

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 17, 2024 - 7 PM

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

ZOOM LINK: <https://kenmorewa-gov.zoom.us/j/82600889515>

Or Telephone: Dial US: +1 253 215 8782
Callers please dial *9 to Raise/Lower Hand
Webinar ID: 826 0088 9515

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**
4. **PUBLIC COMMENTS**

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

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

5. CONSENT AGENDA

Approval of Previous Meeting Minutes

[09.03 Planning Commission Meeting Minutes](#)

Planning Commissioner Excusals

6. AGENDA ITEMS

Comprehensive Plan Update - Housing and Human Services Element

[Staff Memo](#)

[Presentation](#)

[DRAFT Housing and Human Services Element](#)

[Commissioner Dorrian Comments - Possible additions for Housing Element](#)

Comprehensive Plan Update - Land Use Element

[DRAFT Land Use Element](#)

7. ADJOURNMENT

UPCOMING MEETINGS:

October 1, 2024, 7:00 p.m.

**City of Kenmore
Planning Commission Meeting Minutes
September 3, 2024 @ 7:00 PM**

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

Dwight Thompson, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
David Dorrian
Saad Qadri
Chris Olson
Derek Wyckoff

Staff

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 ACKNOWLEDGEMENT

The Land Acknowledgement was read.

3. FLAG SALUTE

The Flag Salute was done.

4. PUBLIC HEARING #1 – Natural Environment Element

The Public Hearing opened at 7:05 pm.
There was no Public Testimony.
The Public Hearing closed at 7:07 pm.
There was no Planning Commission discussion.

MOTION: Commissioner Dorrian moved to send the Natural Environment Element to City Council for review. Commissioner Banaszynski seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

5. PUBLIC HEARING #2 – Surface Water Element

The Public Hearing opened at 7:07 pm.
Nancy Hansen gave Public Testimony.
The Public Hearing closed at 7:12 pm.
There was no Planning Commission discussion.

6. PUBLIC HEARING #3 – Table CF-B Surface Water Facilities Capital Improvement (Capital Facilities Element)

The Public Hearing opened at 7:13 pm.
There was no Public Testimony.
The Public Hearing closed at 7:14 pm.
There was no Planning Commission discussion.

MOTION: Commissioner Olson moved to send the Table CF-B Surface Water Facilities Capital Improvement (Capital Facilities Element) to City Council for review. Commissioner Dorrian seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

7. PUBLIC HEARING #4 – Amendments to Chapter 18.20 KMC – Technical Terms and Land Use Definitions

The Public Hearing opened at 7:14 pm.
There was no Public Testimony.
The Public Hearing closed at 7:16 pm.
There was no Planning Commission discussion.

MOTION: Commissioner Olson moved to send the Amendments to Chapter 18.20 KMC – Technical Terms and Land Use Definitions to City Council for review. Vice Chair Vanderlinde seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

8. PUBLIC HEARING #5 – Amendments to Chapter 18.55 KMC – Critical Areas

The Public Hearing opened at 7:17 pm.
There was no Public Testimony.
The Public Hearing closed at 7:18 pm.
There was no Planning Commission discussion.

MOTION: Vice Chair Vanderlinde moved to send the Amendments to Chapter 18.55 KMC – Critical Areas to City Council for review. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

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

There was no Public Comment.

7. CONSENT AGENDA

The Consent Agenda was unanimously approved.

8. AGENDA ITEMS – HOUSING ELEMENT

Todd Hall brought back the Housing Element.

MOTION: Commissioner Banaszynski moved to strike “downtown” and end with “neighborhoods” on page H-1, line 25. Commissioner Dorrian seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Dorrian moved to change the title of the element to Housing and Human Services Element. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

On page H-2, line 10 is it worth calling out the difference between “moderate” displacement and “high” displacement?

Census tracks are defined levels. Maybe there should be a comment at the end that clarifies there is not a land area that is defined as higher displacement. Todd stated that he would include a new sentence or footnote.

Reestablish lines 2-9 on page H-5.

Page H-13, line 22/23 change to “Housing for vulnerable populations.”

Page H-13 line 24 replace with “has a very limited housing.”

Table H-F is 2021. Can we get some newer numbers?

Can we meet our required housing targets without any further developing?

Answer: Mr. Hall stated that he is not sure at this point. Will need to see what the outcome is from the land capacity analysis that will be completed by

the consultant team.

Page 26, H-1.1.3 change PSE to "utility providers."

Page 25, H-1.1.4, concerns on why ADU is included. Todd will have Kimley-Horn address at 9/17 meeting).

There are some Commerce policies that we might want to consider, (maintenance standards).

(TB) Suggestions for OBJ H-1.4 for sustainable housing.

Page 28, change Goal H-2 from "Special Needs" to "Vulnerable Populations" in entirety of document.

Page 29, H-3.1.2, is this policy still consistent?

Answer: Todd will ask Kimley-Horn to provide feedback at the next meeting.

Page 29, H-3.1.1, consider adding corner store.

Page 31, H-4.1.6 and .7 can we add a footnote for the RCW of what it says?

H-4.1.7, keep first sentence.

(DD) H-4.1.4, change the word "aspire" to "support."

Remove "mobile home and" on H-4.1.4.

Several Commissioners will send policies to Todd for reference and addition to the document.

Presentation to the Council:

Commissioners Olson, Dorrian and Thompson will speak on the Downtown Element.

Commissioner Dorrian will speak on the Natural Element.

9. AGENDA ITEMS – LAND USE ELEMENT

Todd proposed to move the Land Use review to the next meeting.

Chair Thompson asked Commissioners if they had suggestions to the Land Use Element to please send to staff, especially if they are administrative.

Add “amenities” to the Purpose on L-1, lines 10-11.

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

10. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:58 PM.

Planning Commission
Approved by Planning Commission on: _____



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

FROM: Clay White, Director of Planning

DATE: September 10, 2024

RE: September 17, 2024, Kenmore Planning Commission Meeting – Middle Housing policies for the Housing and Land Use Elements

We look forward to the opportunity to present at the Kenmore Planning Commission meeting on September 17, regarding the Middle Housing policies for the Housing and Land Use Elements of the City of Kenmore Comprehensive Plan. As part of the meeting, we will provide a short briefing that will focus on providing a:

- Short project overview and review of the project schedule.
- Discussion of proposed Housing and Land Use Element policy amendments. Proposed policy amendments incorporate Planning Commission comments from the July 16 meeting.

Background

The Washington Legislature passed Engrossed 2nd Substitute [House Bill 1110](#) ("E2SHB 1110", commonly referred to as "HB 1110") in 2023. HB 1110 requires 77 cities across the State of Washington to adopt development regulations allowing for middle housing on all lots zoned predominantly for residential use. HB 1110 requirements are now codified within the Growth Management Act (GMA). See [RCW 36.70A.635-639](#). The City of Kenmore is required to adopt new zoning and development regulations in compliance with these new requirements by June 30, 2025. If no action is taken, the legislation will become effective.

Overview of Bill requirements

House Bill 1110 has different requirements for cities that have a population under/over 25,000. In 2023, the City of Kenmore population estimate was 24,230. It is likely that Kenmore will grow past the 25,000 thresholds within the next two or three years. When a city moves into a new population tier, it must comply with the new requirements.

Requirements for population over 25,000

At least six of nine middle housing building types must be allowed

2 units per lot

4 units per lot when near major transit or when at least 1 affordable housing unit is provided

Based upon the discussion at the April 8, 2024, joint City Council/Planning Commission meeting, we are proposing to implement the over 25,000 requirements.

Draft Housing Policy background and amendments

In November 2022, the City of Kenmore completed a major update of several elements of its Comprehensive Plan. The update included major revisions to the Kenmore 20-year [Vision Statement](#) and both the [Land Use](#) and [Housing Elements](#).

Phase 1 of the Framing the Future of Housing project, included a report which provided a complete review of the updated [City of Kenmore Comprehensive Plan](#). The report identified policies with the Vision Statement and both the Land Use and Housing Elements which provide broad support for providing a variety of housing types. As noted within the report, “The work recently completed by the City of Kenmore implements these new (housing) requirements and includes a Vision Statement and policies that support providing a variety of middle housing options.”

The report also identified remaining policy gaps for consideration during the 2024 Comprehensive Plan Periodic update. While the report was completed prior to House Bill 1110 (Middle Housing) and 1337 (Accessory Dwelling Units) passing in 2023, the work already completed by the City of Kenmore demonstrates substantial compliance with the Growth management Act (GMA). The primary focus of the current work effort is compliance with HB 1110; however, policies are being updated in consideration of HB 1337 as well.

At the June 4, 2024, Planning Commission meeting, a discussion took place regarding additional policies the City of Kenmore may want to consider beyond those required by the GMA. Some of the ideas brought forward for discussion were based on community feedback.

Based upon analysis completed as part of Phase 1, community engagement, and initial discussions with the Planning Commission, draft policies were prepared and presented to the Planning Commission on July 16. The draft policies were categorized to highlight those proposed to implement new state laws and those that were proposed based on community input and early Planning Commission discussions. At the July 16 Planning Commission meeting, the project team received feedback on the draft policy language, including direction on revisions to be made. Those revisions are included in the policy language below.

The Planning Commission will review the following Housing and Land Use Element policies at the September 17 meeting. As with the previous policies, these were developed based on

meeting the requirements of HB 1110 and 1337 as well as Planning Commission and community member feedback. These draft policies are also provided in the full context of the draft Housing and Land Use Elements of the Comprehensive Plan within this agenda packet.

Land Use Element Policy Recommendations – Amended policies

Modified Existing Policies (modifications shown with underlines):

- **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 2.1.2b (Second bullet):** 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.

Land Use Element Policy Recommendations - New Policies:

- **Policy LU-1.3.4:** Consider development incentives which encourage middle housing development while providing appropriate design standards consistent with surrounding single-family neighborhoods.
- **Policy LU-1.5.4:** Consider opportunities for small-scale neighborhood-serving retail in residential areas to increase walkability and enliven residential neighborhoods.

Housing Element Policy Recommendations – New Policies

New Policies:

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

Planning Commission members also provided input on future code amendments at the July 16 meeting. That feedback was noted on will be reviewed in subsequent stages of the project when draft code amendments are presented to Planning Commission for review. The schedule to provide draft code amendments has been modified as noted below.

Land Capacity Analysis (LCA)

The Growth Management Act (GMA) requires comprehensive plans to include a housing element that identifies “sufficient capacity of land” to accommodate all projected housing needs during the horizon period of the plan (RCW 36.70A.070(2)(c)). This includes explicit consideration of capacity for the following household needs and building types: Moderate, low, very low, and extremely low-income households; Permanent supportive housing; Emergency housing and emergency shelters; and Duplexes, triplexes, and townhomes.

To evaluate whether the City of Kenmore has sufficient land to meet its targets for growth, we will coordinate a Land Capacity Analysis (LCA). It does not appear that the King County Countywide Planning Policies have adopted an LCA methodology but prior to beginning work Kimley-Horn will confirm this. The LCA will analyze areas allocated for residential and/or employment uses and determine the ability for these areas to accommodate additional growth.

As part of this analysis, the LCA will evaluate:

- Current conditions
- Development constraints
- Areas available for development
- Potential and estimated yields for growth
- Land capacity to accommodate housing units by income level

For the Land Capacity Analysis, the affordability of different housing types will need to be analyzed to estimate the current and future affordability gaps based on projected population growth. This analysis consists of an existing cost burden analysis, an analysis of recent housing cost trends, mortgage analysis, comparison of current rental market conditions

with the rental level that can be afforded by households at various income levels, and comparison to existing and proposed zoning regulations will be analyzed.

Project schedule

Middle Housing and Accessory Dwelling Unit (ADU) policy recommendations will be inserted into the overall set of policy changes proposed as part of the 2024 Periodic Comprehensive Plan update process. The update is expected to be completed by December 31, 2024.

Once policy recommendations are made, the project team will begin to prepare draft regulations to implement these new policies. Given new codes are not required to be adopted by the City of Kenmore until June 30, 2025, public meeting and hearings on the code changes are expected to occur after hearings are complete on the comprehensive plan. We will be working with the City of Kenmore team to develop a schedule for code briefings/hearing this fall.

CITY OF KENMORE
Planning Commission Meeting

**Middle Housing Policies for the
Housing and Land Use Elements**

September 17, 2024



Meeting overview

- Provide the Planning Commission:
 - Short project overview and review of the project schedule
 - Discussion of proposed Housing and Land Use Element policy amendments. Proposed policy amendments incorporate Planning Commission comments from the July 16 meeting.
 - Next steps



House Bill 1110 Background



House Bill 1110

- Passed by legislature in 2023
- Requires the City of Kenmore to adopt housing policies and implementing regulations to allow more middle housing in residential zones.
- Must be completed by June 30, 2025, or model code will apply.
- Requirements modified by city population.

CERTIFICATION OF ENROLLMENT
ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1110

Chapter 332, Laws of 2023

68th Legislature
2023 Regular Session

GROWTH MANAGEMENT ACT—MINIMUM DEVELOPMENT DENSITIES IN RESIDENTIAL ZONES

EFFECTIVE DATE: July 23, 2023

Passed by the House April 18, 2023
Yeas 79 Nays 18

LAURIE JINKINS
Speaker of the House of Representatives

Passed by the Senate April 11, 2023
Yeas 35 Nays 14

DENNY HECK
President of the Senate

Approved May 8, 2023 1:11 PM

JAY INSLEE
Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1110 as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN
Chief Clerk

FILED
May 10, 2023

Secretary of State
State of Washington





Bill requirements overview

- 2023 City of Kenmore population estimate – 24,230.
- Code updates will focus on Tier 2 requirements based upon initial feedback from City Council.
- “Units per lot” standard changes how density is calculated.

Requirements	Tier 2 – over 25,000 population	Tier 3 – under 25,000 population
Middle Housing Types	Allow at least six of nine middle housing types	Allow at least four of nine middle housing types
Base Unit Density	2 units per lot	2 units per lot
Increased Unit Density	4 units per lot when near major transit or when at least 1 affordable housing unit is provided	No additional density increase



Project Schedule

	2024											2025		
Task	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Task 1: Ongoing Project Meetings														
Task 2: Community/ Stakeholder Engagement														
Task 3: Review of Existing Documents														
Task 4: Housing and Land Use Policy Amendments														
Task 5: Draft Housing Regulations														
Task 6: PC/CC Meetings and Hearings*			PC/ CC	OH	PC	PC		PC						

OH: Open House, PC: Planning Commission, CC: City Council

*Public Hearings for the draft Development Regulations will be determined in coordination with staff.



