City of Kenmore

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, September 3, 2024 - 7:00 PM
In addition, we try to provide access to the meeting virtually:
ZOOM LINK: https://kenmorewa-gov.zoom.us/j/89937612274

Or Telephone: Dial US: +1 253 205 0468
Callers please dial *9 to Raise/Lower Hand
Webinar ID: 899 3761 2274

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. LAND ACKNOWLEDGEMENT

3. FLAG SALUTE

The items for public hearing tonight may require Commission action before the date of the next meeting. The Commission may extend its meeting tonight until such action is taken or schedule a special meeting prior to the next regular meeting to complete the action.

4. PUBLIC HEARING #1

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.

Public Hearing - Natural Environment Element
Staff Memo

Draft Natural Environment Element (clean version)
Draft Natural Environment Element (strike version)

5. PUBLIC HEARING #2

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Public Hearing - Surface Water Element
Draft Surface Water Element (clean version)
Draft Surface Water Element (strike version)

6. PUBLIC HEARING #3

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Public Hearing - Table CF-B Surface Water Facilites Capital Improvement (Capital Facilities Element)
Surface Water Facilities Table

7. PUBLIC HEARING #4

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Public Hearing -Code Amendments
Amendments to Chapter 18.20 KMC - Technical Terms and Land Use Definitions

8. PUBLIC HEARING #5

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Public Hearing -Code Amendments
Amendments to Chapter 18.55 KMC - Critical Areas

9. 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.

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10. CONSENT AGENDA

Approval of Previous Meeting Minutes
08.20 Planning Commission Meeting Minutes

Planning Commissioner Excusals

11. AGENDA ITEMS

Housing Element
Draft Housing Element
Housing Element Planning Commission Comments

Land Element
Draft Land Use Element

12. ADJOURNMENT

UPCOMING MEETINGS:

September 17, 2024, 7:00 p.m.

City Of Kenmore, Washington

Memorandum

Date: September 3, 2024

To: Planning Commission

From: Todd Hall, Principal Planner
Debbie Bent, Community Development Director

Regarding: Comprehensive Plan Update: Public Hearing, Draft Surface Water Element & Draft Natural Environment Element; Continued review of Housing Element and Land Use Element

A Public Hearing is scheduled for September 3, 2024, to receive public input on the draft Surface Water Element and draft Natural Environment Element, as well as two chapters of the Kenmore Municipal Code. The Commission's recommendations to City Council for each of the elements will also be requested at the September 3 meeting. The Commission will present their recommendations at the September 9 City Council meeting.

The Commission passed a motion at the July 30, 2024, meeting to move forward with a Public Hearing based on the revised drafts.

Also at the meeting, review of the Housing Element and Land Use Element will continue. Updates to these elements are necessary to comply with requirements from King County Affordable Housing Committee (AHC). The AHC reviews draft comprehensive plans to ensure consistency with countywide policy goals in the Countywide Planning Policies (CPPs) Housing Chapter.

Attachments

1. Draft Surface Water Element(clean and strike versions) & Table CF-B Surface Water Facilities Capital Improvements
2. Draft Natural Resources Element (clean and strike versions)
3. Draft amendments to Chapter 18.20 KMC Technical Terms and Land Use Definitions
4. Draft amendments to Chapter 18.55 KMC Critical Areas
5. Draft Housing Element
6. Draft Land Use Element
7. Responses to PC comments from August 20 meeting.

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NATURAL ENVIRONMENT ELEMENT

INTRODUCTION

Purpose

The purpose of the Natural Environment Element is to clarify the relationship between Kenmore's natural and built environments, to include policies that support the City's commitment to preserving and enhancing the natural environment, and to encourage a balanced approach to support Kenmore's vision of an equitable, inclusive, sustainable, and resilient environment. Natural environment systems include Lake Washington, Sammamish River, Swamp Creek, plus smaller rivers/creeks and their associated wetlands which all provide open space and important fish and wildlife habitat. Other natural areas, such as land prone to flooding and geologically hazardous areas (e.g. steep slopes and landslide hazards) are important because of the risk to lives and property posed by developing them. Citywide tree canopy, native vegetation within natural areas, and water quality treatment are all important to support fish and wildlife habitat, and to mitigate the effects of climate change.

Federal and State Requirements

While the Natural Environment Element is not a requirement under the Growth Management Act (GMA), all jurisdictions are required to protect and conserve the natural ecosystems through comprehensive plans and policies, and to develop regulations that reflect natural constraints and protect critical environments. Land use and development is regulated through a variety of management recommendations as established by state and federal agencies in a manner that respects fish and wildlife habitat in conjunction with natural features and functions, including air and water quality. Natural resources and the built environment are managed to protect, improve, and sustain environmental quality.

Additionally, under the federal Clean Water Act, administered by the Washington Department of Ecology, local jurisdictional waterways are managed to prevent and reduce water pollution, clean up polluted waters, and protect and restore water quality to support recreation, business activities, supply drinking water, and protect fish and other aquatic wildlife. Use of water resources for one purpose should, to the fullest extent possible, preserve and promote opportunities for other uses.

Environmentally Critical Areas and Shoreline Master Program

The Critical Areas chapter of the Kenmore Municipal Code designates and classifies environmentally critical, geologic, and flood hazard areas in order to protect these areas to protect life and property from hazards, while also allowing for reasonable use of public and private property. The Critical Areas chapter also includes regulations on fish and wildlife habitats of importance.

The City's Shoreline Master Program applies to "shorelines of the State." In Kenmore, these include Lake Washington, the Sammamish River, and the main stem of Swamp Creek. In addition, wetlands considered "associated" with State Shorelines, such as Swamp Creek No. 3, are also regulated by the Shoreline Master Program. The Shoreline Master Program regulations include

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Environment designations of Downtown Waterfront, Shoreline Residential, Urban Conservancy, Natural, and Aquatic. The Downtown Waterfront environment is more permissive in terms of uses and development standards than the other designations. The most restrictive environment designation is the Natural environment. The Shoreline Sub-Element of the Land Use Element addresses shoreline goals, objectives, and policies. The shoreline management chapter of the Kenmore Municipal Code includes regulations implementing the Shoreline Master Program and goals and policies of the Shoreline Sub-Element of the Comprehensive Plan.

Science supported by the State of Washington and partnering agencies play a large role in defining critical areas, identifying functions and values, and identifying protection strategies. The State's Best Available Science (BAS)[1] rule requires integration of science into the establishment and update of the critical area and shoreline regulations.

Countywide Planning Policies

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

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

Environmental Stewardship and Sustainability

Many in the Kenmore community have a high awareness of and greatly value environmental protection. There are many City-sponsored events and nonprofit groups that encourage community involvement and volunteering in stewardship activities that increases community understanding and awareness of the natural environment, promoting sustainable land use activities and low-impact development practices, and how to avoid adverse environmental impacts. The City of Kenmore and its environmental stewards' strive to lead by example in the conservation of natural resources, sustainability, and environmental equity.

This element, as well as the Climate Action Element, provide a variety of policies that support environmental stewardship and sustainability.

[1] Best Available Science (BAS) means means current scientific information derived from a valid scientific process, including that used in the process to designate, protect, or restore *critical areas* as defined by WAC 365-195-900 through 365-195-925.See. KMC 18.20.272.

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EXISTING CONDITIONS

Geology

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

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

The Vashon and older deposits in the Kenmore area consist of sand and gravel layers interspersed with finer-grained clay and silt layers. These deposits form aquifers and aquitards within the subsurface, controlling water movement from upland to lowland areas and influencing the locations of streams and creeks. Additionally, lodgment till from the Vashon glaciation covers much of the upland but is absent from steeper slopes. Lodgment till, a mixture of sand, gravel, silt, and clay, has low permeability and acts as an aquitard, limiting groundwater flow and recharge of deeper aquifers. It occurs near the ground surface in higher elevations where glacial ridges and swales intersect.

The ground surface in upland margins and former large outwash channels is covered by a veneer of recessional outwash and ice contact deposits. These deposits form during the stagnation and melting of ice sheets. They primarily consist of sand and gravel, similar to recessional outwash, but with added variability. Ice contact deposits often contain lenses of very silty material, till, and lacustrine silt and clay, which can hinder infiltration and groundwater flow.

Over the Vashon glacial soils, we find recent, unconsolidated deposits. These include alluvium, organic-rich materials, and fill. The recent alluvium consists of sand and gravel, with interbeds of organic silt, peat, and silty clay. These deposits are poorly drained and associated with hydric soil conditions, particularly within the floodplains of the Sammamish River and Swamp Creek.

Geologically Hazardous Areas

Geologically hazardous areas in Kenmore include lands with erosion, landslide, and seismic hazards.

The identification of areas susceptible to landslides is necessary in the assessment of grading, building, foundation design, housing density, and other land development regulations. Steeply sloping unconsolidated glacial deposits are highly susceptible to landslides. Landslide hazard areas are found along 61st and 68th Avenues NE, areas south of NE 170th Street, north of Simonds Road, and the Inglewood/St. Edward State Park area along Lake Washington.

Seismic hazard areas are those areas subject to severe risk of earthquake damage as a result of seismically induced settlement or soil liquefaction. The City's Geologic Hazard Areas map identifies the region of Swamp Creek, the Sammamish River basin and the northern end of Lake

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Washington north of NE 166th Place as a seismic hazard area primarily due to the potential of soil liquefaction during times of seismic activity. Refer to **Figure NE-1** for the map indicating geologic hazard areas in Kenmore. Also refer to the Washington State Department of Natural Resources (DNR) Washington Geologic Survey (WGS) Geologic Information Portal.

Erosion hazard areas are those areas identified by a special study as having "moderate to severe," "severe," or "very severe" erosion potential and include areas likely to become unstable, such as bluffs, steep slopes, and areas of unconsolidated soils. Erosion hazard areas should be protected by limiting areas allowed to be disturbed, limiting work during the wet season, increasing erosion and sediment controls during construction, minimizing to the greatest extent possible the removal of any vegetation, requiring post-construction revegetation, and creating penalties for lack of sediment/erosion containment during construction.

Air Quality

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

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

Overall air quality in Kenmore is predicted to remain much as it is today. There are several industries located along Kenmore's industrial waterfront that contribute to–particulate matter. Wood burning as a primary heating source also contributes to air quality. Additionally, in recent years, Kenmore has experienced air quality degradation due to seasonal wildfire smoke, particularly during the summer months. Kenmore's Climate Action Element has policies that seek to mitigate negative impacts from all of these sources of air pollution.

Implementation of zoning responsive to air quality concerns can result in air pollution benefits countywide and regionally. Decreased air pollution can be expected from zoning and development patterns that result in a reduction in vehicle miles traveled. Concentrated development and higher density development allows transit to serve people more efficiently and generally reduces the number of cars on the road. Although regional or countywide emissions can be reduced with efficient land use patterns, air pollutant emissions would still occur in more populated areas and may affect more people. Policies in the Climate Action, Land Use and Transportation elements support compact and transit-oriented development that help reduce vehicular trips and lower emissions.

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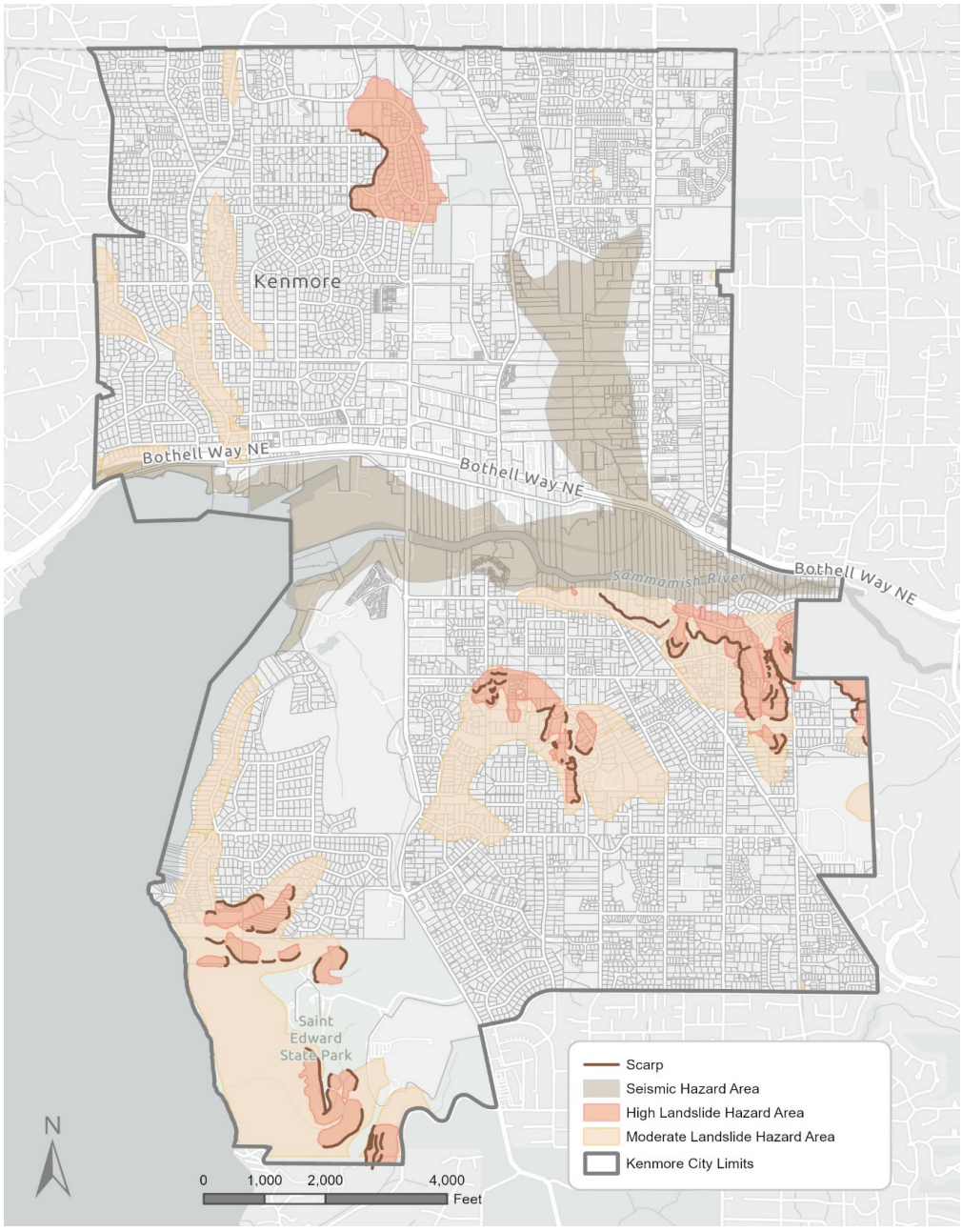
Figure NE-1. Geologically Hazardous Areas[2]



Source: City of Kenmore GIS

[2] The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This map is not intended as a survey product. For accurate boundaries, a professional specializing in geotechnical surveys must be consulted.

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Water and Wetlands

Wetlands provide habitat for a variety of aquatic and terrestrial plant and animal species. The extent to which a wetland will provide wildlife habitat will depend upon several features including the condition of the site, its size, presence of habitat features (e.g. open water, snags, islands or perches), the variety and complexity of the different habitat types within the wetland, and the surrounding habitat in the immediate vicinity. Predominant water features in the City include Swamp Creek as well as its tributaries and associated wetlands, the Sammamish River, and Lake Washington. In addition to these major water bodies, numerous small unnamed streams drain into these features. Kenmore is located in the Water Resources Inventory Area (WRIA) 8, which represents the salmon recovery planning area of the Lake Washington/Cedar/Sammamish watershed. With the joint cooperation of residents, businesses, scientists, environmentalists, and governments, the protection and restoration of salmon water bodies in WRIA 8 is achieved through science-based conservation planning. Funding for salmon conservation is provided by 29 local governments, including Kenmore, in the WRIA 8 watershed.

There are numerous wetlands located throughout the City—many within public open spaces such as Wallace Swamp Creek Park, ƛ̓ax̌ʷadis (Tl' awh-ah-dees) Park, and Inglewood Wetlands. Wetlands are transitional areas between aquatic and upland habitats and are identified based upon three parameters: hydrology, soils and vegetation. Through a no net loss policy, wetlands are either preserved or replaced. Mitigation sequencing, or avoidance, is used to the best extent possible to ensure impact to wetlands are avoided. Wetlands are formally identified and delineated in accordance with the approved federal wetland delineation manual and applicable regional supplements. Under normal circumstances, wetlands include the following three components:

Presence of water (hydrology) or an indication of at least the seasonal presence of water on the surface or in the soils;

Unique soils (hydric soils) that differ from upland soils due to anaerobic conditions resulting from prolonged or frequent saturation or flooding; and

A dominance of plants adapted to growing in wet conditions (hydrophytic vegetation).

See **Figure NE-2** for a map of streams and wetlands in Kenmore and Figure NE-3 for natural drainage basins

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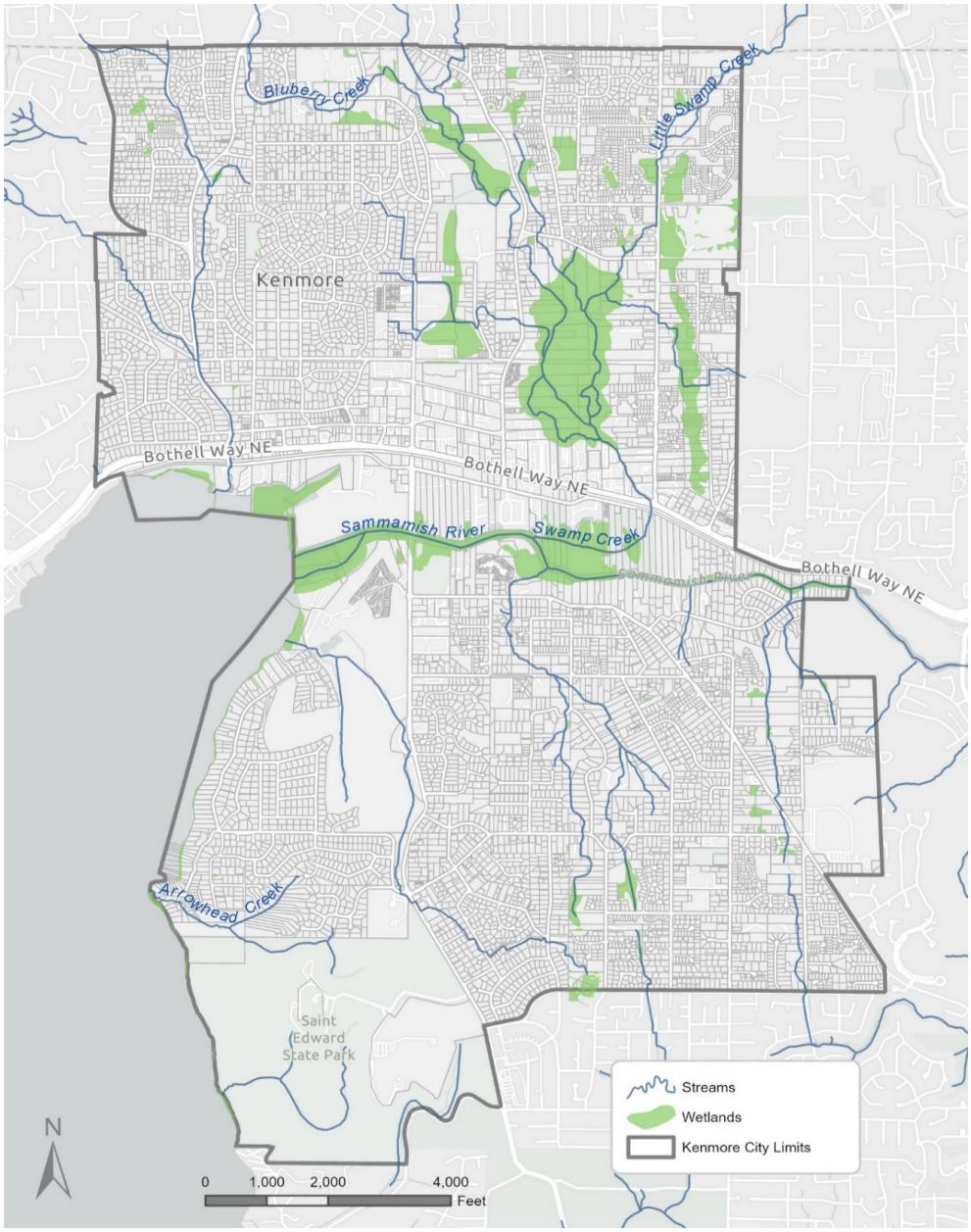
Figure NE-2. Streams and Wetlands[3]



Source: City of Kenmore GIS

[3] The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This map is not intended as a survey product. For accurate boundaries, a professional specializing in wetland and stream surveys must be consulted.

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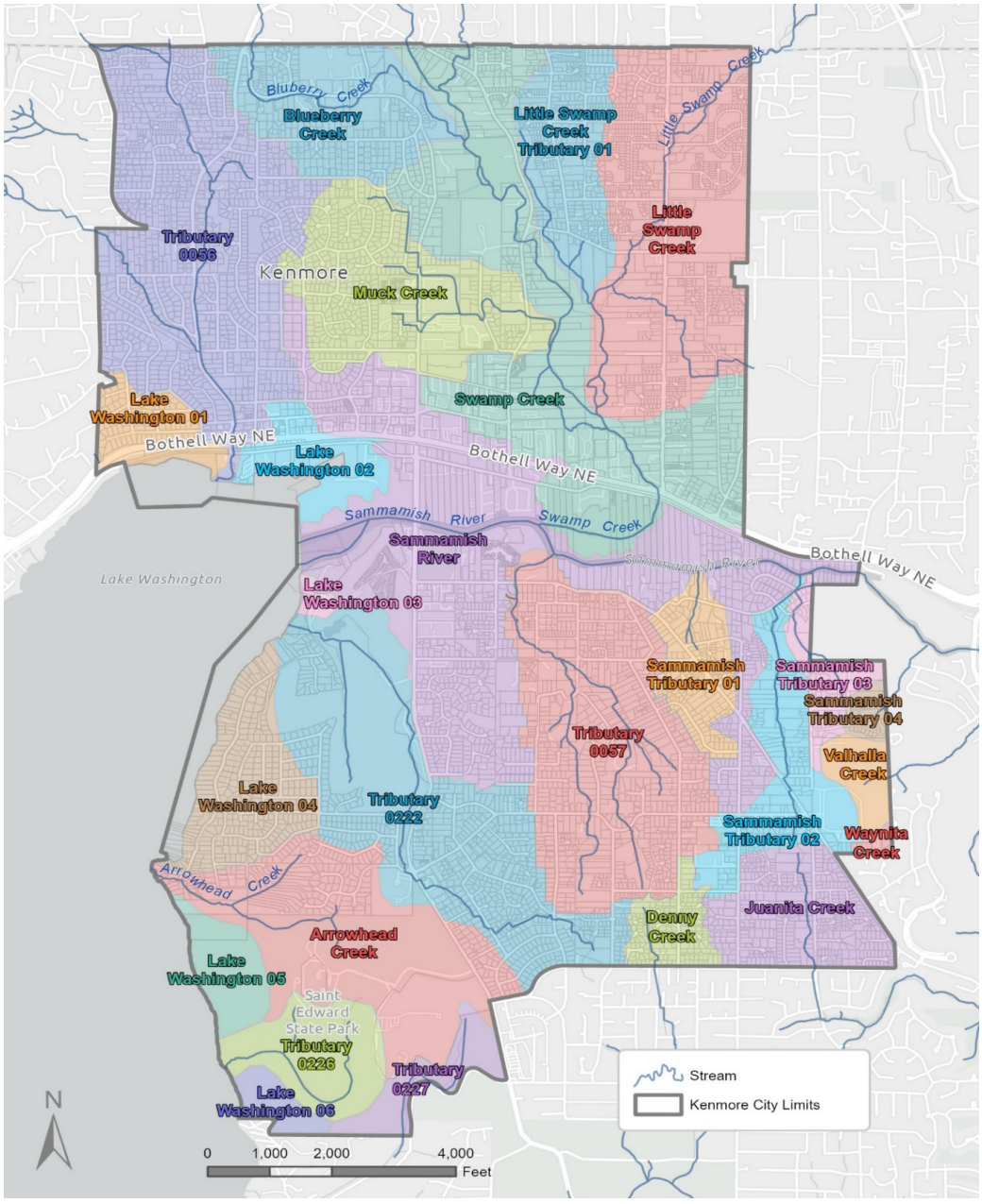
Figure NE-3. Natural Drainage Basins.[4]



Source: City of Kenmore GIS

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Swamp Creek

The main stem of Swamp Creek is approximately 14.6 miles long, extending from headwaters wetlands in south Everett, through portions of Everett, Lynnwood, Brier, Mountlake Terrace, Bothell, unincorporated Snohomish County, and Kenmore to the Sammamish River. Within the city of Kenmore, there are 2.5 miles of shoreline along the stream.–Swamp Creek is typical of Puget Sound lowland streams. It originates in upland areas with gently sloping hillsides and eventually flows through a broad valley to the mouth.

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

Water Quality

Site and vegetation clearing and grading, increased impervious surfaces, inadequate storm detention and other factors, particularly with development in the watershed upstream from Kenmore, have increased flood frequencies and severity. Despite these changes, the Swamp Creek floodplain contains some of the largest and highest quality wetlands and wildlife habitat in the City.

The increase in development in Kenmore's watersheds must be managed to maintain water quality and reduce sedimentation and pollution associated with stormwater runoff. Temperature and dissolved oxygen exceed the water quality standards for most of the summer and early fall. There also are frequent exceedances of state bacteria standard. Swamp Creek has been rated over time as either "moderate concern" or "high concern" since King County began monitoring water quality parameters in 2000.

To capture gravel and sediments, an in-stream sediment pond was created and is maintained in Wallace Swamp Creek Park. The City also acquired several parcels in the Swamp Creek watershed that are susceptible to flooding. These parcels have been added to the City's open space preserve.

While sedimentation ponds are currently being used in the Swamp Creek watershed, they have their limitations, such as sediment accumulation, nutrient buildup which create algae blooms, and nuisance and invasive vegetation. All of which decrease the effectiveness in managing stormwater. Proper mechanical and biological treatments are necessary to reduce impacts.

The City's Surface Water Element's goals and policies, the Surface Water Management Plan, the National Pollution Discharge Elimination Systems (NPDES) permit program and regulations in the Kenmore Municipal Code all serve to develop, maintain, manage, and improve a surface water system that serves the community, enhances quality of life, and protects the environment.

Fish Habitat

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

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Wildlife Habitat

Wildlife species are concentrated in small forested and wetland areas of the Swamp Creek watershed. The Swamp Creek wetland complex provides excellent forage and nesting habitat for birds and good forage and shelter habitat for amphibians, reptiles and small mammals. Ponded areas in the wetland provide resting sites for waterfowl. Of particular interest is the great blue heron rookery, described further below. To improve habitat areas, invasives species removal and restoration of native habitats have been accomplished and ongoing at Wallace Swamp Creek Park and in other targeted areas in the watershed.

Sammamish River

The Sammamish River begins at the outlet of Lake Sammamish and ends at its confluence with Lake Washington. The total length of the river mainstem is approximately 14 miles. Within the City limits, the shoreline extends approximately 1.8 miles.

The river has been altered over time to control flooding. The natural Sammamish River floodplain historically covered a very large area as the river meandered extensively across the valley floor. To reduce damage and to help regulate the level of Lake Sammamish, in the 1960s the U.S. Army Corps of Engineers dredged a deeper and straighter channel and constructed levees along the riverbanks In the 1980s and 1990s, dredging at the mouth of the river was undertaken for navigational purposes.

Consequences of the flood control projects include reduced frequency of overbank flooding, reduced riparian habitat, and elimination of extensive wetland areas. In Kenmore, approximately 35.3 acres of wetlands are mapped on the Sammamish River shoreline. The City has undertaken restoration efforts to control invasive plants and replant native species in portions of the Rhododendron Park wetlands, portions of ƛ̓aχʷadis (Tl' awh-ah-dees) Park wetlands, Log Boom Park Wetlands, and in wetlands near the Wildcliffe Shores community.

Water Quality

The water quality of the Sammamish River is largely influenced by the slow-moving nature of this lowland system and by the backwater effect from Lake Washington. Slow movement, while enhancing sediment deposition, also allows for development of dense stands of aquatic plants, higher algal productivity, and warmer lake water with lower dissolved oxygen concentrations which is significantly influencing the conditions in the lower reach of the river, especially during summer months. Swamp Creek's cooler temperatures create an important thermal refuge for fish where the creek joins the river. Fecal coliform bacteria and various pollutants are additional water quality issues.

Fish Habitat

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

Wildlife Habitat

Historically, the Sammamish River with its broad, shallow channels and numerous backwater sloughs and meanders provided prime habitat for a wide variety of animal species. This diversity

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of wildlife has been reduced and birds are the most visible form of wildlife along the river. Bald eagles, other raptors and cormorants have been observed, as well as great blue herons feeding along the river .

Lake Washington

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

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

Water Quality

Water quality in Lake Washington has improved tremendously in the last 50 years. However, there is a continued community concern regarding Kenmore's shoreline area, most notably localized areas of eutrophication, wherein nutrients (particularly phosphorus) and bacteria from the watershed are transported to the lake, resulting in excessive plant growth including floating and attached algae and nuisance plants. Water quality concerns around increased water temperature, fecal coliform bacteria and chemical contaminants also are present.

Fish Habitat

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

Wildlife Habitat

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

Endangered, Threatened, Sensitive and Priority Species

Federally Listed Species

Several federally listed species are known to occur or could potentially occur within the City's shorelines. Federally listed species that have been documented include Chinook salmon, bull trout and steelhead trout.

As defined in the Endangered Species Act, critical habitat is "specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that

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may require special management and protection." NOAA Fisheries has designated Kenmore's Lake Washington shoreline and the lower portion of the Sammamish River as "critical habitat" for Chinook salmon.

The U.S. Fish and Wildlife Service has designated "critical habitat" for the Puget Sound Distinct Population Segment (DPS) of bull trout, including Kenmore's Lake Washington shoreline.

NOAA Fisheries designated "critical habitat" for the Puget Sound DPS steelhead which excludes all waters in the Lake Washington watershed, including in Kenmore.

State Priority Habitat and Species Program

The Washington Department of Fish and Wildlife (WDFW) has a Priority Habitat and Species (PHS) program which includes a catalog of habitats and species considered to be priorities for both conservation and management. Priority habitats are "habitat types or elements with unique or significant value to a diverse assemblage of species." In Kenmore priority habitats include wetlands, biodiversity areas and corridors, freshwater forested/shrub wetlands, freshwater emergent wetlands, and freshwater ponds.

The State lists designate *Endangered*, *Threatened*, *Sensitive,* and *Candidate* species. Priority species include those designations, as well as "animal aggregations (e.g. heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable." Priority species documented in Kenmore include Chinook salmon, bull trout, coho salmon, sockeye salmon, kokanee salmon, steelhead trout, coastal cutthroat trout, pileated woodpecker, purple martin, little brown bat, and great blue heron. Previous information indicates that the purple martin is no longer nesting in Kenmore.

The bald eagle's population status has improved to levels that resulted in the removal of the eagle from both federal and state listing. However, the eagle is still protected by the federal Golden and Bald Eagle Protection Act.

Due to the importance and size of Kenmore's great blue heron colony, the great blue heron is addressed below.

Great Blue Heron

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

A heron rookery has been established near the north end of the Kenmore Park and Ride, within Swamp Creek wetlands. The colony established itself after the Kenmore Park and Ride lot was developed.

The birds are colonial during the breeding season but are noncolonial in the winter when they stay in the immediate area but separate into smaller groups. Colonies usually exist at the same location for many years, and productivity (the number of fledglings/nesting herons) may be positively related to the number of years colonies have been in use. The herons may relocate their colonies in response to increased predation on eggs and young by mammals and birds such as eagles, declines in food availability, or human disturbance (State of Washington Department of Fish and Wildlife 1999).

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Frequently Flooded Areas

Frequently Flooded Areas are defined as open channel and overbank areas that together constitute a floodplain. These floodplains, which are generally flat, low-lying areas adjacent to rivers or streams, are frequently inundated with water and periodically flood during storm events. During such events, large volumes of water and debris flow downstream which may sometime cause land erosion and property damage.

The Federal Emergency Management Agency (FEMA) delineates flood hazards along all major river and stream corridors in the county. Kenmore has two waterways, Sammamish River and Swamp Creek, that are at risk from floodwater. Figure NE-4, Frequently Flooded Areas, shows the areas that are at risk from floodwater.

Frequently flooded areas and critical areas can experience increased flooding due to human activities, such as increased urbanization, drainage systems, channelization, and land use changes. Some examples of these include increased impervious surfaces causing runoff, inadequate drainage structures, watercourse channelization, and alterations of wetlands, forests, and other natural areas. Through state and city regulations, new structures are either significantly minimized or prohibited, unless there is a case for reasonable use[5]

While flood events do cause human- and property-related damage, it's important to note that floodplains provide critical functions for riparian habitat, habitat formation, connectivity to wetlands, store and convey stormwater and floodwater, and recharge groundwater.

More discussion and policy regarding the protection of floodplains and frequently flooded areas may be found in the Land Use and Climate Action elements.

Tree Preservation and Canopy Protection

Tree preservation and canopy protection is one of the ways that helps maintain and improve quality of life. Trees provide a number of benefits, including:

- Oxygen production
- Carbon sequestration
- Soil conservation
- Biodiversity and habitat
- Aesthetic and psychological benefits
- Economic value
- Water quality improvements
- Surface water management
- Cultural significance
- Shade and temperature regulation
- Traffic calming effects
- Air quality
- Recreational opportunities
- Safety

Trees are regulated by Kenmore Municipal Code (KMC) via Tree Management and Protection chapter, commonly referred to as the "tree code." The tree code sets limitations on tree removal and establishes standards for tree protection.

An urban tree canopy (UTC) assessment, funded by King Conservation District, was conducted in 2023 using 2021 data. The results of this assessment showed that out of 3,900 land acres, the city of Kenmore has an UTC of approximately 1,790 acres (46%). Of this area, St. Edward St. Park attributes to an estimated 25% of the city's tree canopy. Urban tree canopy is the percentage of

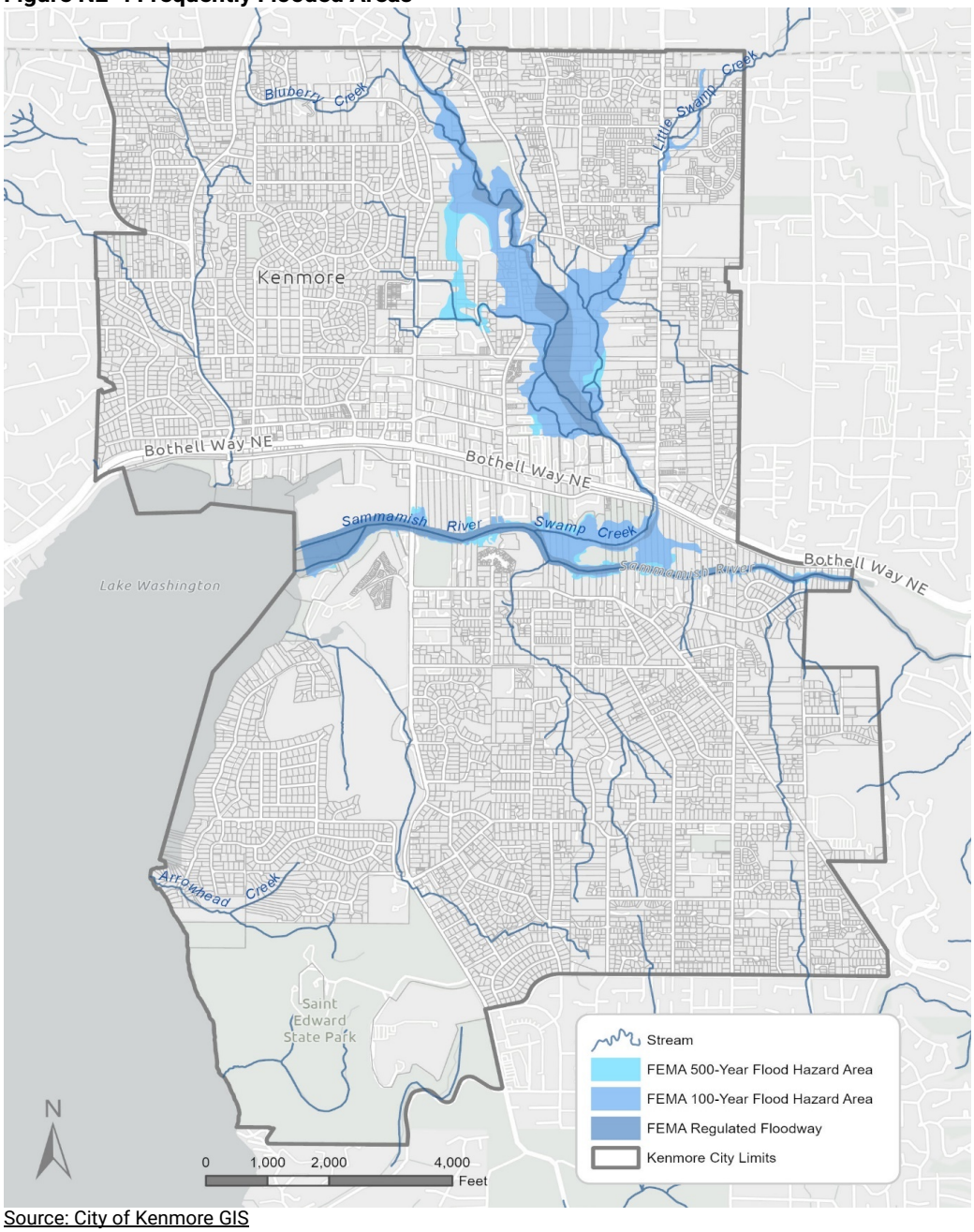
[5] KMC. 18.20.2220 Reasonable Use. A legal concept articulated by federal and State courts in regulatory takings cases. See Chapter 18.55 KMC for specifics regarding reasonable use.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

ground area that is covered by tree crowns and relates to the branching spread of trees in an urban forest.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Figure NE-4 Frequently Flooded Areas[6]



Source: City of Kenmore GIS

STRENGTHS, CHALLENGES, OPPORTUNITES & THREATS (SCOT)

[6] The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This document is not intended for use as a survey product.

