

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, October 15, 2024 - 7 PM

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

ZOOM LINK: <https://kenmorewa-gov.zoom.us/j/89881770675>

Or Telephone: Dial US: +1 253 215 8782 US (Tacoma)
Callers please dial *9 to Raise/Lower Hand
Webinar ID: 898 8177 0675

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

[10.01 Planning Commission Meeting Minutes](#)

Planning Commissioner Excusals

6. PUBLIC HEARING #1

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

Public Hearing - Housing Element

[Hearing Memo](#)

[FINAL DRAFT CLEAN Housing Element](#)

[FINAL DRAFT Hearing Housing Element](#)

7. PUBLIC HEARING #2

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

Public Hearing - Land Use Element

[FINAL DRAFT CLEAN Land Use Element](#)

[FINAL DRAFT Hearing Land Use Element](#)

8. PUBLIC HEARING #3

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

Public Hearing - Introduction to Comprehensive Plan

[FINAL DRAFT CLEAN Introduction](#)

[FINAL DRAFT Hearing Introduction](#)

9. ADJOURNMENT

UPCOMING MEETINGS:

November 19, 2024, 7:00 p.m.

**City of Kenmore
Planning Commission Meeting Minutes
October 1, 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 – attending virtually
Chris Olson
Derek Wyckoff

Excused: Saad Qadri

Staff

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

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

3. FLAG SALUTE

The Flag Salute was done.

4. PUBLIC COMMENTS

There was no Public Comment.

5. CONSENT AGENDA

Commissioner Qadri was excused from the meeting with a work conflict. The Consent Agenda was unanimously approved.

6. AGENDA ITEMS – Comprehensive Plan Update – Housing Element

Questions/Comments:

Line 15 – Add the word “quality” for housing in addition to adequate.

MOTION: Commissioner Olson moved to change the word “racial” or “racially” to “historically marginally communities/populations” throughout the document. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Policy H-3, Line 39 – Include an additional sentence about the DEIA Plan and implementation.

ADU discussion – Where did number of ADU’s come from? Change the number to make it consistent on Page 26. Remove line 5-6 reference to ADU’s.

Start policies with the imperative rather with wording policies with “the City shall..” or “the City will....”

Policy H-1.3.8, page 29 – Remove line 16-18.

Policy H-1.4.10, Line 8 – Change word “design” to “implement housing efficient standards” so it doesn’t look like we are designing.

MOTION: Vice Chair Vanderlinde moved to delete “distribute” and change to “allow” in H-2.1.4 page 13 line 31. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Vice Chair Vanderlinde moved to strike the Policy H-3.1.3 on page 33 as it was addressed elsewhere. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Olson moved to add the word “requirements” after the word “parking” and then delete “reducing parking requirements”. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Put a footnote to define “Deepest” and “Deeply” with regards to AMI.

MOTION: Vice Chair Vanderlinde moved to conclude the discussion and send the Housing Element to Public Hearing on October 15th. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

6. AGENDA ITEMS CONT. – Comprehensive Plan Update – Land Use Element

Questions/Comments:

Page 1 line 17 - Delete "and".

On section L-3 staff can make edits to the "white settlers" section and edits to historical section.

Rearrange the list of historical structures and add the Aqua Club.

Page 11 – Remove redundancies to lines 32-36.

Page 12 – Delete "in the area centered" and add "include".

L U 1.6.4, Page 17 – Line 18-21 reference language from Page 12 regarding heavy industry.

Policy LU-1.8.3, Page 18 – Change "maximize" to "minimize".

Page 19, LU-2.1.5 – Remove "missing" and change "single family" to residential.

Page 20, Line 24 – Delete "as of right".

MOTION: Vice Chair Vanderlinde moved to conclude the discussion and send the Land Use Element to Public Hearing on October 15th. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Comprehensive Plan Update – Introduction

Page 1 – Include 5 year progress check requirement.

Page 4, Line 26-27 – Delete "and".

Line 32, Page 6 – Delete "the purpose of the" and "enhance"

Economic Development Element – move second sentence to the first.

Community Design Element what does "compatible development" mean? Does it mean compatible with itself or the surrounding neighborhoods?

Answer: Yes the surrounding Development.

Page 6 – Move second "Element" after Economic Development and page 8 after Utilities.

Page 8 – Make "Goal" "Objective" "Policy" plural.

MOTION: Vice Chair Vanderlinde moved to conclude the discussion and send the Introduction to Public Hearing on October 15th. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:59 PM.

Planning Commission

Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: October 15, 2024

To: Planning Commission

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

Regarding: Comprehensive Plan Update: Draft Housing Element, Draft Land Use Element, and Draft Introduction Section

A Public Hearing is scheduled for the October 15, 2024, meeting to receive public input on the draft Housing Element, draft Land Use Element, and the draft Introduction section of the Comprehensive Plan. The Commission's recommendations to City Council for each of the elements and the Introduction will also be requested at the October 15 meeting. The Commission will present their recommendations at the October 28 City Council meeting.

The Commission passed motions at the October 1, 2024, meeting to move forward with a Public Hearing based on the revised drafts.

Attachments

1. Draft Housing Element
2. Draft Land Use Element
3. Draft Introduction Section

18120 68th Ave NE, Kenmore, WA 98028

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HOUSING ELEMENT

INTRODUCTION AND BACKGROUND

Purpose

Access to quality and affordable housing is crucial for promoting socially and economically diverse neighborhoods. The 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 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. To achieve this, a diverse range of housing choices should be located within Kenmore's neighborhoods, ensuring adequate homeownership and rental housing choice availability in the city, creates greater opportunity for current and future Kenmore residents to thrive and broadens access to social and economic benefits

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 housing¹. 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 including, but not limited to, government - assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes and townhomes. The housing element must also consider housing location in relation to employment location. Lastly, housing elements also must identify policies, regulations, and implementation measures that do not result in racially disparate impacts, displacement and exclusion in housing.

¹ RCW 36.70A.030(31) "'Permanent supportive housing' is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW."

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. ARCH also plays a role in region-wide planning efforts, including addressing homelessness through regional strategies.

History of Historically Marginalized Communities, and Racially Disparate Land Use and Housing Practices

Like many communities, Kenmore has a documented history of racial disparities in land use and housing practices, including the placement of racially discriminatory housing covenants over some local neighborhoods. These actions prevented people from historically marginalized communities 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 are able to only afford rental housing. 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. 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. This Housing Element includes policies that focus on the importance of DEIA, the Strategic Plan, and aim to root out systemic inequality. Additionally, Housing Element policies address displacement and potential mitigations, particularly for lower-income residents 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.

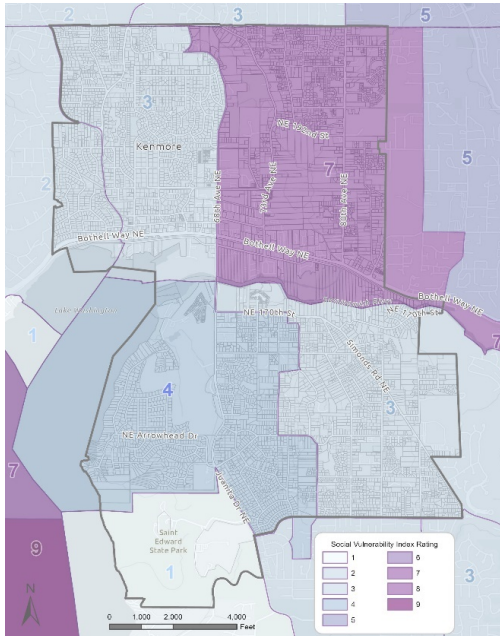
Displacement Risk

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

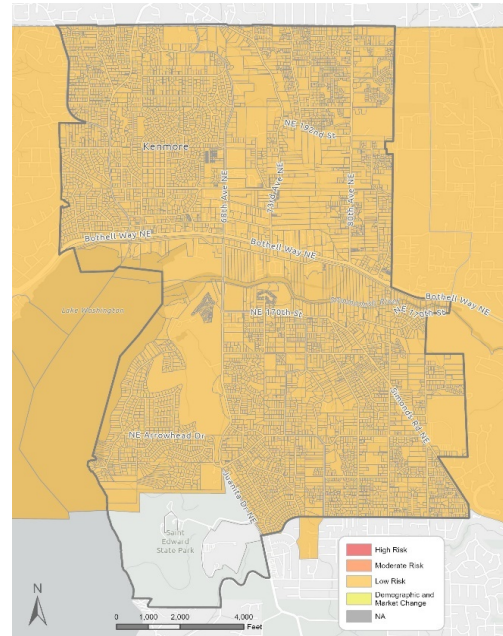
City of Bothell to the east, identify as “moderate” displacement risk. This area is located east of 68th Avenue NE and north of Bothell Way/SR-522.²

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

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

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.

² 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.

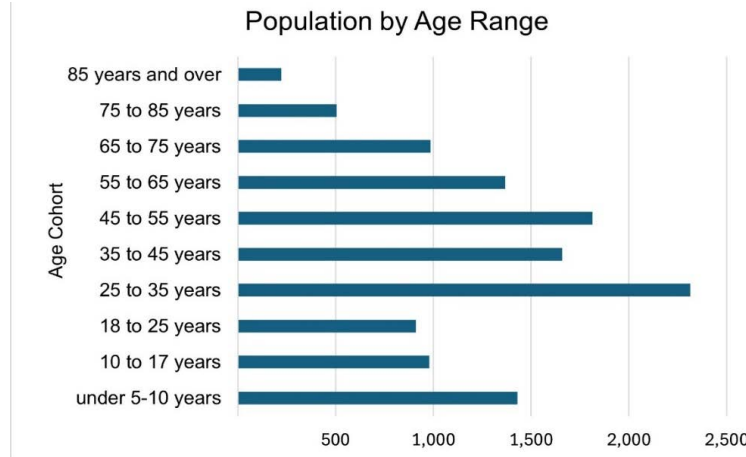
Table H-A, Population Profile, 2023

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-3 POPULATION COHORTS

Population by Age Range

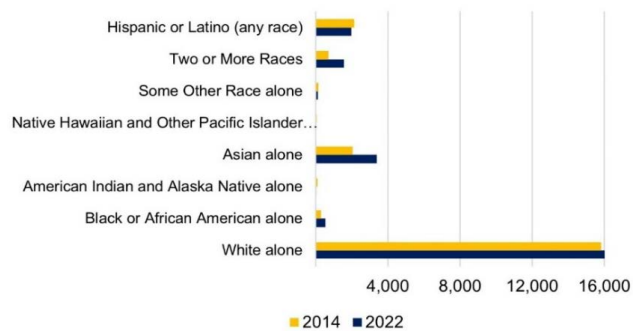


Source: ACS 5-year estimates (Table B01001), 2022.

People of Color (BIPOC) comprise approximately 35 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. See Figure H-4.

FIGURE H-4 POPULATION BY RACE AND ETHNICITY

Population by Race and Ethnicity



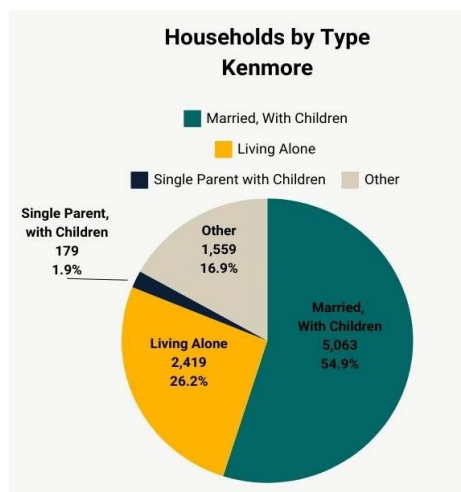
Source: ACS, 5-year estimates, 2022.

Households and Household Types

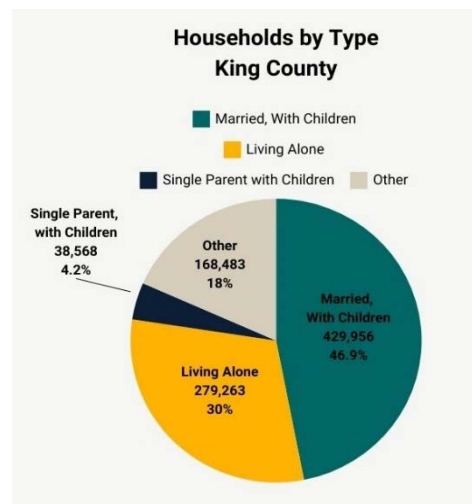
Kenmore currently has approximately 9,220 households, 15 percent more than last reported in the

comprehensive plan in 2014 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 (55 percent) and families with children (57 percent).

**FIGURE H-5
KENMORE, 2015–2019**



**FIGURE H-6
KING COUNTY, 2015–2019**



Source: ACS 5-Year estimates, 2022

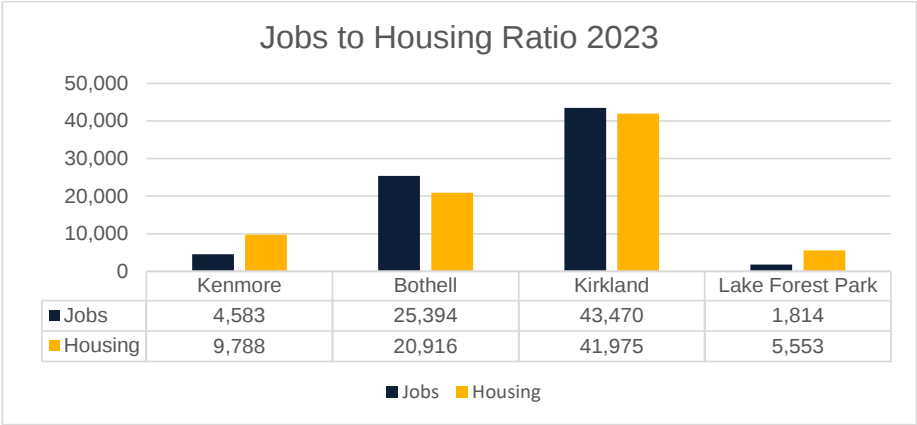
Jobs and Wages

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. Kenmore still serves largely as a bedroom community for surrounding employment centers.

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 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-7
JOBS TO HOUSING RATIO



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

Household Incomes

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

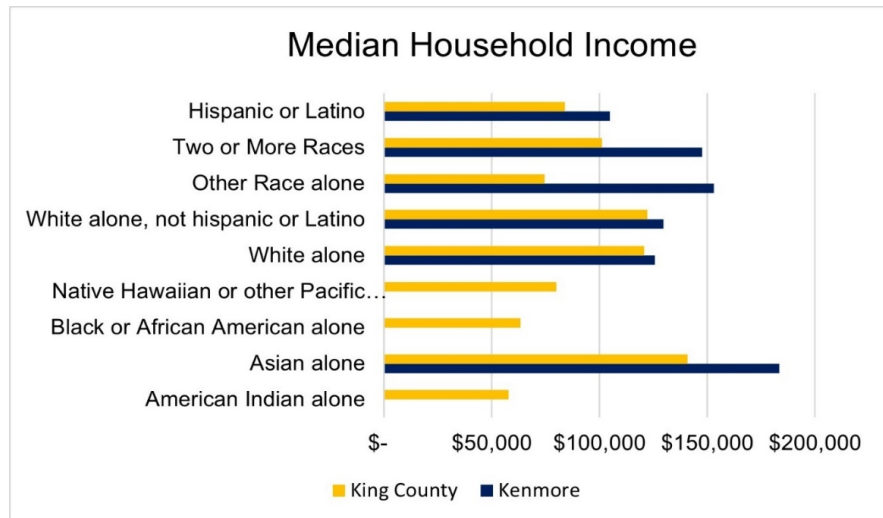
Figure H-8 provides information on median household income by race/ethnicity.

TABLE H-B HOUSEHOLDS BY INCOME CATEGORY

HOUSEHOLD INCOME CATEGORY		PERCENT OF TOTAL HOUSEHOLDS			
		KENMORE		KING CO.	
		2012-2016	2017-2020	2012-2016	2017-2020
< 30% of median:	Extremely Low-Income	11%	11%	12%	13%
30% to 50% of median:	Very Low-Income	9%	8%	10%	11%
50% to 80% of median:	Low-Income	10%	11%	11%	12%
> 80% of median:	Middle- and Higher-Income	70%	70%	67%	64%
"Median" refers to the Area Median Income (King and Snohomish counties). Some totals exceed 100% due to rounding.					

Source: Comprehensive Housing Affordability Strategy (CHAS) 5-Year Estimates (U.S. Housing and Urban Development).

**FIGURE H-8
MEDIAN HOUSEHOLD INCOME**



Source: ACS 2022 5-Year Estimates (U.S. Census Bureau). * Not all data available for Kenmore.

Existing Housing Types

As of 2023, Kenmore added 14 percent more housing units since 2010, which is slower than King County and other neighboring cities (see Table H-C, below).

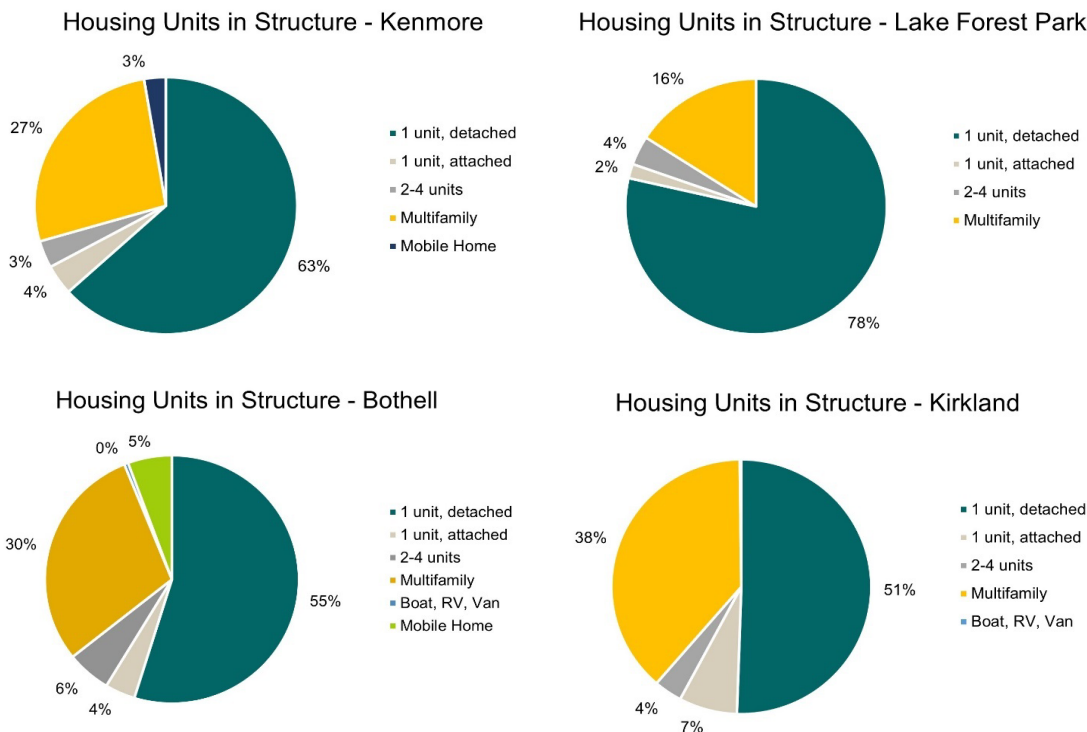
**TABLE H-C
NUMBER AND TYPE OF HOUSING UNITS, KENMORE**

TYPE OF HOUSING			2010		2023	
			UNITS	% OF TOTAL	UNITS	% OF TOTAL
Single-family Detached			6,024	70%	6,679	68%
2 or more-family			2,254	26%	2,827	29%
Mobile Homes			291	3%	291	3%
Total Units			8,569	100%	9,797	100%

Source: WA State Office of Financial Management (OFM), Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2023.

Compared to most jurisdictions in King County, Kenmore has a low percentage (27 percent) of multi-family housing(see Figure H-9, below).

FIGURE H-9
HOUSING UNITS IN STRUCTURE



Source: 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 16 accessory dwelling units as of 2022 (10 attached, 6 detached). 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.

Homeownership

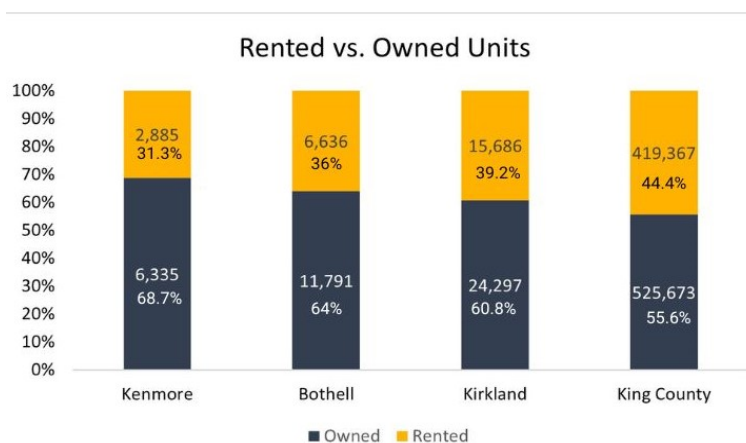
Kenmore has a homeownership rate of 69 percent, compared to the countywide rate (56%). Black, Indigenous, and other People of Color (BIPOC) householders are 19 percent of Kenmore's households and 18 percent of the homeowners. Asian householders (not Hispanic or Latino) are 13 percent of the total households 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 value in June 2024 in Kenmore was \$1,055,872 (Zillow, 2024).

Rental Housing

Rental housing makes up about 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 in Kenmore in 2022 was \$1,850, 5 percent below the county-wide median (Table H-E).

TABLE H-E
MEDIAN GROSS RENTS, 2015–2019 5-YEAR AVERAGES
(2019 DOLLARS)

LOCATION	BEDROOMS				AVERAGE
	0	1	2	3	All Units
Bothell	\$1,845	\$1,857	\$2,200	\$2,782	\$2,174
Kenmore	\$1,169	\$1,677	\$1,864	\$2,417	\$1,850
Lake Forest Park	\$N/A	\$1,717	\$2,206	\$2,417	\$1,992
King County	\$1,552	\$1,738	\$2,070	\$2,569	\$1,950

Source: ACS 2022 5-Year Estimates.

The average 5-year rental vacancy rate in Kenmore, according to 2022 ACS data, averaged 4.4 percent.

Housing for Vulnerable Populations

Currently, Kenmore has very limited housing for people who need emergency shelters, transitional housing, emergency housing, and permanent supportive housing (“STEP”), particularly for the elderly, persons with disabilities, persons with medical conditions, and individuals with physical disabilities. The housing includes adult family homes, assisted living facilities, boarding homes, group living, and nearby nursing homes.

An estimated 2.6 percent of the people in Kenmore are over the age of 80 years. Supplemental Security Income supports people with disabilities in about two percent of Kenmore households.

Kenmore has one licensed assisted living facility (boarding home) with 100 beds and 26 licensed adult family homes with 150 beds. Adult family home residents include elderly people, individuals with limited mobility (use of wheelchair), developmental disabilities, mental illness, diabetes, terminal illnesses, brain injury, and those recovering from strokes. The number of persons living in supported living situations (i.e., group quarters) has increased 35% since 2010, a somewhat lower rate than the growth across east King County (44 percent). The closest nursing home to Kenmore is in Bothell. Bothell Health Care (707 228th St. SW) nursing home has 99 beds.

Income- and Price-Restricted Housing

Land Use and Tax Incentives

The City of Kenmore has a number of voluntary incentive programs to support housing developers who commit to setting aside some of the homes in their properties to be affordable for income-eligible households. At this writing, one property (Spencer 68) does so, as a result of the city’s purchase and resale of a disused Metro park-and-ride lot.

	Apartments
50% AMI	5
85% AMI	51
Market Rate	166

Spencer 68 Apartments benefits from an exemption from property taxation on their buildings (not the land) for 12 years—through 2029—and, in exchange, reserves 56 affordable units for the life of the property.

Affordable housing requirements and tax incentives are offered in the transit-oriented district around the current park-and-ride facility on SR-522, and density requirements are in place for the Downtown Commercial zoning district. Density incentives are provided in the Neighborhood Business (NB) zone and in most other zones through the Residential Density Incentives program.

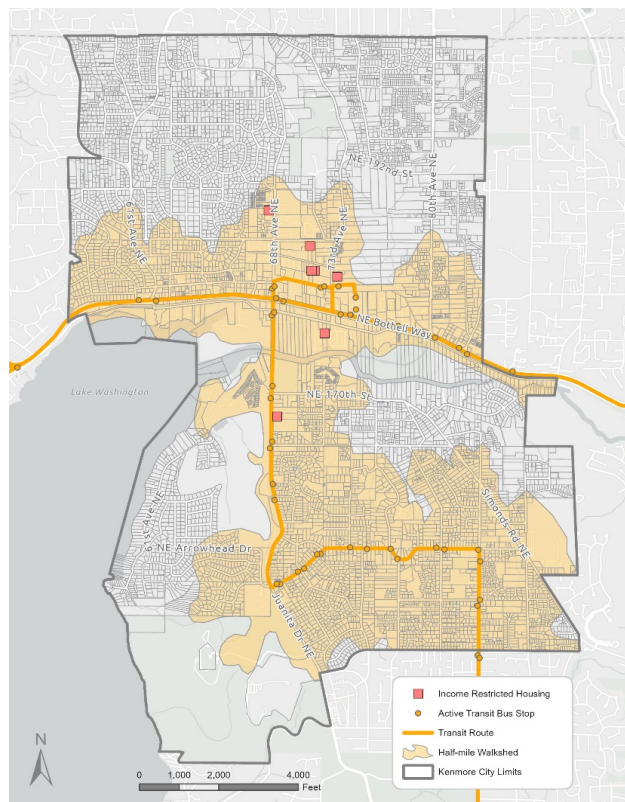
Public and other Funding Programs

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

Name	Owner	Population Served	Units or Beds
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
Kenmore Place	Hopelink	Families	9

All of these income- and price-restricted housing units are located within a half mile of transit service (see Figure H-11)

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



Source: City of Kenmore GIS

In addition, the Housing Authority operates a voucher program (Housing Choice Vouchers) for the rental of privately held units. This federal program currently assists approximately 122 Kenmore households with rental subsidies. Lower income tenants in the City of Kenmore may also apply for emergency funding from King County in the event they are faced with eviction due to nonpayment of rent. This assistance is available through the Multi-Service Center of Northeast King County.

Housing for the Homeless

Although Kenmore-specific information is not available, the 2020 Point in Time Count of the homeless found that there were 204 sheltered homeless individuals and 56 unsheltered homeless individuals (living on the streets) in north King County, which includes Bothell, Kenmore, Lake Forest Park, Shoreline, and Woodinville.

Two facilities in Kenmore provide or have recently provided temporary shelter. In 2018 and 2021, Camp United We Stand located at Northlake Lutheran Church (6620 NE 185th Street) and provided shelter for about 40 men, women and couples without children. Hopelink's Kenmore Place shelter also provides temporary housing. Mary's Place (18118 73rd Ave NE) provided emergency family shelter for several years but the facility closed June 2024.

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. 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. Table H-F shows incomes and affordable housing costs for various income levels.

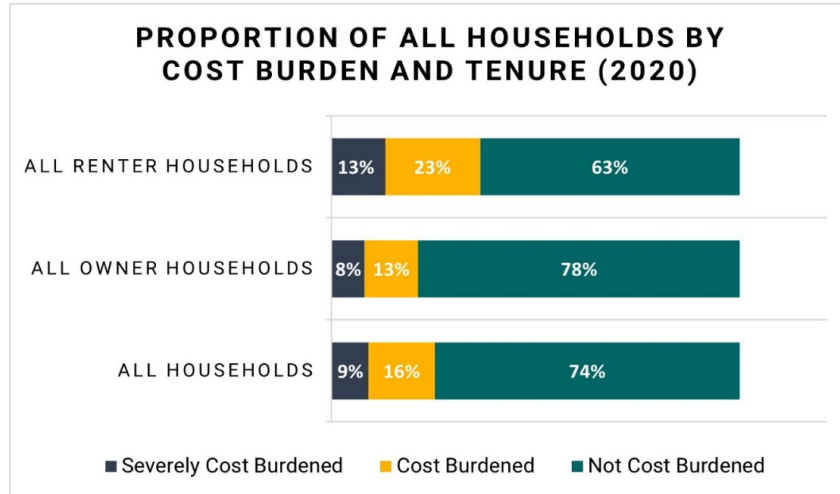
TABLE H-F
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, 2024

	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.

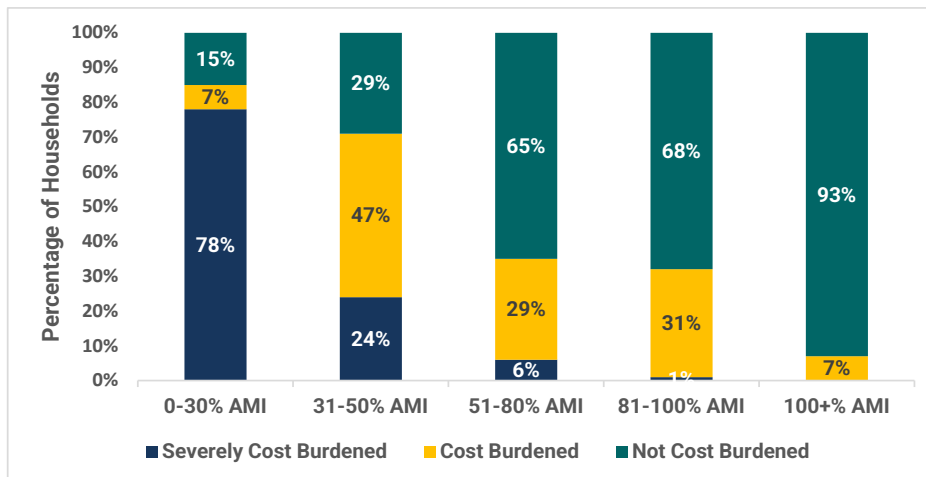
Figure H-12 illustrates the percentage of renter and owner households based on their cost-burden status. Renter households were significantly more likely to experience cost burden during this period – 36 percent compared to only 21 percent of owner households. Figure H-13 shows the cost burden by household 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.

