

City of Kenmore



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

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

City of Kenmore Planning Commission Meeting Agenda

December 7th @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:

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

<https://us02web.zoom.us/j/87423881577>

Or One tap mobile :

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Webinar ID: 874 2388 1577

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

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, December 7, 2021. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

3. APPROVAL OF MINUTES

- [November 4, 2021 Planning Commission Meeting Minutes](#)
- [November 23, 2021 Planning Commission Meeting Minutes](#)

4. AGENDA ITEMS

- Land Use Element: Public Works Shop

[Staff Memo](#)

[Attachment 1](#)

- Housing Element and Vision Statement: Community Forum Debriefing and Planning Commission Direction

[Staff Memo](#)

[Attachment 1 - Missing Middle Survey Results](#)

[Attachment 2 - Vision Statement Comments](#)

[Attachment 3 - 100621 Draft Vision Statement](#)

[Attachment 4 - Draft Missing Middle Comprehensive Plan Amendments](#)

5. ADJOURNMENT

6. UPCOMING MEETINGS:

December 21, 2021, 7:00 p.m. - To Be Cancelled

**City of Kenmore
Planning Commission Meeting
November 4, 2021 @ 7:00 p.m.**

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

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

Consultants & Staff

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

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

Stacey Valenzuela – commented on the need for 30% AMI affordable housing in Kenmore. Also spoke of the importance of having affordable housing available for purchase on single family lots. She does not support missing middle housing at the \$700,000 level. Would like to keep parks, open spaces and trees which are important to the environment.

3. APPROVAL OF MINUTES

The October 19, 2021, Planning Commission Meeting Minutes - A motion to approve by unanimous consent was made by Commissioner Thompson. Commissioner Vanderlinde seconded the motion. The motion passed 7-0.

4. AGENDA ITEMS

- Housing Element- Missing Middle Housing

Staff prepared draft Comprehensive Plan amendments to the Land Use and Housing Elements and prepared a draft map showing the general target areas for Missing Middle housing. Commissioners had a conversation on the amendments to the Land Use and Housing Elements and asked for some changes.

Commissioners suggested changing the wording on LU-1.3.1. Commissioners asked for some changes to the Medium, and High-Density residential classification descriptions. The Commissioners also discussed the importance of protecting the environment and adding wording to the introductory clause.

Commissioners asked for clarifying language and additional word changes on other staff recommended amendments.

Staff reviewed the policy approaches to Missing Middle housing. Staff recommendations were discussed and Commissioners decided to go with option B as the preferred approach to Form and Scale. Commissioners also discussed staff recommendations for Design Standards and chose option B. Parking was also discussed and Commissioners gave some feedback on staff recommendations.

Commissioners reviewed the early map of potential Missing Middle housing locations and agreed that a corridor approach (rather than a transit stop approach) was best.

- Discussion of Community Forum
Commissioners asked for a meeting after the community forum to discuss the forum. A debrief meeting was set for 11/23.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:39 p.m.

Planning Commission
Approved by Planning Commission on: _____

**City of Kenmore
Planning Commission Meeting
November 23, 2021 @ 7:00 p.m.**

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

Mark Ohrenschall, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Suzanne Greathouse

Consultants & Staff

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

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:02 p.m.

2. PUBLIC COMMENTS

No public comments.

3. APPROVAL OF MINUTES

Staff noted that the 11/4 meeting minutes will be available at the 12/7 meeting

4. AGENDA ITEMS

- Community Forum Debriefing

Staff uploaded the Power Point presentations to the website and will also have more information from the forum at the meeting on 12/7.

Commissioners discussed the forum and what the takeaway was from each room. The commissioners also gave feedback on the setup of the forum and gave suggestions for future virtual forums.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:00 p.m.

Planning Commission

Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: December 2, 2021

To: Planning Commission

From: Jennifer Gordon, Public Works Operations Manager
Richard Sawyer, Public Works Environmental Services Manager
Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Land Use Element: Comprehensive Plan amendment with an associated rezone for a City of Kenmore Public Works Facility

On December 7 the Planning Commission should be prepared to consider the proposed Comprehensive Plan and rezoning request for the Public Works Facility. If all questions are answered December 7, staff recommends that the Commission provide direction to staff to bring back proposed Comprehensive Plan and Zoning Code amendments for consideration at a future meeting.