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The city of Kenmore has many amazing natural environment assets, including lakeshore, rivers, creeks, small streams, forests, wetlands, and other natural open spaces. Along with these assets comes a variety of strengths, challenges, opportunities, and threats (SCOT). This section briefly describes each of them.

Strengths

Lake Washington/Sammamish River/Swamp Creek
Kenmore is located on the north end of Lake Washington, a lake of statewide significance and a major natural and recreational resource. The Sammamish River and Swamp Creek are also significant natural features in the community. Each of these waterways provide critical fish and wildlife habitat, including wetlands, riparian, and forest habitats along their shorelines.

Swamp Creek Wetlands
As noted above, Swamp Creek is a waterway of key importance. The creek is also flanked by significant wetlands, which provide an abundance of habitat for aquatic and terrestrial wildlife. These wetlands are described in detail in the sections above.

St. Edward State Park
St. Edward State Park is a 326-acre day-use park that is comprised of both active and passive recreational amenities, as well as The Lodge at St. Edward, a converted seminary turned hotel. The park, with its lush century-old second-growth forests and over 3,000 lineal feet of undeveloped shoreline, is a crown jewel along the northern Lake Washington shoreline. As noted above, the Park contributes to a large percentage of the cities tree canopy and provides a significant amount of natural habitat.

Challenges

Increase in Development
Kenmore is expected to steadily increase in population and in development density, which creates pressure on the city's natural environment

Industrial Waterfront
Kenmore has long had an industrial waterfront on portions of Lake Washington from the logging and timber mills of the past to ongoing heavy industrial uses such as the asphalt and concrete batch plants. Existing heavy industrial uses are considered existing legal non-conforming uses. New heavy industrial uses are prohibited. . Past and ongoing industrial activities raise concerns about water contaminants, air, and noise pollutants along the shoreline.

SR-522 (Bothell Way) Traffic
SR-522 carries thousands of vehicle trips per day and is one of the region's busiest highways. While the highway provides a significant link for commerce and daily commuters, it also is a major contributor to air, noise, and surface water pollutants.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Opportunities

Future Redevelopment of Shoreline
Kenmore is fortunate to have several miles of Lake Washington waterfront. While much of the shoreline is either in a natural state or is developed with residential uses, there is redevelopment potential in the downtown area. Current underutilized or industrial uses could possibly be considered for future mixed-use and also an opportunity for shoreline restoration.

Innovative Development Techniques
With climate change, there is an increasing need for more thoughtful approaches to development, both in terms of land use and structures. The use of innovative development techniques, such as green buildings, low-impact development, and other sustainable design measures are key issues for the City to consider. Implementation of strategies and implementation measures from the Climate Action Plan and the Surface Water Management Plan and other regulations will guide these efforts.

Culvert Replacements
Kenmore has several fish-bearing creeks and streams throughout the community. To improve the resiliency of salmon and other fish species, the City continues to actively replace old and degraded culverts.

Invasive Species Removal
Kenmore has several wetland and stream habitats that are heavily impacted by invasive species. Through active invasive species removal and native revegetation, ecosystem restoration will have a greater impact against climate and other environmental impacts.

Reforestation of Open Spaces
Kenmore is fortunate to have a significant amount of tree canopy as compared to many neighboring cities. Through implementation of an Urban Forest Management Plan, preservation and reforestation efforts will improve.

Education and Awareness
With climate change and other threats to the natural environment, there continues to be rising awareness about environmental issues. This can certainly be an advantage to help protect and improve critical habitat and reduce carbon emissions. Along with many local agencies and partners, the City can be a leader in environmental protection.

Threats

Climate Change
Climate change poses a significant threat to the local environment in many ways, such as heat waves, droughts, increased flooding, and risk of forest fires. Each of these pose a risk to not only to humans, but also natural ecosystems and habitats. Climate change may also lead to an increased threat of pests and diseases, spread of invasive species, and increased loss of biodiversity.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Loss of Critical Habitat
Loss of critical habitat may occur from a variety of human, weather- , and natural disaster-induced factors including but not limited to increased urbanization, deforestation, wildlife displacement, air and water pollution, flooding, and landslides.

Air/Water/Noise Pollution

Air, water, and noise pollution all pose significant threats to the environment and human health in various ways, including respiratory and cardiovascular disease to both human and animals, sleep and stress disorders, and water contamination.

GOALS, OBJECTIVES, AND POLICIES

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

GOAL NE-1. PRACTICE ENVIRONMENTAL STEWARDSHIP BY PROTECTING, ENHANCING, AND PROMOTING THE NATURAL ENVIRONMENT IN AND AROUND THE CITY OF KENMORE.

OBJECTIVE NE-1.1 Cooperate regionally and strive locally to improve air quality.

Policy NE-1.1.1 Protect air quality from adverse impacts through the following measures:

a. Encourage alternative modes of transportation to reduce reliance on the automobile as the primary method of transportation.

b. Promote mixed-use and compact development forms, particularly in the Downtown, to help reduce the need for automobile use.

c. Require air quality impact analysis for major new developments, which could adversely impact the air quality levels in the vicinity. Determined through environmental review.

d. Work with other agencies to educate the public about air quality impacts due to vehicular travel and due to improper use of woodstoves and fireplaces.

e. Work with state and special-purpose agencies to monitor air quality within the planning area, such as Department of Ecology and Puget Sound Clean Air Agency.

f. Creating an urban forest management plan that benchmarks progress towards tree preservation and maintenance.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-1.1.2 Reduce air pollution through development standards that regulate and, reduce air pollution emissions from construction, and land clearing activities.

Policy NE-1.1.3 Shift all City fleet vehicles, where practical, from combustible engine to electric.

OBJECTIVE NE-1.2 Encourage a reduction in overall noise levels throughout the community.

Policy NE-1.2.1 Require new development projects which could generate substantial levels of noise or could expose people to substantial levels of noise from existing noise generators to submit an analysis of potential noise impacts and propose mitigation. Determined through environmental review.

Policy NE-1.2.2 Enforce city noise and nuisance ordinances to address various noise sources and require cessation or mitigation of noise.

Policy NE-1.2.3 Encourage residential or other noise-sensitive development proposed for location in noise-impacted areas to be oriented away from noise source, or to be constructed with materials that will maximize noise reductions, or to incorporate fencing, landscaping, or other noise-reducing features, appropriate to the situation. Noise impacted areas may include the vicinity of SR-522, or the vicinity of the Air Harbor, or other areas that may be determined through environmental review.

Policy NE-1.2.4 Require buffering or other noise reduction and mitigation measures for development adjacent to or within the immediate vicinity of environmentally critical areas to protect habitat areas.

OBJECTIVE NE-1.3 Encourage a reduction in light and glare impacts throughout the community.

Policy NE-1.3.1 Through design standards or educational opportunities, discourage the use of building materials or signage materials that cause glare impacts to substantial numbers of motorists or surrounding neighborhoods.

Policy NE-1.3.2 Require low-intensity lighting with appropriate illumination levels and light shields for lighting standards along streets, pedestrian lighting, and in public open spaces and parks.

Policy NE-1.3.3 Encourage residents to provide exterior lighting for security purposes which does not unduly impact their neighbors.

Policy NE-1.3.4 Restrict lights pointing up to avoid artificial light spillage, affecting the view of the night sky.

Policy NE-1.3.5 Manage lighting levels to protect Kenmore's ecological systems and public health while ensuring public safety and equitable lighting.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-1.3.6 Minimize overhead lighting that would shine on the water surface of Lake Washington, the Sammamish River, or the city's various streams.

Policy NE-1.3.7 Encourage the use of pedestrian level or shaded lighting when providing lighting along Kenmore's waterbodies.

Policy NE-1.3.8 Encourage the use of low-intensity lights that are located and shielded to prevent light from reaching the water surface of water bodies.

OBJECTIVE NE-1.4 Cooperate regionally and strive locally to protect surface and ground water quality and quantity from degradation.

Policy NE-1.4.1 Actively work with communities upstream from Kenmore to develop and implement appropriate surface water regulations to adequately retain and detain surface water so as to minimize the adverse effects upon the environment in Kenmore.

Policy NE-1.4.2 Use incentives, regulations, and programs to manage Kenmore's water resources (rivers, streams, lakes, wetlands, and ground water) and to protect and enhance their multiple beneficial uses including fish and wildlife habitat, flood and erosion control, water supply, energy production, transportation, recreational opportunities and scenic beauty. Use of water resources for one purpose should, to the fullest extent practicable, preserve opportunities for other uses.

Policy NE-1.4.3 Prohibit development that does not support continued ecological and hydrologic functioning of water resources. Development should not have a significant adverse impact on water quality or water quantity.

Policy NE-1.4.4 Participate in the development of watershed plans integrating surface water, ground water, drinking water and wastewater planning to provide efficient water resource management.

Policy NE-1.4.5 Actively encourage the use of environmentally safe methods of vegetation control.

Policy NE-1.4.6 Support awareness and education to improve and protect surface and ground water quality. This may be achieved through the following examples:

- Promoting the use of safe, less toxic lawn and gardening products;
- Proper recycling and disposal of chemicals;
- Educate businesses on surface and groundwater protecting using Best Management Practices (BMPs);
- Educate the public on reducing pollution generating practices and activities, such as encouraging the use of electric vehicles and equipment.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-1.4.7 Emphasize the use of stormwater management techniques, including low impact development techniques, to maximize water quality and infiltration where appropriate. New developments located near water bodies or generating runoff flowing into waterways must implement low impact development techniques as a requirement.

Policy NE-1.4.8 Collaborate with WSDOT, King County, and neighboring jurisdictions to plan and prioritize public and private culvert upgrades to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related adaptations to handle water passage in the future.

Policy NE-1.4.9 To ensure safe and healthy water resources, all Kenmore water sources may be subject to strict monitoring, pollution source identification, and best management practices to control fecal coliform bacteria and various pollutants.

Policy NE-1.4.10 Maintain surface water quality necessary to support the protection of native fish and wildlife meeting state and federal standards over the long term.

Policy NE-1.4.11 Control the flow of nutrients (especially phosphorus), heavy metals, and other emerging pollutants (such as 6PPD-quinone) into streams, rivers, Lake Washington, and natural wetlands. Require treatment measures where development results in discharges to surface or groundwaters.

OBJECTIVE NE-1.5 .Educate the public and business community about the importance and benefits of trees in Kenmore.

Policy NE-1.5.1 Foster partnerships with agencies and nonprofits that support and educate about the importance of urban forestry, such as King Conservation District.

Policy NE-1.5.2 Continue the support tree canopy preservation and foster tree appreciation in the community.

Policy NE-1.5.3 Encourage public involvement in urban forestry stewardship at public events, and through volunteer events and workshops.

OBJECTIVE NE-1.6 Adopt an urban forestry strategy which encourages the preservation and protection of trees on public and private properties.

Policy NE-1.6.1 Through urban forestry, street design standards and parks programs, encourage the planting of street trees throughout the City.

Policy NE-1.6.2 Ensure the tree canopy management plan monitors the success of municipal tree-related ordinances in achieving tree canopy goals and provides insights for code changes.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

OBJECTIVE NE-1.7 **Protect the natural, environmental, ecological, public access, aesthetic, and economic aspects of Lake Washington, the Sammamish River, and Swamp Creek.**

Policy NE-1.7.1 Protect, enhance, and restore rivers, streams, and lakes, including riparian and shoreline habitat, to protect water quality, reduce public costs, protect fish and wildlife habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve natural hydraulic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

Policy NE-1.7.2 Encourage and work with private property owners, to restore degraded shorelines.

Policy NE-1.7.3 Balance the need to provide for shoreline protection, and public access, with the need for public and visual access to shorelines, allowing for water-oriented uses and economic development, and balancing private property rights.

Policy NE-1.7.4 Allow development within the shoreline jurisdiction that preserves the resources and ecology of the water and shorelines; avoids natural hazards; promotes visual and physical access to the water; and preserves archeological resources, traditional cultural resources, and navigation rights. Protection of critical areas should be balanced with visual values and physical access as long as there is no net adverse impact to regulated shoreline ecological processes and functions.

Policy NE-1.7.5 Ensure that when development occurs in close proximity to Kenmore's key waterbodies (e.g, Lake Washington, Sammamish River, Swamp Creek), that special consideration is given to protect and enhance these waters and their associated habitat areas.

Policy NE-1.7.6 Maintain natural hydrological functions within the city's ecosystems and watersheds and encourage their restoration to a more natural state.

Policy NE-1.7.7 Protect and restore near shore habitat of Lake Washington to encourage green shorelines by avoiding bulkheads.

GOAL NE-2 ***PROTECT LIFE AND PROPERTY IN AREAS OF NATURAL HAZARDS WHILE STILL ALLOWING FOR COMPATIBLE GROWTH AND DEVELOPMENT.***

OBJECTIVE NE-2.1 **Strive to protect lives and public and private property from flooding.**

Policy NE-2.1.1 Implement the Surface Water Element goals, objectives, and policies to minimize flood hazards in the community.

Policy NE-2.1.2 Recognize the Swamp Creek basin as an environmentally critical area that has sustained repeated flooding impacts. Densities and services should reflect the environmental sensitivity of the Swamp Creek basin.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-2.1.3 Support restoration opportunities and create a prioritization list for areas that should be considered for Transfer of Development Rights (TDR), conservation easements, or acquisition as a land use development tool to reconnect floodplain wetlands, restore natural processes, and mitigate the impacts of flooding and erosion.

Policy NE-2.1.4 Reduce the amount of effective impervious surface in floodplains and uplands contributing runoff to downstream floodplains.

Policy NE-2.1.5 Cooperate with flood hazard reduction planning carried out by King County and update policies and development regulations to incorporate appropriate recommendations from these studies.

Policy NE-2.1.6 Mimic natural systems by limiting impervious surfaces and increasing infiltration where appropriate.

OBJECTIVE NE-2.2 Protect slopes from erosion and sliding by limiting development within geologically hazardous areas.

Policy NE-2.2.1 Require land uses permitted in mapped Erosion Hazard Areas to minimize soil disturbance and maximize retention and replacement of native vegetative cover.

Policy NE-2.2.2 Require new development to protect natural vegetation coverage at levels sufficient to moderate surface water runoff and erosion and to protect the integrity of stream channels. When revegetation is required, appropriate native vegetation should be used.

Policy NE-2.2.3 Require grading and construction activities to be conducted with erosion control BMPs and other development controls as necessary to minimize sediment discharge from construction sites.

Policy NE-2.2.4 Require increased surface water management in areas draining over steep and erosive slopes.

Policy NE-2.2.5 Limit development within Landslide Hazard Areas, such as on slopes with a grade of 40 percent or more, unless the risks and adverse impacts associated with such development can be reduced to a non-significant level.

OBJECTIVE NE-2.3 Minimize the potential for damage due to liquefaction and seismic hazards.

Policy NE-2.3.1 In areas with severe seismic hazards, apply Uniform Building Code, and any other necessary special building design and construction measures to minimize the risk of structural damage, fire, and injury to occupants and to prevent post-seismic collapse.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

GOAL NE-3. PROTECT AND ENHANCE UNIQUE, VALUABLE, AND CRITICAL PLANTS AND WILDLIFE.

OBJECTIVE NE-3.1 Protect wetlands from encroachment and degradation and encourage wetland restoration.

Policy NE-3.1.1 Determine wetland boundaries in accordance with the approved federal wetland delineation manual and applicable regional supplements.

Policy NE-3.1.2 Utilize a wetland classification system that is based on best available science.

Policy NE-3.1.3 Use mitigation sequencing when reviewing projects to avoid or minimize impacts to environmentally critical areas, consistent with federal and State guidelines.

Policy NE-3.1.4 Require and enforce mitigation in order to ensure no-net-loss of wetland functions or values within each drainage basin. Acquisition, enhancement, regulations, and incentive programs may be used independently or in combination with one another to protect and enhance wetlands functions.

Policy NE-3.1.5 Require development adjacent to wetlands to be sited such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.

Policy NE-3.1.6 Protect areas of native vegetation that connect wetland systems. Whenever effective, incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms should be used.

Policy NE-3.1.7 Protect the unique hydrologic cycles, soil and water chemistries, and vegetation communities of bogs, fens and other legislatively designated unique wetland ecosystems through the use of BMPs to control and/or treat stormwater within the wetland basin.

Policy NE-3.1.8 Allow public access to wetlands for scientific and traditional cultural use.

Policy NE-3.1.9 Control public access to trails and ensure, where allowed, critical habitats and species are protected, and hydrological continuity is maintained.

Policy NE-3.1.10 Allow enhancement or restoration of degraded wetlands to maintain or improve wetland functions, provided that all wetland functions are evaluated in a wetland management plan, and adequate monitoring, code enforcement and evaluation is provided and assured by responsible parties. Restoration or enhancement must result in a net improvement to the functions of the wetland system. Technical assistance to small property owners should be considered.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-3.1.11 Alterations to wetlands may be allowed, only after all wetland functions are evaluated, the least harmful and reasonable alternatives are identified, and affected significant functions are appropriately mitigated, in order to:

a. Accomplish a public agency or utility development;

b. Provide necessary utility and road crossings;

c. Enhance an ecological function; or,

d. Avoid a denial of all reasonable use of the property.

Policy NE-3.1.12 Approve wetland mitigation proposals if they would result in improved overall wetland functions within a drainage basin. All wetland functions should be considered. Ensure mitigation sites replace or augment the functions that would be lost as a result of the project proposal. Further, mitigation sites should be located strategically to alleviate habitat fragmentation.

Policy NE-3.1.13 Promote mitigation projects that contribute to an existing wetland system or restore an area that was historically a wetland. The goal for these mitigation projects is no net loss of wetland functions per drainage basin.

Policy NE-3.1.14 Preserve land used for wetland mitigation in perpetuity. Monitoring and maintenance should be provided until the success of the site is established.

Policy NE-3.1.15 Support a cooperative multi-jurisdictional effort to develop a plan for the establishment and utilization of a wetland mitigation banking program or in lieu fee program.

OBJECTIVE NE-3.2 Protect streams from encroachment and degradation and encourage stream restoration.

Policy NE-3.2.1 Protect, enhance, and restore rivers, streams, and lakes, including riparian and shoreline habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve hydrologic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

Policy NE-3.2.2 Daylight~~ing~~ natural drainage channels and remove fish barriers to improve and restore habitat.

Policy NE-3.2.3 In partnership with other jurisdictions and interested parties, continue restoring stream and river channels and surrounding riparian areas to enhance water quality and fish and wildlife habitat and to mitigate flooding and erosion. Of particular interest is retention of forest communities along stream and river channels that provide shade and a source of woody debris to the aquatic habitat.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-3.2.4 Increase riparian cover and add thermal refugia so that areas of the river will be cool enough to support Chinook salmon migration and survival by 2025.

Policy NE-3.2.5 Maintain natural hydrological functions within the city's ecosystems and watersheds and encourage their restoration to a more natural state.

OBJECTIVE 3.3 Maintain and promote regional biodiversity focusing on native species and habitat within the City, while also eliminating invasive species to the extent possible.

Policy NE-3.3.1 Protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants. Environmentally sound methods of vegetation control, including appropriate use of approved herbicides, should be used to control noxious weeds.

Policy NE-3.3.2 Recognize that aquatic weeds and toxic algae are a regional issue. Lobby King County to take the lead on a solution to control aquatic weeds and algae on the Sammamish River, Swamp Creek, and Lake Washington. At the same time, facilitate the use of local resources, including volunteers, to reduce aquatic weeds.

Policy NE-3.3.3 Encourage the use of native plants in landscaping requirements, erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands. Use native plants, mature plantings, and higher densities of biomass when feasible to help reduce non-native species and noxious weeds.

Policy NE-3.3.4 Maintain fish and wildlife through conservation and enhancement of terrestrial, air, and aquatic habitats.

Policy NE-3.3.5 Preserve habitats for species which have been identified as endangered, threatened, or critical by the state or federal government.

Policy NE-3.3.6 Designate and protect natural resources having a primary association with Species of Concern, Priority Species, and Species of Local Importance, including:

a. Habitat for federal or state listed endangered or threatened species;

b. Habitat for state sensitive, and candidate species; animal aggregations considered vulnerable; and those species of recreational, commercial, or tribal importance that are vulnerable as identified and mapped by the State Priority Habitats and Species program.

c. Habitat for great blue herons;

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

d. Biodiversity areas and corridors designated and mapped in the Priority Habitats and Species program by the State Department of Fish and Wildlife; and,

e. Riparian corridors.

Policy NE-3.3.7 Identify species which need protection during the development review process.

Policy NE-3.3.8 Protect salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the County, cities, tribes, service providers, and/or state and federal agencies. Development within basins that contain fish enhancement facilities should consider and mitigate significant adverse impacts to those facilities.

Policy NE-3.3.9 Work with adjacent jurisdictions, state and federal governments and tribes during land use plan development and site development review to identify and protect habitat networks at jurisdictional boundaries.

Policy NE-3.3.10 Integrate fish and wildlife habitats into capital improvement projects whenever feasible.

Policy NE-3.3.11 Regularly review the City's capital projects, and planning and regulatory efforts to ensure consistency with the Federal 4(d) rule.

Policy NE-3.3.12 Develop a citywide and regional connected network of open spaces, public trails, parks, and recreation facilities proximate to all residential neighborhoods.

Policy NE-3.3.13 Organize and site housing, commercial space, public infrastructure, and multi-family residential buildings to create usable and connected open spaces.

GOAL NE-4 ***CONTINUE TO PREPARE FOR AND ADAPT TO LAND USE IMPACTS AND CLIMATE CHANGE.***

OBJECTIVE NE-4.1 **Consistent with the Land Use and Climate Action Elements, develop policies and strategies that address the impacts of climate change to Kenmore, including public health and safety, economy, infrastructure, water resources, and natural habitat.**

Policy NE-4.1.1 Reduce climate change impacts by:

- Promoting job and population growth within downtown and along SR-522 which supports mass transit, encourages non-motorized travel, and shortens commute distances.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

- Utilizing natural systems to lower atmospheric carbon by establishing regulations to preserve existing forests and promote forest creation on undeveloped lands.
- Encouraging and incentivizing energy efficiency, conservation practices, and the use of sustainable energy sources in both public and private developments.
- Collaborating with regional jurisdictions and other partners to develop a common framework for analyzing climate change impacts during environmental reviews under SEPA.
- Participating in regional efforts to anticipate, prepare for, and adapt to the impacts of climate change on public health and safety, the economy, infrastructure, water resources, and wildlife habitats.

Policy NE-4.1.2 Reduce greenhouse gas emissions through the following measures:

- Encouraging or incentivizing new developments to use low-emission construction practices, achieve low or zero net lifetime energy requirements, and implement “green” building techniques.
- Participating in regional programs or initiatives aimed at reducing greenhouse gas emissions.
- Promoting mass transit, non-motorized transportation, and other alternatives to single-occupant vehicle trips.
- Prioritizing initiatives that offer the most effective and cost-efficient emission reductions.
- Increasing and encouraging the use of low-emission vehicles, such as efficient electric-powered cars.

Policy NE-4.1.3 As noted in the Climate Action Element, encourage increased density near high-frequency transit, infill and redevelopment in key areas, and the development of middle housing in neighborhoods. Support these efforts with appropriately sized parking, transportation demand management strategies, multi-modal access, park amenities, and green spaces.

Policy NE-4.1.4 Mitigate the effects climate change through various measures, including implementing green building and infrastructure, encouraging solar usage, reduce heat islands through increased tree canopy, and lessening greenhouse gas emissions.

Policy NE-4.1.5 Follow best management practices recommended by state and federal agencies in Kenmore where activities or land use could result in lead contamination, especially in areas with vulnerable populations.

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Policy NE-4.1.6 Promote approved voluntary fish and wildlife habitat enhancement projects by private individuals and businesses through educational and incentive programs.

Policy NE-4.1.7 Actively participate in the Watershed Resource Inventory Area (WRIA) 8 Council to ensure that the City's planning, implementation, and enforcement efforts regarding surface and groundwater, environmentally critical areas, and development regulations are consistent with regional efforts. A central purpose of the watershed planning and implementation should be the recovery of endangered, threatened, sensitive and priority species such as Chinook salmon, steelhead trout and bull trout.

IMPLEMENTATION STRATEGIES

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

- Air quality. lighting, and noise analyses as required by environmental review
- Urban forestry strategies – continuation of periodic tree canopy assessments
- Habitat enhancement and education - continue volunteer and incentive programs, continue to work with local groups supporting ongoing stewardship and restoration efforts in City parks, shorelines and other areas
- Aquatic weed and algae control – continue to provide City resources for aquatic and invasive weed prevention, and algae control.
- As noted and consistent with the Climate Action Element, continue ongoing climate action monitoring and evaluation, including annual climate action progress to Council
- Continue to review and monitor surface and stormwater water management practices
- Erosion control BMPs continue implementation and periodic review and update of regulations and practices
- Sufficiency of wetland, stream, fish and wildlife habitat, flood hazard, seismic hazard, landslide hazard, and erosion hazard regulations – continue periodic review and update of critical area and shoreline regulations for compliance with Best Available Science.
- Sufficiency of design standards for building materials, critical area signage and lighting – continue implementation and periodic review and update.
- Sufficiency of noise standards - Continue implementation of standards and periodic review and update.
- Sufficiency of native vegetation requirements and tree management and protection requirements - Continue implementation of standards and periodic review and update.

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- Sufficiency of protection against pollutants, including fertilizer, entering streams, the river and the lake. – Continue compliance and periodic review of surface water standards including compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements that requires local governments to manage and control stormwater runoff so that it does not pollute downstream waters.

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

- Working with adjacent, upstream communities on water quality and flooding issues
- Participating in the development of watershed plans
- Working with King County and the Sammamish River cities to control aquatic weeds and algae on the Sammamish River and Lake Washington
- Establishing a wetland mitigation banking program or in lieu fee program
- Restoring stream channels.
- Further mitigation regarding the impacts of septic systems and water quality.

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REFERENCES

Azerrad, J.M. (2012). Management Recommendations for Washington's Priority Habitats and Species: Great Blue Heron. Washington Department of Fish and Wildlife, Olympia, WA.

Shannon & Wilson (2019). Kenmore Shoreline Master Program Update. Seattle, WA. King County (1990). Wetlands Inventory. Seattle, WA.

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~~Text~~ = deleted text
Text = new text
Text = changes from 7/30 meeting

NATURAL ENVIRONMENT ~~SUB-~~ELEMENT

INTRODUCTION

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

Purpose

The purpose of the Natural Environment ~~Sub-~~Element is to clarify the relationship between Kenmore's ~~the~~ natural ~~environment~~ and ~~the~~ built environments, to include policies that support the City's commitment to preserving and enhancing the natural environment, and to ~~secure~~encourage a balanced approach to support ~~to~~ ~~of environmental and built future development~~environments, and support Kenmore's vision of an equitable, inclusive, sustainable, and resilient environment. ~~Sensitive~~Critical Natural ~~areas~~environment systems ~~such as~~include Lake Washington, Sammamish River, Swamp Creek, ~~wetlands,~~plus smaller rivers/creeks and their associated wetlands ~~which all provide open space and important fish and wildlife habitat. open spaces, and fish and wildlife habitat contain much of the natural wealth valued by City residents.~~ Other ~~sensitive~~critical natural areas, such as land prone to flooding and geologically hazardous areas (e.g. steep slopes and landslide hazards) are important because of the risk to lives and property posed by developing them. Citywide ~~T~~tree canopy, ~~and~~ native vegetation within natural areas, and water quality treatment are all important to support fish and wildlife habitat, and to mitigate the effects of climate change.

Federal and State Requirements

While the Natural Environment Element is not a requirement ~~U~~under the Growth Management Act (GMA), all jurisdictions are required to protect and ~~enhance~~ conserve the natural ecosystems through comprehensive plans and policies, and to develop regulations that reflect natural constraints and protect critical~~sensitive features~~environments~~s~~. Land use and development is ~~to be~~ regulated through a variety of management recommendations as established by state and federal agencies in a manner that respects fish and wildlife habitat in conjunction with natural features and functions, including air and water quality. Natural resources and the built environment are ~~to be~~ managed to protect, improve, and sustain environmental quality.

Additionally, under the federal Clean Water Act, administered by the Washington Department of Ecology, local jurisdictional waterways are ~~to be~~ managed to prevent and reduce water pollution, clean up polluted waters, and protect and restore water quality to support recreation, business activities, supply drinking water, and protect fish and other aquatic ~~animals~~wildlife. ~~for multiple~~

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~~beneficial uses, including flood and erosion hazard reduction, fish and wildlife habitat, agriculture, open space, water supply, and hydropower.~~ Use of water resources for one purpose should, to the fullest extent possible, preserve and promote opportunities for other uses.

Environmentally Critical Areas and Shoreline Master Program

The Critical Areas chapter of the Kenmore Municipal Code designates and classifies environmentally critical, geologic, and flood hazard areas in order to protect these areas to protect life and property from hazards, while also allowing for reasonable use of public and private property. The Critical Areas chapter also includes regulations on fish and wildlife habitats of importance.

The City's Shoreline Master Program applies to "shorelines of the State." In Kenmore, these include Lake Washington, the Sammamish River, and the main stem of Swamp Creek. In addition, wetlands considered "associated" with State Shorelines, such as Swamp Creek No. 3, are also ~~jmjhj~~regulated by the Shoreline Master Program. The Shoreline Master Program regulations include Environment designations of Downtown Waterfront, Shoreline Residential, Urban Conservancy, Natural, and Aquatic. The Downtown Waterfront environment is more permissive in terms of uses and development standards than the other designations. The most restrictive environment designation is the Natural environment. The Shoreline Sub-Element of the Land Use Element addresses shoreline goals, objectives, and policies. The shoreline management chapter of the Kenmore Municipal Code includes regulations implementing the Shoreline Master Program and goals and policies of the Shoreline Sub-Element of the Comprehensive Plan.

Science supported by the State of Washington and partnering agencies play~~ee~~ a large role in defining critical areas, identifying functions and values, and identifying protection strategies. The State's Best Available Science (BAS)[1] rule requires integration of science into the establishment and update of the critical area and shoreline regulations.

Countywide Planning Policies

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

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

[1] Best Available Science (BAS) means means current scientific information derived from a valid scientific process, including that used in the process to designate, protect, or restore *critical areas* as defined by WAC 365-195-900 through 365-195-925.See. KMC 18.20.272.

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~~Kenmore~~ Environmental Stewardship and Sustainability

Many in the Kenmore community ~~residents~~ have a high awareness of and greatly value environmental protection. There are many City-sponsored events and nonprofit groups that encourage community involvement and volunteering in stewardship activities that increases community understanding and awareness of the natural environment, promoting sustainable land use activities and low-impact development practices, and how to avoid adverse environmental impacts. The City of Kenmore and its environmental stewards' ~~residents~~ strive to lead by example in the conservation of natural resources, sustainability, and environmental equity.

This element, as well as the Climate Action Element, provide a variety of policies that support environmental stewardship and sustainability.

EXISTING CONDITIONS

Geology

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

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

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

~~Lodgment till from the Vashon glaciation mantles much of the upland area but is generally absent from the steeper slopes at the edge of uplands and in the lowland. Lodgment till is an unsorted mixture of sand, gravel, silt, and clay deposited at the base of a glacier that has been compacted to a very dense state by the great weight of the overriding ice. This type of till has very low permeability and typically acts as an aquitard, restricting the downward flow of groundwater and reducing recharge of deeper aquifers. Till occurs at or very near the ground surface in the higher elevations of the watershed where north-south ridges and swales left by the passage of glacial ice cross the upland surface.~~ The Vashon and older deposits in the Kenmore area consist of sand and gravel layers interspersed with finer-grained clay and silt layers. These deposits form aquifers and aquitards within the subsurface, controlling water movement from upland to lowland areas and influencing the locations of streams and creeks. Additionally, lodgment till from the Vashon

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glaciation covers much of the upland but is absent from steeper slopes. Lodgment till, a mixture of sand, gravel, silt, and clay, has low permeability and acts as an aquitard, limiting groundwater flow and recharge of deeper aquifers. It occurs near the ground surface in higher elevations where glacial ridges and swales intersect.

The ground surface in upland margins and former large outwash channels is covered by a veneer of recessional outwash and ice contact deposits. These deposits form during the stagnation and melting of ice sheets. They primarily consist of sand and gravel, similar to recessional outwash, but with added variability. Ice contact deposits often contain lenses of very silty material, till, and lacustrine silt and clay, which can hinder infiltration and groundwater flow.

Over the Vashon glacial soils, we find recent, unconsolidated deposits. These include alluvium, organic-rich materials, and fill. The recent alluvium consists of sand and gravel, with interbeds of organic silt, peat, and silty clay. These deposits are poorly drained and associated with hydric soil conditions, particularly within the floodplains of the Sammamish River and Swamp Creek.
~~The ground surface along the upland margins and within former large outwash channels is underlain by a veneer of recessional outwash and ice contact deposits. Ice contact deposits were deposited during stagnation and melting of the ice sheet. These deposits consist of sand and gravel, similar to recessional outwash, but are more variable and often contain lenses of very silty material, till, and lacustrine silt and clay, which impede infiltration and groundwater flow.~~

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

Geologically Hazardous Areas

Geologically hazardous areas in Kenmore include lands with erosion, landslide, and seismic hazards. ~~These areas pose a threat to health and safety of residents and property owners when residential and nonresidential development~~Erosion hazard areas, ~~identified on the City's Geologic Hazard Areas map, occur along the northwest City limits, along 61st Avenue NE, land south of NE 170th Street, and along the shoreline in the Inglewood neighborhood and St. Edward State Park.~~

The identification of areas susceptible to landslides~~ing~~ is necessary in the assessment of grading, building, foundation design, housing density, and other land development regulations. Steeply sloping unconsolidated glacial deposits are highly susceptible to landslides. Landslide hazard areas are found along 61st and 68th Avenues NE, ~~the~~ areas south of NE 170th Street, north of Simonds Road, and the Inglewood/St. Edward State Park area along Lake Washington.

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

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Erosion hazard areas are those areas identified by a special study as having "moderate to severe," "severe," or "very severe" erosion potential and include areas likely to become unstable, such as bluffs, steep slopes, and areas of unconsolidated soils. Erosion hazard areas should be protected by limiting areas allowed to be disturbed, limiting work during the wet season, increasing erosion and sediment controls during construction, minimizing to the greatest extent possible the removal of any vegetation, requiring post-construction revegetation, and creating penalties for lack of sediment/erosion containment during construction.

Air Quality

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

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

Future Conditions

Overall air quality in Kenmore is predicted to remain much as it is today. There are several industries located along Kenmore's industrial waterfront that contribute to particulate matter. Wood burning as a primary heating source also contributes to air quality. Additionally, in recent years, Kenmore has experienced air quality degradation due to seasonal wildfire smoke, particularly during the summer months. Kenmore's Climate Action Element has policies that seek to mitigate negative impacts from all of these sources of air pollution.

This is based on continuation of the State vehicle emissions inspection and monitoring program and decreased dependence on wood as a primary heating source as newer houses replace older ones.

Additionally, iImplementation of zoning responsive to air quality concerns can result in air pollution benefits cCountywide and regionally. Decreased air pollution can be expected from zoning and development patterns that result in a reduction in vehicle miles traveled. Concentrated development and higher density development allows transit to serve people more efficiently and generally reduces the number of cars on the road. Although regional or cCountywide emissions can be reduced with efficient land use patterns, air pollutant emissions would still occur in more populated areas and may affect more people. Policies in the Climate Action, Land Use and Transportation elements support compact and transit-oriented development that help reduce vehicular trips and lower emissions.

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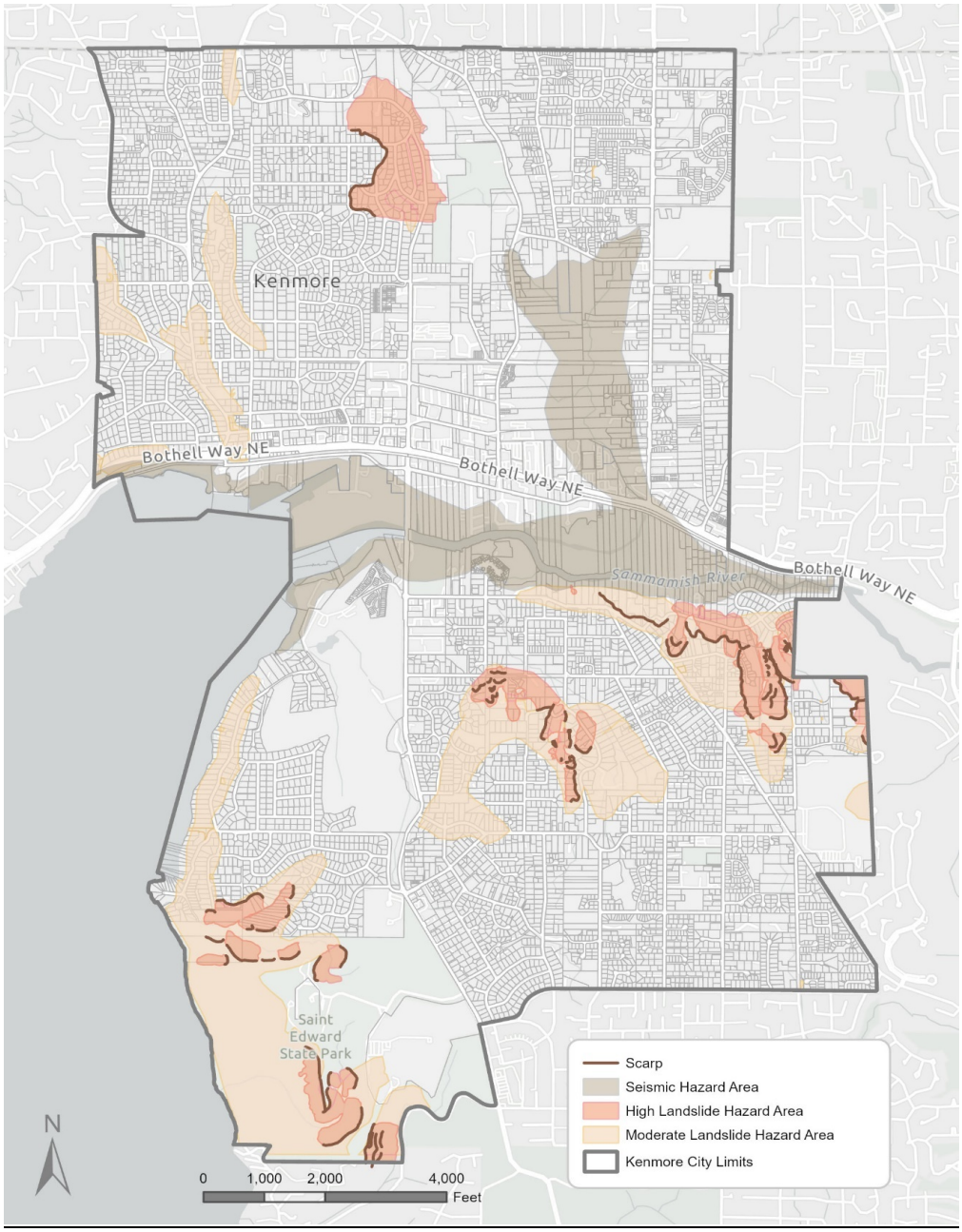
Figure ~~11~~NE-1. Geologically Hazardous Areas[2]



Source: City of Kenmore GIS

[2] The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This map is not intended as a survey product. For accurate boundaries, a professional specializing in geotechnical surveys must be consulted.