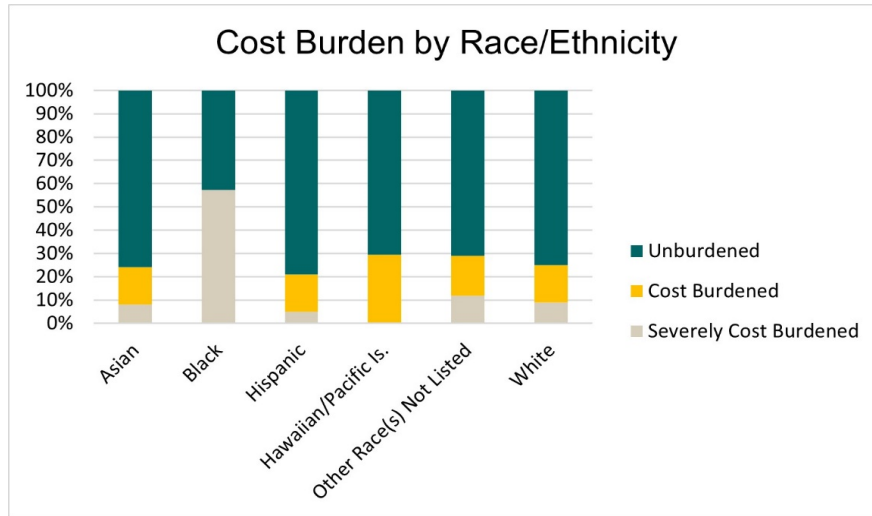
FIGURE H-13
COST BURDEN BY HOUSEHOLD INCOME



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.

**FIGURE H-14
COST BURDEN BY RACE/ETHNICITY**



Source: CHAS 2015-2019

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

Within 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-G
EXISTING HOUSING UNITS, AND 2021 CAPACITY, KENMORE**

Housing Type	2018 Existing		Remaining Capacity		Total if Built to Capacity	
	Units	Pct	Units	Pct	Units	Pct
Single-family Dwellings	6,808	72%	418	11%	7,226	53%
Multi-family Dwellings, total	2,621	28%	3,717	89%	6,338	47%
In residential-only zones			184	5%		
In mixed-use zones			3,533	95%		
Total	9,429		4,135		13,564	

Source: Washington State Office of Financial Management and 2021 Urban Growth Capacity Report (King County).

Approximately seventy (70) percent of the city's residential capacity, however, is zoned for "medium high" and "high" densities, and if developed to capacity Kenmore will provide a variety

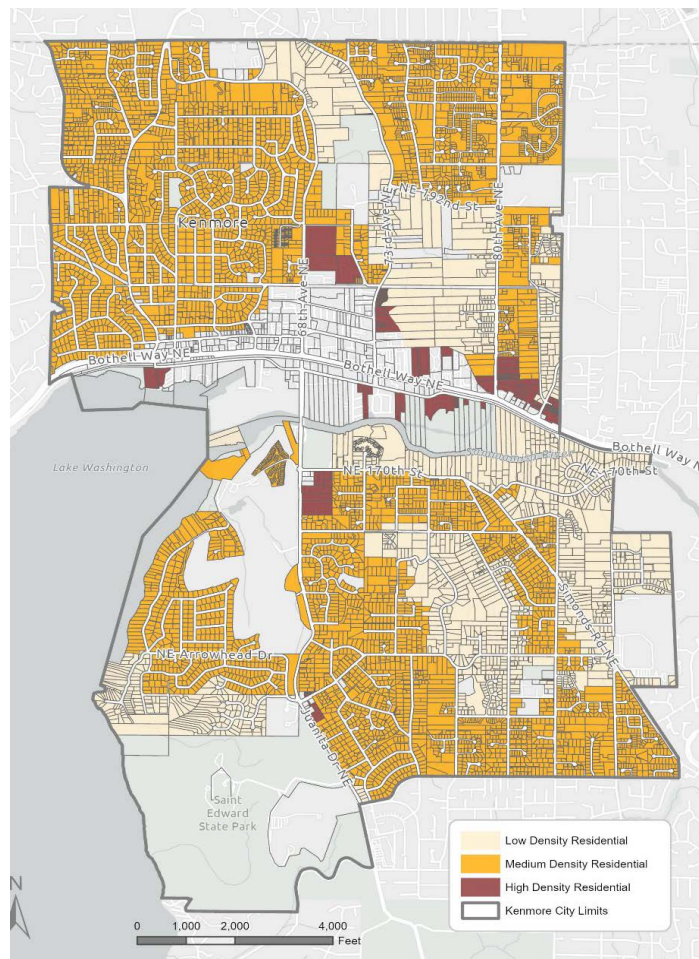
of housing similar to that of other similarly sized cities (Table H-H). Of Kenmore's total city acreage, 78% is zoned exclusively for residential uses (all R and MHC zones). Of that acreage, the area zoned exclusively for single-family residential development comprised 95% of the total in 2023. New allowances for middle housing will reduce this percentage and provide more opportunities for additional housing types in the City (Figure H-15).

TABLE H-H
AREA BY ALLOWED HOUSING DENSITY

Row Labels	Sum of Acres	% Area
High Density Residential	80.539	3.33%
Low Density Residential	744.221	30.77%
Medium Density Residential	1593.565	65.90%
Grand Total	2418.325	100.00%

Source: City of Kenmore GIS

FIGURE H-15
LAND ZONED FOR HOUSING BY DENSITY



Land Capacity Analysis (placeholder)

Affordable Housing Needs

Countywide Planning Policy (CPP) H-1 requires 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-I 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.

TABLE H-I CITY OF KENMORE ADOPTED HOUSING GROWTH TARGETS (2020-2044)

Total Housing Need ³	0 - ≤ 30% AMI ⁴		>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100 - <120% AMI	>120% AMI	Emergency Housing Beds ⁵
	PSH ⁶	Non-PSH						
3,070	559	1,063	483	393	75	85	412	587

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

For an extensive housing analysis, including a summary of emergency housing a, shelters, and

³ 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.

⁴ AMI = area median income.

⁵ Emergency housing includes emergency housing and shelter and is in addition to permanent housing needs.

⁶ PSH = permanent supportive housing.

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 acted 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 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 100 units affordable to lower-income households.
- Through participation in the countywide CDBG Consortium, local homeowners receive Housing Repair loans (9 applications in 2021).
- In 2015, the city adopted increased density allowances in the Transit Oriented Development District Overlay Area with requirements for including affordable housing in new development. Regulations were amended in 2022 with a requirement that twenty-five percent of units must be affordable to those at the 50% AMI level or below for rental units or 80% AMI for ownership units.
- In 2017, the city approved a Housing Strategy Plan identifying potential strategies to address affordable housing needs and prioritizing them for future consideration.
- In 2019, the city:
 - o rezoned the City's manufactured housing communities in order to preserve existing affordable housing in those communities. The adopting ordinance was appealed and as of July 2024, the appeal has not been resolved.
 - o amended zoning for portions of the Community Business zoning district, including incentives for development of affordable housing.
 - o expanded the area eligible for a Multifamily Tax Exemption to the Transit-Oriented Development District.
- In 2020 the City adopted regulations to allow flexible re-use of tax-exempt or publicly owned sites through a special process to increase housing supply and enable more diverse forms of housing if linked to providing some affordable housing.
- The City has adopted several residential renter protection regulations. In 2019, the city adopted an enhanced notice of rent increase. From March 20, 2021, through January 15, 2022, the city adopted a temporary moratorium on residential tenant evictions related to the Covid-19 pandemic. In June 2021, the City adopted four renter protections that remained in place through the Washington State and City of Kenmore declared emergency related to the Covid-19 pandemic:
 - o Creates a defense to eviction for rental debt accrued due to pandemic-related hardship.
 - o Creates a defense to eviction if a tenant has a rental assistance application in process.
 - o Bans late fees for rent that became due during the pandemic.
 - o Requires landlords to certify that they have attempted to obtain rental

assistance before filing for eviction due to unpaid rent accrued during the pandemic.

- In 2022 the City adopted additional residential tenant protections. Tenant protections adopted included:
 - o Notice of rent increase required
 - o Cap on late fees
 - o Cap on move in fee
 - o Right to Payment Plan
 - o Just cause eviction program
 - o Criminal background checks prohibited
 - o Bars discrimination due to immigration status
 - o Bars requirement of social security number
 - o Bans abusive, deceptive, and unfair practices in rental housing
 - o Rent due date may be altered due to tenant's fixed income
- In 2023 the tenant protection ordinances were appealed. In September 2024, the City Council adopted Ordinance 24-0604 Amending Chapter 8.55 KMC, Tenant Protections.⁷
- In 2021, the city:
 - o created a reduced permit review process for projects containing affordable housing.
- 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.

⁷ Ordinance 24-0604, Amending Chapter 8.55 KMC, Tenant Protections. This ordinance repealed Section 8.55.075 KMC, Just cause for landlord's eviction, and Section 8.55.078, Unfair or abusive acts by landlords prohibited.

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 Cooperate with King County, 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.
- Policy H-1.1.5 Encourage homeowners to take advantage of existing programs and resources to maintain and preserve their homes.
- Policy H-1.1.6 Encourage the preservation and repurposing of existing housing, rather than demolition.
- Policy H-1.1.7 Implement minimum property maintenance requirements to ensure the safety and livability of existing housing stock.

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 pursue social justice and equity in housing policies, regulations, and programs when considering zoning changes or capital projects. In particular consider impacts on marginalized people, with a particular focus on Black, Indigenous, and People of Color (BIPOC) communities.*

- Policy H-1.3.1 Support policies, practices, and programming that promote and retain diversity, and ensure equity and inclusion in Kenmore.
- Policy H-1.3.2 Actively mitigate displacement risks and enhance opportunities for affordable housing through preservation and displacement prevention

strategies.

- Provide relocation assistance to low- and moderate-income households facing displacement due to condemnation or redevelopment.
- Develop strategies to preserve manufactured housing communities at risk of redevelopment.
- Strengthen protections and support for low-income renters and renters with disabilities.
- Implement anti-displacement measures before or alongside development capacity increases or capital investments.
- Identify and secure funding for anti-displacement tools and programs.

Policy H-1.3.3 Foster equitable outcomes by collaborating with communities most affected by past and present racially exclusive land use and housing practices.

- Address Historical and Current Harms: Identify and implement targeted actions to address the negative impacts of past and present racially exclusive land use and housing practices on Black, Indigenous, and People of Color (BIPOC) households.
- Partner with Disproportionately Impacted Communities: Collaborate with community-based organizations and BIPOC individuals, especially those with extremely low incomes, to ensure their meaningful participation in housing policy development and implementation.
- Promote Anti-Displacement and Opportunity: Support anti-displacement efforts, increase access to opportunities, and promote wealth building within BIPOC communities.
- Center BIPOC Needs and Solutions: Develop, implement, and monitor strategies that prioritize the needs and solutions articulated by disproportionately impacted populations.
- Ensure Fair Housing Practices: Establish processes to guarantee that fair housing laws and best practices are upheld.

Policy H-1.3.4 Partner with historically marginalized communities disproportionately affected by past and present racial housing and land use disparities to create equitable opportunities. Work closely with communities that have experienced the negative impacts of racially exclusive land use and housing policies to promote fairness and equity.

Policy H-1.3.5 Identify and eliminate barriers that prevent equal access to housing and neighborhood opportunities for people of all races and backgrounds.

Policy H-1.3.6	Track progress in reducing racial and other inequalities in housing and neighborhood options. Identify controllable factors within Kenmore that contribute to disparities and take corrective actions.
Policy H-1.3.7	Ensure that land use, zoning, and regulatory frameworks facilitate the effective operation of human services, shelters, permanent supportive housing, and emergency housing.
Policy H-1.3.8	Support affordable housing development on city-owned and faith-based properties through regulations allowing for affordable housing as an accessory use and or density bonuses.
OBJECTIVE H-1.4	Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.
Policy H-1.4.1	Encourage housing design and development that promotes public safety including “Crime Prevention through Environmental Design” components as described in the Community Design Sub-Element.
Policy H-1.4.2	Ensure development regulations address accessible housing and transportation services. Residential structures as well as physical improvements, such as parking, streets, and sidewalks, should allow for mobility and accessibility by all residents, including the elderly and persons with disabilities, consistent with the Transportation Element. Promote awareness of Universal Design improvements that increase housing accessibility.
Policy H-1.4.3	Support well-maintained neighborhoods through an active code enforcement program.
Policy H-1.4.4	Prepare and implement development and design standards that further the community vision consistent with Land Use and Community Design Element goals and policies.
Policy H-1.4.5	Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.
Policy H-1.4.6	Ensure adequate setbacks, landscaping, and buffering are required between housing developments of significantly differing densities and between housing and commercial areas.
Policy H-1.4.7	Ensure critical area regulations protect environmentally sensitive areas and that the regulations are fully implemented. Restrict intrusion into sensitive areas by nearby residents and visitors.
Policy H-1.4.8	Encourage cluster residential development along with open space, to protect and preserve environmentally sensitive areas.
Policy H-1.4.9	Plan for residential neighborhoods that promote the health and well-being of all residents by supporting active living and by reducing exposure to harmful conditions.

- Policy H-1.4.10 Implement energy-efficient housing standards that incorporates renewable energy sources like solar and wind power to maximize sustainability.
- Policy H-1.4.11 Encourage home renovations that prioritize resilience, energy efficiency, and indoor air quality, helping to mitigate the impacts of natural disasters and climate change.
- Policy H-1.4.12 Promote the use of durable, low-maintenance building materials, high-efficiency energy systems, and low-impact development techniques to reduce housing lifecycle costs and align with the City's Climate Action Plan.
- Policy H-1.4.13 Encourage the remediation of older homes to eliminate potential health hazards, including lead-based paint, asbestos, and other harmful materials.
- Policy H-1.4.14 Encourage the repurposing of non-residential buildings for residential use.
- Policy H-1.4.15 Develop design guidelines, standards, or other measures to achieve the following benefits:
 - a. Promote compatibility between new and existing housing.
 - b. Connect multifamily developments with surrounding neighborhoods to enhance community cohesion.
 - c. Facilitate the integration of attached and detached accessory dwelling units into residential areas.

GOAL H-2. PROVIDE HOUSING OPPORTUNITIES AND ZONE SUFFICIENT LAND IN KENMORE TO ACCOMMODATE PROJECTED HOUSING NEEDS FOR VULNERABLE POPULATIONS.

OBJECTIVE H-2.1 Provide opportunities for the development of short-term and permanent housing for people with vulnerable populations.

- Policy H-2.1.1 Allow opportunities for assisted housing, for people with vulnerable populations, by:
 - a. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with state and federal laws; and,
 - b. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors. Encourage neighbors to similarly maintain those relationships.
- Policy H-2.1.2 Ensure that group home providers have received appropriate licenses from federal or state agencies where appropriate.
- Policy H-2.1.3 Support housing options and services that enable seniors to stay in their homes or neighborhoods.

Policy H-2.1.4	Allow housing for vulnerable populations throughout the city.
Policy H-2.1.5	Partner with private agencies to provide housing for seniors, people with disabilities, domestic violence victims, and homeless individuals and families.
Policy H-2.1.6	Develop or modify codes and ordinances to allow for a continuum of care and housing opportunities for vulnerable populations.
Policy H-2.1.7	Encourage the creation, renovation, and modification of housing that is accessible to vulnerable populations, using building and site plan codes.
Policy H-2.1.8	Provide incentives to encourage developers to dedicate a portion of new housing projects to vulnerable populations.
Policy H-2.1.9	Facilitate the acquisition of grants and loans for housing for vulnerable populations by agencies, developers, and nonprofits.
OBJECTIVE H-2.2	Support and promote community facilities and programs that are important to the safety, health, and social needs of residents.
Policy H-2.2.1	Increase coordination among providers of social, health, counseling, and other services to individuals, families, children, and persons with special needs including senior citizens, persons with physical or mental disabilities, persons with terminal illness, or other special needs.
Policy H-2.2.2	Work with transit and transportation providers to increase access between special needs housing and community facilities and programs in Kenmore or the Northshore area.
Policy H-2.2.3	Support the location of social, recreational, health, safety, and other services in Kenmore to serve people with special needs.
Policy H-2.2.4	Support efforts by providers of social, health, counseling, and other services to assist newly arrived immigrant populations.
Policy H-2.2.5	Support a range of housing options and services to help homeless persons and families stay sheltered.
Policy H-2.2.6	Work with other jurisdictions, the Regional Homelessness Authority, and health and social service organizations to develop a coordinated, regional approach to homelessness.
Policy H-2.2.7	Continue to support the creation of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs and the homeless. Place a strong emphasis on transitioning individuals into permanent housing as soon as possible.
Policy H-2.2.8	Promote, assist, and support social and health service organizations that provide housing programs for vulnerable populations.
Policy H-2.2.9	Foster and maintain partnerships that have proven effective in reducing

homelessness, preventing homelessness, and assisting chronically homeless individuals with necessary care.

Policy H-2.2.10 Support the creation of public and private housing and services for the homeless population in North King County, offering both short-term and long-term solutions.

Policy H-2.2.11 Support the development of a comprehensive network of emergency shelters for homeless and at-risk populations, including families with children, childless adults, unaccompanied youth, and victims of sexual and domestic violence.

Policy H-2.2.12 Support a variety of housing options for older adults, including aging in place, assisted living, and age-restricted senior communities. Strategies include:

- a. Encourage the construction of new housing that is accessible and adaptable for older adults by following Universal Design and visitability standards.
- b. Evaluate and update regulations to support a variety of housing options and permit accessibility modifications.
- c. Encourage developers to create new senior-oriented residential options by offering incentives.

Policy H-2.2.13 Support initiatives that enable older adults and people with disabilities to remain in their communities as their housing needs evolve, such as promoting universal design or retrofitting homes for long-term use.

Policy H-2.2.14 Support the construction of age-friendly housing, prioritizing locations near essential services and amenities for seniors.

Policy H-2.2.15 Advocate for a diverse range of senior housing options to accommodate varying income levels, including independent living, assisted living, and skilled nursing care. Prioritize expanding opportunities for seniors to reside in specialized housing.

RESIDENTIAL GROWTH

GOAL H-3. PLAN APPROPRIATE LAND USE DESIGNATIONS AND ZONING CATEGORIES TO ACCOMMODATE PROJECTED HOUSEHOLD GROWTH.

OBJECTIVE H-3.1 Plan for an adequate supply of land to accommodate projected household growth.

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

land use, and development standards.

- Policy H-3.1.2 Ensure access to diverse housing options that cater to various household sizes, types, tenures, and income levels by implementing inclusive planning tools, regulations, and policies to boost housing supply and diversity citywide.
- Encourage the development of units suitable for large households or those with multiple bedrooms.
 - Eliminate regulatory obstacles that hinder housing diversity.
 - Promote a wide range of housing types through incentives and programs.
- 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 community services and facilities associated with the development of middle housing.
- Policy H-3.1.6 Permit indoor emergency shelters and housing in all zoning districts that allow hotels. Allow permanent supportive and transitional housing in all zones permitting residential dwellings or hotels.
- Policy H-3.1.7 Zone sufficient buildable land to accommodate Kenmore's projected housing need, meet allocated housing growth targets, and accommodate its allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing and permanent supportive housing.
- Policy H-3.1.8 Ensure regulations, incentives, programs, and other city tools foster the creation of accessible, healthy, and safe housing.
- Policy H-3.1.9 Explore the feasibility of developing tiny houses in specific neighborhoods within the city.
- Policy H-3.1.10 Support the development of residential housing on infill sites, promoting increased density in designated areas.
- Policy H-3.1.11 Promote the development of mixed-use neighborhoods throughout the city, featuring living-wage jobs, affordable housing options, and abundant public spaces in a walkable urban setting.
- Policy H-3.1.12 Pursue strategies and regulations that increase housing options for 0 to 80 percent of AMI households throughout Kenmore, particularly in historically single-family zones.
- Policy H-3.1.13 Pursue strategies and regulations that increase the long-term supply of both market-rate affordable housing and cost-controlled income-restricted

affordable housing.

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

- Policy H-3.2.1 Develop mixed-use, higher density districts in Downtown Kenmore, meeting community goals to develop community identity, provide vital business and service opportunities, concentrate higher density housing close to high-capacity transit, and provide multi-modal transportation services and connections to those services.
- Policy H-3.2.2 When higher densities are applied to residential and mixed use development in the Downtown, include requirements for the provision of affordable housing.
- Policy H-3.2.3 Offer density bonuses and density transfers, where appropriate, to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.
- Policy H-3.2.4 Encourage property consolidation in the Downtown, through density bonuses or other incentives, to create mixed-use and multi-family developments that offer a range of site and community benefits such as private and public open spaces and plazas, structured parking, and other amenities.
- Policy H-3.2.5 Address issues of diversity, equity and inclusion for historically marginalized groups when developing Kenmore’s Countywide Growth Center approaches.
- Policy H-3.2.6 East of Downtown, in the area of transit-supportive development near the Park and Ride, require long-term low-cost housing as a condition of development.
- Policy H-3.2.7 Support the development of affordable and accessible housing in neighborhoods with convenient access to services and the rest of the community.
- Policy H-3.2.8 Ensure that plans promote greater physical accessibility between housing, employment, transportation, recreation, daily-needs services, and educational uses.
- Policy H-3.2.9 Encourage and provide for mixed-use developments that include residential units above businesses.
- Policy H-3.2.10 Promote the development of residential housing in commercial and mixed-use areas, particularly those near public transportation.

HOUSING AFFORDABILITY

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

OBJECTIVE H-4.1	Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.
Policy H-4.1.1	Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to lower-income people.
Policy H-4.1.2	Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.
Policy H-4.1.3	Allow existing legally created duplexes, triplexes, and other medium-density housing types in the low and medium density residential classifications to continue without "nonconformance" limitations related to density, setbacks, height, or lot size.
Policy H-4.1.4	Support preservation of and maintain existing manufactured housing communities.
Policy H-4.1.5	When displacement is unavoidable, determine who is most likely to be harmed and ensure that the brunt of the impact is not carried by the same communities in Kenmore. Support relocation assistance and development of replacement housing where feasible, to help very low- and low-income households. For manufactured home parks in particular, consider a funding pool to assist low- and moderate-income residents in deteriorating and obsolete manufactured homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their homes.
Policy H-4.1.6	Consider affordable housing measures and incentives beyond those in RCW 36.70A.635(2)(a) ⁸ to promote additional affordable housing units in the City.
Policy H-4.1.7	Develop strategies to increase the sustained supply of affordable housing, including market-rate and income-restricted units.
Policy H-4.1.8	To prevent the loss of affordable housing, the City should collaborate with housing providers to identify and preserve subsidized units at risk of being

⁸ 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.

converted to market-rate rents.

- Policy H-4.1.9 Prioritize the preservation and creation of lower-cost housing in neighborhoods where redevelopment is most likely to occur, supporting initiatives that maintain affordability in these areas.

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.⁹

- Policy H-4.2.1 Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on-site services, for extremely low-, very low-, low- and moderate-income families. Consider the following roles for the City's active participation:

- a. Whenever possible, integrate affordable housing plans into proposals for development of publicly owned properties.
- b. Play a partnership role with nonprofit housing project sponsors by supporting applications for CDBG, HOME, and other Federal, State, or local funding sources for the projects.
- c. Enter into a long-term partnership with one or more nonprofit housing developers to identify sites and identify opportunities for public funding.
- d. Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.
- e. Adopt regulatory changes, including eliminating parking requirements within a mile of major transit stops,, updating building codes to promote innovative, low-cost development, and expanding the Multifamily Tax Exemption (MFTE) program to support more affordable housing development.

- Policy H-4.2.2 Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region. Maintain data demonstrating the impact in the City of Kenmore and communicate the results to the community for continued understanding and support.

- Policy H-4.2.3 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for extremely low- to moderate income households. Engage with community partners on how best to use these resources.

- Policy H-4.2.4 Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.

- Policy H-4.2.5 Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to

⁹ See Countywide Planning Policies

extremely low- to moderate-income households.

Policy H-4.2.6	As part of any rezone that increases residential capacity, consider requiring that a portion of the new units be affordable to extremely low-, very low- or low-income households.
Policy H-4.2.7	Before implementing a new policy or regulation, consider how it will impact the cost to build a home.
Policy H-4.2.8	Focus on projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color (BIPOC) communities.
Policy H-4.2.9	Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops.
Policy H-4.2.10	Collaborate with other organizations or entities to evaluate ways to address transitional homeless housing or provide an additional housing type.
Policy H-4.2.11	Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.
Policy H-4.2.12	Collaborate with other local governments directly and through membership associations (e.g., Puget Sound Regional Council) on regional housing strategies, especially related to providing extremely low- and very low-income housing.
Policy H-4.2.13	Partner to Address Deeply Affordable Housing¹⁰: • Identify and Leverage Existing Assets: Collaborate with public agencies, faith-based organizations, and nonprofits to identify suitable properties for affordable housing development. • Remove Barriers to Shelter: Eliminate obstacles that prevent faith institutions, community-based organizations, and nonprofits from hosting shelters. • Combine Public and Private Resources: Leverage both public and private funding to provide subsidies for deeply affordable housing. • Prioritize Local and Regional Resources: Utilize local and regional funding sources and surplus property to support income-restricted housing. • Invest in Land Acquisition: Allocate funds for acquiring land for affordable housing development.

¹⁰ Deeply Affordable Housing, as defined by Department of Commerce, is housing that is <50% AMI, and includes housing such as emergency shelters, emergency housing, transitional housing, and permanent supportive housing.

	• Support Alternative Homeownership Models: Encourage the use of innovative homeownership models, such as community land trusts and limited or shared equity co-ops, to increase affordability and accessibility.
Policy H-4.2.14	Support legislation and funding at the local, county, state, and federal levels that would promote the city's housing goals and policies.
Policy H-4.2.15	Develop meaningful, measurable targets and strategies to encourage the creation of affordable workforce housing that meets local demands and monitor progress towards fulfilling these goals.
Policy H-4.2.16	Promote both rental and ownership options for affordable housing, encompassing a variety of types and sizes.
Policy H-4.2.17	Consider implementing a policy that requires a percentage of affordable housing units in new residential developments.
Policy H-4.2.18	Preserve and explore expanding regulatory incentives to promote the development and preservation of affordable ownership and rental housing, including density bonuses, reduced impact fees, expedited permits, or other methods.
Policy H-4.2.19	Consider offering incentives such as density bonuses, reduced parking requirements, and flexible design standards to developments that include a certain percentage of affordable units.
Policy H-4.2.20	Advocate for greater funding for affordable housing at the regional and state levels.
Policy H-4.2.21	Simplify the regulatory review and building permit process and evaluate the cost of infrastructure improvements and their impact on housing affordability.
OBJECTIVE H-4.3	Provide zoning and development standards that integrate affordable housing compatibly into the community.
Policy H-4.3.1	Allow designated manufactured homes built to state standards on single-family lots.
Policy H-4.3.2	Allow and accommodate accessory dwelling units in low and medium density residential districts.
Policy H-4.3.3	Pursue land use policies and regulations that: a. Result in lower development costs without loss of adequate public review, environmental quality, or public safety; and, b. Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.
Policy H-4.3.4	Promote the creation of diverse ownership housing opportunities in Kenmore, encompassing different styles, sizes, and affordability levels.

- Policy H-4.3.5 Provide residents, especially those in underserved populations, with information about affordable housing opportunities and first-time homeownership programs.
- Policy H-4.3.6 Consider the influence of transportation costs on housing affordability and accessibility of services and other opportunities when planning for housing development.
- Policy H-4.3.7 Develop affordable housing in various parts of the city, with a focus on areas with good access to transit, employment, education, and shopping.

HOUSING EQUITY

GOAL H-5. *ACKNOWLEDGE THE HISTORICAL INEQUITIES THAT LIMITED THE ABILITY OF ALL RESIDENTS TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE AND WORK TO REDUCE DISPARITIES IN ACCESS TO NEIGHBORHOODS WITH GOOD SCHOOLS, PARKS, AND OTHER AMENITIES.*

OBJECTIVE H-5.1 *Promote fair housing for all persons regardless of race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.*

- Policy H-5.1.1 Utilize the City's Diversity, Equity and Inclusion (DEI) program to ensure that city housing policies, programs, regulations, or decisions do not result in housing discrimination.
- Policy H-5.1.2 Work with the legislature, King County, or other agencies to authorize homeowners to easily remove discriminatory restrictive covenants from deeds and other property documents.
- Policy H-5.1.3 Support use of housing choice vouchers in Kenmore.
- Policy H-5.1.4 Consider environmental health in neighborhoods where affordable housing exists or is anticipated, and plan for environmentally healthy neighborhoods for all residents.
- Policy H-5.1.5 Encourage existing housing providers and private lenders to conduct homebuyer education seminars for potential first-time homebuyers, including outreach to current renters to inform them about homeownership opportunities.

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 consider 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 and DEIA Strategic 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.
- Cooperate 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.

~~Text~~ = deleted text

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HOUSING ELEMENT

INTRODUCTION AND BACKGROUND

Purpose

Access to quality 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 housing¹. 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 including, but not limited to, government -

¹ RCW 36.70A.030(31): "Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site, voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW."

1 assisted housing, housing for moderate, low, very low, and extremely low-income households,
2 manufactured housing, multifamily housing, group homes, foster care facilities, emergency
3 housing, emergency shelters, permanent supportive housing, and within an urban growth area
4 boundary, consideration of duplexes, triplexes and townhomes. The housing element must also
5 and consider housing location in relation to employment location. Lastly, Hhousing elements also
6 must identify policies, regulations, and implementation measures that do not result in racially
7 disparate impacts, displacement and exclusion in housing.

8 9 **Countywide Planning Policies**

10
11 The “overarching” housing goal of the new Countywide Planning Policies (CPPs) is to “provide a
12 full range of affordable, accessible, healthy, and safe housing choices to every resident in King
13 County.” The CPPs direct each jurisdiction to update its comprehensive plan for:

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

17
18 The CPPs identify the countywide housing needs of low-, very low-, and extremely low-income
19 households, which are equal to 19 percent (51-80 percent Area Median Income AMI), 15 percent
20 (31-50 percent AMI), and 15 percent (30 percent and below AMI), respectively, of all County
21 households. The CPPs also state that each city should address the housing needs of all economic
22 segments and strive to provide housing affordability to accommodate a proportionate amount of
23 the countywide needs.

