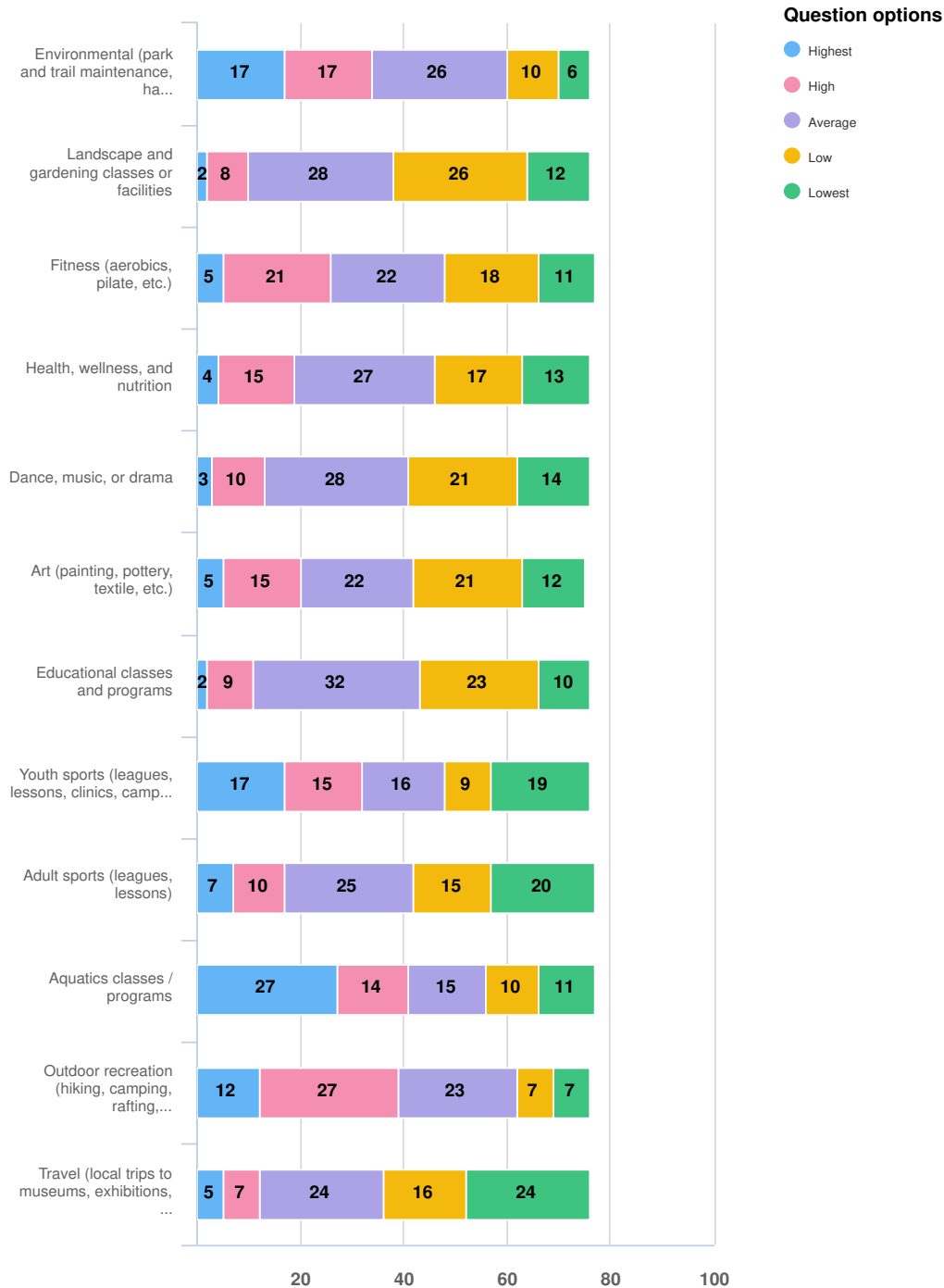
Question type: Likert Question

Q8 | If the City of Kenmore were able to invest more money in parks or recreation, which of the following would you give priorit...