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Water and Wetlands

Wetlands provide habitat for a variety of aquatic and terrestrial plant and animal species. The extent to which a wetland will provide wildlife habitat will depend upon several features including the condition of the site, its size, presence of habitat features (e.g. open water, snags, islands or perches), the variety and complexity of the different habitat types within the wetland, and the surrounding habitat in the immediate vicinity. Predominant water features in the City include Swamp Creek as well as its tributaries and associated wetlands, the Sammamish River, and Lake Washington. In addition to these major water bodies, numerous small unnamed streams drain into these features. Kenmore is located in the Water Resources Inventory Area (WRIA) 8, which represents the salmon recovery planning area of the Lake Washington/Cedar/Sammamish watershed. With the joint cooperation of residents, businesses, scientists, environmentalists, and governments, the protection and restoration of salmon water bodies in WRIA 8 is achieved through science-based conservation planning. Funding for salmon conservation is provided by 29 local governments, including Kenmore, in the WRIA 8 watershed.

There are ~~N~~numerous wetlands ~~also are~~ located ~~in~~ throughout the City—many within public open spaces such as Wallace Swamp Creek Park, ƛ̓axʷadis (Tl' awh-ah-dees) ~~Squire's Landing~~ Park, and Inglewood Wetlands. Wetlands are transitional areas between aquatic and upland habitats and are identified based upon three parameters: hydrology, soils and vegetation. Through a no net loss policy, wetlands are either preserved or replaced. Mitigation sequencing, or avoidance, is used to the best extent possible to ensure impact to wetlands are avoided. Wetlands are formally identified and delineated in accordance with the approved federal wetland delineation manual and applicable regional supplements. Under normal circumstances, wetlands include the following three components:

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

~~Wetlands provide habitat for a variety of aquatic and terrestrial plant and animal species. The extent to which a wetland will provide wildlife habitat will depend upon several features including the condition of the site, its size, presence of habitat features (e.g. open water, snags, islands or perches), the variety and complexity of the different habitat types within the wetland, and the surrounding habitat in the immediate vicinity. The ability of a wetland to provide habitat can also be linked to the degree it has been fragmented by urbanization and the level of disruption of the hydrology and vegetative continuity with other wetland systems.~~ See **Figure ~~LU-11a~~ NE-2** for a map of streams and wetlands in Kenmore and Figure NE-3 for natural drainage basins~~.~~

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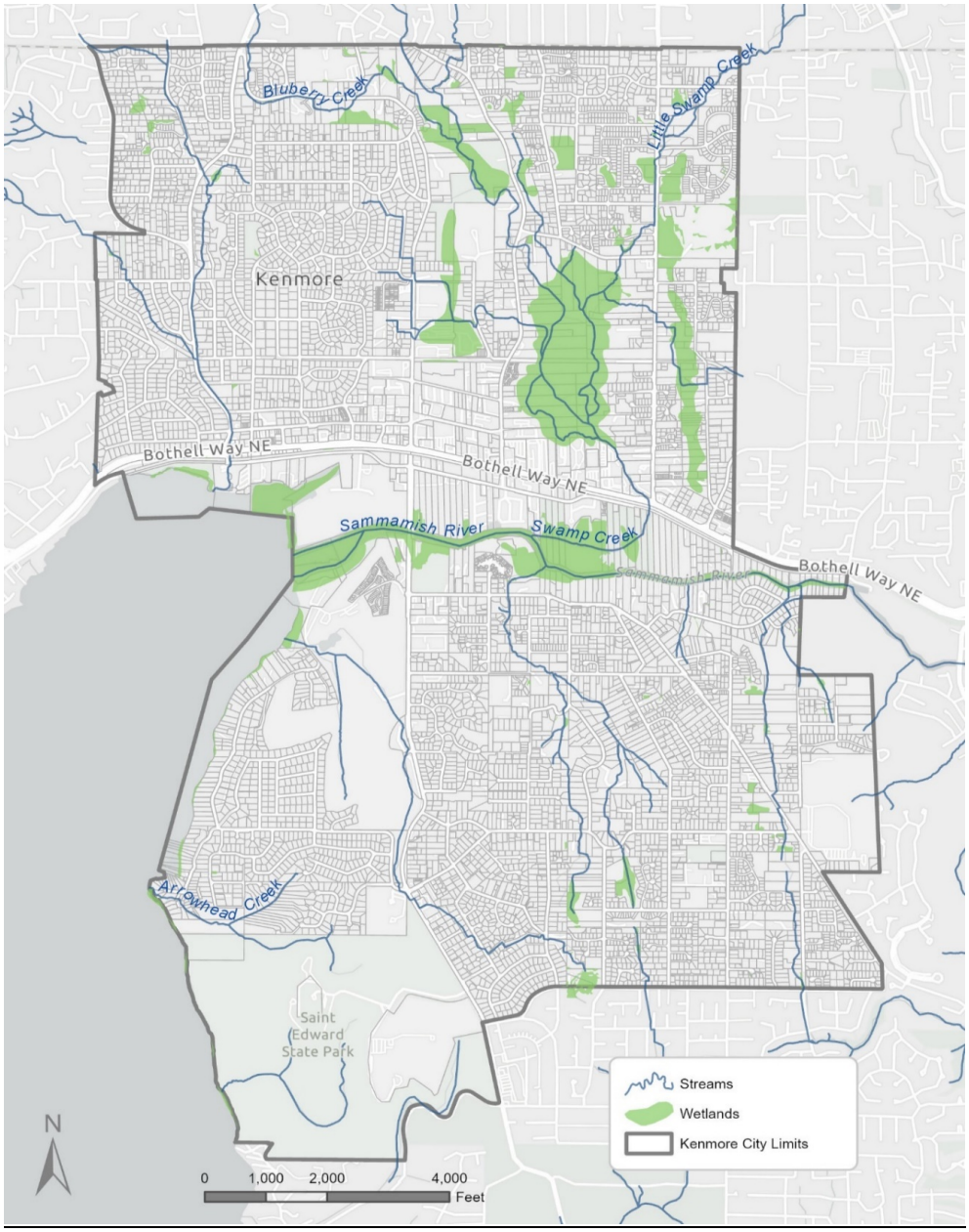
Figure NE-2~~11a~~. Streams and Wetlands[3]



Source: City of Kenmore GIS

[3] The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This map is not intended as a survey product. For accurate boundaries, a professional specializing in wetland and stream surveys must be consulted.

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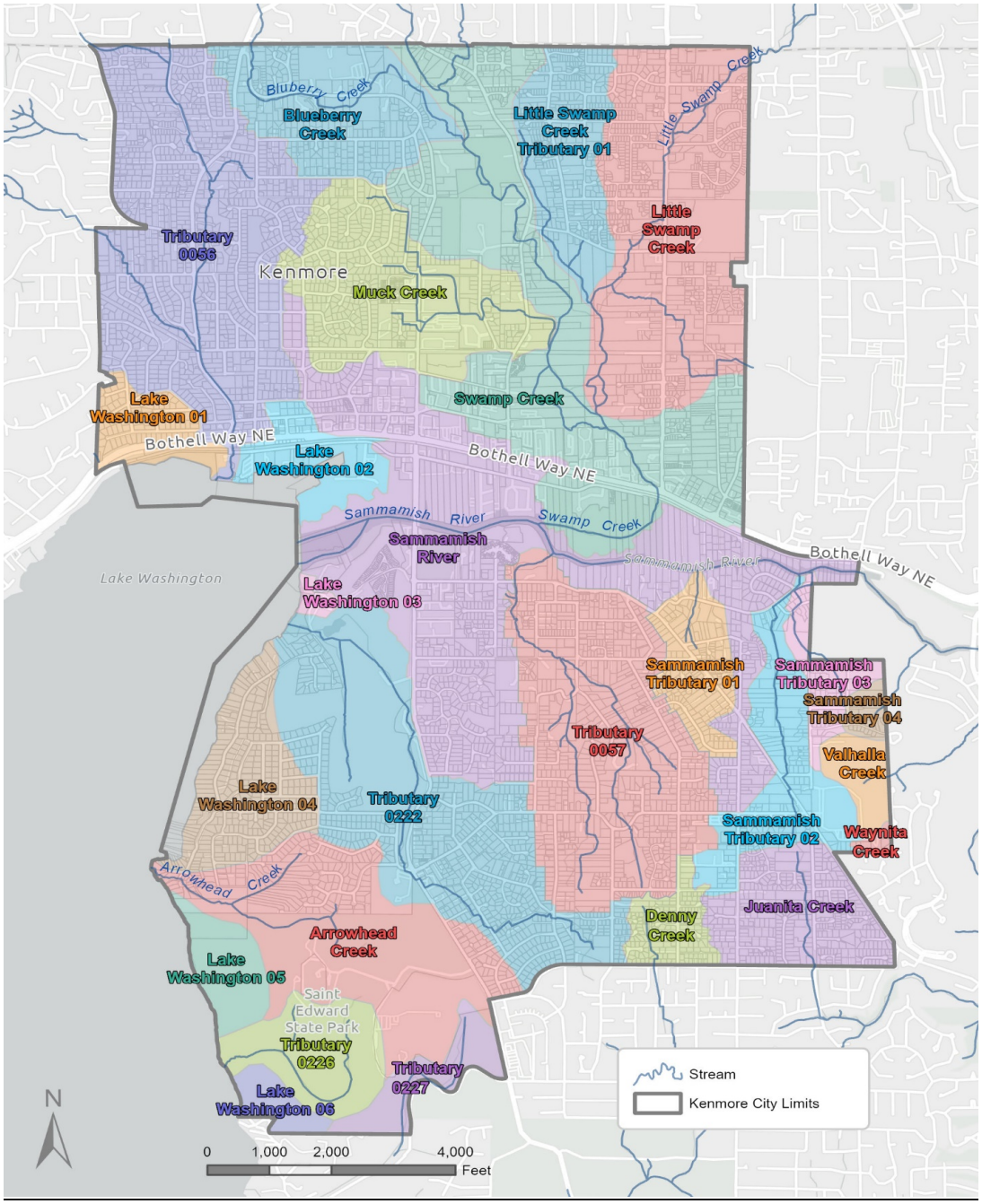
Figure NE-3. Natural Drainage Basins.



Source: City of Kenmore GIS

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Swamp Creek

The main stem of Swamp Creek is approximately 14.6 miles long, extending from headwaters wetlands in south Everett, through portions of Everett, Lynnwood, Brier, Mountlake Terrace, Bothell, unincorporated Snohomish County, and Kenmore to the Sammamish River. Within the city of Kenmore, there are 2.5 miles of shoreline along the stream. Swamp Creek is typical of Puget Sound lowland streams. It originates in upland areas with gently sloping hillsides and eventually flows through a broad valley to the mouth. ~~Topography along the stream course varies from 450 feet above sea level at the headwaters to 20 feet above sea level at the mouth of the creek. The stream has a low to moderate gradient of 1 to 6 percent.~~ ~~Site and vegetation clearing and grading, increased impervious surfaces, inadequate storm detention and other factors, particularly with development in the watershed upstream from Kenmore, have increased flood frequencies and severity. Despite these changes, the Swamp Creek floodplain contains some of the largest and highest quality wetlands and wildlife habitat in the City. Swamp Creek has actively migrated within its floodplain.~~

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

Water Quality

Site and vegetation clearing and grading, increased impervious surfaces, inadequate storm detention and other factors, particularly with development in the watershed upstream from Kenmore, have increased flood frequencies and severity. Despite these changes, the Swamp Creek floodplain contains some of the largest and highest quality wetlands and wildlife habitat in the City.

The increase in development in Kenmore's watersheds must be managed to maintain ~~W~~water quality ~~issues include~~and reduce sedimentation and pollution associated with stormwater runoff. Temperature and dissolved oxygen exceed the water quality standards for most of the summer and early fall. There also are frequent exceedances of state ~~the fecal coliform~~ bacteria standard. Swamp Creek has been rated over time as either "moderate concern" or "high concern" since King County began monitoring water quality parameters in 2000.

To capture gravel and sediments, an in-stream sediment pond was created and is maintained in Wallace Swamp Creek Park. The City also acquired several parcels in the Swamp Creek watershed that are susceptible to flooding. These parcels have been added to the City's open space preserve.

While sedimentation ponds are currently being used in the Swamp Creek watershed, they have their limitations, such as sediment accumulation, nutrient buildup which create algae blooms, and nuisance and invasive vegetation. All of which decrease the effectiveness in managing stormwater. Proper mechanical and biological treatments are necessary to reduce impacts.

The City's Surface Water Element's goals and policies, the Surface Water Management Plan, the National Pollution Discharge Elimination Systems (NPDES) permit program and regulations in the Kenmore Municipal Code all serve to develop, maintain, manage, and improve a surface water system that serves the community, enhances quality of life, and protects the environment.

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Fish Habitat

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

Wildlife Habitat

Wildlife species are concentrated in small forested and wetland areas of the Swamp Creek watershed. The Swamp Creek wetland complex provides excellent forage and nesting habitat for birds and good forage and shelter habitat for amphibians, reptiles and small mammals. Ponded areas in the wetland provide resting sites for waterfowl. Of particular interest is the great blue heron rookery, described further below. To improve habitat areas, invasives species removal and restoration of native habitats have been accomplished and ongoing at Wallace Swamp Creek Park and in other targeted areas in the watershed.

Sammamish River

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

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

Consequences of the flood control projects include reduced frequency of overbank flooding, reduced riparian habitat, and elimination of extensive wetland areas. In Kenmore, approximately 35.3 acres of wetlands are mapped on the Sammamish River shoreline. The City has undertaken ~~community~~ restoration efforts to control invasive plants and replant native species in portions of the Rhododendron Park wetlands, portions of ƛ'ax^{w}adis (Tl' awh-ah-dees) ~~Squire's Landing~~ Park wetlands, Log Boom Park Wetlands, and in wetlands near the Wildcliffe Shores community.

Water Quality

The water quality of the Sammamish River is largely influenced by the slow-moving nature of this lowland system and by the backwater effect from Lake Washington. ~~The slow~~Slow movement, while enhancing sediment deposition, also allows for development of dense stands of aquatic plants ~~and~~, higher algal productivity~~.~~ ~~The backwater affect means that~~and warmer lake water

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with lower dissolved oxygen concentrations which is significantly influencing the conditions in the lower reach of the river, especially during summer months.; ~~both of these conditions are limiting for salmon. A 2015 study prepared for King County reported that "Elevated water temperatures may also adversely affect the fitness of adult Chinook salmon, delay their arrival at spawning grounds, or increase their susceptibility to disease/parasites," and have even resulted in mortality prior to spawning.~~ Swamp Creek's cooler temperatures create an important thermal refuge for fish where the creek joins the river. Fecal coliform bacteria and various pollutants are additional water quality issues. ~~Temperature, dissolved oxygen, and fecal coliform are water quality parameters that currently are listed by the Washington Department of Ecology as Category 5, a level of impairment that requires development of a Total Maximum Daily Load (TMDL) or water quality improvement plan. Ecology has been conducting studies in support of temperature and dissolved oxygen TMDL development since 2014.~~

~~The King County Water Quality Index rated the river at the Kenmore monitoring station as either of high or moderate concern with respect to water quality between 2000 and 2008.~~

Fish Habitat

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

Wildlife Habitat

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

Lake Washington

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

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

Water Quality

Water quality in Lake Washington has improved tremendously in the last 50 years. However, there is a continued community concern ~~is~~ regarding Kenmore's shoreline area, most notably localized areas of eutrophication, wherein nutrients (particularly phosphorus) and bacteria from the

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watershed are transported to the lake, resulting in excessive plant growth including floating and attached algae and nuisance plants. Water quality concerns around increased water temperature, fecal coliform bacteria and chemical contaminants also are present.

Fish Habitat

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

Wildlife Habitat

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

Endangered, Threatened, Sensitive and Priority Species

Federally Listed Species

Several federally listed species are known to occur or could potentially occur within the City's shorelines. Federally listed species that have been documented include Chinook salmon, ~~designated by National Oceanic and Atmospheric National Marine Fisheries Division (NOAA Fisheries) as Threatened in 1999 and re-confirmed in 2005;~~ bull trout~~, designated by U.S. Fish and Wildlife Service as Threatened in 1999;~~ and steelhead trout~~, designated by NOAA Fisheries as Threatened in 2007 and re-confirmed in 2014.~~

As defined in the Endangered Species Act, critical habitat is "specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection." ~~In 2005,~~ NOAA Fisheries has designated ~~"critical habitat" for Chinook salmon, including~~ Kenmore's Lake Washington shoreline and the lower portion of the Sammamish River as "critical habitat" for Chinook salmon.

~~In 2004, t~~The U.S. Fish and Wildlife Service has designated "critical habitat" for the Puget Sound Distinct Population Segment (DPS) of bull trout, including Kenmore's Lake Washington shoreline.

~~In 2016,~~ NOAA Fisheries designated "critical habitat" for the Puget Sound DPS steelhead which excludes all waters in the Lake Washington watershed, including in Kenmore.

State Priority Habitat and Species Program

The ~~State of~~ Washington Department of Fish and Wildlife (WDFW) has a Priority Habitat and Species (PHS) program which includes a catalog of habitats and species considered to be priorities for both conservation and management. Priority habitats are "habitat types or elements with unique or significant value to a diverse assemblage of species." In Kenmore priority habitats include wetlands, biodiversity areas and corridors, freshwater forested/shrub wetlands, freshwater emergent wetlands, and freshwater ponds.

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The State lists designate *Endangered*, *Threatened*, *Sensitive,* and *Candidate* species. Priority species include those designations, as well as "animal aggregations (e.g. heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable." Priority species documented in Kenmore include Chinook salmon, bull trout, coho salmon, sockeye salmon, kokanee salmon, steelhead trout, coastal cutthroat trout, pileated woodpecker, purple martin, little brown bat, and great blue heron. ~~Recent~~ Previous information indicates that the purple martin is no longer nesting in Kenmore.

The bald eagle's population status has improved to levels that resulted in the removal of the eagle from both federal and state listing. However, the eagle is still protected by the federal Golden and Bald Eagle Protection Act.

Due to the importance and size of Kenmore's great blue heron colony, the great blue heron is addressed below.

Great Blue Heron

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

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

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

~~Bald eagles are the heron's primary predator (Azerrad, 2012).~~

A heron rookery has been established near the north end of the Kenmore Park and Ride, within Swamp Creek wetlands. ~~It housed approximately 40 nesting pairs in 2009.~~ The colony established itself after the Kenmore Park and Ride lot was developed. ~~There is a water barrier between the lot and the colony which may create a sense of safety. Other than encroaching development, factors which may cause the birds to move in the future include bald eagle intrusion, damage to nesting trees (trees can be damaged by the nesting as well as by flooding), reduction in foraging areas, and other factors (Norman 1999).~~

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

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

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

~~The City of Kenmore's critical area regulations should require a year-round buffer around an active rookery, where unusually loud activities should be prohibited (Azerrad, 2012). Between February 1 and August 31, no clearing or grading or land disturbing activity should be allowed within the buffer unless approved by the Washington State Department of Fish and Wildlife (the SR-522 right of way is exempt from the buffer). Permits for activities within the heron rookery buffer require approval of a habitat management plan by the State and City.~~

Frequently Flooded Areas

Frequently Flooded Areas are defined as open channel and overbank areas that together constitute a floodplain. These floodplains, which are generally flat, low-lying areas adjacent to rivers or streams, are frequently inundated with water and periodically flood during storm events. During such events, large volumes of water and debris flow downstream which may sometime cause land erosion and property damage.

The Federal Emergency Management Agency (FEMA) delineates flood hazards along all major river and stream corridors in the county. Kenmore has two waterways, Sammamish River and Swamp Creek, that are at risk from floodwater. Figure NE-4, Frequently Flooded Areas, shows the areas that are at risk from floodwater.

Frequently flooded areas and critical areas can experience increased flooding due to human activities, such as increased urbanization, drainage systems, channelization, and land use changes. Some examples of these include increased impervious surfaces causing runoff, inadequate drainage structures, watercourse channelization, and alterations of wetlands, forests, and other natural areas. Through state and city regulations, new structures are either significantly minimized or prohibited, unless there is a case for reasonable use[4]

While flood events do cause human- and property-related damage, it's important to note that floodplains provide critical functions for riparian habitat, habitat formation, connectivity to wetlands, store and convey stormwater and floodwater, and recharge groundwater.

More discussion and policy regarding the protection of floodplains and frequently flooded areas may be found in the Land Use and Climate Action elements.

Tree Preservation and Canopy Protection

~~Kenmore is a community that highly values the natural environment.~~ Tree preservation and canopy protection is one of the ways that helps maintain and improve quality of life. Trees provide a number of benefits, including:

- Oxygen production
- Carbon sequestration
- Soil conservation
- Biodiversity and habitat
- Aesthetic and psychological benefits
- Economic value
- Water quality improvements
- Surface water management
- Cultural significance
- Shade and temperature regulation
- Traffic calming effects
- Air quality
- Recreational opportunities
- Safety

[4] KMC. 18.20.2220 Reasonable Use. A legal concept articulated by federal and State courts in regulatory takings cases. See Chapter 18.55 KMC for specifics regarding reasonable use.

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Trees are regulated by Kenmore Municipal Code (KMC) via Tree Management and Protection chapter, commonly referred to as the "tree code." The tree code sets limitations on tree removal and establishes standards for tree protection.

An urban tree canopy (UTC) assessment, funded by King Conservation District, was conducted in 2023 ~~(~~using 2021 data~~)~~. The results of this assessment showed that out of 3,900 land acres, the city of Kenmore has an UTC of approximately 1,790 acres (46%). Of this area, St. Edward St. Park attributes to an estimated 25% of the city's tree canopy. Urban tree canopy is the percentage of ground area that is covered by tree crowns and relates to the branching spread of trees in an urban forest.

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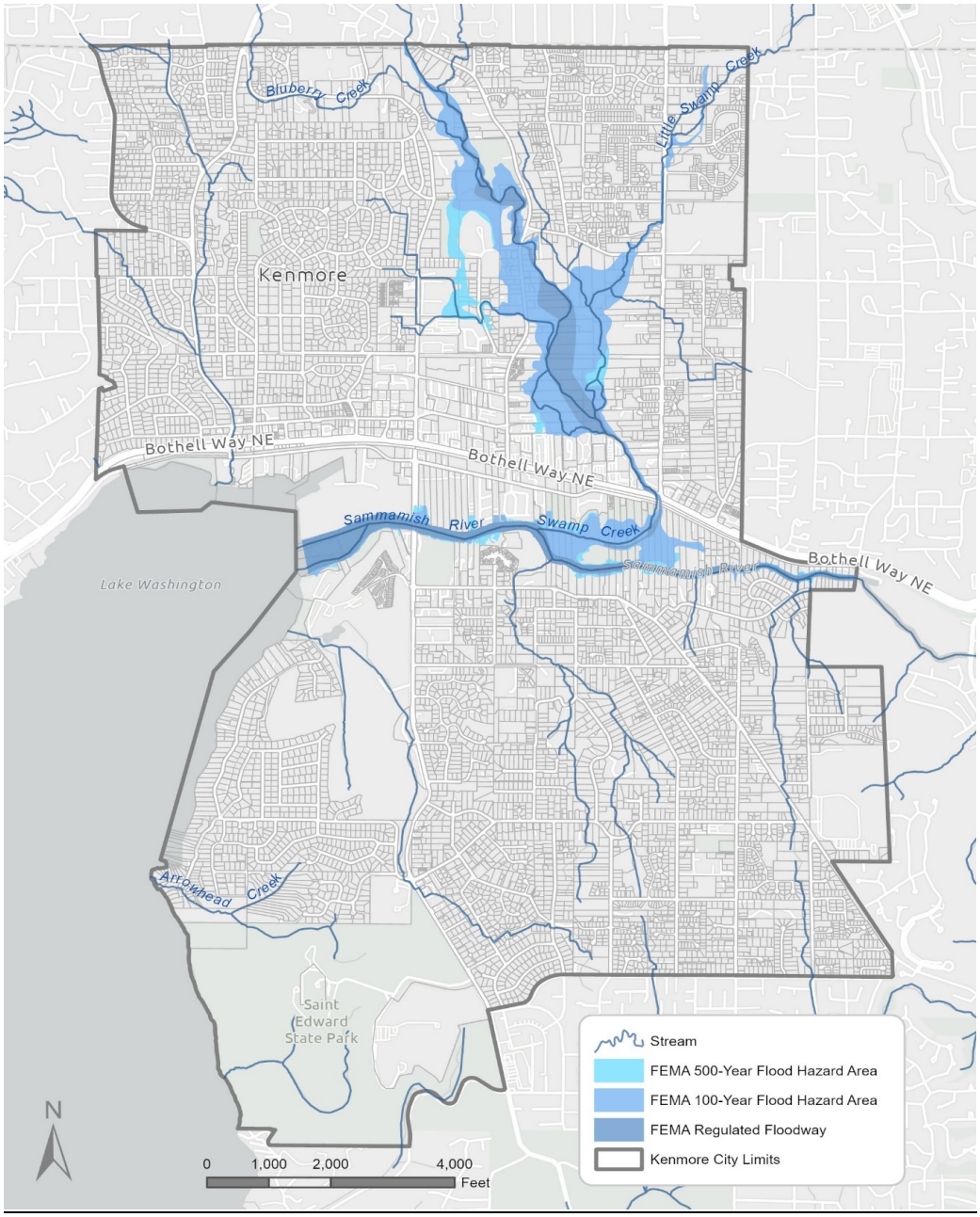
Figure NE-4 Frequently Flooded Areas[5]



Source: City of Kenmore GIS

[5] The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. This document is not intended for use as a survey product.

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

STRENGTHS, CHALLENGES, OPPORTUNITES & THREATS (SCOT)
The city of Kenmore has many amazing natural environment assets, including lakeshore, rivers, creeks, small streams, forests, wetlands, and other natural open spaces. Along with these assets comes a variety of strengths, challenges, opportunities, and threats (SCOT). This section briefly describes each of them.

Strengths

Lake Washington/Sammamish River/Swamp Creek
Kenmore is located on the north end of Lake Washington, a lake of statewide significance and a major natural and recreational resource. The Sammamish River and Swamp Creek are also significant natural features in the community. Each of these waterways provide critical fish and wildlife habitat, including wetlands, riparian, and forest habitats along their shorelines.

Swamp Creek Wetlands
As noted above, Swamp Creek is a waterway of key importance. The creek is also flanked by significant wetlands, which provide an abundance of habitat for aquatic and terrestrial wildlife. These wetlands are described in detail in the sections above.

St. Edward State Park
St. Edward State Park is a 326-acre day-use park that is comprised of both active and passive recreational amenities, as well as The Lodge at St. Edward, a converted seminary turned hotel. The park, with its lush century-old second-growth forests and over 3,000 lineal feet of undeveloped shoreline, is a crown jewel along the northern Lake Washington shoreline. As noted above, the Park contributes to a large percentage of the cities tree canopy and provides a significant amount of natural habitat.

Challenges

Increase in Development
Kenmore is expected to steadily increase in population and in development density, which creates pressure on the city's natural environment ~~and overall quality of life.~~

Industrial Waterfront
Kenmore has long had an industrial waterfront on portions of Lake Washington from the logging and timber mills of the past to ongoing heavy industrial uses such as the asphalt

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and concrete batch plants. Existing heavy industrial uses are considered existing legal non-conforming uses. New heavy industrial uses are prohibited. ~~, with several manufacturing operations and the air harbor. While these businesses provide a significant economic benefit to the city, there are issues aging in-water infrastructure such as docks and piers, industrial warehouses containing industrial chemicals, and other air and noise pollutants. As a result of~~ Past and ongoing industrial activities raise concerns about ~~these activities, there are~~ water contaminants, air, and noise pollutants along the shoreline.

SR-522 (Bothell Way) Traffic

SR-522 carries thousands of vehicle trips per day and is one of the region's busiest highways. While the highway provides a significant link for commerce and daily commuters, it also is a major contributor to air, noise, and surface water pollutants.

Opportunities

Future Redevelopment of Shoreline

Kenmore is fortunate to have several miles of Lake Washington waterfront. While much of the shoreline is either in a natural state or is developed with residential uses, there is redevelopment potential in the downtown area. Current underutilized or industrial uses could possibly be considered for future mixed-use ~~or~~ and also an opportunity for shoreline restoration.

Innovative Development Techniques

With climate change, there is an increasing need for more thoughtful approaches to development, both in terms of land use and structures. The use of innovative development techniques, such as green buildings, low-impact development, and other sustainable design measures are key issues for the City to consider. Implementation of strategies and implementation measures from the Climate Action Plan and the Surface Water Management Plan and other regulations will guide these efforts.

Culvert Replacements

Kenmore has several fish-bearing creeks and streams throughout the community. To improve the resiliency of salmon and other fish species, the City ~~has been and should~~ continues to actively replace old and degraded culverts.

Invasive Species Removal

Kenmore has several wetland and stream habitats that are heavily impacted by invasive species. Through active invasive species removal and native revegetation, ecosystem restoration will have a greater impact against climate and other environmental impacts.

Reforestation of Open Spaces

Kenmore is fortunate to have a significant amount of tree canopy as compared to many neighboring cities. Through implementation of an Urban Forest Management Plan, preservation and reforestation efforts will improve.

Education and Awareness

With climate change and other threats to the natural environment, there continues to be rising awareness about environmental issues. This can certainly be an advantage to help

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protect and improve critical habitat, and reduce carbon emissions. Along with many local agencies and partners, the City can be a leader in environmental protection.

Threats

Climate Change

Climate change poses a significant threat to the local environment in many ways, such as heat waves, droughts, increased flooding, and risk of forest fires. Each of these pose a risk to not only to humans, but also natural ecosystems and habitats. Climate change may also lead to an increased threat of pests and diseases, spread of invasive species, and increased loss of biodiversity.

Loss of Critical Habitat

Loss of critical habitat may occur from a variety of human, weather- , and natural disaster-induced factors including but not limited to increased urbanization, deforestation, wildlife displacement, air and water pollution, flooding, and landslides.

Air/Water/Noise Pollution

Air, water, and noise pollution all pose significant threats to the environment and human health in various ways, including respiratory and cardiovascular disease to both human and animals, sleep and stress disorders, and water contamination.

GOALS, OBJECTIVES, AND POLICIES

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

GOAL NE-1. PRACTICE ENVIRONMENTAL STEWARDSHIP BY PROTECTING, ENHANCING, AND PROMOTING THE NATURAL ENVIRONMENT IN AND AROUND THE CITY OF KENMORE.

OBJECTIVE NE-1.1 Cooperate regionally and strive locally to improve air quality.

Policy NE-1.1.1 Protect air quality from adverse impacts through the following measures:

a. Encourage alternative modes of transportation to reduce reliance on the automobile as the primary method of transportation.

b. Promote mixed-use and compact development forms, particularly in the Downtown, to help reduce the need for automobile use.

c. Require air quality impact analysis for major new developments, which could adversely impact the air quality levels in the vicinity. Determined through environmental review.

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d. Work with other agencies to educate the public about air quality impacts due to vehicular travel and due to improper use of woodstoves and fireplaces.

e. Work with ~~other~~state and special-purpose agencies to monitor air quality within the planning area, such as Department of Ecology and Puget Sound Clean Air Agency.

~~e.~~f. Creating a urban forest management plan that benchmarks progress towards tree preservation and maintenance.

Policy NE-1.1.2 Reduce air pollution ~~T~~through development standards that regulate and~~-~~, reduce air pollution emissions from construction, and land clearing activities.

Policy NE-1.1.3 Shift all City fleet vehicles, where practical, from combustible engine to electric.

OBJECTIVE NE-1.2 Encourage a reduction in overall noise levels throughout the community.

Policy NE-1.2.1 Require new development~~s~~ projects which could generate substantial levels of noise or could expose people to substantial levels of noise from existing noise generators to submit an analysis of potential noise impacts and propose mitigation. Determined through environmental review.

Policy NE-1.2.2 ~~Implement~~ Enforce city noise and nuisance ordinances to address various noise sources and require cessation or mitigation of noise.

Policy NE-1.2.3 Encourage residential or other noise-sensitive development proposed for location in noise-impacted areas to be oriented away from noise source, or to be constructed with materials that will maximize noise reductions, or to incorporate fencing, landscaping, or other noise-reducing features, appropriate to the situation. Noise impacted areas may include the vicinity of SR-522, or the vicinity of the Air Harbor, or other areas that may be determined through environmental review.

Policy NE-1.2.4 Require buffering or other noise reduction and mitigation measures for development adjacent to or within the immediate vicinity of environmentally critical areas to protect habitat areas.

OBJECTIVE NE-1.3 Encourage a reduction in light and glare impacts throughout the community.

Policy NE-1.3.1 Through design standards or educational opportunities, discourage the use of building materials or signage materials that cause glare impacts to substantial numbers of motorists or surrounding neighborhoods.

Policy NE-1.3.2 Require low-intensity lighting with appropriate illumination levels and light shields for lighting standards along streets, pedestrian lighting, ~~s~~ and in public open spaces and parks.

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Policy NE-1.3.3 Encourage residents to provide exterior lighting for security purposes which does not unduly impact their neighbors.

Policy NE-1.3.4 Restrict lights pointing up to avoid artificial light spillage, affecting the view of the night sky.

Policy NE-1.3.5 Manage lighting levels to protect Kenmore's ecological systems and public health while ensuring public safety and equitable lighting.

Policy NE-1.3.6 Minimize overhead lighting that would shine on the water surface of Lake Washington, the Sammamish River, or the city's various streams.

Policy NE-1.3.7 Encourage the use of pedestrian level or shaded lighting when providing lighting along Kenmore's waterbodies.

Policy NE-1.3.8 Encourage the use of low-intensity lights that are located and shielded to prevent light from reaching the water surface of water bodies.

OBJECTIVE NE-1.4 Cooperate regionally and strive locally to protect surface and ground water quality and quantity from degradation.

Policy NE-1.4.1 Actively work with communities upstream from Kenmore to develop and implement appropriate surface water regulations to adequately retain and detain surface water so as to minimize the adverse effects upon the environment in Kenmore.

Policy NE-1.4.2 Use incentives, regulations, and programs to manage Kenmore's water resources (rivers, streams, lakes, wetlands, and ground water) and to protect and enhance their multiple beneficial uses including fish and wildlife habitat, flood and erosion control, water supply, energy production, transportation, recreational opportunities and scenic beauty. Use of water resources for one purpose should, to the fullest extent practicable, preserve opportunities for other uses.

Policy NE-1.4.3 ~~Allow development that~~ Prohibit development that does not support~~s~~ continued ecological and hydrologic functioning of water resources. Development should not have a significant adverse impact on water quality or water quantity.

Policy NE-1.4.4 Participate in the development of watershed plans integrating surface water, ground water, drinking water and wastewater planning to provide efficient water resource management.

Policy NE-1.4.5 Actively encourage the use of environmentally safe methods of vegetation control.

Policy NE-1.4.6 Support awareness and education to improve and protect surface and ground water quality. This may be achieved through the following examples:

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- Promoting the use of safe, less toxic lawn and gardening products;
- Proper recycling and disposal of chemicals;
- Educate businesses on surface and groundwater protecting using Best Management Practices (BMPs);
- Educate the public on reducing pollution generating practices and activities, such as encouraging the use of electric vehicles and equipment.

Policy NE-1.4.7 Emphasize the use of stormwater management techniques, including low impact development techniques, to maximize water quality and infiltration where appropriate. New developments located near water bodies or generating runoff flowing into waterways must implement low impact development techniques as a requirement.

Policy NE-1.4.8 Collaborate with WSDOT, King County, and neighboring jurisdictions to plan and prioritize public and private culvert upgrades to ensure fish passage barrier removal, adequate projected stormwater passage, and continued climate-related adaptations to handle water passage in the future.

Policy NE-1.4.9 To ensure safe and healthy water resources, all Kenmore water sources may be subject to strict monitoring, pollution source identification, and best management practices to control fecal coliform bacteria and various pollutants.

Policy NE-1.4.10 Maintain surface water quality necessary to support the protection of native fish and wildlife meeting state and federal standards over the long term.

Policy NE-1.4.11 Control the flow of nutrients (especially phosphorus), heavy metals, and other emerging pollutants (such as 6PPD-quinone) into streams, rivers, Lake Washington, and natural wetlands. Require treatment measures where development results in discharges to surface or groundwaters.

OBJECTIVE NE-1.5 ~~**Adopt an urban forestry strategy to encourage the preservation and planting of trees on public and private property.**~~**Educate the public and business community about the importance and benefits of trees in Kenmore.**

Policy NE-1.5.1 Foster partnerships with agencies and nonprofits that support and educate about the importance of urban forestry, such as King Conservation District.

Policy NE-1.5.2 Continue the support tree canopy preservation and foster tree appreciation in the community.

Policy NE-1.5.3 Encourage public involvement in urban forestry stewardship at public events, and through volunteer events and workshops.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

OBJECTIVE NE-1.6 Adopt an urban forestry strategy which encourages the preservation and protection of trees on public and private properties.

Policy NE-1.6.1 Through urban forestry, street design standards and parks programs, encourage the planting of street trees throughout the City.

Policy NE-1.6.2 Ensure the tree canopy management plan monitors the success of municipal tree-related ordinances in achieving tree canopy goals and provides insights for code changes.

OBJECTIVE NE-1.7 Protect the natural, environmental, ecological, public access, aesthetic, and economic aspects of Lake Washington, the Sammamish River, and Swamp Creek.