24
25 The county-wide population growth forecast has been established by the Washington State
26 Office of Financial Management (OFM), as required by the GMA. In the CPPs, each jurisdiction in
27 King County agreed to a housing target (population allocations converted into households) for
28 the years 2019-2044. Kenmore’s housing growth target is 3,070 housing units. The city is
29 committed to ensuring Kenmore has capacity in the Comprehensive Plan and implementing
30 regulations to meet this target. Actual growth would occur based upon market forces.

31 32 33 **Affordable Housing Committee Recommendations**

34
35 The Affordable Housing Committee (AHC) of the Growth Management Planning Council serves
36 as a regional advisory body, responsible for recommending action and assessing progress
37 towards implementing the Regional Affordable Housing Task Force Action Plan for King County.
38 This Plan was developed in 2018 to address the affordable housing crisis in King County.

39
40 The Plan states that, at its core, the housing crisis is driven by a supply and demand challenge that
41 is two- fold. First, King County’s population has grown faster than new homes have been built,
42 Second, King County’s population has not grown evenly across the income spectrum. In response
43 to demand for housing by high-earner households, housing developers have focused new projects
44 to serve the upper end of the market and many of what were once existing affordable units have
45 increased in price beyond what many middle- and low-income working individuals and families can
46 afford.

47
48 The Action Plan includes seven goals, with strategies to achieve the goals, and actions to
49 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 Historically Marginalized Communities, and 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 historically marginalized communities 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. This Housing Element includes policies that focus on the importance of DEIA, the Strategic Plan, and aim to root out systemic inequality. Additionally, Housing Element policies address displacement and potential mitigations, particularly for lower-income residents 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

1 recommendations that support the City's ability to avoid and mitigate policies that preserve past
2 harms and work to eliminate practices that increase future displacement risks. This report is
3 adopted by reference as part of the Housing Element as Appendix E.

4
5 In addition to the equity analysis, the City collaborated with ARCH and Eastside for All (EFA), a
6 nonprofit organization founded in 2019 to advance racial equity and social justice in East King
7 County. EFA organizes and mobilizes communities of color and immigrant communities who are
8 most impacted by racial disparities and inequities. The report of the process is adopted by
9 reference as part of the Housing Element as Appendix F.

10 11 12 **Displacement Risk**

13
14 The impact of racially exclusive and discriminatory land use and housing practices can be seen
15 when analyzing changing demographic population patterns. Puget Sound Regional Council (PSRC)
16 has developed a "displacement risk mapping tool" to identify areas in the region where current
17 residents and businesses are at risk of displacement as growth occurs. The mapping tool uses a
18 variety of indicators across five major categories, including socio-demographics, transportation
19 qualities, neighborhood characteristics, housing, and civic engagement. No census tract in
20 Kenmore was identified as a "high" displacement risk. Two tracts, both of which overlap with the
21 City of Bothell to the east, identify as "moderate" displacement risk. A portion of This area is located
22 Kenmore east of 68th Avenue NE and north of Bothell Way/SR-522.² is identified on this map as
23 an area of moderate displacement risk.

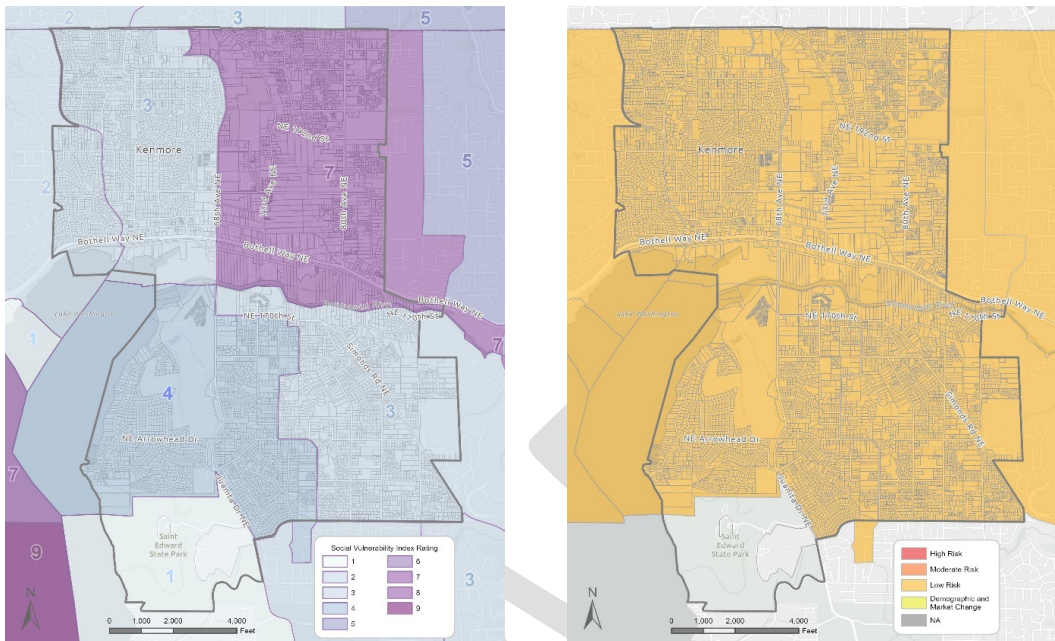
24
25 Housing Element policies address displacement and potential mitigations, particularly for lower-
26 income residents and People of Color.

27
28
29 Figures H-1 and H-2 identify the socioeconomic vulnerability index and displacement risk within the
30 City of Kenmore.

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2 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.

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

Relationship to the Natural Environment

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

EXISTING CONDITIONS

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

Population and Population Age Demographics and Household Characteristics

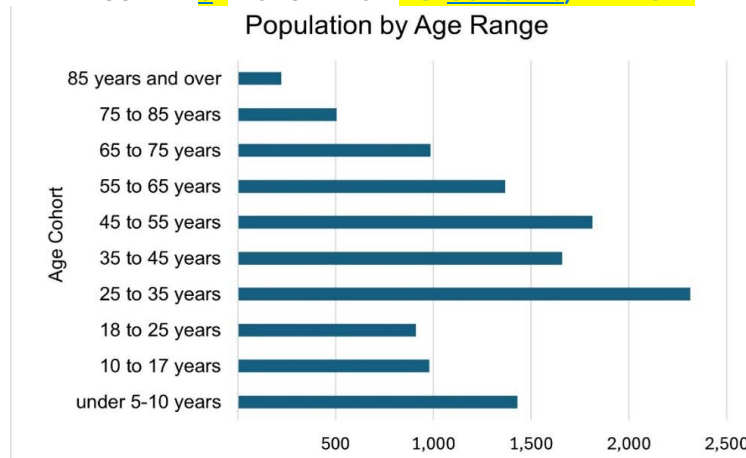
The City of Kenmore has an estimated population of 24,448 (September 2023), an increase of 3,078, or approximately 14 percent since the last Comprehensive Plan update in 2014. The annual growth rate (1.35 percent) is slightly lower than the countywide growth rate (1.7 percent) during this period. Table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

Table H-A. Population Profile, 2023

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

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

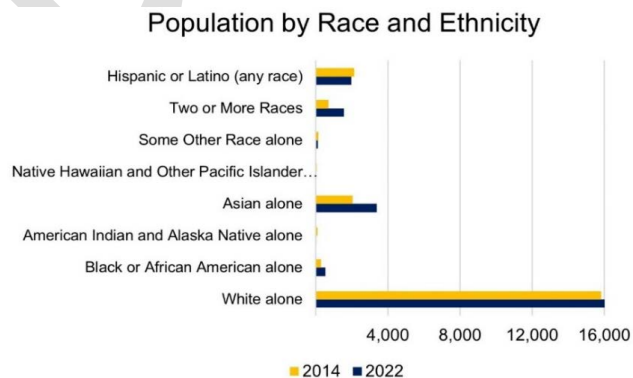
FIGURE H-31 POPULATION AGE COHORTS, KENMORE



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

People of Color (BIPOC) comprise approximately 35.22 percent of the Kenmore population overall, the highest of which are Asian alone. The proportion of residents defining themselves as "White alone" declined from 74 percent in 2014 to 68 percent in 2022, while persons defined as "Asian alone" increased from 10 percent to 14 percent of the population. Self-identified Hispanic/Latino residents dropped slightly from 10 percent in 2014 to 8 percent in 2022. The highest percentages of these groups (26 to 28 percent) appear in the youngest age categories, below 45 years old. See Figure H-42.

FIGURE H-24 POPULATION BY RACE AND ETHNICITY



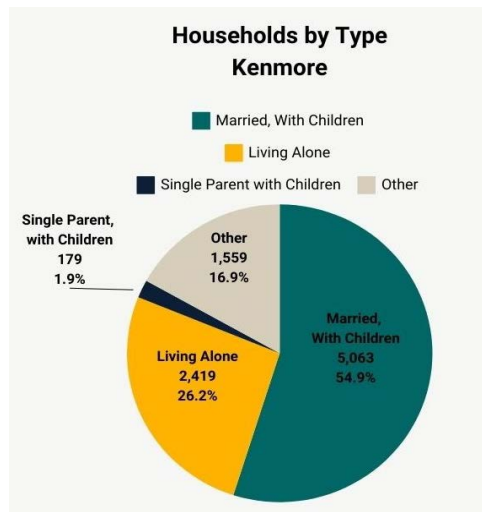
Source: ACS, 5-year estimates, 2022.

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).

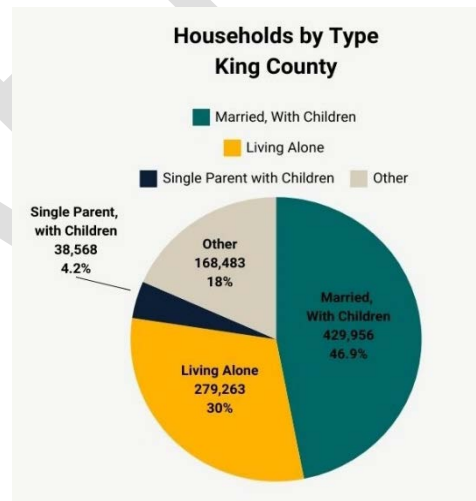
HOUSEHOLDS BY TYPE

FIGURE H-52
KENMORE, 2015–2019



Source: ACS 5-Year estimates, 2022

FIGURE H-634
KING COUNTY, 2015–2019



1
2 **Jobs and Wages**
3

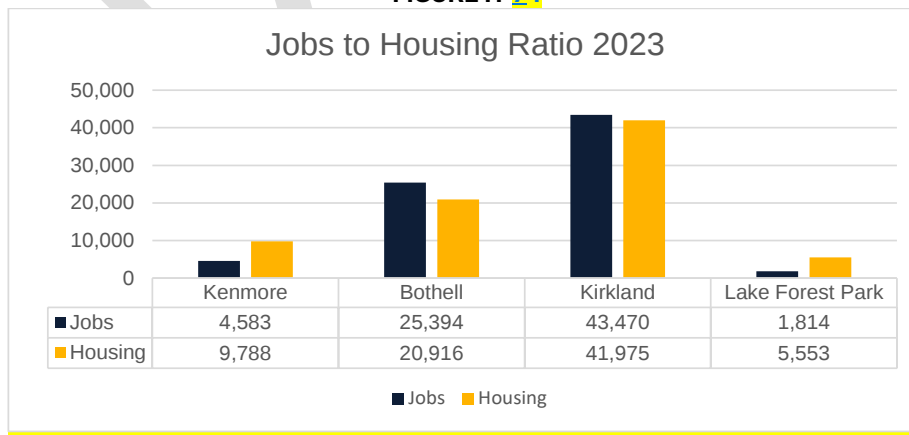
4 Employment can be an important contributor to housing demand within a community, both in
5 terms of the amount and affordability of housing. Jobs are mostly concentrated along the SR-522
6 corridor. As of September 2023, there are approximately 4,583 jobs/employees within Kenmore.
7 According to U.S.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

13
14 Employment can be an important contributor to housing demand within a community, both in terms
15 of the amount and affordability of housing. Kenmore lost 20 percent of its jobs from 2006 to 2018,
16 to a total of 4,012. The city's employment target of 3,200 jobs (2019–2044) represents an 80
17 percent increase over total employment in 2018, which, if true, means that local job growth will be
18 a larger factor in housing demand in the future than in the past.

19
20 A jobs/housing ratio is a measure of the amount of employment compared to the amount of
21 housing in a specific geographic area. By monitoring this metric, this allows the City to plan for and
22 improve geographic distribution of housing and employment opportunities in the community.
23 Generally, a low jobs/housing ratio indicates that a community is housing-rich and may be
24 classified as a “bedroom community,” while a high jobs/housing ratio indicates that the
25 community is an employment center. The goal target is a balance of jobs and housing, while also
26 considering that the housing available in the community is affordable to workers at different
27 income levels.

28
29 Kenmore, with approximately 4,583 jobs and 9,788 housing units, has a 1:2 jobs to housing ratio,
30 which is a little less than half the number of jobs per housing units available. Figure H-7 shows the
31 jobs/housing ratio for Kenmore, as well as other nearby jurisdictions and King County for
32 comparison. For comparison, Bothell has slightly more jobs than housing, Kirkland has an almost
33 equal balance of jobs and housing, and Lake Forest Park has significantly more housing than jobs
34 by a 3:1 margin.

35 **FIGURE H-74**



36 Source: Data Axle Inc., ESRI Community Analyst, 2023
37

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.

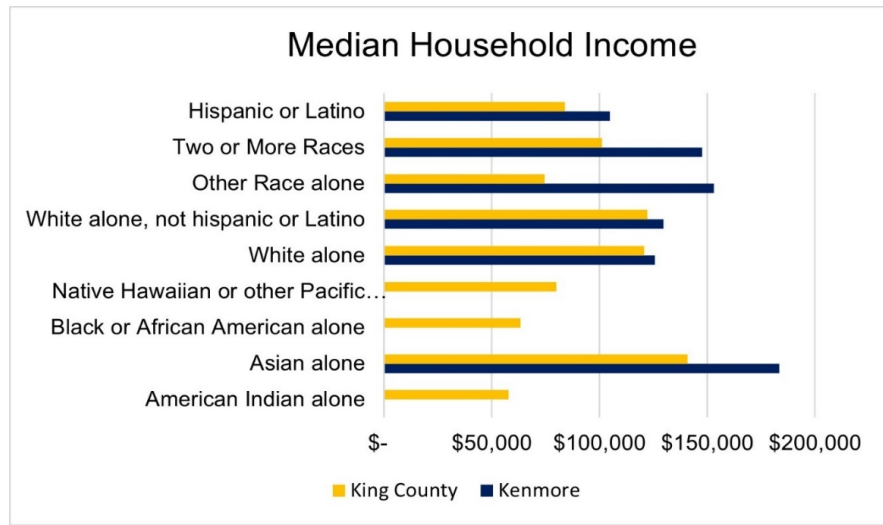
Figure H-68 provides information on median household income by race/ethnicity.

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%	12%	11%	12%
30% to 50% of median:	Very Low-Income	6%	9%	10%	11%
50% to 80% of median:	Low-Income	13%	11%	13%	12%
> 80% of median:	Middle- and Higher-Income	71%	68%	64%	72%
"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 \(see Table H-BC, below\).](#)

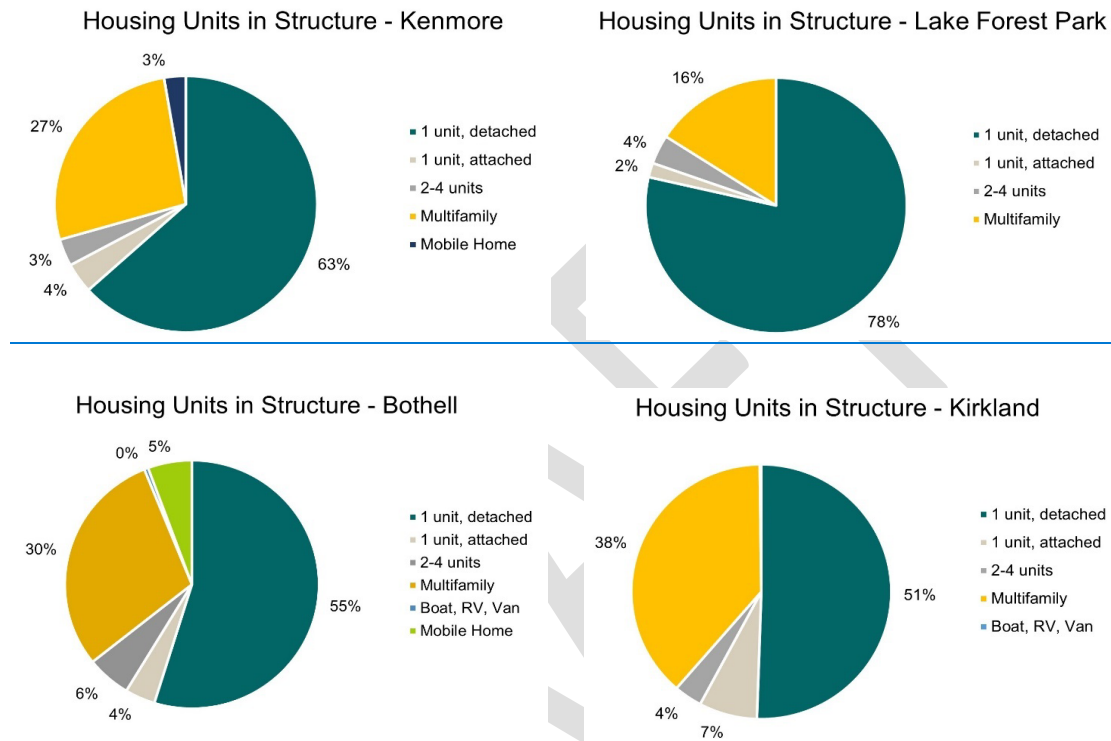
TABLE H-BC
NUMBER AND TYPE OF HOUSING UNITS, KENMORE

TYPE OF HOUSING	2000		2010		2021-2023	
	UNITS	% OF TOTAL	UNITS	% OF TOTAL	UNITS	% OF TOTAL
Single-family Detached	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 60-16 accessory dwelling units as of 2021-2022 (10 attached, 6

detached). 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.

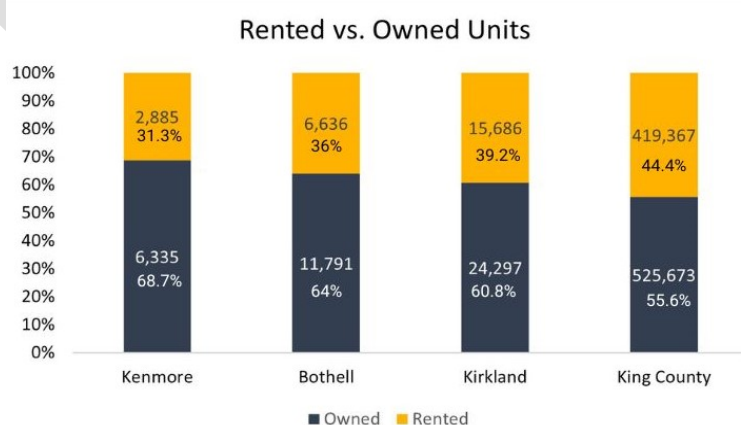
The average home sale price value in 2020 June 2024 in Kenmore was \$1,055,872,730,000 (Zillow, 2024) Washington Center for Real Estate Research).

~~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
50% AMI	5
85% AMI	51
Market Rate	166

Spencer 68 Apartments benefits from an exemption from property taxation on their buildings (not the land) for 12 years—through 2029—and, in exchange, reserves 56 affordable units for the life of the property.

Affordable housing requirements and tax incentives are offered in the transit-oriented district around the current park-and-ride facility on SR-522, and density requirements are in place for the Downtown Commercial zoning district. Density incentives are provided in the Neighborhood Business (NB) zone and in most other zones through the Residential Density Incentives program.

Public and other Funding Programs

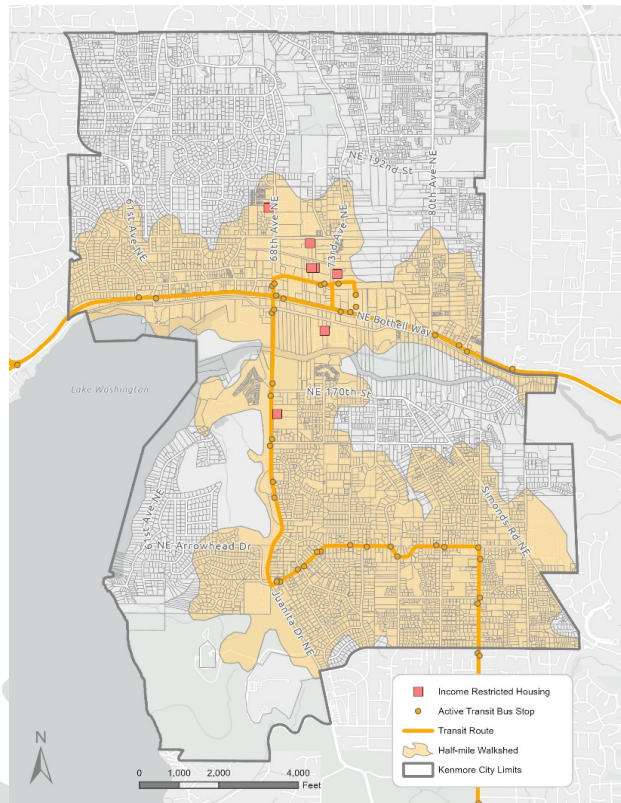
A variety of publicly assisted rental housing is available in Kenmore, including:

Name	Owner	Population Served	Units or Beds
Brookside Apartments	Sound Mental Health	Transitional	16
Copper Lantern	Low Income Housing Institute	Families	21
Green Leaf Apartments	King County Housing Authority	Families	27
Harbour Villa Apartments	King County Housing Authority	Seniors & Disabilities	5
Heron Landing	Downtown Action to Save Housing	Seniors	50
Heron Run	Kenmore Family Associates	Families	40
Northwood Apartments	King County Housing Authority	Seniors & Disabilities	34
Shadrach Apartments Kenmore Place	Hopelink	Families	9

All of these income- and price-restricted housing units are located within a half mile of transit service

(see Figure H-11):

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



Source: City of Kenmore GIS

In addition, the Housing Authority operates a voucher program (Housing Choice Vouchers) for the rental of privately held units. This federal program currently assists approximately 122 Kenmore households with rental subsidies. Lower income tenants in the City of Kenmore may also apply for emergency funding from King County in the event they are faced with eviction due to nonpayment of rent. This assistance is available through the Multi-Service Center of Northeast King County.

Housing for the Homeless

Although Kenmore-specific information is not available, the 2020 Point in Time Count of the homeless found that there were 204 sheltered homeless individuals and 56 unsheltered homeless individuals (living on the streets) in north King County, which includes Bothell, Kenmore, Lake Forest Park, Shoreline, and Woodinville.

Three 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 located at Northlake Lutheran Church (6620 NE 185th

Street) and provided shelter for about 40 men, women and couples without children. Hopelink's Kenmore Place shelter also provides temporary housing. Mary's Place (18118 73rd Ave NE) provided emergency family shelter for several years but the facility closed June 2024.

An application from the Episcopal Church of the Redeemer (6210 NE 181st Street) was received in December 2021 to host Camp Unity Eastside between June and October 2022.

The establishment of the King County Regional Homelessness Authority in 2021 should help refine information on the homeless population in Kenmore and begin to address homelessness county-wide.

Faith organizations in Kenmore have provided temporary shelter in the past, but also present opportunities for the provision of affordable housing units. As these organizations are considering how to utilize their properties, including excess land or parking areas, there may be future opportunities to accommodate affordable housing, especially for those households earning 50 percent AMI or below.

HOUSING AFFORDABILITY

The costs of purchasing or renting homes in Kenmore have increased dramatically. While all households are affected, renter households, Hispanic/Latino households, and lower-income households (regardless of tenure) in Kenmore allocate a larger portion of their income toward housing.

According to policies established by the U.S. Department of Housing and Urban Development, a household should spend no more than 30 percent of its income on housing, including utilities. If they pay more than that, a household that is considered "cost burdened" when they spend more than 30 percent of their household income on housing. In 2020, approximately 25 percent of all households in the city fell into the cost-burdened category, a little over 2,300 households. Among them, over 854 households were severely cost-burdened, they are considered "housing cost burdened." Table H-~~FE~~ shows incomes and affordable housing costs for various income levels.

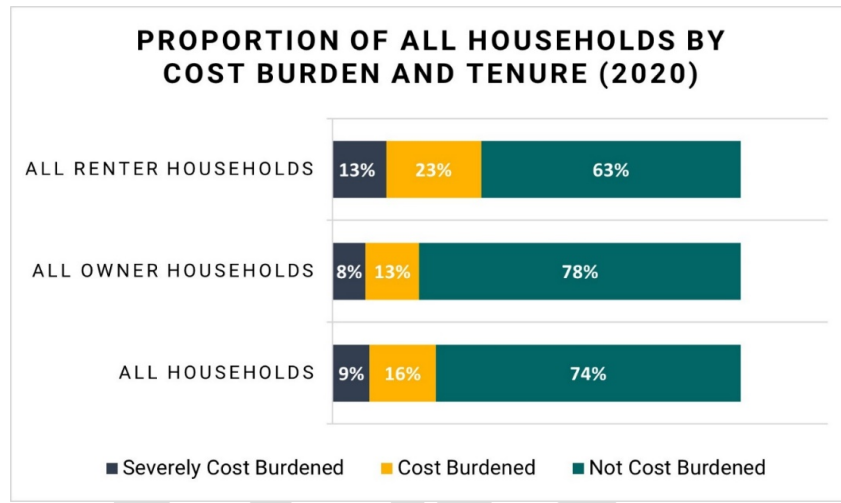
TABLE H-~~FE~~
AFFORDABLE HOUSING COSTS BASED ON KING COUNTY MEDIAN INCOME, 2024

	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.

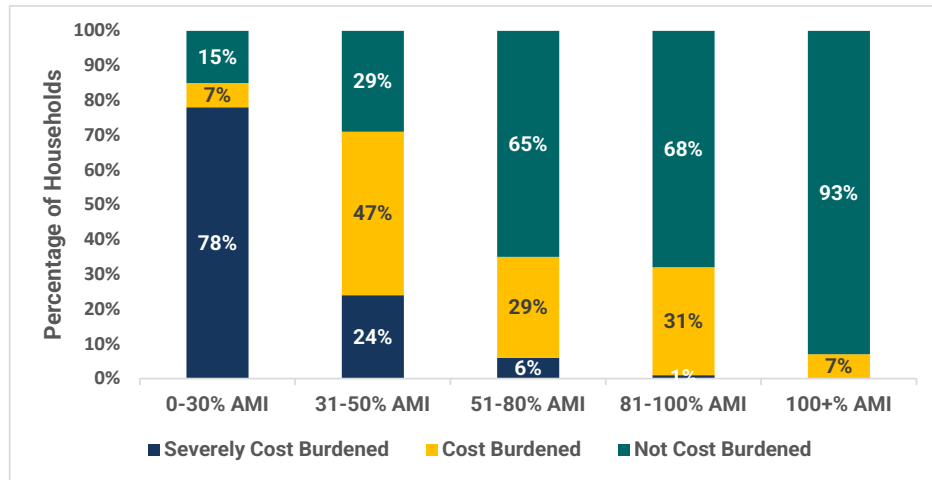
FIGURE H-12 PROPORTION OF ALL HOUSEHOLDS BY COST BURDEN AND TENURE (2020)



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.

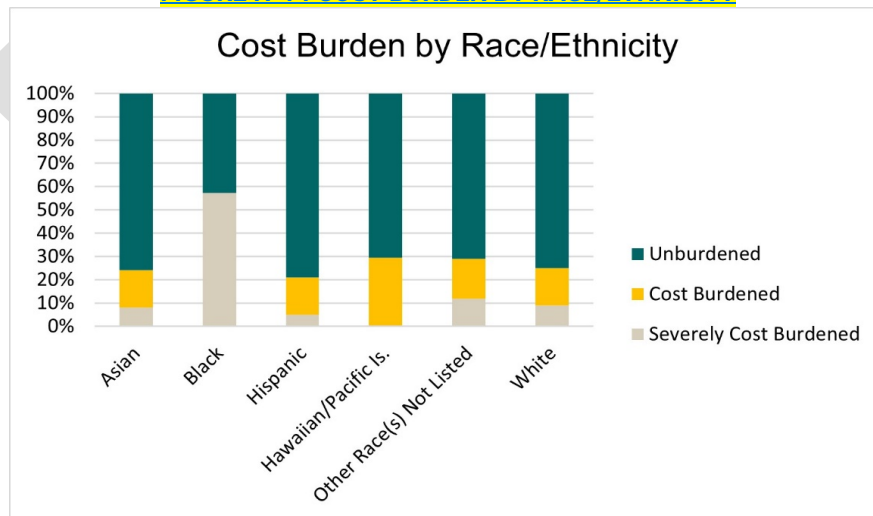
FIGURE H-13 COST BURDEN BY HOUSEHOLD INCOME



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).

