

City of Kenmore



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

City of Kenmore Planning Commission Meeting Agenda

October 5, 2021 @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:

Please click the link below to join the webinar or copy and put this link in your address bar in your web browser:

<https://us02web.zoom.us/j/84011598199>

Or One tap mobile :

US: +12532158782,,84011598199# or +16699009128,,84011598199#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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Webinar ID: 840 1159 8199

International numbers available: <https://us02web.zoom.us/j/84011598199>

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

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, October 5, 2021. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

Public Comment - A. Ritscher

Public Comment - A. Stankowiak

Public Comment - D. Lange

Public Comment - J. Howard

Public Comment - K. Jenkins

[Public Comment - L. Hust](#)
[Public Comment - S. Fesler](#)
[Public Comment - K. Shea](#)
[Public Comment - J. Murray](#)
[Public Comment - D. Owen](#)

3. APPROVAL OF MINUTES

[September 14, 2021 Planning Commission Meeting Minutes](#)
[September 21, 2021 Planning Commission Meeting Minutes](#)

4. AGENDA ITEMS

Vision Statement

[Staff Memo 1](#)

[Memo 1 - Attachment 1 Revised Vision Statement](#)

[Memo 1 - Attachment 2 Vision Statement notes](#)

Housing Element: Missing Middle Housing

[Staff Memo 2](#)

[Memo 2 - Attachment 1](#)

[Memo 2 - Attachment 2a - North TransitStops](#)

[Memo 2 - Attachment 2b - South TransitStops](#)

[Memo 2 - Attachment 3 Sales and Rental Prices and Affordability](#)

5. ADJOURNMENT

6. UPCOMING MEETINGS:
October 19, 2021, 7:00 p.m.

From: [Lahaina Rental](#)
To: [Rita Moreno](#)
Subject: Zoning changes in Kenmore
Date: Sunday, September 26, 2021 9:01:57 AM

I heard there is a town meeting coming up to discuss zoning changes in Kenmore. I am vehemently opposed to adding any more density to our single family areas. I understand there is a housing shortage but the single family areas dont have the infrastructure for it. One of the things that sets Kenmore apart is our smaller town feel. Allowing apartment buildings, triplexes and more to pop up all over the place will kill what makes Kenmore so great! I think its fine to add housing strategically like what was done in downtown Kenmore above retail but it should not be done in our single family communities. I can not attend the meeting but I would appreciate it if you can make sure my voice is heard.

Thank you,

April Ritscher
Kenmore resident

From: [Al Stankowiak](#)
To: [Rita Moreno](#)
Cc: [A LISA CELL Stankowiak](#)
Subject: We are against potential single family zoning changes that will increase density.
Date: Monday, September 27, 2021 1:13:23 PM

Please let the council know that we are against changes to the single family zoning that would increase density, traffic and reduce pedestrian safety by allowing row houses, duplexes, triplexes and cottages in our single family zoned neighborhoods.

We are unable to attend the council meeting in person so please communicate our thoughts.

Regards,

Al Stankowiak
Lisa Stankowiak
19011 62nd Ave NE
Kenmore, WA 98028

alstan7777@gmail.com
(206)455-0370 mobile

From: [Dave Lange](#)
To: [Rita Moreno](#)
Subject: Comment for next Planning Commission
Date: Tuesday, September 28, 2021 9:25:54 AM

The State GMA should not be concrete on one side of the line and green space on the other.

Zoning should be at a pocket level or node level, not lining the secondary arterials. Green space should follow a creek corridor. A cluster of density is much more walkable. How big should zoning density be? How about the pedshed of the people living there. A transit hub in the middle will be walkable by everyone in the cluster. How much mixed use? Can an affordable housing resident live in the cluster and not have a car? Are there a mix of tree ages and green spaces along every walk trip? Without using target trees between the street and the sidewalk. Just a couple of ways of determining bad density versus good density.

Successful TOD is more dependent on things to do than housing units. If you want busses on general streets then most of the residents should be walking and their car trips on smaller roads.

If you want bands of development coming out of a Seattle core then business centers need to be located in each band. If you live in Shoreline, most of your trips should be between Northgate and Lynnwood. If you are in Kenmore, most of the trips should be LFP to Woodinville. Without using the linking arterials.

The more this principle gets violated the worse the roads fill up and the fewer trees will line the arterials.

Lining 522 with density is what Lake City has done and now wants to drop the speed limit to 20 MPH for pedestrians with stoplights and crosswalks. Does 522 stay a regional arterial or become mainstreet?

Dave Lange
Kenmore

From: [Lauri Anderson](#)
To: [Rita Moreno](#)
Subject: FW: Kenmore Middle Housing
Date: Tuesday, September 21, 2021 7:49:23 AM

Hi Rita-- Please put the email public comment in the folder for the 10/19 meeting.

Thanks!

Lauri

From: Debbie Bent <Dbent@kenmorewa.gov>
Sent: Monday, September 20, 2021 10:25 AM
To: Debbie Bent <Dbent@kenmorewa.gov>; Dennis Olson <dolson@kenmorewa.gov>; Dwight Thompson <DThompson@kenmorewa.gov>; Lauri Anderson <landerson@kenmorewa.gov>; Mark Ohrenschall <mohrenschall@kenmorewa.gov>; Maura Query <mquery@kenmorewa.gov>; Michael Vanderlinde <mvanderlinde@kenmorewa.gov>; Nathan Loutsis <nloutsis@kenmorewa.gov>; Rita Moreno <rmoreno@kenmorewa.gov>; Suzanne Greathouse <sgreathouse@kenmorewa.gov>; Tracy Banaszynski <TBanaszynski@kenmorewa.gov>
Subject: FW: Kenmore Middle Housing

Please see the email public comment below. Thanks – Debbie

Deborah A Bent, AICP

Community Development Director | City of Kenmore
18120 68th Ave NE | Kenmore, WA 98028
Tel: (425) 398-8900 | Fax: (425) 481-3236
dbent@kenmorewa.gov | www.kenmorewa.gov

From: Jim and Cynthia Howard <jhoward79@hotmail.com>
Sent: Sunday, September 19, 2021 1:55 PM
To: Lauri Anderson <landerson@kenmorewa.gov>; Debbie Bent <Dbent@kenmorewa.gov>
Subject: Re: Kenmore Middle Housing

Lauri,

Please forward this email to the planning commission as public comment.

Dear Commissioners,

To expand upon my earlier 05/07/2021 email regarding middle housing, I would like to add the following.