Policy NE-1.7.1 ~~Protect, enhance, and restore Lake Washington, Sammamish River, and Swamp Creek's riparian and shoreline habitat. Ensure these waterbodies are top priority to protect the city's water quality, capitalize on ecosystem services, and protect fish and wildlife Pof the State~~ Protect, enhance, and restore rivers, streams, and lakes, including riparian and shoreline habitat, to protect water quality, reduce public costs, protect fish and wildlife habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve natural hydraulic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

Policy NE-1.7.2 ~~Work~~Encourage ~~with~~ and work with private property owners, ~~particularly those containing highly industrialized uses, to clean up polluted shorelines and~~ to restore ~~ecological conditions.~~degraded shorelines.

Policy NE-1.7.3 ~~In the City's Shoreline Sub-Element and Shoreline Master Program, b~~Balance the need to provide for shoreline protection, and public access, with the need ~~to~~ for public and visual access to shorelines, allowing for water-oriented uses and economic development, and balancing private property rights.

Policy NE-1.7.4 Allow development within the shoreline jurisdiction that preserves the resources and ecology of the water and shorelines; avoids natural hazards; promotes visual and physical access to the water; and preserves archeological resources, traditional cultural resources, and navigation rights. Protection of critical areas should be balanced with visual values and physical access as long as there is no net adverse impact to regulated shoreline ecological processes and functions.

Policy NE-1.7.5 Ensure that ~~while increased densities~~ when development ~~are to~~ occurs ~~within~~ in close proximity to Kenmore's key waterbodies (e.g, Lake Washington, Sammamish River, Swamp Creek), that special consideration is given to protect and enhance these waters and their associated habitat areas.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-1.7.6 Maintain natural hydrological functions within the city's ecosystems and watersheds and encourage their restoration to a more natural state.

Policy NE-1.7.7 Protect and restore near shore habitat of Lake Washington to encourage green shorelines by avoiding bulkheads.

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

GOAL NE-2 ***PROTECT LIFE AND PROPERTY IN AREAS OF NATURAL HAZARDS WHILE STILL ALLOWING FOR COMPATIBLE GROWTH AND DEVELOPMENT.***

OBJECTIVE NE-2.1 Strive to protect lives and public and private property from flooding.

Policy NE-2.1.1 Implement the Surface Water Element goals, objectives, and policies to minimize flood hazards in the community.

Policy NE-2.1.2 Recognize the Swamp Creek basin as an environmentally ~~sensitive~~critical area that has sustained repeated flooding impacts. Densities and services should reflect the environmental sensitivity of the Swamp Creek basin.

Policy NE-2.1.3 Support restoration opportunities and create a prioritization list for areas that should be considered for Transfer of Development Rights (TDR), conservation easements, or acquisition as a land use development tool to reconnect floodplain wetlands, restore natural processes, and mitigate the impacts of flooding and erosion.

Policy NE-2.1.4 Reduce the amount of effective impervious surface in floodplains and uplands contributing runoff to downstream floodplains.

Policy NE-2.1.5 Cooperate with flood hazard reduction planning carried out by King County and update policies and development regulations to incorporate appropriate recommendations from these studies.

Policy NE-2.1.6 Mimic natural systems by limiting impervious surfaces and increasing infiltration where appropriate.

OBJECTIVE NE-2.2 ~~Strive to p~~Protect slopes from erosion and sliding by limiting development within geologically hazardous areas.

Policy NE-2.2.1 Require land uses permitted in mapped Erosion Hazard Areas to minimize soil disturbance and maximize retention and replacement of native vegetative cover.

Policy NE-2.2.2 Require new development to protect natural vegetation coverage at levels sufficient to moderate surface water runoff and erosion and to protect the integrity of stream channels. When revegetation is required, appropriate native vegetation should be used.

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Policy NE-2.2.3 Require grading and construction activities to be conducted with erosion control ~~Best Management Practices~~BMPs and other development controls as necessary to minimize sediment discharge from construction sites.

Policy NE-2.2.4 Require increased surface water management in areas draining over steep and erosive slopes.

Policy NE-2.2.5 Limit development within Landslide Hazard Areas, such as on slopes with a grade of 40 percent or more, unless the risks and adverse impacts associated with such development can be reduced to a non-significant level.

~~**Policy LU-14.2.6 Limit development in Landslide Hazard Areas unless the risks and adverse impacts associated with such development can be reduced to a non-significant level.**~~

OBJECTIVE NE-2.3 Minimize the potential for damage due to liquefaction and seismic hazards.

Policy NE-2.3.1 In areas with severe seismic hazards, apply Uniform Building Code, and any other necessary special building design and construction measures to minimize the risk of structural damage, fire, and injury to occupants and to prevent post-seismic collapse.

GOAL NE-3. PROTECT AND ENHANCE UNIQUE, VALUABLE, AND CRITICAL PLANTS AND WILDLIFE.

OBJECTIVE NE-3.1 Protect wetlands from encroachment and degradation and encourage wetland restoration.

Policy NE-3.1.1 Determine wetland boundaries in accordance with the approved federal wetland delineation manual and applicable regional supplements.

Policy NE-3.1.2 Utilize a wetland classification system that is based on best available science.

Policy NE-3.1.3 Use mitigation sequencing when reviewing projects to avoid or minimize impacts to environmentally critical areas, consistent with federal and State guidelines.

Policy NE-3.1.4 ~~Strive to achieve~~Require and enforce mitigation in order to ensure no-net-loss of wetland functions or values within each drainage basin. Acquisition, enhancement, regulations, and incentive programs may be used independently or in combination with one another to protect and enhance wetlands functions.

Policy NE-3.1.5 Require development adjacent to wetlands to be sited such that wetland functions are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-3.1.6 Protect areas of native vegetation that connect wetland systems. Whenever effective, incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms should be used.

Policy NE-3.1.7 Protect the unique hydrologic cycles, soil and water chemistries, and vegetation communities of bogs, fens and other legislatively designated unique wetland ecosystems through the use of ~~Best Management Practices~~BMPs to control and/or treat stormwater within the wetland basin.

Policy NE-3.1.8 Allow public access to wetlands for scientific and traditional cultural use.

Policy NE-3.1.9 Control public access to trails and ensure, where allowed, ~~recreational use, and traditional cultural use where public access trails are carefully sited, sensitive~~ critical habitats and species are protected, and hydrological continuity is maintained.

Policy NE-3.1.10 Allow enhancement or restoration of degraded wetlands to maintain or improve wetland functions, provided that all wetland functions are evaluated in a wetland management plan, and adequate monitoring, code enforcement and evaluation is provided and assured by responsible parties. Restoration or enhancement must result in a net improvement to the functions of the wetland system. Technical assistance to small property owners should be considered.

Policy NE-3.1.11 Alterations to wetlands may be allowed, only after all wetland functions are evaluated, the least harmful and reasonable alternatives are identified, and affected significant functions are appropriately mitigated, in order to:

a. Accomplish a public agency or utility development;

b. Provide necessary utility and road crossings;

c. Enhance an ecological function; or,

d. Avoid a denial of all reasonable use of the property.

Policy NE-3.1.12 Approve wetland mitigation proposals if they would result in improved overall wetland functions within a drainage basin. All wetland functions should be considered. Ensure mitigation sites replace or augment the functions that would be lost as a result of the project proposal. Further, mitigation sites should be located strategically to alleviate habitat fragmentation.

Policy NE-3.1.13 Promote mitigation projects that contribute to an existing wetland system or restore an area that was historically a wetland. The goal for these mitigation projects is no net loss of wetland functions per drainage basin.

4. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

Policy NE-3.1.14 Preserve land used for wetland mitigation in perpetuity. Monitoring and maintenance should be provided until the success of the site is established.

Policy NE-3.1.15 Support a cooperative multi-jurisdictional effort to develop a plan for the establishment and utilization of a wetland mitigation banking program or in lieu fee program.

~~**Policy .1 Apply appropriate penalties for current as well as previous wetland alteration violations, such as requiring wetland restoration, through code enforcement and stricter standards for development on sites where wetlands have been illegally filled.**~~

OBJECTIVE NE-3.2 Protect streams from encroachment and degradation and encourage stream restoration.

Policy NE-3.2.1 ~~River and stream channels should be preserved, protected, and enhanced for their hydraulic, ecological, and aesthetic functions.~~ Protect, enhance, and restore rivers, streams, and lakes, including riparian and shoreline habitat, and prevent environmental degradation. Protect both perennial and intermittent streams to preserve hydrologic and ecological functions, fish and wildlife habitat, recreational resources, and aesthetics.

Policy NE-3.2.2 Daylight~~ing~~ natural drainage channels and remove~~ing~~ fish barriers ~~where feasible~~ to improve and restore habitat.

Policy NE-3.2.3 In partnership with other jurisdictions and interested parties, continue restoring stream and river channels and surrounding riparian areas to enhance water quality and fish and wildlife habitat and to mitigate flooding and erosion. Of particular interest is retention of forest communities along stream and river channels that provide shade and a source of woody debris to the aquatic habitat.

Policy NE-3.2.4 Increase riparian cover and add thermal refugia so that areas of the river will be cool enough to support Chinook salmon migration and survival by 2025.

Policy NE-3.2.5 Maintain natural hydrological functions within the city's ecosystems and watersheds and encourage their restoration to a more natural state.

OBJECTIVE 3.3 Maintain and promote ~~a~~regional biodiversity ~~of~~ focusing on native species and habitat within the City, while also eliminating invasive species to the extent possible.

Policy NE-3.3.1 Protect native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants. Environmentally

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sound methods of vegetation control, including appropriate use of approved herbicides, should be used to control noxious weeds.

Policy NE-3.3.2 Recognize that aquatic weeds and toxic algae are a regional issue. Lobby King County to take the lead on a solution to control aquatic weeds and algae on the Sammamish River, Swamp Creek, and Lake Washington. At the same time, facilitate the use of local resources, including volunteers, to reduce aquatic weeds.

Policy NE-3.3.3 Encourage the use of native plants in landscaping requirements, erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands. ~~Provide incentives for u~~Use~~ing~~ native plants, mature plantings, and higher densities of biomass when feasible to help reduce non-native species and noxious weeds.

Policy NE-3.3.4 Maintain fish and wildlife through conservation and enhancement of terrestrial, air, and aquatic habitats.

Policy NE-3.3.5 Preserve habitats for species which have been identified as endangered, threatened, or ~~sensitive~~critical by the state or federal government.

Policy NE-3.3.6 Designate and protect natural resources having a primary association with ~~Fish and Wildlife Habitats of Importance~~Species of Concern, Priority Species, and Species of Local Importance, including:

a. Habitat for federal or state listed endangered or threatened species;

b. Habitat for state sensitive, and candidate species; animal aggregations considered vulnerable; and those species of recreational, commercial, or tribal importance that are vulnerable as identified and mapped by the State Priority Habitats and Species program.

c. Habitat for great blue herons;

~~d. Habitat for bald eagles;~~

d. Biodiversity areas and corridors designated and mapped in the Priority Habitats and Species program by the State Department of Fish and Wildlife; and,

e. Riparian corridors.

~~**Policy .3.8** Provide a mechanism for nomination and consideration of additional Fish and Wildlife Habitats of Importance.~~

Policy NE-3.3.7 Identify species which need protection during the development review process.

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~~**Policy .3.10** Stream and wetland buffer requirements may be increased to protect Fish and Wildlife Habitats of Importance. Whenever possible, density transfers and/or buffer averaging should be allowed.~~

Policy NE-3.3.8 Protect salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the County, cities, tribes, service providers, and/or state and federal agencies. Development within basins that contain fish enhancement facilities should consider and mitigate significant adverse impacts to those facilities.

Policy NE-3.3.9~~12~~ Work with adjacent jurisdictions, state and federal governments and tribes during land use plan development and site development review to identify and protect habitat networks at jurisdictional boundaries.

Policy NE-3.3.10~~3~~ Integrate fish and wildlife habitats into capital improvement projects whenever feasible.

~~**Policy .3.14** Promote voluntary fish and wildlife habitat enhancement projects by private individuals and businesses through educational and incentive programs.~~

~~Policy .3.15 Actively participate in the Watershed Resource Inventory Area (WRIA) 8 Council to ensure that the City's planning, implementation, and enforcement efforts regarding surface and groundwater, environmentally sensitive areas, and development regulations are consistent with regional efforts. A central purpose of the watershed planning and implementation should be the recovery of endangered, threatened, or sensitive species such as Chinook salmon, steelhead trout and bull trout.~~

Policy NE-3.3.11~~6~~ Regularly review the City's capital projects, and planning and regulatory efforts to ensure consistency with the Federal 4(d) rule.

Policy NE-3.3.12 Develop a citywide and regional connected network of open spaces, public trails, parks, and recreation facilities proximate to all residential neighborhoods.

Policy NE-3.3.13 Organize and site housing, commercial space, public infrastructure, and multi-family residential buildings to create usable and connected open spaces.

GOAL NE-4 CONTINUE TO PREPARE FOR AND ADAPT TO LAND USE IMPACTS AND CLIMATE CHANGE.

OBJECTIVE NE-4.1 Consistent with the Land Use and Climate Action Elements, develop policies and strategies that address the impacts of climate change to

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Kenmore, including public health and safety, economy, infrastructure, water resources, and natural habitat.

Policy NE-4.1.1 Reduce climate change impacts by:

- Promoting job and population growth within downtown and along SR-522 which supports mass transit, encourages non-motorized travel, and shortens commute distances.
- Utilizing natural systems to lower atmospheric carbon by establishing regulations to preserve existing forests and promote forest creation on undeveloped lands.
- Encouraging and incentivizing energy efficiency, conservation practices, and the use of sustainable energy sources in both public and private developments.
- Collaborating with regional jurisdictions and other partners to develop a common framework for analyzing climate change impacts during environmental reviews under SEPA.
- Participating in regional efforts to anticipate, prepare for, and adapt to the impacts of climate change on public health and safety, the economy, infrastructure, water resources, and wildlife habitats.

Policy NE-4.1.2 Reduce greenhouse gas emissions through the following measures:

- Encouraging or incentivizing new developments to use low-emission construction practices, achieve low or zero net lifetime energy requirements, and implement “green” building techniques.
- Participating in regional programs or initiatives aimed at reducing greenhouse gas emissions.
- Promoting mass transit, non-motorized transportation, and other alternatives to single-occupant vehicle trips.
- Prioritizing initiatives that offer the most effective and cost-efficient emission reductions.
- Increasing and encouraging the use of low-emission vehicles, such as efficient electric-powered cars.

Policy NE-4.1.3 As noted in the Climate Action Element, encourage increased density near high-frequency transit, infill and redevelopment in key areas, and the development of middle housing in neighborhoods. Support these efforts with appropriately sized parking, transportation demand management strategies, multi-modal access, park amenities, and green spaces.

Policy NE-4.1.4 Mitigate the effects climate change through various measures, including implementing green building and infrastructure, encouraging solar usage,

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reduce heat islands through increased tree canopy, and lessening greenhouse gas emissions.

Policy NE-4.1.5 Follow best management practices recommended by state and federal agencies in Kenmore where activities or land use could result in lead contamination, especially in areas with vulnerable populations.

Policy NE-4.1.6 Promote approved voluntary fish and wildlife habitat enhancement projects by private individuals and businesses through educational and incentive programs.

Policy NE-4.1.7 Actively participate in the Watershed Resource Inventory Area (WRIA) 8 Council to ensure that the City's planning, implementation, and enforcement efforts regarding surface and groundwater, environmentally critical areas, and development regulations are consistent with regional efforts. A central purpose of the watershed planning and implementation should be the recovery of endangered, threatened, sensitive and priority species such as Chinook salmon, steelhead trout and bull trout.

IMPLEMENTATION STRATEGIES

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

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

- Air quality, lighting, and noise analyses as required by environmental review~~for major new developments~~
- Urban forestry strategies – continuation of periodic tree canopy assessments
- Habitat enhancement and education~~al -~~, continue volunteer and incentive programs, continue to work with local groups supporting ongoing stewardship and restoration efforts in City parks, shorelines and other areas
- Aquatic weed and algae control – continue to provide City resources for aquatic and invasive weed prevention, and algae control.
- As noted and consistent with the Climate Action Element, continue ongoing climate action monitoring and evaluation, including annual climate action progress to Council
- Continue to review and monitor surface and stormwater water management practices

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

- ~~Control of air emissions from construction and land clearing activities as required by environmental review.~~

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- Erosion control ~~Best Management Practices~~BMPs continue implementation and periodic review and update of regulations and practices
- ~~Increased surface water management requirements on steep and erosive slopes~~
- Sufficiency of wetland, stream, fish and wildlife habitat, flood hazard, seismic hazard, landslide hazard, and erosion hazard regulations – continue periodic review and update of critical area and shoreline regulations for compliance with Best Available Science.
- Sufficiency of design standards for building materials, critical area signage and lighting – continue implementation and periodic review and update.
- Sufficiency of noise standards - Continue implementation of standards and periodic review and update.
- Sufficiency of native vegetation requirements and tree management and protection requirements - Continue implementation of standards and periodic review and update.
- ~~Sufficiency of aquatic weed prevention and invasive plant prevention.~~ -
- Sufficiency of protection against pollutants, including fertilizer, entering streams, the river and the lake. – Continue compliance and periodic review of surface water standards including compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements that requires local governments to manage and control stormwater runoff so that it does not pollute downstream waters.

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

- Working with adjacent, upstream communities on water quality and flooding issues
- Participating in the development of watershed plans
- Working with King County and the Sammamish River cities to control aquatic weeds and algae on the Sammamish River and Lake Washington
- Establishing a wetland mitigation banking program or in lieu fee program
- Restoring stream channels.
- Further mitigation regarding the impacts of septic systems and water quality.

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SURFACE WATER ELEMENT

INTRODUCTION

Purpose

The purpose of the Surface Water Element is to provide goals, objectives and policies relevant to the management of the City's municipal separate storm sewer system (MS4), private stormwater systems and natural surface water systems (i.e. streams, wetlands, groundwater and shoreline), on both public and privately owned land. Surface Water Management is an interdisciplinary practice and many of the policies and programs discussed in this element compliment and build upon the policies of other Comprehensive Plan Elements, particularly those in the Natural Environment, Shoreline and Climate Action Elements. The intent of this Element is to remain consistent with other Elements, but provide additional clarity in regards to the City's management of surface water.

Growth Management Act

The Growth Management Act (GMA) does not require a Surface Water Element for comprehensive plans (RCW 36.70A.070). However, components of surface water and stormwater management are referenced in several other Element and state regulations allow the city to include this as an optional element because it deals with environmental protection, natural resource lands, design and natural hazard reduction and supports the implementation of other elements.

King County Countywide Planning Policies

The GMA requires that cities and counties develop county-wide planning policies to ensure consistency between regionally connected comprehensive plans. King County Countywide Planning Policies (CPP) identify policies relevant to surface and storm water management and the City is committed to aligning with these regional goals, including:

- Incorporate protection and restoration efforts into plans to ensure the quality of the natural environment is sustained for future generations.
- Require appropriate low-impact development practices in development regulations.
- Work cooperatively to manage floodplain development.
- Protect wetlands, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.
- Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda.
- Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

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- Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services.
- Identify and preserve open space.

Clean Water Act

The Federal Water Pollution Control act, originating in 1948 and expanded in 1972, became known as the "Clean Water Act" or CWA. Under the CWA, the United States Environmental Protection Agency (EPA) implements programs to control the discharge of pollutants into Waters of the United States. The National Pollutant Discharge Elimination System (NPDES) program issue permits to regulate the discharge of pollutants into Waters of the United States. The EPA delegates authority to the Washington State Department of Ecology (Ecology) to implement NPDES programs in Washington State.

Beginning in 2007, the city has been required to obtain an NPDES permit (Permit) from Ecology to discharge stormwater into local receiving water bodies from its municipal separate storm sewer system (MS4). An MS4 includes the network of pipes, ditches, curbs, catch basins, ponds, vaults and other stormwater infrastructure needed to collect, convey and treat stormwater runoff. As of 2024, the Permit requires the city to implement a variety of programs to comply with the CWA, including:

- Stormwater Planning
- Public Education and Outreach
- Public Involvement and Participation
- MS4 Mapping and Documentation
- Illicit Discharge Detection and Elimination
- Controlling Runoff from New Development, Redevelopment and Construction Sites
- Stormwater Management for Existing Development
- Operations and Maintenance
- Source Control Program for Existing Development
- Compliance with Total Maximum Daily Load Requirements
- Monitoring and Assessment
- Reporting

Ecology issues other types of NPDES permits, in addition to the municipal stormwater permit, which include categories such as industrial activities, construction activities, aquatic plant and algae management, and others.

The goals, objectives and policies in this Element are intended to be consistent with NPDES Permit requirements and maintain compliance with the Clean Water Act and the State of Washington Water Pollution Control Law Chapter 90.48 Revised Code of Washington.

Water Resource Inventory Area (WRIA) 8

Water Resource Inventory Area (WRIA) 8 includes Lake Washington, Cedar River, and Lake Sammamish watersheds. To facilitate the recovery of Chinook Salmon, which are listed as threatened under the Endangered Species Act, local governments within WRIA 8 formed a Salmon Recovery Council, developed the Chinook Salmon Conservation Plan and continue to

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implement that Plan as of 2024. The City of Kenmore is a participating and voting member of the Salmon Recovery Council and the goals, objectives and policies in this Element are intended to be consistent with the WRIA 8 Chinook Salmon Conservation Plan.

BACKGROUND

The City of Kenmore is shaped by surface water, from the shorelines of Lake Washington and the Sammamish River dividing the City's landscape, to the numerous streams converging from all directions on these two larger waterbodies with all connected through a network of wetlands, springs, groundwater pathways, and floodplains.

The Kenmore area developed long before it incorporated as a city in 1998 with many of the existing major roads already in place at the turn of the 20th century providing access to the logging industry active in the area. By 1980, many of the City's neighborhoods were developed without the benefit of adequate surface water management resulting in little to no management of runoff from these older developments. The results of unmitigated clearing, grading, compaction, and removal of native soils, plants and trees coupled with the filling or modification of wetlands, floodplains, shorelines and streams began contributing to issues such as erosion, flooding, degradation of water quality, and habitat loss. Additionally, most drainage basins within the City extend far beyond its municipal boundaries and upstream runoff makes its way down to the City, adding to the challenge of managing not only the City's surface water, but runoff from neighboring jurisdictions.

To manage surface water more effectively, the City drafted its first Surface Water Element of the Comprehensive Plan in March of 2001, which was updated in 2008 and 2014. The Surface Water Element provides long range goals, policies and objectives that guide City Council and staff when making decisions related to the management of the City's surface water environment and stormwater system (MS4). The City's first Surface Water Management Plan, which was also developed in 2001, provides more detail on the implementation of surface water management in the City. The Surface Water Management Plan was updated in 2008 and 2015 and was renamed to the Surface Water Master Plan to avoid confusion with the Stormwater Management Program Plan required by Ecology as part of the City's NPDES permit. The Surface Water Master Plan includes, but is not limited to: an analysis of current and emerging issues, compliance strategies for existing and new regulatory requirements, evaluation and update of policies, update of strategies to improve water quality, update of development management strategies, review and update of surface water related operations and maintenance programs, review of flooding issues, basin planning, review of capital projects, and other topics relevant to surface water management. The Surface Water Master Plan is intended to be consistent with the goals, policies and objectives of the Surface Water Element and is often updated concurrent with or soon after a Surface Water Element update.

As the City's surface water management program matures, many of the same issues continue to challenge the City today as they did at the City's incorporation in 1998. High volumes of polluted runoff continue to flood streams and lakes resulting in localized flooding issues and degraded aquatic systems. Through the objectives and policies stated in this element, and the programs referenced therein, the City's goal is to develop, maintain, manage and improve a

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surface water system that serves the community, enhances the quality of life and protects the environment.

GOALS, OBJECTIVES AND POLICIES

GOAL 1. FUND SURFACE WATER MANAGEMENT.

OBJECTIVE 1.1 Establish a sustainable and equitable surface water management funding structure that supports all capital and operating expenditures.

Policy 1.1.1 The City should implement annual rates and charges for all developed parcels within the city to fund surface water management activities. Additionally, the City should implement one-time capital facility charges for all new development.

Policy 1.1.2 The City's biennium budget should include a Surface Water Management Fund that is updated with each City budget. The Surface Water Management Fund should provide adequate revenue for forecasted operating and capital expenditures while maintaining an appropriate fund balance to minimize impacts due to year-to-year expenditure or revenue variances.

Policy 1.1.3 The Surface Water Management Fund should conduct periodic analysis of its funding structure to ensure that it is adequate to meet near and long-term capital and operating expenditures.

Policy 1.1.4 The Surface Water Management Fund should consider issuing debt to fund activities consistent with surface water management goals, if necessary. The City should manage debt, if any, to ensure continued high credit quality, access to credit markets, and financial flexibility.

Policy 1.1.5 The City should apply for grants that support implementation of activities consistent with surface water management goals.

GOAL 2. EFFECTIVELY MANAGE THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) AND PRIVATE SURFACE WATER SYSTEMS IN A MANNER THAT REDUCES FLOODING, ENHANCES WATER QUALITY AND PROTECTS THE NATURAL ENVIRONMENT.

OBJECTIVE 2.1 Comply with the current Western Washington Phase II Municipal Stormwater Permit (National Pollutant Discharge Elimination System and State Waste Discharge General Permit).

Policy SW 2.1.1 The City should implement the requirements of the Permit. As of 2024, this includes obtaining coverage under the Permit, implementing a

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Stormwater Management Program, submitting an annual Stormwater Management Program Plan, complying with Total Maximum Daily Load (TMDL) requirements, complying with Monitoring and Assessment requirements, and complying with Reporting and Recordkeeping requirements, including submittal of an annual report. Ecology may modify or add program elements to the Permit over time and the City should maintain compliance with any future changes.

OBJECTIVE 2.2 ***Utilize Best Available Science to manage Development, Redevelopment, Construction, and City Projects to mitigate flooding and reduce the discharge of pollutants to the maximum extent practicable.***

Policy SW 2.2.1 The City should adopt and implement an approved Surface Water Design Manual, which is equivalent to the current Washington State Department of Ecology Stormwater Management Manual for Western Washington. As of 2024, the City has adopted the King County Surface Water Design Manual and Stormwater Pollution Prevention Manual.

Policy SW 2.2.2 Where feasible, the City should make low impact development (LID) the preferred and commonly-used approach to site development. LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and distributed stormwater management practices that are integrated into a project design.

OBJECTIVE 2.3 ***Inspect, maintain and operate the City's MS4 to protect public infrastructure and the natural environment, improve water quality and reduce flooding.***

Policy SW 2.3.1 The City should inspect and maintain the MS4 to the maintenance standards provided in the City's adopted Surface Water Design Manual.

Policy SW 2.3.2 The City should inspect the MS4 for spills, illicit discharges, and illicit connections and respond promptly when notified of spills or illicit discharges into the MS4 to prevent the discharge of pollutants to the maximum extent practicable.

OBJECTIVE 2.4 ***Inspect and manage privately owned stormwater systems to protect public infrastructure and the natural environment, improve water quality and reduce flooding.***

Policy 2.4.1 The City does not operate or maintain privately owned surface water systems unless that system has been formally accepted by the City and is located within the right-of-way or within a tract or easement dedicated to the City for the purpose of operating and maintaining said system.

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Policy 2.4.1 The City should inspect, if authorized, privately owned and operated stormwater systems. When necessary, the City should provide technical assistance and education to promote maintenance of private systems. If necessary, the City should utilize applicable regulations to enforce maintenance.

GOAL 3 IMPLEMENT A SURFACE WATER MANAGEMENT CAPITAL IMPROVEMENT PROGRAM

OBJECTIVE 3.1 Manage surface water on City capital projects, including transportation, parks and facility projects, beyond minimal requirements, if possible.

Policy SW 3.1.1 The City should implement capital improvement programs that maintain and improve the MS4 in a manner that enhances and protects the City's natural environment, mitigates flooding problems, improves water quality, promotes a reliable and safe transportation network and provides the community a safe and healthy place for living, working and recreation.

Policy SW 3.1.2 The City should explore options to provide enhanced surface water management on City projects, particularly for projects adjacent to non-treated areas.

OBJECTIVE 3.2 Remove fish passage barriers on City streams.

Policy SW 3.2.1 The City should evaluate and prioritize stream culverts throughout the city to create and implement a culvert replacement program to remove fish passage barrier culverts. These projects will be identified in the Surface Water Management CIP.

OBJECTIVE 3.3 Implement projects that conserve open space, restore surface water systems, and improve habitat.

Policy SW 3.3.1 The City should evaluate and prioritize properties throughout the city to conserve properties with high conservation and restoration value. These projects will be identified in the Surface Water Management CIP.

Policy SW 3.3.2 The City should prioritize properties for acquisition that will avoid loss of existing open space and critical areas through development (such as properties eligible for *reasonable use exception*).

OBJECTIVE 3.4 Implement retrofit projects that enhance existing surface water facilities and provide surface water facilities in existing developed areas that lack surface water management.

Policy 3.4.1 The City should identify and prioritize retrofit project locations and include them in the Surface Water Management CIP.

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Policy 3.4.2 The City should seek opportunities to design and implement surface water management facilities that are functional, serve as amenities, and serve multiple purposes such as those described in the Parks Element of the City of Kenmore Comprehensive Plan.

GOAL 4 PROTECT, MAINTAIN, ENHANCE AND RESTORE NATURAL SURFACE WATER SYSTEMS

OBJECTIVE 4.1 Support City policies, regulations and standards that support the protection, enhancement and restoration of the City's extensive natural surface water environment.

Policy SW 4.1.1 Consistent with Shoreline Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts which strive to preserve, protect and enhance the City's abundant shoreline habitat.

Policy SW 4.1.2 Consistent with Natural Environment Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts that provide protection of wetlands, plants and wildlife, maintain and promote a diversity of species and habitat, and use low impact development best management practices.

Policy SW 4.1.3 Consistent with Climate Action Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts that protect, conserve, and enhance the water resources in the City and create more climate resilient water systems.

Policy SW 4.1.3 Implement critical and sensitive area regulations that protect and enhance surface waters, which may include but are not limited to buffers, setbacks, erosion and sediment control, mitigation, State Environmental Policy Act (SEPA) compliance, Hydraulic Permit Approval (HPA) compliance and compliance with any other applicable local, state and federal requirements.

Policy SW 4.1.4 Protect, enhance and restore flood storage, conveyance functions and ecological values of floodplains, wetlands and riparian corridors through the development and implementation of CIP projects, studies and plans.

Policy SW 4.1.5 The City should implement an Integrated Aquatic Vegetation Management Plan to manage aquatic plants, both native and invasive, in the City's public shoreline areas.

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GOAL 5 SUPPORT REGIONAL EFFORTS THAT ALIGN WITH THE CITY'S SURFACE WATER MANAGEMENT AND CLIMATE ACTION GOALS.

OBJECTIVE 5.1 Promote and support opportunities for public involvement and participation, which may include but are not limited to stewardship groups, volunteer opportunities and grant partnerships.

Policy 5.1.1 Support regional and local community groups that seek to steward surface water environments within the city in a manner consistent with the city's surface water management goals. Examples of support may include funding, staff assistance, and providing resources.

OBJECTIVE 5.2 Promote and support opportunities for regional coordination and watershed level management of the City's natural surface water systems. Kenmore often contains only a portion, and in some cases a very small portion, of the natural surface water systems that pass through the City. The City will actively pursue coordination with upstream jurisdictions and partners to manage these natural resources and share responsibility.

Policy 5.2.1 The City should support and actively participate on the Watershed Resource Inventory Area (WRIA) 8 Salmon Recovery Council and implement actions, to the best of the City's ability, that support efforts for Salmon recovery.

Policy 5.2.2 The City should participate in the regional Stormwater Action Monitoring (SAM) program. SAM is a collaborative, regional monitoring program funded through a partnership of over 90 cities, counties, ports and Washington State Department of Transportation. SAM conducts stormwater management practices effectiveness monitoring, status and trends monitoring of streams and nearshore marine waters and source identification studies.

Policy 5.2.3 The City should support upstream activities of other jurisdictions and non-governmental organizations (such as Adopt-a-Stream and SnoKing Watershed Council) that conduct work consistent with the city's surface water management goals occurring outside of the city's jurisdiction.

IMPLEMENTATION

Implementation of the Surface Water Element is primarily achieved through the application of the following documents and regulations (available online):

- Western Washington Phase II Municipal Stormwater Permit issued by Washington State Department of Ecology.
    - The 2019-2024 Permit expires July 31, 2024

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    - The 2024-2029 Permit begins on August 1, 2029
- City Biennium Budget (constrained budget)
- Periodic analysis of surface water rates
- Surface Water Master Plan
    - Update planned summer 2024 through spring 2025
    - Includes basin plan updates
    - Includes Capital Improvement Program (CIP) updates
    - CIP includes unconstrained budgeted projects
- King County Surface Water Design Manual
    - Updated 2021
- King County Stormwater Pollution Prevention Manual
    - Updated 2021
- Kenmore Road Standards
    - Updated 2021
- Title 13 Kenmore Municipal Code (Surface and Stormwater Utility)
- Title 16 Kenmore Municipal Code (Shoreline Management)
- Title 18 Kenmore Municipal Code (Zoning, Critical Areas)
- Operations and Maintenance Practices and Policies Manual (OMPPM)
    - Updated December 31, 2022
- Integrated Aquatic Vegetation Management Plan
    - Updated 2021
- Climate Action Plan
    - Adopted 2022

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SURFACE WATER ELEMENT

INTRODUCTION

Purpose

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Growth Management Act

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King County Countywide Planning Policies

The GMA requires that cities and counties develop county-wide planning policies to ensure consistency between regionally connected comprehensive plans. King County Countywide Planning Policies (CPP) identify policies relevant to surface and storm water management and the City is committed to aligning with these regional goals, including:

- Incorporate protection and restoration efforts into plans to ensure the quality of the natural environment is sustained for future generations.
- Require appropriate low-impact development practices in development regulations.
- Work cooperatively to manage floodplain development.
- Protect wetlands, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.
- Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda.
- Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

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- Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services.
- Identify and preserve open space.

Clean Water Act

The Federal Water Pollution Control act, originating in 1948 and expanded in 1972, became known as the "Clean Water Act" or CWA. Under the CWA, the United States Environmental Protection Agency (EPA) implements programs to control the discharge of pollutants into Waters of the United States. The National Pollutant Discharge Elimination System (NPDES) program issue permits to regulate the discharge of pollutants into Waters of the United States. The EPA delegates authority to the Washington State Department of Ecology (Ecology) to implement NPDES programs in Washington State.

Beginning in 2007, the city has been required to obtain an NPDES permit (Permit) from Ecology to discharge stormwater into local receiving water bodies from its municipal separate storm sewer system (MS4). An MS4 includes the network of pipes, ditches, curbs, catch basins, ponds, vaults and other stormwater infrastructure needed to collect, convey and treat stormwater runoff. As of 2024, the Permit requires the city to implement a variety of programs to comply with the CWA, including:

- Stormwater Planning
- Public Education and Outreach
- Public Involvement and Participation
- MS4 Mapping and Documentation
- Illicit Discharge Detection and Elimination
- Controlling Runoff from New Development, Redevelopment and Construction Sites
- Stormwater Management for Existing Development
- Operations and Maintenance
- Source Control Program for Existing Development
- Compliance with Total Maximum Daily Load Requirements
- Monitoring and Assessment
- Reporting

Ecology issues other types of NPDES permits, in addition to the municipal stormwater permit, which include categories such as industrial activities, construction activities, aquatic plant and algae management, and others.

The goals, objectives and policies in this Element are intended to be consistent with NPDES Permit requirements and maintain compliance with the Clean Water Act and the State of Washington Water Pollution Control Law Chapter 90.48 Revised Code of Washington.

Water Resource Inventory Area (WRIA) 8

Water Resource Inventory Area (WRIA) 8 includes Lake Washington, Cedar River, and Lake Sammamish watersheds. To facilitate the recovery of Chinook Salmon, which are listed as threatened under the Endangered Species Act, local governments within WRIA 8 formed a Salmon Recovery Council, developed the Chinook Salmon Conservation Plan and continue to

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implement that Plan as of 2024. The City of Kenmore is a participating and voting member of the Salmon Recovery Council and the goals, objectives and policies in this Element are intended to be consistent with the WRIA 8 Chinook Salmon Conservation Plan.

BACKGROUND

The City of Kenmore is shaped by surface water, from the shorelines of Lake Washington and the Sammamish River dividing the City's landscape, to the numerous streams converging from all directions on these two larger waterbodies with all connected through a network of wetlands, springs, groundwater pathways, and floodplains.

The Kenmore area developed long before it incorporated as a city in 1998 with many of the existing major roads already in place at the turn of the 20th century providing access to the logging industry active in the area. By 1980, many of the City's neighborhoods were developed without the benefit of adequate surface water management resulting in little to no management of runoff from these older developments. The results of unmitigated clearing, grading, compaction, and removal of native soils, plants and trees coupled with the filling or modification of wetlands, floodplains, shorelines and streams began contributing to issues such as erosion, flooding, degradation of water quality, and habitat loss. Additionally, most drainage basins within the City extend far beyond its municipal boundaries and upstream runoff makes its way down to the City, adding to the challenge of managing not only the City's surface water, but runoff from neighboring jurisdictions.

To manage surface water more effectively, the City drafted its first Surface Water Element of the Comprehensive Plan in March of 2001, which was updated in 2008 and 2014. The Surface Water Element provides long range goals, policies and objectives that guide City Council and staff when making decisions related to the management of the City's surface water environment and stormwater system (MS4). The City's first Surface Water Management Plan, which was also developed in 2001, provides more detail on the implementation of surface water management in the City. The Surface Water Management Plan was updated in 2008 and 2015 and was renamed to the Surface Water Master Plan to avoid confusion with the Stormwater Management Program Plan required by Ecology as part of the City's NPDES permit. The Surface Water Master Plan includes, but is not limited to: an analysis of current and emerging issues, compliance strategies for existing and new regulatory requirements, evaluation and update of policies, update of strategies to improve water quality, update of development management strategies, review and update of surface water related operations and maintenance programs, review of flooding issues, basin planning, review of capital projects, and other topics relevant to surface water management. The Surface Water Master Plan is intended to be consistent with the goals, policies and objectives of the Surface Water Element and is often updated concurrent with or soon after a Surface Water Element update.

As the City's surface water management program matures, many of the same issues continue to challenge the City today as they did at the City's incorporation in 1998. High volumes of polluted runoff continue to flood streams and lakes resulting in localized flooding issues and degraded aquatic systems. Through the objectives and policies stated in this element, and the programs referenced therein, the City's goal is to develop, maintain, manage and improve a

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surface water system that serves the community, enhances the quality of life and protects the environment.

GOALS, OBJECTIVES AND POLICIES

GOAL 1. FUND SURFACE WATER MANAGEMENT.