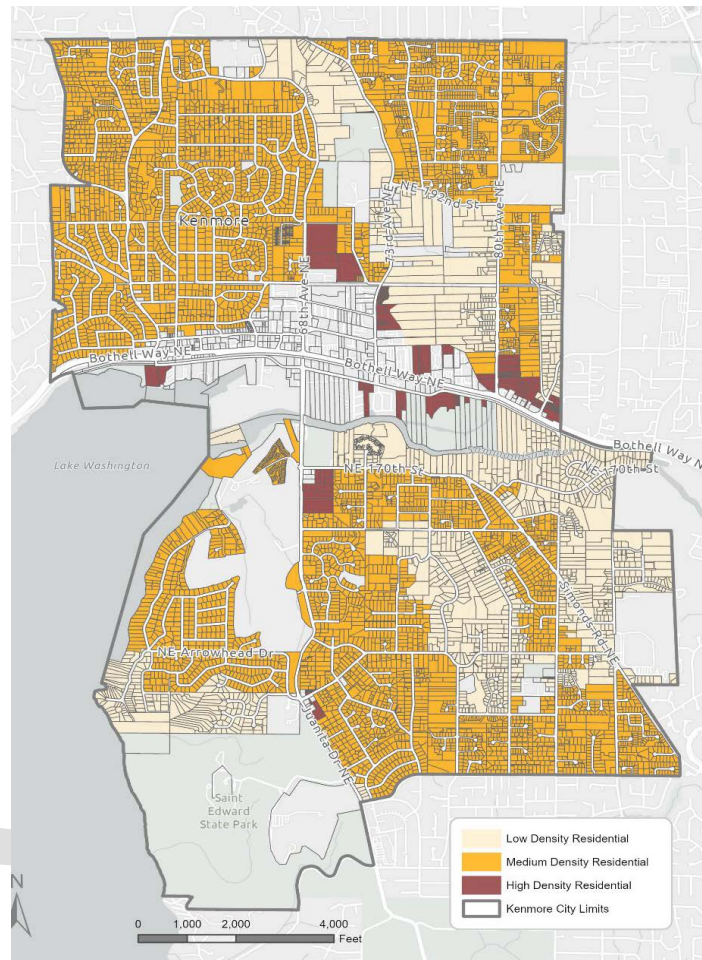
TABLE H-H
AREA BY ALLOWED HOUSING DENSITY

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

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FIGURE H-15
LAND ZONED FOR HOUSING BY DENSITY



Source: City of Kenmore GIS

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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-I shows the difference between the housing supply in 2019 and the expected need in 2044 at each income level. (See the Endnotes to this chapter for definitions of each column heading.)

TABLE H-I CITY OF KENMORE ADOPTED HOUSING GROWTH TARGETS (2020-2044)

Total Housing Need ³	0 - ≤ 30% AMI ⁴		>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100 - ≤120% AMI	>120% AMI	Emergency Housing Beds ⁵
	PSH ⁶	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

³ 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.

⁴ AMI = area median income.

⁵ Emergency housing includes emergency housing and shelter and is in addition to permanent housing needs.

⁶ 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~~acted in several areas to address local housing needs. These include:

- In 2003, the city rezoned a former Park and Ride site on 68th Avenue NE to enable a multifamily development, with a requirement that 25 percent of the units address local affordable housing needs. Spencer68 apartments opened in 2015, providing 56 affordable units, five for low-income households. To help enhance affordability on the property, the city approved a twelve-year property tax exemption on residential improvements.
- ~~The city waived a portion of impact fees for a project that incorporated housing affordable to low-income households.~~
- The city has been an ongoing member of ARCH. Through the ARCH Trust Fund process, the city has regularly committed local funds for affordable housing projects in Kenmore and throughout the region, assisting with nearly ~~200-100~~ units affordable to lower-income households.
- Through participation in the countywide CDBG Consortium, local homeowners receive Housing Repair loans (9 applications in 2021).

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

Council adopted Ordinance 24-0604 Amending Chapter 8.55 KMC, Tenant Protections.⁷

- In 2021, the city:
 - o created a reduced permit review process for projects containing affordable housing.
 - 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.

⁷ Ordinance 24-0604, Amending Chapter 8.55 KMC, Tenant Protections. This ordinance repealed Section 8.55.075 KMC, Just cause for landlord's eviction, and Section 8.55.078, Unfair or abusive acts by landlords prohibited.

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~~ Cooperate 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.

Policy H-1.1.5 Encourage homeowners to take advantage of existing programs and resources to maintain and preserve their homes.

Policy H-1.1.6 Encourage the preservation and repurposing of existing housing, rather than demolition.

Policy H-1.1.7 Implement minimum property maintenance requirements to ensure the safety and livability of existing housing stock.

OBJECTIVE H-1.2 Support housing stability through tenant protections for renters.

Policy H-1.2.1 Implement tenant protections that increase housing stability such as notice of rent increase and just cause eviction for tenants on termed leases.

OBJECTIVE H-1.3 ~~Prioritize and plan for the retention of existing residents and pursue social justice and equity in housing policies, regulations, and programs~~ when considering zoning changes or capital projects. In particular consider impacts on marginalized people, with a particular focus on Black, Indigenous, and People of Color (BIPOC) communities.

Policy H-1.3.1 Support policies, practices, and programming that promote and retain diversity, and ensure equity and inclusion in Kenmore.

1 Policy H-1.3.2 Actively mitigate displacement risks and enhance opportunities for
2 affordable housing through preservation and displacement prevention
3 strategies.

- 4
- 5 • Provide relocation assistance to low- and moderate-income
6 households facing displacement due to condemnation or
7 redevelopment.
- 8
- 9 • Develop strategies to preserve manufactured housing communities at
10 risk of redevelopment.
- 11
- 12 • Strengthen protections and support for low-income renters and renters
13 with disabilities.
- 14
- 15 • Implement anti-displacement measures before or alongside
16 development capacity increases or capital investments.
- 17
- 18 • Identify and secure funding for anti-displacement tools and programs.
19 (Futurewise recommendation)
- 20

21 Policy H-1.3.3 Foster equitable outcomes by collaborating with communities most
22 affected by past and present racially exclusive land use and housing
23 practices.

- 24
- 25 • Address Historical and Current Harms: Identify and implement targeted
26 actions to address the negative impacts of past and present racially
27 exclusive land use and housing practices on Black, Indigenous, and
28 People of Color (BIPOC) households.
- 29
- 30 • Partner with Disproportionately Impacted Communities: Collaborate
31 with community-based organizations and BIPOC individuals, especially
32 those with extremely low incomes, to ensure their meaningful
33 participation in housing policy development and implementation.
- 34
- 35 • Promote Anti-Displacement and Opportunity: Support anti-
36 displacement efforts, increase access to opportunities, and promote
37 wealth building within BIPOC communities.
- 38
- 39 • Center BIPOC Needs and Solutions: Develop, implement, and monitor
40 strategies that prioritize the needs and solutions articulated by
41 disproportionately impacted populations.
- 42
- 43 • Ensure Fair Housing Practices: Establish processes to guarantee that
44 fair housing laws and best practices are upheld. (Futurewise
45 recommendation)
- 46

47 Policy H-1.3.4 Partner with historically marginalized communities disproportionately
48 affected by past and present racial housing and land use disparities to
49 create equitable opportunities. Work closely with communities that have
50 experienced the negative impacts of racially exclusive land use and housing
51 policies to promote fairness and equity.

1 Policy H-1.3.5 Identify and eliminate barriers that prevent equal access to housing and
2 neighborhood opportunities for people of all races and backgrounds.

3
4 Policy H-1.3.6 Track progress in reducing racial and other inequalities in housing and
5 neighborhood options. Identify controllable factors within Kenmore that
6 contribute to disparities and take corrective actions.

7
8 Policy H-1.3.7 Ensure that land use, zoning, and regulatory frameworks facilitate the
9 effective operation of human services, shelters, permanent supportive
10 housing, and emergency housing.

11
12 Policy H-1.3.8 Support affordable housing development on city-owned and faith-based
13 properties through regulations allowing for affordable housing as an
14 accessory use and ~~or~~ density bonuses.

15
16 **OBJECTIVE H-1.4 Promote safe, physically accessible, well maintained, and well-designed**
17 **residential environments with associated open spaces.**

18
19 Policy H-1.4.1 Encourage housing design and development that promotes public safety
20 including "Crime Prevention through Environmental Design" components
21 as described in the Community Design Sub-Element.
22

23 Policy H-1.4.2 Ensure development regulations address accessible housing and
24 transportation services. Residential structures as well as physical
25 improvements, such as parking, streets, and sidewalks, should allow for
26 mobility and accessibility by all residents, including the elderly and
27 persons with disabilities, consistent with the Transportation Element.
28 Promote awareness of Universal Design improvements that increase
29 housing accessibility.
30

31 Policy H-1.4.3 Support well-maintained neighborhoods through an active code
32 enforcement program.
33

34 Policy H-1.4.4 Prepare and implement development and design standards that further
35 the community vision consistent with Land Use and Community Design
36 Element goals and policies.
37

38 Policy H-1.4.5 Encourage energy and water efficiency in existing and new housing
39 developments, as addressed in the Utilities Element.
40

41 Policy H-1.4.6 Ensure adequate setbacks, landscaping, and buffering are required
42 between housing developments of significantly differing densities and
43 between housing and commercial areas.
44

45 Policy H-1.4.7 Ensure critical area regulations protect environmentally sensitive areas and
46 that the regulations are fully implemented. Restrict intrusion into sensitive
47 areas by nearby residents and visitors.
48

49 Policy H-1.4.8 Encourage cluster residential development along with open space, to
50 protect and preserve environmentally sensitive areas.
51

52 Policy H-1.4.9 Plan for residential neighborhoods that promote the health and well-

being of all residents by supporting active living and by reducing exposure to harmful conditions.

Policy H-1.4.10 Implement energy-efficient housing standards that incorporates renewable energy sources like solar and wind power to maximize sustainability.

Policy H-1.4.11 Encourage home renovations that prioritize resilience, energy efficiency, and indoor air quality, helping to mitigate the impacts of natural disasters and climate change.

Policy H-1.4.12 Promote the use of durable, low-maintenance building materials, high-efficiency energy systems, and low-impact development techniques to reduce housing lifecycle costs and align with the City's Climate Action Plan.

Policy H-1.4.13 Encourage the remediation of older homes to eliminate potential health hazards, including lead-based paint, asbestos, and other harmful materials.

Policy H-1.4.14 Encourage the repurposing of non-residential buildings for residential use.

Policy H-1.4.15 Develop design guidelines, standards, or other measures to achieve the following benefits:

a. Promote compatibility between new and existing housing.

b. Connect multifamily developments with surrounding neighborhoods to enhance community cohesion.

c. Facilitate the integration of attached and detached accessory dwelling units into residential areas.

GOAL H-2.

PROVIDE HOUSING OPPORTUNITIES AND ZONE SUFFICIENT LAND IN KENMORE TO ACCOMMODATE PROJECTED HOUSING NEEDS FOR PEOPLE WITH SPECIAL NEEDSVULNERABLE POPULATIONS.

OBJECTIVE H-2.1

Provide opportunities for the development of short-term and permanent housing for people with special needsvulnerable populations.

Policy H-2.1.1 Allow opportunities for assisted housing, for people with special needsvulnerable populations by:

- a. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with state and federal laws; and,
- b. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors. Encourage neighbors to similarly maintain those relationships.

Policy H-2.1.2 Ensure that group home providers have received appropriate licenses from

1		federal or state agencies where appropriate.
2		
3	Policy H-2.1.3	Support housing options and services that enable seniors to stay in their
4		homes or neighborhoods.
5		
6	<u>Policy H-2.1.4</u>	<u>Allow housing for vulnerable populations throughout the city.</u>
7		
8	<u>Policy H-2.1.5</u>	<u>Partner with private agencies to provide housing for seniors, people with</u>
9		<u>disabilities, domestic violence victims, and homeless individuals and</u>
10		<u>families.</u>
11		
12	<u>Policy H-2.1.6</u>	<u>Develop or modify codes and ordinances to allow for a continuum of care</u>
13		<u>and housing opportunities for vulnerable populations.</u>
14		
15	<u>Policy H-2.1.7</u>	<u>Encourage the creation, renovation, and modification of housing that is</u>
16		<u>accessible to vulnerable populations, using building and site plan codes.</u>
17		
18	<u>Policy H-2.1.8</u>	<u>Provide incentives to encourage developers to dedicate a portion of new</u>
19		<u>housing projects to vulnerable populations.</u>
20		
21	<u>Policy H-2.1.9</u>	<u>Facilitate the acquisition of grants and loans for housing for vulnerable</u>
22		<u>populations by agencies, developers, and nonprofits.</u>
23		
24	OBJECTIVE H-2.2	Support and promote community facilities and programs that are
25		important to the safety, health, and social needs of residents.
26		
27	Policy H-2.2.1	Increase coordination among providers of social, health, counseling, and
28		other services to individuals, families, children, and persons with special
29		needs including senior citizens, persons with physical or mental disabilities,
30		persons with terminal illness, or other special needs.
31		
32	Policy H-2.2.2	Work with transit and transportation providers to increase access between
33		special needs housing and community facilities and programs in
34		Kenmore or the Northshore area.
35		
36	Policy H-2.2.3	Support the location of social, recreational, health, safety, and other
37		services in Kenmore to serve people with special needs.
38		
39	Policy H-2.2.4	Support efforts by providers of social, health, counseling, and other
40		services to assist newly arrived immigrant populations.
41		
42	Policy H-2.2.5	Support a range of housing options and services to help homeless
43		persons and families stay sheltered.
44		
45	Policy H-2.2.6	Work with other jurisdictions, the Regional Homelessness Authority, and
46		health and social service organizations to develop a coordinated, regional
47		approach to homelessness.
48		
49	<u>Policy H-2.2.7</u>	<u>Continue to support the creation of emergency, transitional, and permanent</u>
50		<u>supportive housing with appropriate services for people with special needs</u>
51		<u>and the homeless. Place a strong emphasis on transitioning individuals into</u>
52		<u>permanent housing as soon as possible.</u>
53		

- 1 Policy H-2.2.8 Promote, assist, and support social and health service organizations that
2 provide housing programs for vulnerable populations.
- 3
- 4 Policy H-2.2.9 Foster and maintain partnerships that have proven effective in reducing
5 homelessness, preventing homelessness, and assisting chronically
6 homeless individuals with necessary care.
- 7
- 8 Policy H-2.2.10 Support the creation of public and private housing and services for the
9 homeless population in North King County, offering both short-term and
10 long-term solutions.
- 11
- 12 Policy H-2.2.11 Support the development of a comprehensive network of emergency
13 shelters for homeless and at-risk populations, including families with
14 children, childless adults, unaccompanied youth, and victims of sexual and
15 domestic violence.
- 16
- 17 Policy H-2.2.12 Support a variety of housing options for older adults, including aging in
18 place, assisted living, and age-restricted senior communities. Strategies
19 include:
- 20
- 21 a. Encourage the construction of new housing that is accessible and
22 adaptable for older adults by following Universal Design and visitability
23 standards.
- 24
- 25 b. Evaluate and update regulations to support a variety of housing options
26 and permit accessibility modifications.
- 27
- 28 c. Encourage developers to create new senior-oriented residential options
29 by offering incentives.
- 30
- 31 Policy H-2.2.13 Support initiatives that enable older adults and people with disabilities to
32 remain in their communities as their housing needs evolve, such as
33 promoting universal design or retrofitting homes for long-term use.
- 34
- 35 Policy H-2.2.14 Support the construction of age-friendly housing, prioritizing locations near
36 essential services and amenities for seniors.
- 37
- 38 Policy H-2.2.15 Advocate for a diverse range of senior housing options to accommodate
39 varying income levels, including independent living, assisted living, and
40 skilled nursing care. Prioritize expanding opportunities for seniors to
41 reside in specialized housing.
- 42

43 RESIDENTIAL GROWTH

44

45

46 **GOAL H-3. PLAN APPROPRIATE LAND USE DESIGNATIONS AND ZONING**
47 **CATEGORIES TO ACCOMMODATE PROJECTED HOUSEHOLD GROWTH.**

48

49 **OBJECTIVE H-3.1 Plan for an adequate supply of land to accommodate projected**
50 **household growth.**

51

52 Policy H-3.1.1 Ensure zoning regulations accommodate a range of housing styles and
53 types in appropriate locations, such as single-family detached dwellings,

size-limited houses on smaller lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood compatibility as well as housing needs and surrounding environmental conditions when applying zones, land use, and development standards.

Policy H-3.1.2 Ensure access to diverse housing options that cater to various household sizes, types, tenures, and income levels by implementing inclusive planning tools, regulations, and policies to boost housing supply and diversity citywide.

- Encourage the development of units suitable for large households or those with multiple bedrooms.
- Eliminate regulatory obstacles that hinder housing diversity.
- Promote a wide range of housing types through incentives and programs.

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 community services and facilities associated with the development of middle housing.

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

Policy H-3.1.7 Zone sufficient buildable land to accommodate Kenmore's projected housing need, meet allocated housing growth targets, and accommodate its allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing and permanent supportive housing.

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

Policy H-3.1.9 Explore the feasibility of developing tiny houses in specific neighborhoods within the city.

Policy H-3.1.10 Support the development of residential housing on infill sites, promoting increased density in designated areas.

Policy H-3.1.11 Promote the development of mixed-use neighborhoods throughout the city, featuring living-wage jobs, affordable housing options, and abundant public spaces in a walkable urban setting.

Policy H-3.1.12 Pursue strategies and regulations that increase housing options for 0 to 80

1		<u>percent of AMI households throughout Kenmore, particularly in historically</u>
2		<u>single-family zones.</u>
3		
4		<u>Policy H-3.1.13 Pursue strategies and regulations that increase the long-term supply of both</u>
5		<u>market-rate affordable housing and cost-controlled income-restricted</u>
6		<u>affordable housing.</u>
7		
8	OBJECTIVE H-3.2	Identify and support Kenmore’s Downtown as a center for commercial,
9		civic, cultural, park, and higher density housing uses and activities
10		consistent with its designation as a Countywide Growth Center.
11		
12	Policy H-3.2.1	Develop mixed-use, higher density districts in Downtown Kenmore,
13		meeting community goals to develop community identity, provide vital
14		business and service opportunities, concentrate higher density housing
15		close to high-capacity transit, and provide multi-modal transportation
16		services and connections to those services.
17		
18	Policy H-3.2.2	When higher densities are applied to residential and mixed use development
19		in the Downtown, include requirements for the provision of affordable
20		housing.
21		
22	Policy H-3.2.3	Offer density bonuses and density transfers, where appropriate, to
23		achieve a compact, vital Downtown, as well as meet environmental and
24		affordable housing goals.
25		
26	Policy H-3.2.4	Encourage property consolidation in the Downtown, through density
27		bonuses or other incentives, to create mixed-use and multi-family
28		developments that offer a range of site and community benefits such as
29		private and public open spaces and plazas, structured parking, and other
30		amenities.
31		
32	Policy H-3.2.5	Address issues of diversity, equity and inclusion for historically
33		marginalized groups when developing Kenmore’s Countywide Growth
34		Center approaches.
35		
36	Policy H-3.2.6	East of Downtown, in the area of transit-supportive development near the
37		Park and Ride, require long-term low-cost housing as a condition of
38		development.
39		
40	<u>Policy H-3.2.7</u>	<u>Support the development of affordable and accessible housing in</u>
41		<u>neighborhoods with convenient access to services and the rest of the</u>
42		<u>community.</u>
43		
44	<u>Policy H-3.2.8</u>	<u>Ensure that plans promote greater physical accessibility between housing,</u>
45		<u>employment, transportation, recreation, daily-needs services, and</u>
46		<u>educational uses.</u>
47		
48	<u>Policy H-3.2.9</u>	<u>Encourage and provide for mixed-use developments that include residential</u>
49		<u>units above businesses.</u>
50		
51	<u>Policy H-3.2.10</u>	<u>Promote the development of residential housing in commercial and mixed-</u>
52		<u>use areas, particularly those near public transportation.</u>

HOUSING AFFORDABILITY

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

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

Policy H-4.1.1 Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to lower-income people.

Policy H-4.1.2 Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.

Policy H-4.1.3 Allow existing legally created duplexes, triplexes, and other medium-density housing types in the low and medium density residential classifications to continue without "nonconformance" limitations related to density, setbacks, height, or lot size.

Policy H-4.1.4 ~~Aspire Support to preserve~~ preservation of and maintain existing manufactured housing communities.

Policy H-4.1.5 When displacement is unavoidable, determine who is most likely to be harmed and ensure that the brunt of the impact is not carried by the same communities in Kenmore. Support relocation assistance and development of replacement housing where feasible, to help very low- and low-income households. For ~~mobile home~~ manufactured home parks in particular, consider a funding pool to assist low- and moderate-income residents in deteriorating and obsolete ~~mobile manufactured~~ homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their homes.

Policy H-4.1.6 Consider affordable housing measures and incentives beyond those in RCW 36.70A.635(2)(a)⁸ to promote additional affordable housing units in the City.

Policy H-4.1.7 Develop strategies to increase the sustained supply of affordable housing, including market-rate and income-restricted units.

Policy H-4.1.8 To prevent the loss of affordable housing, the City should collaborate with

⁸ 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.

housing providers to identify and preserve subsidized units at risk of being converted to market-rate rents.

Policy H-4.1.9 Prioritize the preservation and creation of lower-cost housing in neighborhoods where redevelopment is most likely to occur, supporting initiatives that maintain affordability in these areas.

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.⁹

Policy H-4.2.1 Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on-site services, for extremely low-, very low-, low- and moderate-income families. Consider the following roles for the City's active participation:

- a. Whenever possible, integrate affordable housing plans into proposals for development of publicly owned properties.
- b. Play a partnership role with nonprofit housing project sponsors by supporting applications for CDBG, HOME, and other Federal, State, or local funding sources for the projects.
- c. Enter into a long-term partnership with one or more nonprofit housing developers to identify sites and identify opportunities for public funding.
- d. Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.
- e. Consider Adopt regulatory changes, including eliminating parking requirements within a mile of major transit stops, such as reducing parking requirements, updating building codes to promote innovative, low-cost development, and expanding the Multifamily Tax Exemption (MFTE) program to support more affordable housing development.

Policy H-4.2.2 Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region. Maintain data demonstrating the impact in the City of Kenmore and communicate the results to the community for continued understanding and support.

Policy H-4.2.3 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for extremely low- to moderate income households. Engage with community partners on how best to use these resources.

Policy H-4.2.4 Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.

⁹ See Countywide Planning Policies

1	Policy H-4.2.5	Use density bonuses, inclusionary programs, and other methods with
2		mixed-use and multi-family developments to provide housing affordable to
3		extremely low- to moderate-income households.
4		
5	Policy H-4.2.6	As part of any rezone that increases residential capacity, consider requiring
6		that a portion of the new units be affordable to extremely low-, very low- or
7		low-income households.
8		
9	Policy H-4.2.7	Before implementing a new policy or regulation, consider how it will impact
10		the cost to build a home.
11		
12	Policy H-4.2.8	Focus on projects that promote access to opportunity, anti-
13		displacement, and wealth building for Black, Indigenous, and People of
14		Color (BIPOC) communities.
15		
16	Policy H-4.2.9	Support alternative homeownership models that lower barriers to
17		ownership and provide long-term affordability, such as community land
18		trusts, and limited or shared equity co-ops
19		
20	Policy H-4.2.10	Collaborate with other organizations or entities to evaluate ways to
21		address transitional homeless housing or provide an additional housing
22		type.
23		
24	Policy H-4.2.11	Ensure that affordable housing achieved through public incentives or
25		assistance remains affordable for the longest possible term.
26		
27	Policy H-4.2.12	Collaborate with other local governments directly and through
28		membership associations (e.g., Puget Sound Regional Council) on regional
29		housing strategies, especially related to providing extremely low- and very
30		low-income housing.
31		
32	Policy H-4.2.13	Partner to Address Deeply Affordable Housing¹⁰.
33		
34		• <u>Identify and Leverage Existing Assets: Collaborate with public</u>
35		<u>agencies, faith-based organizations, and nonprofits to identify</u>
36		<u>suitable properties for affordable housing development.</u>
37		
38		• <u>Remove Barriers to Shelter: Eliminate obstacles that prevent faith</u>
39		<u>institutions, community-based organizations, and nonprofits from</u>
40		<u>hosting shelters.</u>
41		
42		• <u>Combine Public and Private Resources: Leverage both public and</u>
43		<u>private funding to provide subsidies for deeply affordable housing.</u>
44		
45		• <u>Prioritize Local and Regional Resources: Utilize local and regional</u>
46		<u>funding sources and surplus property to support income-restricted</u>
47		<u>housing.</u>
48		
49		• <u>Invest in Land Acquisition: Allocate funds for acquiring land for</u>

¹⁰ Deeply Affordable Housing, as defined by Department of Commerce, is housing that is <50% AMI, and includes housing such as emergency shelters, emergency housing, transitional housing, and permanent supportive housing.

1		<u>affordable housing development</u>
2		
3		• <u>Support Alternative Homeownership Models: Encourage the use of</u>
4		<u>innovative homeownership models, such as community land trusts</u>
5		<u>and limited or shared equity co-ops, to increase affordability and</u>
6		<u>accessibility.</u>
7		
8	Policy H-4.2.14	Support legislation and funding at the local, county, state, and federal
9		levels that would promote the city's housing goals and policies.
10		
11	<u>Policy H-4.2.15</u>	<u>Develop meaningful, measurable targets and strategies to encourage the</u>
12		<u>creation of affordable workforce housing that meets local demands and</u>
13		<u>monitor progress towards fulfilling these goals.</u>
14		
15	<u>Policy H-4.2.16</u>	<u>Promote both rental and ownership options for affordable housing,</u>
16		<u>encompassing a variety of types and sizes.</u>
17		
18	<u>Policy H-4.2.17</u>	<u>Consider implementing a policy that requires a percentage of affordable</u>
19		<u>housing units in new residential developments.</u>
20		
21	<u>Policy H-4.2.18</u>	<u>Preserve and explore expanding regulatory incentives to promote the</u>
22		<u>development and preservation of affordable ownership and rental housing,</u>
23		<u>including density bonuses, reduced impact fees, expedited permits, or other</u>
24		<u>methods.</u>
25		
26	<u>Policy H-4.2.19</u>	<u>Consider offering incentives such as density bonuses, reduced parking</u>
27		<u>requirements, and flexible design standards to developments that include a</u>
28		<u>certain percentage of affordable units.</u>
29		
30	<u>Policy H-4.2.20</u>	<u>Advocate for greater funding for affordable housing at the regional and</u>
31		<u>state levels.</u>
32		
33	<u>Policy H-4.2.21</u>	<u>Simplify the regulatory review and building permit process and evaluate the</u>
34		<u>cost of infrastructure improvements and their impact on housing</u>
35		<u>affordability.</u>
36		
37		
38	OBJECTIVE H-4.3	Provide zoning and development standards that integrate affordable
39		housing compatibly into the community.
40		
41	Policy H-4.3.1	Allow designated manufactured homes built to state standards on single-
42		family lots.
43		
44	Policy H-4.3.2	Allow and accommodate accessory dwelling units in low and medium
45		density residential districts.
46		
47	Policy H-4.3.3	Pursue land use policies and regulations that:
48		
49	a.	Result in lower development costs without loss of adequate public
50		review, environmental quality, or public safety; and,
51		
52	b.	Do not reduce design quality, inhibit infrastructure financing

strategies, or increase maintenance costs for public facilities.

Policy H-4.3.4 Promote the creation of diverse ownership housing opportunities in Kenmore, encompassing different styles, sizes, and affordability levels.

Policy H-4.3.5 Provide residents, especially those in underserved populations, with information about affordable housing opportunities and first-time homeownership programs.

Policy H-4.3.6 Consider the influence of transportation costs on housing affordability and accessibility of services and other opportunities when planning for housing development.

Policy H-4.3.7 Develop affordable housing in various parts of the city, with a focus on areas with good access to transit, employment, education, and shopping.

HOUSING EQUITY

GOAL H-5. ACKNOWLEDGE THE HISTORICAL INEQUITIES THAT LIMITED THE ABILITY OF ALL RESIDENTS TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE AND WORK TO REDUCE DISPARITIES IN ACCESS TO NEIGHBORHOODS WITH GOOD SCHOOLS, PARKS, AND OTHER AMENITIES.

OBJECTIVE H-5.1 Promote fair housing for all persons regardless of race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

Policy H-5.1.1 Utilize the City's Diversity, Equity and Inclusion (DEI) program to ensure that city housing policies, programs, regulations, or decisions do not result in housing discrimination.

Policy H-5.1.2 Work with the legislature, King County, or other agencies to authorize homeowners to easily remove discriminatory restrictive covenants from deeds and other property documents.

Policy H-5.1.3 Support use of housing choice vouchers in Kenmore.

Policy H-5.1.4 Consider environmental health in neighborhoods where affordable housing exists or is anticipated, and plan for environmentally healthy neighborhoods for all residents.

Policy H-5.1.5 Encourage existing housing providers and private lenders to conduct homebuyer education seminars for potential first-time homebuyers, including outreach to current renters to inform them about homeownership opportunities.

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:

- 1
- 2 • Work with neighborhoods and historically underrepresented groups when new policies,
- 3 plans or programs are proposed to ensure that their unique issues are considered.
- 4
- 5 • Adopt development standards for medium density residential housing types, such as
- 6 duplexes, triplexes, and cottage housing.
- 7
- 8 • Adopt development standards for reduced minimum lot sizes with maximum house size
- 9 restrictions in some low (R-6) and medium density classifications. When considering
- 10 maximum house sizes for smaller houses on smaller lots, remain mindful of the needs of
- 11 multigenerational and large families. Also take into account consider open space needs
- 12 and environmental protection, as well as accessory dwelling unit standards.
- 13
- 14 • Revise the Strategy Plan as needed to achieve the Housing Element's goals, objectives, and
- 15 policies.
- 16
- 17 • Implement the Housing Strategy Plan and DEIA Strategic Plan.
- 18
- 19 • Maintain communications with, or participation in, regional agencies and projects.
- 20
- 21 • Monitor housing needs and supply over time, especially data that evaluates progress
- 22 toward meeting a proportionate share of the countywide needs for affordable housing
- 23 and improved access to opportunity for Black, Indigenous, and People of Color (BIPOC)
- 24 communities. Reassess and adjust policies and regulations as necessary to achieve City
- 25 goals.
- 26
- 27 • Cooperate on a regional basis towards economic diversification and land capacity
- 28 monitoring.
- 29
- 30 • Evaluate and report results of the Strategy Plan and how the goals, objectives, and
- 31 policies of this Housing Element have been achieved.
- 32

1
2 **REFERENCES**

3
4 A Regional Coalition for Housing (2022). East King County Housing Analysis, Redmond, WA.