Introduction

For nearly twenty years, Kenmore (the City) executed an Interlocal Agreement (ILA) with Lake Forest Park to provide public works maintenance services for both cities from their existing facility located in Lake Forest Park. The two cities parted ways after Lake Forest Park gave notice to end the ILA in 2018. In January of 2019, the City began operating its own in-house public works operations department and based its operations in two temporary locations: the backside of the US Post Office building (approximately 1400sqft. located at 6700 NE 181st ST, Kenmore, WA 98028) and the half acre vacant lot at the northwest corner of 67th Avenue NE and NE Bothell Way (SR 522). It was known that these locations were too small and did not adequately serve to meet the needs of the City and its residents; however, the two sites were better than nothing as interim locations while the City searched for a permanent location.

After two unsuccessful attempts to acquire property in 2019 and 2020, the City found a group of three adjacent properties (the site) that met the criteria established by City Council to support a Public Works Facility in March 2021. During the search for a suitable property, staff scored each property using several criteria. The highest priority criteria, which these three properties satisfied, included: had willing sellers, required no displacement of businesses or residents, was adequate size, and had no significant environmental issues associated with the site.

However, the zoning of the site is currently Residential 6 dwellings per acre (R-6) and the zoning required for a Public Works Facility is either Regional Business East Subarea, Regional Business North Subarea or Public and Semi-Public (PSP) as conditionally permitted for a public agency facility. The City is requesting a Comprehensive Plan

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amendment and associated rezone of the site from R-6 to PSP in order to develop a Public Works Facility at this site.

Given the City Council's No. 2 priority is to develop a Kenmore Climate Plan and promote Environmental Stewardship, including water, air, forest, and habitat restoration we envision developing the site in a way that keeps this vision at the forefront. We have an opportunity to build a facility that is at the cutting edge of environmental sustainability and as close to carbon neutral as possible. A maintenance facility developed in this manner could be the first of its kind and not only serves as an example to our community, but to the entire region.

Existing Site Conditions

The site being considered for the location of the City's future Public Works Facility includes the properties at 6450, 6506 and 6520 NE 202ND ST (See Fig. 1). The combined area of the site is 2.81 acres. The site is directly adjacent to two single family residential properties (zoned R-6) to the east, and a public middle school (Kenmore Junior High) to the north and west (zoned PSP) and three additional single family residential properties (zoned R-6) across the street to the south (NE 202^{NE} ST). The neighborhood characteristics within a thousand-feet of the property follow a similar pattern, including R-6 properties to the east, west and south with an additional public elementary school property to the north.

The site is heavily vegetated on the western half, containing the majority of the approximately 97 trees 6-inch diameter at breast height (DBH) or larger identified occupying this side, a gravel driveway, and one single family home. The eastern side is predominantly grass turf and impervious area including 3 single family homes, paved parking and driveways, and several smaller outbuildings. The site generally slopes down from south to north with slightly steeper topography on the western half. The City recently constructed frontage improvements as part of the Walkways & Waterways project, which included curb, gutter and sidewalk along the entire length of the property on NE 202ND ST.

Public Engagement

City staff provided presentations regarding the site to City Council and the public at three City Council meetings, May 24, 2021, July 26, 2021, and August 2, 2021. Final authorization to purchase the properties was provided to the City Manager at the August 2, 2021, City Council meeting.

On July 9, 2021, city staff met with the residents that live on the eastern side of the site (6530 & 6528 NE 202ND ST and 20215 66TH AVE NE).

The City held two virtual public open houses on the morning of July 8, 2021, and the evening of July 19, 2021.

Concerns provided to City staff regarding the site are summarized below.

Concern: Location in residential area

Initial attempts to find a property only located within one of the above-mentioned zones that allow a public works facility limited options to a narrow selection of properties located primarily along NE 175TH ST east of 68TH AVE NE. Acquisition of these properties required

condemnation (there were no willing sellers) and relocation of businesses. After having no success in acquiring a property within this zoned area, City Council directed staff to search throughout the city in all zoning types, including residential areas.

Although the site is located in a predominantly R-6 zoned neighborhood, it is currently adjacent to PSP zoned property on two sides. The activities to be conducted on the site, which generally occur on weekdays during normal business hours would be consistent, if not less noticeable, than the existing activity resulting from the hundreds of students and staff using the adjacent school properties. Additionally, the size of the site allows the City to develop it in such a way that allows for strategic placement of structures and screening to blend the site into the neighborhood.