OBJECTIVE 1.1 Establish a sustainable and equitable surface water management funding structure that supports all capital and operating expenditures.

Policy 1.1.1 The City ~~shall~~ should implement annual rates and charges for all developed parcels within the city to fund surface water management activities. Additionally, the City ~~shall~~should implement one-time capital facility charges for all new development.

Policy 1.1.2 The City's biennium budget ~~shall~~should include a Surface Water Management Fund that is updated with each City budget. The Surface Water Management Fund ~~shall~~should provide adequate revenue for forecasted operating and capital expenditures while maintaining an appropriate fund balance to minimize impacts due to year-to-year expenditure or revenue variances.

Policy 1.1.3 The Surface Water Management Fund ~~shall~~should conduct periodic analysis of its funding structure to ensure that it is adequate to meet near and long-term capital and operating expenditures.

Policy 1.1.4 The Surface Water Management Fund ~~shall~~should consider issuing debt to fund activities consistent with surface water management goals, if necessary. The City~~h~~ should manage debt, if any, to ensure continued high credit quality, access to credit markets, and financial flexibility.

Policy 1.1.5 The City should apply for grants that support implementation of activities consistent with surface water management goals.

GOAL 2. EFFECTIVELY MANAGE THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) AND PRIVATE SURFACE WATER SYSTEMS IN A MANNER THAT REDUCES FLOODING, ENHANCES WATER QUALITY AND PROTECTS THE NATURAL ENVIRONMENT.

OBJECTIVE 2.1 Comply with the current Western Washington Phase II Municipal Stormwater Permit (National Pollutant Discharge Elimination System and State Waste Discharge General Permit).

Policy SW 2.1.1 The City ~~shall~~should implement the requirements of the Permit. As of 2024, this includes obtaining coverage under the Permit, implementing a

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Stormwater Management Program, submitting an annual Stormwater Management Program Plan, complying with Total Maximum Daily Load (TMDL) requirements, complying with Monitoring and Assessment requirements, and complying with Reporting and Recordkeeping requirements, including submittal of an annual report. Ecology may modify or add program elements to the Permit over time and the City ~~shall~~should maintain compliance with any future changes.

OBJECTIVE 2.2 ***Utilize Best Available Science to manage Development, Redevelopment, Construction, and City Projects to mitigate flooding and reduce the discharge of pollutants to the maximum extent practicable.***

Policy SW 2.2.1 The City ~~shall~~should adopt and implement an approved Surface Water Design Manual, which is equivalent to the current Washington State Department of Ecology Stormwater Management Manual for Western Washington. As of 2024, the City has adopted the King County Surface Water Design Manual and Stormwater Pollution Prevention Manual.

Policy SW 2.2.2 Where feasible, the City ~~shall~~should make low impact development (LID) the preferred and commonly-used approach to site development. LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning and distributed stormwater management practices that are integrated into a project design.

OBJECTIVE 2.3 ***Inspect, maintain and operate the City's MS4 to protect public infrastructure and the natural environment, improve water quality and reduce flooding.***

Policy SW 2.3.1 The City ~~shall~~should inspect and maintain the MS4 to the maintenance standards provided in the City's adopted Surface Water Design Manual.

Policy SW 2.3.2 The City ~~shall~~should inspect the MS4 for spills, illicit discharges, and illicit connections and respond promptly when notified of spills or illicit discharges into the MS4 to prevent the discharge of pollutants to the maximum extent practicable.

OBJECTIVE 2.4 ***Inspect and manage privately owned stormwater systems to protect public infrastructure and the natural environment, improve water quality and reduce flooding.***

Policy 2.4.1 The City does not operate or maintain privately owned surface water systems unless that system has been formally accepted by the City and is located within the right-of-way or within a tract or easement dedicated to the City for the purpose of operating and maintaining said system.

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Policy 2.4.1 The City ~~shall~~should inspect, if authorized, privately owned and operated stormwater systems. When necessary, the City ~~shall~~should provide technical assistance and education to promote maintenance of private systems. If necessary, the City ~~shall~~should utilize applicable regulations to enforce maintenance.

GOAL 3 IMPLEMENT A SURFACE WATER MANAGEMENT CAPITAL IMPROVEMENT PROGRAM

OBJECTIVE 3.1 Manage surface water on City capital projects, including transportation, parks and facility projects, beyond minimal requirements, if possible.

Policy SW 3.1.1 The City ~~shall~~should implement capital improvement programs that maintain and improve the MS4 in a manner that enhances and protects the City's natural environment, mitigates flooding problems, improves water quality, promotes a reliable and safe transportation network and provides the community a safe and healthy place for living, working and recreation.

Policy SW 3.1.2 The City ~~shall~~should explore options to provide enhanced surface water management on City projects, particularly for projects adjacent to non-treated areas.

OBJECTIVE 3.2 Remove fish passage barriers on City streams.

Policy SW 3.2.1 The City ~~shall~~should evaluate and prioritize stream culverts throughout the city to create and implement a culvert replacement program to remove fish passage barrier culverts. These projects will be identified in the Surface Water Management CIP.

OBJECTIVE 3.3 Implement projects that conserve open space, restore surface water systems, and improve habitat.

Policy SW 3.3.1 The City ~~shall~~should evaluate and prioritize properties throughout the city to conserve properties with high conservation and restoration value. These projects will be identified in the Surface Water Management CIP.

Policy SW 3.3.2 The City ~~shall~~should prioritize properties for acquisition that will avoid loss of existing open space and critical areas through development (such as properties eligible for *reasonable use exception*).

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OBJECTIVE 3.4 ***Implement retrofit projects that enhance existing surface water facilities and provide surface water facilities in existing developed areas that lack surface water management.***

Policy 3.4.1 The City ~~shall~~should identify and prioritize retrofit project locations and include them in the Surface Water Management CIP.

Policy 3.4.2 The City ~~shall~~should seek opportunities to design and implement surface water management facilities that are functional, serve as amenities, and serve multiple purposes such as those described in the Parks Element of the City of Kenmore Comprehensive Plan.

GOAL 4 *PROTECT, MAINTAIN, ENHANCE AND RESTORE NATURAL SURFACE WATER SYSTEMS*

OBJECTIVE 4.1 **Support City policies, regulations and standards that support the protection, enhancement and restoration of the City's extensive natural surface water environment.**

Policy SW 4.1.1 Consistent with Shoreline Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts which strive to preserve, protect and enhance the City's abundant shoreline habitat.

Policy SW 4.1.2 Consistent with Natural Environment Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts that provide protection of wetlands, plants and wildlife, maintain and promote a diversity of species and habitat, and use low impact development best management practices.

Policy SW 4.1.3 Consistent with Climate Action Element of the City of Kenmore Comprehensive Plan, coordinate and support efforts that protect, conserve, and enhance the water resources in the City and create more climate resilient water systems.

Policy SW 4.1.3 Implement critical and sensitive area regulations that protect and enhance surface waters, which may include but are not limited to buffers, setbacks, erosion and sediment control, mitigation, State Environmental Policy Act (SEPA) compliance, Hydraulic Permit Approval (HPA) compliance and compliance with any other applicable local, state and federal requirements.

Policy SW 4.1.4 Protect, enhance and restore flood storage, conveyance functions and ecological values of floodplains, wetlands and riparian corridors through the development and implementation of CIP projects, studies and plans.

Policy SW 4.1.5 The City ~~shall~~should implement an Integrated Aquatic Vegetation Management Plan to manage aquatic plants, both native and invasive, in the City's public shoreline areas.

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GOAL 5 ***SUPPORT REGIONAL EFFORTS THAT ALIGN WITH THE CITY'S SURFACE WATER MANAGEMENT AND CLIMATE ACTION GOALS.***

OBJECTIVE 5.1 ***Promote and support opportunities for public involvement and participation, which may include but are not limited to stewardship groups, volunteer opportunities and grant partnerships.***

Policy 5.1.1 Support regional and local community groups that seek to steward surface water environments within the city in a manner consistent with the city's surface water management goals. Examples of support may include funding, staff assistance, and providing resources.

OBJECTIVE 5.2 ***Promote and support opportunities for regional coordination and watershed level management of the City's natural surface water systems. Kenmore often contains only a portion, and in some cases a very small portion, of the natural surface water systems that pass through the City. The City will actively pursue coordination with upstream jurisdictions and partners to manage these natural resources and share responsibility.***

~~OBJECTIVE~~Policy 5.2.1~~3~~ The City ~~shall~~should support and actively participate on the Watershed Resource Inventory Area (WRIA) 8 Salmon Recovery Council and implement actions, to the best of the City's ability, that support efforts for ~~Chinook~~ Salmon recovery.

~~OBJECTIVE~~Policy 5.2.2~~4~~ The City ~~shall~~should participate in the regional Stormwater Action Monitoring (SAM) program. SAM is a collaborative, regional monitoring program funded through a partnership of over 90 cities, counties, ports and Washington State Department of Transportation. SAM conducts stormwater management practices effectiveness monitoring, status and trends monitoring of streams and nearshore marine waters and source identification studies.

Policy 5.2.3 The City should support upstream activities of other jurisdictions and non-governmental organizations (such as Adopt-a-Stream and SnoKing Watershed Council) that conduct work consistent with the city's surface water management goals occurring outside of the city's jurisdiction.

IMPLEMENTATION

Implementation of the Surface Water Element is primarily achieved through the application of the following documents and regulations (available online):

- Western Washington Phase II Municipal Stormwater Permit issued by Washington State Department of Ecology.
    - The 2019-2024 Permit expires July 31, 2024

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- The 2024-2029 Permit begins on August 1, 2029
- City Biennium Budget (constrained budget)
- Periodic analysis of surface water rates
- Surface Water Master Plan
  - Update planned summer 2024 through spring 2025
  - Includes basin plan updates
  - Includes Capital Improvement Program (CIP) updates
  - CIP includes unconstrained budgeted projects
- King County Surface Water Design Manual
  - Updated 2021
- King County Stormwater Pollution Prevention Manual
  - Updated 2021
- Kenmore Road Standards
  - Updated 2021
- Title 13 Kenmore Municipal Code (Surface and Stormwater Utility)
- Title 16 Kenmore Municipal Code (Shoreline Management)
- Title 18 Kenmore Municipal Code (Zoning, Critical Areas)
- Operations and Maintenance Practices and Policies Manual (OMPPM)
  - Updated December 31, 2022
- Integrated Aquatic Vegetation Management Plan
  - Updated 2021
- Climate Action Plan
  - Adopted 2022

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TABLE CF-B

SURFACE WATER FACILITIES CAPITAL IMPROVEMENTS

CITY OF KENMORE

2025-2045 FISCALLY UNCONSTRAINED LIST

	PROJECT DETAIL	TOTAL DOLLAR AMOUNT
1	Muck Creek Restoration	$ 1,000,000
2	192nd Culvert Replacement	$ 2,300,000
3	169th Culvert Replacement (Samm Trib)	$ 2,264,100
4	175th Culvert Replacement (0056)	$ 6,320,000
5	61st 182nd Replacement Culvert (0056)	$ 7,495,000
6	74th Culvert Replacement Private (0057)	$ 2,509,000
7	74th Culvert Replacement Public (0057)	$ 2,498,300
8	76th Culvert Replacement (0057)	$ 1,957,100
9	163rd Culvert Replacement (0057)	$ 2,165,400
10	Little Swamp Creek Restoration	$ 5,716,600
11	Kenmore Lane SW Facility Retrofit	$ 1,000,000
12	Lakepointe Shoreline Restoration (Salmon Recovery)	$ 26,000,000
13	Sammamish River Restoration (Salmon Recovery)	$ 12,000,000
14	Swamp Creek Restoration (Salmon Recovery)	$ 20,000,000
15	SW Small Works (Annual)	$ 2,400,000
16	Culvert Replacements (2031-2045, Unspecified)	$ 25,000,000
17	SW Facility Retrofits (Unspecified)	$ 11,600,000
18	Restoration Projects (Unspecified)	$ 21,000,000
TOTAL		**$ 153,225,500**

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AMENDMENTS TO CHAPTER 18.20 KMC

TECHNICAL TERMS AND LAND USE DEFINITIONS

18.20.040 Agricultural activities, existing and ongoing.
Those activities conducted on lands defined in RCW 84-34-020(2), and those activities involved in the production of crops and livestock, including but not limited to operation, maintenance and conservation measures of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area in which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

18.20.230 Base flood.
"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the "100-year flood." The base flood can be the effective FEMA flow or best available data as approved by the City. Designation on the FIRM always includes the letter "A" or "V."

18.20.240 Base flood elevation.
"Base flood elevation" means the water surface elevation of the *base flood*. It shall be referenced to the effective FIRM datum.

18.20.330 Buffer or Buffer Area.
For purposes of *critical areas* regulations, "buffer" or "buffer area" means an area surrounding a *critical area*, is contiguous to a *critical area*, ~~that~~and is required for the protection of the *critical area* from adverse impacts to its integrity, functions, and values. The buffer shall consist of a naturally vegetated and undisturbed, enhanced, or revegetated area for streams, wetlands, and top of slope for landslide hazard areas. The buffer area shall require continued maintenance, functioning, and/or structural stability of the *critical area*.

18.20.480 Clearing.
"Clearing", either for the purposes of administering KMC 18.55 Critical Areas or 18,57 Tree Management and Protection, means the limbing, pruning, trimming, topping, cutting or removal of trees or *vegetation* ~~or other organic plant matter~~, such as brush, grass, ground cover or other organic plant matter, which exposes the earth's surface by physical, mechanical, chemical or other means.

18.20.697 Designation, critical area.
"Designation, critical area" means assigning critical areas into established categories and specifying their general distribution, location, and extent. Designation can be made by maps (which are useful for public awareness and for identifying if a proposal may affect a critical area) and by performance standards or definitions (which allow for specific identification and site-scale delineation during permit review). WDFW's Priority Habitats and Species (PHS) program provides the agency's recommended designation maps and performance

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standards/definitions for Fish and Wildlife Habitat Conservation Areas. Designation occurs after classification in counties and cities efforts to protect critical areas. *See* WAC 365-190-040(5).

18.20.765 Disturbance.
"Disturbance" means a pronounced, temporary change in environmental conditions within an ecosystem. Disturbances often act quickly and can alter ecosystem composition, structure, and function.

18.20.910 Enhancement.
"Enhancement" means actions taken to improve habitat or water quality function and/or wildlife use in an existing viable wetland, stream, or habitat area or established buffers, by planting native species, removing nonnative species, installing habitat *structures*, installing environmentally compatible erosion controls, and any other measures approved by the City. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream, or habitat area or buffer.

18.20.940. Erosion hazard areas.
"Erosion hazard areas" means those areas identified by the United States ~~Department of Agriculture Natural Resources~~ Soil Conservation Service Soil Classification System, or identified by a special study, as having a ~~"moderate to severe" or "very severe"~~significant erosion~~*erosion* potential~~. Erosion hazard areas also include channel migration zones.

18.20.1056 Fish and Wildlife Habitat Conservation Areas.
"Fish and wildlife habitat conservation areas" mean areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include but are not limited to rare and vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors, and areas with high relative population density or species richness.

18.20.1180 Frequently flooded areas.
"Frequently flood areas" means lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface.

18.32.312 Habitat management.
"Habitat management" means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

18.32.314 Habitats of local importance.
"Habitats of local importance" includes seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations, such as cliffs, talus, and wetlands.

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18.20.1301 Headwater stream.
"Headwater stream" means stream that is in the uppermost regions of a watershed or catchment area that flows into a larger stream, main stem river, or lake. Also synonymous with "tributary to."

18.20.1437 Intentionally created stream.
"Intentionally created stream" means streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals.

18.20.1438 Intermittent stream.
"Intermittent stream" means a stream that flows only part of the year after precipitation events and receives some water during that time from groundwater sources.

18.20.1570 Landslide hazard areas.
"Landslide hazard areas" means areas ~~that are potentially subject to~~ at risk of mass movement resulting from a combination of geologic, topographic, and hydrologic factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater, or other factors.

18.20.1572 Large woody debris (LWD).
"Large woody debris (LWD)" means dead woody material (i.e., fallen trees and branches) in various stages of decomposition that have fallen into a stream or have been placed in a stream, stabilizes the streambed, and provides habitat for fish and aquatic insects. LWD includes any piece of wood that is at least 4 inches (10 centimeters) in diameter (midpoint) and is at least 6 feet (2 meters) in length.

18.20.2104 Priority habitat/species or Priority wildlife habitat/species.
"Priority habitat/species or Priority wildlife habitat/species" means a habitat type or elements ~~with unique or significant value to~~ one or more *species* or habitats of local importance and concern in urban areas as classified by the Washington State Department of Fish and Wildlife Priority Habitat and Species (PHS) program. "Priority species" are wildlife species of concern due to their population status and their sensitivity to habitat alteration. ~~A priority habitat may consist of a unique *vegetation* type or dominant plant species, a described successional stage, or a specific structural event. (WAC 173-26-020(34)).~~ "Priority habitats" are areas with one or more of the following attributes: comparatively high wildlife density, high wildlife species richness, significant wildlife breeding habitat, significant wildlife seasonal ranges, significant movement corridors for wildlife, limited availability, or high vulnerability. General types of priority habitat identified in the PHS program potentially found in Kenmore include meadows, oak woodlands, old-growth/mature forests, riparian areas, snag-rich areas, urban natural open space, and wetlands.

18.20.2205 Qualified professional.
"Qualified professional" means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant *critical area* subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental

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studies, fisheries, geology, hydrogeology, geomorphology, or a related field, and have two years of related work experience.

A. A qualified professional for habitats or *wetlands* must have a degree in biology and professional experience related to the subject *species*;

B. A qualified professional for a geological hazard must be a professional engineer or *geologist* licensed in the State of Washington.

18.20.2208 Quality habitat areas.
"Quality habitat areas" means areas that provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of quality habitat, including size, community diversity, interspersion (spatial patterns), continuity, forest vegetation layers, forest age, and lack of invasive plants. Also referred to as a primary habitat.

18.20.2232 Reconstruction.
"Reconstruction" means to build, repair, or restore a structure to its original form after it has been damaged or destroyed.

18.20.22332 Recreational/cultural land uses.
For purposes of Chapters 18.35 and 18.40 KMC, "recreational/cultural land uses" means adult entertainment business, arts, entertainment, indoor; arts, entertainment, outdoor; park; recreational facility, indoor; recreational facility, outdoor; and trail.

18.20.2292 Rehabilitation.
"Rehabilitation" means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded critical area. Rehabilitation is a type of restoration. For wetlands, rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain.

18.20.2375 Riparian stream corridor.
"Riparian stream corridor" means areas adjacent to aquatic systems with flowing water that contain both aquatic and terrestrial ecosystems that mutually influence each other. The width of these areas extends to that portion of the terrestrial landscape that directly influences the aquatic ecosystem by providing shade, fine or large woody material, nutrients, organic and inorganic debris, terrestrial insects, or habitat for riparian-associated wildlife. Widths shall be measured from the *ordinary high water mark* or from the top of bank if the ordinary high water mark cannot be identified. It includes the entire extent of the *floodplain* and the extent of *vegetation* adapted to wet conditions as well as adjacent upland plant communities that directly influence the aquatic system. Riparian habitat areas include those riparian areas severely altered or damaged due to human development activities.

18.20.2380 Riparian management zone (RMZ).
"Riparian management zone (RMZ) means an area often synonymous with riparian buffer. The RMZ is the area that has the potential to provide full riparian functions.

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18.20.2385 Riparian zone.
"Riparian zone" means the area of vegetation adjacent to a body of water that influences (and is influenced by) the water; an area typically used by more species of wildlife than other land areas.

18.20.2823 Species, candidate.
"Species, candidate" means fish and wildlife species that the Washington State Department of Fish and Wildlife will review for possible listing as endangered, threatened, or sensitive.

18.20.2825 Species of concern.
"Species of concern" means those species listed an endangered, state threatened, state sensitive, or state candidate, as well as species listed or proposed for listing by the U.S. Fish and Wildlife Service or the National Marine Fisheries Service.

18.20.2900 Stream.
"Stream" means an area where open surface water produces a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock, channels, gravel beds, sand and silt beds, and defined-channel swales. This includes watercourses where there is some component of natural flow (groundwater, spring, etc.) or when an artificial stormwater system is incorporated within a natural stream. A watercourse also includes all surface water connected wetlands that provide or maintain habitat that supports fish. This definition is not meant to include artificially created~~, not including~~ irrigation ditches, canals, storm or surface water runoff facilities or other wholly artificial watercourses~~,~~ unless they are used by salmonids, created for the purposes of stream mitigation, or are used to convey a watercourse naturally occurring prior to construction. A channel or bed need not contain water year-round, provided there is evidence of at least intermittent flow during years of normal rainfall.

18.20.2905 Stream reconnaissance report.
"Stream reconnaissance report" means a report prepared by an applicant's qualified consultant to describe a stream and to characterize its conditions, wildlife, habitat values, and water quality.

18.20.2935 Structural diversity.
"Structural diversity" means the relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plan communities (e.g., ground cover, shrub layer, and tree canopy), the variety of plant species, and the spacing or patter of vegetation.

18.20.3245 Wetland, establishment (creation).
"Establishment or creation" of a wetland means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

18.20.3280 Wetlands.

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"Wetlands" means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of *vegetation* adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, *street*, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands. For identifying and delineating a wetland, local governments shall use the most recently adopted ~~Washington State Wetland Identification and Delineation Manual (1997).~~Wetland Rating System for Western Washington.

18.20.3282 Wetland class.
"Wetland class" means a hierarchy of systems, subsystems, classes, and subclasses used by the U.S. Fish and Wildlife Service wetland classification scheme to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States, for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include the following examples which may be found in Kenmore forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, and aquatic bed.

18.20.3284 Wetland determination.
"Wetland determination" means a report prepared by a qualified consultant that identifies, characterizes, and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations.

18.20.3286 Wetland delineation manual.
"Wetland delineation manual" means a guideline document used to identify and delineate wetland boundaries. This is the approved federal wetland delineation manual and applicable regional supplements.

18.20.3288 Wetland mitigation banking
"Wetland mitigation banking" means the act of restoring, establishing, or enhancing a wetland, stream, or other aquatic resource for the purpose of providing compensation in advance for unavoidable impacts to similar aquatic resources.

18.20.3295 Wildlife report
"Wildlife report" means a report, prepared by a qualified consultant, that evaluates plan communities and wildlife functions and values on a site.

18.20.3350 Zero-rise floodway.
"Zero-rise floodway" means the channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation. The zero-rise floodway will always include the FEMA floodway.

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7. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

AMENDMENTS TO CHAPTER 18.55 KMC

CRITICAL AREAS

18.55.010 Purpose and Goals.

B. The *City* finds that *critical areas* provide a variety of valuable and beneficial biological and physical functions that benefit the *City* and its residents.~~,~~ Identification, regulation, and protection of critical areas are necessary to protect the public health, safety, and general welfare. ~~and/or~~ Some types may pose a threat to human safety or to public and *private* property.

C. By limiting development within and *alteration* of *critical areas*, this chapter seeks to:

1. Strive to protect lives and public and *private* property and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, liquefaction and seismic hazards, or ~~from~~ *flooding.*

~~4.~~2. Protect unique, fragile, and valuable elements of the environment, including ground and surface waters, *wetlands*, *streams*, and fish and wildlife and their habitats from encroachment and degradation, and encourage *wetland* and *stream restoration;*

~~6.~~3. Maintain and promote a diversity of *species* and habitat within the *City*;

4. Direct activities not dependent on critical area resources to less ecologically sensitive sites and mitigate unavoidable impacts to critical areas by regulating alternations in and adjacent to critical areas;

5. Provide standards, guidelines, and criteria to guide application of these critical areas goals and policies when considered with other goals and policies of the KMC, including those pertaining to natural features and environmental protection; and,

~~2. Strive to protect slopes from erosion and sliding;~~

~~3. Minimize the potential for damage due to liquefaction and seismic hazards;~~

~~5. Protect *streams* from encroachment and degradation and encourage *stream restoration*;~~

~~7.Address critical aquifer recharge areas and protect groundwater.~~

6. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

18.55.610 Designation of geologically hazardous areas.

Geologically hazardous areas include areas susceptible to *erosion*, landsliding, earthquake, or other geological events. These areas are further defined in WAC 360-190-

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120. They pose~~t~~ a threat to health and safety of citizens when incompatible *development* is sited in *hazard* areas. Such incompatible *development* may not only place itself at risk, but also may increase the hazard to surrounding *development* and *use*. Areas susceptible to one or more of the following types of hazards shall be designated as *geologically hazardous areas*:

A. *Erosion* hazard;

B. *Landslide* hazard;

C. Seismic hazard; and

D. Other geological events including *debris flows* and *differential settlement.*

18.55.150 Exemptions.

A. Exempt Activities

2. Normal and routine maintenance, operation and reconstruction of existing ~~roads,~~ public *streets*, utilities and associated rights-of-way and *structures*; provided~~, that~~ reconstruction of any structures may not increase the *impervious surface* area or remove flood storage capacity;

3. Normal maintenance~~, and~~ repair, and ~~reconstruction or~~ remodeling of residential or commercial *structures*~~, or legal preexisting and ongoing uses of the *site*~~; provided~~,~~ that there is no expansion of the structure and no increase to the existing nonconforming condition of the structure relative to the critical area or its buffer based on a current delineation ~~reconstruction of any *structures* may not increase the previously approved *building* footprint~~;

4. Reconstruction of a structure that has been fully or partially destroyed by fire, explosion, or other unforeseen circumstances not caused by the owner subject to KMC Chapter 18.100 KMC.

~~4.~~ 5. *Site investigative* work and studies necessary for preparing *site development* or modification plans, including soils tests, water quality studies, wildlife studies and similar tests and investigations, where such activities do not require construction of new roads or significant amounts of excavation; and provided, that any disturbance of the *critical area* shall be the minimum necessary to carry out the work or studies and disturbed areas shall be immediately restored;

~~5.~~6. Educational activities, scientific research, and passive outdoor recreational activities, including but not limited to interpretive field trips and birdwatching, that will not have a significant adverse effect on the *critical area*;

~~6.~~ 7. *Emergency* activities necessary to prevent an immediate threat to public health, safety, property or welfare; provided, that the *critical areas* shall be restored, rehabilitated, or replaced

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at the responsible party's expense to prior condition or better within one year of the activity. The *restoration*, rehabilitation, and/or replacement of the *critical area* is limited to that area impacted by the prevention effort; this section does not require the responsible party to restore, rehabilitate or replace *critical areas* damaged by natural disaster;

~~7.~~8. Minor activities not mentioned above and determined by the *city manager* to have minimal impacts to a *critical area*; and

~~8.~~ 9. Existing and ongoing agricultural activities, including farm pond maintenance; provided, that they implement applicable best management practices (BMPs) and minimize their effects on water quality, *riparian* ecology, *salmonid* populations, and wildlife habitat.

18.55.130 Mapping.

A. The approximate location and extent of *critical areas* are shown on the *City*'s *critical area* maps. These maps ~~are to~~shall be used only as a general guide for the assistance of property owners and other interested parties and may be updated as new *critical areas* are identified. They are ~~a~~ for reference only and do not provide a final *critical area* designation. The type, extent, and exact boundaries ~~location of a~~ *critical areas* ~~and its boundary~~ shall be determined on site through a field investigation by a *qualified professional* according to the procedures, definitions, and criteria established by this chapter. In the event of any conflict between the critical area location and designation shown on the City's map and the criteria or standards of this chapter, the criteria and standards shall prevail.

18.55.030 Relationship to other regulations.

A. These *critical areas* regulations shall be in addition to zoning, land use, and other regulations adopted by the *City*. Compliance with other regulations does not exempt the *applicant* from *critical areas* regulations.

B. The *critical area* regulations shall apply to all *critical areas* located within the jurisdiction of the Kenmore Shoreline Master Program (KMC Title 16).

C. These *critical areas* regulations shall apply concurrently with review conducted under the State Environmental Policy Act (SEPA) (Chapter 19.35 KMC).

D. Any individual *critical area* adjoined by another type of *critical area* shall have the *buffer* and meet the requirements that provide the most protection to the *critical areas* involved. When any provision of this chapter or any existing regulation, easement, covenant, or deed restriction conflicts with this chapter, that which provides more protection to the *critical areas* shall apply.

E. Areas characterized by particular *critical areas* may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or *critical areas*. In the event of any conflict between regulations for particular *critical areas* in this chapter, the regulations which provide greater protection to environmentally critical areas shall apply.

FE. Compliance with the provisions of this chapter does not constitute compliance with other federal, State, and local regulations and permit requirements that may be required (for example, shoreline substantial development or conditional use permits, shoreline variances, the Washington State Department of Fish and Wildlife *hydraulic project approval* (HPA), U.S. Army Corps of Engineers *Section 404 permits*, and National Pollutant Discharge Elimination System (NPDES) permits). The *applicant* is responsible for complying with these requirements, apart from the process established in this chapter.

18.55.300 Designation and rating of wetlands.

C. *Buffer* Areas
1. The establishment of *buffer* areas shall be required for all development proposals and activities in or adjacent to *wetland* areas. The purpose of the *buffer* shall be to protect the integrity, function, and value of the *critical area*, and/or to protect life, property and resources from risks associated with development on unstable or critical lands. Lawns, walkways, driveways, paved areas, and mowed or developed areas will not be considered *wetland* or *stream* buffers included in *buffer* area calculations when assessing whether adequate compensatory *mitigation* buffers have been provided. If the site has previously been disturbed, the *buffer* area shall be revegetated pursuant to an approved planting plan.

18.55.520 Performance standards – General requirements.

A. Establishment of *Buffers*. The *city manager* shall require the establishment of *buffer* areas for activities in, or adjacent to, fish and wildlife habitats of importance when needed to protect fish and wildlife habitats of importance. *Buffers* shall consist of an undisturbed area of *native vegetation*, or areas identified for *restoration*, established to protect the integrity, *functions and values* of the affected habitat. *Buffer enhancement* may be required.
Required *buffer* widths shall reflect the sensitivity of the habitat and the type and intensity of human activity and site design proposed to be conducted ~~nearby~~on or near the critical area, and shall be consistent with the management recommendations issued by the Washington State Department of Fish and Wildlife.

18.55.140 Signs and fencing of critical areas

C. Maintenance. To ensure long-term maintenance of signs and fencing, the owner of the property or homeowners association of a subdivision shall file a maintenance agreement as directed by the *City*. This agreement shall be recorded and run with the land.

18.55.300 Designation and rating of wetlands.
A. Designating *Wetlands*. All areas within the *City* meeting the *wetland* designation criteria, regardless of any formal identification, are hereby designated *critical areas* and are subject to the provisions of this chapter. Identification of *wetlands* and delineation of their boundaries shall be done in accordance with the Corps of Engineers wetlands delineation manual (Corps, 1987) and applicable regional supplement (Corps, 2010), as revised or as may be revised in WAC 173-22-035 and 173-22-080. All areas within the City meeting the *wetland* designation criteria in that procedure are hereby designated *critical areas* and are subject to the provisions

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of this chapter. *Wetland* delineations shall be documented on a ground verified map using either professional surveying methods or an equivalent professional method using GPS with sub-meter accuracy.

B. *Wetland Ratings*. *Wetlands*, as defined by this chapter, shall be classified and scored using the 2014 Department of Ecology Washington State Wetland Rating System for Western Washington, Publication No. ~~14-06-029~~ 23-06-009 (Hruby, 2014 or latest edition), which contains the definitions and methods determining whether the criteria below are met.

18.55.320 Allowed uses.

E. *Wetland* and *Buffer Uses*. The following *uses* may be permitted within a *wetland* and *wetland buffer* in accordance with the review procedures of this chapter, provided they are not prohibited by any other applicable law, and they are conducted in a manner so as to minimize impacts to the *buffer* and adjacent *wetland*:

2. Passive Recreation. Passive recreation facilities designed in accordance with an approved *critical areas* report, including:

b. Public walkways and *trails*; provided that those pathways are located and designed based on existing site-specific conditions to minimize *native vegetation* removal and are part of an approved public *park* or *trail* plan. The *trail* proposal shall be accompanied by a plan demonstrating that the existing ecological functions of the *wetland* or required *buffer* area on a project *site* would be improved. ~~*Trails* may extend in or across a *wetland* if necessary to access viewing platforms or other viewpoints, access pedestrian bridges over an associated waterbody, or provide some other public purpose.~~ Walkways and trails, provided that they are limited to minor crossings having no adverse impact on water quality. They should be generally parallel to the perimeter of the wetland, located only in the outer twenty-five percent (25%) of the wetland buffer area, and located to avoid removal of significant [as defined in ordinance], old growth, or mature trees. They should be limited to pervious surfaces ~~no more than five (5) feet in width~~ and designed for pedestrian use only. Raised boardwalks utilizing nontreated pilings may be acceptable. Walkway and *trail* surfaces in *buffers* shall be made of pervious materials except that public multipurpose *trails* may be of impervious materials if they meet all other requirements, including water quality. Gravel is considered impermeable. *Trail* segments in *wetlands* must be a raised boardwalk supported by piles that allow free movement of water beneath the structure but should be limited to protect ecological functions of the *buffer* and *wetland*.

c. Walkways and *trails* proposed in *wetlands* and *buffers* by private parties as part of subdivisions, multifamily development, or commercial or institutional uses may be allowed, subject to subsection (E)(2)(b) of this section, if they will be accessible to the general public, identified with visible signage, and are recorded on title. Providing connectivity to existing *City* or regional *trail* systems or completing or contributing to a *trail* linkage identified in the *City*'s Parks, Recreation and Open Space Plan or Walkways and Waterways Plan is encouraged;

d. Wildlife viewing *structures*;

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e. Fishing access areas; and

f. Interpretive and other signs, benches, railings, and similar accessories to passive recreation that do not require significant ground disturbance, *vegetation* clearing, or concrete foundations;

3. Stormwater Management Facilities. Stormwater dispersion outfalls and bioswales may be located in the outer 25 percent of the *buffer* area of Category III and IV *wetlands* only. All other surface water management facilities are not allowed within the *buffer* area.

4. Subdivisions. The subdivision and/or short subdivision of land where wetlands and/or associated buffers are present are subject to the following:

a. Land that is located wholly within a wetland and/or wetland buffer may not be subdivided;
b. Land that is located partially within a wetland and/or wetland buffer may be subdivided provided that an accessible and continuous portion of each new lot is:
    i. Located outside of the wetland and buffer; and
    ii. Meets the minimum lot size requirements of the zone.

18.55.420 Alterations.

B. *Buffer* Reduction with Enhancement. Standard *buffer* widths for degraded *buffers* of Type F, Ns, or Np waters may be reduced a maximum of 25 percent of the standard width through a combination of *buffer enhancement* and *low impact development* strategies. The *applicant* shall demonstrate that through enhancing the *buffer* and use of *low impact development* strategies the reduced *buffer* will function at a higher level than the standard *buffer*. Type S *buffers* and *setbacks* may only be reduced as outlined in KMC 16.60.030 or under the shoreline variance requirements of KMC 16.75.030.

The following table describes the maximum *buffer* reduction and minimum *buffer* width when a degraded *buffer* is enhanced:

Stream **Type**	**Maximum *Buffer* Reduction**	**Minimum *Buffer* Width (Feet)**
Type S – Swamp Creek, Lake Washington and Sammamish River	See KMC 16.60.030 or 16.75.030	
Type F – Little Swamp Creek	25 percent	112.5 feet
Type F (other water bodies used by or containing habitat suitable for *salmonid* fish)	25 percent	75 feet
Type F (water bodies used by or containing habitat suitable for fish other than *salmonids*)	25 percent	37.5 feet
Type Np or Ns	25 percent	18.75 feet

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Stream Type	Maximum *Buffer* Reduction	Minimum *Buffer* Width (Feet)
Any type *stream* restored from a pipe	25 percent	18.75 feet

1. Prior to approval of a reduced *buffer*, a critical areas application shall meet all of the decisional criteria listed below. A reduced *buffer* will be approved in a degraded *stream* or lake *buffer* only if:

a. It will provide an overall improvement in water quality;
b. It will provide an overall *enhancement* to fish, wildlife, or their habitat;
c. It will provide a net improvement in drainage and/or stormwater detention capabilities;
d. It will not lead to unstable earth conditions or create an *erosion* hazard;
e. It will not be materially detrimental to any other property or the *City* as a whole; and
f. All exposed areas are stabilized with *native vegetation*, as appropriate.
g. The use of stream buffer averaging does not expand the buffer further onto any adjoining property not a part of the subject land development application.

2. As part of the *buffer* reduction request, the *applicant* shall submit a *buffer enhancement* plan prepared by a qualified professional and fund a review of the plan by the *City*'s *critical areas* consultant. The plan shall assess the habitat, water quality, stormwater detention, groundwater recharge, shoreline protection, and *erosion* protection functions of the *buffer*, assess the effects of the proposed modification on those functions; and address the six criteria listed in subsection (B)(1) of this section.

18.55.620 Designation of specific hazard areas.

A. *Erosion Hazard Areas*. *Erosion hazard areas* are those areas containing soils which, identified by the U.S. Department of Agriculture's Natural Resources Conservation Service or identified by a special study, as having a "moderate to severe," "severe," or "very severe" *erosion* potential. *Erosion Hazard Areas* include areas likely to become unstable, such as steep slopes, areas with unconsolidated soils, and channel migration zones.

B. High *Landslide Hazard Areas*. High *landslide hazard areas* are areas at high risk of *landslides* based on a combination of geologic, topographic, and hydrologic factors. They include areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Examples of these may include, but are not limited to, the following:

1. Areas of historic failures, such as:

a. Those areas delineated by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a ~~"severe"~~ significant limitation for building *site development*, or

18.55.650 Performance standards – Specific hazards.

B. *Landslide Hazard Areas*. In addition to meeting the requirements in KMC 18.55.640, activities on *sites* containing *landslide* hazards shall meet the following requirements:

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1. General Standards. The following standards shall apply in all *landslide hazard areas*:

a. (2) *Buffer* Reduction. The *buffer* may be reduced to a minimum of 25 feet when a *qualified professional* demonstrates to the *city manager*'s satisfaction based upon review of a special study that the reduction will adequately protect the proposed *development*, adjacent *developments* and *uses* and the subject *critical area* through slope stability improvements or structural means.

c.(3) Dispersed discharge upslope of the steep slope onto a low-gradient undisturbed *buffer* having a width of at least 50 feet and demonstrated to be adequate to infiltrate all surface and stormwater runoff, and where it can be demonstrated that such discharge will not increase the saturation of the slope.

8. VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, ...

City of Kenmore
Planning Commission Meeting Minutes
August 20, 2024 @ 7:00 PM

Planning Commission Members – In Attendance (the meeting was held onsite and virtually using the Zoom online platform)
Dwight Thompson, Chair
Tracy Banaszynski
David Dorrian
Saad Qadri
Chris Olson
Derek Wyckoff

Excused - Mike Vanderlinde, Vice Chair

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

1. CALL TO ORDER

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

2. LAND ACKNOWLEGDEMENT

The Land Acknowledgement was read.

3. FLAG SALUTE

The Flag Salute was done.

4. PUBLIC HEARING - DOWNTOWN

The Public Hearing opened at 7:02 pm.
Kara Macias made Public Testimony.
The Public Hearing closed at 7:10 pm. It was reopened at 7:13 pm.
Stacy Valenzuela made Public Testimony.
The Public Hearing was closed at 7:16 pm.

Planning Commission discussion:

-Concern that element Page 4b-6 lines 13-14 as the Downtown Strategy does not reflect changes to the principles. **MOTION:** Commissioner Dorrian moved to strike "given these principles" on line 13. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Dorrian moved to change "focus" to "support" on Page 4b-11 line 1. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

-Concern that more work is needed on this element. How to reflect that more work may be needed to update policies when a new downtown plan/strategy is considered.

MOTION: Commissioner Dorrian moved to delete the last sentence "some of the communities…..etc" on Page 4b-7 line 3-5. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Olson moved to add "and improve" after the word Provide on Page 4b-13 line 31. Commissioner Dorrian seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Dorrian moved that the Downtown Element, as amended by the Planning Commission, be submitted to the Council for action. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Commissioner Banaszynski added a note that the motion to recommend is with the understanding that the element is a work in progress and that may need further amendment based on new downtown plan/strategy.

5. PUBLIC HEARING – COMMUNITY DESIGN

The Public Hearing was opened at 7:11 pm
There was no Public Testimony.
The Public Hearing was closed at 7:12 pm.
No Planning Commission discussion.

MOTION: Commissioner Dorrian moved that the Community Design Element be submitted to the Council for action. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

6. PUBLIC COMMENTS

Stacy Valenzuela made Public Comment.

7. CONSENT AGENDA

Vice Chair Vanderlinde was excused from the meeting.
The Minutes from 7/30 were unanimously approved.

8. AGENDA ITEMS – HOUSING ELEMENT

Todd Hall and Debbie Bent introduced the Housing Element.

Questions/Comments:

Extended conversation regarding Mobile Homes and Manufactured Homes:
-How to reconcile preservation of Manufactured Home communities where in some elements say some may not be compatible for long-term preservation in the downtown.
-Concern about displacement if Manufactured Home communities are upzoned. How is displacement risk calculated.
-Social displacement risk, the Manufactured Home communities are in the mapped quadrant area for risk. Is more data available about the risk specifically for the Manufactured Home parks.
-Housing units pie charts. Lake Forest Park does not have land capacity for more units so not directly comparable to Kenmore as more opportunity for Manufactured Housing.
-Are there Manufactured Homes in Bothell, not reflected in the pie charts?
Answer: Yes and we will fix chart.
-Could include graphs showing change in housing stock over time. Potential future data for inclusion.
-How often are data updated?
Answer: This is from the census in 5 year estimates. Could be another several years before there is new.
-Mobile Home parks consistency across elements. What is the highest priority preservation or replacement?
-Mobile Home parks future policy - could owners of units own land as well as units?
-Pg 14 line 3, what is the percentage of rental housing in other communities?
Extended discussion on transitional housing, supportive housing.
-Is assisted living permanent supportive housing?

Answer: No, assisted living is related to housing for elderly providing for nursing care, housekeeping, and meals.
-Does Kenmore have a range of STEP housing
Answer: Every City needs to provide a range of housing and change the community opinion of permanent supportive housing.
-Concern about lack of affordability, Kenmore residents in need of permanent supportive housing have to go to other communities.
-Page 14 line 25, there is a range of STEP housing but limited.
-Figure H-9, the % do not add up.
-Page 19 Figure H-11 the description of the chart does not match the data.
-Figure H-12 High density residential does it allow mixed-use.
-Page 24 line 4 make consistent language on Page 14 line 25.
-Where would mixed-use be addressed, in this element or Land Use?
Answer: Land Use Element goes into detail about the various use types.
-Affordable Housing Strategy Plan. Should there be policies around helping homeless community.

9. AGENDA ITEMS – LAND USE ELEMENT

-Is this the appropriate Element to support Brew Row transition.
Answer: Yes.
-L-5 why are only some historic buildings discussed.
Answer: This list is from a previous King County Historic Preservation Program with regards to age, architecture, etc. Staff will explore for additional information.

Applications for the next round of Commissioners are now open on the City's website. Deadline is September 30th.

10. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:46 PM.

_____
Planning Commission
Approved by Planning Commission on: _____

~~Text~~ = deleted text

Text = new text

Text = Revised per 7/16 (middle housing) and 8/20 (affordable housing) meeting comments, and King County AHC recommendations.

HOUSING ELEMENT

INTRODUCTION AND BACKGROUND

Purpose

Access to adequate and affordable housing is crucial for promoting socially and economically diverse neighborhoods.~~, where Kenmore residents have access to quality facilities, services, amenities, and employment opportunities.~~ The~~is~~ Housing Element is intended to plan for a range of densities and housing types for all needs and incomes, through preserving, improving, and expanding housing stock. City housing policy should be financially sustainable—supportive of strong neighborhoods with efficient service provision. Strategically planned and well-designed ~~housing~~ neighborhoods can serve as a climate resilience strategy, promoting sustainable transportation networks, housing options, access to services, amenities, employment opportunities and preserving the natural environment. ~~natural spaces, wetlands, streams, and fish and wildlife habitats~~. To achieve this, a diverse range of housing choices ~~options~~ should be located within Kenmore's neighborhoods, downtown ~~and along SR-522 where amenities and services are conveniently accessible. By en~~Ensuring adequate homeownership and rental housing choice availability in the city, ~~this~~ creates greater opportunity for current and future ~~generations~~ Kenmore residents to thrive and broadens access to social and economic benefits ~~for all Kenmore residents.~~ ~~Consistent with the Natural Environment Element of this Plan, new housing should be located to protect the natural environment, including wetlands, streams, and fish and wildlife habitats of importance.~~

Growth Management Act Requirements

The Growth Management Act (GMA) states that Comprehensive Plans are to plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Housing elements are to include an inventory and analysis of existing and projected housing needs, including units for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. The Housing element should include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including moderate-density housing options such as duplexes, triplexes, and townhomes. Housing elements must identify sufficient land capacity for housing and consider housing location in relation to employment location. Housing elements also must identify policies, regulations, and implementation measures that do not result in racially disparate impacts, displacement and exclusion in housing.

Countywide Planning Policies

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

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

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

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

Affordable Housing Committee Recommendations

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

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

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

A Regional Coalition for Housing (ARCH)

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

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

Like many communities, Kenmore has a documented history of ~~discriminatory~~ racial disparities in land use and housing practices, including the placement of racially discriminatory housing covenants over some local neighborhoods. These actions prevented people of color from access to housing and from living in parts of the City. Too, widespread zoning of areas exclusively for single-family housing has kept out those with lower incomes or those who ~~can afford~~are able to only afford rental housing. ~~A new focus~~Recognition of diversity, equity and inclusion, as well as an understanding that local housing practices cannot fully remediate or prevent harms of past or current discrimination, is part of this Housing Element. Although several of these structural elements fall outside the purview of municipal government, City of Kenmore remains dedicated to actively promoting equity. ~~In particular, a new emphasis on "Missing Middle" housing types is one way to reverse this pattern of exclusion.~~ The City adopted the Diversity, Equity, Inclusion, and Accessibility (DEIA) Strategic Plan in 2023, which focuses on strategies to cultivate an inclusive community through city services and amenities. Housing and Human Services is a key focus of the DEIA Plan, which is aimed at meeting the basic needs of all residents. Additionally, Housing Element policies address displacement and potential mitigations, particularly for lower-income residents and People of Color (BIPOC).

City of Kenmore Equity Analysis & Eastside for All Report

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

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

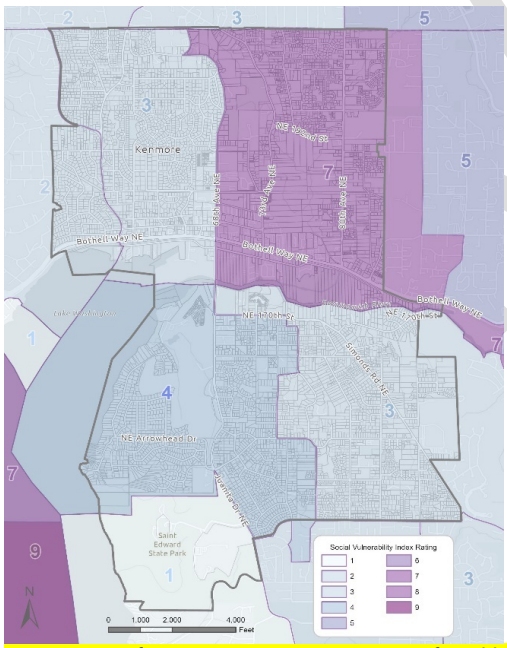
Displacement Risk

The impact of racially exclusive and discriminatory land use and housing practices can be seen when analyzing changing demographic population patterns.The effects of racially exclusive and discriminatory land use and housing practices are evident in the shifting patterns of demographic populations. Puget Sound Regional Council (PSRC) has developed a "displacement risk mapping tool" to identify areas in the region where current residents and businesses are at risk of displacement as growth occurs. The mapping tool uses a variety of indicators across five major categories, including socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. No census tract in Kenmore was identified as a "high" displacement risk. Two tracts, both of which overlap with the City of Bothell to the east, identify as "moderate" displacement risk. ~~A portion of~~This area is located ~~Kenmore~~ east of 68th Avenue NE and north of Bothell Way/SR-522. ~~is identified on this map as an area of moderate displacement risk.~~

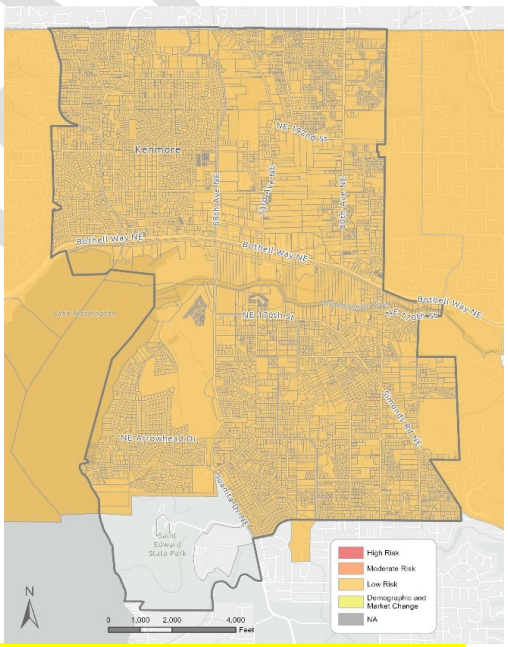
~~Housing Element policies address displacement and potential mitigations, particularly for lower-income residents and People of Color.~~

Figures H-1 and H-2 identify the socioeconomic vulnerability index and displacement risk within the City of Kenmore.

FIGURES H-1 and H-2
SOCIAL VULRNERABILITY INDEX AND DISPLACEMENT RISK



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



Source: WA Department of Commerce, US Census

~~Relationship to the Natural Environment~~

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

EXISTING CONDITIONS

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

~~Population and Population Age~~ Demographics and Household Characteristics

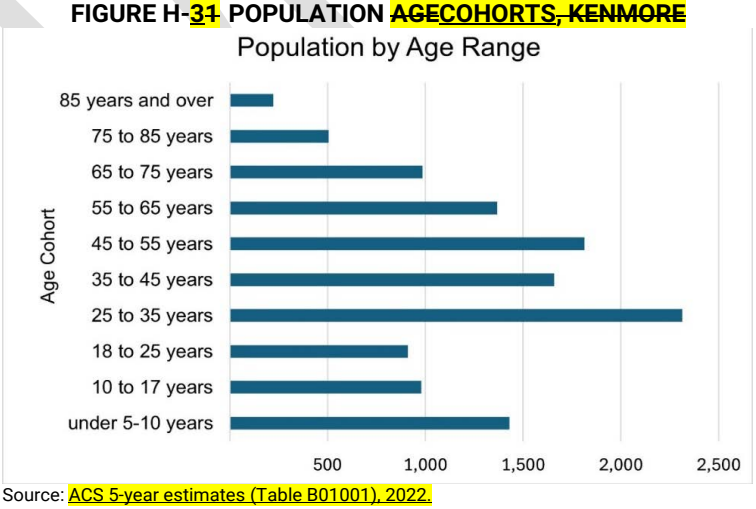
The City of Kenmore has an estimated population of 24,448 (September 2023), an increase of 3,078, or approximately 14 percent since the last Comprehensive Plan update in 2014. The annual growth rate (1.35 percent) is slightly lower than the countywide growth rate (1.7 percent) during this period. Table H-A below shows the population profile. Figure H-3 shows the age distribution in Kenmore.

Table H-A, Population Profile, 2023

Population	24,448
Households	9,505
Median Age	41.3
Median Male Age	40.6
Median Female Age	42.1

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

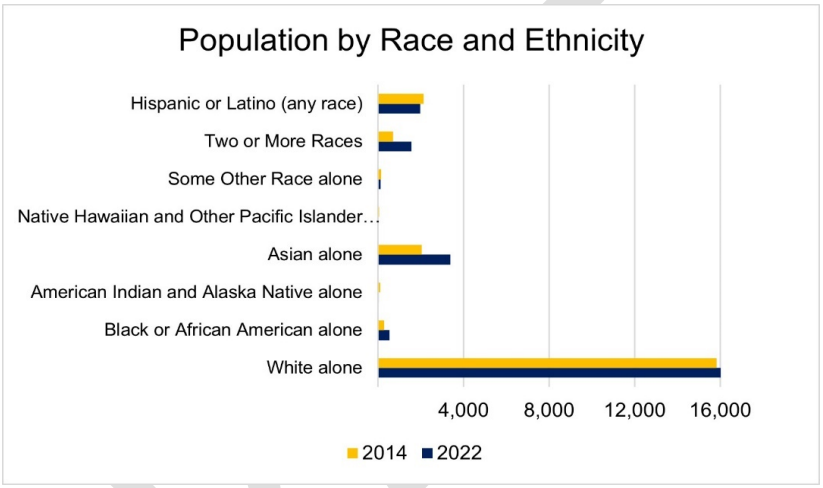
FIGURE H-~~31~~ POPULATION ~~AGE~~COHORTS~~, KENMORE~~



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

People of Color (BIPOC) comprise approximately 35 ~~22~~ percent of the Kenmore population overall, the highest of which are Asian alone. The proportion of residents defining themselves as "White alone" declined from 74 percent in 2014 to 68 percent in 2022, while persons defined as "Asian alone" increased from 10 percent to 14 percent of the population. Self-identified Hispanic/Latino residents dropped slightly from 10 percent in 2014 to 8 percent in 2022. ~~The highest percentages of these groups (26 to 28 percent) appear in the youngest age categories, below 45 years old.~~See Figure H-~~4~~2.

FIGURE H-~~2~~4 POPULATION BY RACE AND ETHNICITY



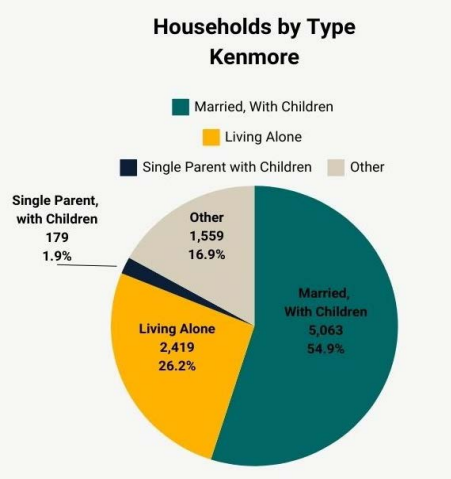
Source: ACS, 5-year estimates, 2022.

Households and Household Types

Kenmore ~~averaged 8,858 total households from 2015 to 2019~~currently has approximately 9,220 households, ~~, 11~~ 15 percent more than ~~in 2010~~last reported in the comprehensive plan in 2014~~, but the composition of household types changed very little~~ The household size decreased slightly, from 3.03 to 2.53.~~ ~~Compared to King County overall (Figures H-2 and H-3 below), the city has greater percentages of married-couple families (~~59~~ 55 percent) and families with children (~~33~~ 57 percent). ~~The city also maintains a somewhat lower proportion of one- and two-person households (57 percent) than the rest of King County (64 percent).~~

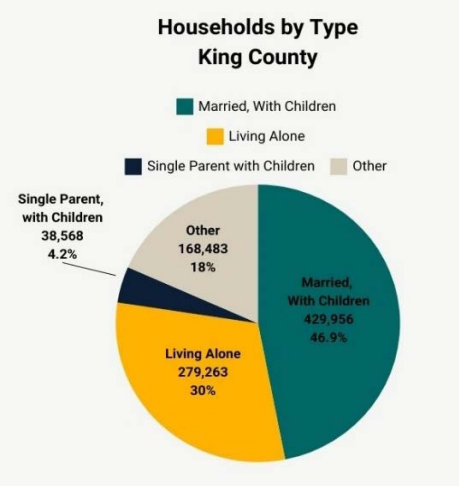
~~**HOUSEHOLDS BY TYPE**~~

FIGURE H-52
KENMORE, 2015–2019



Source: ACS 5-Year estimates, 2022

FIGURE H-634
KING COUNTY, 2015–2019



Jobs and Wages

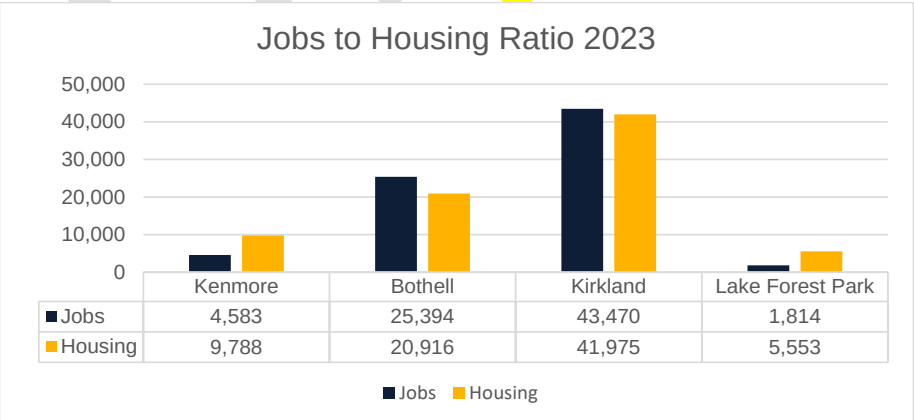
Employment can be an important contributor to housing demand within a community, both in terms of the amount and affordability of housing. Jobs are mostly concentrated along the SR-522 corridor. As of September 2023, there are approximately 4,583 jobs/employees within Kenmore. According to U.S. Census data, only 2 percent of working Kenmore residents are employed inside the City. There are over 3.5 times as many residents working outside the city for employment versus those coming into the City. ~~This indicates the limited availability of jobs in the city and residents work in job sectors that Kenmore does not offer (i.e., education and services instead of high-tech, financial).~~ Kenmore still serves largely as a bedroom community for surrounding employment centers.

~~Employment can be an important contributor to housing demand within a community, both in terms of the amount and affordability of housing. Kenmore lost 20 percent of its jobs from 2006 to 2018, to a total of 4,012. The city's employment target of 3,200 jobs (2019–2044) represents an 80 percent increase over total employment in 2018, which, if true, means that local job growth will be a larger factor in housing demand in the future than in the past.~~

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

Kenmore, with approximately 4,583 jobs and 9,788 housing units, has a 1:2 jobs to housing ratio, which is a little less than half the number of jobs per housing units available. Figure H-7 shows the jobs/housing ratio for Kenmore, as well as other nearby jurisdictions and King County for comparison. For comparison, Bothell has slightly more jobs than housing, Kirkland has an almost equal balance of jobs and housing, and Lake Forest Park has significantly more housing than jobs by a 3:1 margin.

FIGURE H-74



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

~~Along with relatively low employment opportunities in the city, jobs in Kenmore tend toward the lower-paying types; 60 percent pay less than $50,000 a year (Figure H-5, below).~~

~~**FIGURE H-5**~~

~~**WAGES OF JOBS IN KENMORE**~~

Household Incomes

Approximately ~~22~~ 19 percent of the households in Kenmore fall within the standards defined as extremely low- or very low- income (Table H-~~A~~B, 2016-2020)~~. This~~, which is slightly lower than countywide figures~~, but higher than east King County~~. The rental market is the primary source of housing for these populations.

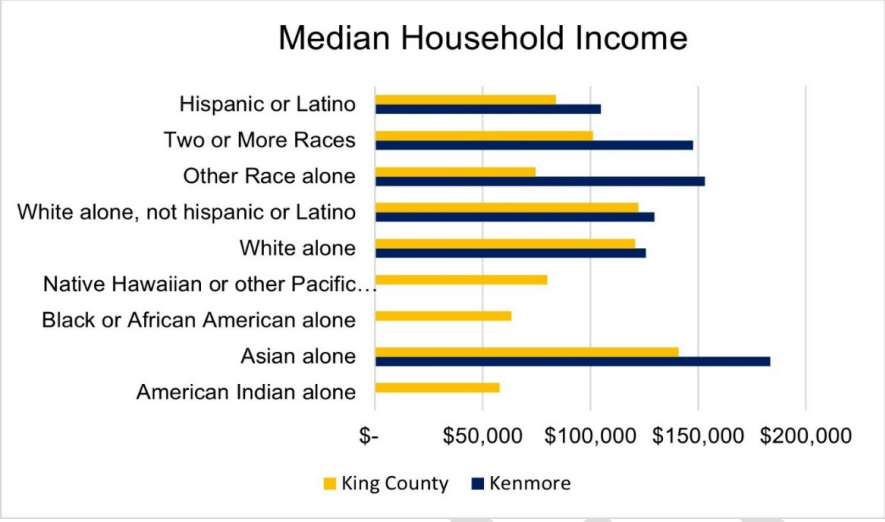
Figure H-~~6~~8 provides information on median household income by race/ethnicity.

TABLE H-~~A~~B HOUSEHOLDS BY INCOME CATEGORY

HOUSEHOLD INCOME CATEGORY		PERCENT OF TOTAL HOUSEHOLDS			
		KENMORE		KING CO.	
		~~2006–2014–2018~~ ~~20102012-2016~~	~~2014–2018~~20 16-2020	~~2006–2010~~20 14-2018	~~2014–2018~~20 16-2020
< 30% of median:	Extremely Low-Income	11%	~~12~~11%	12%	~~9~~13%
30% to 50% of median:	Very Low-Income	~~6~~9%	~~10~~8%	10%	~~9~~11%
50% to 80% of median:	Low-Income	~~13~~10%	11%	11~~3~~%	~~10~~12%
> 80% of median:	Middle- and Higher-Income	~~71~~70%	~~68~~70%	~~64~~67%	~~72~~64%
"Median" refers to the Area Median Income (King and Snohomish counties). Some totals exceed 100% due to rounding.					

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

FIGURE H-~~8~~6
MEDIAN HOUSEHOLD INCOME



Source: ACS ~~2019~~ 2022 5-Year Estimates (U.S. Census Bureau). * Not all data ~~not~~ available for Kenmore.

~~Northshore School District records show that 13.5 percent of the students qualify, based on income, for free or reduced lunches at school (Northshore website).~~

Existing Housing Types

~~**Housing Types**~~

~~Kenmore added 14 percent more housing units since 2006—somewhat slower than King County and the rest of the Eastside. The city's mix of housing types changed little since 2000.~~ As of 2023, Kenmore added 14 percent more housing units since 2010, which is slower than King County and other neighboring cities (see Table H-C~~B~~, below).

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

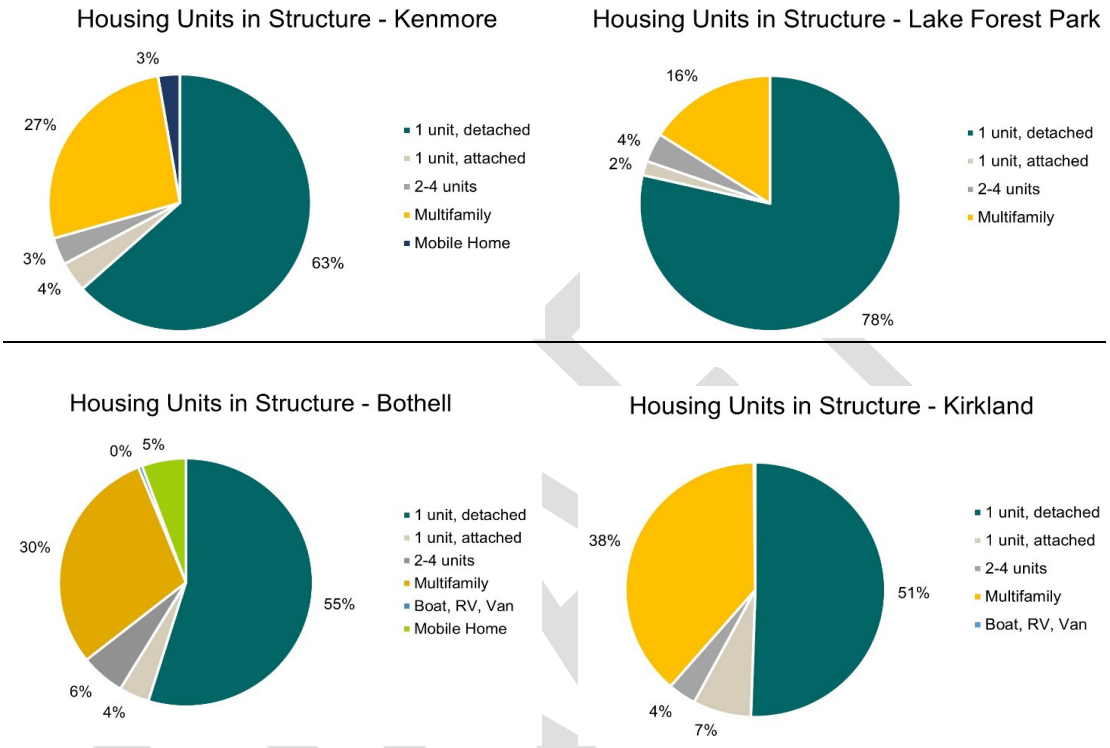
	~~2000~~		2010		~~2021~~2023	
TYPE OF HOUSING	**~~UNITS~~**	**~~% OF TOTAL~~**	**UNITS**	**% OF TOTAL**	**UNITS**	**% OF TOTAL**
Single-family	~~5,235~~	~~70%~~	6,024	70%	~~6,625~~6,679	~~69~~68%
2 or more-family	~~1,892~~	~~25%~~	2,254	26%	~~2,753~~2,827	~~28~~29%
Mobile Homes	~~361~~	~~5%~~	291	3%	291~~287~~	3%
Total Units	~~7,488~~	~~———~~	8,569		~~9,665~~9,797	100%

Source: WA State Office of Financial Management (OFM), Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2023.~~U.S. Census Bureau, 2000 Census, and Washington State Office of Financial Management (OFM), 2021.~~

Compared to ~~King County and most of east~~ most jurisdictiitons in King County, Kenmore has a low percentage (27~~22~~ percent) of multi-family housing~~.~~ (see Figure H-9~~7~~, below).

FIGURE H-9~~7~~

HOUSING UNITS ~~BY UNITS~~ IN STRUCTURE



Source: ~~2010 Census and 2019~~2022 American Community Survey, 5-Year Estimates (U.S. Census Bureau).

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

Kenmore has permitted more than 60 accessory dwelling units as of 2021. In 2020, the City amended its ADU regulations to encourage development of ADUs, including extinguishment of the

owner occupancy requirement after the first six months of consecutive occupancy.

~~**Market Rate Housing Prices**~~

Homeownership

Kenmore has a homeownership rate of ~~73~~ 69 percent, ~~which is among the highest for ARCH~~ compared to ~~cities and greater than~~ the countywide rate (~~57~~56%). Black, Indigenous, and other People of Color (BIPOC) householders are 19 percent of Kenmore's households and 18 percent of the homeowners. Asian householders (not Hispanic or Latino) are 13 percent of the total households and 14 percent of the homeowners. Other BIPOC householders are 6 percent of the total and 4 percent of Kenmore's homeowners.

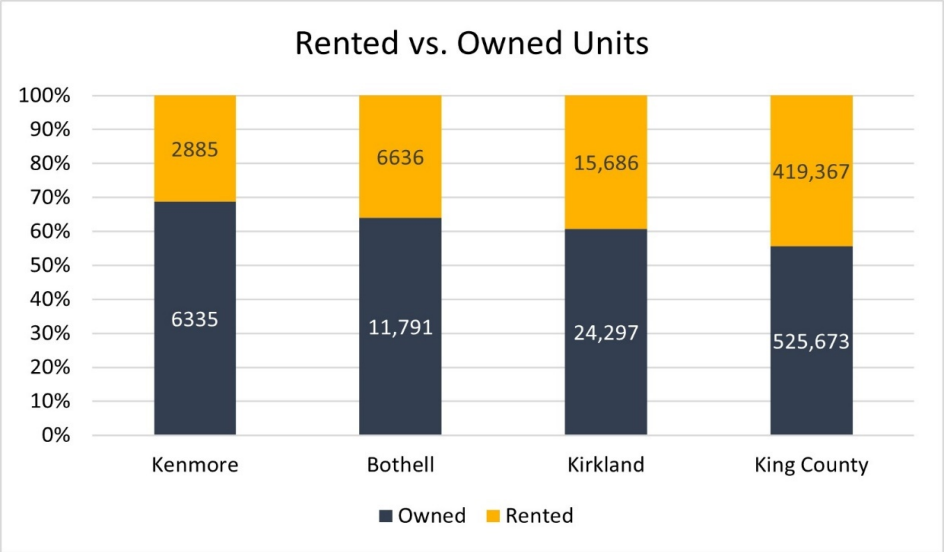
The average home ~~sale price~~value in ~~2020~~ June 2024 in Kenmore was $1,055,872~~730,000~~ (Zillow, 2024).~~Washington Center for Real Estate Research~~).

~~Condominiums and townhomes, including both ground-oriented and non-ground-oriented owned dwelling units, provide relatively affordable homeownership alternatives for Kenmore residents. The average sale price for condominiums in 2020 was $371,000—similar to condo prices in Bothell and Woodinville, and low compared to the averages across east King County and King County overall (Washington State Real Estate Research Committee).~~

Rental Housing

Rental housing makes up about ~~27~~ 31 percent of housing supply in Kenmore, a significantly smaller portion of overall housing than in east King County and King County as a whole (Figure H-10).~~.~~

FIGURE H-10 RENTED VS. OWNED UNITS



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

The median gross rent ~~(including utilities)~~ in Kenmore in ~~2020~~ 2022 was $1,850,~~the lowest among east King County cities except Beaux Arts Village, and 10~~ 5 percent below the county-wide median (Table H-~~C~~E).

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

LOCATION	BEDROOMS				AVERAGE
	0	1	2	3	All Units
Bothell	~~$1,472~~ 1,845	~~$1,480~~ 1,857	~~$1,724~~ 2,200	~~$2,205~~ 2,782	~~$1,719~~ 2,174
Kenmore	~~$1,236~~ 1,169	~~$1,287~~ 1,677	~~$1,391~~ 1,864	~~$2,071~~ 2,417	~~$1,433~~ 1,850
~~Shoreline~~Lake Forest Park	~~$1,193~~ N/A	~~$1,362~~ 1,717	~~$1,592~~ 2,206	~~$1,925~~ 2,417	~~$1,574~~ 1,992
King County	~~$1,307~~ 1,552	~~$1,420~~ 1,738	~~$1,671~~ 2,070	~~$2,030~~ 2,569	~~$1,606~~ 1,950

Source: ACS ~~2015-2019~~2022 5-Year Estimates.

~~Rental vacancy data indicate that Kenmore has relatively few apartments available (Table H-D, below).~~The average 5-year rental vacancy rate in Kenmore, according to 2022 ACS data, averaged 4.4 percent.

~~**TABLE H-D**~~
~~**RENTAL HOUSING VACANCIES**~~

	~~PERCENT OF ALL RENTAL HOUSING UNITS~~	
	~~2006 – 2010 average~~	~~2015 – 2019 average~~
~~Total vacant~~	~~7.8%~~	~~6.5%~~

~~* "Seasonal, recreational, or occasional use" may include units not available for rent.~~

~~**Rental Housing for People Needing Supportive Services**~~**Emergency Housing, Emergency Shelters, and Permanent Supportive Housing**

Currently, Kenmore has a very limited number ~~range~~ of housing for people who need emergency shelters, transitional housing, emergency housing, and permanent supportive housing ("STEP") ~~supportive services~~, particularly for the elderly, persons with disabilities, persons with medical conditions, and ~~those~~ individuals with physical disabilities. The housing includes adult family homes, assisted living facilities, boarding homes, group living, and nearby nursing homes.

An estimated ~~four (4)~~2.6 percent of the people in Kenmore are over the age of 80 years. Supplemental Security Income supports people with disabilities in about two percent of Kenmore households.

Kenmore has one licensed assisted living facility (boarding home) with 100 beds and 26 licensed adult family homes with 150 beds. Adult family home residents include elderly people, individuals with limited mobility (use of wheelchair), developmental disabilities, mental illness, diabetes, terminal illnesses, brain injury, and those recovering from strokes. The number of persons living in supported living situations (i.e., group quarters) has increased 35% since 2010, a somewhat lower rate than the growth across east King County (44 percent). The closest nursing home to Kenmore is in Bothell. Bothell Health Care (707 228th St. SW) nursing home has 99 beds.

Income- and Price-Restricted Housing

Land Use and Tax Incentives

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

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

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

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

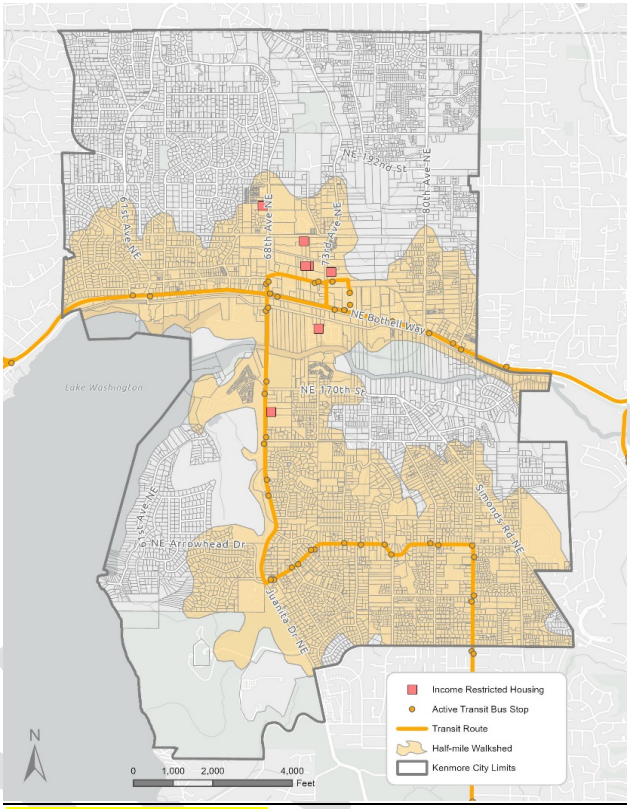
Public and other Funding Programs

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

Name	Owner	Population Served	Units or Beds
~~Brookside Apartments~~	~~Sound Mental Health~~	~~Transitional~~	~~16~~
Copper Lantern	Low Income Housing Institute	Families	21
Green Leaf Apartments	King County Housing Authority	Families	27
Harbour Villa Apartments	King County Housing Authority	Seniors & Disabilities	5
Heron Landing	Downtown Action to Save Housing	Seniors	50
Heron Run	Kenmore Family Associates	Families	40
Northwood Apartments	King County Housing Authority	Seniors & Disabilities	34
~~Shadrach Apartments~~Kenmore Place	Hopelink	Families	9

All of these income- and price-restricted housing units are located within a half mile of transit service (see Figure H-11).

FIGURE H-11
INCOME RESTRICTED HOUSING WITHIN HALF-MILE OF WALKSHED OF TRANSIT



Source: City of Kenmore GIS

In addition, the Housing Authority operates a voucher program (Housing Choice Vouchers) for the rental of privately held units. This federal program currently assists approximately 122 Kenmore households with rental subsidies. Lower income tenants in the City of Kenmore may also apply for emergency funding from King County in the event they are faced with eviction due to nonpayment of rent. This assistance is available through the Multi-Service Center of Northeast King County.

Housing for the Homeless

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

~~Three~~ Two facilities in Kenmore provide or have recently provided temporary shelter. ~~Mary's Place (18118 73rd Avenue NE) provides emergency family shelter.~~ In 2018 and 2021, ~~Camp Unity~~

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

~~An application from the Episcopal Church of the Redeemer (6210 NE 181st Street) was received in December 2021 to host Camp Unity Eastside between June and October 2022.~~

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

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

HOUSING AFFORDABILITY

The costs of purchasing or renting homes in Kenmore have increased dramatically. While all households are affected, renter households, Hispanic/Latino households, and lower-income households (regardless of tenure) in Kenmore allocate a larger portion of their income toward housing.

According to policies established by the U.S. Department of Housing and Urban Development, a household should spend no more than 30 percent of its income on housing, including utilities. ~~If they pay more than that~~A household that is considered "cost burdened" when they spend more than 30 percent of their household income on housing. In 2020, approximately 25 percent of all households in the city fell into the cost-burdened category, a little over 2,300 households. Among them, over 854 households were severely cost-burdened. ~~, they are considered "housing cost burdened."~~ Table H-~~F~~E shows incomes and affordable housing costs for various income levels.