1. If the Commission decides to recommend expansion of middle housing within the single-family neighborhoods, please consider recommending design guidelines similar to what is required within KMC Chapter 18.52 for the Downtown Design Standards. Design standards can help prevent the undesirable condition shown in the photo example provided within my neighborhood. I also noticed the photo examples included in your agenda packet only show attractive projects. Unfortunately, there are also many photo examples that could be provided where increased density is dramatically out of place with the surrounding neighborhood.
2. Design guidelines should also require some type of Green Factor scoring system that ensures an attractive landscape character and healthy environment. Green factor scoring helps protect the natural and social environment with high quality landscapes, tree protection, visual screening, increased stormwater treatment and development of outdoor social spaces. These urban design treatments can help soften the impacts from higher densities.

The city has already modified our code to allow expanded ADU's within single family neighborhoods. In my opinion, this seems like a reasonable level of increased density for neighborhoods that are already lacking sidewalks, nearby parks or adequate storm water treatment.

Thanks
Jim Howard

From: Lauri Anderson <landerson@kenmorewa.gov>
Sent: Monday, May 10, 2021 8:08 AM
To: Jim and Cynthia Howard <jhoward79@hotmail.com>
Subject: RE: Kenmore Middle Housing

Good morning! Your email will be included in the June 1 Planning Commission meeting packet (their next meeting).

Thanks for getting in touch!

Lauri

From: Jim and Cynthia Howard <jhoward79@hotmail.com>
Sent: Friday, May 07, 2021 3:08 PM
To: Lauri Anderson <landerson@kenmorewa.gov>; Debbie Bent <Dbent@kenmorewa.gov>
Subject: Kenmore Middle Housing

Lauri,
Hope all is well with you and you are enjoying 2021 so far. Please forward this email to the planning commission as public comment for their next planning commission meeting.

Thanks!
Jim Howard

I understand the planning commission is discussing middle housing within single family

neighborhoods. I want to provide an example of a duplex project that is currently being built in unincorporated Snohomish County just north of Kenmore along 61st Ave NE (23rd AVE West). I would like for the planning commission to see there can be problems with the aesthetics of this type of development. Generally the middle housing land use encourages new buildings to be built to the maximum allowable building footprint. The problem with building to the maximum allowable building footprint is it removes all interior vegetation and creates a new structure that is out of scale with the surrounding environment.

In my opinion increased density in neighborhoods that already are underserved in sidewalks, transit, parks and storm drainage should be avoided. Also provided below is a photo of Tschet Cha Thl (Stream 0056) along 61st Ave NE located downstream of the duplex project. Recent storm events have washed out the roadway edge causing the city to put up the less than attractive traffic cones and warning tape to prevent pedestrians from falling into the stream. I would encourage the city to concentrate new housing to areas within the TOD area of the city where infrastructure, sidewalks, parks, transit already exist.







From: [Karen Duggan Jenkins](#)
To: [Rita Moreno](#)
Subject: Single Family Zoning Changes
Date: Tuesday, September 28, 2021 11:06:21 PM

Hi Rita. I recently saw a post on the Kenmore Neighbors Facebook page about the proposed changes to existing single family zoning laws.

I am not able to attend the October 5 Planning Commission meeting but I wanted to be sure and voice my opinion.

I very much hope the proposed changes do not happen. My family moved to Kenmore from Seattle to get **away** from high density living, crowded streets, crime, vandalism and noise.

We live on a quiet, narrow street that has no sidewalks and no painted lines and the lots are spaced far enough apart that families have privacy. We want to keep it that way.

I understand that there is a need for less expensive housing, typically in the form of high-density housing. These high-density housing options should be located at the city's center, not crowding the spacious neighborhoods surrounding it.

Please tell the Planning Commission to prevent lowering its homeowner's property values, to avoid over-crowding our streets and our schools, to focus on building high-density housing around downtown and to keep Kenmore's wonderful neighborhoods the way they were designed.

Thank you for your time.

Karen Jenkins

From: [LEANNE HUST](#)
To: [Rita Moreno](#)
Subject: Re: public comment at City planning meeting
Date: Tuesday, September 21, 2021 8:04:15 PM

I would still like the opportunity to speak.

Some questions/comments for the Planning Commission.

1. I did not like the video created by a billion-dollar company, highlighting Zillow, a 25 billion-dollar company. We are the people and we are NOT billionaires. Don't let this video make you forget the real issues: Housing, preservation, and the environment.
2. This is a complex issue. Not an easy job! I appreciate all of you, honestly.
3. Who is going to live in these small houses, duplexes, etc.? Who is going to live here in 10, 20 or so years? What does the population look like in Kenmore in 10 or 20 years? Are we going to have empty duplexes in 20 years?
4. Where are all these people going to walk? Take the bus? Park? I can't walk safely now. I lived in Seattle for 10 years and took the bus everywhere. I can't walk safely to a bus in Kenmore.
5. Why is Kenmore considering single-family zones for development at the expense of the green spaces?

We don't have the infrastructure (sidewalks, public pools or community centers) to accommodate more housing. It sounds crazy to me that we would put more housing in without putting in the infrastructure.

Do not rezone single-family neighborhoods in Kenmore.

We need to remember that housing is a complex issue and we can't just rezone single-family housing in Kenmore and solve housing issues. We don't need to develop every last corner of Kenmore.

6. Are neighborhoods with covenants being re-zoned? Are gated communities being re-zoned? These last two questions are more for the commission to think about. I believe we will create more exclusive neighborhoods with re-zoning. The neighborhoods with gates and covents will hire lawyers to prevent re-zoning. Rezoning in single-family neighborhoods will create more conflict and exclusionary spaces.

Sincerely,

Leanne Hust
Kenmore Resident and King County resident for 52 years

On 09/21/2021 7:25 PM LEANNE HUST <lkhust@comcast.net> wrote:

Rita-

Is there public comment tonight? It was on the agenda but I was never asked to speak? Thanks, Leanne Hust

From: [Stephen A. Fesler](#)
To: [Rita Moreno](#); [Lauri Anderson](#)
Subject: October 5th Planning Commission
Date: Thursday, September 30, 2021 6:25:48 PM

Good evening:

I'd like to pass on comments surrounding missing middle housing to the planning commission. As I resident, I want to make it abundantly clear that every residential zoning district should allow for duplexes, triplexes, townhouses, rowhouses, cottage housing, tiny houses, and even fourplexes, sixplexes, and 12-plexes. Every single residential lot should permit this. It's time for Kenmore to grow and end its racist, exclusionary single-family zoning. It must go and the city must densify greatly.