Draft Housing and Land Use Policy - Background and Amendments





Background

- Housing Element update completed in November 2022.
- Framing the Future Phase 1 Housing policy review:
 - Minor housing policy amendments identified.
 - Suggested amendments to be reviewed this summer.
- Major legislative changes around housing (HB 1220, 1110, and 1337)
- Planning Commission and community ideas for additional policies
- Planning Commission feedback on policies provided at July 16 meeting





Recommended Policy – Land Use (Modified)

- **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.





Recommended Policy – Land Use (Modified)

- **Policy 2.1.2b (Second bullet):** 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.





Recommended Policy – Land Use (New)

- **Policy LU-1.3.4:** Consider development incentives which encourage middle housing development while providing appropriate design standards consistent with surrounding single-family neighborhoods.
- **Policy LU-1.5.4:** Consider opportunities for small-scale neighborhood-serving retail in residential areas to increase walkability and enliven residential neighborhoods.





Recommended Policy – Housing (New)

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





Recommended Policy – Housing (New)

- **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-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.



Land Capacity Analysis



Land Capacity Analysis (LCA) Overview

- Growth Management Act (GMA) requires comprehensive plans to include a housing element that identifies “sufficient capacity of land” to accommodate all projected housing needs during the horizon period of the plan (RCW 36.70A.070(2)(c)).
- Purpose of the LCA: To evaluate whether the City of Kenmore has sufficient land to meet its targets for growth.
- LCA will evaluate:
 - Current conditions
 - Development constraints
 - Areas available for development
 - Potential and estimated yields for growth
 - Land capacity to accommodate housing units by income level



Project next steps and questions



Next steps

- Middle Housing and Accessory Dwelling Unit (ADU) policy recommendations will be inserted into the overall set of policy changes proposed as part of the 2024 Periodic Comprehensive Plan update process. The updated is expected to be completed by December 31, 2024.
- Once policy recommendations are made, the project team will begin to prepare draft regulations to implement these new policies.
- New codes are required to be adopted by the City of Kenmore by June 30, 2025.
- We will be working with the City of Kenmore team to develop a schedule for code briefings/hearing this fall following adoption of the Comprehensive Plan.



~~Text~~ = deleted text

Text = new text

Text = Revised per 9/9 & 9/17 meetings

HOUSING & HUMAN SERVICES 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. This 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 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 percent Area Median Income AMI), 15 percent (31-50 percent AMI), and 15 percent (30 percent and below AMI), respectively, of all County households. The CPPs also state that each city should address the housing needs of all economic segments and strive to provide housing affordability to accommodate a proportionate amount of the countywide needs.

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

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.

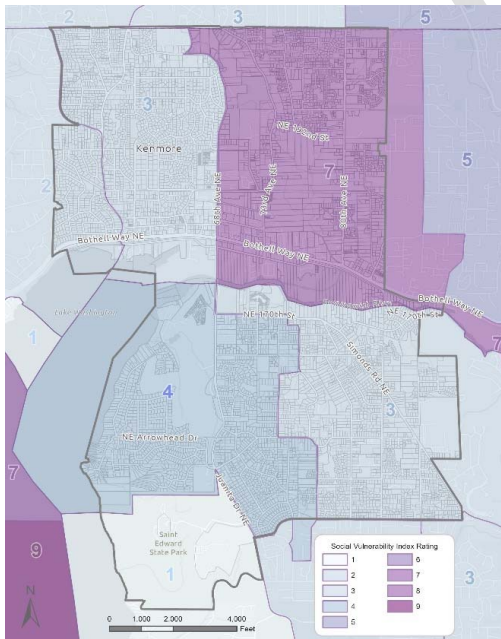
Displacement Risk

The impact of racially exclusive and discriminatory land use and housing practices can be seen when analyzing changing demographic population patterns. 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-522.¹ is identified on this map as an area of moderate displacement risk.

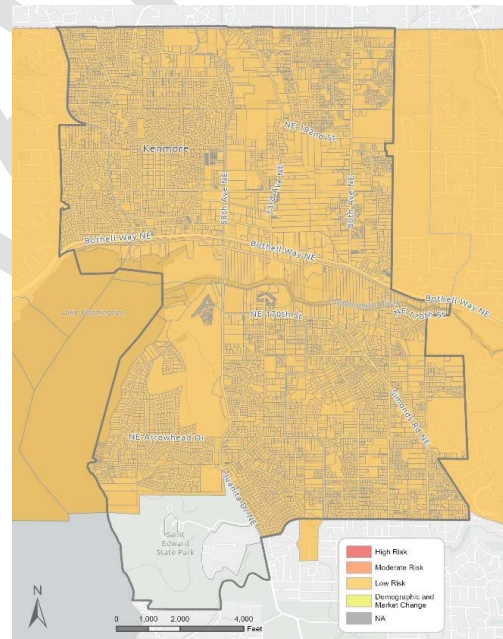
Housing Element policies address displacement and potential mitigations, particularly for lower-income residents and People of Color.

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 VULNERABILITY INDEX AND DISPLACEMENT RISK



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



Source: WA Department of Commerce, US Census

¹ While there are no Census tracts (which is a broadly defined area) that have a high displacement risk, there is possibility that some Census blocks may have a higher or lower displacement risk.

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

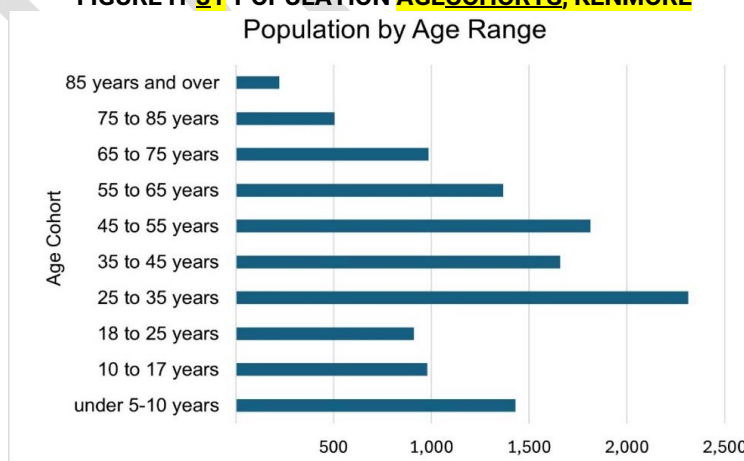
The City of Kenmore has an estimated population of 24,448 (September 2023), an increase of 3,078, or approximately 14 percent since the last Comprehensive Plan update in 2014. The annual growth rate (1.35 percent) is slightly lower than the countywide growth rate (1.7 percent) during this period. Table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

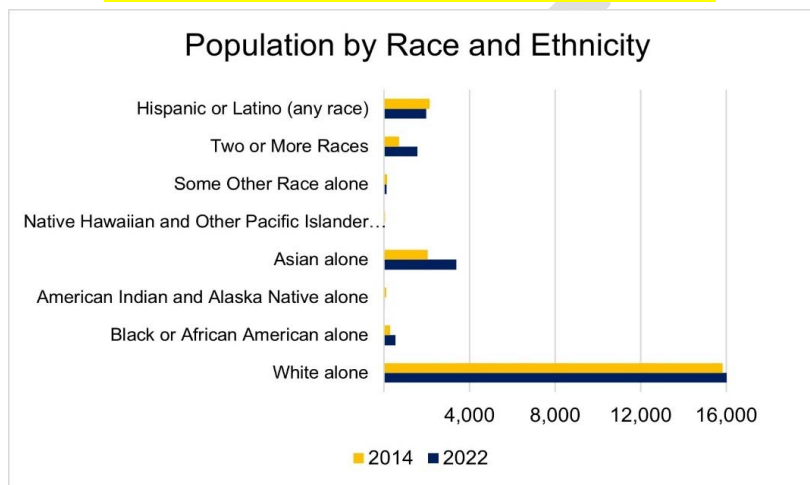
FIGURE H-34 POPULATION AGECOHORTS, KENMORE
Population by Age Range



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-42.

FIGURE H-24 POPULATION BY RACE AND ETHNICITY



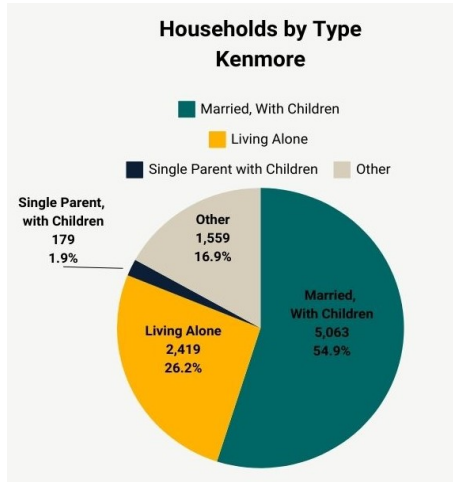
Source: ACS, 5-year estimates, 2022.

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).

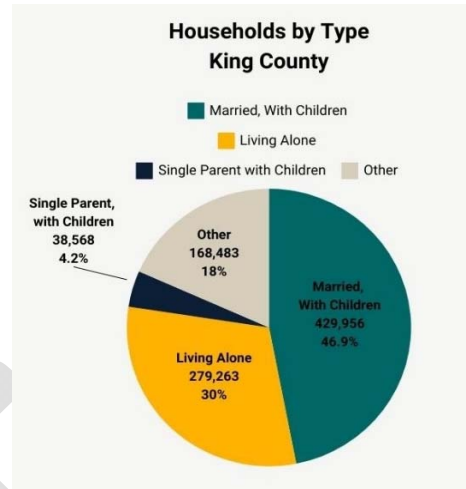
HOUSEHOLDS BY TYPE

FIGURE H-52
KENMORE, 2015–2019



Source: ACS 5-Year estimates, 2022

FIGURE H-634
KING COUNTY, 2015–2019



Jobs and Wages

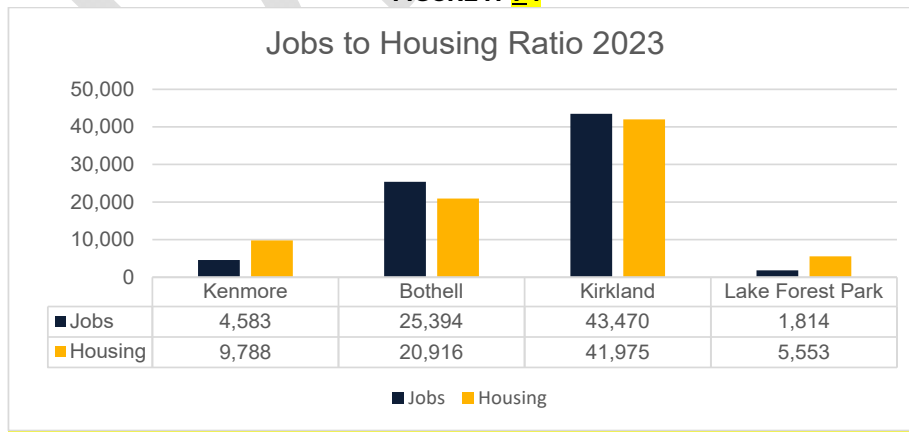
Employment can be an important contributor to housing demand within a community, both in terms of the amount and affordability of housing. Jobs are mostly concentrated along the SR-522 corridor. As of September 2023, there are approximately 4,583 jobs/employees within Kenmore. According to U.S. Census 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-AB, 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.

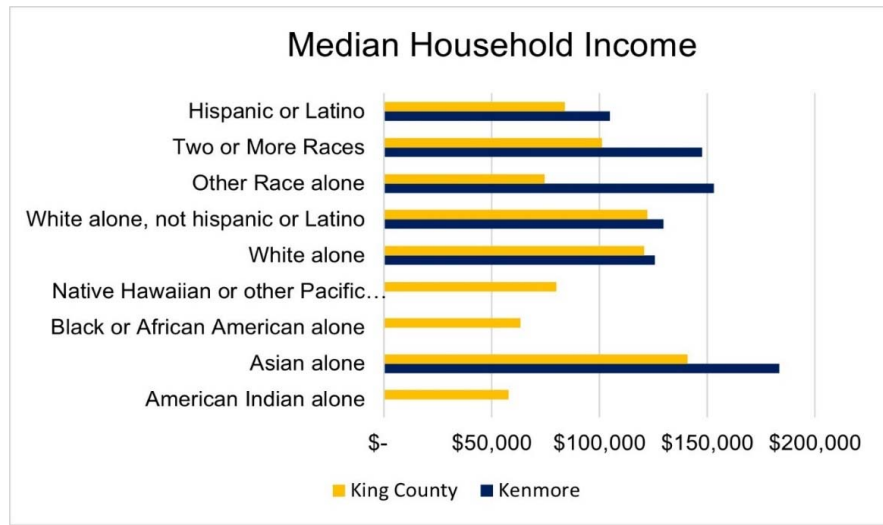
Figure H-68 provides information on median household income by race/ethnicity.

TABLE H-AB HOUSEHOLDS BY INCOME CATEGORY

HOUSEHOLD INCOME CATEGORY		PERCENT OF TOTAL HOUSEHOLDS			
		KENMORE		KING CO.	
		2006-2010-2012-2016	2014-2018-2017-2020	2006-2010-2012-2016	2014-2018-2017-2020
< 30% of median:	Extremely Low-Income	11%	1211%	12%	913%
30% to 50% of median:	Very Low-Income	69%	108%	10%	911%
50% to 80% of median:	Low-Income	1310%	11%	113%	1012%
> 80% of median:	Middle- and Higher-Income	7170%	6870%	6467%	7264%
"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-86
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-CB, below).