Concern: Site not centrally located

The City of Kenmore is approximately 3 miles north/south and 2 miles east/west. The site is located on a main road that runs the entire north/south length of the City (202ND – 68TH – Juanita) and would be about 1.3 miles north of City Hall. The difference in time or distance to reach any part of the City is negligible.

Concern: Setbacks, buffering, & screening

The Zoning Code (presuming this site is rezoned to PSP) requires 20-foot setbacks on the east and south property lines (PSP to R-6) and 0-foot setbacks on the north and west property lines (PSP to PSP). The city, in response to concerns regarding screening and proximity to the facility, are proposing to provide at least 50% more setback distance on the eastern property line (a 30-foot setback).

Another concern we heard from community members was regarding the visual aesthetic of the public works facility. How was the facility going to look and fit into the current neighborhood?

To mitigate these concerns the proposed project will:

- Use the topography of the site to build into the hillside of the property so that from the street level the buildings do not appear to be so large.
- Use large vegetative buffers, especially on the east and south sides, to create space and screen the facility from public view.
- The building improvements would be designed with the residential location in mind, keeping some of the characteristics of a residential design to help it fit in with the look and feel of the neighborhood.
- Use natural colors and materials in the construction of the facility so it blends in with the natural environment of the pacific northwest.

Concern: Noise

The site will primarily be operated on weekdays during regular business hours. Currently, we have approximately 6 administrative staff working in the office and 6 full time field staff working offsite the majority of the year. There could be an additional 6 seasonal field staff working offsite during the summer months. Planning out 10 years, we estimate 6-7 additional staff working at the facility. The site will be used on weekends and holidays by a single maintenance worker to access a vehicle to open and clean park restrooms and

perform other parks maintenance. Emergency callouts do occasionally happen after hours, and similarly, the on-call worker may either go directly to the field site or briefly stop by for a vehicle and supplies and may have to call other workers to report depending on the situation. Snow events or disasters may require workers to access the site on a 24-hour schedule. After-hours access will cause very limited noise or disruption.

In respect to the adjacent residential neighbors to the east, the conceptual design places non-noise generating components of the site, such as buildings and the end of the staff parking lot against this property line. A wall along the parking lot will also provide noise reduction as well as screening. Potential noise creating activities, such as loading material into trucks, will be located centrally on the west part of the site away from 202ND and eastern neighbors.

Topography will also mitigate noise. The site slopes downward from the street, using the land as a natural noise attenuator.

Proper planning, and thoughtful site design (location of improvements, circulation planning, and vegetative buffers for screening) will also help mitigate the noise that may be generated on the site.

Concern: Traffic impacts

The primary concern for traffic impacts is the concern for pedestrian safety and potential conflicts between Kenmore Middle School students walking to school and public works vehicles entering and exiting the property. The secondary concern was the overall increase in traffic due to the day-to-day operations of the facility.

Safety to the community and our staff is our top priority. To mitigate for these safety concerns, the City will work towards reducing or eliminating conflicts where possible not only with the design of the facility, but with ongoing operations at the site.

- Work with Northshore School District to provide a designated walkway accessing Kenmore Middle School property on the west side of the new public works facility, thereby eliminating the conflict between school pedestrians and vehicles entering and exiting the public works facility.
- Develop only one main access driveway on 202nd Street, to the east of the school property access and farther away from the intersection at 66th Ave NE than the existing driveway (secondary may be used for emergencies or for the rare, oversized vehicle delivery).
- Schedule deliveries while children are in school or when school is not in session (avoid during AM/PM drop off and pick-up times for school).
- Avoid scheduling meetings/gatherings on site during peak AM/PM drop off and pick-up times.
- Install adequate light to improve site distance during dark hours.
- Ensure that there are proper site distance triangles at conflict points with good landscape and site planning (vegetation, fences, gates, light poles, etc.).
- Provide spotters for oversized vehicle access entering and/or leaving the site.
- Continually evaluate, improve operations and processes to ensure safe access to and from site.