5
6 [City of Kenmore \(2023\). City of Kenmore Comprehensive Plan Update – Equity Analysis and Recommendations.](#)

7
8
9 [Eastside for All \(2023\). Missing Middle Housing: Tell Your City – Engagement Report for A Regional Coalitions for Housing and East King County Partner Cities.](#)

10
11
12 [EMC Research \(2024\). City of Downtown Resident Survey.](#)

13
14 **ENDNOTES**

15
16 “2019 Estimated Supply” is the number of housing units in 2019, according to the Washington
17 Office of Financial Management (OFM), distributed to each affordability category by the
18 percentages in each jurisdiction’s housing supply, according to the Comprehensive Housing
19 Affordability Strategy (CHAS) estimates of 2014 – 2018 5-Year Estimates. (CHAS 2015 – 2019
20 estimates are not yet available.) For example, from 2014 – 2018, Kenmore averaged 3 percent
21 of its housing units affordable to households with incomes at or below 30% of the Area Median
22 Income (AMI). That percentage was applied to the city’s 2019 total for an estimated 278
23 housing units affordable at that level.

24
25 “2044 Apportioned Demand” is the number of housing units the jurisdiction must plan for in
26 2044 distributed to each affordability category by the percentage goals set in Countywide
27 Planning Policies. Kenmore’s 2019 – 2044 housing target of 3,070, added to the supply
28 existing in 2019 (9,485) equals 12,555 housing units. Countywide Planning Policy (CPP)
29 percentages are based on household incomes and cost-burdened households across King
30 County, according to the CHAS 2013 – 2017 5-Year Estimates available when the CPPs were
31 drafted.

32
33 “2019 – 2044 Need” is the difference between the 2044 Apportioned Demand and the 2019
34 Estimated Supply at each affordability level. A positive number represents housing units that
35 the jurisdiction must plan for, and a negative number represents a surplus of housing units at that
36 affordability level.

37
38 [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.](#)

LAND USE ELEMENT

INTRODUCTION

Purpose

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans. The primary objective of the Land Use Element is to create a harmonious and thriving community in Kenmore. It achieves this by preserving the community's distinct features and quality of life while accommodating growth, welcoming new residents, and ensuring easy navigation throughout the city. The Land Use Element serves as a guide for future development, determining suitable locations for various land uses, setting intensity levels for each use, identifying areas for open space preservation, parks, and recreational areas. 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.

Growth Management Act

The land use element is the central requirement in the Growth Management Act (GMA). It provides the basis for all the other required elements including housing, transportation, capital facilities, and utilities elements. These other elements rely on the future land use pattern and the population and housing accommodated by the land use pattern in determining needed improvements and strategies. The specific GMA requirements for the land use element include addressing:

- Distribution/location/extent of land uses: Agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.
- Population densities, building intensities, and estimates of future population growth.
- Protection of the quality and quantity of ground water used for public water supplies.
- Urban planning approaches that promote physical activity. In Kenmore, goals, objectives and policies related to this responsibility also are included in the Parks, Recreation and Open Space Element.
- Drainage, flooding, and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or clean discharges to waters of the state. In Kenmore, goals, objectives, and policies related to this responsibility also are found in the Surface Water Element.

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

VISION 2050

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

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

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

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

Countywide Planning Policies

The 2021 King County Countywide Planning Policies (CPPs) define an Urban Growth Area within which urban development should occur. The City of Kenmore is included within the Urban Growth Area. The overall land use goal is that “growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands”.

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

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

EXISTING CONDITIONS

History of Kenmore

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

Two hundred years ago, Native Americans were the only people living in what is now the Kenmore area. The Sts’ahp-absh (“people of the Sts’ahp”) or “Meanderers,” lived on the waterway that later became known as the Sammamish Slough (Sammamish River), which they called Sts’ahp (“crooked,” or “meandering”).

The Sts’ahp-absh village was located where the Sammamish Slough enters Lake Washington. One map shows the village near present-day Swamp Creek. The settlement was called Tl’awh-ah-dees (“something growing or sprouting”). Nearby was a spot that may have been a gathering place. It was called Stah-tahb-uhb (“many people talking”). Swamp Creek was Tuhth-q’ahb (“the bark of a seal”). Lake Washington was simply Hah-chu (“the lake”). Tl’awh-ah-dees was one of several sites along the slough that made up the winter quarters of the Sts’ahp-absh.

Beginning in the mid-1800s, abundant timber brought European settlers westward to Washington state, including the Kenmore area. A shingle mill was located at the northern end of Lake Washington at the turn of the 20th century. Rail lines, including the Lake Shore and Eastern trains went around Lake Washington along the route of today’s Burke Gilman Trail and was a major line serving Puget Sound logging areas. After completion of the brick road (now Bothell Way) in 1913-1914, restaurants sprang up in Kenmore. About the time of the completion of the brick road, Kenmore School District built its first school in 1914 on McMasters Street, now NE 181st Street.

After the end of logging and in the days after World War I, Kenmore’s population increased when Puget Mill sold a number of small tracts for residential use. The mill owners held much of the land in what is now Kenmore and when lots were put on the market, many homes were built north of what would be Bothell Way.

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

In the 1940s several businesses, many still operating, were established and provided local employment. Continuing Kenmore’s connection to Lake Washington, in 1946 Bob Munro established Kenmore Air Harbor with one hangar and one two-seater aircraft.

Through much of the 20th century, Kenmore remained an unincorporated area of King County. On August 31, 1998, after a public vote, the City of Kenmore was incorporated.

Physical Setting

Kenmore is situated at the northern end of Lake Washington and the terminus of the Sammamish River. Similar to other Puget Sound lowlands, Kenmore has forested rolling hills and flatlands near bodies of water. Including Lake Washington and the Sammamish River, Swamp Creek is a major north-south waterbody. There are also several unnamed tributaries throughout the city.

Along State Route 522 (SR-522), a major east-west transportation corridor, lies a majority of the city's commercial and industrial activity. North and south of the SR-522 are several residential neighborhoods that make up the majority of the population. There is some multi-family development located just north and south of 522.

Kenmore's "downtown" is developing into the city's cultural and civic center. There is City Hall, the Hangar, and Town Square, all of which developed between 2010-2020. More description about the downtown Kenmore is provided in the Downtown Element.

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 on **Figure LU-1**. Kenmore sites of local significance are described more fully below.

**TABLE LU-1
KENMORE SITES OF LOCAL SIGNIFICANCE**

Name	Address	Local Landmark?
ʔaxʷadis (Tl' awh-ah-dees) Park	7515 NE 175 th Street	
St. Edward Seminary (The Lodge at St. Edward State Park)	14477 Juanita Drive NE	Yes (also State and Nationally registered)
Charles Thomsen House	7330 NE 170 th Street	Yes
Kenmore Community Clubhouse	7304 NE 175 th Street	Yes
Inglewood Golf Course Clubhouse	6505 Inglewood Road NE	

St. Thomas Seminary (Bastyr University)	14500 Juanita Drive NE	
Kenmore Air Harbor House	6321 NE 175th Street	
Northlake Lutheran Church ¹	6620 NE 185th Street	
Church of the Redeemer ²	6220 NE 181st Street	
Aqua Club	18512 58th Avenue NE	

Ḳ'ax̌w'adis (Tl' awh-ah-dees) Park (Native American site)³

In April of 2021, Kenmore City Council passed a unanimous motion to change the name of Squire's Landing Park to Ḳ'ax̌w'adis (Tl' awh-ah-dees), the name of the Lushootseed village previously located in or near present-day downtown Kenmore. Ḳ'ax̌w'adis translates to “a place where something is grown or sprouts” and honors the Coast Salish People who originally inhabited the area, and the many Indigenous Peoples who still reside here.

St. Edward Seminary/Lodge at St. Edward State Park (Local, State, National register)

The St. Edward Seminary opened doors in 1931 as Washington State's first Catholic seminary for the education of diocesan priests. In the late 1930s, the school became the first fully accredited seminary in the United States. The building is a highly intact, large-scale example of the Late Romanesque Revival style and is the work of architect John Graham Sr. a prolific early 20th century architect in the Pacific Northwest whose most notable commissions in Seattle included the Space Needle, Frederick & Nelson Department Store, Dexter-Horton Building, and the former Bon Marche building. After declining enrollment, the seminary and its surrounding land were sold in 1977 to the State of Washington to become Saint Edward State Park. Beginning in 2017, Daniels Real Estate rehabilitated and restored the seminary building which had been vacant and fallen into disrepair. The Lodge at St. Edward State Park opened in 2021.

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

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

¹ Local Example of Mid-Century Modern architecture

² Local example of Mid-Century Modern architecture

³ Kenmore Heritage Society, <https://kenmoreheritagesociety.com/digital-collections/first-people-of-kenmore/>

Charles Thomsen House (Local register)

The Charles M. Thomsen House was built in 1927 and was designated as a King County Landmark prior to Kenmore's incorporation in 1998. While the vast majority of Period Revival style residences in King County are located in Seattle, the handful of Period Revival homes in formerly rural, unincorporated areas of the County consist of variations of the English Cottage and Colonial Revival Styles. The Thomsen House is notable as it is the only known example of a rural residence constructed in the French Provincial Style and it is considered to be in good condition with many original features. The Charles Thomsen House may be eligible for the State of Washington Heritage Register or the National Register.

Kenmore Community Clubhouse (Local register)

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

Inglewood Golf Course Clubhouse

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

St. Thomas Seminary (Bastyr University)

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

Kenmore Air Harbor House

The Kenmore Air Harbor House dates back to the 1940s when the Bob Munro opened the air harbor. It continues to serve as a maintenance facility for Kenmore Air and general seaplane aviation.

Northlake Lutheran Church

Northlake Lutheran Church was founded in 1960, and the congregation hall opened in 1961, which continues to serve the Kenmore community.

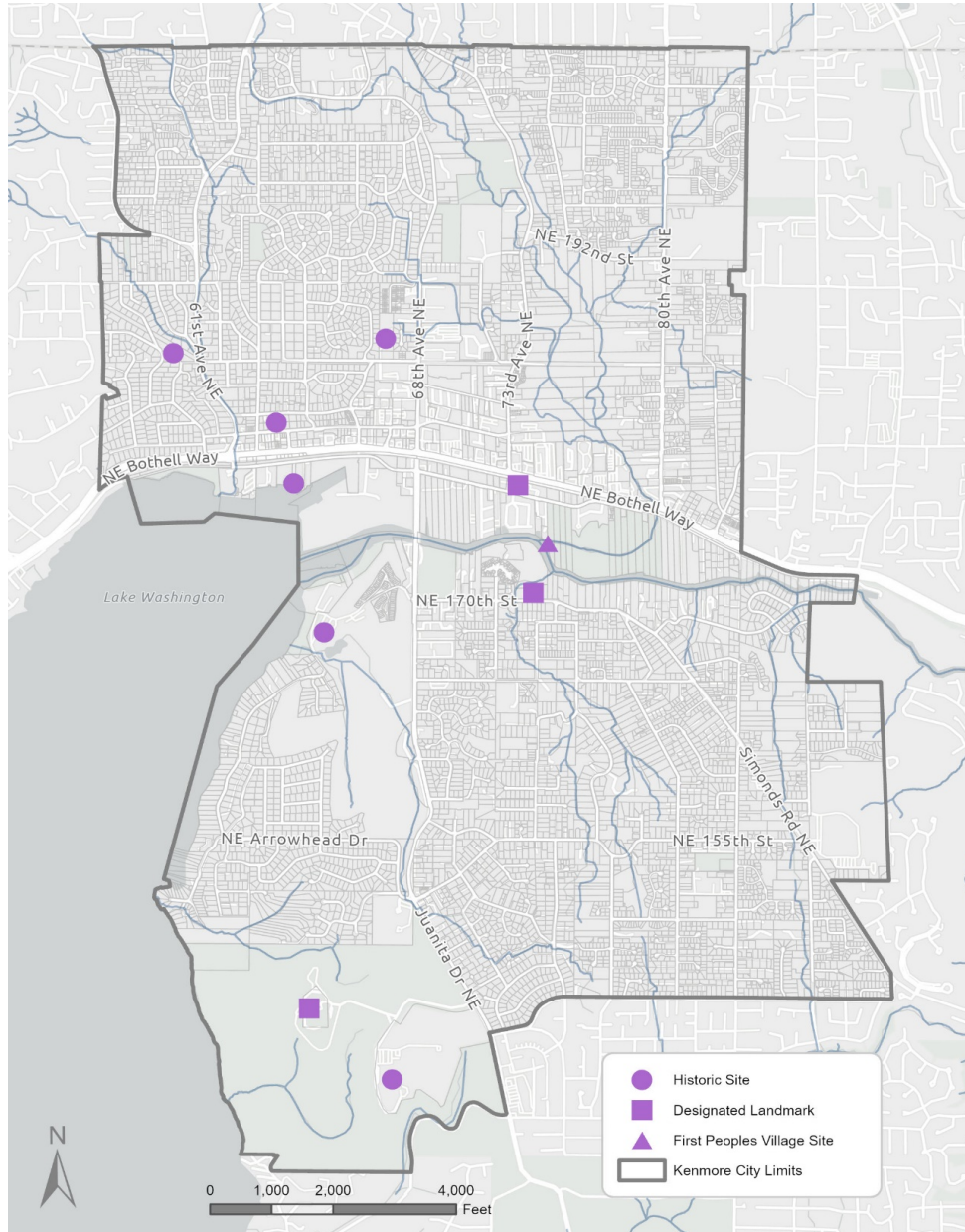
Church of the Redeemer

The Episcopal Church of the Redeemer was designed by Roland Terry, a renowned Northwest architect, who was most known for designing Canlis Restaurant in Seattle. The church opened in 1964 and is located near Bothell Way and 62nd Ave NE.

Aqua Club

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

**FIGURE LU-1
HISTORICAL RESOURCES AND SITES INVENTORY**



Source: City of Kenmore GIS

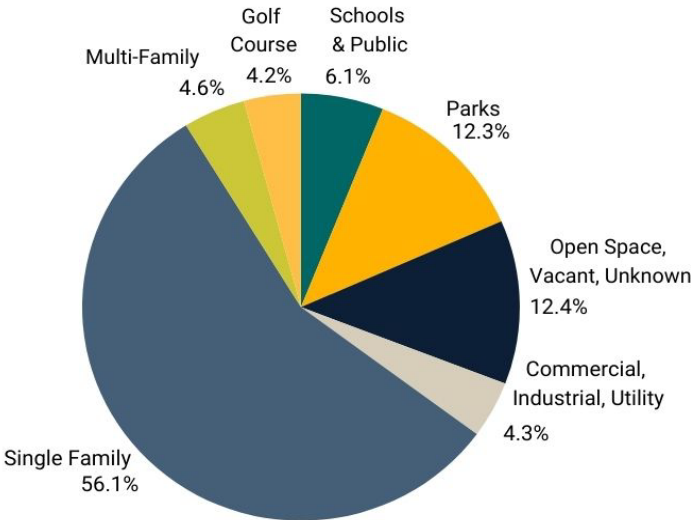
Land Use Patterns

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 **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.

**FIGURE LU-2
KENMORE CITYWIDE LAND USE PATTERN**



CATEGORY	ACRES	PERCENT
Single-family	1908.7	56.2%
Multi-Family	155.8	4.6%
Commercial, Industrial, Utility	152.1	4.3%
Schools and Public	208.2	6.1%
Parks	423.0	12.2%
Golf Course	144.3	4.2%
Open Space/Tracts Vacant, Unknown	420	12.4%
TOTAL	3,412	100%

Note: Does not include rights-of-way
Source: King County Department of Assessments

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's 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. With an average 20 single-engine seaplane fleet, it is America's largest seaplane harbor with air service provided daily to downtown Seattle, the San Juan Islands, and Canada. Along with passenger services, the Air Harbor also provides seaplane restoration and maintenance services. The Air Harbor also provides space for approximately 25 private seaplanes. During the peak summer months of July and August, the Air Harbor employs approximately 250 people.

FUTURE LAND USE

Figure LU-3, the Kenmore Land Use Map (provided later in this Chapter), shows the following development patterns in Kenmore:

- **Neighborhoods offering a variety of residential housing types and densities ranging from low-density residential areas to multi-family development.** 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. For more specific details about Kenmore's downtown, see the Downtown Element.

- **Transit-oriented development including the Metro/Sound Transit Park and Ride.** This concentration of pedestrian-oriented mixed use residential development is at intensities that support and are supported by multi-modal transportation options, including bus rapid transit. Transit-oriented development reinforces Kenmore’s designation as a High Capacity Transit Community.
- **Retention of institutional uses including government, schools, and public park properties.** The purpose of this classification is to identify and retain key public and private institutional uses in the City, to promote master planning of facilities, and to prevent conversion of significant properties to other residential or commercial uses without benefit of the rezone process.

Development Capacity

Development capacity considers vacant, underdeveloped and redevelopable property. A relatively small portion (less than 5 percent) of the City’s land is vacant. Although some land is vacant due to property owner preferences, some is likely vacant due to environmental constraints such as wetlands, flood hazards, or steep slopes.

Partially vacant land, where perhaps one home is located on a large parcel that, according to zoning, could be further subdivided, is considered to be underdeveloped. Much of the City’s platting activity is now occurring on such larger, partially developed residential lots.

Redevelopment of developed properties also can occur in the future. However, it is usually difficult to achieve redevelopment of properties, particularly in a downtown context. Often parcels are small and under multiple ownerships. In order to create a viable project in the market, consolidation of properties is needed.

To determine future development capacity, vacant and partially developed lands were reviewed as part of the 2021 King County Urban Growth Capacity Report. The methodology for the jobs and housing capacity estimates is provided in that report.

The City’s 2019-2044 housing unit growth target established by the King County Countywide Planning Policies is 3,070 housing units. The adopted Land Use Plan would provide enough zoned capacity, and a more than sufficient market cushion, to exceed the 2044 housing unit target. Calculated residential capacity in 2021 was 4,135 dwelling units—a 1,065 unit surplus.

Jobs capacity also is greater than the City’s 3,200 jobs target, although not by much. The 2021 calculated jobs capacity was 3,881 jobs.

PLAN AMENDMENTS

The Growth Management Act recognizes that Comprehensive Plans are dynamic rather than static and should be evaluated regularly to ensure that they respond to changing needs of the community and respond to new Federal or State law. In accordance with the Growth Management Act, and Policy LU-2.1.5 of this Element, the City will allow for an amendment process to consider changes to the essential components of the Comprehensive Plan, including Goals, Objectives, and Policies.

The City is required to institute a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the City Council no more frequently than once every year, except that amendments may be considered more frequently under the following circumstances:

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

Aside from the exceptions above, all proposals are to be considered by the City Council concurrently so the cumulative effect of the various proposals can be ascertained.

GOALS, OBJECTIVES, AND POLICIES

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

GOAL 1. *ENHANCE KENMORE'S QUALITY OF LIFE AS A PLACE FOR A DIVERSE RANGE OF RESIDENTS TO LIVE, RAISE CHILDREN, RECREATE, WORK, SHOP, AND SOCIALIZE.*

OBJECTIVE 1.1 *Provide a community atmosphere that is friendly and inclusive, supporting diversity and fostering a sense of belonging and pride in all residents.*

- Policy LU-1.1.1 Recognize and support people of color, indigenous and immigrant populations, and other individuals or groups who have historically been underrepresented in community goal setting and implementation.
- Policy LU-1.1.2 Encourage the involvement of historically marginalized groups when discussing policies that will impact their neighborhoods and communities. Provide outreach in multiple formats and languages.
- Policy LU-1.1.3 Consider the impact of City policies, programs and projects on groups whose voices may not regularly be heard.
- Policy LU-1.1.4 Evaluate planning approaches for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.
- Policy LU-1.1.5 Make Kenmore a community where all people love where they live.

OBJECTIVE 1.2	Promote the mental and physical health of all community members.
Policy LU-1.2.1	Create healthy, viable, and safe neighborhoods where all people can live, work and play, regardless of color, age, income, or ability.
Policy LU-1.2.2	Through land use policies and development regulations that are consistent with state and federal laws, limit land uses and activities that may result in harmful secondary effects to the community, such as crime, vandalism, or neighborhood deterioration. Consider spacing requirements, buffers, landscaping, access, signage controls, business license and operating requirements, as well as other mechanisms to control secondary impacts.
Policy LU-1.2.3	Ensure fairness and equity in distributing community amenities such as parks and community facilities to provide all residents with opportunities to enjoy the benefits of a rich social and physical environment.
Policy LU-1.2.4	Strive to make City capital projects and community events accessible to those with physical impairments.
Policy LU-1.2.5	Use incentives, regulations and programs to support land use patterns and development standards that encourage physical activity through walking and bicycling.
Policy LU-1.2.6	Consider small-scale, neighborhood commercial uses within walking or bicycling distance of homes to increase residents' opportunities to meet their daily needs without having to drive.
Policy LU-1.2.7	Continue to support projects that improve the quality of both the built and natural environments to support a thriving community and reduce disparate health and environmental impacts, especially to low-income and disadvantaged communities. Clean air, water and soil, and a healthy ecosystem are critical for human health.
OBJECTIVE 1.3	Endeavor to provide a complete community, with high quality design standards, containing housing, shops, workplaces, schools, parks, civic facilities, and community services.
Policy LU-1.3.1	Ensure that Kenmore's plans consider all the issues, resources and needs that make a community whole, including land use, civic, cultural, recreation, transit, health, human services, natural environment, and the provision of infrastructure and other services.
Policy LU-1.3.2	Provide adequate land capacity for residential growth, and for a full range of commercial uses in Kenmore. This land capacity should include both redevelopment opportunities as well as opportunities for development on vacant lands.

Policy LU-1.3.3	Integrate non-residential uses such as governmental, utility, religious, social, and other institutional uses, where appropriate, into residential neighborhoods to create quality communities which have a full range of public facilities and services. These uses should be sited, designed, and scaled to be compatible with the existing neighborhood.
Policy LU-1.3.4	Consider code amendments that facilitate middle housing development while providing appropriate design standards consistent with the surrounding neighborhoods.
Policy LU-1.3.5	Support infill development that creates housing that is affordable, is compatible with surrounding development, and aligns with the City's multi-modal transportation network.
OBJECTIVE 1.4	Encourage the availability of healthy, affordable, culturally acceptable food for all community residents.
Policy LU-1.4.1	Through land use regulations and economic development, encourage locally based food production, distribution and choice.
Policy LU-1.4.2	Where appropriate, encourage the development of community gardens and farmers' markets as a means to encourage community-building, support local agriculture and promote economic development.
OBJECTIVE 1.5	Maintain and enhance all residential neighborhoods by improving infrastructure and walkability and establishing appropriate site development standards.
Policy LU-1.5.1	Ensure that zoning regulations provide for a range of housing types and densities, such as lower density neighborhoods, and medium density neighborhoods that combine lower density housing such as single-family, duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.
Policy LU-1.5.2	Provide development standards that create a consistent and compatible pattern of development within residential neighborhoods. Development standards should address housing densities, lot dimensions, building setbacks and height, impervious surface limitations, management of surface water with an emphasis on low impact development, tree retention, access, parking, and other standards. Regulations addressing building size and design also may be appropriate in some locations.
Policy LU-1.5.3	Provide regular and appropriate levels of investment in transportation, surface water and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans.

Policy LU-1.5.4	Consider opportunities for small-scale neighborhood retail, restaurants, and other service activities in residential areas to increase walkability and enliven residential neighborhoods.
OBJECTIVE 1.6	Create a climate that fosters business creation and retention that positively contributes to the City's quality of life.
Policy LU-1.6.1	Provide adequate land for commercial development that enhances community goals, augments the tax base, and does not adversely impact the natural environment.
Policy LU-1.6.2	Support the large number of home-based businesses in Kenmore and recognize their importance as a way to keep jobs closer to home.
Policy LU-1.6.3	Ensure zoning regulations accommodate a range of allowable business and commercial uses in appropriate locations at the neighborhood, community, and regional levels.
Policy LU-1.6.4	Consistent with the City's climate action goals, support phasing out heavy manufacturing and industrial uses in favor of mixed uses (commercial and residential) and clean light manufacturing uses.
OBJECTIVE 1.7	Identify and prioritize properties for public acquisition and use.
Policy LU-1.7.1	During the 20-year planning period, identify community needs and site the following facilities or uses in accordance with the Capital Facilities Element, the Housing Element, and the Parks, Recreation and Open Space Element: • Public Works facility • Affordable housing • Parkland, particularly on the waterfront or in under-served areas • Open space to preserve environmentally sensitive areas, including those areas that protect and enhance the City's wetlands and receiving water bodies, where regulatory measures alone are insufficient.
Policy LU-1.7.2	Encourage public and private community service providers, including the City of Kenmore, to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, institutional properties, and other social and recreational facilities.

Policy LU-1.7.3 Promote site development which provides utilities and infrastructure that are maintainable, aesthetically pleasing, and have several functions, such as surface water facilities designed as accessible open spaces for a development.

OBJECTIVE 1.8 Minimize and reduce the adverse effects of noise through proper land use planning and designed infrastructure features.

Policy LU-1.8.1 Establish a transportation demand management program that facilitates transit and micromobility transportation as part of a systemic approach to limit and reduce transportation related noise impacts.

Policy LU-1.8.2 Identify and establish maximum allowable noise levels for residential and critical areas resulting from the built environment.

Policy LU-1.8.3 Minimize transportation related noise impacts near residential and critical areas.

Policy LU-1.8.4 Require noise reducing design features as part of development, reuse/revitalization, restoration, resurfacing, and/or rehabilitation for facilities generating and/or likely to generate noise pollution exceeding established maximums to nearby residential and critical areas to within the acceptable range.

OBJECTIVE 1.9 Incorporate environmental justice criteria and priorities into zoning, land use planning, permitting policies, and development of new projects to identify and address the disproportionate impacts of climate change on overburdened communities such as communities of color and lower-income communities. ⁴

Policy LU-1.9.1 Develop and implement an environmental justice audit process to conduct prior to creating new zoning designations or rezoning.

Policy LU-1.9.2 Work toward an equitable distribution of growth that reduces the potential for displacement and increases infrastructure and ecosystem resilience by combining zoning restrictions in vulnerable areas with development incentives to build in areas with less climate risk. Consider climate impacts such as extreme heat, flooding, wildfire smoke, and drought when designating zoning locations to accommodate growth.

Policy LU-1.9.3 Identify and expand community-centered anti-displacement strategies and climate-resilient infrastructure to mitigate housing insecurities exacerbated by climate-driven gentrification.

Policy LU-1.9.4 Promote equitable access for overburdened communities and those that will be disproportionately impacted by climate change, by working with

⁴ Objective 1.9 and Policies LU-1.9.1 – LU-1.9.4 are same as those from Climate Action Element.

utility providers to ensure affordable energy prices through utility tax rebates for low-income residents.

- Policy LU-2.1.5 Promote middle housing through city policies and codes to allow for broader housing types in identified residential zones, reduce climate-related displacement, and increase access to City transit systems.

GOAL 2. PROVIDE FOR ORDERLY DEVELOPMENT.

OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.

- Policy LU-2.1.1 Designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, offices, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as **Figure LU-3**.
- Policy LU-2.1.2 Implement a range of residential, commercial, and public land use classifications:
- Table LU-2: Table of Land Use Classifications and Implementing Districts. Utilize the following table to establish land use districts in the City.

**TABLE LU-2
TABLE OF LAND USE CLASSIFICATIONS AND IMPLEMENTING DISTRICTS**

LAND USE	IMPLEMENTING ZONING DISTRICT
Low Density Residential	R-1, R-4, R-6
Medium Density Residential	R-6, R-12
High Density Residential	R-18, R-24, R-48, UR
Manufactured Housing Community	MHC
Downtown Residential	DR
Neighborhood Business	NB
Community Business	CB
Waterfront Commercial	WC
Urban Corridor	UC
Regional Business	RB
Downtown Commercial	DC
Public and Private Facilities	PSP
Special Study Area	n/a

- b. Land Use Classification Descriptions. Utilize the following purpose statements to distinguish the land use classifications.
- Residential: The purposes of the Residential land use classifications are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services (including high-capacity transit), and energy while ensuring environmental protection.
 - Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one to six dwelling units per acre. These land uses also allow middle housing development, to include six of the nine approved middle housing types such as duplexes, triplexes, townhouses, and cottage housing. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints and the protection of critical areas.
 - Medium Density Residential: In this classification, a diversity of compatible housing types is expected at base densities generally between six and 18 dwelling units per acre. Higher densities may be permitted to allow particular middle housing types. Housing may include single detached dwelling units, duplexes, triplexes, cottage housing, and small-scale apartment buildings, depending on district. This classification allows housing types and densities affordable to families earning 80 percent or less of the AMI.
 - High Density Residential: In this classification, land uses are predominantly larger apartment or condominium buildings with a variety of densities according to district. Base densities generally exceed 18 dwelling units per acre. In the area near the Metro/Sound Transit Park and Ride, development intensities support and are supported by multi-modal transportation options, including high capacity transit. The provision of affordable housing is a key feature of this transit-oriented development.
 - Manufactured Housing Community: The Manufactured Housing Community classification is intended to ensure consistency with RCW 36.70A.070(2)(c) which requires that sufficient land be available for all types of housing including manufactured housing. The Manufactured Housing Community classification promotes residential development that is higher density than single-family, but single-family in character. This land use classification is assigned to existing manufactured housing communities.

- **Downtown Residential:** The Downtown Residential classification provides higher density residential development in support of the Downtown Commercial classification. Limited retail and office uses are also allowed as part of mixed-use developments. The classification represents an opportunity to provide a range of housing types in the community with attention to appearance and scale.
- **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 mixed-use development and public spaces, taking advantage of lake views and proximity to transit.

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

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

Farther to the east, near the city limits, office and multifamily uses are envisioned.

New auto-oriented businesses would be prohibited throughout the district.

- **Regional Business:** The purposes of the Regional Business classification include to provide for the broadest mix of retail, office, wholesale, and service uses, with compatible storage and light manufacturing uses, serving regional market areas and offering significant employment opportunities. These purposes are accomplished by supporting existing businesses, while encouraging compact and mixed-use development that is supportive of transit and pedestrian travel for the future. Industrial and heavy manufacturing uses are no longer appropriate in this classification.
- **Downtown Commercial:** The Downtown Commercial classification features a mix of private and public uses designed to create a pedestrian-friendly downtown consistent with Kenmore's designation in the Regional Growth Strategy as a High Capacity Transit Community and as a Candidate King County Countywide Growth Center. Public places, sidewalks, extensive landscaping, transit-orientation, shared or structured parking, protection of environmentally sensitive areas, affordable housing, and high quality design and signage are key features. Permitted uses emphasize mixed or multiple use developments, and include high-density housing, civic and governmental uses, offices, small-scale commercial and retail businesses, and locally oriented professional and personal services.