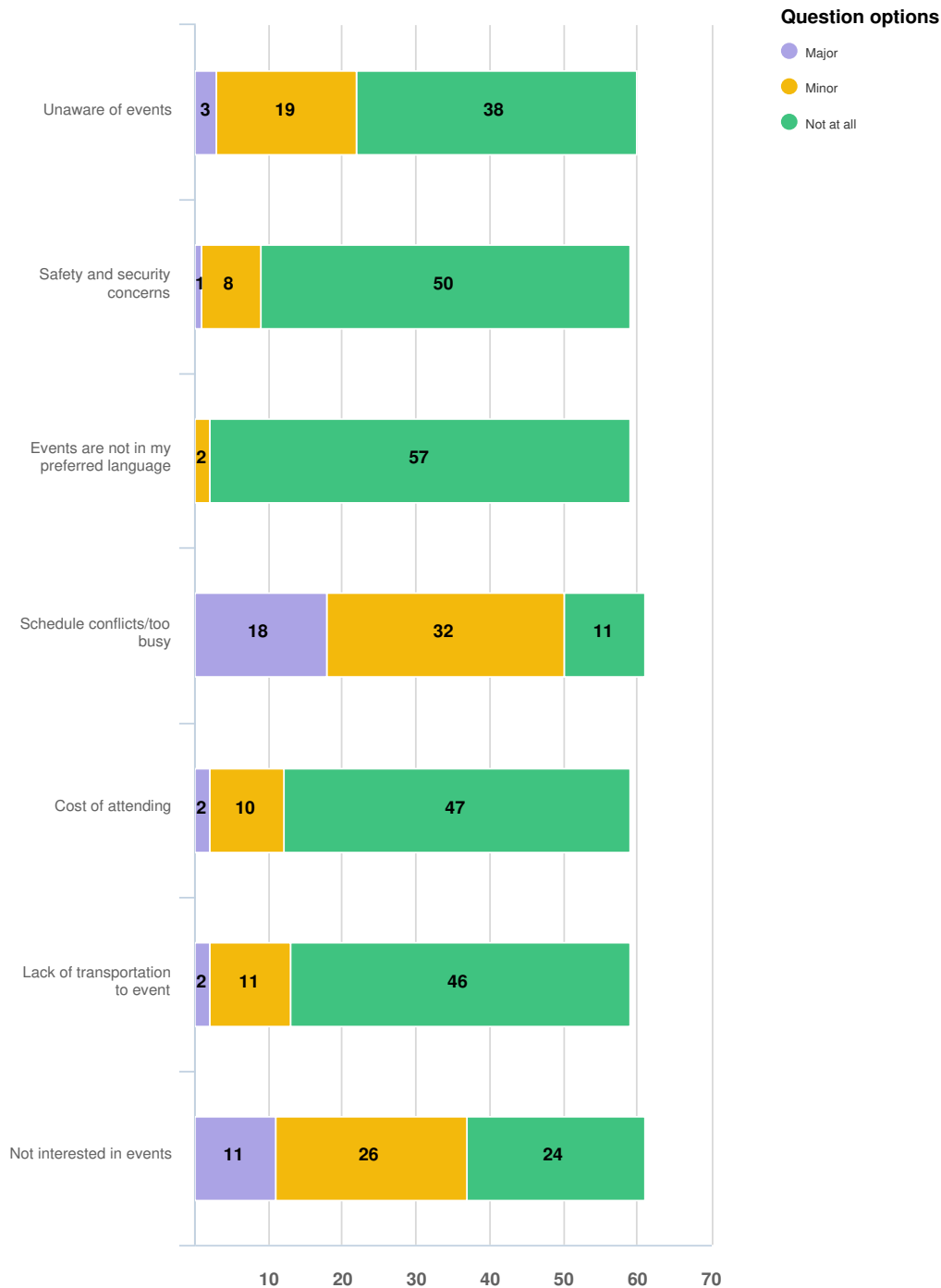
Optional question (78 response(s), 0 skipped)
Question type: Likert Question

Q9 | How important is it that the following recreation programs be available to your household now and over the next 5 years?