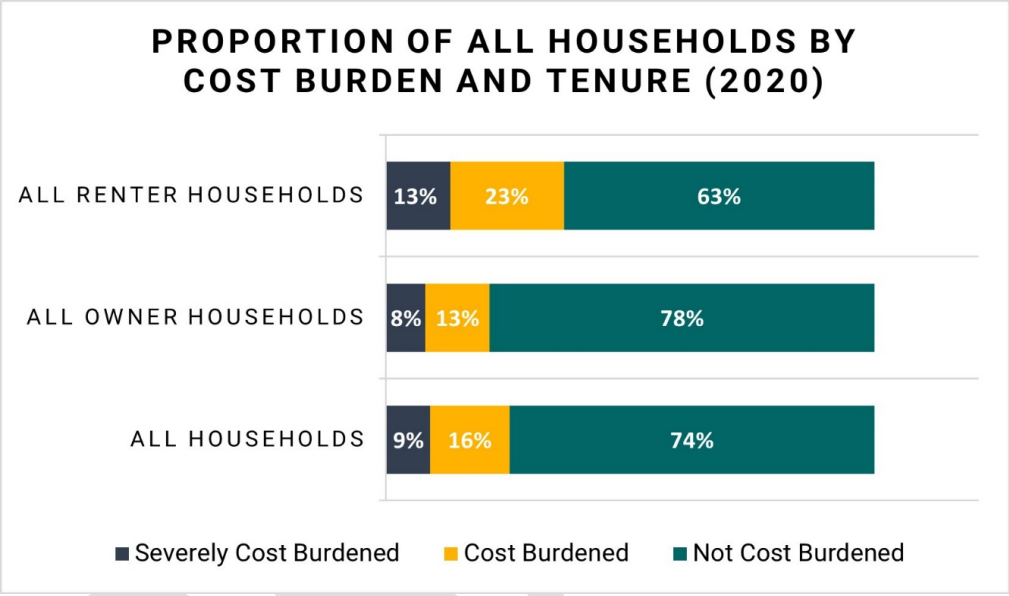
TABLE H-~~F~~E
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, 2021

	EXTREMELY LOW-INCOME		VERY LOW-INCOME		LOW- INCOME	
	30% of Area Median		50% of Area Median		80% of Area Median	
Household Size	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost
1	$24,297	$607	$40,495	$1,012	$64,792	$1,620
2	$27,768	$694	$46,280	$1,157	$74,048	$1,851
3	$31,239	$781	$52,065	$1,302	$83,304	$2,083
4	$34,710	$868	$57,850	$1,446	$92,560	$2,314
5	$37,487	$937	$62,478	$1,562	$99,965	$2,499

Source: ARCH.

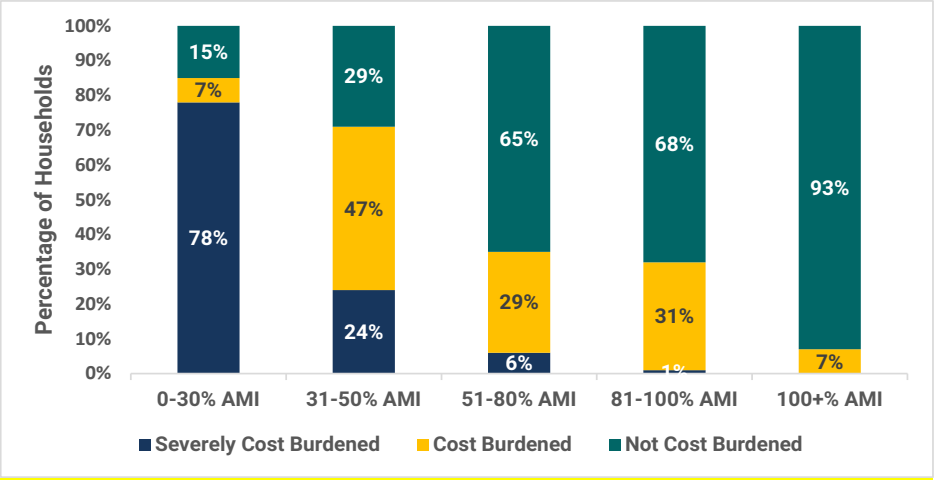
Figure H-12 illustrates the percentage of renter and owner households based on their cost-burden status. Renter households were significantly more likely to experience cost burden during this period – 36 percent compared to only 21 percent of owner households. Figure H-13 shows the cost burden by household income.

FIGURE H-12 PROPORTION OF ALL HOUSEHOLDS BY COST BURDEN AND TENURE (2020)



Source: HUD CHAS data (based on 2016-2020 ACS 5-year estimates)
Note: HUD does not calculate cost burden status for households with zero or negative income. These are represented as "Not Calculated", which is the one-percent remaining to equal 100-percent.

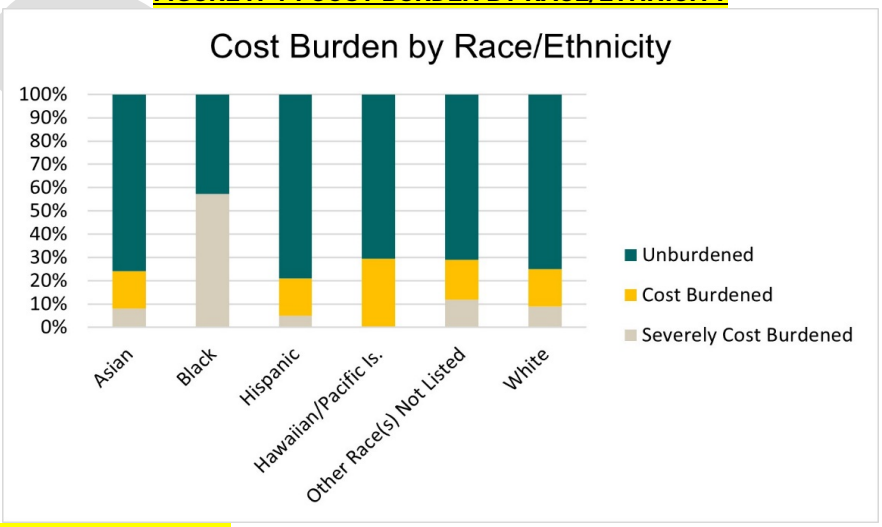
FIGURE H-13 COST BURDEN BY HOUSEHOLD INCOME



Source: CHAS 2015-2019

Examining the proportion of all households by race (Figure H-14), Households of Color have similar rates of cost-burden as White households. However, of the Black or African American population living in Kenmore, the majority are severely cost burdened, spending over 50 precent of their income on housing. ~~Hispanic/Latino households are more likely to be cost-burdened with a notably higher percentage spending 30 – 50 percent of their income on housing compared to other racial groups.~~

FIGURE H-14 COST BURDEN BY RACE/ETHNICITY



Source: CHAS 2015-2019

Using the federal affordability definition, 12% of Kenmore's housing is affordable to extremely low- and very low-income households and 12% to low-income households. The amount of housing affordable to extremely low- and very low-income families is similar to Bothell and King County, but higher than east King County cities as a group (7%). The amount of housing affordable at the low-income level is again similar to Bothell, but higher than east King County overall (8%), and lower than the countywide figure (16%). Table H-F compares the housing affordability of Kenmore, east King County, and King County overall against countywide housing needs.

Most of Kenmore's housing affordable to lower incomes is rental housing. Thirty-two (32) percent of the rental units in Kenmore were affordable to extremely low- or very low-income families in 2018. This is greater than the countywide figure (24%), and much higher than other cities in east King County (13%).

About nine percent (9%) of the owner-occupied housing units in Kenmore are affordable to families earning up to 80 percent of median income, and an additional eight percent (8%) are affordable to families earning 80 to 100 percent of median income. These figures are similar to east King County (6% and 5%, respectively), but somewhat lower than King County (13% and 11%). Note that Kenmore has a relatively high percentage of homes affordable to low-income households, which may be partially attributable to the city's relatively high number of manufactured homes.

TABLE H-F
AFFORDABLE HOUSING AND COUNTYWIDE HOUSING NEEDS, 2018

HOUSEHOLD INCOME LEVEL		PCT OF TOTAL HOUSING UNITS AFFORDABLE			COUNTYWIDE HOUSING NEED
		Kenmore	East King Co.	King County	
< 30% of median:	Extremely Low-Income	3%	3%	4%	15%
30% to 50% of median:	Very Low-Income	9%	4%	9%	15%
50% to 80% of median:	Low-Income	12%	8%	16%	19%
> 80% of median:	Middle- and Higher-Income	76%	85%	71%	51%

Source: CHAS (Comprehensive Housing Affordability Strategy; U.S. Housing and Urban Development), 2014-2018 5-year averages.
Note: Countywide Housing Need determined by 2021 Countywide Planning Policies.

Cost-Burdened Households

Overall, housing cost burden improved in Kenmore since 2010, from 38 percent to 28 percent of all households (comparable to all of East King County). For some segments of the community, however, cost burden worsened. Close to half (48 percent) of the renting households are housing cost-burdened, up from 42 percent. This is high compared to other ARCH cities (35 percent) and King County as a whole (42 percent). On the positive side, Kenmore's percentage of severely cost-burdened renters (paying more than half their incomes on housing) has fallen from 21 percent to 17 percent.

Table H-G provides information on housing cost burden by race/ethnicity in Kenmore.

TABLE H-G
HOUSING COST BURDEN AND RACE/ETHNICITY
KENMORE, 2018

Race/Ethnicity of Householder	All Households	Cost Burdened (Housing costs 30% to 49% of household income)	Severely Cost Burdened (Housing costs 50% or more of household income)
Hispanic or Latino, any race	5%	9%	8%
Not Hispanic or Latino	95%	91%	92%
American Indian or Alaska Native alone	0%	0%	1%
Asian alone	11%	14%	14%
Black or African-American alone	1%	8%	10%
White alone	81%	64%	62%
Other (including multiple races)	2%	4%	5%

Source: CHAS 2014-2018 5-year Estimates.

See Appendix __ for more information about cost burdened households.

HOUSING TARGETS AND CAPACITY

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

Within ~~½~~ one-half mile of high-capacity transit, there is capacity for approximately 3,500 additional new housing units, including new development in the medium density residential classification. Existing housing units in that area total nearly 7,000 units.

TABLE H-~~H~~G
EXISTING HOUSING UNITS, AND 2021 CAPACITY, KENMORE

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

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

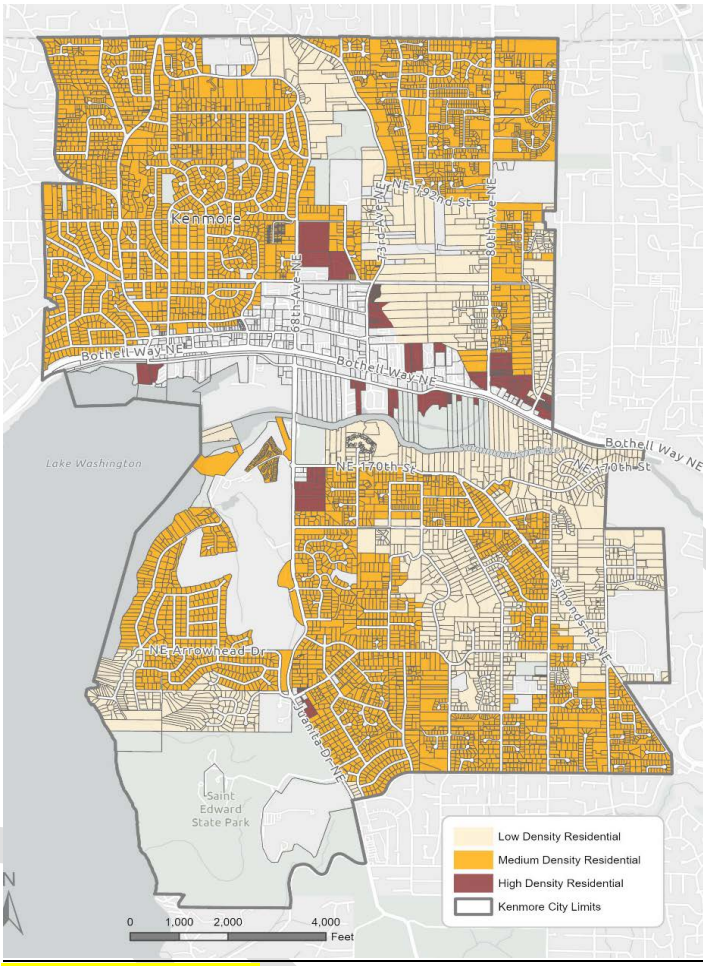
Approximately seventy (70) percent of the city's residential capacity, however, is zoned for "medium high" and "high" densities, and if developed to capacity Kenmore will provide a variety of housing similar to that of other similarly-sized cities (Table H-H). Of Kenmore's total city acreage, 78% is zoned exclusively for residential uses (all R and MHC zones). Of that acreage, the area zoned exclusively for single-family residential development comprised 95% of the total in 2023. New allowances for middle housing will reduce this percentage and provide more opportunities for additional housing types in the City (Figure H-15).

TABLE H-H
AREA BY ALLOWED HOUSING DENSITY

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

Source: City of Kenmore GIS

FIGURE H-15
LAND ZONED FOR HOUSING BY DENSITY



Source: City of Kenmore GIS

Land Capacity Analysis (placeholder)

Affordable Housing Needs

Countywide Planning Policy (CPP) H-1 requires ~~t~~hat~~ all jurisdictions~~, ~~"~~Plan for and accommodate the jurisdictii~~t~~on's allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing."

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

Kenmore's adopted housing targets are for 3,070 new units from 2020-2044. Table H-I shows the

adopted housing growth target overall and by income band. Approximately 2,000 units are needed for households earning 30% AMI or less, including approximately 559 units of permanent supportive housing that include wrap-around services for people who need support to maintain residency.

In Kenmore, there are currently very limited options for emergency housing, emergency shelter, and permanent supportive housing. Each of these options assist those who are unhoused or facing eviction in Kenmore. Emergency housing and shelters both provide temporary services, whereas emergency housing provides overnight accommodation and shelters may not. Permanent supportive housing is a long-term housing option for those who need comprehensive support services to retain tenancy. As of 2024, Kenmore Place, a transitional shelter operated by Hopelink, is located in Kenmore.

~~All comprehensive plans … combine to address the countywide need for affordable housing … at a level that calibrates with the jurisdiction's identified affordability gap" for extremely low-, very low-, and low-income households." Table H-I shows the difference between the housing supply in 2019 and the expected need in 2044 at each income level. (See the Endnotes to this chapter for definitions of each column heading.)~~

TABLE H-I CITY OF KENMORE ADOPTED HOUSING GROWTH TARGETS (2020-2044)

Total Housing Need[1]	0 - < 30% AMI[2]		>30 - <50% AMI	>50 - <80% AMI	>80 - <100% AMI	>100 - <120% AMI	>120% AMI	Emergency Housing Beds[3]
	PSH[4]	Non-PSH						
3,070	559	1,422	1,318	1,576	1,352	1,602	4,830	620

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

~~TABLE H-I AFFORDABLE HOUSING NEEDS~~

	~~2019 Estimated Supply~~	~~2044 Apportioned~~	~~2019 – 2044 Need~~
~~Kenmore~~	~~9,485~~	~~12,555~~	
~~0 – 30% AMI~~	~~278 3%~~	~~1,883 15%~~	~~1,605~~
~~31 – 50% AMI~~	~~1,074 11%~~	~~1,883 15%~~	~~810~~
~~51 – 80% AMI~~	~~1,324 14%~~	~~2,385 19%~~	~~1,061~~
~~Over 80% AMI~~	~~6,809 72%~~	~~6,403 51%~~	~~-406~~
~~East King County cities~~	~~222,378~~	~~314,032~~	

[1] King County adopted housing target (2019-2044), based on 2020 WA State OFM, 2014-2018 Comprehensive Housing Affordability Strategy, and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with the Dept. of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.
[2] AMI = area median income.
[3] Emergency housing includes emergency housing and shelter and is in addition to permanent housing needs.
[4] PSH = permanent supportive housing.

~~0 – 30% AMI~~	~~6,036 3%~~	~~47,105 15%~~	~~41,068~~
~~31 – 50% AMI~~	~~12,260 5%~~	~~47,105 15%~~	~~34,845~~
~~51 – 80% AMI~~	~~24,465 11%~~	~~59,666 19%~~	~~35,201~~
~~Over 80% AMI~~	~~179,617 81%~~	~~160,156 51%~~	~~-19,460~~

Sources: ~~CHAS, OFM, ARCH.~~

~~Note that the CPPs encourage local governments and their comprehensive plans to work in collaboration with other jurisdictions and non-governmental agencies.~~

> ~~"When taken together, all the comprehensive plans of King County jurisdictions must "plan for and accommodate" the existing and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070)" (introduction to CPP Housing chapter). "All comprehensive plans in King County combine to address the countywide need for housing at a level that results in the combined comprehensive plans in King County meeting countywide need" (H-1). "This section promotes cross-sectoral and interjurisdictional coordination to meet the housing needs of households with extremely low, very low, and low incomes. Collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation" (introduction to CPPs H-6 and H-7). The CPPs encourage Kenmore and other cities not to think of affordable housing goals or issues as theirs to solve alone. For example, Kenmore may be able to plan for more than 1,061 homes affordable to low-income households or support some extremely low-income housing created in other communities. The city of Kenmore belongs to ARCH to make these opportunities happen.~~

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

The following section includes a summary of housing strategies to address local housing needs in Kenmore.

SUMMARY OF LOCAL HOUSING STRATEGIES

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

- In 2003, the city rezoned a former Park and Ride site on 68th Avenue NE to enable a multifamily development, with a requirement that 25 percent of the units address local affordable housing needs. Spencer68 apartments opened in 2015, providing 56 affordable units, five for low-income households. To help enhance affordability on the property, the city approved a twelve-year property tax exemption on residential improvements.
- ~~The city waived a portion of impact fees for a project that incorporated housing affordable to low- income households.~~
- The city has been an ongoing member of ARCH. Through the ARCH Trust Fund process, the city has regularly committed local funds for affordable housing projects in Kenmore and throughout the region, assisting with nearly ~~200~~ 100 units affordable to lower-income households.

- Through participation in the countywide CDBG Consortium, local homeowners receive Housing Repair loans (9 applications in 2021).
- In 2015, the city adopted increased density allowances in the Transit Oriented Development District Overlay Area with requirements for including affordable housing in new development. Regulations were amended in 2022 with a requirement that twenty-five percent of units must be affordable to those at the 50% AMI level or below for rental units or 80% AMI for ownership units.
- In 2017, the city approved a Housing Strategy Plan identifying potential strategies to address affordable housing needs and prioritizing them for future consideration.
- In 2019, the city:
  - rezoned ~~some of~~ the City's manufactured housing communities in order to preserve existing affordable housing in those communities. The adopting ordinance was appealed and as of July 2024, the appeal has not been resolved.
  - amended zoning for portions of the Community Business zoning district, including incentives for development of affordable housing.
  - expanded the area eligible for a Multifamily Tax Exemption to the Transit-Oriented Development District.

In 2020 the City adopted regulations to allow flexible re-use of tax-exempt or publicly-owned sites through a special process to increase housing supply and enable more diverse forms of housing if linked to providing some affordable housing.

-
- The City has adopted several residential renter protection regulations. In 2019, the city adopted an enhanced notice of rent increase. From March 20, 2021 through January 15, 2022, the city adopted a temporary moratorium on residential tenant evictions related to the Covid-19 pandemic. In June 2021, the City adopted four renter protections that remained in place through the Washington State and City of Kenmore declared emergency related to the Covid-19 pandemic:
  - Creates a defense to eviction for rental debt accrued due to pandemic-related hardship.
  - o Creates a defense to eviction if a tenant has a rental assistance application in process.
  - Bans late fees for rent that became due during the pandemic.
  - Requires landlords to certify that they have attempted to obtain rental assistance before filing for eviction due to unpaid rent accrued during the pandemic.
- In 2022 the City ~~also is considering~~ adopted~~ing~~ additional residential tenant protections. In 2023 the tenant protection ordinances were appealed and as of July 2024, the appeal has not been resolved. Tenant protections adopted includ~~ing~~:
  - Notice of rent increase required
  - Cap on late fees
  - Cap on move in fee
  - Right to Payment Plan
  - ~~Rental unit registration program~~
  - Just cause eviction program
  - ~~Right to relocation assistance~~
  - Criminal background checks prohibited
  - Bars discrimination due to immigration status
  - Bars requirement of social security number
  - Bans abusive, deceptive, and unfair practices in rental housing
  - Rent due date may be altered due to tenant's fixed income
  - ~~Landlord may not demand child or person with disability to be signatory to lease if tenant of record is already a signatory~~
- In 2021, the city:
  - created a reduced permit review process for projects containing affordable housing.

- updated regulations to allow Accessory Dwelling Units, with over 60 ADUs permitted to date.

~~In 2022, the City Council authorized spending approximately 3 million dollars in federal American Rescue Plan Act (ARPA) funding for a project containing a minimum of 10% of dedicated affordable housing for those earning less than 30% AMI. The Council also authorized use of City surplus property for this development. It is anticipated that the development proposal will be submitted to the annual State and County funding pipeline in 2022.~~

- The Approach at Kenmore, a proposed multifamily rental and ownership building, will provide an affordable housing option for families in the downtown Kenmore area. Habitat for Humanity SKKC will create 20 affordable for-sale units, while Imagine Housing will operate the rental units and will partner with a complementary community service partner to provide access to essential services for on-site residents and the broader community.

GOALS, OBJECTIVES, AND POLICIES

RESIDENTIAL NEIGHBORHOODS

GOAL H-1. PROMOTE AND MAINTAIN STRONG, DIVERSE, EQUITABLE, AND INCLUSIVE RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE H-1.1 Encourage repair and maintenance of existing housing.

Policy H-1.1.1 Encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Policy H-1.1.2 Provide regular and appropriate levels of investment in transportation, pedestrian safety, surface water, and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans.

Policy H-1.1.3 In cooperation with King County, Puget Sound Energy, or other agencies, promote the use of weatherization programs in existing housing.

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

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

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

OBJECTIVE H-1.3 Prioritize ~~and plan for the retention of existing residents~~and pursue social justice and equity in housing policies, regulations, and programs when considering zoning changes or capital projects. In particular

consider impacts on marginalized people, with a particular focus on Black, Indigenous, and People of Color (BIPOC) communities.

Policy H-1.3.1 Support policies, practices, and programming that promote and retain diversity, and ensure equity and inclusion in Kenmore.

Policy H-1.3.2 Prevent displacement and create more affordable housing by preserving existing housing and implementing anti-displacement strategies.

Policy H-1.3.3 Partner with communities disproportionately affected by past and present racial housing and land use disparities to create equitable opportunities. Work closely with communities that have experienced the negative impacts of racially exclusive land use and housing policies to promote fairness and equity.

Policy H-1.3.4 Identify and eliminate barriers that prevent equal access to housing and neighborhood opportunities for people of all races and backgrounds.

Policy H-1.3.5 Track progress in reducing racial and other inequalities in housing and neighborhood options. Identify controllable factors within Kenmore that contribute to disparities and take corrective actions.

Policy H-1.3.6 Ensure that land use, zoning, and regulatory frameworks facilitate the effective operation of human services, shelters, permanent supportive housing, and emergency housing.

Policy H-1.3.7 Support affordable housing development on city-owned and faith-based properties through regulations allowing for affordable housing as an accessory use or density bonuses.

OBJECTIVE H-1.4 Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.

Policy H-1.4.1 Encourage housing design and development that promotes public safety including "Crime Prevention through Environmental Design" components as described in the Community Design Sub-Element.

Policy H-1.4.2 Ensure development regulations address accessible housing and transportation services. Residential structures as well as physical improvements, such as parking, streets, and sidewalks, should allow for mobility and accessibility by all residents, including the elderly and persons with disabilities, consistent with the Transportation Element. Promote awareness of Universal Design improvements that increase housing accessibility.

Policy H-1.4.3 Support well-maintained neighborhoods through an active code enforcement program.

Policy H-1.4.4 Prepare and implement development and design standards that further the community vision consistent with Land Use and Community Design Element goals and policies.

Policy H-1.4.5 Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.

Policy H-1.4.6 Ensure adequate setbacks, landscaping, and buffering are required between housing developments of significantly differing densities and between housing and commercial areas.

Policy H-1.4.7 Ensure critical area regulations protect environmentally sensitive areas and that the regulations are fully implemented. Restrict intrusion into sensitive areas by nearby residents and visitors.

Policy H-1.4.8 Encourage cluster residential development along with open space, to protect and preserve environmentally-sensitive areas.

Policy H-1.4.9 Plan for residential neighborhoods that promote the health and well-being of all residents by supporting active living and by reducing exposure to harmful conditions.

GOAL H-2. *PROVIDE HOUSING OPPORTUNITIES IN KENMORE FOR PEOPLE WITH SPECIAL NEEDS.*

OBJECTIVE H-2.1 **Provide opportunities for the development of short-term and permanent housing for people with special needs.**

Policy H-2.1.1 Allow opportunities for assisted housing, for people with special needs, by:

a. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with state and federal laws; and,

b. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors. Encourage neighbors to similarly maintain those relationships.

Policy H-2.1.2 Ensure that group home providers have received appropriate licenses from federal or state agencies where appropriate.

Policy H-2.1.3 Support housing options and services that enable seniors to stay in their homes or neighborhoods.

OBJECTIVE H-2.2 **Support and promote community facilities and programs that are important to the safety, health, and social needs of residents.**

Policy H-2.2.1 Increase coordination among providers of social, health, counseling, and other services to individuals, families, children, and persons with special needs including senior citizens, persons with physical or mental disabilities, persons with terminal illness, or other special needs.

Policy H-2.2.2 Work with transit and transportation providers to increase access between special needs housing and community facilities and programs in

Kenmore or the Northshore area.

Policy H-2.2.3 Support the location of social, recreational, health, safety, and other services in Kenmore to serve people with special needs.

Policy H-2.2.4 Support efforts by providers of social, health, counseling, and other services to assist newly-arrived immigrant populations.

Policy H-2.2.5 Support a range of housing options and services to help homeless persons and families stay sheltered.

Policy H-2.2.6 Work with other jurisdictions, the Regional Homelessness Authority, and health and social service organizations to develop a coordinated, regional approach to homelessness.

RESIDENTIAL GROWTH

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

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

Policy H-3.1.1 Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, size-limited houses on smaller lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood compatibility as well as housing needs and surrounding environmental conditions when applying zones, land use, and development standards.

Policy H-3.1.2 Take an incremental approach to expanding medium density housing opportunities in the City.

Policy H-3.1.3 Expand allowed residential housing types in traditionally single family zoned areas to include six of nine approved housing types.

Policy H-3.1.4 Consider developing a Permit Ready program for ADUs and middle housing types to decrease the barrier to middle housing development.

Policy H-3.1.5 Coordinate with internal City departments and outside service providers/agencies to adequately plan for necessary community facilities associated with the development of middle housing.

Policy H-3.1.6 Permit indoor emergency shelters and housing in all zoning districts that allow hotels. Allow permanent supportive and transitional housing in all zones permitting residential dwellings or hotels.

Policy H-3.1.7 Zone sufficient buildable land to accommodate Kenmore's projected housing need, meet allocated housing growth targets, and accommodate its allocated

share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing and permanent supportive housing.

Policy H-3.1.8 Ensure regulations, incentives, programs, and other city tools foster the creation of accessible, healthy, and safe housing.

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

Policy H-3.2.1 Develop mixed-use, higher density districts in Downtown Kenmore, meeting community goals to develop community identity, provide vital business and service opportunities, concentrate higher density housing close to high-capacity transit, and provide multi-modal transportation services and connections to those services.

Policy H-3.2.2 When higher densities are applied to residential and mixed use development in the Downtown, include requirements for the provision of affordable housing.

Policy H-3.2.3 Offer density bonuses and density transfers, where appropriate, to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.

Policy H-3.2.4 Encourage property consolidation in the Downtown, through density bonuses or other incentives, to create mixed-use and multi-family developments that offer a range of site and community benefits such as private and public open spaces and plazas, structured parking, and other amenities.

Policy H-3.2.5 Address issues of diversity, equity and inclusion for historically-marginalized groups when developing Kenmore's Countywide Growth Center approaches.

Policy H-3.2.6 East of Downtown, in the area of transit-supportive development near the Park and Ride, require long-term low-cost housing as a condition of development.

HOUSING AFFORDABILITY

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

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

Policy H-4.1.1 Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to

lower-income people.

Policy H-4.1.2 Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.

Policy H-4.1.3 Allow existing legally created duplexes, triplexes, and other medium-density housing types in the low and medium density residential classifications to continue without "nonconformance" limitations related to density, setbacks, height, or lot size.

Policy H-4.1.4 Aspire to preserve and maintain existing mobile home and manufactured housing communities.

Policy H-4.1.5 When displacement is unavoidable, determine who is most likely to be harmed and ensure that the brunt of the impact is not carried by the same communities in Kenmore. Support relocation assistance and development of replacement housing where feasible, to help very low- and low-income households. For ~~mobile home~~manufactured home parks in particular, consider a funding pool to assist low- and moderate-income residents in deteriorating and obsolete ~~mobile~~ manufactured homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their homes.

Policy H-4.1.6 Consider affordable housing measures and incentives beyond those in RCW 36.70A.635(2)(a) to promote additional affordable housing units in the City.

Policy H-4.1.7 Develop strategies to increase the sustained supply of affordable housing, including market-rate and income-restricted units. Pursue initiatives to create a stable supply of affordable housing options, encompassing both market-rate and income-restricted units.

OBJECTIVE H-4.2 Adopt programs and regulations that support housing affordable to extremely low-, very low-, low-, and moderate-income households, comparable to the countywide need.[5]

Policy H-4.2.1 Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on-site services, for extremely low-, very low-, low- and moderate-income families. Consider the following roles for the City's active participation:

a. Whenever possible, integrate affordable housing plans into proposals for development of publicly owned properties.

b. Play a partnership role with nonprofit housing project sponsors by supporting applications for CDBG, HOME, and other Federal, State, or local funding sources for the projects.

c. Enter into a long-term partnership with one or more nonprofit housing developers to identify sites and identify opportunities for public funding.

[5] See Countywide Planning Policies

d. Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.

e. Consider regulatory changes such as reducing parking requirements, updating building codes to promote innovative, low-cost development, and expanding the Multifamily Tax Exemption (MFTE) program to support more affordable housing development.

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

Policy H-4.2.3 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for extremely low- to moderate income households. Engage with community partners on how best to use these resources.

Policy H-4.2.4 Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.

Policy H-4.2.5 Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to extremely low- to moderate-income households.

Policy H-4.2.6 As part of any rezone that increases residential capacity, consider requiring that a portion of the new units be affordable to extremely low-, very low- or low-income households.

Policy H-4.2.7 Before implementing a new policy or regulation, consider how it will impact the cost to build a home.

Policy H-4.2.8 Focus on projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color (BIPOC) communities.

Policy H-4.2.9 Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops

Policy H-4.2.10 Collaborate with other organizations or entities to evaluate ways to address transitional homeless housing or provide an additional housing type.

Policy H-4.2.11 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

Policy H-4.2.12 Collaborate with other local governments directly and through membership associations (e.g., Puget Sound Regional Council) on regional housing strategies, especially related to providing extremely low- and very

low-income housing.

Policy H-4.2.13 Support legislation and funding at the local, county, state, and federal levels that would promote the city's housing goals and policies.

OBJECTIVE H-4.3 Provide zoning and development standards that integrate affordable housing compatibly into the community.

Policy H-4.3.1 Allow designated manufactured homes built to state standards on single-family lots.

Policy H-4.3.2 Allow and accommodate accessory dwelling units in low and medium density residential districts.

Policy H-4.3.3 Pursue land use policies and regulations that:

a. Result in lower development costs without loss of adequate public review, environmental quality, or public safety; and,

b. Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.

HOUSING EQUITY

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

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

Policy H-5.1.1 Utilize the City's Diversity, Equity and Inclusion (DEI) program to ensure that city housing policies, programs, regulations, or decisions do not result in housing discrimination.

Policy H-5.1.2 Work with the legislature, King County, or other agencies to authorize homeowners to easily remove discriminatory restrictive covenants from deeds and other property documents.

Policy H-5.1.3 Support use of housing choice vouchers in Kenmore.

Policy H-5.1.4 Consider environmental health in neighborhoods where affordable housing exists or is anticipated, and plan for environmentally healthy neighborhoods for all residents.

IMPLEMENTATION STRATEGIES

To organize and carry out these goals, objectives and policies, as well as to prepare the City for the next Comprehensive Plan update, the City will undertake the following:

- Work with neighborhoods and historically underrepresented groups when new policies, plans or programs are proposed to ensure that their unique issues are considered.

- Adopt development standards for medium density residential housing types, such as duplexes, triplexes, and cottage housing.

- Adopt development standards for reduced minimum lot sizes with maximum house size restrictions in some low (R-6) and medium density classifications. When considering maximum house sizes for smaller houses on smaller lots, remain mindful of the needs of multigenerational and large families. Also take into account open space needs and environmental protection, as well as accessory dwelling unit standards.

- Revise the Strategy Plan as needed to achieve the Housing Element's goals, objectives, and policies.

- Implement the Housing Strategy Plan.

- Maintain communications with, or participation in, regional agencies and projects.

- Monitor housing needs and supply over time, especially data that evaluates progress toward meeting a proportionate share of the countywide needs for affordable housing and improved access to opportunity for Black, Indigenous, and People of Color (BIPOC) communities. Reassess and adjust policies and regulations as necessary to achieve City goals.

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

- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved.

REFERENCES

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

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

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

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

ENDNOTES

"2019 Estimated Supply" is the number of housing units in 2019, according to the Washington Office of Financial Management (OFM), distributed to each affordability category by the percentages in each jurisdiction's housing supply, according to the Comprehensive Housing Affordability Strategy (CHAS) estimates of 2014 – 2018 5-Year Estimates. (CHAS 2015 – 2019 estimates are not yet available.) For example, from 2014 – 2018, Kenmore averaged 3 percent of its housing units affordable to households with incomes at or below 30% of the Area Median Income (AMI). That percentage was applied to the city's 2019 total for an estimated 278 housing units affordable at that level.

"2044 Apportioned Demand" is the number of housing units the jurisdiction must plan for in 2044 distributed to each affordability category by the percentage goals set in Countywide Planning Policies. Kenmore's 2019 – 2044 housing target of 3,070, added to the supply existing in 2019 (9,485) equals 12,555 housing units. Countywide Planning Policy (CPP) percentages are based on household incomes and cost-burdened households across King County, according to the CHAS 2013 – 2017 5-Year Estimates available when the CPPs were drafted.

"2019 – 2044 Need" is the difference between the 2044 Apportioned Demand and the 2019 Estimated Supply at each affordability level. A positive number represents housing units that the jurisdiction must plan for, and a negative number represents a surplus of housing units at that affordability level.

Planning Commission Comments 8/20/24
Housing Element & Land Use Element

Housing Element	
Planning Commission Issues	**Staff Response**
TB: Pg. 14, Line 25, Under Emergency Housing, Emergency Shelters, and Permanent Supportive Housing section, revise to note that Kenmore has very limited options.	Revised to "Currently" and "very limited number", deleted "range."
DD: Pg. 19, Figure H-9, the % does not add up. Possibly mislabeled.	Two columns were mislabeled. Corrected.
DD: Pg. 19, Figure H-14 does not match the data.	Corrected the narrative associated to this figure.
DD: Pg. 24, Line 4, make consistent language on Page 14, Line 25	Corrected to be consistent.
Added Policies per AHC/Middle Housing	
See Policies H-1.1.4, Objective H-1.3, Policies H-1.3.2, 1.3.3, 1.3.4, 1.3.5, 1.3.6	

Land Use Element	
Planning Commission Issues	**Staff Response**
SQ: Why are only a few of the historic structures listed on page L-5?	There are over 100 "historically significant" buildings. However, most of these are homes through a "windshield survey." Staff has revised this section to include brief descriptions for all the buildings listed in the table, and have indicated those that are local landmarks.

~~Text~~ = deleted text
Text = new text
Text = Revised per 7/16 and 8/20 meetings, and new staff additions

LAND USE ELEMENT ~~AMENDMENTS~~

INTRODUCTION

Purpose

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans. The primary objective of the Land Use Element is to create a harmonious and thriving community in Kenmore. It achieves this by preserving the community's distinct features and quality of life while accommodating growth, welcoming new residents, and ensuring easy navigation throughout the city. The Land Use Element serves as a guide for future development, determining suitable locations for various land uses, setting intensity levels for each use, and identifying areas for open space preservation. Key emphases include supporting diversity, equity, and inclusion, addressing housing and job needs in the broader Puget Sound Region, promoting affordable housing options, and enhancing public access while continuing to protect natural areas.
~~The Land Use Element includes sub-elements due to the variety and complexity of issues:~~

- ~~Downtown~~
- ~~Community Design~~
- ~~Natural Environment~~
- ~~Shorelines~~
- ~~Economic Development.~~

Growth Management Act

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

- Distribution/location/extent of land uses: Agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses
- Population densities, building intensities, and estimates of future population growth

- Protection of the quality and quantity of ground water used for public water supplies
- Urban planning approaches that promote physical activity. In Kenmore, goals, objectives and policies related to this responsibility also are included in the Parks, Recreation and Open Space Element.
- Drainage, flooding, and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or clean discharges to waters of the state. In Kenmore, goals, objectives, and policies related to this responsibility also are found in the Surface Water Element.

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

VISION 2050

VISION 2050 is a regional growth strategy prepared by the Puget Sound Regional Council (PSRC) addressing King, Kitsap, Pierce, and Snohomish Counties. VISION 2050 directs future development into the urban growth area, while focusing new housing and jobs in cities and within a limited number of designated regional growth centers. In VISION 2050, Kenmore is identified as a "High Capacity Transit Community," which is described follows:

> **High Capacity Transit Communities** include cities connected to existing or planned light rail, commuter rail, ferry, streetcar, and bus rapid transit facilities… As the region's transit system grows, these 34 communities play an increasingly important role as hubs to accommodate regional employment and population growth. Targeting growth within these transit-rich communities helps to support mobility and reduces the number and length of vehicle trips.

VISION 2050 calls for the High Capacity Transit Communities in King County to accommodate 11% of the County's anticipated population growth and 6% of the anticipated employment growth between 2019 and 2044. Nine King County communities besides Kenmore (including some annexation areas) are designated as High Capacity Transit Communities, including Shoreline, Lake Forest Park and Woodinville.

The Multi-County Planning Policies required by the Growth Management Act are part of VISION 2050 and provide a common regionwide framework for countywide and local planning in the central Puget Sound region. Policies address regional collaboration, the regional growth strategy, the environment, climate change, development patterns, housing, economy, transportation, and public services. The policies reflect the commitment in the VISION 2050 vision statement to provide an exceptional quality of life and opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy."