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

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

- **Public and Private Facilities:** The purpose of the Public and Private Facilities classification is to identify and retain public and private lands primarily utilized for parks, recreation,

schools, utilities, government buildings, and other administrative or institutional uses. In some locations, housing may also be an appropriate use. Master plans would be encouraged to determine the type and extent of these primary uses as well as compatible accessory uses. Development regulations include a process to reclassify smaller properties to the zone most prevalent immediately surrounding the site subject to the provision of information by the institution about the need to convert to a different use.

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

The Bastyr University Campus Master Plan is adopted for the approximately 50-acre property in the City and is illustrated in **Figure LU-4**. The Bastyr University Master Plan and the applied zoning provide for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City's economic base, and protect natural features. **Figure LU-4** is considered a conceptual graphic, and minor modifications (KMC 19.23.050.A) to site development consistent with City master plan and zoning regulations are considered consistent with the Comprehensive Plan. The City's long term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements.

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

proceeding. Special Study Areas—Lakepointe and Glacier Northwest. Although these are two independent special study areas, given their close proximity and shared waterfront location they should be planned and developed in a consistent and compatible manner.

- Lakepointe: The City has designated Lakepointe as a Special Study Area recognizing its significant size and waterfront location on both the Sammamish River and Lake Washington. A cohesive development plan should be prepared for the site to guide development of the property consistent with the following goals:
 1. Develop a mixed-use pedestrian-oriented urban village, providing some affordable housing;
 2. Apply design standards consistent with expectations for Kenmore's downtown;
 3. Minimize surface parking;
 4. Provide substantial public access to, and use of, the Lake Washington and Sammamish River waterfronts, including a community open space for use by the general public;
 5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
 6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
 7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;
 8. Provide a strong transportation demand management program that facilitates transit use;
 9. Create an environmentally sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas, mitigation for impacts to the shoreline edge through shoreline restoration and riparian vegetation enhancement, and enhancement of fish and wildlife habitat.
- Glacier Northwest: The City has designated the Glacier Northwest property as a Special Study Area recognizing its size and waterfront location on Lake Washington. A cohesive development plan should be prepared for the site to guide redevelopment of the property consistent with the following goals:
 1. Develop a mixed-use pedestrian-oriented area, providing some affordable housing;
 2. Apply design standards consistent with expectations for Kenmore's downtown;
 3. Minimize surface parking;

4. Provide public access to, and use of, the Lake Washington waterfront, including a community open space for use by the general public;
5. Provide easily accessible public viewpoints, and protect view corridors to Lake Washington;
6. Provide pedestrian and bicycle linkages to the downtown core, nearby parks and the Burke-Gilman Trail;
7. Recognize and support the site's unique role in the regional transportation network, including connections to bus rapid transit along SR-522, the Kenmore Air Harbor, and a potential Lake Washington passenger ferry;
8. Provide a strong transportation demand management program that facilitates transit use; and
9. Create an environmentally sensitive and sustainable development, including reduced car infrastructure, low impact development, protection of water quality and critical areas, mitigation for impacts to the shoreline edge, and enhancement of fish and wildlife habitat.

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

- a. Primarily located in or near the Downtown area and in the area of transit-oriented development near the Metro/Sound Transit Park and Ride
- b. In or next to Regional, Community, or Neighborhood Business Centers; and,
- c. Where existing or planned transportation capacity should be adequate to accommodate projected travel demand.

Policy LU-2.1.4 Commercial classifications should be:

- a. Located along Principal or Minor arterials or on collector streets that intersect with arterials within 1/2 mile. Existing or planned transportation capacity should be adequate to accommodate projected travel demand;
- b. Located to provide convenient shopping or other services for nearby neighborhoods;
- c. Encouraged near trails to provide opportunities for small-scale pedestrian-oriented development serving passers-by.
- d. Strategically located to maximize the potential success of the hierarchy of commercial classifications. The priority area for commercial development should be the Downtown;
- e. Sized appropriately to accommodate sufficient land to accommodate community business and service needs;

- f. Located in areas with current or planned pedestrian access; and
- g. Commercial designations should be expanded only when it can be demonstrated that conditions have changed since the original commercial classification boundaries were determined, and there is a demonstrated community need.

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

- a. A detailed statement of what is proposed to be changed and why;
- b. A statement of anticipated impacts of the change on the resident's quality of life, including geographic area affected and natural environment;
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
- e. A statement of how the amendment complies with the Kenmore Vision Statement;
- f. A statement of how functional plans and capital improvement programs support the change; and
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

Policy LU-2.1.6 Ensure proposed Comprehensive Plan policy amendments result in changes to development regulations, modifications to capital improvement programs, and revised subarea, neighborhood, and functional plans necessary to ensure consistency between the Plan and the implementing regulatory and budgetary frameworks.

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

- Policy LU-2.2.1 Prepare zoning maps, classifications, and development standards that are consistent with the Comprehensive Plan and functional plans.
- Policy LU-2.2.2 To provide flexibility as times and development conditions change, address possible amendments to the P-suffix and special district overlay requirements through the development agreement process. If development standards are modified or eliminated, offsetting public benefits must be provided.
- Policy LU-2.2.3 Kenmore's regulation of land use should:
- a. Protect public health, safety, and general welfare;
 - b. Protect environmentally sensitive areas, including wetlands, groundwater, streams, Lake Washington, the Sammamish River and Puget Sound.
 - c. Support tree preservation.
 - d. Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies, and plans;
 - e. Be expeditious, predictable, clear, straightforward, and internally consistent;
 - f. Treat all members of the public equally and base regulatory decisions wholly on the applicable criteria and code requirements;
 - g. Provide clear direction for resolution of regulatory conflict;
 - h. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;
 - i. Be consistently and effectively enforced;
 - j. Create public and private benefits worth their cost;
 - k. Be coordinated with timely provision of necessary public facilities and services;
 - l. Be coordinated with special purpose districts and other public agencies to promote compatible development standards in Kenmore;
 - m. Be responsive, understandable, and accessible to the public;
 - n. Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;

- o. Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary); and
- p. Provide for relief from regulations when they would deprive a property of reasonable use, and when such relief would neither endanger public health and safety nor conflict with adopted use policies.
- q. Acknowledge past racial and other inequalities in housing and neighborhood options. Continue to identify and address controllable factors within Kenmore that contribute to disparities and take corrective action.

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

- Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve a mix of residential densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown and in the transit-oriented development area near the Metro/Sound Transit Park and Ride. Medium density classifications should be applied within a walkable and/or bikeable distance to transit and services. Lower density classifications should be applied without easy access to transit and services. A lower density zone may be used to recognize significant environmentally sensitive areas.
- Policy LU-2.3.2 When considering density increases or reduced lot sizes, use tools such as building size and form regulations and design standards to address issues of neighborhood compatibility.
- Policy LU-2.3.3 Apply minimum density requirements to residential and mixed-use zones of twelve or more homes per acre when consistent with the vision for a given zone.
- Policy LU-2.3.4 In the Downtown Commercial classification, adopt a minimum floor area ratio (FAR) to promote multi-story development.
- Policy LU-2.3.5 Review Uniform Building codes and make amendments to remove barriers to achieving desired densities, such as increased stories of wood frame construction.
- Policy LU-2.3.6 Use regulations, incentives, open space acquisition, or, where these measures are not adequate, use low density zoning to protect floodplains,

riparian corridors, wetlands, and unstable slopes from degradation, and to encourage linking these environmental features into a network of open space, fish and wildlife habitat. In sensitive areas, some density may be transferred onsite to less constrained areas, or density may be transferred off-site to specified receiving areas, such as the Downtown.

Policy LU-2.3.7 In some areas, use density incentives to encourage development of affordable housing, or significant open space, public parks and public trails. Where provided, encourage public parks and public trails to be part of a network consistent with the Parks, Recreation, and Open Space Element goals, objectives, and policies. Additionally, in the Downtown, density incentives or other incentives should be provided for shared and structured parking, or consolidation of lots. Consider performance-based measures to achieve this policy. Ensure benefits, for example-significant open space, are in proximity to the development site.

Policy LU-2.3.8 In Downtown in the high-density residential classification near the Metro/Sound Transit Park and Ride, and in the Urban Corridor classification east of 73rd Avenue NE, require inclusion of affordable housing in new residential or mixed use development.

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

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

Policy LU-2.4.2 Implement an annual monitoring program to assess land use development trends, and service and infrastructure provision. If service deficiencies, such as city, county and state roads, public water supply and wastewater treatment, or communication infrastructure are identified, the City of Kenmore and the affected service providers should adopt Capital Improvement Programs to remedy identified deficiencies in a timely fashion, or the City of Kenmore should reassess the land use plan. In particular, the City should continue to promote reliability improvements for electric services in Kenmore.

Policy LU-2.4.3 Work with communication providers to ensure that broadband service at suitable speeds is available throughout the city.

Policy LU-2.4.4 Ensure that infrastructure and facilities are sized appropriately to community needs and are located with attention to design standards.

Policy LU-2.4.5	Consider the effects of improved or new infrastructure such as roads and utilities as potential barriers between neighborhoods or as stimulators of development.
Policy LU-2.4.6	Through zoning and subdivision regulations, require that residential developments, including manufactured home parks, whether new developments or substantial redevelopments, provide the following improvements: a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate; b. Adequate parking consistent with local transit service levels; c. Street lighting and street trees; d. Underground utilities; e. Stormwater control; f. Public water supply; g. Public sewers.
Policy LU-2.4.7	Provide water, sewer, surface water, transportation, and recreational facilities at the time of development.
OBJECTIVE 2.5	Encourage development on properties with existing or planned public services and utilities.
Policy LU-2.5.1	Encourage innovative, quality development and redevelopment through a variety of regulatory, incentive, and program strategies. Possible approaches include: a. Special development standards for infill or redevelopment sites; b. Assembly and resale of sites to providers of affordable housing or mixed-use developments; c. Impact mitigation fee structures that favor infill or redevelopment; d. Expedited permit processes; e. Greater regulatory flexibility; and f. Reduced permit fees and/or delayed fees.
OBJECTIVE 2.6	Require adequate transitions between land uses of differing intensities and between development and environmentally sensitive areas.

- Policy LU-2.6.1 Review and amend zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where land use conflicts may occur.
- Policy LU-2.6.2 Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area.
- Policy LU-2.6.3 Locate zoning districts and prepare development regulations that result in gradual transitions between different building intensities.

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

- Policy LU-2.7.1 Plan in partnership with special districts, private service providers, neighboring municipalities, King and Snohomish Counties, and the State of Washington. The City should strive to balance the differing needs identified by planning partners at various geographic levels and ensure that planning partners honor Kenmore’s needs.
- Policy LU-2.7.2 Prepare functional plans to identify City facility and service needs and define ways to fund these needs consistent with the land use plans and service and finance strategy. Independent special districts and other public agencies should also prepare functional plans which should be considered by Kenmore. The capital facility plans and capital improvement programs prepared by all other agencies which provide services to Kenmore should be consistent with the Kenmore Comprehensive Plan.

GOAL 3. SUPPORT DEVELOPMENT OF KENMORE’S DOWNTOWN AS A KING COUNTY COUNTYWIDE GROWTH CENTER.

OBJECTIVE 3.1 Take action to support Downtown Kenmore’s candidacy as a King County Countywide Growth Center—a place to equitably concentrate jobs, housing, shopping, and recreational opportunities.

- Policy LU-3.1.1 Ensure that the combination of jobs and population in the Downtown meets County standards (eventual goal of 30 activity units per acre).
- Policy LU-3.1.2 Continue plans for a mix of uses, providing housing and employment at densities that support high-capacity transit.
- Policy LU-3.1.3 Apply a minimum floor area ratio for new commercial buildings in the Downtown Commercial classification.
- Policy LU-3.1.4 Continue to demonstrate that Downtown is a priority for growth and investment.

- Policy LU-3.1.5 Continue to use design standards to ensure a pedestrian-friendly and attractive Downtown.
- Policy LU-3.1.6 Plan for a variety of housing types including affordable housing.
- Policy LU-3.1.7 Try to retain existing residents and businesses in the community as growth is planned and, if retention is not possible, support relocation.
- Policy LU-3.1.8 Continue to support existing recreational opportunities Downtown such as the Town Square and skate park, as well as future opportunities in the Special Study Areas at Lakepointe and Plywood Supply.
- Policy LU-3.1.9 Support multi-modal transportation, including bicycling, walking, transit, and a passenger ferry.

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

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

- Policy LU-4.1.1 Encourage King County to continue to provide arts and culturally based services to the City of Kenmore through its existing programs, and to provide technical assistance for locally generated programs.
- Policy LU-4.1.2 Encourage shared, multipurpose use of regional and community facilities for cultural activities to maximize their efficient use and to expand public access to cultural opportunities.
- Policy LU-4.1.3 Develop a public art program that provides art in public facilities, projects and places to enhance community character and quality of life. Priority locations should include Downtown, government facilities, and municipal parks. Maintenance and conservation should be considerations in the development and management of public art.
- Policy LU-4.1.4 Continue to support Arts of Kenmore and other community art groups.

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

- Policy LU-4.2.1 Establish a partnership between Kenmore, King County, the Kenmore Heritage Society and volunteers in order to pursue historic inventories and studies to promote landmark designation. Use the inventory to guide decision-making in resource planning, environmental review, and resource management.

- Policy LU-4.2.2 Encourage land uses and development that retain and enhance significant historic and archaeological resources and sustain historic community sites.
- Policy LU-4.2.3 Coordinate with the Tribes, the King County Historic Preservation Officer, and the State Office of Archaeology and Historic Preservation, as appropriate, to review public and private projects to protect and enhance historic and archaeological resources.
- Policy LU-4.2.4 Seek funding from King County, the State of Washington, or other agencies to acquire and preserve significant historic resources for use by City and other public agencies.

OBJECTIVE 4.3 Encourage local activities which promote the community’s history.

- Policy LU-4.3.1 Support the efforts of the Kenmore Heritage Society to document Kenmore’s history and provide educational materials and resources to all ages.
- Policy LU-4.3.2 Work in partnership with the Kenmore Heritage Society, other agencies and special districts to identify places or facilities where a museum or display of historic artifacts and information can be accomplished.
- Policy LU-4.3.3 When dedicating new civic facilities, consider naming them in honor of persons of significance to the community or to honor the Indigenous Peoples who still reside in Kenmore.
- Policy LU-4.3.4 Acknowledge that growth and development in Kenmore occurs on the ancestral lands of the Coast Salish peoples.

IMPLEMENTATION STRATEGIES

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

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

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

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

- Appropriate permitted uses in low and medium density residential districts outside of environmentally sensitive areas
- Permitted uses in commercial zones
- Downtown densities in conformance with Countywide Growth Center criteria
- Development standards addressing neighborhood compatibility with surrounding development
- Density bonuses, density transfers, and minimum density regulations
- Uniform Building Code review
- Infill development standards or incentives
- Permit procedures and fees.

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

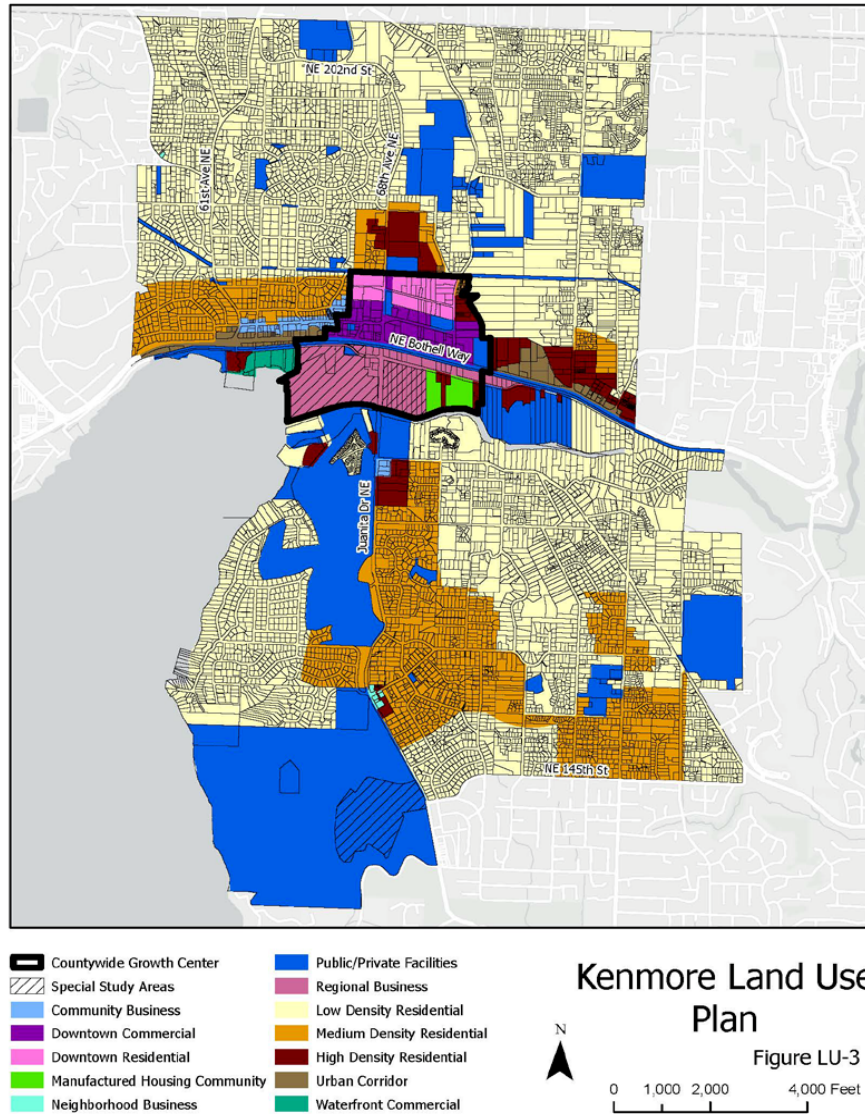
- The King County Urban Growth Capacity Study
- Coordination with special districts and County regarding services
- Support of County historic resources programs

- Coordination with County/State agencies regarding historic/cultural resources during development review.
- Annual monitoring of development to determine whether assumptions made in the Comprehensive Plan regarding rate, nature, and distribution of development remain accurate.

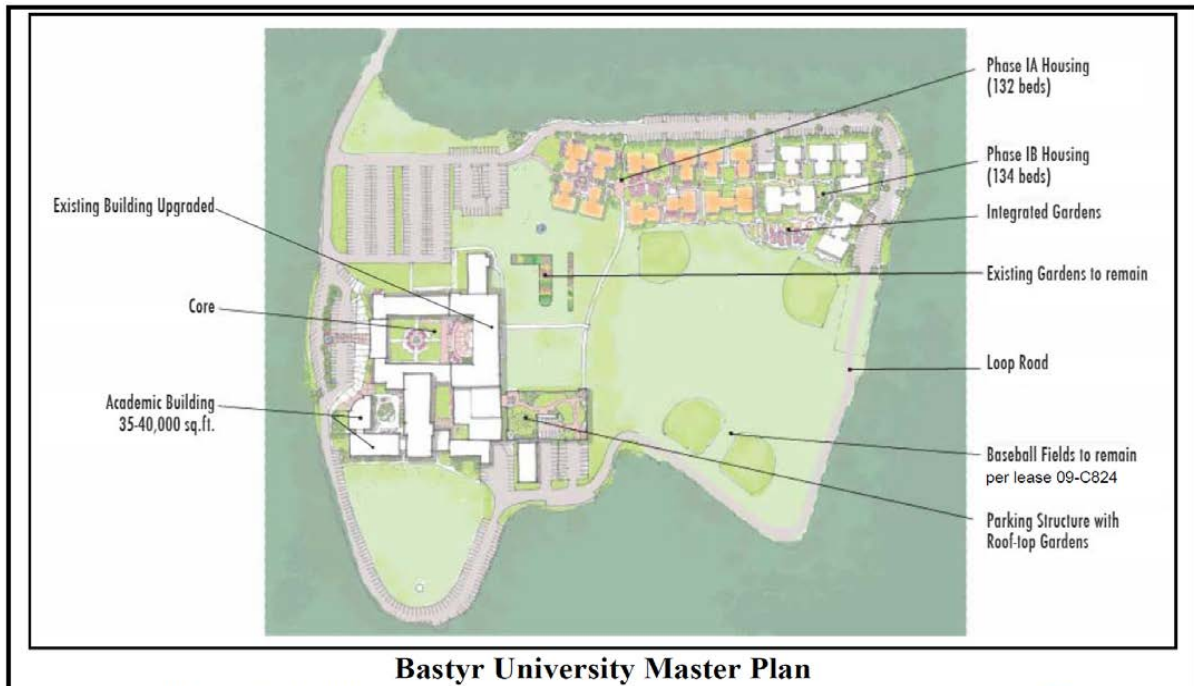
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**FIGURE LU-3
KENMORE LAND USE MAP**



**FIGURE LU-4
BASTYR UNIVERSITY MASTER PLAN (2009)**



1 ~~Text~~ = deleted text

2 Text = new text

4 LAND USE ELEMENT AMENDMENTS

6 INTRODUCTION

7 Purpose

8 The Land Use Element plays the central role of directing land use patterns and guiding land use
9 decision-making. It provides the basis for housing, transportation, public service, utility, and
10 capital facility plans. The primary objective of the Land Use Element is to create a harmonious
11 and thriving community in Kenmore. It achieves this by preserving the community's distinct features
12 and quality of life while accommodating growth, welcoming new residents, and ensuring easy
13 navigation throughout the city. The Land Use Element serves as a guide for future development,
14 determining suitable locations for various land uses, setting intensity levels for each use, identifying
15 areas for open space preservation, parks, and recreational areas. Key emphases include
16 supporting diversity, equity, and inclusion, addressing housing and job needs in the broader Puget
17 Sound Region, promoting affordable housing options, and enhancing public access while continuing
18 to protect natural areas.

19 ~~The Land Use Element includes sub-elements due to the variety and complexity of issues:~~

- 20 ♦ Downtown
- 21 ♦ Community Design
- 22 ♦ Natural Environment
- 23 ♦ Shorelines
- 24 ♦ Economic Development

25 Growth Management Act

26 The land use element is the central requirement in the Growth Management Act (GMA). It
27 provides the basis for all the other required elements including housing, transportation, capital
28 facilities, and utilities elements. These other elements rely on the future land use pattern and
29 the population and housing accommodated by the land use pattern in determining needed
30 improvements and strategies. The specific GMA requirements for the land use element include
31 addressing:

- 32 • Distribution/location/extent of land uses: Agriculture, timber production, housing,
33 commerce, industry, recreation, open spaces, general aviation airports, public utilities, public
34 facilities, and other land uses
- 35 • Population densities, building intensities, and estimates of future population growth

- Protection of the quality and quantity of ground water used for public water supplies
- Urban planning approaches that promote physical activity. In Kenmore, goals, objectives and policies related to this responsibility also are included in the Parks, Recreation and Open Space Element.
- Drainage, flooding, and stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or clean discharges to waters of the state. In Kenmore, goals, objectives, and policies related to this responsibility also are found in the Surface Water Element.

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

VISION 2050

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

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

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

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

Countywide Planning Policies

The 2021¹² King County Countywide Planning Policies (CPPs) define an Urban Growth Area within which urban development should occur. The City of Kenmore is included within the Urban Growth Area. The overall land use goal is that “growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands.

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

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

9

10 **EXISTING CONDITIONS**

11 **History of Kenmore**

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

17 Two hundred years ago, Native Americans were the only people living in what is now the
18 Kenmore area. The Sts'ahp-absh ("people of the Sts'ahp") or "Meanderers," lived on the
19 waterway that later became known as the Sammamish Slough (Sammamish River), which they
20 called Sts'ahp ("crooked," or "meandering").
21

22 The Sts'ahp-absh village was located where the Sammamish Slough enters Lake Washington.
23 One map shows the village near present-day Swamp Creek. The settlement was called Tl'awh-
24 ah-dees ("something growing or sprouting"). Nearby was a spot that may have been a
25 gathering place. It was called Stah-tahb-uhb ("many people talking"). Swamp Creek was Tuhth-
26 q'ahb ("the bark of a seal"). Lake Washington was simply Hah-chu ("the lake"). Tl'awh-ah-dees
27 was one of several sites along the slough that made up the winter quarters of the Sts'ahp-absh.
28

29 Beginning in the mid-1800s, abundant timber brought European settlers westward to
30 Washington state, including the Kenmore area. A shingle mill was located at the northern end of
31 Lake Washington at the turn of the 20th century. Rail lines, including the Lake Shore and Eastern
32 trains went around Lake Washington along the route of today's Burke Gilman Trail and was a
33 major line serving Puget Sound logging areas. After completion of the brick road (now Bothell
34 Way) in 1913-1914, restaurants sprang up in Kenmore. About the time of the completion of the
35 brick road, Kenmore School District built its first school in 1914 on McMasters Street, now NE
36 181st Street.

37 After the end of logging and in the days after World War I, Kenmore's population increased when
38 Puget Mill sold a number of small tracts for residential use. The mill owners held much of the

1 land in what is now Kenmore and when lots were put on the market, many homes were built
2 north of what would be Bothell Way.

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

6 In the 1940s several businesses, many still operating, were established and provided local
7 employment. Continuing Kenmore's connection to Lake Washington, in 1946 Bob Munro
8 established Kenmore Air Harbor with one hangar and one two-seater aircraft.

9 Through much of the 20th century, Kenmore remained an unincorporated area of King County.
10 On August 31, 1998, after a public vote, the City of Kenmore was incorporated.

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

16 **White settlers**

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

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

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

35 Seattle residents would take Sunday train rides rather than risk primitive roads to visit Kenmore
36 and its "wilderness." There were early wagon roads between Seattle and Kenmore and by 1909
37 a road had been paved as far as Lake Forest Park. During 1913-1914, the brick road between
38 Lake Forest Park and Bothell was opened and followed the original wagon trail. Other than travel

by train or wagon, the area was accessible by steamboats that would stop at various landings on the lake.

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

Classes ranged from eight to 12 students in one class, with a class for each age. When no longer used as a school, the Kenmore Community Club used the building from 1925 to 1930. The Kenmore School District joined with the Bothell School District in 1916.

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

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

Physical Setting

Kenmore is situated at the northern end of Lake Washington and the terminus of the Sammamish River. Similar to other Puget Sound lowlands, Kenmore has forested rolling hills and flatlands near bodies of water. Including Lake Washington and the Sammamish River, Swamp Creek is a major north-south waterbody. There are also several unnamed tributaries throughout the city.

Along State Route 522 (SR-522), a major east-west transportation corridor, lies a majority of the city's commercial and industrial activity. North and south of the SR-522 are several residential neighborhoods that make up the majority of the population. There is some multi-family development located just north and south of 522.

Kenmore's "downtown" is developing into the city's cultural and civic center. There is City Hall, the Hangar, and Town Square, all of which developed between 2010-2020. More description about the downtown Kenmore is provided in the Downtown Element.

Historic Structures and Places

The King County Historic Preservation Program maintains an inventory of over 1,000 historic resources located throughout the County. Development proposals for resources listed on the inventory are circulated to the King County Historic Preservation Officer for review and comment. There are approximately 100 sites in Kenmore which are included in the 2010-2011 Historic Reconnaissance-Level Survey conducted by the King County Historic Preservation Program. Some are identified by King County as a landmark, while others are of significance but not formally identified yet as landmarks. One structure in Kenmore, St. Edward Seminary (The Lodge at St. Edward Park), is identified on the State of Washington Heritage Register and the National

Register of Historic Places. include: Several of the more significant sites in Kenmore are identified. The above sites are located on **Figure LU-1**. The City's local landmark properties Kenmore sites of local significance are described more fully below.

TABLE LU-1: KENMORE SITES OF LOCAL SIGNIFICANCE

Name	Address	Local Landmark?
<u>Ḳ'ax̌w̌adis (Tl' awh-ah-dees) Park</u>	<u>7515 NE 175th Street</u>	
St. Edward Seminary (The Lodge at St. Edward State Park)	14477 Juanita Drive NE	Yes <u>(also State and Nationally registered)</u>
Charles Thomsen House	7330 NE 170 th Street	Yes
Kenmore Community Clubhouse	7304 NE 175 th Street	Yes
Inglewood Golf Course Clubhouse	6505 Inglewood Road NE	
St. Thomas Seminary (Bastyr University)	14500 Juanita Drive NE	
Kenmore Air Harbor House	6321 NE 175 th Street	
Northlake Lutheran Church ¹	6620 NE 185 th Street	
Church of the Redeemer ²	6220 NE 181 st Street	
Aqua Club	18512 58 th Avenue NE	

Ḳ'ax̌w̌adis (Tl' awh-ah-dees) Park (Native American site)³

In April of 2021, Kenmore City Council passed a unanimous motion to change the name of Squire's Landing Park to Ḳ'ax̌w̌adis (Tl' awh-ah-dees), the name of the Lushootseed village previously located in or near present-day downtown Kenmore. Ḳ'ax̌w̌adis translates to "a place where something is grown or sprouts" and honors the Coast Salish People who originally inhabited the area, and the many Indigenous Peoples who still reside here.

¹ Local Example of Mid-Century Modern architecture

² Local example of Mid-Century Modern architecture

³ Kenmore Heritage Society, <https://kenmoreheritagesociety.com/digital-collections/first-people-of-kenmore/>

1 St. Edward Seminary/Lodge at St. Edward State Park [\(Local, State, National register\)](#)

2
3 The St. Edward Seminary opened doors in 1931 as Washington State's first Catholic seminary
4 for the education of diocesan priests. In the late 1930s, the school became the first fully
5 accredited seminary in the United States. The building is a highly intact, large-scale example of
6 the Late Romanesque Revival style and is the work of architect John Graham Sr. a prolific early
7 20th century architect in the Pacific Northwest whose most notable commissions in Seattle
8 included the Space Needle, Frederick & Nelson Department Store, Dexter-Horton Building, and
9 the former Bon Marche building. After declining enrollment, the seminary and its surrounding
10 land were sold in 1977 to the State of Washington to become Saint Edward State Park. Beginning
11 in 2017, Daniels Real Estate rehabilitated and restored the seminary building which had been
12 vacant and fallen into disrepair. The Lodge at St. Edward State Park opened in 2021.