If the property were to be developed under its current zoning, R-6, a 16-lot plat could be built on the properties. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Ed. shows an expected 193 weekday daily trips for a development of 16 dwelling units in the Single Family Detached Housing category (ITE land use code 210). The proposed Public Works facility, in comparison, shows an expected 83 weekday trips in the Specialty Trade Contractor category (ITE land use code 180) for 27 staff, which is the estimated number of staff at the facility in 10 years (2031).

Concern: Scale & type of work

The community voiced concerns about the scale and type of work that would be done in and from the public works facility, but it sounded like the concerns stemmed from a simple misunderstanding of the type of work our in-house public works crew performs on a daily basis.

The types of work activities that will be performed onsite will consist of activities that support work in the field within the community at large. This includes the storage of vehicles, equipment, construction, and maintenance materials on the property and in the building. Maintenance workers, who perform work in Parks, Streets, and Surface Water maintenance, and their supervisors would use the building to report to work, hold meetings, and perform office and administrative tasks. Minor repair and maintenance of equipment will also take place on the property, however, maintenance and fueling of vehicles, trailers and larger equipment do not occur on this site. This type of maintenance occurs offsite at the Northshore Utility District facility located at 68TH AVE NE & NE 185TH ST.

In general, we are a smaller city that does not provide the same list of services other neighboring, larger full-service cities do. Our public works operations **do not** include a water and sewer utility, a refuse and recycling collection utility, or an electrical utility. Operations and maintenance crews are not involved in the large construction projects (that take weeks/months/years to complete) that the public may see around the city (such as the Walkways to Waterways projects). These types of projects are standalone capital projects that are competitively bid out to private contractors to complete with their own resources. Services our operations do routinely perform include:

- Landscape and Vegetation Maintenance (mowing, trimming, mulching, irrigation maintenance, leaf and debris cleanup, etc.). Assisting with Adopt A Park/Street volunteer programs.
- Park restroom maintenance and building repair. Kenmore Senior Center building maintenance support.
- Park asset maintenance including playgrounds, garbage and recycling, picnic shelters, benches and/or picnic tables, docks/piers, walkways, parking lots, trails, and boardwalks.
- Minor street repairs, pole hole patching, street sweeping, guardrail, handrail & fence repairs, sign repair, maintenance and/or installation, and traffic control.
- Traffic accident cleanup/police support.
- Snow and Ice control – plowing snow, applying de-icer, salt and/or sand to streets.
- Surface Water Facility Maintenance that largely consists of maintaining vegetation, ditches, flood prevention, catch basin repairs or replacement, pipe/culvert repair & some small-scale replacement, private and public facility inspections, water quality & flow control facility maintenance.

- City Events Support (Summer concerts, 4th of July, Movies @ Town Square, and parks volunteer cleanups) including set up, event signage, traffic control, clean up and litter patrol.
- Disaster and emergency response in the community.

Concern: Materials storage

Another concern the community voiced regarded the storage of hazardous materials on the site. Since our operations are small, there are not a lot of hazardous materials stored onsite. The following types of materials that would be stored are in small quantities such as small gas cans, oil and grease for small engine equipment, cleaning chemicals, fertilizer (not something typically stored – purchased on an as needed basis and deployed), pesticides (not used on a regular basis and stored in small quantities). Hazardous materials that will be stored on site will be stored in fire resistant safety cabinets that include secondary spill containment as well as be stored in a location on the site specifically designed for such storage.

Proposed Site Conditions

Project Design Goals and Concepts

Respect Neighbors

- Residential
- Kenmore Middle School

Respect Natural Site Conditions

- Trees
- Topography

Develop Safely

- Separate public from secure operations
- Locate access away from conflicts with driveways and street intersections

Meet City's Operational Needs

Allow for Future Growth

- Plan for future construction with minimum impact on operations
- Plan for flexibility for site and building use

Sustainable Design

- Advance energy efficient development
- Advance net zero carbon development
- Design and build for LEED

Meet or Exceed City's Code Requirements

First Concepts

These ideas are not meant to be a final solution, but they describe first thoughts on overall site use. Many specific ideas are not yet resolved or developed.

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The main access will be at the center of site, away from the intersection of NE 202nd and 66th Ave NE and away from the School District drive at the west. Potential future access/egress could share the school district driveway at the west.

We suggest intercepting students traveling to school going east on 202nd and providing a new pathway along the west side of the school district property from 202nd to the school property.