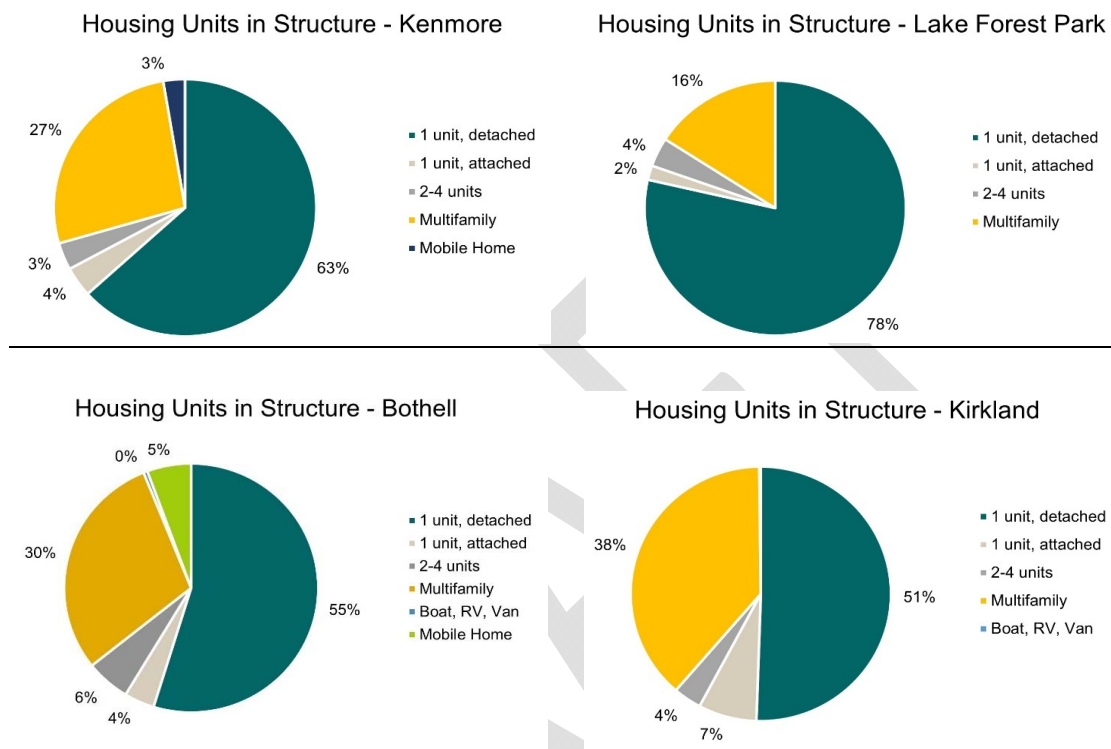
TABLE H-BC
NUMBER AND TYPE OF HOUSING UNITS, KENMORE

TYPE OF HOUSING	2000		2010		2021-2023	
	UNITS	% OF TOTAL	UNITS	% OF TOTAL	UNITS	% OF TOTAL
Single-family	5,235	70%	6,024	70%	6,625	69.68%
2 or more-family	1,892	25%	2,254	26%	2,753	28.29%
Mobile Homes	361	5%	291	3%	291	3%
Total Units	7,488		8,569		9,669	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 jurisdictions in King County, Kenmore has a low percentage (27.22 percent) of multi-family housing—(see Figure H-97, below).

FIGURE H-97
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.

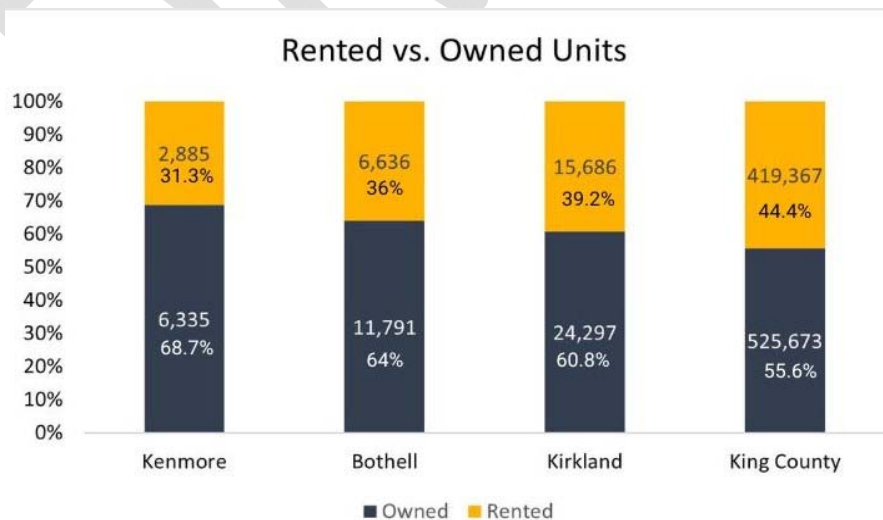
The average home sale price value in 2020-June 2024 in Kenmore was \$1,055,872,730,000 (Zillow, 2024). Washington Center for Real Estate Research).

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-CE).

TABLE H-CE
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/Housing for Vulnerable Populations

Currently, Kenmore has a very limited 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 these 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	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.
50% AMI	5	
85% AMI	51	
Market Rate	166	

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

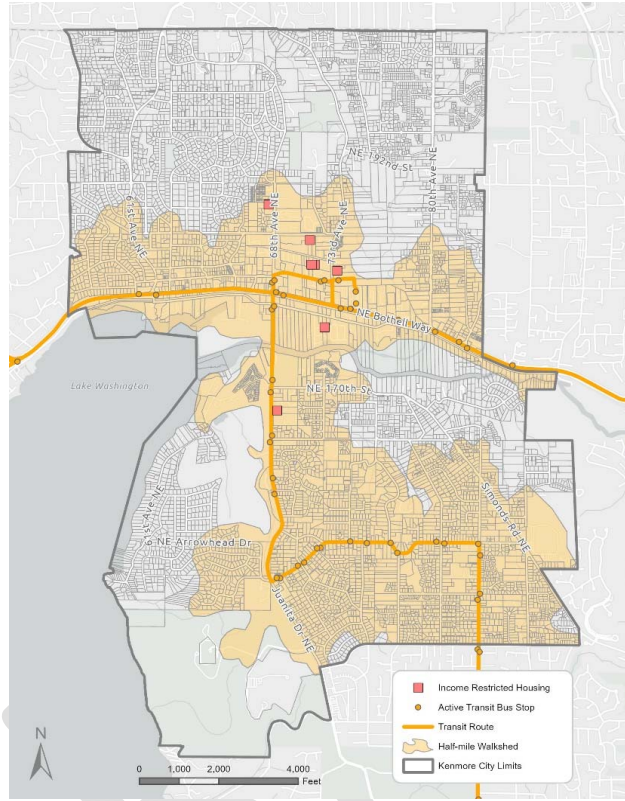
A variety of publicly assisted rental housing is available in Kenmore, including:

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).

1
2
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FIGURE H-11
INCOME RESTRICTED HOUSING WITHIN HALF-MILE OF WALKSHED OF TRANSIT



Source: City of Kenmore GIS

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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.

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Housing for the Homeless

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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.

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23

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

24

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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-~~FE~~ shows incomes and affordable housing costs—for various income levels.

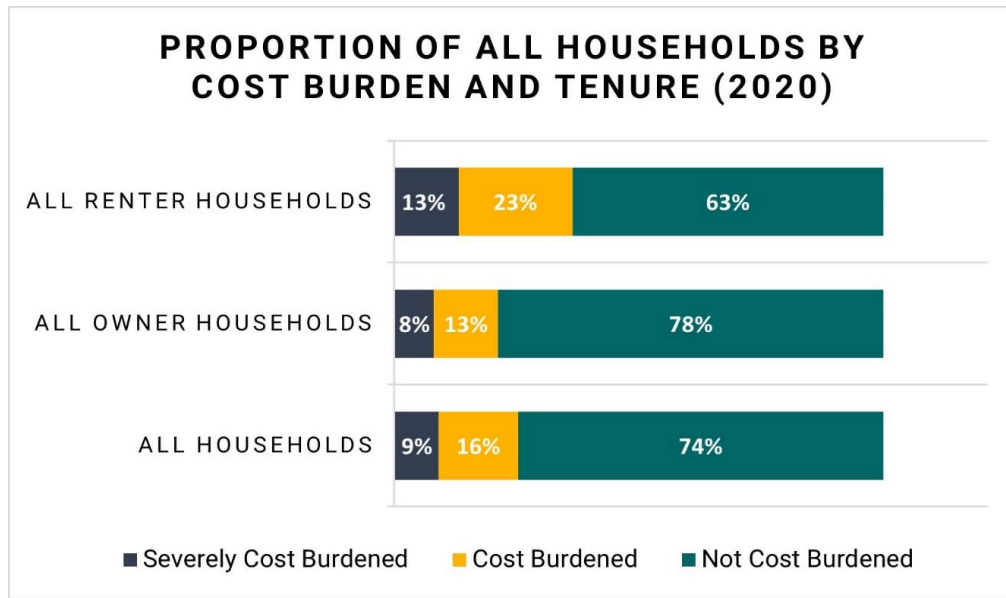
TABLE H-~~FE~~
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, 2021~~4~~

	EXTREMELY LOW- INCOME		VERY LOW- INCOME		LOW- INCOME	
	30% of Area Median		50% of Area Median		80% of Area Median	
Household Size	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost	Annual Income	Affordable Monthly Cost
1	\$30,954	\$774	\$51,590	\$1,290	\$82,544	\$2,064
2	\$35,376	\$884	\$58,960	\$1,474	\$94,336	\$2,358
3	\$39,798	\$995	\$66,330	\$1,658	\$106,128	\$2,653
4	\$44,120	\$1,106	\$73,700	\$1,843	\$117,920	\$2,948
5	\$47,758	\$1,194	\$79,596	\$1,990	\$127,354	\$3,184

Source: ARCH.

Figure H-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.

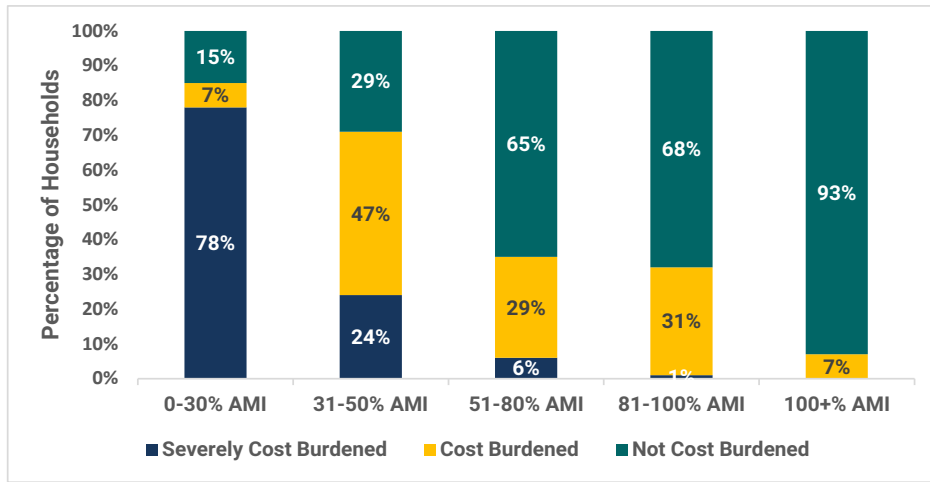
FIGURE H-12 PROPORTION OF ALL HOUSEHOLDS BY COST BURDEN AND TENURE (2020)



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.

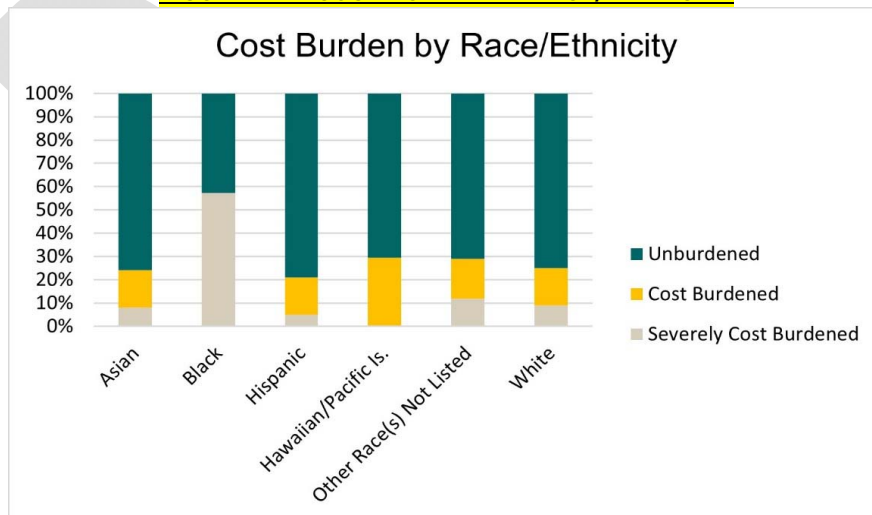
FIGURE H-13 COST BURDEN BY HOUSEHOLD INCOME



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 percent 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-HG. Mixed-use areas provide a very large percentage of the city's present capacity for new housing.

Within $\frac{1}{2}$ -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-HG
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).

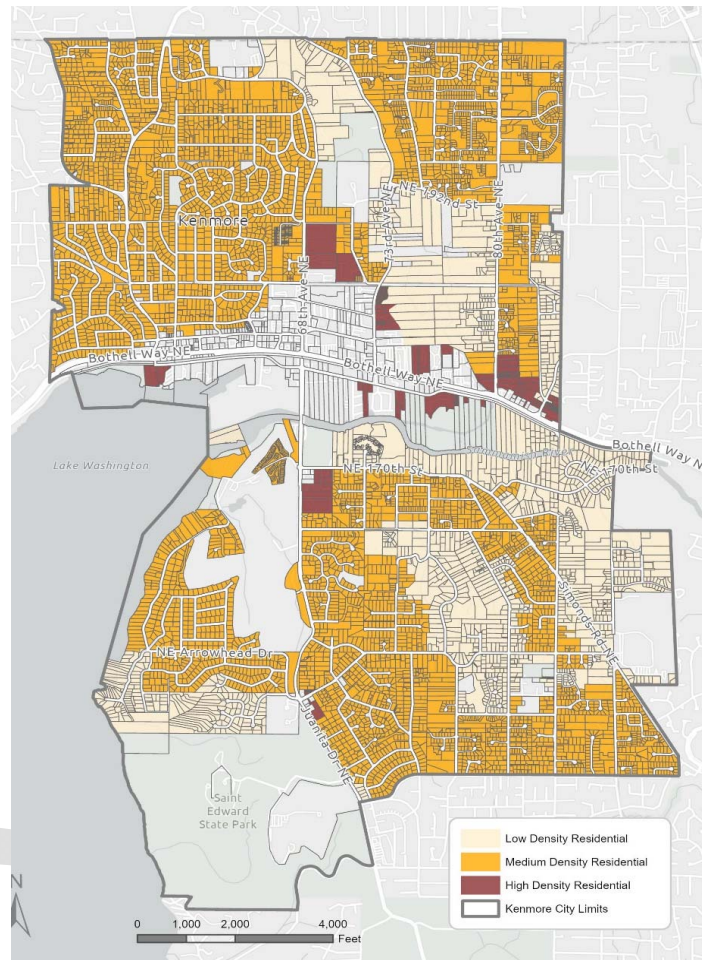
Approximately seventy (70) percent of the city's residential capacity, however, is zoned for "medium high" and "high" densities, and if developed to capacity Kenmore will provide a variety of housing similar to that of other similarly-sized cities (Table H-H). Of Kenmore's total city acreage, 78% is 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 that all jurisdictions, “Plan for and accommodate the jurisdiction’s allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.”