13
14 The St. Edward Seminary is listed on the State of Washington Heritage Register and in the
15 National Register of Historic Places. It was awarded local landmark status in 2018 at the same
16 time the property was rehabilitated and restored into the Lodge at St. Edward State Park.

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

21 Charles Thomsen House [\(Local register\)](#)

22 The Charles M. Thomsen House was built in 1927 and was designated as a King County
23 Landmark prior to Kenmore's incorporation in 1998. While the vast majority of Period Revival
24 style residences in King County are located in Seattle, the handful of Period Revival homes in
25 formerly rural, unincorporated areas of the County consist of variations of the English Cottage
26 and Colonial Revival Styles. The Thomsen House is notable as it is the only known example of
27 a rural residence constructed in the French Provincial Style and it is considered to be in good
28 condition with many original features. The Charles Thomsen House may be eligible for the
29 State of Washington Heritage Register or the National Register.

30
31 Kenmore Community Clubhouse [\(Local register\)](#)

32
33 The Kenmore Community Clubhouse was constructed in 1929-1930 for the Kenmore Community
34 Club and was designated as a local landmark in 2015. The Landmarks Commission's landmark
35 designation report states that the Clubhouse is a rare surviving building that exemplifies the
36 importance of clubs and civic organizations in early to mid-20th century King County. The
37 Clubhouse has served as a meeting space for a wide variety of organizations and activities,
38 especially during the 1930s, 40s and 50s, and is still being used for its original purpose.

39
40
41 [Inglewood Golf Course Clubhouse](#)

42
43 [The Inglewood Golf Club, one of the oldest clubs in the Pacific Northwest, opened in 1919. The](#)
44 [clubhouse was constructed in 1926 and reflects a French Provincial influence. The building](#)
45 [has been restored over the years, with the most recent remodel completed in 2018.](#)

1 St. Thomas Seminary (Bastyr University)

2
3 The St. Thomas Seminary building was completed by the Diocese of Seattle in 1958, opening
4 to educate theology and collegiate students. In 1977, the Diocese of Seattle sold the 316 acres
5 on which the seminary sits, to the State of Washington for use as a state park. In 1996, the
6 seminary and remaining 51 acres were purchased by Bastyr University.

7
8 Kenmore Air Harbor House

9 The Kenmore Air Harbor House dates back to the 1940s when the Bob Munro opened the air
10 harbor. It continues to serve as a maintenance facility for Kenmore Air and general seaplane
11 aviation.

12
13 Northlake Lutheran Church

14
15 Northlake Lutheran Church was founded in 1960, and the congregation hall opened in 1961,
16 which continues to serve the Kenmore community.

17
18 Church of the Redeemer

19
20 The Episcopal Church of the Redeemer was designed by Roland Terry, a renowned Northwest
21 architect, who was most known for designing Canlis Restaurant in Seattle. The church opened
22 in 1964 and is located near Bothell Way and 62nd Ave NE.

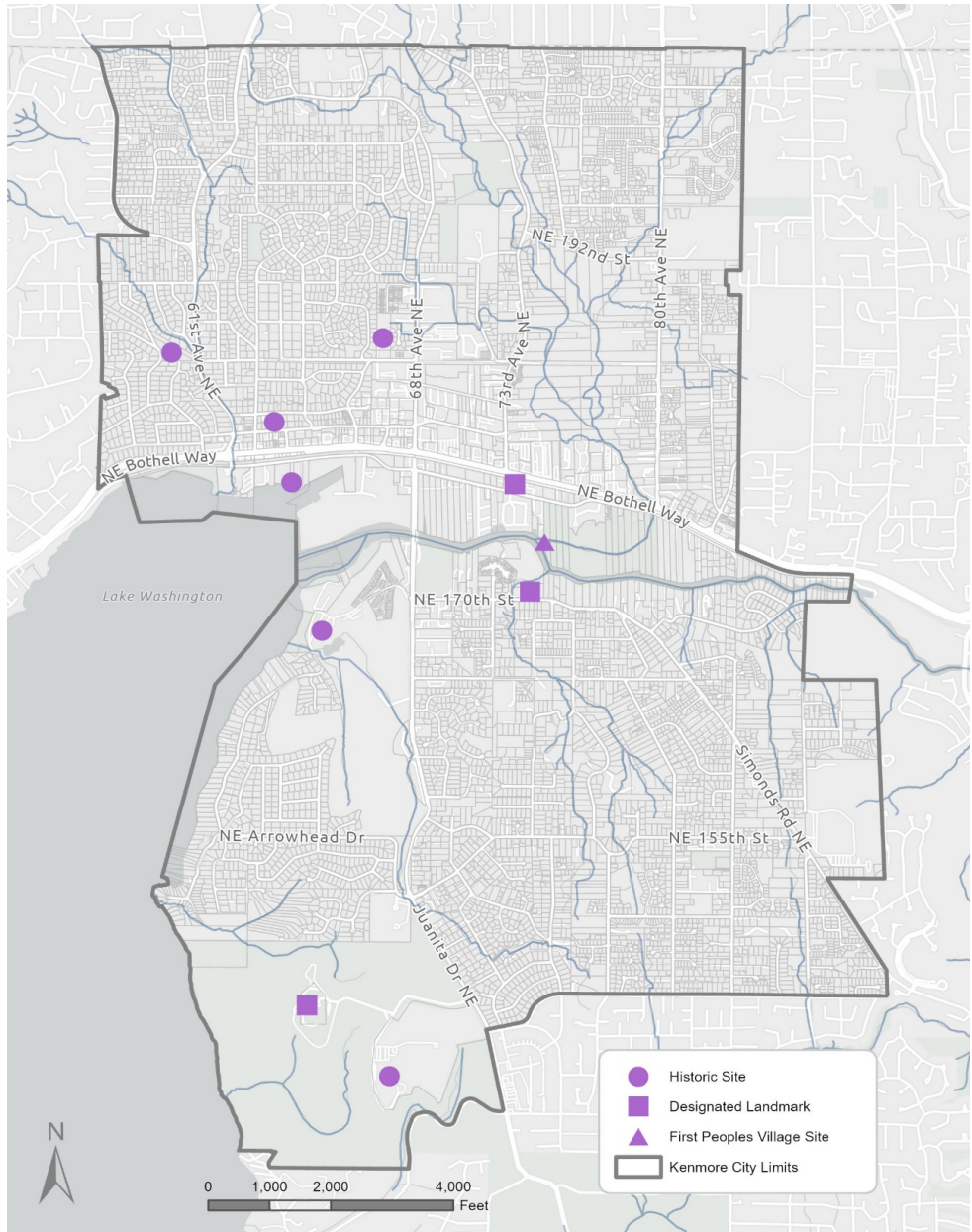
23
24
25 Aqua Club

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

1

2

FIGURE LU-1: HISTORICAL RESOURCES AND SITES INVENTORY



3

4

5

Source: City of Kenmore GIS

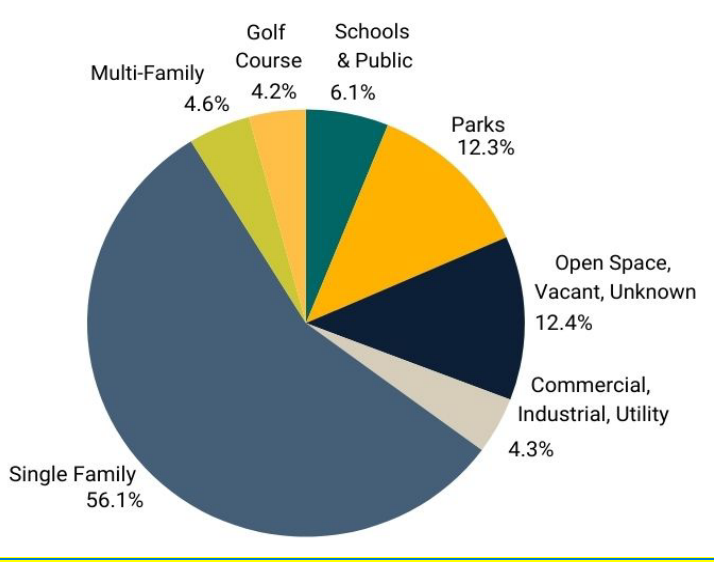
Land Use Patterns

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.

FIGURE LU-2
KENMORE CITYWIDE LAND USE PATTERN



CATEGORY	ACRES	PERCENT
Single-family	1908.7	56.2%
Multi-Family	155.8	4.6%
Commercial, Industrial, Utility	152.1	4.3%
Schools and Public	208.2	6.1%
Parks	423.0	12.2%
Golf Course	144.3	4.2%
Open Space/Tracts Vacant, Unknown	420	12.4%
TOTAL	3,412	100%
Note: Does not include rights-of-way		
Source: King County Department of Assessments		

CATEGORY	ACRES	PERCENT
Single-family	1908.7	56.2%
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		

1
2
3

1 Most of the Kenmore's single-family residential growth will occur on remaining vacant parcels,
2 or as a result of infill development of partially developed properties. However, most of
3 Kenmore's commercial growth would occur as redevelopment of developed lands.

4 **Kenmore's Air Harbor**

5 Founded in 1946, Kenmore's Air Harbor is a unique land use in the City. The seaplane base is
6 located on a 5-acre property on the Lake Washington waterfront. The airlineWith an average
7 20 single-engine seaplane fleet, it is America's largest seaplane harbor with air service
8 provided daily to downtown Seattle, the San Juan Islands, and Canada. Along with passenger
9 services, the Air Harbor also provides seaplane restoration and maintenance services. The Air
10 Harbor also provides space for approximately 25 private seaplanes. During the peak summer
11 months of July and August, the Air Harbor employs approximately 250 people. provides daily
12 service to downtown Seattle, the San Juan Islands and Canada, and includes customs services
13 for international flights.

14
15 The seaplane fleet has an average size of 20 single-engine planes. In 2019, about two-thirds of
16 the fleet was made up of de Havilland Otters (the largest planes, accommodating up to 10
17 passengers). The other third was smaller de Havilland Beavers and two Cessna 180s. Given
18 dock space constraints, the airport estimates that no more than 25 seaplanes will be based at
19 KenmoreAir Harbor in the future, although the mix of planes may change to accommodate
20 more of the larger aircraft. The Air Harbor also provides space for approximately 25 private
21 airplanes.

22
23 During the summer season, approximately 110 "operations" per day (single takeoffs or
24 landings) occur at Kenmore Air Harbor. On a typical winter day, 10 operations could be
25 expected. In 2019, approximately 65,000 passengers were served. July and August are the Air
26 Harbor's busiest months.

27
28 The seaplanes are able to fly from dawn to dusk, however, the airport has a voluntary curfew in
29 place, restricting operations in Kenmore before 7:30 a.m. on weekdays and before 8:30 a.m. on
30 weekends.

31
32 Although all Kenmore Air seaplanes are based and maintained in Kenmore, half of them travel
33 to Kenmore Air's Lake Union passenger terminal before traveling north to Canada and the San
34 Juan Islands. The balance of the fleet travels directly from Kenmore to northern Canada.

35
36 Along with passenger services, the Air Harbor does seaplane restoration and maintenance on
37 its property. Annual inspections may involve engine testing or other noise. Kenmore Air has a
38 full parts department for de Havillands and Cessnas. They are, in fact, one of the largest
39 seaplane parts supplier in North America. They also provide parts and technical support for
40 Edo floats, although float manufacturing is done off-site.

41
42 During its summer peak, the Air Harbor employs approximately 250 people.

43
44 Two runways on Lake Washington are used: Waterway 16-34 is 10,000' long and 1,000' wide;
45 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

Figure LU-3, the Kenmore Land Use Map (provided later in this Chapter), shows the following development patterns in Kenmore:

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 residential 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 including~~ 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.

1 **PLAN AMENDMENTS**

2 The Growth Management Act recognizes that Comprehensive Plans are dynamic rather than
3 static and should be evaluated regularly to ensure that they respond to changing needs of the
4 community and respond to new Federal or State law. In accordance with the Growth
5 Management Act, and Policy LU-2.1.5 of this Element, the City will allow for an amendment
6 process to consider changes to the essential components of the Comprehensive Plan, including
7 Goals, Objectives, and Policies.

8 The City is required to institute a public participation program identifying procedures whereby
9 proposed amendments or revisions of the comprehensive plan are considered by the City
10 Council no more frequently than once every year, except that amendments may be considered
11 more frequently under the following circumstances:

- 12 – The initial adoption of a subarea plan that does not modify the comprehensive plan
13 policies and designations applicable to the subarea
- 14 – The adoption or amendment of a Shoreline Master Program under the procedures set
15 forth in chapter 90.58 RCW
- 16 – The amendment of the Capital Facilities Element that occurs concurrently with the
17 adoption or amendment of the City budget
- 18 – Amendments or revisions to the City's comprehensive plan when an emergency
19 exists or to resolve, if appropriate, an appeal of the Comprehensive Plan filed with the
20 Growth Management Hearings Board or with the court.

21 Aside from the exceptions above, all proposals are to be considered by the City Council
22 concurrently so the cumulative effect of the various proposals can be ascertained.

23 **GOALS, OBJECTIVES, AND POLICIES**

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

25 **GOAL 1. ENHANCE KENMORE'S QUALITY OF LIFE AS A PLACE FOR PEOPLE OF ALL**
26 **AGES A DIVERSE RANGE OF RESIDENTS TO LIVE, RAISE CHILDREN,**
27 **RECREATE, WORK, SHOP, AND SOCIALIZE.**

28 **OBJECTIVE 1.1 Provide a community atmosphere that is friendly and inclusive,**
29 **supporting diversity and fostering a sense of belonging and pride in all**
30 **residents.**

31 Policy LU-1.1.1 Recognize and support people of color, indigenous and immigrant
32 populations, and other individuals or groups who have historically been
33 underrepresented in community goal setting and implementation.

34 Policy LU-1.1.2 Encourage the involvement of historically marginalized groups when
35 discussing policies that will impact their neighborhoods and
36 communities. Provide outreach in multiple formats and languages.

1	Policy LU-1.1.3	Consider the impact of City policies, programs and projects on groups
2		whose voices may not regularly be heard.
3	Policy LU-1.1.4	Evaluate planning approaches for potential residential and commercial
4		displacement and use a range of strategies to mitigate displacement
5		impacts.
6	Policy LU-1.1.5	Make Kenmore a community where all people love where they live.
7	OBJECTIVE 1.2	Promote the mental and physical health of all community members.
8	Policy LU-1.2.1	Create healthy, viable, and safe neighborhoods where all people can live,
9		work and play, regardless of color, age, income, or ability.
10	Policy LU-1.2.2	Through land use policies and development regulations that are
11		consistent with state and federal laws, limit land uses and activities that
12		may result in harmful secondary effects to the community, such as crime,
13		vandalism, or neighborhood deterioration. Consider spacing
14		requirements, buffers, landscaping, access, signage controls, business
15		license and operating requirements, as well as other mechanisms to
16		control secondary impacts.
17	Policy LU-1.2.3	Ensure fairness and equity in distributing community amenities such as
18		parks and community facilities to provide all residents with opportunities
19		to enjoy the benefits of a rich social and physical environment.
20	Policy LU-1.2.4	Strive to make City capital projects and community events accessible to
21		those with physical impairments.
22	Policy LU-1.2.5	Use incentives, regulations and programs to support land use patterns
23		and development standards that encourage physical activity through
24		walking and bicycling.
25	Policy LU-1.2.6	Consider small-scale, neighborhood commercial uses within walking or
26		bicycling distance of homes to increase residents' opportunities to meet
27		their daily needs without having to drive.
28	Policy LU-1.2.7	Continue to support projects that improve the quality of both the built
29		and natural environments to support a thriving community and reduce
30		disparate health and environmental impacts, especially to low-income
31		and disadvantaged communities. Clean air, water and soil, and a healthy
32		ecosystem are critical for human health.
33	OBJECTIVE 1.3	Endeavor to provide a complete community, <u>compatible in character and</u>
34		<u>design with high quality design standards</u>, containing housing, shops,
35		workplaces, schools, parks, civic facilities, and community services.

1	Policy LU-1.3.1	Ensure that Kenmore's plans consider all the issues, resources and needs
2		that make a community whole, including land use, civic, cultural,
3		recreation, transit, health, human services, natural environment, and the
4		provision of infrastructure and other services.
5	Policy LU-1.3.2	Provide adequate land capacity for residential growth, and for a full range
6		of commercial uses in Kenmore. This land capacity should include both
7		redevelopment opportunities as well as opportunities for development on
8		vacant lands.
9	Policy LU-1.3.3	Integrate non-residential uses such as governmental, utility, religious,
10		social, and other institutional uses, where appropriate, into residential
11		neighborhoods to create quality communities which have a full range of
12		public facilities and services. These uses should be sited, designed, and
13		scaled to be compatible with <u>the existing neighborhood residential</u>
14		<u>character.</u>
15	<u>Policy LU-1.3.4</u>	<u>Consider code amendments that facilitate development incentives which</u>
16		<u>encourage middle housing development while providing appropriate</u>
17		<u>design standards consistent with the surrounding single-family</u>
18		<u>neighborhoods.</u>
19		
20	<u>Policy LU-1.3.5</u>	<u>Support infill development that creates housing that is affordable, is</u>
21		<u>compatible with surrounding development, and aligns with the City's</u>
22		<u>multi-modal transportation network.</u>
23		
24	OBJECTIVE 1.4	Encourage the availability of healthy, affordable, culturally acceptable
25		food for all community residents.
26	Policy LU-1.4.1	Through land use regulations and economic development, encourage
27		locally based food production, distribution and choice.
28	Policy LU-1.4.2	Where appropriate, encourage the development of community gardens
29		and farmers' markets as a means to encourage community-building,
30		support local agriculture and promote economic development.
31	OBJECTIVE 1.5	Maintain and enhance all residential neighborhoods by improving
32		infrastructure and walkability and establishing appropriate site
33		development standards.
34	Policy LU-1.5.1	Ensure that zoning regulations provide for a range of housing types and
35		densities, such as lower density <u>single-family</u> neighborhoods, <u>and</u>
36		medium density neighborhoods that combine <u>single-family</u> <u>lower density</u>
37		housing <u>with such as single-family</u> duplexes, triplexes and cottage
38		housing, and neighborhoods with larger-scale multifamily developments.

- 1 Policy LU-1.5.2 Provide development standards that create a consistent and compatible
2 pattern of development within residential neighborhoods. Development
3 standards should address housing densities, lot dimensions, building
4 setbacks and height, impervious surface limitations, management of
5 surface water with an emphasis on low impact development, tree
6 retention, access, parking, and other standards. Regulations addressing
7 building size and design also may be appropriate in some locations.
- 8 Policy LU-1.5.3 Provide regular and appropriate levels of investment in transportation,
9 surface water and parks maintenance and improvements within
10 residential neighborhoods, consistent with the City's capital improvement
11 priorities. Encourage special districts to provide services and maintain
12 infrastructure within residential neighborhoods consistent with adopted
13 service and capital improvement plans.
- 14 Policy LU-1.5.4 Consider opportunities for small-scale neighborhood retail, restaurants,
15 and other service activities in residential areas to increase walkability and
16 enliven residential neighborhoods.
- 17 **OBJECTIVE 1.6 Create a climate that fosters business creation and retention that**
18 **positively contributes to the City's quality of life.**
- 19 Policy LU-1.6.1 Provide adequate land for commercial development of a character which
20 that enhances ~~the~~ community's goals, augments the tax base, and does
21 not adversely affect impact the natural environment.
- 22 Policy LU-1.6.2 Support the large number of home-based businesses in Kenmore and
23 recognize their importance as a way to keep jobs closer to home.
- 24 Policy LU-1.6.3 Ensure zoning regulations accommodate a range of allowable business
25 and commercial uses in appropriate locations at the neighborhood,
26 community, and regional levels.
- 27 Policy LU-1.6.4 Consistent with the City's climate action goals, support phasing out heavy
28 manufacturing and industrial uses in favor of mixed uses (commercial
29 and residential) and clean light manufacturing uses.
- 30
- 31 **OBJECTIVE 1.7 Identify and prioritize properties for public acquisition and use.**
- 32 Policy LU-1.7.1 During the 20-year planning period, identify community needs and site the
33 following facilities or uses in accordance with the Capital Facilities
34 Element, the Housing Element, and the Parks, Recreation and Open Space
35 Element:
- 36
- Public Works facility

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- Affordable housing
- Parkland, particularly on the waterfront or in under-served areas
- Open space to preserve environmentally sensitive areas, including those areas that protect and enhance the City’s wetlands and receiving water bodies, where regulatory measures alone are insufficient.

Policy LU-1.7.2 Encourage public and private community service providers, including the City of Kenmore, to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, institutional properties, and other social and recreational facilities.

Policy LU-1.7.3 Promote site development which provides utilities and infrastructure that are maintainable, aesthetically pleasing, and have several functions, such as surface water facilities designed as accessible open spaces for a development.

OBJECTIVE 1.8 Minimize and reduce the adverse effects of noise through proper land use planning and designed infrastructure features.

Policy LU-1.8.1 Establish a transportation demand management program that facilitates transit and micromobility transportation as part of a systemic approach to limit and reduce transportation related noise impacts.

Policy LU-1.8.2 Identify and establish maximum allowable noise levels for residential and critical areas resulting from the built environment.

Policy LU-1.8.3 Minimize transportation related noise impacts near residential and critical areas.

Policy LU-1.8.4 Require noise reducing design features as part of development, reuse/revitalization, restoration, resurfacing, and/or rehabilitation for facilities generating and/or likely to generate noise pollution exceeding established maximums to nearby residential and critical areas to within the acceptable range.

OBJECTIVE 1.9 Incorporate environmental justice criteria and priorities into zoning, land use planning, permitting policies, and development of new projects to identify and address the disproportionate impacts of climate change on overburdened communities such as communities of color and lower-income communities.⁴

⁴ Objective 1.9 and Policies LU-1.9.1 – LU-1.9.4 are same as those from Climate Action Element.

- 1 Policy LU-1.9.1 Develop and implement an environmental justice audit process to
2 conduct prior to creating new zoning designations or rezoning.
- 3 Policy LU-1.9.2 Work toward an equitable distribution of growth that reduces the potential
4 for displacement and increases infrastructure and ecosystem resilience
5 by combining zoning restrictions in vulnerable areas with development
6 incentives to build in areas with less climate risk. Consider climate
7 impacts such as extreme heat, flooding, wildfire smoke, and drought when
8 designating zoning locations to accommodate growth.
- 9 Policy LU-1.9.3 Identify and expand community-centered anti-displacement strategies
10 and climate-resilient infrastructure to mitigate housing insecurities
11 exacerbated by climate-driven gentrification.
- 12 Policy LU-1.9.4 Promote equitable access for overburdened communities and those that
13 will be disproportionately impacted by climate change, by working with
14 utility providers to ensure affordable energy prices through utility tax
15 rebates for low-income residents.
- 16 Policy LU-2.1.5 Promote middle housing through city policies and codes to allow for
17 broader housing types in identified residential zones, reduce climate-
18 related displacement, and increase access to City transit systems.

19 **GOAL 2. PROVIDE FOR ORDERLY DEVELOPMENT.**

20 **OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.**

- 21 Policy LU-2.1.1 Designate the proposed general distribution, general location and extent
22 of the uses of land, where appropriate, for housing, commerce, offices,
23 recreation, open spaces, public utilities, public facilities, and other land
24 uses. The official Comprehensive Plan Land Use Map is included as
25 **Figure LU-3.**
- 26 Policy LU-2.1.2 Implement a range of residential, commercial, and public land use
27 classifications:
- 28 a. Table LU-2: Table of Land Use Classifications and Implementing
29 Districts. Utilize the following table to establish land use districts
30 in the City.
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TABLE LU-2: TABLE OF LAND USE CLASSIFICATIONS AND IMPLEMENTING DISTRICTS

LAND USE	IMPLEMENTING ZONING DISTRICT
Low Density Residential	R-1, R-4, R-6
Medium Density Residential	R-6, R-12
High Density Residential	R-18, R-24, R-48, UR
Manufactured Housing Community	MHC
Downtown Residential	DR
Neighborhood Business	NB
Community Business	CB
Waterfront Commercial	WC
Urban Corridor	UC
Regional Business	RB
Downtown Commercial	DC
Public and Private Facilities	PSP
Special Study Area	n/a

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

- Residential: The purposes of the Residential land use classifications are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services (including high-capacity transit), and energy while ensuring environmental protection.
- Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one to six dwelling units per acre. These land uses also allow middle housing development, to include six of the nine approved middle housing types such as duplexes, triplexes, townhouses, and cottage housing. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints and the protection of critical areas.

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- Medium Density Residential: In this classification, a diversity of compatible housing types is expected at base densities generally between six and 18 dwelling units per acre. Higher densities may be permitted to allow particular "Missing Middle" middle housing types. Housing may include single detached dwelling units, duplexes, triplexes, cottage housing, and small-scale apartment buildings, depending on district. This classification allows housing types and densities affordable to families earning 80 percent or less of the AML.

- High Density Residential: In this classification, land uses are predominantly larger apartment or condominium buildings with a variety of densities according to district. Base densities generally exceed 18 dwelling units per acre. In the area near the Metro/Sound Transit Park and Ride, development intensities support and are supported by multi-modal transportation options, including high capacity transit. The provision of affordable housing is a key feature of this transit-oriented development.

- Manufactured Housing Community: The Manufactured Housing Community classification is intended to ensure consistency with RCW 36.70A.070(2)(c) which requires that sufficient land be available for all types of housing including manufactured housing. The Manufactured Housing Community classification promotes residential development that is higher density than single-family, but single-family in character. This land use classification is assigned to existing manufactured housing communities.

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

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

- Neighborhood Business: The purposes of the Neighborhood Business classification are to provide convenient daily retail and

personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development.

- **Community Business:** The purpose of the Community Business classification is to provide pedestrian-friendly, mixed-use development that both supports larger mixed-use and commercial areas with its residential development, and provides small-scale retail, educational, and personal service uses, and offices, for the local community. Allowable uses include office uses and mixed-use (housing and retail/service) developments. Commercial uses with extensive outdoor storage and industrial uses would be discouraged in the Community Business classification.

- **Waterfront Commercial:** The purpose of the Waterfront Commercial classification is to focus on existing water-dependent uses, but also to allow eating and drinking places, temporary lodging and other uses to support marina and airport development. Compatible light manufacturing would be appropriate. Office and mixed use multifamily development are desirable for the future.

- **Urban Corridor:** The Urban Corridor classification is located along SR-522. The overall vision is to convert the area on the south side of the highway from a commercial strip corridor to an area of primarily office and multifamily mixed-use development and public spaces, taking advantage of lake views and proximity to transit.

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

East of downtown, portions of the district (nearest the transit center) would be an enterprise zone, allowing for a wide range of commercial uses, including bulk retail, as well as high-density multifamily development with affordable housing requirements. Farther to the east, near the city limits, office and multifamily uses are envisioned.

New auto-oriented businesses would be prohibited throughout the district.

- **Regional Business:** The purposes of the Regional Business classification include to provide for the broadest mix of retail, office, wholesale, and service uses, with compatible storage and

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- 1 light manufacturing uses, serving regional market areas and
2 offering significant employment opportunities. These purposes
3 are accomplished by supporting existing businesses, while
4 encouraging compact and mixed-use development that is
5 supportive of transit and pedestrian travel for the future.
6 Industrial and heavy manufacturing uses are no longer
7 appropriate in this classification.
- 8 • Downtown Commercial: The Downtown Commercial
9 classification features a mix of private and public uses
10 designed to create a pedestrian-friendly downtown consistent
11 with Kenmore's designation in the Regional Growth Strategy as
12 a High Capacity Transit Community and as a Candidate King
13 County Countywide Growth Center. Public places, sidewalks,
14 extensive landscaping, transit-orientation, shared or structured
15 parking, protection of environmentally sensitive areas,
16 affordable housing, and high quality design and signage are key
17 features. Permitted uses emphasize mixed or multiple use
18 developments, and include high-density housing, civic and
19 governmental uses, offices, small-scale commercial and retail
20 businesses, and locally oriented professional and personal
21 services.
- 22 Uses not compatible with the Downtown Commercial intent
23 such as those which require vehicle or materials storage,
24 service bays, wide curb cuts, expanses of exterior product
25 display or storage, or produce little customer or visitor activity
26 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
31 to those more in keeping with the first paragraph of this
32 purpose statement.
- 33 • Public and Private Facilities: The purpose of the Public and
34 Private Facilities classification is to identify and retain public
35 and private lands primarily utilized for parks, recreation,
36 schools, utilities, government buildings, and other
37 administrative or institutional uses. In some locations, housing
38 may also be an appropriate use. Master plans would be
39 encouraged to determine the type and extent of these primary
40 uses as well as compatible accessory uses. Development
41 regulations include a process to reclassify smaller properties to
42 the zone most prevalent immediately surrounding the site
43 subject to the provision of information by the institution about
44 the need to 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

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areas, mitigation for impacts to the shoreline edge, and enhancement of fish and wildlife habitat.

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

- a. Primarily located in or near the Downtown area and in the area of transit-oriented development near the Metro/Sound Transit Park and Ride
- b. In or next to Regional, Community, or Neighborhood Business Centers; and,
- c. Where existing or planned transportation capacity should be adequate to accommodate projected travel demand.

Policy LU-2.1.4 Commercial classifications should be:

- a. Located along Principal or Minor arterials or on collector streets that intersect with arterials within 1/2 mile. Existing or planned transportation capacity should be adequate to accommodate projected travel demand;
- b. Located to provide convenient shopping or other services for nearby neighborhoods;
- c. Encouraged near trails to provide opportunities for small-scale pedestrian-oriented development serving passers-by.
- d. Strategically located to maximize the potential success of the hierarchy of commercial classifications. The priority area for commercial development should be the Downtown;
- e. Sized appropriately to accommodate sufficient land to accommodate community business and service needs;
- f. Located in areas with current or planned pedestrian access; and
- g. Commercial designations should be expanded only when it can be demonstrated that conditions have changed since the original commercial classification boundaries were determined, and there is a demonstrated community need.