A landscaped buffer will separate the new public works facility from the street and from adjacent residential properties.

The site would be divided into a public side with public access and a private side with City operations. Public spaces for staff parking and visitors would be along the south side of the property. The operational yard would be along the north, allowing a fence line and gates.

Buildings would be oriented along the east-west access and would incorporate and take advantage of the change in grade. Public access would be along the higher elevations of the site.

The operational yard would be developed along the low elevations of the site.

The existing change in grade along the east property and south property lines would die into building walls or retaining walls.

The buildings would be used to separate the secure operations from the public. The backs of buildings along the north property line will be serve as a secure barrier, with very high windows to daylight the spaces.

Activities which require frequent backing will be located at the northwest corner of the site, away from the public. This also separates activities where dirt or other bulk material may be tracked onto the pavement from the rest of the yard.

Buildings, parking, and circulation will be arranged to minimize loss of existing trees.

Buildings will be designed and located so that each roof can be used for solar arrays, and not be shaded by the most significant trees. Overhangs can be used for covered parking and to increase the area of solar arrays.

The potential site use includes several buildings. Each can be designed for a specific use and construction type.

The project may capture and reuse gray water for irrigating site and for toilets.

An Administration/Crew building will accommodate offices, meeting rooms, work crew support, lockers, and showers. It will be a two-story building, with staff and public access at the upper level. Staff will be able to access the operational yard from the lower level. The building will be located and designed so that it can be expanded.

Shops/Warehouse buildings will provide flexible space for many different uses. Vehicle access will be at a constant grade with overhead doors accessing a series of work bays. The roofs will extend to provide covered parking where possible. Space will be set aside for expansion.

Sand and other minerals will be stored under a high roof to avoid contaminated runoff but still allow large equipment access.

Waste removed from catch basins and storm water installations throughout the city will be deposited in a decant facility, to separate water from solids to facilitate disposal.

Trees

The existing site has approximately 97 trees 6-inch diameter at breast height (DBH) or larger. Most of these trees are located on the western half of the site. Based on the City's tree density requirements for development (outlined in KMC 18.57.060), the site must maintain 30 tree units per acre, or 84 tree units for this 2.81-acre site. The available tree units on the site, based on DBH measurements of the existing trees, is approximately 384 tree units. This means that 8 or 9 of the larger trees could be preserved and the remaining 88-89 trees could be removed if strictly following the tree unit requirements.

However, the City's goal for this site is to preserve trees to the maximum extent practicable by using trees as screening, increasing tree canopy where possible, and integrating trees into the site plan. Some trees will likely need to be removed; however, more trees will be planted in other areas, particularly for screening along the south (street frontage) and east (residential) sides of the property.

The primary concern regarding trees on the site, which must be balanced with the overall site plan, is the desire to use solar power to provide the facility with green energy. With thoughtful placement of buildings and proper tree management, a site plan that allows sunlight to reach strategically placed solar panels should be possible.

Comprehensive Plan Amendment Decision Criteria

All proposed amendments must meet the following criteria:

1. The proposed amendment is consistent with the Growth Management Act and the countywide planning policies.

The proposed amendment is consistent with two of the overarching Growth Management Act (GMA) planning goals: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" and "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development..." The Public Works Facility is critical to providing services in Kenmore to support the community's growth. Providing parks, street, and surface water facility maintenance ensures that Kenmore's growing population lives in a well-managed and well-maintained urban area.

The King County Countywide Planning Policies' goal related to Public Facilities and Services states, "County residents in both Urban and Rural Areas have timely and equitable access to the public services needed in order to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy." The Public Works Facility provides the services needed to keep Kenmore safe, protect its environment, and make it an area suitable for continued development.

2. The proposed amendment eliminates an inconsistency or does not create an inconsistency within the comprehensive plan; and

The Public Works shop land acquisition and development is listed as a capital improvement in the capital facilities element of the comprehensive plan (Table CF-D).

3. The proposed amendment meets at least one of the following criteria:

- a. The proposed amendment is beneficial to the City as a whole and will not adversely affect public health, safety, and welfare; or
- b. The proposed amendment addresses changed circumstances within the City as a whole; or
- c. The proposed amendment accommodates new policy direction from the city council.