There shouldn't be any car parking requirements and I see that staff are contemplating the issues they present to missing middle housing. Developers will still opt to provide parking if they think their future residents will want/need them. Kenmore is overflowing with parking and needs no more. The only concern that the planning commission should have around parking is the fact that it perpetuates environmental and economic harm; end parking minimums.

Additionally, I strongly oppose any special permitting process for these uses beyond ministerial review. As a professional land use planner, I can tell you that they serve no purpose and only act as an obstacle to housing. Projects don't improve because of them and the public never feel heard by them; discretionary processes give false hope and needlessly delay projects. The planning commission must squarely put the focus on development standards and let permitting staff work with applicants to attain compliance with the regulations.

Kind regards,
Stephen A. Fesler, resident near Rhodododren Park.

From: [Karen Shea](#)
To: [Rita Moreno](#)
Subject: Zoning Change
Date: Tuesday, October 5, 2021 1:11:04 PM

Hello!

Having watched the September 21 discussion on potential zoning changes to Kenmore, I would like to say I appreciate the thoughtful approach the Planning Commission is taking in evaluating this issue that would include cottage housing, townhomes, etc.

My biggest concern is with the environmental impacts these developments can have on the area. Having watched the City of Kirkland clear cut acres and acres of trees to put in townhomes along Juanita Drive and 116th has been heart wrenching — especially since the end result is housing that is NOT affordable to the average home buyer. If Kenmore proceeds with these higher density housing options, I would like Kenmore to limit such developments to areas that are appropriate for such developments and not issue a blanket-wide approval to any and all areas of Kenmore. Being smart and responsible is the approach I would like to see.

Given the challenges we already face with climate change protecting trees, habitat and water ways for the long-term should be first foremost when considering new development and rezoning.

Thank you.

Karen Shea

From: [Judy Murray](#)
To: [Rita Moreno](#)
Subject: Concerns regarding the October 5, 2021 Planning Commission Meeting
Date: Monday, October 4, 2021 4:04:03 PM

Hi,

I am not sure if we will be able to attend tomorrow evening's meeting, so I wanted to voice our concerns here. We live in the Arrowhead Inglewoods development. We purchased our home in 1998, paying a premium because the house has 180 degree views of Lake Washington. It is our understand that the CCR's for our development have **height restrictions** that preclude any of our neighbors from building structures taller than one story (at street level) and blocking all or a portion of anyone else's view. If the City Council changes our neighborhood's zoning from single family residential, does that mean that any height restrictions are no longer in effect? Or can we count on keeping our lake views? If the height restrictions are abolished and one or more of our neighbors block our view building multi-family structures, will the City of Kenmore compensate us for the devaluation of our property?

Regards,
Judy and Bob Murray
15725 62nd Ave NE
Kenmore, WA 98028

Sent from [Mail](#) for Windows

From: dickowen43@aol.com
To: [Rita Moreno](#)
Subject: Planning Commission discussion on changes to single family zones October 5, 2021 meeting.
Date: Tuesday, October 5, 2021 8:54:01 AM

Hi Rita,

Could you pass this comment onto the Planning Commission members before their meeting tonight?
Thanks

I am writing to you in opposition to any changes to the Single Family Zoning requirements as they presently exist. Kenmore has always been a small residential community. We live here because we see what goes on in Seattle and we do not want that to happen in Kenmore.

There are all kinds of issues with increasing density in single family zones such as added traffic and noise. Many residential areas in Kenmore have HOAs which prohibit subdividing lots or building more than 1 residence on a lot, so these areas will hire land use attorneys and fight every attempt to allow this change if enacted. Where are the funds coming from to defend the City from these challenges or have you thought about this? I am not interested in paying taxes to defend poorly conceived zoning ideas. I question why the Planning Commission is even considering these changes? Do you feel some need to increase density in single family zones because you think we need to provide more housing? Why should Kenmore even care about providing more housing in single family zones? The Commission should be preserving our existing single family zones to preserve the residential character of our great City. I am not against more housing which we need in the Puget Sound area. I am against increasing density in long established residential areas. Thank you.

Richard Owen
15542 62nd Ave NE
Kenmore, WA 98028

**City of Kenmore
Planning Commission Meeting
September 14, 2021 @ 7:00 p.m.**

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

Mark Ohrenschall, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Suzanne Greathouse
Dennis Olson
Dwight Thompson

Consultants & Staff

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

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:01 p.m.

2. PUBLIC COMMENTS

Jon Paul Mickle commented on the Lakepointe development project. and Mr. Mickle asked if the deputy mayor and select council members have used city resources to organize protests against the tenants and property owners of the parcels affected by the project, and if so, they should recuse themselves due to conflict of interest. Mr. Mickle also had questions

- Will the revised Lakepointe project still require putting hundreds of piers into Lake Washington to sustain the building weight and is there an estimated time where the impact study would be available to the public?
- Has an independent economic impact study of impacts to the current tenants' occupations and impacts to the Kenmore community been completed and compared to the proposed Lakepoint project?

3. APPROVAL OF MINUTES

August 17, 2021 Meeting Minutes – A motion to approve by unanimous consent was made by Vice Chair Vanderlinde. Commissioner Banaszynski seconded the

motion. The motion passed 6-0. Commissioner Thompson asked to be excused from the 8/17 meeting due to illness.

4. AGENDA ITEMS

- Revised Vision Statement

Staff gave an overview of the revised draft Comprehensive Plan Vision statement based on the comments and recommendations of the commissioners. For the first bullet point, Commissioner Banaszynski asked if there was wording that could humanize the first bullet point where taking out the word attractive, keep protects, and if it could get revised more through community input. Staff gave a suggestion for a potential addition to the second bullet point for the commissioners to consider. Commissioners then discussed the use of attractive in the first bullet point and commissioner Greathouse suggested putting the draft out as is for community input. Commissioner Banaszynski volunteered to submit comments on the revised vision statement to be shared with the rest of the commissioners for review. Commissioner Vanderlinde suggested that the ninth bullet point be separated to reflect two separate ideas. The commission also discussed the meaning of neighborhood character. Staff will bring back a new revised draft at a future meeting for further comment.

- Housing Element Background Information

Staff presented a power point presentation with the housing data highlights. Mike Stanger was in attendance to help answer any questions. Chair Ohrenschall commented on the data showing that Kenmore residents working in Kenmore had increased from 3% to 14%. Staff clarified in response to commissioner Banaszynski's question about capacity that either the Lakepointe property or Plywood Supply property were needed to meet capacity targets. The commission discussed several topics including housing capacity, incentives for housing affordability, racial disparity and access to housing, housing options for seniors

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:28 p.m.