The 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-1 shows the

adopted housing growth target overall and by income band. Approximately 1,600 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-1 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-1 CITY OF KENMORE ADOPTED HOUSING GROWTH TARGETS (2020-2044)

Total Housing Need ²	0 - < 30% AMI ³		>30 - <50% AMI	>50 - <80% AMI	>80 - <100% AMI	>100 - <120% AMI	>120% AMI	Emergency Housing Beds ⁴
	PSH ⁵	Non-PSH						
3,070	559	1,063	483	393	75	85	412	587

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

TABLE H-1 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	
0 - 30% AMI	6,036 3%	47,105 15%	41,068

² 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.

³ AMI = area median income.

⁴ Emergency housing includes emergency housing and shelter and is in addition to permanent housing needs.

⁵ PSH = permanent supportive housing.

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

- 1 Housing Repair loans (9 applications in 2021).
- 2 • In 2015, the city adopted increased density allowances in the Transit Oriented Development
- 3 District Overlay Area with requirements for including affordable housing in new
- 4 development. Regulations were amended in 2022 with a requirement that twenty-five
- 5 percent of units must be affordable to those at the 50% AMI level or below for rental units
- 6 or 80% AMI for ownership units.
- 7 • In 2017, the city approved a Housing Strategy Plan identifying potential strategies to
- 8 address affordable housing needs and prioritizing them for future consideration.
- 9 • In 2019, the city:
- 10 o rezoned ~~some of~~ the City's manufactured housing communities in order to
- 11 preserve existing affordable housing in those communities. The adopting
- 12 ordinance was appealed and as of July 2024, the appeal has not been resolved.
- 13 o amended zoning for portions of the Community Business zoning district,
- 14 including incentives for development of affordable housing.
- 15 o expanded the area eligible for a Multifamily Tax Exemption to the Transit-
- 16 Oriented Development District.
- 17 In 2020 the City adopted regulations to allow flexible re-use of tax-exempt or publicly-owned sites
- 18 through a special process to increase housing supply and enable more diverse forms of housing if
- 19 linked to providing some affordable housing.
- 20 •
- 21 • The City has adopted several residential renter protection regulations. In 2019, the city
- 22 adopted an enhanced notice of rent increase. From March 20, 2021 through January 15,
- 23 2022, the city adopted a temporary moratorium on residential tenant evictions related to
- 24 the Covid-19 pandemic. In June 2021, the City adopted four renter protections that
- 25 remained ed in place through the Washington State and City of Kenmore declared emergency
- 26 related to the Covid-19 pandemic:
- 27 o Creates a defense to eviction for rental debt accrued due to pandemic-related
- 28 hardship.
- 29 o o Creates a defense to eviction if a tenant has a rental assistance application
- 30 in process.
- 31 o Bans late fees for rent that became due during the pandemic.
- 32 o Requires landlords to certify that they have attempted to obtain rental
- 33 assistance before filing for eviction due to unpaid rent accrued during the
- 34 pandemic.
- 35 • In 2022 the City also is considering adopted additional residential tenant protections. In
- 36 2023 the tenant protection ordinances were appealed and as of July 2024, the appeal has
- 37 not been resolved. Tenant protections adopted including:
- 38 o Notice of rent increase required
- 39 o Cap on late fees
- 40 o Cap on move in fee
- 41 o Right to Payment Plan
- 42 o ~~Rental unit registration program~~
- 43 o Just cause eviction program
- 44 o ~~Right to relocation assistance~~
- 45 o Criminal background checks prohibited
- 46 o Bars discrimination due to immigration status
- 47 o Bars requirement of social security number
- 48 o Bans abusive, deceptive, and unfair practices in rental housing
- 49 o Rent due date may be altered due to tenant's fixed income
- 50 o ~~Landlord may not demand child or person with disability to be signatory to lease if~~
- 51 ~~tenant of record is already a signatory~~
- 52 • In 2021, the city:
- 53 o created a reduced permit review process for projects containing affordable housing.
- 54 o 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 utility providers, or other agencies, promote the use of weatherization programs in existing housing.

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

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

1		Black, Indigenous, and People of Color (BIPOC) communities.
2		
3	Policy H-1.3.1	Support policies, practices, and programming that promote and retain diversity, and ensure equity and inclusion in Kenmore.
4		
5		
6	<u>Policy H-1.3.2</u>	<u>Prevent displacement and create more affordable housing by preserving existing housing and implementing anti-displacement strategies.</u>
7		
8		
9	<u>Policy H-1.3.3</u>	<u>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.</u>
10		
11		
12		
13		
14		
15	<u>Policy H-1.3.4</u>	<u>Identify and eliminate barriers that prevent equal access to housing and neighborhood opportunities for people of all races and backgrounds.</u>
16		
17		
18	<u>Policy H-1.3.5</u>	<u>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.</u>
19		
20		
21		
22	<u>Policy H-1.3.6</u>	<u>Ensure that land use, zoning, and regulatory frameworks facilitate the effective operation of human services, shelters, permanent supportive housing, and emergency housing.</u>
23		
24		
25		
26	<u>Policy H-1.3.7</u>	<u>Support affordable housing development on city-owned and faith-based properties through regulations allowing for affordable housing as an accessory use or density bonuses.</u>
27		
28		
29		
30	OBJECTIVE H-1.4	Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.
31		
32		
33	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.
34		
35		
36		
37	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.
38		
39		
40		
41		
42		
43		
44		
45	Policy H-1.4.3	Support well-maintained neighborhoods through an active code enforcement program.
46		
47		
48	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.
49		
50		
51		
52	Policy H-1.4.5	Encourage energy and water efficiency in existing and new housing

1		developments, as addressed in the Utilities Element.
2		
3	Policy H-1.4.6	Ensure adequate setbacks, landscaping, and buffering are required
4		between housing developments of significantly differing densities and
5		between housing and commercial areas.
6		
7	Policy H-1.4.7	Ensure critical area regulations protect environmentally sensitive areas and
8		that the regulations are fully implemented. Restrict intrusion into sensitive
9		areas by nearby residents and visitors.
10		
11	Policy H-1.4.8	Encourage cluster residential development along with open space, to
12		protect and preserve environmentally-sensitive areas.
13		
14	Policy H-1.4.9	Plan for residential neighborhoods that promote the health and well-
15		being of all residents by supporting active living and by reducing
16		exposure to harmful conditions.
17		
18		
19	GOAL H-2.	<i>PROVIDE HOUSING OPPORTUNITIES IN KENMORE FOR PEOPLE</i>
20		<i>WITH <u>SPECIAL NEEDSVULNERABLE POPULATIONS.</u></i>
21		
22	OBJECTIVE H-2.1	Provide opportunities for the development of short-term and
23		permanent housing for people with <u>special needsvulnerable</u>
24		<u>populations.</u>
25		
26	Policy H-2.1.1	Allow opportunities for assisted housing, for people with <u>special</u>
27		<u>needsvulnerable populations</u> , by:
28		
29		a. Permitting group living situations, including those where residents
30		receive such supportive services as counseling, foster care or medical
31		supervision in accordance with state and federal laws; and,
32		
33		b. Encouraging developers and owners of assisted housing units to
34		undertake activities to establish and maintain positive relationships
35		with neighbors. Encourage neighbors to similarly maintain those
36		relationships.
37		
38	Policy H-2.1.2	Ensure that group home providers have received appropriate licenses from
39		federal or state agencies where appropriate.
40		
41	Policy H-2.1.3	Support housing options and services that enable seniors to stay in their
42		homes or neighborhoods.
43		
44	OBJECTIVE H-2.2	Support and promote community facilities and programs that are
45		important to the safety, health, and social needs of residents.
46		
47	Policy H-2.2.1	Increase coordination among providers of social, health, counseling, and
48		other services to individuals, families, children, and persons with special
49		needs including senior citizens, persons with physical or mental disabilities,
50		persons with terminal illness, or other special needs.
51		
52	Policy H-2.2.2	Work with transit and transportation providers to increase access between

- 1 special needs housing and community facilities and programs in
2 Kenmore or the Northshore area.
- 3
- 4 Policy H-2.2.3 Support the location of social, recreational, health, safety, and other
5 services in Kenmore to serve people with special needs.
- 6
- 7 Policy H-2.2.4 Support efforts by providers of social, health, counseling, and other
8 services to assist newly-arrived immigrant populations.
- 9
- 10 Policy H-2.2.5 Support a range of housing options and services to help homeless
11 persons and families stay sheltered.
- 12
- 13 Policy H-2.2.6 Work with other jurisdictions, the Regional Homelessness Authority, and
14 health and social service organizations to develop a coordinated, regional
15 approach to homelessness.
- 16
- 17
- 18
- 19

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.

28 Policy H-3.1.1 Ensure zoning regulations accommodate a range of housing styles and
29 types in appropriate locations, such as single-family detached dwellings,
30 size-limited houses on smaller lots, duplexes, triplexes, cottage housing,
31 townhouses, apartments, accessory dwellings, manufactured homes, and
32 other types. Consider neighborhood compatibility as well as housing
33 needs and surrounding environmental conditions when applying zones,
34 land use, and development standards.

36 Policy H-3.1.2 Take an incremental approach to expanding medium density
37 housing opportunities in the City.

39 Policy H-3.1.3 Expand allowed residential housing types in traditionally single family zoned
40 areas to include six of nine approved housing types.

42 Policy H-3.1.4 Consider developing a Permit Ready program for ADUs and middle housing
43 types to decrease the barrier to middle housing development.

45 Policy H-3.1.5 Coordinate with internal City departments and outside service
46 providers/agencies to adequately plan for necessary community facilities
47 associated with the development of middle housing.

49 Policy H-3.1.6 Permit indoor emergency shelters and housing in all zoning districts that
50 allow hotels. Allow permanent supportive and transitional housing in all
51 zones permitting residential dwellings or hotels.

53 Policy H-3.1.7 Zone sufficient buildable land to accommodate Kenmore's projected housing

1 need, meet allocated housing growth targets, and accommodate its allocated
2 share of countywide future housing needs for moderate-, low-, very low-, and
3 extremely low-income households as well as emergency housing and
4 permanent supportive housing.

5
6 Policy H-3.1.8 Ensure regulations, incentives, programs, and other city tools foster the
7 creation of accessible, healthy, and safe housing.

8
9
10 **OBJECTIVE H-3.2 Identify and support Kenmore’s Downtown as a center for commercial,**
11 **civic, cultural, park, and higher density housing uses and activities**
12 **consistent with its designation as a Countywide Growth Center.**

13
14 Policy H-3.2.1 Develop mixed-use, higher density districts in Downtown Kenmore,
15 meeting community goals to develop community identity, provide vital
16 business and service opportunities, concentrate higher density housing
17 close to high-capacity transit, and provide multi-modal transportation
18 services and connections to those services.

19
20 Policy H-3.2.2 When higher densities are applied to residential and mixed use development
21 in the Downtown, include requirements for the provision of affordable
22 housing.

23
24 Policy H-3.2.3 Offer density bonuses and density transfers, where appropriate, to
25 achieve a compact, vital Downtown, as well as meet environmental and
26 affordable housing goals.

27
28 Policy H-3.2.4 Encourage property consolidation in the Downtown, through density bonuses
29 or other incentives, to create mixed-use and multi-family developments
30 that offer a range of site and community benefits such as private and
31 public open spaces and plazas, structured parking, and other amenities.

32
33 Policy H-3.2.5 Address issues of diversity, equity and inclusion for historically-
34 marginalized groups when developing Kenmore’s Countywide Growth
35 Center approaches.

36
37 Policy H-3.2.6 East of Downtown, in the area of transit-supportive development near the
38 Park and Ride, require long-term low-cost housing as a condition of
39 development.

40
41
42
43 **HOUSING AFFORDABILITY**

44
45 ***GOAL H-4. MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE***
46 ***EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL***
47 ***INCOME LEVELS.***

48
49 **OBJECTIVE H-4.1 Encourage retention of the existing housing stock in Kenmore as a**
50 **source of affordable housing.**

51
52 Policy H-4.1.1 Promote the use of housing rehabilitation assistance (from King County,

- 1 for example) to lower-income homeowners and to landlords who rent to
 2 lower-income people.
 3
 4 Policy H-4.1.2 Support the acquisition, rehabilitation, and preservation of existing
 5 affordable housing by agencies and organizations as an alternative to new
 6 construction.
 7
 8 Policy H-4.1.3 Allow existing legally created duplexes, triplexes, and other medium-
 9 density housing types in the low and medium density residential
 10 classifications to continue without “nonconformance” limitations related
 11 to density, setbacks, height, or lot size.
 12
 13 Policy H-4.1.4 ~~Aspire Support~~ to preserve and maintain existing manufactured housing
 14 communities.
 15
 16 Policy H-4.1.5 When displacement is unavoidable, determine who is most likely to be
 17 harmed and ensure that the brunt of the impact is not carried by the
 18 same communities in Kenmore. Support relocation assistance and
 19 development of replacement housing where feasible, to help very low- and
 20 low-income households. For ~~mobile-homemanufactured home~~ parks in
 21 particular, consider a funding pool to assist low- and moderate-income
 22 residents in deteriorating and obsolete ~~mobile-manufactured~~ homes to find
 23 alternative housing in the community, or help to establish preferences in
 24 nearby housing for persons giving up their homes.
 25
 26 Policy H-4.1.6 Consider affordable housing measures and incentives beyond those in RCW
 27 36.70A.635(2)(a)⁶ to promote additional affordable housing units in the
 28 City.
 29
 30 Policy H-4.1.7 Develop strategies to increase the sustained supply of affordable housing,
 31 including market-rate and income-restricted units.
 32
 33 **OBJECTIVE H-4.2 Adopt programs and regulations that support housing affordable to**
 34 **extremely low-, very low-, low-, and moderate-income households,**
 35 **comparable to the countywide need.⁷**
 36
 37 Policy H-4.2.1 Support efforts of private developers, both for-profit and not-for-profit, to
 38 preserve or develop affordable housing, including housing with on-site
 39 services, for extremely low-, very low-, low- and moderate-income
 40 families. Consider the following roles for the City’s active participation:
 41
 42 a. Whenever possible, integrate affordable housing plans into
 43 proposals for development of publicly owned properties.
 44

⁶ RCW 36.70A.635(2)(a): To qualify for the additional units allowed under subsection (1) of this section, the applicant must commit to renting or selling the required number of units as affordable housing. The units must be maintained as affordable for a term of at least 50 years, and the property must satisfy that commitment and all required affordability and income eligibility conditions adopted by the local government under this chapter. A city must require the applicant to record a covenant or deed restriction that ensures the continuing rental of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years. The covenant or deed restriction must also address criteria and policies to maintain public benefit if the property is converted to a use other than which continues to provide for permanently affordable housing.