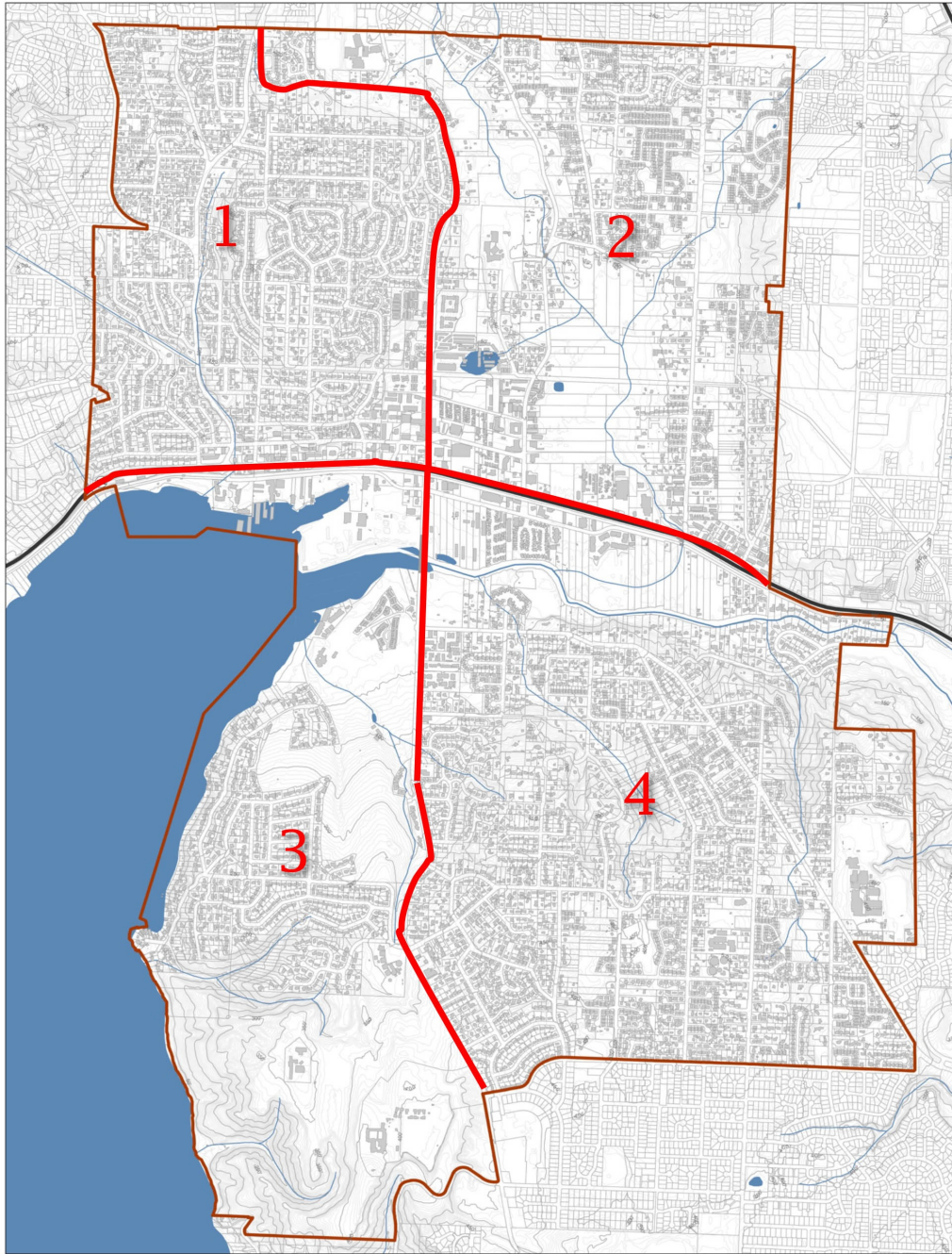
Optional question (78 response(s), 0 skipped)
Question type: Likert Question

Q10 If you have not attended any of the City's special events in Kenmore (concerts, movies, fireworks, etc.), what are the reas...