Countywide Planning Policies

The 2021~~2~~2 King County Countywide Planning Policies (CPPs) define an Urban Growth Area within which urban development should occur. The City of Kenmore is included within the Urban Growth Area. The overall land use goal is that "growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands.

Growth is to be focused within Regional Growth Centers such as Seattle's Northgate and Kirkland's Totem Lake areas. Countywide Growth Centers, including Kenmore, accommodate housing, employment and services in a compact form and at sufficient densities to support existing or planned high capacity transit service and to make efficient use of urban land. As in VISION 2050, Kenmore is identified as a "High Capacity Transit Community."

The CPPs contain goals and policies related to the environment, development patterns, housing, the economy, transportation, and public facilities and services. One of the guiding principles of the CPPs is, "centering social equity and health."

EXISTING CONDITIONS

History of Kenmore

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

Native Americans

The Native Americans who lived in the Sammamish River Valley Area were known as the Simump Tribe. Local settlers called them the Squaks, a corruption of the word "Squowh." According to historical accounts, approximately 200 Native Americans lived along Lake Sammamish or the Sammamish River Valley when white settlers arrived in the 1860s. Numerous arrowheads were found by early settlers at the mouth of the Sammamish River along Lake Washington.

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

White settlers

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

John McMasters leased property from Squire and operated McMasters' Shingle Mill from 1900 to 1920, the first commercial business in Kenmore. The mill was located just east of the current Kenmore Pre-Mix site. It was McMasters who named the community Kenmore because it reminded him of his birthplace Kenmore, 40 miles south of Ottawa, in Canada. This in turn had

been named after Kenmore, Scotland, which has similar geography with its large lake and surrounding mountains.

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

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

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

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

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

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

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

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

Historic Structures and Places

The King County Historic Preservation Program maintains an inventory of over 1,000 historic resources located throughout the County. Development proposals for resources listed on the inventory are circulated to the King County Historic Preservation Officer for review and comment. There are approximately 100 sites in Kenmore which are included in the 2010-2011 Historic Reconnaissance-Level Survey conducted by the King County Historic Preservation Program. Some are identified by King County as a landmark, while others are of significance but not formally identified yet as landmarks. One structure in Kenmore, St. Edward Seminary (The Lodge at St. Edward Park), is identified on the State of Washington Heritage Register and the National Register of Historic Places. ~~include:~~ Several of the more significant sites in Kenmore are identified ~~The above sites are located~~ on **Figure LU-1**. The ~~City's local landmark~~ properties are described more fully below.

Name	Address	Local Landmark?
Kenmore Community Clubhouse	7304 NE 175th Street	Yes
Aqua Club	18512 58th Avenue NE	
Inglewood Golf Course Clubhouse	6505 Inglewood Road NE	
St. Edward Seminary (The Lodge at St. Edward State Park)	14477 Juanita Drive NE	Yes (also State and Nationally registered)
St. Thomas Seminary (Bastyr University)	14500 Juanita Drive NE	
Kenmore Air Harbor House	6321 NE 175th Street	
Northlake Lutheran Church	6620 NE 185th Street	
Church of the Redeemer	6220 NE 181st Street	
Charles Thomsen House	7330 NE 170th Street	Yes

St. Edward Seminary/Lodge at St. Edward State Park (Local, State, National register)

The St. Edward Seminary opened doors in 1931 as Washington State's first Catholic seminary for the education of diocesan priests. In the late 1930s, the school became the first fully accredited seminary in the United States. The building is a highly intact, large-scale example of the Late Romanesque Revival style and is the work of architect John Graham Sr. a prolific early 20th century architect in the Pacific Northwest whose most notable commissions in Seattle included the Space Needle, Frederick & Nelson Department Store, Dexter-Horton Building, and the former

Bon Marche building. After declining enrollment, the seminary and its surrounding land were sold in 1977 to the State of Washington to become Saint Edward State Park. Beginning in 2017, Daniels Real Estate rehabilitated and restored the seminary building which had been vacant and fallen into disrepair. The Lodge at St. Edward State Park opened in 2021.

The St. Edward Seminary is listed on the State of Washington Heritage Register and in the National Register of Historic Places. It was awarded local landmark status in 2018 at the same time the property was rehabilitated and restored into the Lodge at St. Edward State Park.

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

Kenmore Community Clubhouse (Local register)

The Kenmore Community Clubhouse was constructed in 1929-1930 for the Kenmore Community Club and was designated as a local landmark in 2015. The Landmarks Commission's landmark designation report states that the Clubhouse is a rare surviving building that exemplifies the importance of clubs and civic organizations in early to mid-20th century King County. The Clubhouse has served as a meeting space for a wide variety of organizations and activities, especially during the 1930s, 40s and 50s, and is still being used for its original purpose.

Aqua Club

The Aqua Club is a year-round private swim and tennis club located in the Uplake neighborhood of Kenmore, Washington, established in 1959. The Club, while private, offers various programs to the community. The Club also has a championship swim team, water polo, water aerobics, and both swim and tennis lessons.

Inglewood Golf Course Clubhouse

The Inglewood Golf Club, one of the oldest clubs in the Pacific Northwest, opened in 1919. The clubhouse was constructed in 1926 and reflects a French Provincial influence. The building has been restored over the years, with the most recent remodel completed in 2018.

St. Thomas Seminary (Bastyr University)

The St. Thomas Seminary building was completed by the Diocese of Seattle in 1958, opening to educate theology and collegiate students. In 1977, the Diocese of Seattle sold the 316 acres on which the seminary sits, to the State of Washington for use as a state park. In 1996, the seminary and remaining 51 acres were purchased by Bastyr University.

Kenmore Air Harbor House

The Kenmore Air Habor House dates back to the 1940s when the Bob Munro opened the air harbor. It continues to serve as a maintenance facility for Kenmore Air and general seaplane aviation.

Northlake Lutheran Church

Northlake Lutheran Church was founded in 1960 and the congregation hall opened in 1961, which continues to serve the Kenmore community.

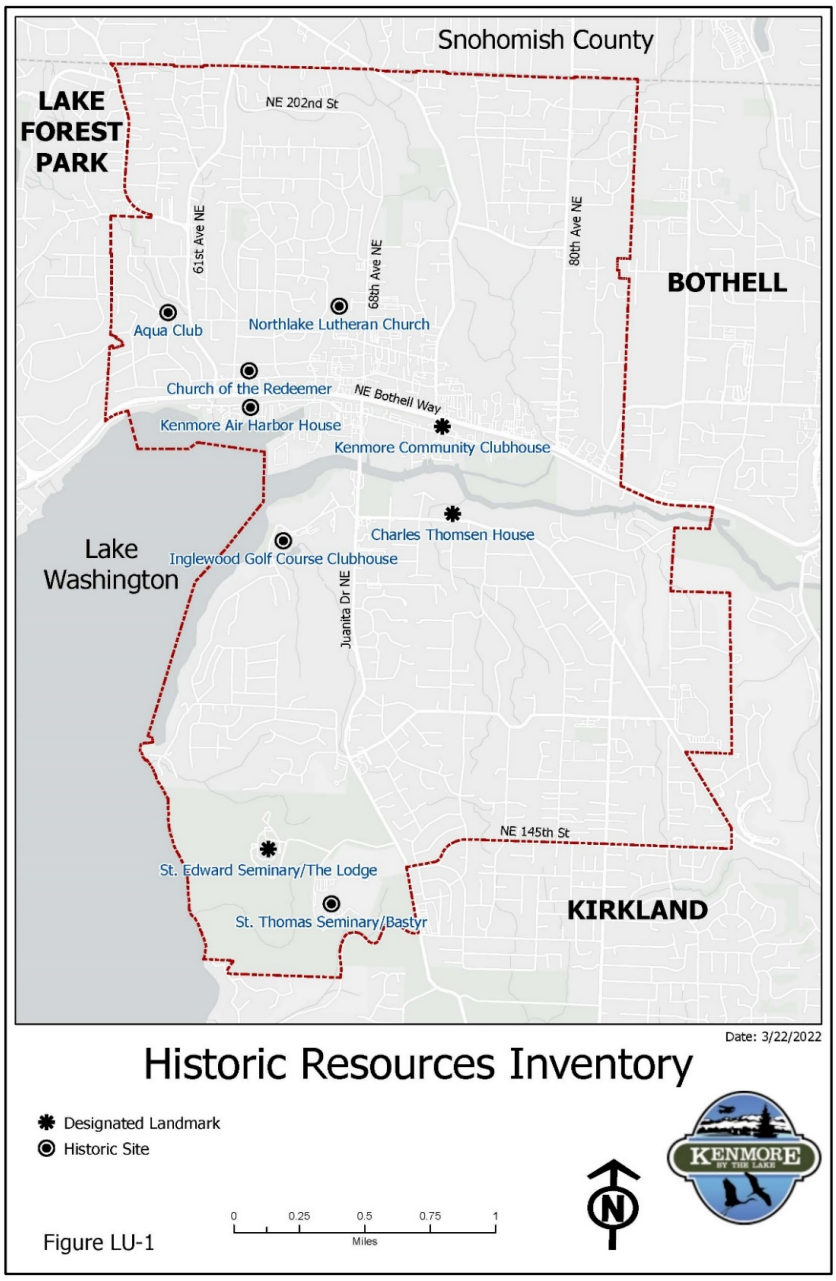
Church of the Redeemer

The Episcopal Church of the Redeemer was designed by Roland Terry, a renowned Northwest architect, who was most known for designing Canlis Restaurant in Seattle. The church opened in 1964 and is located near Bothell Way and 62nd Ave NE.

Charles Thomsen House (Local register)

The Charles M. Thomsen House was built in 1927 and was designated as a King County Landmark prior to Kenmore's incorporation in 1998. While the vast majority of Period Revival style residences in King County are located in Seattle, the handful of Period Revival homes in formerly rural, unincorporated areas of the County consist of variations of the English Cottage and Colonial Revival Styles. The Thomsen House is notable as it is the only known example of a rural residence constructed in the French Provincial Style and it is considered to be in good condition with many original features. The Charles Thomsen House may be eligible for the State of Washington Heritage Register or the National Register.

FIGURE LU-1: HISTORICAL RESOURCES INVENTORY



Source: City of Kenmore GIS

Land Use Patterns

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

Existing Land Uses

The City of Kenmore boundaries encompass approximately 6.1 square miles of land. The City contains primarily single-family residential land uses, but also includes a variety of other uses as shown in **Table LU-1 and Figure LU-2**. Kenmore is largely a built-out community with a limited amount of unconstrained vacant land suitable for development, but with significant opportunities for redevelopment.

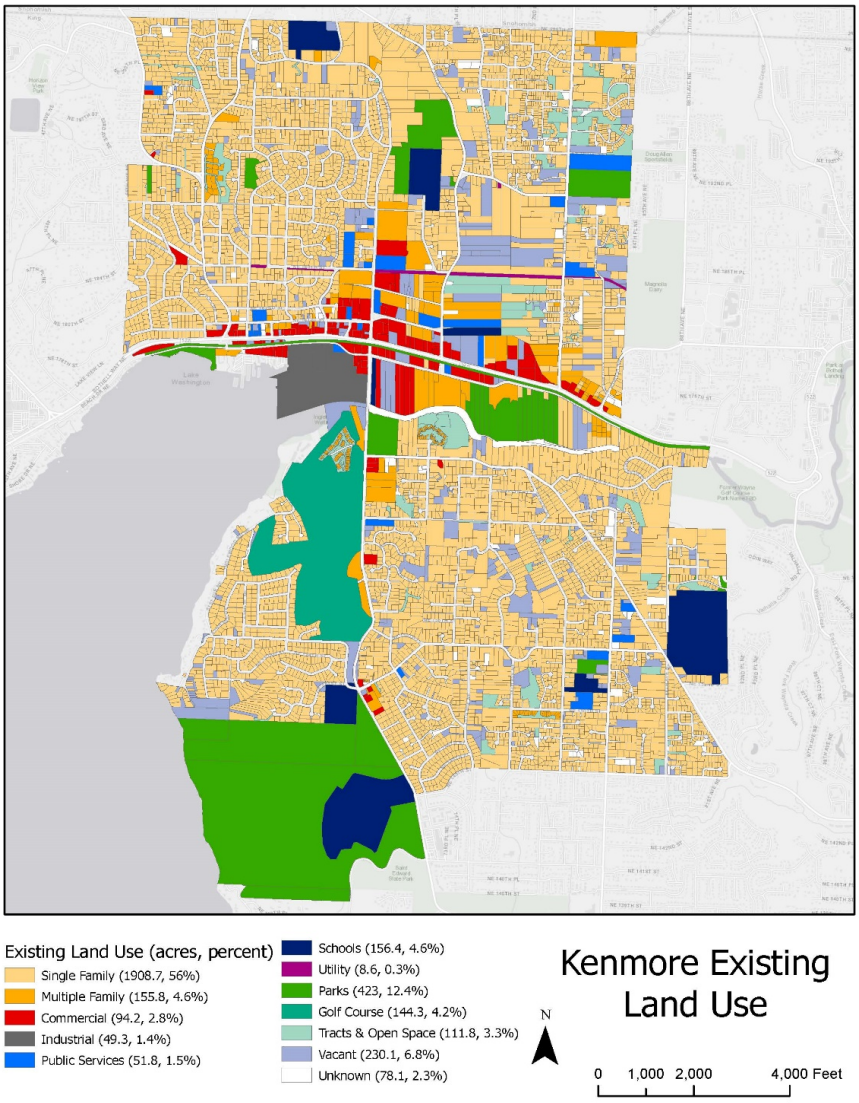
TABLE LU-A

2022 LAND USE BY PARCELS - CITY OF KENMORE

CATEGORY	ACRES	PERCENT
Single-family	1908.7	56.0%
Multi-Family	155.8	4.6%
Commercial	94.2	2.8%
Industrial	49.3	1.4%
Public	51.8	1.5%
Schools	156.4	4.6%
Utility	8.6	0.3%
Parks	423.0	12.4%
Golf Course	144.3	4.2%
Open Space/Tracts	111.8	3.3%
Vacant	230.1	6.8%
Unknown	78.1	2.3%
TOTAL	3,412	100%
Note: Does not include rights-of-way		

Source: King County Department of Assessments

FIGURE LU-2: EXISTING LAND USE



Source: City of Kenmore GIS

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

Kenmore's Air Harbor

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

The seaplane fleet has an average size of 20 single-engine planes. In 2019, about two-thirds of the fleet was made up of de Havilland Otters (the largest planes, accommodating up to 10 passengers). The other third was smaller de Havilland Beavers and two Cessna 180s. Given dock space constraints, the airport estimates that no more than 25 seaplanes will be based at ~~Kenmore~~the Air Harbor in the future, although the mix of planes may change to accommodate more of the larger aircraft. The Air Harbor also provides space for approximately 25 private ~~air~~planes.

During the summer season, approximately 110 "operations" per day (single takeoffs or landings) occur at Kenmore's Air Harbor. On a typical winter day, 10 operations could be expected. In 2019, approximately 65,000 passengers were served. July and August are the Air Harbor's busiest months. During its summer peak, the Air Harbor employs approximately 250 people.

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

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

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

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

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

~~Landing patterns at Kenmore Air Harbor are determined by wind direction, as aircraft normally land into the prevailing wind. If the wind is from the north, as it is during a typical summer day, aircraft fly northbound up the middle of the lake from the Sand Point area, then land to the north at Kenmore and taxi in to the dock. If the wind is from the south, which is more common during the winter months, aircraft fly a standard left rectangular traffic pattern and land to the south on~~

~~the lake. The downwind leg of this pattern is flown over the golf course, the base leg just east of 68th Avenue NE, and the final approach leg approximately over the CalPortland property. On an annual basis, approximately 75% of all landings are northbound and 25% southbound.~~

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

FUTURE LAND USE

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

- **Neighborhoods offering a variety of residential housing types and densities ranging from low-density single-family areas to multi-family development in Downtown.** A key concept of the Vision Statement is to support a diversity of housing types to provide accommodations affordable to all residents.

- **Concentration of commercial and business uses locations where they are currently located or in areas where compatibility can be ensured.** New commercial development would primarily occur in the form of redevelopment in Downtown and adjoining areas to minimize intrusion into predominantly residential neighborhoods and to effectively concentrate these uses where alternative transportation modes are or will be available. However, new opportunities for small-scale retail enterprises or services meeting the daily needs of residents may be located in neighborhoods if compatibility concerns are addressed.

- **Phasing out of heavy manufacturing and industrial uses in favor of mixed uses (commercial and residential) and clean light manufacturing.** Existing heavy manufacturing and industrial uses would be phased out over time through market and regulatory forces, and mixed uses and clean light manufacturing would replace them. New heavy manufacturing and industrial uses are prohibited.

- **Continued development of a vibrant downtown in Kenmore.** Kenmore is both a High Capacity Transit Community and a Candidate Countywide Growth Center. Downtown is central to this vision–providing a focal point for community growth and development, including centrally located multi-family and both mixed-use and standalone commercial development with access to high capacity transit, civic buildings such as City Hall, the Post Office, the Library, the Hangar and Town Square, and other amenities. The southeast and southwest quadrants of Downtown would be developed with larger-scale private mixed-use master planned developments that restore and protect the Sammamish River and Lake Washington and provide public access to the waterfront. For more specific details about Kenmore's downtown, see the Downtown Element.

- **Transit-oriented development in the area centered on the Metro/Sound Transit Park and Ride.** This concentration of pedestrian-oriented mixed use residential development is at intensities that support and are supported by multi-modal transportation options, including bus rapid transit. Transit-oriented development reinforces Kenmore's designation as a High Capacity Transit Community.

- **Retention of institutional uses including government, schools, and public park properties.** The purpose of this classification is to identify and retain key public and private institutional uses in the City, to promote master planning of facilities, and to prevent conversion of significant properties to other residential or commercial uses without benefit of the rezone process.

Development Capacity

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

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

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

To determine future development capacity, vacant and partially developed lands were reviewed as part of the 2021 King County Urban Growth Capacity Report. The methodology for the jobs and housing capacity estimates is provided in that report.

The City's 2019-2044 housing unit growth target established by the King County Countywide Planning Policies is 3,070 housing units. The adopted Land Use Plan would provide enough zoned capacity, and a more than sufficient market cushion, to exceed the 2044 housing unit target. Calculated residential capacity in 2021 was 4,135 dwelling units—a 1,065 unit surplus.

Jobs capacity also is greater than the City's 3,200 jobs target, although not by much. The 2021 calculated jobs capacity was 3,881 jobs.

PLAN AMENDMENTS

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

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

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

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

GOALS, OBJECTIVES, AND POLICIES

Following are the general land use goals, objectives and policies.

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

OBJECTIVE 1.1 **Provide a community atmosphere that is friendly and inclusive, supporting diversity and fostering a sense of belonging and pride in all residents.**

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, viable, and safe neighborhoods where all people can live, work and play, regardless of color, age, income, or ability.

Policy LU-1.2.2 Through land use policies and development regulations that are consistent with state and federal laws, limit land uses and activities that may result in harmful secondary effects to the community, such as crime, vandalism, or neighborhood deterioration. Consider spacing requirements, buffers, landscaping, access, signage controls, business license and operating requirements, as well as other mechanisms to control secondary impacts.

Policy LU-1.2.3 Ensure fairness and equity in distributing community amenities such as parks and community facilities to provide all residents with opportunities to enjoy the benefits of a rich social and physical environment.

Policy LU-1.2.4 Strive to make City capital projects and community events accessible to those with physical impairments.

Policy LU-1.2.5 Use incentives, regulations and programs to support land use patterns and development standards that encourage physical activity through walking and bicycling.

Policy LU-1.2.6 Consider small-scale, neighborhood commercial uses within walking or bicycling distance of homes to increase residents' opportunities to meet their daily needs without having to drive.

Policy LU-1.2.7 Continue to support projects that improve the quality of both the built and natural environments to support a thriving community and reduce disparate health and environmental impacts, especially to low-income and disadvantaged communities. Clean air, water and soil, and a healthy ecosystem are critical for human health.

OBJECTIVE 1.3 **Endeavor to provide a complete community, compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services.**

Policy LU-1.3.1 Ensure that Kenmore's plans consider all the issues, resources and needs that make a community whole, including land use, civic, cultural, recreation, transit, health, human services, natural environment, and the provision of infrastructure and other services.

Policy LU-1.3.2 Provide adequate land capacity for residential growth, and for a full range of commercial uses in Kenmore. This land capacity should include both redevelopment opportunities as well as opportunities for development on vacant lands.

Policy LU-1.3.3 Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses, where appropriate, into residential neighborhoods to create quality communities which have a full range of

public facilities and services. These uses should be sited, designed, and scaled to be compatible with existing residential character.

Policy LU-1.3.4 Consider development incentives which encourage middle housing development while providing appropriate design standards consistent with surrounding single-family neighborhoods.

OBJECTIVE 1.4 Encourage the availability of healthy, affordable, culturally acceptable food for all community residents.

Policy LU-1.4.1 Through land use regulations and economic development, encourage locally-based food production, distribution and choice.

Policy LU-1.4.2 Where appropriate, encourage the development of community gardens and farmers' markets as a means to encourage community-building, support local agriculture and promote economic development.

OBJECTIVE 1.5 Maintain and enhance all residential neighborhoods by improving infrastructure and walkability, and establishing appropriate site development standards.

Policy LU-1.5.1 Ensure that zoning regulations provide for a range of housing types and densities, such as lower density single-family neighborhoods, and medium density neighborhoods that combine single-family housing with duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.

Policy LU-1.5.2 Provide development standards that create a consistent and compatible pattern of development within residential neighborhoods. Development standards should address housing densities, lot dimensions, building setbacks and height, impervious surface limitations, management of surface water with an emphasis on low impact development, tree retention, access, parking, and other standards. Regulations addressing building size and design also may be appropriate in some locations.

Policy LU-1.5.3 Provide regular and appropriate levels of investment in transportation, surface water and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans.

Policy LU-1.5.4 Consider opportunities for small-scale neighborhood serving retail in residential areas to increase walkability and enliven residential neighborhoods.

OBJECTIVE 1.6 **Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.**

Policy LU-1.6.1 Provide adequate land for commercial development 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-1.6.3 Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.

OBJECTIVE 1.7 **Identify and prioritize properties for public acquisition and use.**

Policy LU-1.7.1 During the 20-year planning period, identify community needs and site the following facilities or uses in accordance with the Capital Facilities Element, the Housing Element, and the Parks, Recreation and Open Space Element:

- Public Works facility
- Affordable housing
- Parkland, particularly on the waterfront or in under-served areas
- Open space to preserve environmentally sensitive areas, including those areas that protect and enhance the City's wetlands and receiving water bodies, where regulatory measures alone are insufficient.

Policy LU-1.**7**.2 Encourage public and private community service providers, including the City of Kenmore, to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, institutional properties, and other social and recreational facilities.

Policy LU-1.**7**.3 Promote site development which provides utilities and infrastructure that are maintainable, aesthetically pleasing, and have several functions, such as surface water facilities designed as accessible open spaces for a development.

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 Land Use Classifications and Implementing Districts. Utilize the following table to establish land use districts in the City.

LAND USE	IMPLEMENTING ZONING DISTRICT
Low Density Residential	R-1, R-4, R-6
Medium Density Residential	R-6, R-12
High Density Residential	R-18, R-24, R-48, UR
Manufactured Housing Community	MHC
Downtown Residential	DR
Neighborhood Business	NB
Community Business	CB
Waterfront Commercial	WC
Urban Corridor	UC
Regional Business	RB
Downtown Commercial	DC
Public and Private Facilities	PSP
Special Study Area	n/a

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

- Residential: The purposes of the Residential land use classifications are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services (including high-capacity transit), and energy while ensuring environmental protection.

- Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one

to six dwelling units per acre. These land uses also allow middle housing development, to include six of the nine approved middle housing types such as duplexes, triplexes, townhouses, and cottage housing. 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 generally between six and 18 dwelling units per acre. Higher densities may be permitted to allow particular "Missing Middle" housing types. Housing may include single detached dwelling units, duplexes, triplexes, cottage housing, and small-scale apartment buildings, depending on district.

- High Density Residential: In this classification, land uses are predominantly larger apartment or condominium buildings with a variety of densities according to district. Base densities generally exceed 18 dwelling units per acre. In the area near the Metro/Sound Transit Park and Ride, development intensities support and are supported by multi-modal transportation options, including high capacity transit. The provision of affordable housing is a key feature of this transit-oriented development.

- Manufactured Housing Community: The Manufactured Housing Community classification is intended to ensure consistency with RCW 36.70A.070(2)(c) which requires that sufficient land be available for all types of housing including manufactured housing. The Manufactured Housing Community classification promotes residential development that is higher density than single-family, but single-family in character. This land use classification is assigned to existing manufactured housing communities.

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

  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 classification are to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development.

- Community Business: The purpose of the Community Business classification is to provide pedestrian-friendly, mixed-use development that both supports larger mixed-use and commercial areas with its residential development, and provides small-scale retail, educational, and personal service uses, and offices, for the local community. Allowable uses include office uses and mixed-use (housing and retail/service) developments. Commercial uses with extensive outdoor storage and industrial uses would be discouraged in the Community Business classification.

- Waterfront Commercial: The purpose of the Waterfront Commercial classification is to focus on existing water-dependent uses, but also to allow eating and drinking places, temporary lodging and other uses to support marina and airport development. Compatible light manufacturing would be appropriate. Office and mixed use multifamily development are desirable for the future.

- Urban Corridor: The Urban Corridor classification is located along SR-522. The overall vision is to convert the area on the south side of the highway from a commercial strip corridor to an area of 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 multifamily development with affordable housing requirements. Farther to the east, near the city limits, office and multifamily uses are envisioned.

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

- Regional Business: The purposes of the Regional Business classification include to provide for the broadest mix of retail,

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

- Downtown Commercial: The Downtown Commercial classification features a mix of private and public uses designed to create a pedestrian-friendly downtown consistent with Kenmore's designation in the Regional Growth Strategy as a High Capacity Transit Community and as a Candidate King County Countywide Growth Center. Public places, sidewalks, extensive landscaping, transit-orientation, shared or structured parking, protection of environmentally sensitive areas, affordable housing, and high quality design and signage are key features. Permitted uses emphasize mixed or multiple use developments, and include high-density housing, civic and governmental uses, offices, small-scale commercial and retail businesses, and locally oriented professional and personal services.

  Uses not compatible with the Downtown Commercial intent such as those which require vehicle or materials storage, service bays, wide curb cuts, expanses of exterior product display or storage, or produce little customer or visitor activity are discouraged.

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

- Public and Private Facilities: The purpose of the Public and Private Facilities classification is to identify and retain public and private lands primarily utilized for parks, recreation, schools, utilities, government buildings, and other administrative or institutional uses. In some locations, housing may also be an appropriate use. Master plans would be encouraged to determine the type and extent of these primary uses as well as compatible accessory uses. Development regulations include a process to reclassify smaller properties to the zone most prevalent immediately surrounding the site subject to the provision of information by the institution about the need to convert to a different use.

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

  The Bastyr University Campus Master Plan is adopted for the approximately 50-acre property in the City and is illustrated in **Figure LU-4**. The Bastyr University Master Plan and the applied zoning provide for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City's economic base, and protect natural features. **Figure LU-4** is considered a conceptual graphic, and minor modifications (KMC 19.23.050.A) to site development consistent with City master plan and zoning regulations are considered consistent with the Comprehensive Plan. The City's long term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements.

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

Special Study Areas—Lakepointe and Glacier Northwest. Although these are two independent special study areas, given their close proximity and shared waterfront location they should be planned and developed in a consistent and compatible manner.

- Lakepointe: The City has designated Lakepointe as a Special Study Area recognizing its significant size and waterfront location on both the Sammamish River and Lake Washington. A cohesive development plan should be prepared for the site to guide development of the property consistent with the following goals:

1. Develop a mixed-use pedestrian-oriented urban village, providing some affordable housing;
2. Apply design standards consistent with expectations for Kenmore's downtown;
3. Minimize surface parking;
4. Provide substantial public access to, and use of, the Lake Washington and Sammamish River waterfronts, including a community open space for use by the general public;
5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;
8. Provide a strong transportation demand management program that facilitates transit use;
9. Create an environmentally-sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas, mitigation for impacts to the shoreline edge through shoreline restoration and riparian vegetation enhancement, and enhancement of fish and wildlife habitat.

- Glacier Northwest: The City has designated the Glacier Northwest property as a Special Study Area recognizing its size and waterfront location on Lake Washington. A cohesive development plan should be prepared for the site to guide redevelopment of the property consistent with the following goals:

1. Develop a mixed-use pedestrian-oriented area, providing some affordable housing;
2. Apply design standards consistent with expectations for Kenmore's downtown;
3. Minimize surface parking;
4. Provide public access to, and use of, the Lake Washington waterfront, including a community open space for use by the general public;
5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;
8. Provide a strong transportation demand management program that facilitates transit use; and
9. Create an environmentally-sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas,

mitigation for impacts to the shoreline edge, and enhancement of fish and wildlife habitat.

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

a. Primarily located in or near the Downtown area and in the area of transit-oriented development near the Metro/Sound Transit Park and Ride

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

c. Where existing or planned transportation capacity should be adequate to accommodate projected travel demand.

Policy LU-2.1.4 Commercial classifications should be:

a. Located along Principal or Minor arterials or on collector streets that intersect with arterials within 1/2 mile. Existing or planned transportation capacity should be adequate to accommodate projected travel demand;

b. Located to provide convenient shopping or other services for nearby neighborhoods;

c. Encouraged near trails to provide opportunities for small-scale pedestrian-oriented development serving passers-by.

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

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

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

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

Policy LU-2.1.5 Consider proposed Comprehensive Plan Amendments each calendar year concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle such as amendments to the Capital Facilities Element,

Shoreline Master Program, adoption of a subarea plan, emergency amendments, or others as authorized in the Growth Management Act. All proposed Comprehensive Plan Amendments should include the following elements:

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

b. A statement of anticipated impacts of the change, 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 result in changes to development regulations, modifications to capital improvement programs, and revised subarea, neighborhood, and functional plans necessary to ensure consistency between the Plan and the implementing regulatory and budgetary frameworks.

OBJECTIVE 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.

c. Support tree preservation, whenever possible.

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

e. Be expeditious, predictable, clear, straightforward, and internally consistent;

f. Treat all members of the public equally and base regulatory decisions wholly on the applicable criteria and code requirements;

g. Provide clear direction for resolution of regulatory conflict;

h. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;

i. Be consistently and effectively enforced;

j. Create public and private benefits worth their cost;

k. Be coordinated with timely provision of necessary public facilities and services;

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

m. Be responsive, understandable, and accessible to the public;

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

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

p. Provide for relief from regulations when they would deprive a property of reasonable use, and when such relief would neither 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 ensuring compatibility between different building types.**

Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve a mix of residential densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown and in the transit-oriented development area near the Metro/Sound Transit Park and Ride. Medium density classifications should be applied within a walkable and/or bikeable distance to transit and services. Lower density classifications, 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-2.3.3 Apply minimum density requirements to residential and mixed-use zones of twelve or more homes per acre when consistent with the vision for a given zone.

Policy LU-2.3.4 In the Downtown Commercial classification, adopt a minimum floor area ratio (FAR) to promote multi-story development.

Policy LU-2.3.5 Review Uniform Building codes and make amendments to remove barriers to achieving desired densities, such as increased stories of wood frame construction.

Policy LU-2.3.6 Use regulations, incentives, open space acquisition, or, where these measures are not adequate, use low density zoning to protect floodplains, riparian corridors, 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-2.3.7 In some areas, use density incentives to encourage development of affordable housing, or significant open space, public parks and public trails. Where provided, encourage public parks and public trails to be part of a network consistent with the Parks, Recreation, and Open Space Element goals, objectives, and policies. Additionally, in the Downtown, density incentives or other incentives should be provided for shared and structured parking, or consolidation of lots. Consider performance-based

measures to achieve this policy. Ensure benefits, for example significant open space, are in proximity to the development site.

Policy LU-2.3.8 In parts of Downtown near transit, in the high-density residential classification near the Metro/Sound Transit Park and Ride, and in the Urban Corridor classification east of 73rd Avenue NE, require inclusion of affordable housing in new residential or mixed use development.

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

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

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

Policy LU-2.4.3 Work with communication providers to ensure that broadband service at suitable speeds is available throughout the city.

Policy LU-2.4.4 Ensure that infrastructure and facilities are sized appropriately to community needs and are located with attention to the desired neighborhood character.

Policy LU-2.4.5 Consider the effects of improved or new infrastructure such as roads and utilities as potential barriers between neighborhoods or as stimulators of development.

Policy LU-2.4.6 Through zoning and subdivision regulations, require that residential developments, including 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-2.4.7 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 Try to retain existing residents and businesses in the community 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 4. IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF KENMORE.

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

Policy LU-4.1.1 Encourage King County to continue to provide arts and culturally-based services to the City of Kenmore through its existing programs, and to provide technical assistance for locally-generated programs.

Policy LU-4.1.2 Encourage shared, multipurpose use of regional and community facilities for cultural activities to maximize their efficient use and to expand public access to cultural opportunities.

Policy LU-4.1.3 Develop a public art program that provides art in public facilities, projects and places to enhance community character and quality of life. Priority locations should include Downtown, government facilities, and municipal parks. Maintenance and conservation should be considerations in the development and management of public art.

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

Policy LU-4.2.1 Establish a partnership between Kenmore, King County, the Kenmore Heritage Society and citizen volunteers in order to pursue historic inventories and studies to promote landmark designation. Use the inventory to guide decision-making in resource planning, environmental review, and resource management.

Policy LU-4.2.2 Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community character.

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

Policy LU-4.2.4 Seek funding from King County, the State of Washington, or other agencies to acquire and preserve significant historic resources for use by City and other public agencies.

OBJECTIVE 4.3 **Encourage local activities which promote the community's history.**

Policy LU-4.3.1 Support the efforts of the Kenmore Heritage Society to document Kenmore's history, and provide educational materials and resources to all ages.

Policy LU-4.3.2 Work in partnership with the Kenmore Heritage Society, other agencies and special districts to identify places or facilities where a museum or display of historic artifacts and information can be accomplished.

Policy LU-4.3.3 When dedicating new civic facilities, consider naming them in honor of 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:

- Historic resource preservation funding
- Public arts programs
- Partnerships with historic groups and agencies.
- Standards and locational requirements for small-scale commercial enterprises and services closer to home for neighborhood residents in low and medium density residential classifications.
- Minimum floor area ratio (FAR) for commercial development in the Downtown Commercial classification.
- Transit-oriented development density increases and revised standards in the area near the Metro/Sound Transit Park and Ride.

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

- Appropriate permitted uses in low and medium density residential districts outside of environmentally sensitive areas
- Permitted uses in commercial zones
- Downtown densities in conformance with Countywide Growth Center criteria
- Development standards addressing neighborhood compatibility with surrounding development
- Density bonuses, density transfers, and minimum density regulations
- Uniform Building Code review
- Infill development standards or incentives

- Permit procedures and fees.

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

- The King County Urban Growth Capacity Study
- Coordination with special districts and County regarding services
- Support of County historic resources programs
- Coordination with County/State agencies regarding historic/cultural resources during development review.
- Annual monitoring of development to determine whether assumptions made in the Comprehensive Plan regarding rate, nature, and distribution of development remain accurate.

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FIGURE LU-3: KENMORE LAND USE PLAN

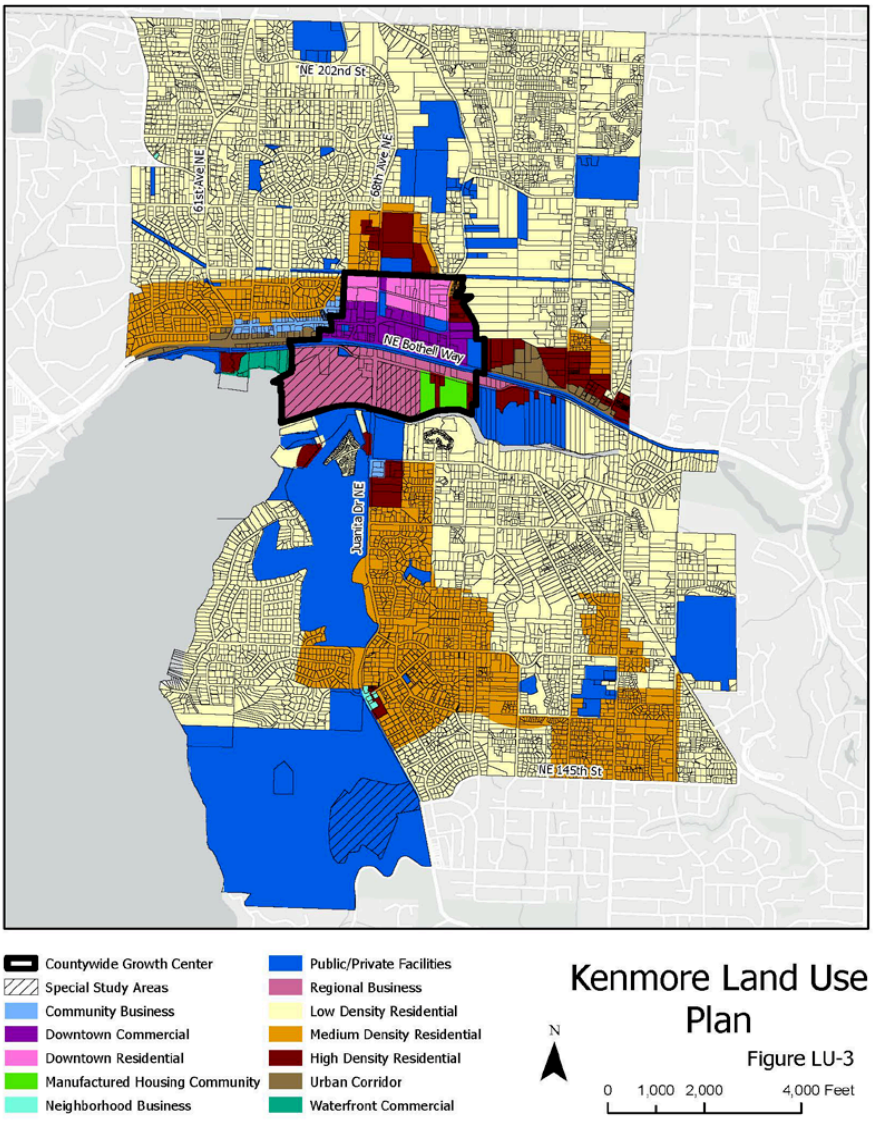

Figure LU-4: BASTYR UNIVERSITY MASTER PLAN (2009)