⁷ See Countywide Planning Policies

1		b. Play a partnership role with nonprofit housing project sponsors by
2		supporting applications for CDBG, HOME, and other Federal, State,
3		or local funding sources for the projects.
4		
5		c. Enter into a long-term partnership with one or more nonprofit
6		housing developers to identify sites and identify opportunities for
7		public funding.
8		
9		d. Actively support affordable housing projects by expediting the
10		permitting process, reducing development fees, or similar
11		measures.
12		
13		e. Consider regulatory changes such as reducing parking
14		requirements, updating building codes to promote innovative, low-
15		cost development, and expanding the Multifamily Tax Exemption
16		(MFTE) program to support more affordable housing development.
17		
18	Policy H-4.2.2	Participate in A Regional Coalition for Housing (ARCH) to help develop
19		and preserve affordable housing in the community and region. Maintain
20		data demonstrating the impact in the City of Kenmore and communicate
21		the results to the community for continued understanding and support.
22		
23	Policy H-4.2.3	Identify and catalogue real property owned by the City that is no longer
24		required for its purposes and is suitable for the development of
25		affordable housing for extremely low- to moderate income households.
26		Engage with community partners on how best to use these resources.
27		
28	Policy H-4.2.4	Use local resources, as available, to leverage other public and private
29		funding for the creation or preservation of affordable housing.
30		
31	Policy H-4.2.5	Use density bonuses, inclusionary programs, and other methods with
32		mixed-use and multi-family developments to provide housing affordable to
33		extremely low- to moderate-income households.
34		
35	Policy H-4.2.6	As part of any rezone that increases residential capacity, consider requiring
36		that a portion of the new units be affordable to extremely low-, very low- or
37		low-income households.
38		
39	Policy H-4.2.7	Before implementing a new policy or regulation, consider how it will impact
40		the cost to build a home.
41		
42	Policy H-4.2.8	Focus on projects that promote access to opportunity, anti-
43		displacement, and wealth building for Black, Indigenous, and People of
44		Color (BIPOC) communities.
45		
46	Policy H-4.2.9	Support alternative homeownership models that lower barriers to
47		ownership and provide long-term affordability, such as community land
48		trusts, and limited or shared equity co-ops
49		
50	Policy H-4.2.10	Collaborate with other organizations or entities to evaluate ways to
51		address transitional homeless housing or provide an additional housing
52		type.

1		
2	Policy H-4.2.11	Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.
3		
4		
5	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.
6		
7		
8		
9		
10	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.
11		
12		
13	OBJECTIVE H-4.3	Provide zoning and development standards that integrate affordable housing compatibly into the community.
14		
15		
16	Policy H-4.3.1	Allow designated manufactured homes built to state standards on single-family lots.
17		
18		
19	Policy H-4.3.2	Allow and accommodate accessory dwelling units in low and medium density residential districts.
20		
21		
22	Policy H-4.3.3	Pursue land use policies and regulations that:
23		
24	a.	Result in lower development costs without loss of adequate public review, environmental quality, or public safety; and,
25		
26		
27	b.	Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.
28		
29		
30		
31		
32	HOUSING EQUITY	
33		
34	GOAL H-5.	<i>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.</i>
35		
36		
37		
38		
39	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.
40		
41		
42		
43		
44	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.
45		
46		
47		
48	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.
49		
50		
51		
52	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.

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

GOALS, OBJECTIVES, AND POLICIES

Possible Additions from Commerce examples

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.

ADDITIONAL POLICY OPTIONS

- Encourage homeowners to take advantage of existing maintenance and preservation programs, services, and resources
- Encourage the rehabilitation, relocation and reuse, rather than demolition, of existing housing.
- Develop minimum property maintenance standards to ensure the safety and suitability of existing housing stock.

OBJECTIVE H-1.4 Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.

ADDITIONAL POLICY OPTIONS

Develop design guidelines, standards or other measures to achieve the following benefits:

A. Facilitate compatibility between existing and new housing.

B. Integrate and connect multifamily developments with surrounding development to enhance a sense of community in neighborhoods.

C. Allow for compatible integration of attached and detached accessory dwelling units in residential neighborhoods.

Sustainable Housing

- Plan for energy efficient housing that is designed to maximize use of renewable resources such as solar and wind power.
- Encourage housing retrofits that make them more resilient to natural disasters and climate change, are more energy efficient, and provide healthier indoor environments, including good air quality.

- Encourage the use of long-lived, low-maintenance building materials; high-efficiency energy systems; and low impact development techniques that reduce housing lifecycle costs and provide better environmental performance consistent with the City's Climate Protection Action Plan.
- Encourage health-related improvements to older homes, including the removal of lead based paint, asbestos, and other potentially harmful materials.
- Encourage adapting non-residential buildings for housing.

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. (Vulnerable populations)

ADDITIONAL POLICY OPTIONS

- Integrate housing for vulnerable populations into a variety of geographical locations throughout the city.
- Coordinate and collaborate with private agencies to ensure provision of housing for vulnerable populations including seniors, people with physical and developmental limitation, victims of domestic violence, and homeless individuals and families.
- Develop or amend and support codes and ordinances that allow for a continuum of care and housing opportunities for vulnerable populations in the same manner as standard housing.
- Through building and site plan codes, encourage the development, rehabilitation and adaptation of housing that responds to the physical needs of vulnerable populations.
- Encourage and consider incentives for the dedication of a portion of housing in new projects to housing for vulnerable populations.
- Support actions to secure grants and loans tied to the provision of housing for vulnerable populations by agencies, private developers and nonprofit organizations.

OBJECTIVE H-2.2 Support and promote community facilities and programs that are important to the safety, health, and social needs of residents.

ADDITIONAL POLICY OPTIONS

Special needs

- **MOVE EXISTING POLICIES SPECIFIC TO THE SPECIAL NEEDS SUBCATEGORY OF VULNERABLE POPULATIONS HERE**

Homelessness

- Continue to encourage and support the development of emergency, transitional and permanent supportive housing with appropriate on-site services for people with special needs and the homeless throughout the City and county. Moving people into permanent housing as quickly as possible should be a priority.
- Encourage, assist, and support social and health service organizations that offer housing programs for vulnerable populations.
- Foster and support partnerships that have proven to be successful in reducing homelessness, preventing homelessness and assisting the chronically homeless with needed care.
- Support the development of public and private, short-term and long-term housing and services for the population of people experiencing homelessness in North King County.
- Encourage a strong network of emergency shelter resources for homeless and at-risk families with children, childless adults, unaccompanied youth, and victims of sexual and domestic violence.

Aging Adults

Provide for a variety of residential options for older adults in the community including aging in place, assisted living facilities, and age-restricted senior communities.

Strategies include:

- ☒ Promote Universal Design and visitability standards to create new housing stock that allows aging in place.
 - ☒ Review development regulations to address types of housing options allowed and permitting requirements for new construction and accessibility modifications to existing development.
 - ☒ Recruit developers and offer incentives for creation of new senior-oriented residential options.
- Support ways for older adults and people with disabilities to remain in the community as their housing needs change by encouraging universal design or retrofitting homes for lifetime use.
 - Encourage the development of senior-friendly housing opportunities, particularly in areas near services and amenities.
 - Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in specialized housing.
 - Promote the use of universal design principles for new development or redevelopment housing projects.

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.

ADDITIONAL POLICY OPTIONS

Housing Types

- Develop and implement regulations that encourage diversity of new housing types and expand housing choices
- Promote the development of accessory dwelling units (ADUs) within new and existing single-family developments. Consider incentives for new housing developments that include a percentage of ADUs as part of the new construction, as well as explore opportunities to promote ADU construction in existing homes.
- Consider the potential for development of tiny houses in selected areas of the city.

Infill

- Promote residential development of infill sites throughout the urban area by increasing densities where appropriate.

Density

- Support increasing housing densities through the well-designed, efficient, and cost effective use of buildable land, consistent with environmental constraints and affordability. Use both incentives and regulations, such as minimum and maximum density limits, to achieve such efficient use.
- Encourage the creation of mixed-use areas throughout the City characterized by living wage jobs, mixed income housing, and ample public open spaces all within a walkable urban context.

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.

ADDITIONAL POLICY OPTIONS

Broader location language

- Promote accessible and affordable housing in areas that are close to services and the rest of the community.
- Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.
- Encourage and provide incentives for residences above businesses.
- Encourage residential development in commercial and mixed use zones, especially those within proximity to transit.

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

NEW

Affordable Programs

- Develop meaningful, measurable goals and strategies that promote the development of affordable workforce housing to meet local needs and monitor progress toward meeting those goals.
- Support both rental and ownership forms of affordable housing in a variety of types and sizes.
- Include a percentage of affordable housing within all new developments that include housing.
- Maintain and explore enhancing regulatory incentives to encourage the production and preservation of affordable ownership and rental housing such as through density bonuses, impact fee reductions, permit fast-tracking, or other methods.
- Provide incentives including density bonuses, parking reductions, and flexible design standards to developments that include a percentage of affordable units.
- Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible.
- Require that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

Funding or financing

- Help educate builders about the availability of funding and incentive programs to promote the construction of affordable housing
- Advocate for regional and state initiatives to increase funding for affordable housing.

Prevent Barriers

- Continue streamlining the regulatory review and building permit process and reviewing the cost of infrastructure improvements and their impact on housing costs.
- Periodically review and update the City's residential zoning regulations and design standards to promote quality development with timely and predictable outcomes.

Ensure that policies, codes and procedures do not create barriers to affordable housing opportunities. Ensure that existing regulations, procedures or practices do not increase the cost of housing without a corresponding public benefit. Strive to increase benefits to the community while lowering housing costs by periodically reviewing, at a minimum, the following areas for possible revision or amendment:

- ☒ Comprehensive plan policies
- ☒ Zoning and subdivision regulation
- ☒ Infrastructure requirements
- ☒ Development standards
- ☒ Building and fire codes
- ☒ Administrative procedures
- ☒ Processing times
- ☒ Fees and exactions
- ☒ Inspection procedures

- Evaluate barriers to achieving increased density in multifamily residential and mixed use zones and revise regulations if appropriate.

Regional Collaboration

- Partner with private and not-for-profit developers, social and health service agencies, funding institutions, and all levels of government to identify and address regional housing needs.
- Work regionally and with other jurisdictions to jointly fund affordable housing.
- Cooperate with King County, A Regional Coalition for Housing (ARCH), and other jurisdictions and housing agencies to assess housing needs, create affordable housing opportunities, and coordinate a regional approach to funding and meeting the housing needs of North King County Communities.

OBJECTIVE H-4.3 Provide zoning and development standards that integrate affordable housing compatibly into the community.

ADDITIONAL POLICY OPTIONS

Home Ownership

- Create opportunities for ownership housing in a variety of settings, styles, sizes and affordability levels throughout Kenmore.
- Provide information to residents, including underserved populations, on affordable housing opportunities and first-time homeownership programs.
- Help low-income and special needs residents find ways to purchase housing, such as shared or limited-equity housing, lease-purchase options, co-housing, land trusts, and cooperatives.

Location

- Promote accessible and affordable housing in areas that are close to services and the rest of the community.
- Consider the impacts of transportation costs on housing affordability and accessibility of services and other opportunities when planning for housing.
- Locate affordable housing throughout the city and especially in areas with good access to transit, employment, education, and shopping.

- Where affordable housing is proposed together with market rate housing, affordable housing units should be comparable in design, integrated into the whole development, and should match the tenure of the whole development

~~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 services, amenities, utilities, 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

- 1 • Population densities, building intensities, and estimates of future population growth
- 2 • Protection of the quality and quantity of ground water used for public water supplies
- 3 • Urban planning approaches that promote physical activity. In Kenmore, goals, objectives and
- 4 policies related to this responsibility also are included in the Parks, Recreation and Open
- 5 Space Element.
- 6 • Drainage, flooding, and stormwater runoff within and nearby the jurisdiction as well as
- 7 guidance for corrective actions to mitigate or clean discharges to waters of the state. In
- 8 Kenmore, goals, objectives, and policies related to this responsibility also are found in the
- 9 Surface Water Element.

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

12 **VISION 2050**

13 VISION 2050 is a regional growth strategy prepared by the Puget Sound Regional Council (PSRC)
14 addressing King, Kitsap, Pierce, and Snohomish Counties. VISION 2050 directs future
15 development into the urban growth area, while focusing new housing and jobs in cities and within
16 a limited number of designated regional growth centers. In VISION 2050, Kenmore is identified
17 as a “High Capacity Transit Community,” which is described follows:

18 **High Capacity Transit Communities** include cities connected to existing or planned light rail,
19 commuter rail, ferry, streetcar, and bus rapid transit facilities... As the region’s transit system
20 grows, these 34 communities play an increasingly important role as hubs to accommodate
21 regional employment and population growth. Targeting growth within these transit-rich
22 communities helps to support mobility and reduces the number and length of vehicle trips.