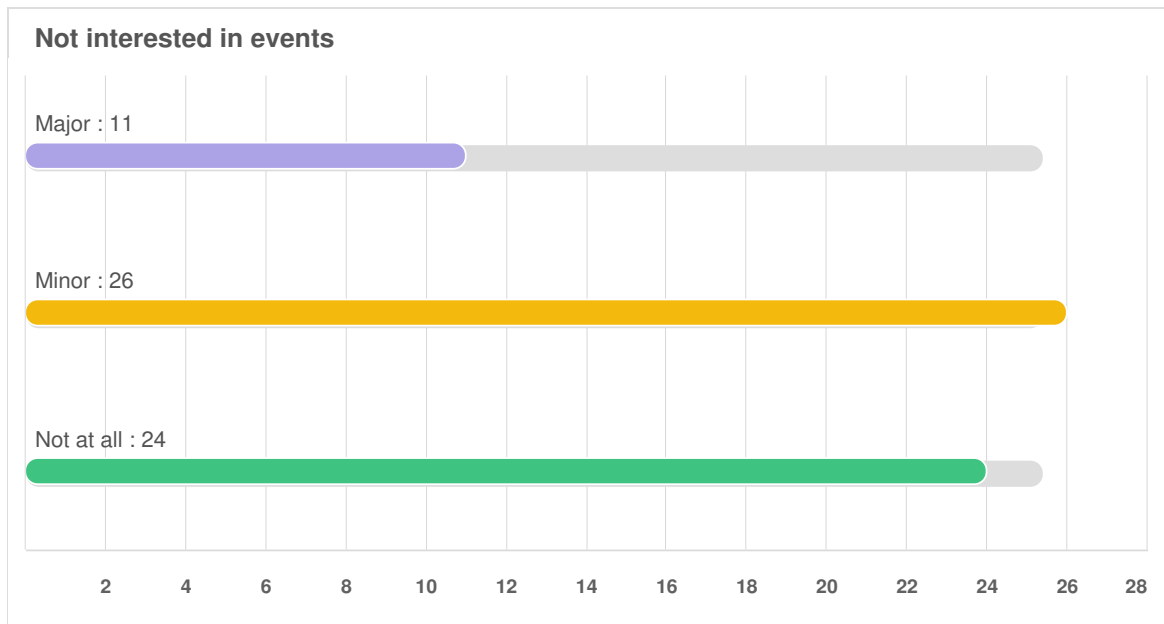
Optional question (62 response(s), 16 skipped)
Question type: Likert Question

Kenmore planning areas

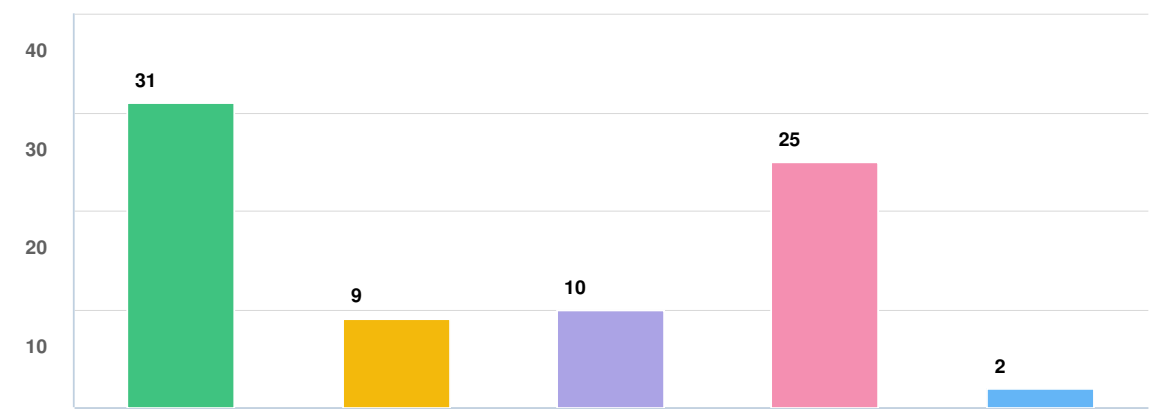


12. Where do you live in Kenmore (see map?)

- ☐ Area 1 ☐ Area 2 ☐ Area 3 ☐ Area 4 ☐ Not city resident



Q11 Where do you live in Kenmore (see map)?