Planning Commission

Approved by Planning Commission on: _____

**City of Kenmore
Planning Commission Meeting
September 21, 2021 @ 7:00 p.m.**

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

Mark Ohrenschall, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Suzanne Greathouse
Dennis Olson
Dwight Thompson
Nathan Loutsis

Consultants & Staff

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

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

2. PUBLIC COMMENTS

3. APPROVAL OF MINUTES

The September 14, 2021, Planning Commission Meeting Minutes will be ready for review and approval at the October 5, 2021, Planning Commission Meeting.

4. AGENDA ITEMS

- Housing element Missing Middle housing

Staff shared a video about missing middle housing. Staff gave a brief overview of the growth management act, vision 2050 and the King County wide planning policies relating to missing middle housing. Staff also reviewed the community survey results. Chair Ohrenschall asked what percentage of Kenmore total land is in the R1, R4, R6 zone. Staff noted it is currently 95%. There was a discussion

on policy options and directions. The commission identified the following concerns about missing middle housing:

- Design, height, and lot size considerations
- Mixing different housing types in single family neighborhoods
- Traffic, parking, noise with multi-family developments/buildings
- Displacement of residents
- Cost of land might discourage developers from building missing middle housing
- Clarify the objective for missing middle housing
- Does missing middle mean starter homes and if so, what is the cost of a starter home
- Will trickle down housing work in our area with all the competition in the surrounding area
- Is there land available for cottage housing
- Tree preservation
- Impervious surfaces
- Protecting critical areas and wildlife corridors
- Infill with lack of infrastructure
- Access to transit
- Consider low impact “green” surface water design
- Should multi-family housing be an alternative to missing middle housing

The commission identified the following approaches and strategies that could minimize concerns about missing middle housing and maximize neighborhood compatibility:

- Identify a specific area for missing middle housing
- Consider locations with access close to transit
- Consider design standards for compatibility
- Consider locations with existing infrastructure
- Consider a pilot project or incremental approach (e.g., creating duplexes within an existing home footprint)
- Keep a public review process
- Small lots with small homes with consideration for design standards including scale, tree protection, and “green” surface water design

The commission reviewed the memo with outlined options for duplexes, triplexes, cottage housing, townhomes, and small lots for single-family homes. The discussion on tiny home villages was deferred to a future meeting. Staff will bring back options for commission consideration at a future meeting.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:55 p.m.

Planning Commission

Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: September 24, 2021

To: Planning Commission

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

Regarding: Revised Vision Statement

On September 14, you requested additional amendments to the draft Vision Statement. Attachment 1 includes those amendments and provides explanatory text related to the status of the Vision Statement and the outstanding issues needing community input.

Attachment 2 is the email from Commissioner Banaszynski with her comments on the environmental bullet point. This information was requested by the Commission.

If the revised Vision Statement is acceptable, staff will post it on the website and encourage public comment on it.

Attachments

Attachment 1: Revised Draft Vision Statement
Attachment 2: Comments from Commissioner Banaszynski

18120 68th Ave NE, Kenmore, WA 98028

Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov · www.kenmorewa.gov

As part of the 2024 Kenmore Comprehensive Plan update, revisions to the City's 20-year Vision Statement are being considered. The Vision Statement describes what Kenmore will be like in 2044 and provides guidance and context to updated Comprehensive Plan goals and policies.

Changes that are being discussed are highlighted in yellow below. The Planning Commission has not made any final recommendations on the Vision Statement and they encourage community members to offer comments and suggestions.

KENMORE 20-YEAR VISION

As we look into the future, we see Kenmore as a place that residents, businesses and visitors find welcoming, with courteous people, and that offering a high quality of life to live, raise children, shop, work, recreate, and socialize. In 203544, we see Kenmore as a fun, vibrant waterfront community centered on the waterfront but including a variety of unique neighborhoods that

- offersencourages a diversity of well-maintained housing types to provide a choice of attractive living accommodations affordable to ~~for~~ all residents (See Note 1, below)
- protects natural and environmentally sensitive areas, significant open space, trees, and air and water quality, and healthy wildlife habitat (See Note 2, below)
- continues to contribute to efforts to slow climate change and address its impacts
- is inclusive, and family friendly, with a small town feeling, that supporting diversity and fostering a sense of belonging and pride in all residents
- is connected both visually and physically to its waterfront, recognizing it as a significant local and regional asset
- supports recreation and health through well-maintained parks, trails, and open spaces
- is a walkable and bikable community that provides a safe, reliable and effective system of streets, sidewalks, bike-ways, and trails, and transit routes, linking significant local and regional destinations
- embraces its role as a high-capacity transit community, supporting bus rapid transit and other transit options as part of the regional network
- provides opportunities for residents to meet their daily needs close to home (See Note 3 below)
- supports the character of its single family residential neighborhoods (see Note 4, below)
- has its own sense of place and an identifiable, walkablepedestrian-friendly downtown offering commercial, civic, cultural and park spaces, integrated with multifamily housing

- has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses
- has clear design standards creating attractive, functional, and enduring buildings and places
- encourages volunteerism and public involvement and works as a good partner with ~~citizen~~residents and governments throughout the region
- supports the safety, health, and welfare of all of its ~~citizens~~residents
- supports and encourages education and quality schools
- supports local arts, culture and history

To achieve this vision, responsible ~~and financially sustainable~~ commitments in planning and resources will be made. We share and support this vision for Kenmore.

Note that the clauses have been reordered to reflect Council's 2021 priorities.

Note 1. The Planning Commission is considering whether to add the phrase, "a choice of attractive" living accommodations back in. Other words that have been suggested by Commissioners in place of "attractive" include "comfortable," "dignified," and "welcoming."

Note 2. The Commission is discussing whether this statement about the environment should be stronger. One approach would be to add the clause, "knowing that a healthy environment is critical to human health," to the end of this sentence. Another approach would be to add language referencing the importance of a healthy natural environment to all species, including humans.

Note 3. The Commission is considering what "close to home" means. Does this mean a limited number of small commercial businesses or corner stores in neighborhoods, or does this mean residents should continue to find most shops and services downtown?

Note 4. The Planning Commission has discussed keeping the phrase, "the character of" its residential neighborhoods. There is a concern that "character" is not defined and its meaning is unclear. Commissioners would like to hear from the community on what "supporting the character of its residential neighborhoods" would mean to residents.