23 VISION 2050 calls for the High Capacity Transit Communities in King County to accommodate
24 11% of the County’s anticipated population growth and 6% of the anticipated employment growth
25 between 2019 and 2044. Nine King County communities besides Kenmore (including some
26 annexation areas) are designated as High Capacity Transit Communities, including Shoreline,
27 Lake Forest Park and Woodinville.

28 The Multi-County Planning Policies required by the Growth Management Act are part of VISION
29 2050 and provide a common regionwide framework for countywide and local planning in the
30 central Puget Sound region. Policies address regional collaboration, the regional growth strategy,
31 the environment, climate change, development patterns, housing, economy, transportation, and
32 public services. The policies reflect the commitment in the VISION 2050 vision statement to
33 provide an exceptional quality of life and opportunity for all, connected communities, a
34 spectacular natural environment, and an innovative, thriving economy.”

35 **Countywide Planning Policies**

36 The 2021¹² King County Countywide Planning Policies (CPPs) define an Urban Growth Area within
37 which urban development should occur. The City of Kenmore is included within the Urban Growth
38 Area. The overall land use goal is that “growth in King County occurs in a compact, centers-

1 focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and
2 protects Rural and Natural Resource Lands.

3 Growth is to be focused within Regional Growth Centers such as Seattle's Northgate and
4 Kirkland's Totem Lake areas. Countywide Growth Centers, including Kenmore, accommodate
5 housing, employment and services in a compact form and at sufficient densities to support
6 existing or planned high capacity transit service and to make efficient use of urban land. As in
7 VISION 2050, Kenmore is identified as a "High Capacity Transit Community."

8 The CPPs contain goals and policies related to the environment, development patterns, housing,
9 the economy, transportation, and public facilities and services. One of the guiding principles of
10 the CPPs is, "centering social equity and health."

11

12

13 **EXISTING CONDITIONS**

14 **History of Kenmore**

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

17 **Native Americans**

18 The Native Americans who lived in the Sammamish River Valley Area were known as the Simump
19 Tribe. Local settlers called them the Squaks, a corruption of the word "Squowh." According to
20 historical accounts, approximately 200 Native Americans lived along Lake Sammamish or the
21 Sammamish River Valley when white settlers arrived in the 1860s. Numerous arrowheads were
22 found by early settlers at the mouth of the Sammamish River along Lake Washington.

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

28 **White settlers**

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

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

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

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

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

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

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

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

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

38 In the 1940s several businesses, many still operating, were established and provided local
39 employment. Continuing Kenmore's connection to Lake Washington, in 1946 Bob Munro
40 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. 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 175 th 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 170 th 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

1 Bon Marche building. After declining enrollment, the seminary and its surrounding land were sold
2 in 1977 to the State of Washington to become Saint Edward State Park. Beginning in 2017, Daniels
3 Real Estate rehabilitated and restored the seminary building which had been vacant and fallen
4 into disrepair. The Lodge at St. Edward State Park opened in 2021.

5
6 The St. Edward Seminary is listed on the State of Washington Heritage Register and in the
7 National Register of Historic Places. It was awarded local landmark status in 2018 at the same
8 time the property was rehabilitated and restored into the Lodge at St. Edward State Park.

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

13 *Kenmore Community Clubhouse* (Local register)

14
15 The Kenmore Community Clubhouse was constructed in 1929-1930 for the Kenmore Community
16 Club and was designated as a local landmark in 2015. The Landmarks Commission's landmark
17 designation report states that the Clubhouse is a rare surviving building that exemplifies the
18 importance of clubs and civic organizations in early to mid-20th century King County. The
19 Clubhouse has served as a meeting space for a wide variety of organizations and activities,
20 especially during the 1930s, 40s and 50s, and is still being used for its original purpose.

22
23 *Aqua Club*

24
25 The Aqua Club is a year-round private swim and tennis club located in the Uplake neighborhood
26 of Kenmore, Washington, established in 1959. The Club, while private, offers various programs
27 to the community. The Club also has a championship swim team, water polo, water aerobics,
28 and both swim and tennis lessons.

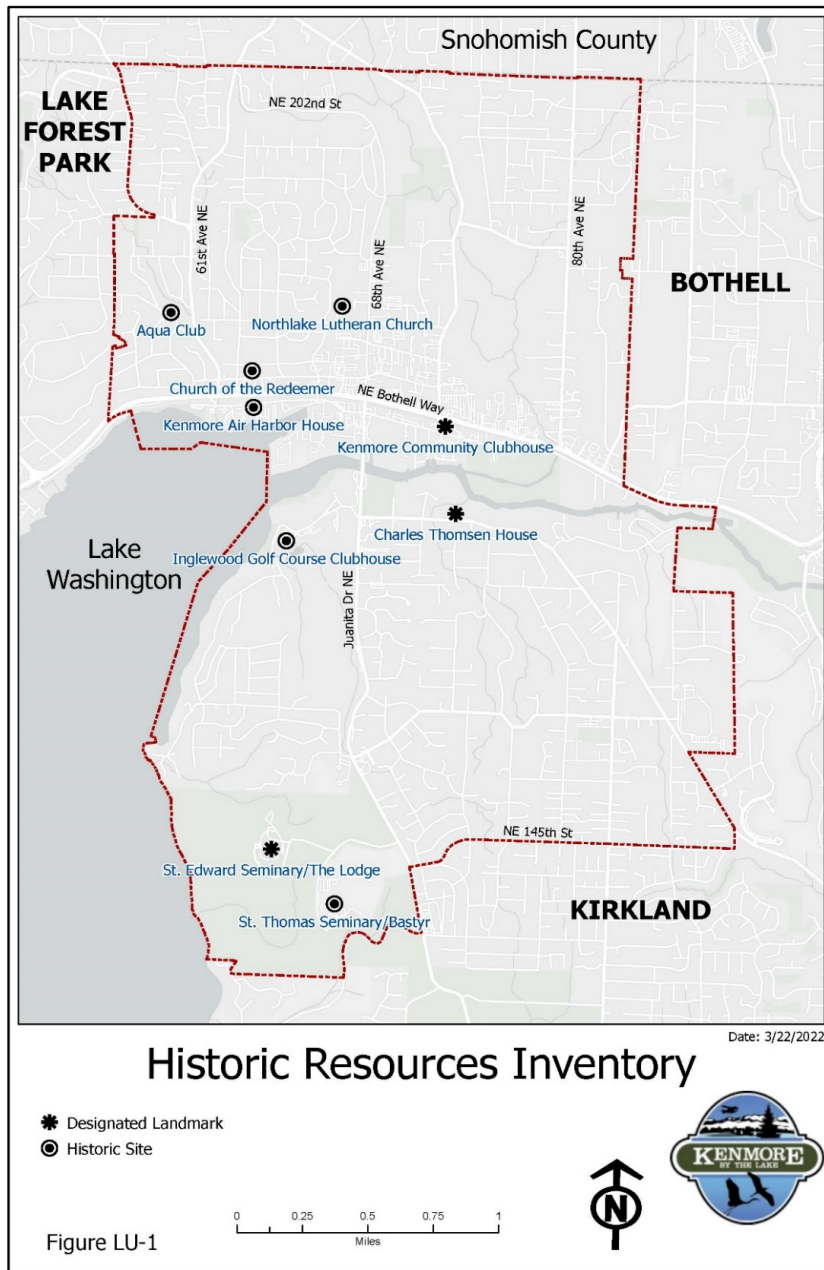
29
30 *Inglewood Golf Course Clubhouse*

31
32 The Inglewood Golf Club, one of the oldest clubs in the Pacific Northwest, opened in 1919. The
33 clubhouse was constructed in 1926 and reflects a French Provincial influence. The building has
34 been restored over the years, with the most recent remodel completed in 2018.

35
36 *St. Thomas Seminary (Bastyr University)*

37
38 The St. Thomas Seminary building was completed by the Diocese of Seattle in 1958, opening to
39 educate theology and collegiate students. In 1977, the Diocese of Seattle sold the 316 acres on
40 which the seminary sits, to the State of Washington for use as a state park. In 1996, the
41 seminary and remaining 51 acres were purchased by Bastyr University.

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.

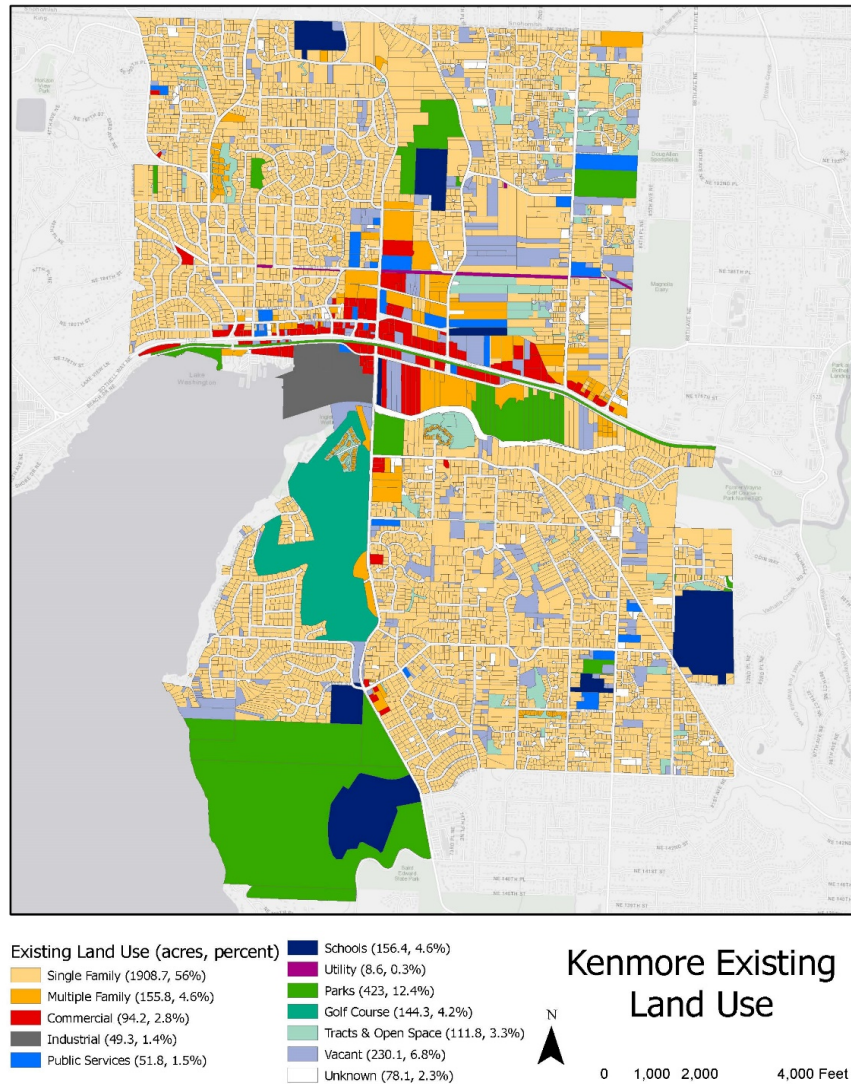
TABLE LU-A

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 airplanes.

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, 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. Most of the time, the seaplanes take off to the southwest. If the north wind is strong, the planes taxi farther down the lake and take off to the north near the Air Harbor.

Landing patterns at Kenmore Air Harbor are determined by wind direction, as aircraft normally land into the prevailing wind. If the wind is from the north, as it is during a typical summer day, aircraft fly northbound up the middle of the lake from the Sand Point area, then land to the north at Kenmore and taxi in to the dock. If the wind is from the south, which is more common during the winter months, aircraft fly a standard left rectangular traffic pattern and land to the south on

the lake. The downwind leg of this pattern is flown over the golf course, the base leg just east of 68th Avenue NE, and the final approach leg approximately over the CalPortland property. On an annual basis, approximately 75% of all landings are northbound and 25% southbound.

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

FUTURE LAND USE

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

- **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:

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

10 Aside from the exceptions above, all proposals are to be considered by the City Council

11 concurrently so the cumulative effect of the various proposals can be ascertained.

12 **GOALS, OBJECTIVES, AND POLICIES**

13 Following are the general land use goals, objectives and policies.

14 ***GOAL 1. ENHANCE KENMORE’S QUALITY OF LIFE AS A PLACE FOR PEOPLE OF ALL***

15 ***AGES TO LIVE, RAISE CHILDREN, RECREATE, WORK, SHOP, AND***

16 ***SOCIALIZE.***

17 **OBJECTIVE 1.1 Provide a community atmosphere that is friendly and inclusive,**

18 **supporting diversity and fostering a sense of belonging and pride in all**

19 **residents.**

20 Policy LU-1.1.1 Recognize and support people of color, indigenous and immigrant

21 populations, and other individuals or groups who have historically been

22 underrepresented in community goal-setting and implementation.

23 Policy LU-1.1.2 Encourage the involvement of historically-marginalized groups when

24 discussing policies that will impact their neighborhoods and

25 communities. Provide outreach in multiple formats and languages.

26 Policy LU-1.1.3 Consider the impact of City policies, programs and projects on groups

27 whose voices may not regularly be heard.

28 Policy LU-1.1.4 Evaluate planning approaches for potential residential and commercial

29 displacement and use a range of strategies to mitigate displacement

30 impacts.