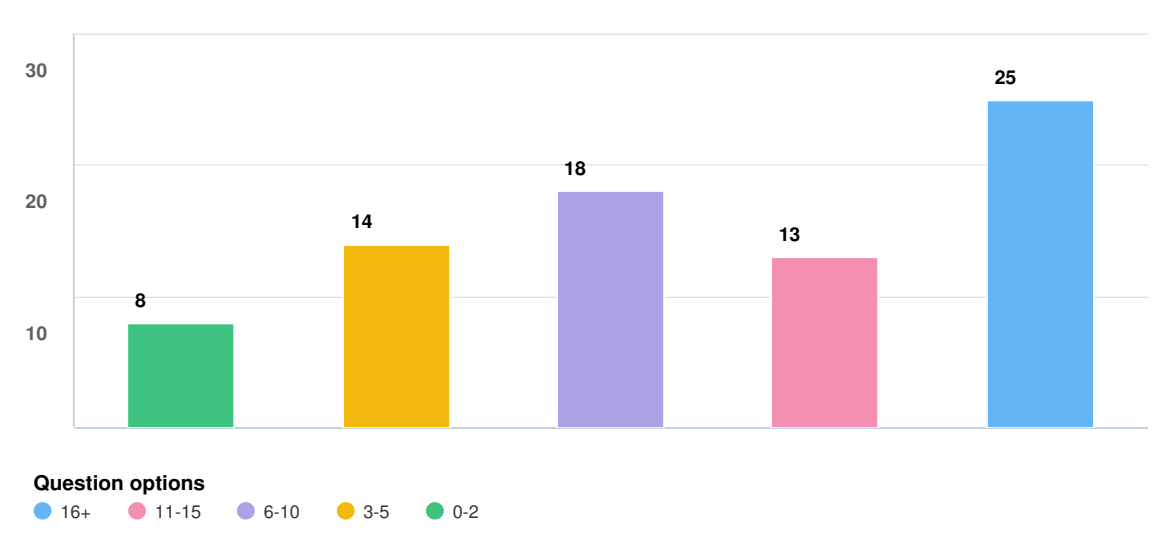


Question options

● Not a city resident ● Area 4 ● Area 3 ● Area 2 ● Area 1

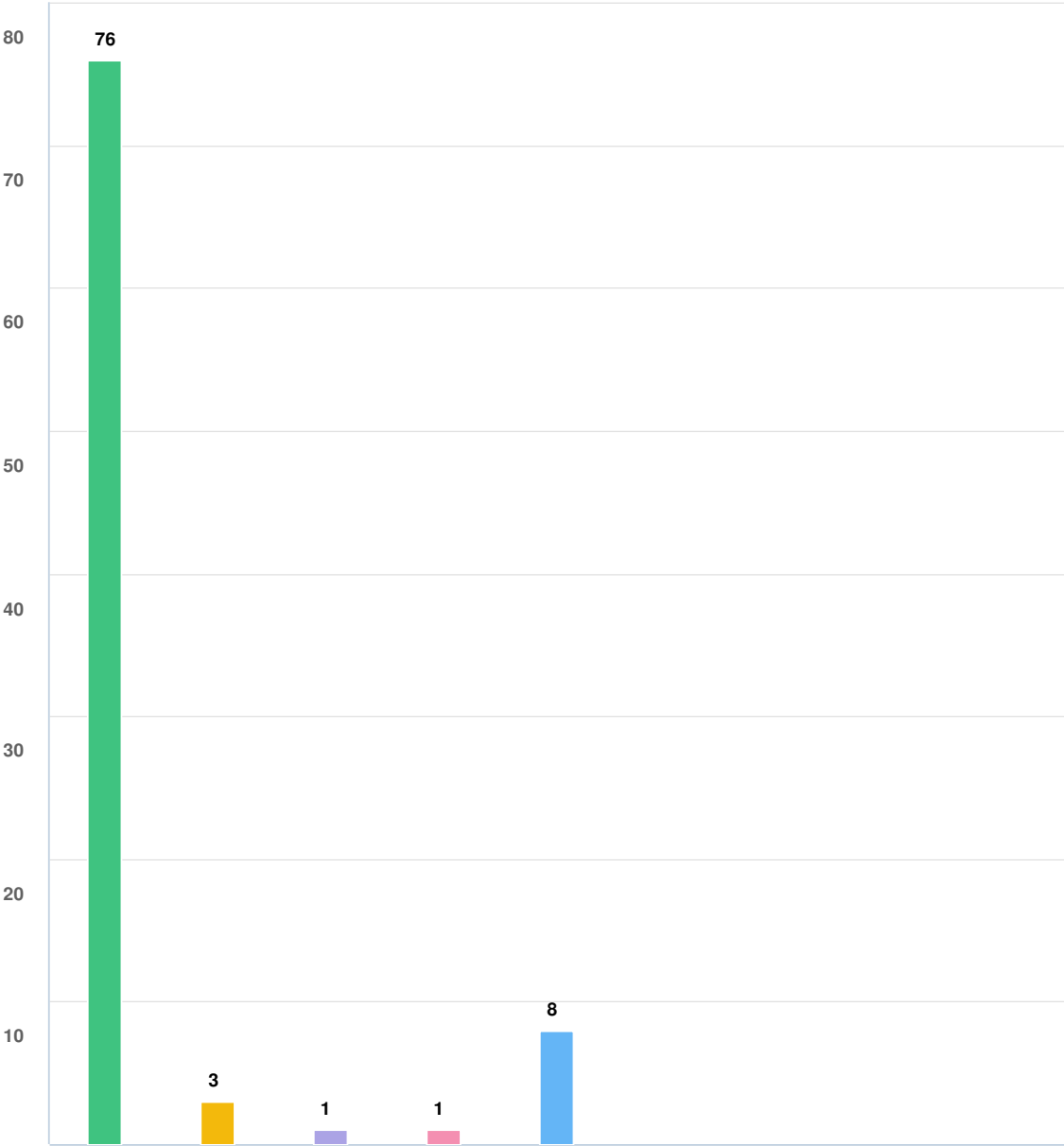
Optional question (77 response(s), 1 skipped)
Question type: Checkbox Question