Rita Moreno

From: Tracy Banaszynski
Sent: Tuesday, September 21, 2021 5:16 PM
To: Lauri Anderson
Subject: Vision Statement notes

Hi Lauri,

Below is a transcription of my notes on the draft Vision Statement environmental bullet point (it probably has a more official/proper name). I typed the notes just as I had written them down ahead of our last meeting. These are the notes I spoke from during the meeting.

+I prefer PROTECTS as an active verb and more powerful, I think, than IS COMMITTED TO.

+The environmental statement still doesn't encapsulate the strength of the environmental values I think we have in Kenmore and that we need to continue to cultivate. I am looking for language that moves us toward a deeper connection to place, a greater understanding of our reciprocal relationships with other species and the natural environment.

+Maybe something about healthy habitat, especially for the native, endangered and threatened species with whom we share land, water, and air.

+The natural environment as integral to our sense of place, preservation important not simply as an end unto itself, but as how we sustain our existence and thrive in our unique place.

+Restoring and protecting our environment supports the health, well-being, and resilience of humans and other species in our community.

Please let me know if you have any additional questions. Thank you for your planning work and support of planning commission!

Warmly,
Tracy



City Of Kenmore, Washington

Memorandum

Date: September 24, 2021

To: Planning Commission

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

Regarding: Missing Middle Housing – Continued Policy Discussion

On September 14, you discussed background data related to the Housing Element. Attachment 1 is a copy of the Powerpoint presentation prepared for that meeting.

At your meeting on September 21, you began the discussion of Missing Middle Housing (MMH) types. Following is a summary of your preliminary policy directions.

Missing Middle Housing Types

Duplexes/triplexes

Consider in a specific area or zoning district that permits MMH, not throughout the City. May be acceptable as the conversion of a pre-existing residence.

Cottage Housing

Consider in a specific area or zoning district that permits MMH, not throughout the City. Parking may be an issue for cottage housing; proximity to transit and services is important. Other approaches may provide more units, although smaller dwellings are more energy efficient.

Townhouses

Either retain existing regulations or allow for a reduced public review process for smaller projects. The size and scale (design) of townhouses should mimic housing units in the surrounding neighborhood.

Smaller houses on smaller lots

Allow smaller minimum lot sizes in single-family zones through the platting process with special approval criteria. Public input on this approach is very important given the results of the Community Survey. Design (size and scale) of houses is critical. New houses should be proportionately smaller on smaller lots. Tree preservation should be prioritized, as should low impact development and adequate infrastructure (sidewalks, for example).

On October 5, the Planning Commission should review Tiny Home Villages to complete the discussion on MMH types:

18120 68th Ave NE, Kenmore, WA 98028

Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov · www.kenmorewa.gov

➤ Tiny home villages

Another approach to development of small single-family homes is to allow tiny home villages. Tiny homes are very small-scale, often-moveable, housing units. If the units are set on permanent foundations, a tiny home village is similar to cottage housing but at a lower price point. If the tiny homes are not on permanent foundations, the village is similar to an RV park with on-site connections to utilities and an expectation for more permanent placement—similar to a manufactured housing community.

Tiny home villages are sometimes proposed as a way to address housing for the homeless, with communal bathrooms and kitchen facilities and access to services.

Options

A. Allow this use through the conditional use permit review process with special approval criteria.

Pros

- Allows public review of the proposal.
- Adds development controls through the approval criteria.
- Increases more affordable housing stock.
- Can contribute to efforts to house the homeless.

Cons

- House style is a significant departure from typical new housing stock.
- If the units are not on a permanent foundation, tenure is not ensured.

Mitigation of MMH Concerns

On September 21, you identified a number of concerns that must be addressed moving forward to ensure compatibility between MMH and existing single-family residential neighborhoods. Those concerns are:

- Design of new housing units, including size and height
- Tree preservation
- Need for low impact development/green infrastructure with increased density
- Protection of wildlife corridors and critical areas
- Proximity to transit and services
- Potential for increased traffic, street parking, noise
- Adequacy of existing infrastructure, including sidewalks and parks
- Affordability of new housing
- Displacement

The Commission also identified some ways to address these concerns:

- Establish specific areas for MMH—not throughout the community
- Take an incremental approach, including allowing conversion of existing housing units
- Mitigate for adverse impacts

- Support public review of proposed developments

Staff has prepared some preliminary scenarios that could allow different MMH types while addressing Commissioners' concerns. These scenarios are very early drafts and provide staff's initial thoughts on approaches.

Scenario 1: Allow duplexes/triplexes in specific areas, away from critical areas and close to transit and services. Address:

- Conversion of existing dwelling units. Staff recommends that the Commission consider allowing conversion of existing dwelling units to duplexes or triplexes throughout the City. Expansion of the existing house footprint would not be permitted for conversion. The Commission also may wish to consider allowing an existing house to be demolished and a duplex or triplex built in its place within the same footprint. Similarly, existing duplexes and triplexes should be recognized as "conforming" uses—no longer "nonconforming." Nonconforming uses have limitations on modification and expansion.
- Distance to transit and services. Staff recommends using a one-half mile walking distance for this metric. Staff currently is preparing information on the availability of sidewalks in this half-mile area. Attachment 2 contains the maps staff has previously provided on the location of areas around frequent transit.
- Distance from critical areas. Current critical area and shoreline rules specify buffers for environmentally sensitive areas based on best available science. Staff recommends that these existing standards be used to protect environmentally sensitive areas and that proposed duplex/triplex footprints be responsive to the adopted standards.
- Size and scale of new structures. Daniel Parolek, the architect of the Missing Middle Housing strategy, has detailed information on appropriate size and scale of MMH units that could be the foundation of these regulations.
- Parking. Staff recommends that parking be reduced from current single-family parking requirements for units within one-half mile of frequent transit.
- Review process. Staff recommends that no special review process be required for duplexes and triplexes. Code standards should address concerns.

Scenario 2: Allow cottage housing in specific areas, away from critical areas and close to transit and services. Address:

- Distance to transit and services. As with duplexes and triplexes, staff recommends using a one-half mile walking distance for this metric, with consideration of the availability of sidewalks once this information is prepared.
- Size, scale and design of new developments. Staff recommends that cottage housing approaches in other jurisdictions (Kirkland, for example) and model ordinances prepared by organizations such as the Master Builders be used as the foundation for these regulations. Tree preservation could be a feature of the design standards.
- Parking. As with duplexes and triplexes, staff recommends that parking be reduced from current parking requirements for these small residences within one-half mile of frequent transit.
- Review process. Staff recommends that no special review process be required for a cottage housing development in the areas established by the Commission as

regulations would control form. However, staff recommends consideration of this use throughout the City with a requirement for a special permit review process allowing neighborhood input.