The proposed amendment meets all three criteria listed above. The Kenmore public works department provides services to the entire city with public health, safety and the wellbeing of the community being the top priorities of the operation. Upon incorporation, the City had primarily operated as a "contract" city, meaning that most services provided to the community were done by outside contractors. The City of Lake Forest Park, operating as the City's contractor had been providing public works services to Kenmore since incorporation in 1998 until 2018 when Lake Forest Park provided notice to the City that they would no longer be providing services to the Kenmore community. When the City received notice, the new policy direction was to bring public works services in-house beginning January 1, 2019.

All site-specific Comprehensive Plan land use map amendments must meet the following additional decision criteria:

1. The proposed amendment is consistent with the policies, objectives and goals of the comprehensive plan (including any applicable subarea plans), the countywide planning policies and the State Growth Management Act; and

The proposed amendment is consistent with policies, objectives, and goals of the Comprehensive Plan, the countywide planning policies, and the State Growth Management Act. The Public Works shop land acquisition and development is listed as a capital improvement in the capital facilities element of the Comprehensive Plan (Table CF-D), and provides services to the community that are supported by the countywide planning policies and the State Growth Management Act.

2. The subject property is suitable for development in conformance with the standards under the classification being proposed; and

The subject property is suitable for the development of a City public works maintenance facility in the Public and Private Facilities land use district. The purpose of this district is to "identify and retain public and private lands primarily utilized for...government buildings, and other administrative or institutional uses." The intent of the Implementing Public and Semi-Public (PSP) zoning is to "recognize that public facilities provide necessary services to the community and have their own unique set of circumstances." The Public Works Facility proposal, as described above, responds to the standards under the PSP classification. The Facility, as a "Construction and Trade" use, would be conditionally permitted in the PSP zone.

3. The proposed amendment is compatible with adjacent and nearby existing and permitted land uses; and

The proposed amendment is compatible with adjacent and nearby existing permitted land uses; the property borders Kenmore Middle School (zoned PSP) on two sides along the north and west borders, street frontage along NE 202nd ST on the south border, and residential R-6 along the east boarder. Similar services within the community such public schools, fire and other public utilities zoned PSP can be found in similar locations throughout our community.

4. The proposed amendment is compatible with the surrounding development pattern; and

The proposed amendment is compatible with the surrounding development pattern being adjacent on the north and west to Kenmore Middle School zoned PSP, which is also adjacent to Lockwood Elementary, another public use.

5. The proposed amendment meets the zoning map decision criteria of KMC 19.30.210 and 19.30.220.

19.30.210 states that the change should not be unreasonably incompatible with or detrimental to affected properties and the general public. As described above, the project is designed to respect neighboring uses and provide important services to the general public.

19.30.220 has 3 criteria that must be addressed:

- 1. "Since the last previous area zoning...of the subject property, authorized public improvements...or other conditions or circumstances affecting the subject property have undergone substantial and material change not anticipated or contemplated in the ...area zoning." Moving public works services into the City was not anticipated at the time of the previous Comprehensive Plan and associated zoning update. This significant change has necessitated construction of a Public Works Facility in the City and after months of deliberation, the site in question was selected for consideration.*

- 2. "The impacts from the changed conditions or circumstances affect the subject property in a manner and to a degree different than other properties in the vicinity such that area rezoning...is not appropriate." The Public Works Facility is a single*