Q12 How many years have you lived in the Kenmore area?



Optional question (78 response(s), 0 skipped)
Question type: Checkbox Question

Q13 What language do the members of your household speak at home?

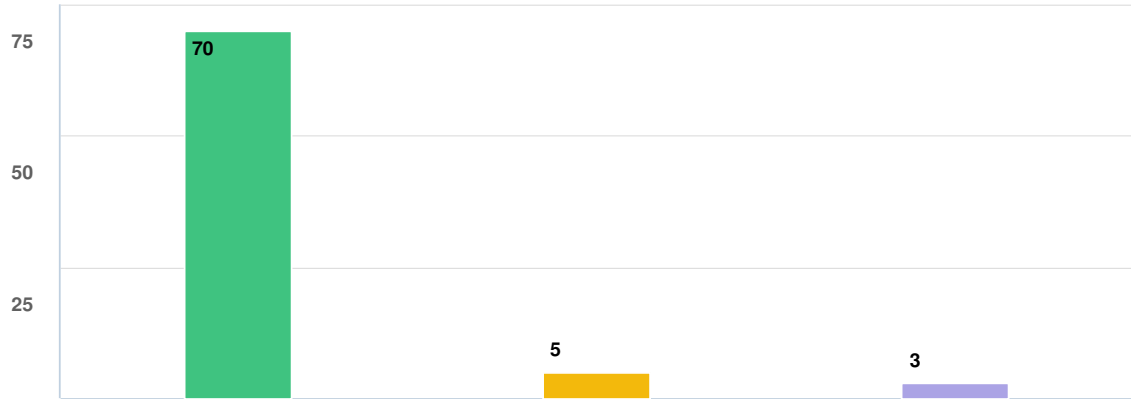


Question options

- English Pacific Islander Japanese Vietnamese Russian Other Korean Chinese Spanish

Optional question (78 response(s), 0 skipped)
Question type: Checkbox Question

Q14 What is your current housing situation?