31 Policy LU-1.1.5 Make Kenmore a community where all people love where they live.

32

33 **OBJECTIVE 1.2 Promote the mental and physical health of all community members.**

1	Policy LU-1.2.1	Create healthy, viable, and safe neighborhoods where all people can live,
2		work and play, regardless of color, age, income, or ability.
3	Policy LU-1.2.2	Through land use policies and development regulations that are consistent
4		with state and federal laws, limit land uses and activities that may result in
5		harmful secondary effects to the community, such as crime, vandalism, or
6		neighborhood deterioration. Consider spacing requirements, buffers,
7		landscaping, access, signage controls, business license and operating
8		requirements, as well as other mechanisms to control secondary impacts.
9	Policy LU-1.2.3	Ensure fairness and equity in distributing community amenities such as
10		parks and community facilities to provide all residents with opportunities
11		to enjoy the benefits of a rich social and physical environment.
12	Policy LU-1.2.4	Strive to make City capital projects and community events accessible to
13		those with physical impairments.
14	Policy LU-1.2.5	Use incentives, regulations and programs to support land use patterns and
15		development standards that encourage physical activity through walking
16		and bicycling.
17	Policy LU-1.2.6	Consider small-scale, neighborhood commercial uses within walking or
18		bicycling distance of homes to increase residents' opportunities to meet
19		their daily needs without having to drive.
20	Policy LU-1.2.7	Continue to support projects that improve the quality of both the built and
21		natural environments to support a thriving community and reduce
22		disparate health and environmental impacts, especially to low-income
23		and disadvantaged communities. Clean air, water and soil, and a healthy
24		ecosystem are critical for human health.
25	OBJECTIVE 1.3	Endeavor to provide a complete community, compatible in character and
26		design, containing housing, shops, work places, schools, parks, civic
27		facilities, and community services.
28	Policy LU-1.3.1	Ensure that Kenmore's plans consider all the issues, resources and needs
29		that make a community whole, including land use, civic, cultural, recreation,
30		transit, health, human services, natural environment, and the provision of
31		infrastructure and other services.
32	Policy LU-1.3.2	Provide adequate land capacity for residential growth, and for a full range of
33		commercial uses in Kenmore. This land capacity should include both
34		redevelopment opportunities as well as opportunities for development on
35		vacant lands.
36	Policy LU-1.3.3	Integrate non-residential uses such as governmental, utility, religious,
37		social, and other institutional uses, where appropriate, into residential
38		neighborhoods to create quality communities which have a full range of

1		public facilities and services. These uses should be sited, designed, and
2		scaled to be compatible with existing residential character.
3	Policy LU-1.3.4	<u>Consider development incentives which encourage middle housing</u>
4		<u>development while providing appropriate design standards consistent</u>
5		<u>with surrounding single-family neighborhoods.</u>
6		
7	OBJECTIVE 1.4	Encourage the availability of healthy, affordable, culturally acceptable
8		food for all community residents.
9	Policy LU-1.4.1	Through land use regulations and economic development, encourage
10		locally-based food production, distribution and choice.
11	Policy LU-1.4.2	Where appropriate, encourage the development of community gardens and
12		farmers' markets as a means to encourage community-building, support
13		local agriculture and promote economic development.
14	OBJECTIVE 1.5	Maintain and enhance all residential neighborhoods by improving
15		infrastructure and walkability, and establishing appropriate site
16		development standards.
17	Policy LU-1.5.1	Ensure that zoning regulations provide for a range of housing types and
18		densities, such as lower density single-family neighborhoods, <u>and</u> medium
19		density neighborhoods that combine single-family housing with duplexes,
20		triplexes and cottage housing, and neighborhoods with larger-scale
21		multifamily developments.
22	Policy LU-1.5.2	Provide development standards that create a consistent and compatible
23		pattern of development within residential neighborhoods. Development
24		standards should address housing densities, lot dimensions, building
25		setbacks and height, impervious surface limitations, management of
26		surface water with an emphasis on low impact development, tree retention,
27		access, parking, and other standards. Regulations addressing building size
28		and design also may be appropriate in some locations.
29	Policy LU-1.5.3	Provide regular and appropriate levels of investment in transportation,
30		surface water and parks maintenance and improvements within residential
31		neighborhoods, consistent with the City's capital improvement priorities.
32		Encourage special districts to provide services and maintain infrastructure
33		within residential neighborhoods consistent with adopted service and
34		capital improvement plans.
35	Policy LU-1.5.4	<u>Consider opportunities for small-scale neighborhood serving retail in</u>
36		<u>residential areas to increase walkability and enliven residential</u>
37		<u>neighborhoods.</u>

1	OBJECTIVE 1.6	Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.
2		
3	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.
4		
5		
6	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.
7		
8	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.
9		
10		
11	OBJECTIVE 1.7	Identify and prioritize properties for public acquisition and use.
12	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:
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15		
16		• Public Works facility
17		• Affordable housing
18		• Parkland, particularly on the waterfront or in under-served areas
19		• 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.
20		
21		
22		
23	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.
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29	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.
30		
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32		
33	GOAL 2.	PROVIDE FOR ORDERLY DEVELOPMENT.
34	OBJECTIVE 2.1	Implement the Comprehensive Plan Land Use Map.

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

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

8 a. Table of Land Use Classifications and Implementing Districts.
9 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

10 b. Land Use Classification Descriptions. Utilize the following purpose
11 statements to distinguish the land use classifications.

12 • Residential: The purposes of the Residential land use
13 classifications are to implement Comprehensive Plan policies
14 for housing quality, diversity, and affordability, and to efficiently
15 use land, public services (including high-capacity transit), and
16 energy while ensuring environmental protection.

17 • Low Density Residential: In this classification, land uses are
18 predominantly single detached dwelling units on lot sizes that
19 vary according to district but with an overall base density of one

1	to six dwelling units per acre. <u>These land uses also allow</u>
2	<u>middle housing development, to include six of the nine</u>
3	<u>approved middle housing types such as duplexes, triplexes,</u>
4	<u>townhouses, and cottage housing.</u> In the R-1 and R-4 districts,
5	uses are clustered as appropriate in relation to environmental
6	constraints.
7	
8	▪ Medium Density Residential: In this classification, a diversity
9	of compatible housing types is expected at base densities
10	generally between six and 18 dwelling units per acre. Higher
11	densities may be permitted to allow particular “Missing Middle”
12	housing types. Housing may include single detached dwelling
13	units, duplexes, triplexes, cottage housing, and small-scale
14	apartment buildings, depending on district.
15	
16	▪ High Density Residential: In this classification, land uses are
17	predominantly larger apartment or condominium buildings
18	with a variety of densities according to district. Base densities
19	generally exceed 18 dwelling units per acre. In the area near
20	the Metro/Sound Transit Park and Ride, development
21	intensities support and are supported by multi-modal
22	transportation options, including high capacity transit. The
23	provision of affordable housing is a key feature of this transit-
24	oriented development.
25	
26	• Manufactured Housing Community: The Manufactured Housing
27	Community classification is intended to ensure consistency with
28	RCW 36.70A.070(2)(c) which requires that sufficient land be
29	available for all types of housing including manufactured housing.
30	The Manufactured Housing Community classification promotes
31	residential development that is higher density than single-family,
32	but single-family in character. This land use classification is
33	assigned to existing manufactured housing communities.
34	
35	• Downtown Residential: The Downtown Residential
36	classification provides higher density residential development in
37	support of the Downtown Commercial classification. Limited
38	retail and office uses are also allowed as part of mixed-use
39	developments. The classification represents an opportunity to
40	provide a range of housing types in the community with attention
41	to appearance and scale.
42	
	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.

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- 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,

1 office, wholesale, and service uses, with compatible storage and
2 light manufacturing uses, serving regional market areas and
3 offering significant employment opportunities. These purposes
4 are accomplished by supporting existing businesses, while
5 encouraging compact and mixed-use development that is
6 supportive of transit and pedestrian travel for the future. Industrial
7 and heavy manufacturing uses are no longer appropriate in this
8 classification.

9 • **Downtown Commercial:** The Downtown Commercial
10 classification features a mix of private and public uses designed
11 to create a pedestrian-friendly downtown consistent with
12 Kenmore's designation in the Regional Growth Strategy as a
13 High Capacity Transit Community and as a Candidate King
14 County Countywide Growth Center. Public places, sidewalks,
15 extensive landscaping, transit-orientation, shared or structured
16 parking, protection of environmentally sensitive areas,
17 affordable housing, and high quality design and signage are key
18 features. Permitted uses emphasize mixed or multiple use
19 developments, and include high-density housing, civic and
20 governmental uses, offices, small-scale commercial and retail
21 businesses, and locally oriented professional and personal
22 services.

23 Uses not compatible with the Downtown Commercial intent such
24 as those which require vehicle or materials storage, service bays,
25 wide curb cuts, expanses of exterior product display or storage,
26 or produce little customer or visitor activity are discouraged.

27 Some limited existing uses that require vehicle storage and
28 continue to contribute to the economic vitality of downtown
29 Kenmore are permitted as existing uses on existing properties,
30 though the use is encouraged to transition use of the property to
31 those more in keeping with the first paragraph of this purpose
32 statement.

33 • **Public and Private Facilities:** The purpose of the Public and
34 Private Facilities classification is to identify and retain public and
35 private lands primarily utilized for parks, recreation, schools,
36 utilities, government buildings, and other administrative or
37 institutional uses. In some locations, housing may also be an
38 appropriate use. Master plans would be encouraged to
39 determine the type and extent of these primary uses as well as
40 compatible accessory uses. Development regulations include a
41 process to reclassify smaller properties to the zone most
42 prevalent immediately surrounding the site subject to the
43 provision of information by the institution about the need to
44 convert to a different use.

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- 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:

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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,

- 1 mitigation for impacts to the shoreline edge, and
2 enhancement of fish and wildlife habitat.
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- 5 Policy LU-2.1.3 High density residential classifications should be applied as follows:
6
7 a. Primarily located in or near the Downtown area and in the area of
8 transit-oriented development near the Metro/Sound Transit Park
9 and Ride
10
11 b. In or next to Regional, Community, or Neighborhood Business
12 Centers; and,
13
14 c. Where existing or planned transportation capacity should be
15 adequate to accommodate projected travel demand.
- 16
17 Policy LU-2.1.4 Commercial classifications should be:
18
19 a. Located along Principal or Minor arterials or on collector streets that
20 intersect with arterials within 1/2 mile. Existing or planned
21 transportation capacity should be adequate to accommodate
22 projected travel demand;
23
24 b. Located to provide convenient shopping or other services for nearby
25 neighborhoods;
26
27 c. Encouraged near trails to provide opportunities for small-scale
28 pedestrian-oriented development serving passers-by.
29
30 d. Strategically located to maximize the potential success of the
31 hierarchy of commercial classifications. The priority area for
32 commercial development should be the Downtown;
33
34 e. Sized appropriately to accommodate sufficient land to
35 accommodate community business and services needs;
36
37 f. Located in areas with current or planned pedestrian access; and
38
39 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.
- 36 Policy LU-2.1.5 Consider proposed Comprehensive Plan Amendments each calendar year
37 concurrently so that the cumulative effect of the proposals can be
38 determined. The City may consider some amendments outside of the
39 normal review cycle such as amendments to the Capital Facilities Element,

1		Shoreline Master Program, adoption of a subarea plan, emergency
2		amendments, or others as authorized in the Growth Management Act. All
3		proposed Comprehensive Plan Amendments should include the following
4		elements:
5		a. A detailed statement of what is proposed to be changed and why;
6		b. A statement of anticipated impacts of the change, including
7		geographic area affected and issues presented;
8		c. A demonstration of why existing Comprehensive Plan guidance
9		should not continue in effect or why existing criteria no longer
10		apply;
11		d. A statement of how the amendment complies with the Growth
12		Management Act's goals and specific requirements;
13		e. A statement of how the amendment complies with the Kenmore
14		Vision Statement;
15		f. A statement of how functional plans and capital improvement
16		programs support the change; and
17		g. Public review of the recommended change, necessary
18		implementation (including area zoning if appropriate) and
19		alternatives.
20	Policy LU-2.1.6	Ensure proposed Comprehensive Plan policy amendments result in changes
21		to development regulations, modifications to capital improvement
22		programs, and revised subarea, neighborhood, and functional plans
23		necessary to ensure consistency between the Plan and the implementing
24		regulatory and budgetary frameworks.
25	OBJECTIVE 2.2	Prepare clear development regulations consistent with the
26		Comprehensive Plan.
27	Policy LU-2.2.1	Prepare zoning maps, classifications, and development standards that are
28		consistent with the Comprehensive Plan and functional plans.
29	Policy LU-2.2.2	To provide flexibility as times and development conditions change,
30		address possible amendments to the P-suffix and special district overlay
31		requirements through the development agreement process. If
32		development standards are modified or eliminated, offsetting public
33		benefits must be provided.
34	Policy LU-2.2.3	Kenmore's regulation of land use should:
35		a. Protect public health, safety, and general welfare;

- 1 b. Protect environmentally-sensitive areas, including wetlands,
2 groundwater, streams, Lake Washington, the Sammamish River
3 and Puget Sound.
- 4
- 5 c. Support tree preservation, whenever possible.
- 6
- 7
- 8 d. Implement and be consistent with the Comprehensive Plan and
9 other adopted land use goals, policies, and plans;
- 10 e. Be expeditious, predictable, clear, straightforward, and internally
11 consistent;
- 12 f. Treat all members of the public equally and base regulatory
13 decisions wholly on the applicable criteria and code requirements;
- 14 g. Provide clear direction for resolution of regulatory conflict;
- 15 h. Be enforceable, efficiently administered, and provide appropriate
16 incentives and penalties;
- 17 i. Be consistently and effectively enforced;
- 18 j. Create public and private benefits worth their cost;
- 19 k. Be coordinated with timely provision of necessary public facilities
20 and services;
- 21 l. Be coordinated with special purpose districts and other public
22 agencies to promote compatible development standards in
23 Kenmore;
- 24 m. Be responsive, understandable, and accessible to the public;
- 25 n. Provide effective public notice and reasonable opportunities for the
26 public (especially those directly affected) to be heard and to
27 influence decisions;
- 28 o. Avoid intruding on activities involving constitutionally protected
29 freedoms of speech, petition, expression, assembly, association
30 and economic competition, except when essential to protect public
31 health, safety and welfare (and then the restriction should be no
32 broader than necessary); and
- 33 p. Provide for relief from regulations when they would deprive a
34 property of reasonable use, and when such relief would neither
35 endanger public health and safety nor conflict with adopted use
36 policies.