Scenario 3: Continue to allow townhouses throughout single-family neighborhoods through either a conditional use permit or the platting process (current regulations). Eliminate this special review process for small townhouse projects (3 units or less). For smaller projects, address:

- Size and scale of new structures. Staff recommends that for small townhouse projects with no special review process, a maximum building size and height be used to ensure neighborhood fit. Consideration of the form of surrounding single-family development could be used as an appropriate measure.

Scenario 4: Allow smaller houses on smaller lots through the platting process. Address:

- Minimum lot size. Staff recommends that no minimum lot size be applied. As a public review process and approval criteria would be established for any development, allowing flexibility is preferred.
- House size. Staff recommends that a maximum size (relative to lot size) and height be established for housing units on smaller lots.
- Tree preservation. Staff recommends that enhanced tree preservation be used as a precondition to allowing consideration of this type of development.
- Infrastructure. Staff recommends that existing sidewalk infrastructure connecting to services and/or transit be a precondition for consideration of this type of development. Alternatively, sidewalk extensions could be proposed to provide this infrastructure.
- Low impact development. Staff recommends that low impact development be a condition for approval of a development of this type.

Affordability of MMH Types

As you requested, we've also collected information on rental and sales prices of the various MMH types (see Attachment 3)—duplexes, triplexes, townhomes, and cottage housing. The townhouse sales information was compiled by ARCH from Redfin.com. The information on cottage housing sales and rental units was compiled from listings in September 2021 in Kenmore, Bothell, Kirkland, Shoreline, and Edmonds. Information collection continues and we may be able to provide additional data at your October 5 meeting.

All of the information on duplexes, triplexes and cottage housing was collected from older units as new duplexes and triplexes are rarely built. Newly built housing generally is more expensive than older housing stock. However, the increase in housing supply and diversity, and the potential purchase/rent of new housing units by those with higher incomes, may free older units for households with lower incomes that currently are cost-burdened.

Without subsidy such as federal housing vouchers, none of these housing types provide housing affordable to extremely low-income households (<30% AMI). MMH units are typically more affordable than detached single-family residences, however.

The most promising method for creating more affordable MMH units (i.e., below market rate), is to require some percentage of affordable units in exchange for increasing the development capacity of land. Kenmore has offered voluntary density incentives for many years for housing at 50% AMI and 80% AMI but with little participation. Staff recommends consideration of an inclusionary approach for cottage housing and small single-family houses on small lot plats. If the Commission is interested in this approach, ARCH could provide an overview at a future meeting.

Attachments

Attachment 1: Housing data highlights

Attachment 2: Maps of areas near frequent transit

Attachment 3: MMH sales and rent prices



KENMORE 2044

Housing Data Highlights

September 14, 2021



Household incomes

- 20% of Kenmore households have a household income less than 50% AMI.
- 15% of Kenmore's housing units are affordable to households at this income level.
- Cost burden is a major concern. Residents are spending more than 30% of their household income on housing.



Age of population

- Kenmore's population is somewhat older than the County's; with a significantly lower percentage in the 20- to 34-year-old age group.
- There has been a steady rise in the pre-school segment but declines in school-age and 35 – 49 age groups.
- Elderly non-families have the highest rate (21%) of severe housing cost burden in Kenmore. Severe cost burden means more than 50% of income is spent on housing.



Race and ethnicity

- Kenmore continues to diversify in race and ethnicity.
- Households headed by Black, Indigenous and People of Color are cost-burdened disproportionately to their numbers.



Household types

- Large families (5 or more related individuals) have the highest rate (50%) of housing cost burden of all Kenmore households.
- Non-families also are more frequently cost burdened (30%) than other household types.



Housing tenure

- **Nearly 73% of Kenmore's housing units are owner occupied.**
- **27% are renter occupied**



Housing stock

- About 72% of Kenmore's housing units are in 1 unit structures.
- 24% are in buildings of 5 more units.
- Only 4% of the City's housing units are in 2-4 unit structures.



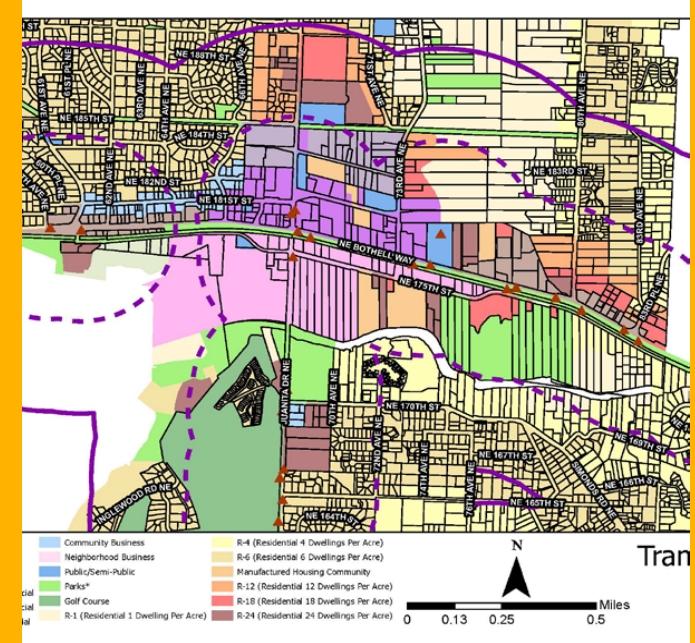
Housing stock

- Most owner-occupied homes are larger with 3 or 4 bedrooms.
- Most renter-occupied homes have only 1 or 2 bedrooms.
- Nearly all (99%) of housing units have complete plumbing and kitchen facilities.