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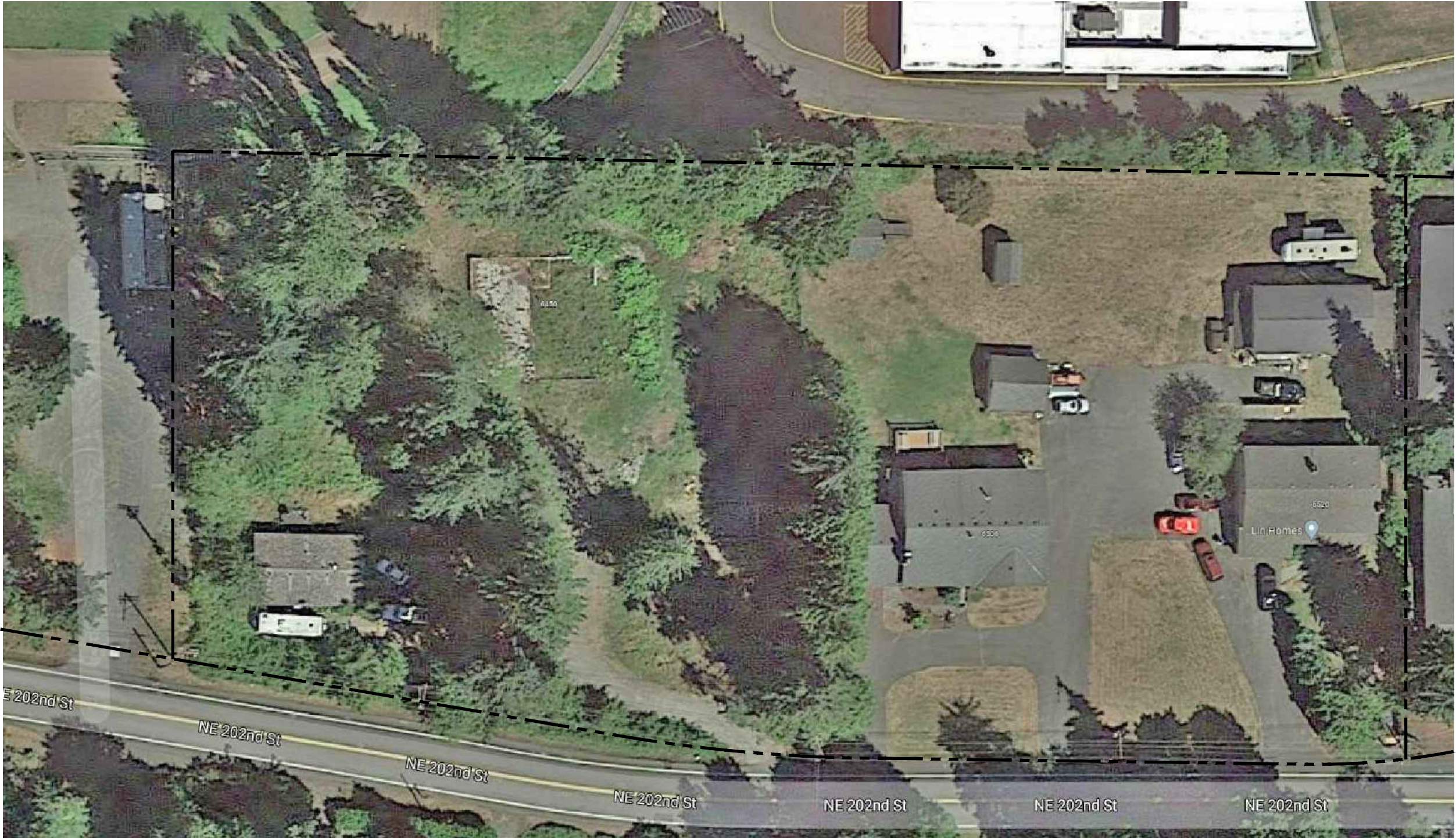
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development that does not require an area rezoning. Instead, the existing PSP zoning to the north and west of the site would be extended to accommodate the use.

4. "The requested reclassification or redesignation is in the public interest." Information provided in this memo clearly demonstrates that it is in the best interests of Kenmore residents and businesses to provide a location for the Public Works Facility. To keep the community clean, safe, and well-maintained, a location must be provided to house the staff, materials, and equipment necessary to support the City's public works operations.

Attachments

- Attachment 1: Aerial Image of Existing Site
- Attachment 2: Existing Site Survey
- Attachment 3: Existing Site Topography
- Attachment 4: Development Considerations
- Attachment 5: Site Study
- Attachment 6: Site Sections
- Attachment 7: Massing Study Looking West – Without Vegetation
- Attachment 8: Massing Study Looking West – With Vegetation
- Attachment 9: Massing Study Looking Southeast – Without Vegetation
- Attachment 10: Massing Study Looking Southeast – With Vegetation



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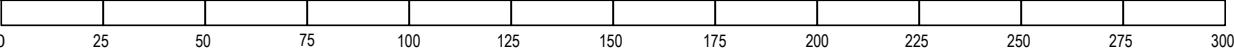
AERIAL IMAGE OF EXISTING SITE