1	OBJECTIVE 2.3	Establish a system of densities and development standards that allows
2		for efficient infrastructure and service delivery while protecting
3		environmental resources, and ensuring compatibility between different
4		building types.
5	Policy LU-2.3.1	Through future planning efforts over the next twenty years, seek to achieve
6		a mix of residential densities and housing types, appropriately located.
7		Higher density classifications should be applied primarily in and around the
8		Downtown and in the transit-oriented development area near the
9		Metro/Sound Transit Park and Ride. Medium density classifications
10		should be applied within a walkable and/or bikeable distance to transit and
11		services. Lower density classifications, generally no less than four
12		dwelling units per acre, should be applied to established single-family
13		neighborhoods without easy access to transit and services. A lower
14		density zone may be used to recognize significant environmentally
15		sensitive areas.
16	Policy LU-2.3.2	When considering density increases or reduced lot sizes, use tools such as
17		building size and form regulations and design standards to address issues
18		of neighborhood compatibility.
19	Policy LU-2.3.3	Apply minimum density requirements to residential and mixed-use zones of
20		twelve or more homes per acre when consistent with the vision for a given
21		zone.
22	Policy LU-2.3.4	In the Downtown Commercial classification, adopt a minimum floor area
23		ratio (FAR) to promote multi-story development.
24	Policy LU-2.3.5	Review Uniform Building codes and make amendments to remove barriers
25		to achieving desired densities, such as increased stories of wood frame
26		construction.
27	Policy LU-2.3.6	Use regulations, incentives, open space acquisition, or, where these
28		measures are not adequate, use low density zoning to protect floodplains,
29		riparian corridors, high value wetlands, and unstable slopes from
30		degradation, and to encourage linking these environmental features into a
31		network of open space, fish and wildlife habitat. In sensitive areas, some
32		density may be transferred onsite to less constrained areas, or density may
33		be transferred off-site to specified receiving areas, such as the Downtown.
34	Policy LU-2.3.7	In some areas, use density incentives to encourage development of
35		affordable housing, or significant open space, public parks and public
36		trails. Where provided, encourage public parks and public trails to be part
37		of a network consistent with the Parks, Recreation, and Open Space
38		Element goals, objectives, and policies. Additionally, in the Downtown,
39		density incentives or other incentives should be provided for shared and
40		structured parking, or consolidation of lots. Consider performance-based

1		measures to achieve this policy. Ensure benefits, for example-significant
2		open space, are in proximity to the development site.
3	Policy LU-2.3.8	In parts of Downtown near transit, in the high-density residential
4		classification near the Metro/Sound Transit Park and Ride, and in the Urban
5		Corridor classification east of 73 rd Avenue NE, require inclusion of
6		affordable housing in new residential or mixed use development.
7	OBJECTIVE 2.4	Coordinate land use, road, and utility planning.
8	Policy LU-2.4.1	Establish priority areas for public facility and service improvements,
9		especially for transportation. These priority areas should be located where
10		public facility and service improvements would most effectively advance
11		the City of Kenmore's growth and development as a Candidate Countywide
12		Growth Center or the City's goals for economic development,
13		neighborhood improvement, environmental protection, energy efficiency or
14		affordable housing. Priority areas will shift over time as improvements are
15		installed and adopted service level standards are attained.
16	Policy LU-2.4.2	Implement an annual monitoring program to assess land use development
17		trends, and service and infrastructure provision. If service deficiencies,
18		such as city, county and state roads, public water supply and wastewater
19		treatment, or communication infrastructure are identified, the City of
20		Kenmore and the affected service providers should adopt Capital
21		Improvement Programs to remedy identified deficiencies in a timely
22		fashion, or the City of Kenmore should reassess the land use plan. In
23		particular, the City should continue to promote reliability improvements for
24		electric services in Kenmore.
25	Policy LU-2.4.3	Work with communication providers to ensure that broadband service at
26		suitable speeds is available throughout the city.
27	Policy LU-2.4.4	Ensure that infrastructure and facilities are sized appropriately to
28		community needs and are located with attention to the desired
29		neighborhood character.
30	Policy LU-2.4.5	Consider the effects of improved or new infrastructure such as roads and
31		utilities as potential barriers between neighborhoods or as stimulators of
32		development.
33	Policy LU-2.4.6	Through zoning and subdivision regulations, require that residential
34		developments, including mobile home parks, whether new developments or
35		substantial redevelopments, provide the following improvements:
36		a. Paved streets (and alleys if appropriate), curbs and sidewalks, and
37		internal walkways when appropriate;
38		b. Adequate parking consistent with local transit service levels;

1		c. Street lighting and street trees;
2		d. Underground utilities;
3		e. Stormwater control;
4		f. Public water supply;
5		g. Public sewers.
6	Policy LU-2.4.7	Provide water, sewer, surface water, transportation, and recreational facilities at the time of development.
7		
8	OBJECTIVE 2.5	Encourage development on properties with existing or planned public services and utilities.
9		
10	Policy LU-2.5.1	Encourage innovative, quality development and redevelopment through a variety of regulatory, incentive, and program strategies. Possible approaches include:
11		
12		
13		a. Special development standards for infill or redevelopment sites;
14		b. Assembly and resale of sites to providers of affordable housing or mixed-use developments;
15		
16		c. Impact mitigation fee structures that favor infill or redevelopment;
17		d. Expedited permit processes;
18		e. Greater regulatory flexibility; and
19		f. Reduced permit fees and/or delayed fees.
20	OBJECTIVE 2.6	Require adequate transitions between land uses of differing intensities and between development and environmentally sensitive areas.
21		
22	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.
23		
24		
25	Policy LU-2.6.2	Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area.
26		
27	Policy LU-2.6.3	Locate zoning districts and prepare development regulations that result in gradual transitions between different building intensities.
28		
29	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.
30		
31		

1	Policy LU-2.7.1	Plan in partnership with special districts, private service providers,
2		neighboring municipalities, King and Snohomish Counties, and the State of
3		Washington. The City should strive to balance the differing needs identified
4		by planning partners at various geographic levels, and ensure that planning
5		partners honor Kenmore's needs.
6	Policy LU-2.7.2	Prepare functional plans to identify City facility and service needs and
7		define ways to fund these needs consistent with the land use plans and
8		service and finance strategy. Independent special districts and other
9		public agencies should also prepare functional plans which should be
10		considered by Kenmore. The capital facility plans and capital improvement
11		programs prepared by all other agencies which provide services to Kenmore
12		should be consistent with the Kenmore Comprehensive Plan.
13	GOAL 3.	SUPPORT DEVELOPMENT OF KENMORE'S DOWNTOWN AS A KING COUNTY
14		COUNTYWIDE GROWTH CENTER.
15	OBJECTIVE 3.1	Take action to support Downtown Kenmore's candidacy as a King County
16		Countywide Growth Center—a place to equitably concentrate jobs,
17		housing, shopping, and recreational opportunities.
18	Policy LU-3.1.1	Ensure that the combination of jobs and population in the Downtown meets
19		County standards (eventual goal of 30 activity units per acre).
20	Policy LU-3.1.2	Continue plans for a mix of uses, providing housing and employment at
21		densities that support high-capacity transit.
22	Policy LU-3.1.3	Apply a minimum floor area ratio for new commercial buildings in the
23		Downtown Commercial classification.
24	Policy LU-3.1.4	Continue to demonstrate that Downtown is a priority for growth and
25		investment.
26	Policy LU-3.1.5	Continue to use design standards to ensure a pedestrian-friendly and
27		attractive Downtown.
28	Policy LU-3.1.6	Plan for a variety of housing types including affordable housing.
29	Policy LU-3.1.7	Try to retain existing residents and businesses in the community as growth
30		is planned.
31	Policy LU-3.1.8	Continue to support existing recreational opportunities Downtown such as
32		the Town Square and skate park, as well as future opportunities in the
33		Special Study Areas at Lakepointe and Plywood Supply.
34	Policy LU-3.1.9	Support multi-modal transportation, including bicycling, walking, transit,
35		and a passenger ferry.

1	GOAL 4.	<i>IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF</i>
2		<i>KENMORE.</i>
3	OBJECTIVE 4.1	Promote and support visual, literary, and cultural arts and activities in the
4		community.
5	Policy LU-4.1.1	Encourage King County to continue to provide arts and culturally-based
6		services to the City of Kenmore through its existing programs, and to
7		provide technical assistance for locally-generated programs.
8	Policy LU-4.1.2	Encourage shared, multipurpose use of regional and community facilities for
9		cultural activities to maximize their efficient use and to expand public access
10		to cultural opportunities.
11	Policy LU-4.1.3	Develop a public art program that provides art in public facilities, projects
12		and places to enhance community character and quality of life. Priority
13		locations should include Downtown, government facilities, and municipal
14		parks. Maintenance and conservation should be considerations in the
15		development and management of public art.
16	OBJECTIVE 4.2	Promote the preservation of significant historic and archaeological sites
17		and structures.
18	Policy LU-4.2.1	Establish a partnership between Kenmore, King County, the Kenmore
19		Heritage Society and citizen volunteers in order to pursue historic inventories
20		and studies to promote landmark designation. Use the inventory to guide
21		decision-making in resource planning, environmental review, and resource
22		management.
23	Policy LU-4.2.2	Encourage land uses and development that retain and enhance significant
24		historic and archaeological resources and sustain historic community
25		character.
26	Policy LU-4.2.3	Coordinate with the Tribes, the King County Historic Preservation Officer,
27		and the State Office of Archaeology and Historic Preservation, as
28		appropriate, to review public and private projects to protect and enhance
29		historic and archaeological resources.
30	Policy LU-4.2.4	Seek funding from King County, the State of Washington, or other agencies
31		to acquire and preserve significant historic resources for use by City and
32		other public agencies.
33	OBJECTIVE 4.3	Encourage local activities which promote the community's history.
34	Policy LU-4.3.1	Support the efforts of the Kenmore Heritage Society to document Kenmore's
35		history, and provide educational materials and resources to all ages.

- 1 Policy LU-4.3.2 Work in partnership with the Kenmore Heritage Society, other agencies and
2 special districts to identify places or facilities where a museum or display of
3 historic artifacts and information can be accomplished.
- 4 Policy LU-4.3.3 When dedicating new civic facilities, consider naming them in honor of
5 historical events or persons of significance to the community.
- 6 Policy LU-4.3.4 Acknowledge that growth and development in Kenmore occurs on the
7 ancestral lands of the Coast Salish peoples.

8 **IMPLEMENTATION STRATEGIES**

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

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

- 13 • Historic resource preservation funding
- 14 • Public arts programs
- 15 • Partnerships with historic groups and agencies.
- 16 • Standards and locational requirements for small-scale commercial enterprises and services
17 closer to home for neighborhood residents in low and medium density residential
18 classifications.
- 19 • Minimum floor area ratio (FAR) for commercial development in the Downtown Commercial
20 classification.
- 21 • Transit-oriented development density increases and revised standards in the area near the
22 Metro/Sound Transit Park and Ride.

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

- 25 • Appropriate permitted uses in low and medium density residential districts outside of
26 environmentally sensitive areas
- 27 • Permitted uses in commercial zones
- 28 • Downtown densities in conformance with Countywide Growth Center criteria
- 29 • Development standards addressing neighborhood compatibility with surrounding
30 development
- 31 • Density bonuses, density transfers, and minimum density regulations
- 32 • Uniform Building Code review
- 33 • Infill development standards or incentives

- 1 • Permit procedures and fees.
- 2 Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions
- 3 or participate in regional programs, including:
- 4 • The King County Urban Growth Capacity Study
- 5 • Coordination with special districts and County regarding services
- 6 • Support of County historic resources programs
- 7 • Coordination with County/State agencies regarding historic/cultural resources during
- 8 development review.
- 9 • Annual monitoring of development to determine whether assumptions made in the
- 10 Comprehensive Plan regarding rate, nature, and distribution of development remain accurate.
- 11

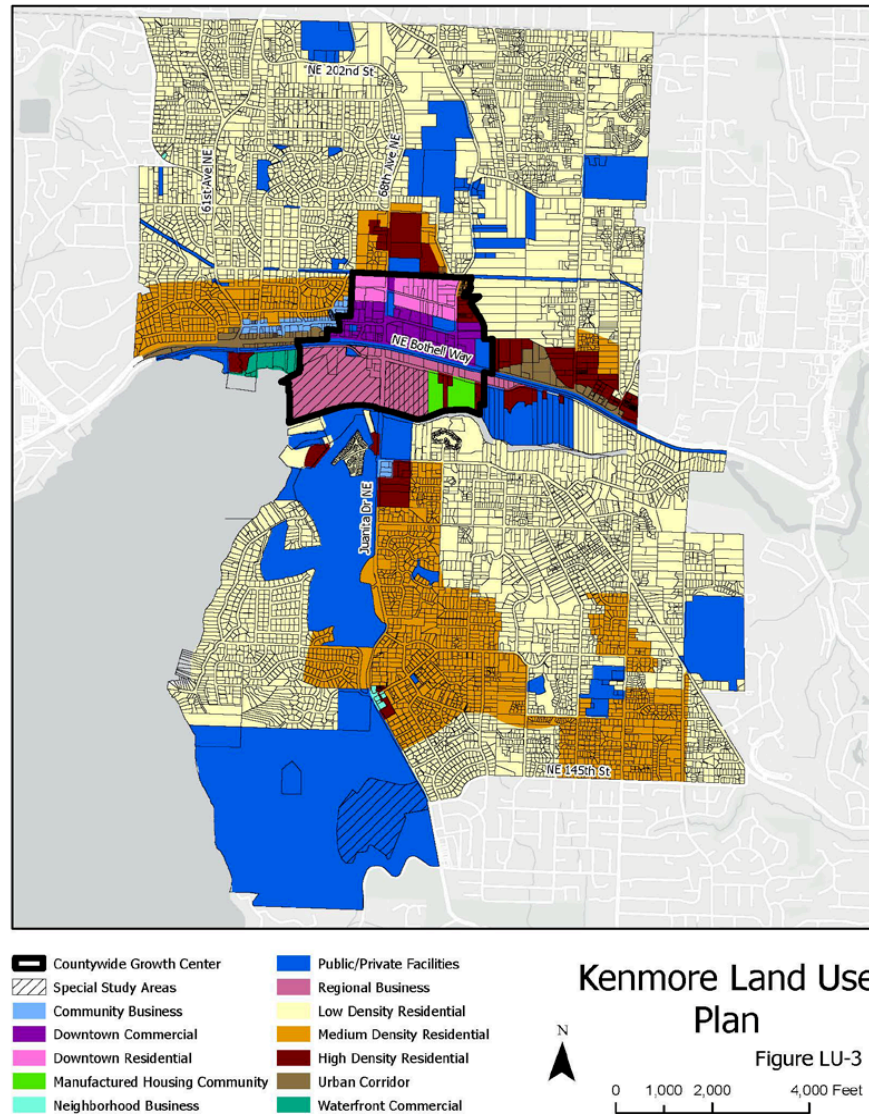
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FIGURE LU-3: KENMORE LAND USE PLAN



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Figure LU-4: BASTYR UNIVERSITY MASTER PLAN (2009)