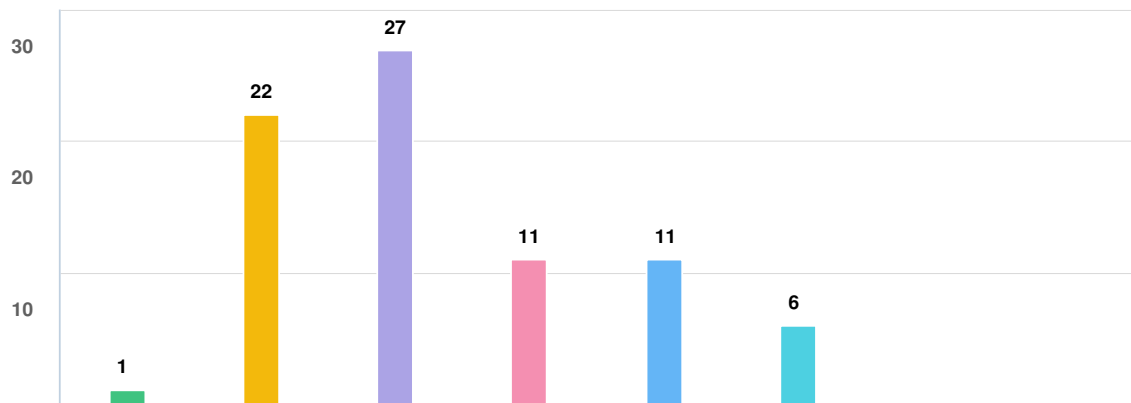


Question options

Other Rent Own

Optional question (78 response(s), 0 skipped)
Question type: Checkbox Question

Q15 What age group are you in?

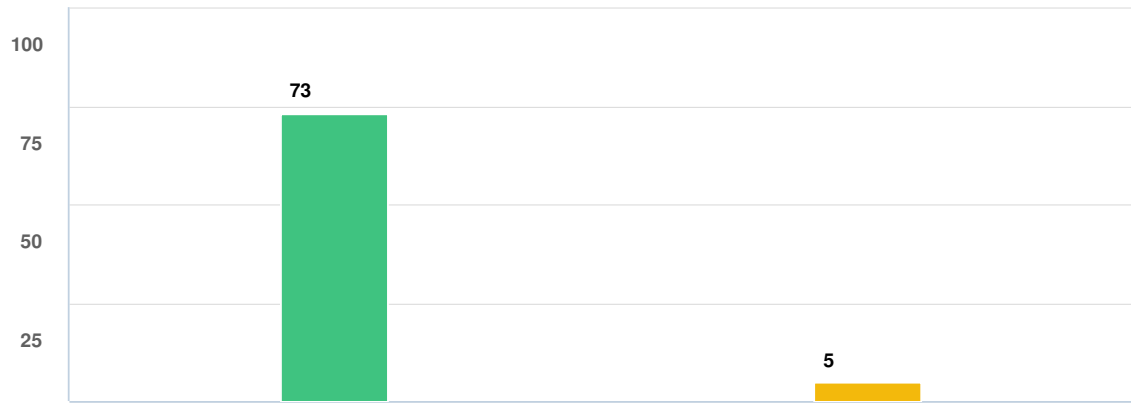


Question options

15-18 10-14 Prefer not to answer 65+ 56-65 41-55 26-40 19-25

Optional question (78 response(s), 0 skipped)
Question type: Checkbox Question

Q16 Do any members of your household have a disability that affects their access to a park or program as defined by the America...

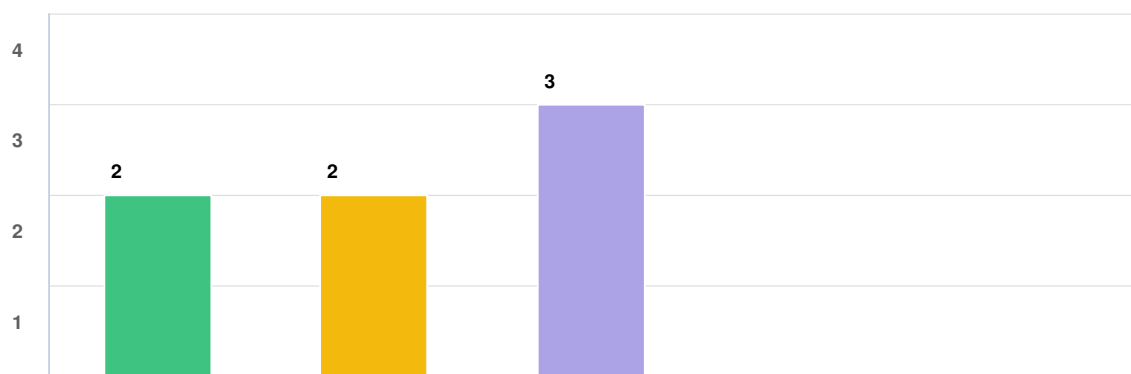


Question options

● Yes ● No

Optional question (78 response(s), 0 skipped)
Question type: Checkbox Question

Q17 If a member of your household has a disability that affects their access to a park or program as defined by the American wi...