Policy LU-2.1.5 Consider proposed Comprehensive Plan Amendments each calendar year concurrently so that the cumulative effect of the proposals can be determined. The City may consider some amendments outside of the normal review cycle such as amendments to the Capital Facilities Element,

Shoreline Master Program, adoption of a subarea plan, emergency amendments, or others as authorized in the Growth Management Act. All proposed Comprehensive Plan Amendments should include the following elements:

- a. A detailed statement of what is proposed to be changed and why;
- b. A statement of anticipated impacts of the change on the resident's quality of life, including geographic area affected and issues presented natural environment;
- c. A demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;
- d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
- e. A statement of how the amendment complies with the Kenmore Vision Statement;
- f. A statement of how functional plans and capital improvement programs support the change; and
- g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.

Policy LU-2.1.6	Ensure proposed Comprehensive Plan policy amendments result in changes to development regulations, modifications to capital improvement programs, and revised subarea, neighborhood, and functional plans necessary to ensure consistency between the Plan and the implementing regulatory and budgetary frameworks.
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OBJECTIVE 2.2 Prepare clear development regulations consistent with the Comprehensive Plan.

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

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

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

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

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

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

1	Policy LU-2.3.7	In some areas, use density incentives to encourage development of
2		affordable housing, or significant open space, public parks and public
3		trails. Where provided, encourage public parks and public trails to be part
4		of a network consistent with the Parks, Recreation, and Open Space
5		Element goals, objectives, and policies. Additionally, in the Downtown,
6		density incentives or other incentives should be provided for shared and
7		structured parking, or consolidation of lots. Consider performance-based
8		measures to achieve this policy. Ensure benefits, for example-significant
9		open space, are in proximity to the development site.
10	Policy LU-2.3.8	In parts of Downtown near transit, in the high-density residential
11		classification near the Metro/Sound Transit Park and Ride, and in the
12		Urban Corridor classification east of 73 rd Avenue NE, require inclusion of
13		affordable housing in new residential or mixed use development.
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16	OBJECTIVE 2.4	Coordinate land use, road, and utility planning.
17	Policy LU-2.4.1	Establish priority areas for public facility and service improvements,
18		especially for transportation. These priority areas should be located
19		where public facility and service improvements would most effectively
20		advance the City of Kenmore's growth and development as a Candidate
21		Countywide Growth Center or the City's goals for economic development,
22		neighborhood improvement, environmental protection, energy efficiency
23		or affordable housing. Priority areas will shift over time as improvements
24		are installed and adopted service level standards are attained.
25	Policy LU-2.4.2	Implement an annual monitoring program to assess land use
26		development trends, and service and infrastructure provision. If service
27		deficiencies, such as city, county and state roads, public water supply and
28		wastewater treatment, or communication infrastructure are identified, the
29		City of Kenmore and the affected service providers should adopt Capital
30		Improvement Programs to remedy identified deficiencies in a timely
31		fashion, or the City of Kenmore should reassess the land use plan. In
32		particular, the City should continue to promote reliability improvements
33		for electric services in Kenmore.
34	Policy LU-2.4.3	Work with communication providers to ensure that broadband service at
35		suitable speeds is available throughout the city.
36	Policy LU-2.4.4	Ensure that infrastructure and facilities are sized appropriately to
37		community needs and are located with attention to <u>design standards, the</u>
38		<u>desired neighborhood character.</u>

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1	Policy LU-2.4.5	Consider the effects of improved or new infrastructure such as roads and
2		utilities as potential barriers between neighborhoods or as stimulators of
3		development.
4	Policy LU-2.4.6	Through zoning and subdivision regulations, require that residential
5		developments, including mobile-manufactured home parks, whether new
6		developments or substantial redevelopments, provide the following
7		improvements:
8		a. Paved streets (and alleys if appropriate), curbs and sidewalks, and
9		internal walkways when appropriate;
10		b. Adequate parking consistent with local transit service levels;
11		c. Street lighting and street trees;
12		d. Underground utilities;
13		e. Stormwater control;
14		f. Public water supply;
15		g. Public sewers.
16	Policy LU-2.4.7	Provide water, sewer, surface water, transportation, and recreational
17		facilities at the time of development.
18	OBJECTIVE 2.5	Encourage development on properties with existing or planned public
19		services and utilities.
20	Policy LU-2.5.1	Encourage innovative, quality development and redevelopment through a
21		variety of regulatory, incentive, and program strategies. Possible
22		approaches include:
23		a. Special development standards for infill or redevelopment sites;
24		b. Assembly and resale of sites to providers of affordable housing or
25		mixed-use developments;
26		c. Impact mitigation fee structures that favor infill or redevelopment;
27		d. Expedited permit processes;
28		e. Greater regulatory flexibility; and
29		f. Reduced permit fees and/or delayed fees.
30	OBJECTIVE 2.6	Require adequate transitions between land uses of differing intensities
31		and between development and environmentally sensitive areas.

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1	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.
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4	Policy LU-2.6.2	Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area.
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6	Policy LU-2.6.3	Locate zoning districts and prepare development regulations that result in gradual transitions between different building intensities.
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8	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.
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11	Policy LU-2.7.1	Plan in partnership with special districts, private service providers, neighboring municipalities, King and Snohomish Counties, and the State of Washington. The City should strive to balance the differing needs identified by planning partners at various geographic levels and ensure that planning partners honor Kenmore's needs.
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16	Policy LU-2.7.2	Prepare functional plans to identify City facility and service needs and define ways to fund these needs consistent with the land use plans and service and finance strategy. Independent special districts and other public agencies should also prepare functional plans which should be considered by Kenmore. The capital facility plans and capital improvement programs prepared by all other agencies which provide services to Kenmore should be consistent with the Kenmore Comprehensive Plan.
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23	GOAL 3.	SUPPORT DEVELOPMENT OF KENMORE'S DOWNTOWN AS A KING COUNTY COUNTYWIDE GROWTH CENTER.
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25	OBJECTIVE 3.1	Take action to support Downtown Kenmore's candidacy as a King County Countywide Growth Center—a place to equitably concentrate jobs, housing, shopping, and recreational opportunities.
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28	Policy LU-3.1.1	Ensure that the combination of jobs and population in the Downtown meets County standards (eventual goal of 30 activity units per acre).
29		
30	Policy LU-3.1.2	Continue plans for a mix of uses, providing housing and employment at densities that support high-capacity transit.
31		
32	Policy LU-3.1.3	Apply a minimum floor area ratio for new commercial buildings in the Downtown Commercial classification.
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34	Policy LU-3.1.4	Continue to demonstrate that Downtown is a priority for growth and investment.
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1	Policy LU-3.1.5	Continue to use design standards to ensure a pedestrian-friendly and
2		attractive Downtown.
3	Policy LU-3.1.6	Plan for a variety of housing types including affordable housing.
4	Policy LU-3.1.7	Try to retain existing residents and businesses in the community as
5		growth is planned <u>and, if retention is not possible, support relocation.</u>
6	Policy LU-3.1.8	Continue to support existing recreational opportunities Downtown such
7		as the Town Square and skate park, as well as future opportunities in the
8		Special Study Areas at Lakepointe and Plywood Supply.
9	Policy LU-3.1.9	Support multi-modal transportation, including bicycling, walking, transit,
10		and a passenger ferry.
11	GOAL 4.	IDENTIFY, PRESERVE, AND ENHANCE THE CULTURAL RESOURCES OF
12		KENMORE.
13	OBJECTIVE 4.1	Promote and support visual, literary, and cultural arts and activities in the
14		community.
15	Policy LU-4.1.1	Encourage King County to continue to provide arts and culturally based
16		services to the City of Kenmore through its existing programs, and to
17		provide technical assistance for locally generated programs.
18	Policy LU-4.1.2	Encourage shared, multipurpose use of regional and community facilities
19		for cultural activities to maximize their efficient use and to expand public
20		access to cultural opportunities.
21	Policy LU-4.1.3	Develop a public art program that provides art in public facilities, projects
22		and places to enhance community character and quality of life. Priority
23		locations should include Downtown, government facilities, and municipal
24		parks. Maintenance and conservation should be considerations in the
25		development and management of public art.
26	<u>Policy LU-4.1.4</u>	<u>Continue to support Arts of Kenmore and other community art groups.</u>
27	OBJECTIVE 4.2	Promote the preservation of significant historic and archaeological sites
28		and structures.
29	Policy LU-4.2.1	Establish a partnership between Kenmore, King County, the Kenmore
30		Heritage Society and <u>citizen</u> -volunteers in order to pursue historic
31		inventories and studies to promote landmark designation. Use the
32		inventory to guide decision-making in resource planning, environmental
33		review, and resource management.

1	Policy LU-4.2.2	Encourage land uses and development that retain and enhance significant
2		historic and archaeological resources and sustain historic community
3		<u>charactersites.</u>
4	Policy LU-4.2.3	Coordinate with the Tribes, the King County Historic Preservation Officer,
5		and the State Office of Archaeology and Historic Preservation, as
6		appropriate, to review public and private projects to protect and enhance
7		historic and archaeological resources.
8	Policy LU-4.2.4	Seek funding from King County, the State of Washington, or other agencies
9		to acquire and preserve significant historic resources for use by City and
10		other public agencies.
11	OBJECTIVE 4.3	Encourage local activities which promote the community's history.
12	Policy LU-4.3.1	Support the efforts of the Kenmore Heritage Society to document
13		Kenmore's history and provide educational materials and resources to all
14		ages.
15	Policy LU-4.3.2	Work in partnership with the Kenmore Heritage Society, other agencies and
16		special districts to identify places or facilities where a museum or display
17		of historic artifacts and information can be accomplished.
18	Policy LU-4.3.3	When dedicating new civic facilities, consider naming them in honor of
19		<u>historical events or persons of significance to the community or to honor</u>
20		<u>the Indigenous Peoples who still reside in Kenmore.</u>
21	Policy LU-4.3.4	Acknowledge that growth and development in Kenmore occurs on the
22		ancestral lands of the Coast Salish peoples.
23	IMPLEMENTATION STRATEGIES	
24	The Land Use policies would require new, continuing or increased commitments of City	
25	resources to prepare new regulations, review/amend existing regulations, create educational or	
26	incentive programs, or coordinate with adjacent jurisdictions.	
27	New programs, rules, or regulations would be needed to address:	
28	• Historic resource preservation funding	
29	• Public arts programs	
30	• Partnerships with historic groups and agencies.	
31	• Standards and locational requirements for small-scale commercial enterprises and services	
32	closer to home for neighborhood residents in low and medium density residential	
33	classifications.	

- 1 • Minimum floor area ratio (FAR) for commercial development in the Downtown Commercial
2 classification.
- 3 • Transit-oriented development density increases and revised standards in the area near the
4 Metro/Sound Transit Park and Ride.
- 5 A review of existing programs, rules and regulations would be needed to ensure they meet the
6 policies. Types of regulations and rules that should be reviewed include:
- 7 • Appropriate permitted uses in low and medium density residential districts outside of
8 environmentally sensitive areas
- 9 • Permitted uses in commercial zones
- 10 • Downtown densities in conformance with Countywide Growth Center criteria
- 11 • Development standards addressing neighborhood compatibility with surrounding
12 development
- 13 • Density bonuses, density transfers, and minimum density regulations
- 14 • Uniform Building Code review
- 15 • Infill development standards or incentives
- 16 • Permit procedures and fees.
- 17 Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions
18 or participate in regional programs, including:
- 19 • The King County Urban Growth Capacity Study
- 20 • Coordination with special districts and County regarding services
- 21 • Support of County historic resources programs
- 22 • Coordination with County/State agencies regarding historic/cultural resources during
23 development review.
- 24 • Annual monitoring of development to determine whether assumptions made in the
25 Comprehensive Plan regarding rate, nature, and distribution of development remain
26 accurate.

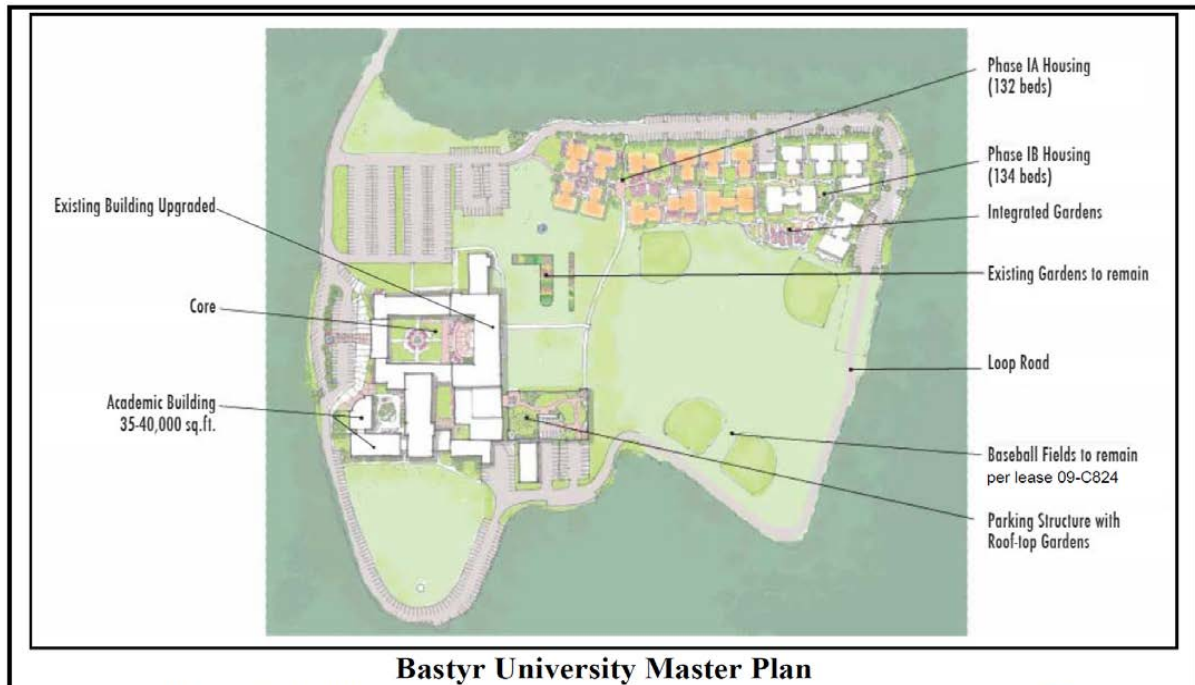
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FIGURE LU-4: BASTYR UNIVERSITY MASTER PLAN (2009)



INTRODUCTION COMPREHENSIVE PLAN

PURPOSE OF COMPREHENSIVE PLAN

The City of Kenmore Comprehensive Plan is the community's 20-year vision of the City's future and a statement of the City's long-range goals and policies. The Plan serves as the guide for City staff and the City Council in making decisions regarding ordinances, regulations, and public facility investments to ensure that the overall goals and policies are furthered by those decisions. Washington's Growth Management Act (GMA) requires preparation of a Comprehensive Plan with mandatory elements (chapters) addressing land use, housing, economic development, parks and recreation, capital facilities, utilities, transportation and climate and resiliency issues. Certain topics such as open space corridors and essential public facilities must also be considered within Plan Elements. The goals and policies of a Shoreline Master Program are also required to be an element of the Comprehensive Plan. GMA does not limit optional topics and the City has chosen to include the following elements, downtown, community design, natural environment, surface water and public services.

The GMA mandates regular updates (every 10 years) of the Comprehensive Plan to ensure that the Plan remains relevant and responsive to changing conditions. In addition to the 10-year updates, the City must provide a 5-year implementation progress report.

After adoption of the City's original Comprehensive Plan in 2001, the City took the approach of regularly updating individual Elements of the Plan rather than letting the Plan lie static for several years until the next State-mandated update deadline. Each year, the City Council determines which portions of the Plan will be reviewed. For the 2024 Comprehensive Plan update, background information in each Element has been refreshed, and goals, objectives and policies have been reconsidered in light of amendments to the GMA and new planning directions in the region, King County and the City.

PLANNING AREA

The City of Kenmore is located in the northern portion of King County commonly known as the "Northshore" area. Kenmore is defined by its shoreline along Lake Washington as well as the hillsides and Sammamish River valley that ultimately drain to the Lake. State Route (SR) 522 is the main transportation corridor.

As incorporated in 1998, the City of Kenmore boundaries contain about 6.1 square miles of land (see Figure INT-1). The City is bounded by Bothell to the east, Kirkland to the south and Lake Forest Park to the west. The City of Brier in Snohomish County borders the City to the north, along with an area of unincorporated Snohomish County.

**FIGURE INT-1
CITY OF KENMORE**



Source: City of Kenmore GIS

PLANNING PROCESS/CITIZEN INVOLVEMENT

Planning Commission

The City has a seven-member Planning Commission that meets regularly to review elements of the Comprehensive Plan as directed by the City Council. As each Element is considered, the Planning Commission conducts community outreach including workshops, open houses, hearings, surveys, mailings, website and social media posting or other community involvement techniques to engage community members.

In addition to soliciting community input towards the preparation of amendments to the Plan, the Commission:

- Revises the Vision Statement based upon input during the visioning process,
- Studies current conditions

City Council

Along with assigning Comprehensive Plan updates to the Planning Commission, the City Council reviews the recommendations of the Planning Commission and provides final direction through adoption of an ordinance. In some cases, the City Council holds its own public hearing before making a final decision on recommended Plan amendments.

Regional Coordination

The City works with representatives of special agencies and districts, including A Regional Coalition for Housing (ARCH) and service and utility providers, as well as adjacent jurisdictions. The representatives provide input and perspectives about their responsibilities and their relationship to Kenmore, and they serve as contact points to obtain information.

A draft of the Comprehensive Plan Transportation Element is provided to the Puget Sound Regional Council, as the Regional Transportation Planning Organization (RTPO), for certification. Comments are received and changes are integrated into the final Element. Review by the Washington State Department of Commerce and the State agencies occurs with every amendment to the Comprehensive Plan.

PLAN ORGANIZATION

Element Summaries

The Kenmore Comprehensive Plan is divided into several chapters or “Elements” as characterized below.

Land Use Element

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans and policies. 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.

Downtown Element

The Growth Management Act (GMA) does not require the creation or retention of a downtown area within communities. However, several GMA goals, as well as Countywide Planning Policies, address the containment of sprawl, and the provision of efficient services and utilities, which can be met through development of “regional growth centers” such as a downtown. Downtown areas also can function as a community-enhancing central place, particularly in a community like Kenmore dominated by regional traffic flows along Bothell Way/SR-522.

Community Design Element

The purpose of the Community Design Element is to guide future development and redevelopment that creates the visual identity of Kenmore, while ensuring compatible surrounding development, protection of the natural environment and enhancing streetscape and landscaping.

Natural Environment Element

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

Shoreline Element

The Shoreline Element addresses and manages land use activities along shorelines including Lake Washington, the Sammamish River, Swamp Creek and associated wetlands. The Shoreline Element is implemented through the Shoreline Master Program (SMP), adopted in Title 16 Kenmore Municipal Code (KMC).

Economic Development Element

The Economic Development Element is to articulate how the City of Kenmore will support local businesses, stimulate job growth, broaden the City’s tax base, and improve the economic well-being of Kenmore residents. The purpose of this Element is to provide economic development

policies for the City of Kenmore, as the community's economic base changes over time in response to market forces and in response to the vision of the Kenmore community.

Climate Action Element

The purpose of the Climate Action Element (CAE) is to provide strategies to reduce greenhouse gas (GHG) emissions and respond to the impacts of climate change in our community, as outlined in the Climate Action Plan (CAP). The CAE provides an actionable framework to guide the long-term implementation of mitigation and resilience actions. The CAE also identifies needs and opportunities for ongoing community engagement, education, and dialogue around climate action.

Housing Element

The Housing Element recognizes the vitality of existing neighborhoods, inventories existing and projected housing needs, identifies sufficient land for a variety of housing types and needs, and makes adequate provision for housing needs for all economic segments of the community. The Housing Element is intended to promote and maintain residential neighborhoods, ensure a range of densities and housing types for all incomes, address special needs housing, and the quality of the residential environment.

Transportation Element

The Transportation Element addresses street classifications, levels of service, travel forecasts, travel improvements, alternative modes, funding strategies, and concurrency management. It is based upon current and projected land use and travel patterns. Both local and State transportation facilities are addressed.

Parks, Recreation and Open Space Element

The Parks, Recreation, and Open Space Element provide policies addressing open space and parks; priorities for park maintenance and acquisition; and coordination and improvement of recreation programs.

Surface Water Element

A separate Surface Water Element is an optional item under the Growth Management Act, although the Act calls for adequate public facilities and services to serve development. The Surface Water Element addresses management of the City's municipal separate storm sewer system, private surface water systems and natural surface water systems.

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An element addressing public services is not directly required by the Growth Management Act, but the Act's goals address providing adequate public services to serve development. The Public Services Element focuses upon citizen participation and communication, efficient municipal services, emergency services, education, and human services.

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The Growth Management Act requires that a utility element address the location and capacity of existing and proposed utilities including electric, telecommunication, and natural gas lines. The Utilities Element addresses electric, communication, and natural gas services as well as water, wastewater, and solid waste services, and conservation.

Capital Facilities Element

The Growth Management Act requires that comprehensive plans include a Capital Facilities Element which addresses capital facility needs sufficient to support the designated land use intensities. The element establishes the levels of service for the necessary capital facilities. The Element includes goals, objectives, and policies which outline level of service standards, infrastructure provided concurrent with development, preparation of capital facility plans, facility funding, and essential public facilities.

Format of Goals, Objectives and Policies

A comprehensive plan is a statement of policy identifying environmental, social, and economic desires, and its accompanying maps are a reflection of stated policies. This means that the goals, objectives and policies play a central role in the plan. The following definitions have guided the preparation of the goals, policies and objectives as used in the plan:

- Goals: Goals are broad, general statements of the desired long-term future state towards which the Plan aims. They indicate what ought to exist in a community or what is desired to be achieved in the future.
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In sum, goals are value-based statements that are hard to measure. Objectives state more specifically how a particular goal will be pursued. Policies help guide the review of development applications, and also help guide the City Council in adopting ordinances or preparing budgets.

For the purposes of the Kenmore Comprehensive Plan, the policies often use “should” rather than shall. The approach is to use “should” in the Comprehensive Plan. The word “shall” would then be used in implementing ordinances or codes.

Implementation Strategies

Each Element contains more specific implementation strategies to move the City closer to achievement of the goals, objectives and policies of the Comprehensive Plan. These strategies identify approaches to regulations, educational or incentive programs, and/or coordination with agencies, service providers, or adjacent jurisdictions.

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INTRODUCTION COMPREHENSIVE PLAN

PURPOSE OF COMPREHENSIVE PLAN

A-The City of Kenmore Comprehensive Plan ~~contains~~ is the community's 20-year vision of the City's future and a statement of the City's long-range goals and policies. The Plan serves as the guide for City staff and the City Council in making decisions regarding ordinances, regulations, and public facility investments to ensure that the overall goals and policies are furthered by those decisions.

Washington's Growth Management Act (GMA) requires preparation of a Comprehensive Plan with mandatory elements (chapters) addressing land use, housing, economic development, parks and recreation, capital facilities, utilities, ~~and~~ transportation and climate and resiliency issues. Certain topics such as open space corridors and essential public facilities must also be considered within Plan "Elements" ~~or chapters~~. The goals and policies of a Shoreline Master Program are also required to be an element of the Comprehensive Plan. Optionally, the City may choose to include subarea plans and/or other elements, such as conservation and solar energy. GMA does not limit optional topics and the City has chosen to include the following elements: downtown, community design, natural environment, surface water and public services.

~~The City has chosen to include optional sub-elements on downtown, community design, natural environment, and shorelines as part of the Land Use Element. Surface Water and Public Services are additional optional elements adopted by the City.~~

The GMA mandates regular updates (every 10 years) of the Comprehensive Plan to ensure that the Plan remains relevant and responsive to changing conditions. In addition to the 10-year updates, the City must provide a 5-year implementation progress report.

After adoption of the City's original Comprehensive Plan in 2001, the City took the approach of regularly updating individual Elements of the Plan rather than letting the Plan lie static for several years until the next State-mandated update deadline. Each year, the City Council determines which portions of the Plan will be reviewed. For the 20~~24~~15 Comprehensive Plan update, background information in each Element has been refreshed, and goals, objectives and policies have been reconsidered in light of amendments to the GMA and new planning directions in the region, King County and the City.

STUDY PLANNING AREA

The City of Kenmore is located in the northern portion of King County commonly known as the "Northshore" area. Kenmore is defined by its shoreline along Lake Washington as well as the hillsides and Sammamish River valley that ultimately drain to the Lake. State Route (SR) 522 is the main transportation corridor.

1 As incorporated in 1998, the City of Kenmore boundaries contain about 6.1 square miles of land.
2 ~~S(see Figure INT-1). Since incorporation, Bothell and Kirkland have annexed property to the east~~
3 ~~and south of the City. Currently, no unincorporated King County areas exist along Kenmore's~~
4 ~~borders.~~ The City is bounded by Bothell to the east, Kirkland to the south and Lake Forest Park to
5 the west. The City of Brier in Snohomish County borders the City to the north, along with an area
6 of unincorporated Snohomish County.

7

FIGURE INT-1
CITY OF KENMORE



[Source: City of Kenmore GIS](#)

PLANNING PROCESS/CITIZEN INVOLVEMENT

Planning Commission

The City has a seven-member Planning Commission that meets regularly to review ~~components~~elements of the Comprehensive Plan as directed by the City Council. As each Element is considered, the Planning Commission ~~conducts community outreach including hosts public workshops, open houses, and hearings, surveys, mailings, website and social media posting or uses other publiccommunity involvement techniques to engage citizenscommunity members.~~

~~Recent public participation efforts have included web page updates and direct mailings, as well as:~~

- ~~• A Citizen's Advisory Committee, public open houses, and a public hearing on the revised Shorelines sub-Element and related portions of the Natural Environment Element (2007-2012);~~
- ~~• Multiple citizen surveys, a public open house and a public hearing on the revised Parks, Recreation and Open Space Element (2013);~~
- ~~• Multiple workshops and a public hearing on planning for the Regional Business commercial area—a significant component of the Land Use Element (2013-2014);~~
- ~~• A public workshop and public hearing on revisions to the Transportation Element, including feedback from the Pedestrian and Bicycle Safety Ad Hoc Citizen Committee (2014);~~
- ~~• A public hearing on the revised Surface Water Element (2014);~~
- ~~• A public survey on the Comprehensive Plan Vision Statement (2015); and~~
- ~~• A public hearing on the revised Vision Statement and Housing, Public Services and Utilities Elements (2015).~~

In addition to soliciting ~~community public~~ input towards the preparation of amendments to the Plan, the Commission:

- Revises the Vision Statement based upon ~~citizen~~ input during the visioning process,
- Studies current conditions, ~~and~~
- ~~• Prepares draft goals, objectives, and policies based upon the Vision Statement and current conditions information.~~

City Council

Along with assigning Comprehensive Plan updates to the Planning Commission, the City Council reviews the recommendations of the Planning Commission and provides final direction through adoption of an ordinance. In some cases, the City Council holds its own public hearing before making a final decision on recommended Plan amendments.

Regional Coordination

The City works with representatives of special agencies and districts in Kenmore, including A Regional Coalition for Housing (ARCH) and service and utility providers, as well as adjacent jurisdictions. The representatives provide input and perspectives about their responsibilities and their relationship to Kenmore, and they serve as contact points to obtain information.

A draft of the Comprehensive Plan Transportation Element is provided to the Puget Sound Regional Council, as the Regional Transportation Planning Organization (RTPO), for certification. Comments are received and changes are integrated into the final Element. Review by the Washington State Department of Commerce and the State agencies occurs with every amendment to the Comprehensive Plan.

PLAN ORGANIZATION

Element Summaries

The Kenmore Comprehensive Plan is divided into several chapters or “Elements” which address land uses, downtown, community design, natural environment, shorelines, economic development, housing, transportation, parks and recreation, surface water, public services, utilities, and capital facilities. Each element is as characterized below.

Land Use Element

The Land Use Element plays the central role of directing land use patterns and guiding land use decision-making. It provides the basis for housing, transportation, public service, utility, and capital facility plans and policies. 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 is divided into sub-elements due to the variety and complexity of issues:

- Land Use
- Downtown
- Community Design
- Natural Environment
- Shorelines
- Economic Development

Downtown Element

1. The Growth Management Act (GMA) does not require the creation or retention of a downtown area within communities. However, several GMA goals, as well as Countywide Planning Policies, address the containment of sprawl, and the provision of efficient services and utilities, which can be met through development of “regional growth centers” such as a downtown. Downtown areas also can function as a community-enhancing

central place, particularly in a community like Kenmore dominated by regional traffic flows along Bothell Way/SR-522.

Community Design Element

Although not required by State law, the purpose of the Community Design Element is to guide future development and redevelopment that creates the visual identity of Kenmore, while ensuring compatible surrounding development, protection of the natural environment and enhancing streetscape and landscaping. Ensuring that the city continues to develop as a vibrant waterfront community, the natural environment is protected and enhanced, ensuring compatible residential and commercial development, and the streetscape and landscape is enhanced.

Natural Environment Element

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

Shoreline Element

The Shoreline Element, mandated by the Growth Management Act (GMA), addresses and manages land use activities along shorelines including Lake Washington, the Sammamish River, Swamp Creek and associated wetlands. The GMA requires jurisdictions with shorelines to incorporate a Shoreline Element into their Comprehensive Plans. The Shoreline Element is implemented through the Shoreline Master Program (SMP), adopted in Title 16 Kenmore Municipal Code (KMC).

Economic Development Element

The Economic Development Element is to articulate how the City of Kenmore will support local businesses, stimulate job growth, broaden the City's tax base, and improve the economic well-being of Kenmore residents. The purpose of this Element is to provide economic development policies for the City of Kenmore, as the community's economic base changes over time in response to market forces and in response to the vision of the Kenmore community.

Climate Action Element

The purpose of the Climate Action Element (CAE) is to provide strategies to reduce greenhouse gas (GHG) emissions and respond to the impacts of climate change in our community, as outlined in the Climate Action Plan (CAP). The CAE provides an actionable framework to guide the long-term implementation of mitigation and resilience actions. The CAE also identifies needs and opportunities for ongoing community engagement, education, and dialogue around climate action.

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