Zoning and transit

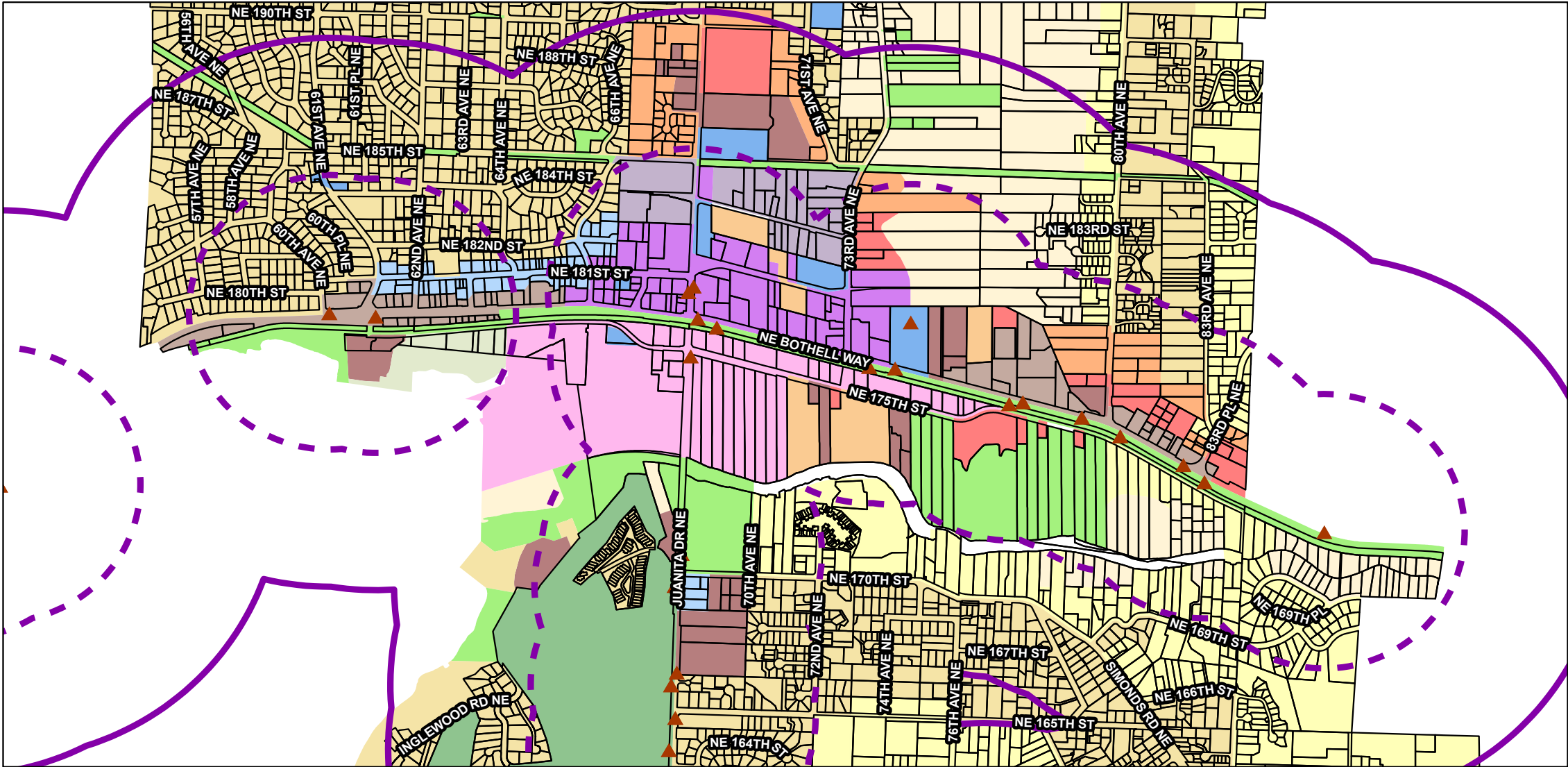
- 78% of land in Kenmore is zoned for exclusively residential uses.
- 95% of this land is zoned for single-family development.
- There are two “frequent transit corridors” in the City—along SR 522 and along Juanita Drive/NE 155th St. and 84th Ave. NE



City responsibilities

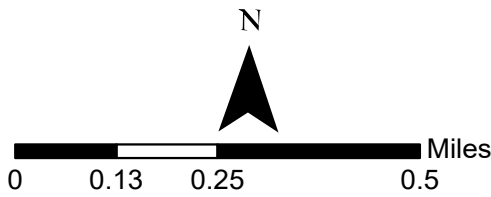
- The Countywide Planning Policies set out regional expectations for housing unit percentages at different AMI levels.
- That expectation is 15% extremely low-income, 15% very low income, and 19% low income housing units.
- Kenmore's current percentages are 3% extremely low income, 12% very low income, and 14% low income housing units.