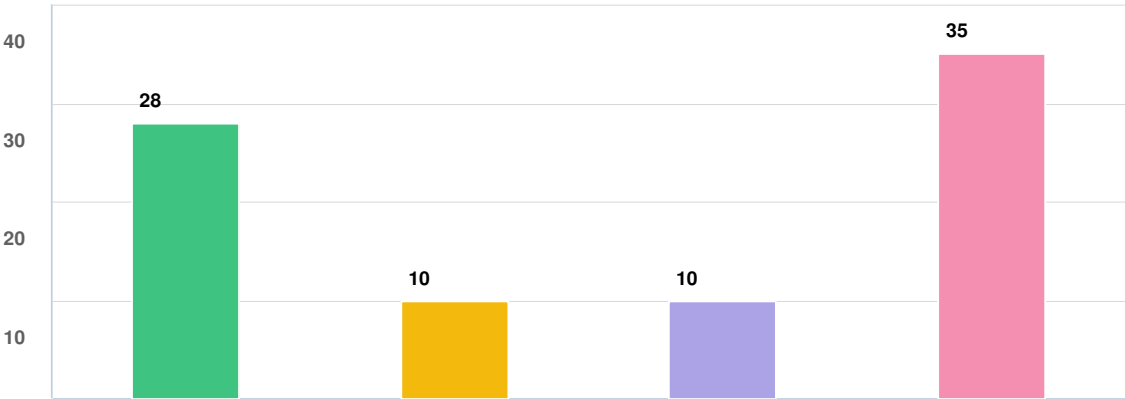


Question options

● Sign language interpretation ● Non-verbal assistance ● Hard surface trails and paths ● ADA/inclusive playgrounds
● Adaptive equipment

Optional question (3 response(s), 75 skipped)
Question type: Checkbox Question

Q18 How did you find out about this survey?

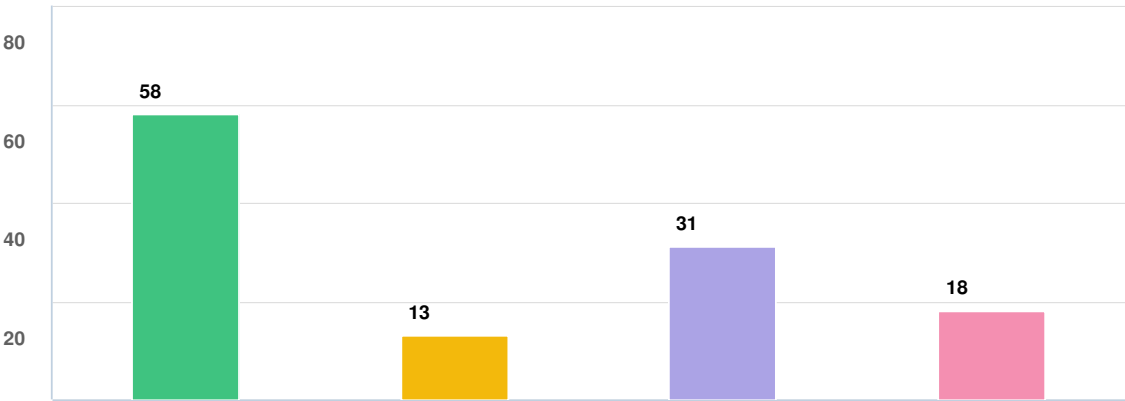


Question options

City Facebook/Instagram City website Word of mouth Email

Optional question (78 response(s), 0 skipped)
Question type: Checkbox Question

Q19 Which of the following methods is the best way to communicate with you?



Question options

Printed mailer or newsletter City Facebook/Instagram City website Email

Optional question (78 response(s), 0 skipped)
Question type: Checkbox Question