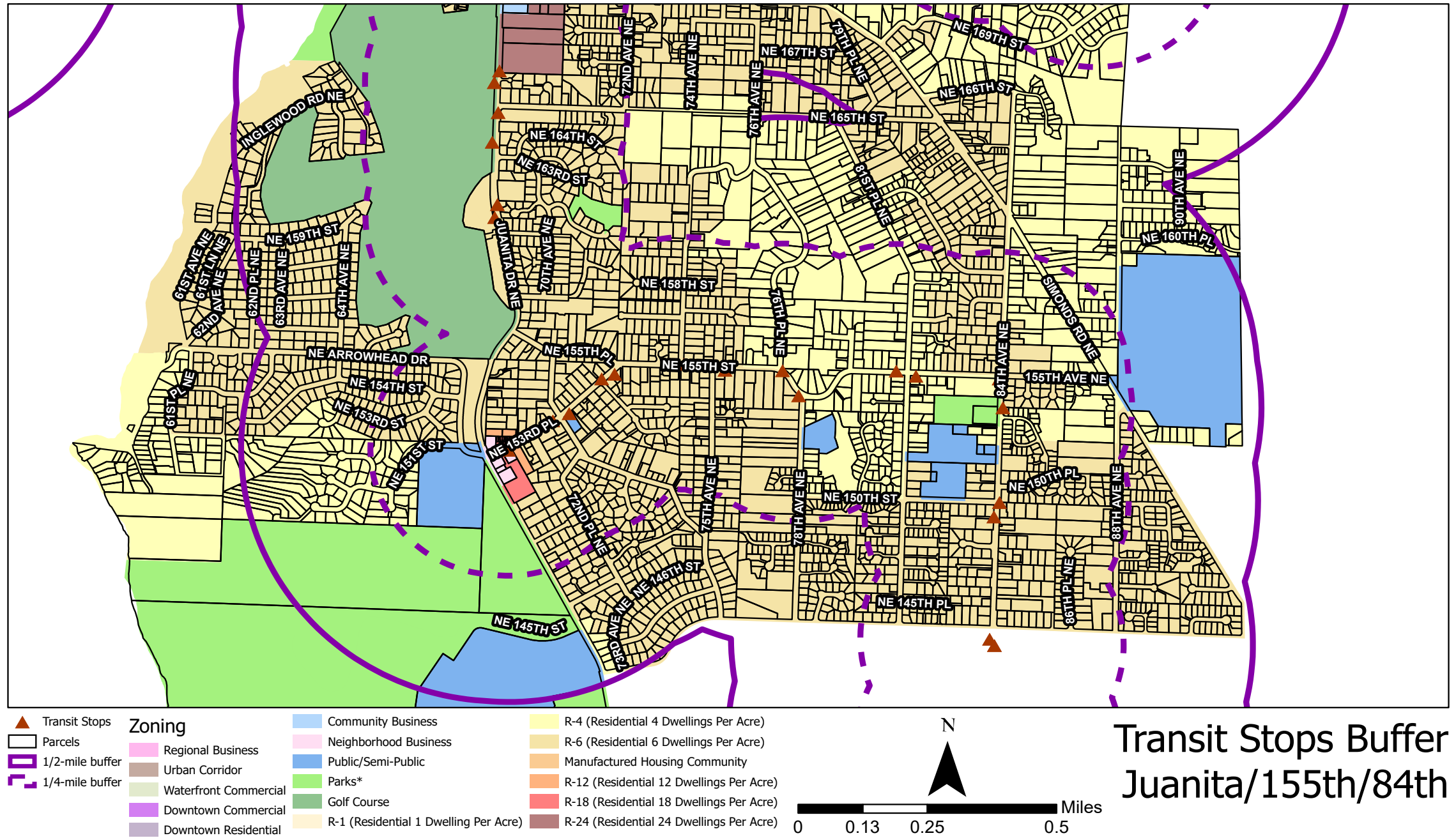




Transit Stops Buffer
SR-522

- Transit Stops
 - Parcels
 - 1/2-mile buffer
 - 1/4-mile buffer
- Zoning**
- Regional Business
 - Urban Corridor
 - Waterfront Commercial
 - Downtown Commercial
 - Downtown Residential
 - Community Business
 - Neighborhood Business
 - Public/Semi-Public
 - Parks*
 - Golf Course
 - R-1 (Residential 1 Dwelling Per Acre)
 - R-4 (Residential 4 Dwellings Per Acre)
 - R-6 (Residential 6 Dwellings Per Acre)
 - Manufactured Housing Community
 - R-12 (Residential 12 Dwellings Per Acre)
 - R-18 (Residential 18 Dwellings Per Acre)
 - R-24 (Residential 24 Dwellings Per Acre)





Missing Middle Sales/Rent Prices and Affordability

9/23/21

Sales Information

- Townhouses

The data for this analysis was taken from Redfin, a national real estate brokerage (www.redfin.com). Staff downloaded all attached single-family home sales in the Northshore School District that closed between 9/18/2020 and 9/17/2021. All were townhomes; condominiums were excluded.

	District-wide	Kenmore	Kirkland	Bothell	Woodinville
All Sales	122	13	2	95	12
Minimum Price	\$295,000	\$348,000	\$450,000	\$295,000	\$395,000
Maximum Price	\$832,651	\$763,000	\$660,000	\$832,651	\$751,000
Average Price	\$613,960	\$562,154	\$555,000	\$624,281	\$598,208
Median Price	\$640,522	\$550,000	\$555,000	\$651,000	\$630,000
New Construction	47	1	0	46	0
Minimum Price	\$594,021	\$763,000	--	\$594,021	--
Maximum Price	\$832,651	\$763,000	--	\$832,651	--
Average Price	\$708,187	\$763,000	--	\$706,996	--
Median Price	\$703,990	\$763,000	--	\$701,990	--

	Resales	Median Price
Built <= 1990	16	\$416,000
Built 1991-2000	36	\$550,000
Built 2001-2010	16	\$642,500
Built 2011-2019	7	\$707,500
Total	75	\$550,000

“Affordable Price” means the price affordable to a median-income household—a 3-person household buying a 2-bedroom home and a 4-person household buying a 3-bedroom home. “Affordability Level” means the percentage of the Area Median Income that a household’s income should be to afford the median-priced home.

	Sold in 2020	Sold in 2021
2 bedrooms		
Sales	16	35
Median Price	\$427,500	\$589,000
Affordable Price	\$434,500	\$448,700
Affordability Level	98%	131%
3 bedrooms		
Sales	23	48
Median Price	\$615,000	\$665,500
Affordable Price	\$509,400	\$525,890
Affordability Level	121%	127%

Missing Middle Sales/Rent Prices and Affordability

9/23/21

- Sales by Zip Code, including comparisons with single-family housing units

	2020		2021	
	Sales	Median Price	Sales	Median Price
Zip Code: 98011				
All Residential	451	\$736,933	1,054	\$770,559
2- to 4-Unit	3	\$752,500		
Condo/Co-op	83	\$384,167	244	\$370,688
Single Family Detached	273	\$796,500	586	\$928,813
Townhouse	92	\$547,508	224	\$693,650
Zip Code: 98012				
All Residential	1,311	\$686,817	2,921	\$791,123
2- to 4-Unit	3	\$716,633	21	\$790,221
Condo/Co-op	170	\$395,000	388	\$497,028
Single Family Detached	942	\$750,658	2,057	\$862,112
Townhouse	196	\$527,200	455	\$615,318
Zip Code: 98021				
All Residential	565	\$729,553	1,544	\$841,132
Condo/Co-op	51	\$557,330	103	\$451,130
Single Family Detached	464	\$819,167	1,081	\$961,972
Townhouse	50	\$602,095	360	\$705,664
Zip Code: 98028				
All Residential	361	\$784,417	838	\$870,150
Condo/Co-op	42	\$332,917	81	\$355,312
Single Family Detached	270	\$825,833	643	\$967,994
Townhouse	49	\$623,867	114	\$693,809
Zip Code: 98072				
All Residential	335	\$905,833	799	\$1,011,781
Condo/Co-op	16	\$321,667	47	\$359,094
Single Family Detached	306	\$934,500	694	\$1,103,469
Townhouse	13	\$520,000	58	\$648,469

- Cottage Housing

This information came from a search of local cottages for sale. Only two listings were found.

Cottage housing: \$698,000-\$911,000 (affordable at +120% AMI)

Missing Middle Sales/Rent Prices and Affordability

9/23/21

Rent Information

This information came from a review of “for rent” listings on various websites. The very limited number of listings makes this data fairly unreliable, but it does provide a snapshot. The duplexes and triplexes were older units. The townhouse data came from a newer project in Kenmore.

Duplexes: 3 BR, \$2360-\$2599 per month (affordable at 100-110% AMI)

2 BR, \$1650-\$2299 per month (affordable at 85-110% AMI)

Triplexes: 2 BR, \$1875 per month (affordable at 95% AMI)

Townhouses: 2 BR, \$2765-3350 per month (affordable at +120% AMI)

3 BR, \$3440-3919 per month (affordable at +120% AMI)