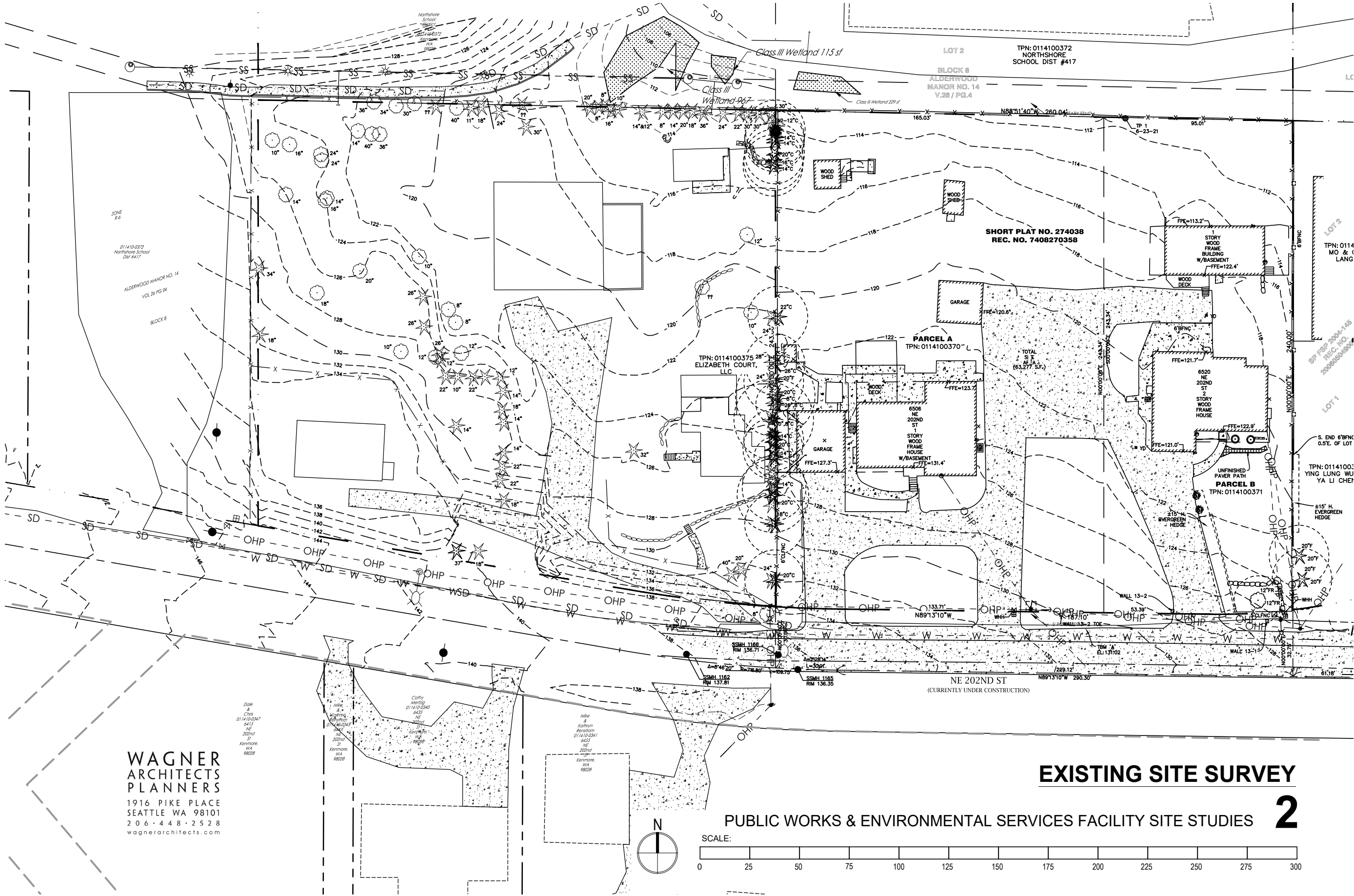
PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES

1



SCALE:





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Date:
01/14/2024
Project:
Public Works Shop
Sheet:
0114100370

Client:
City of Seattle
Project:
Public Works Shop
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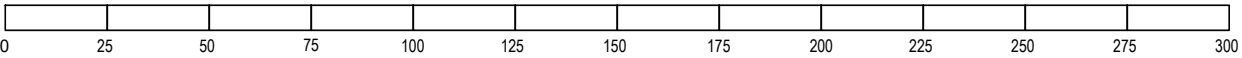
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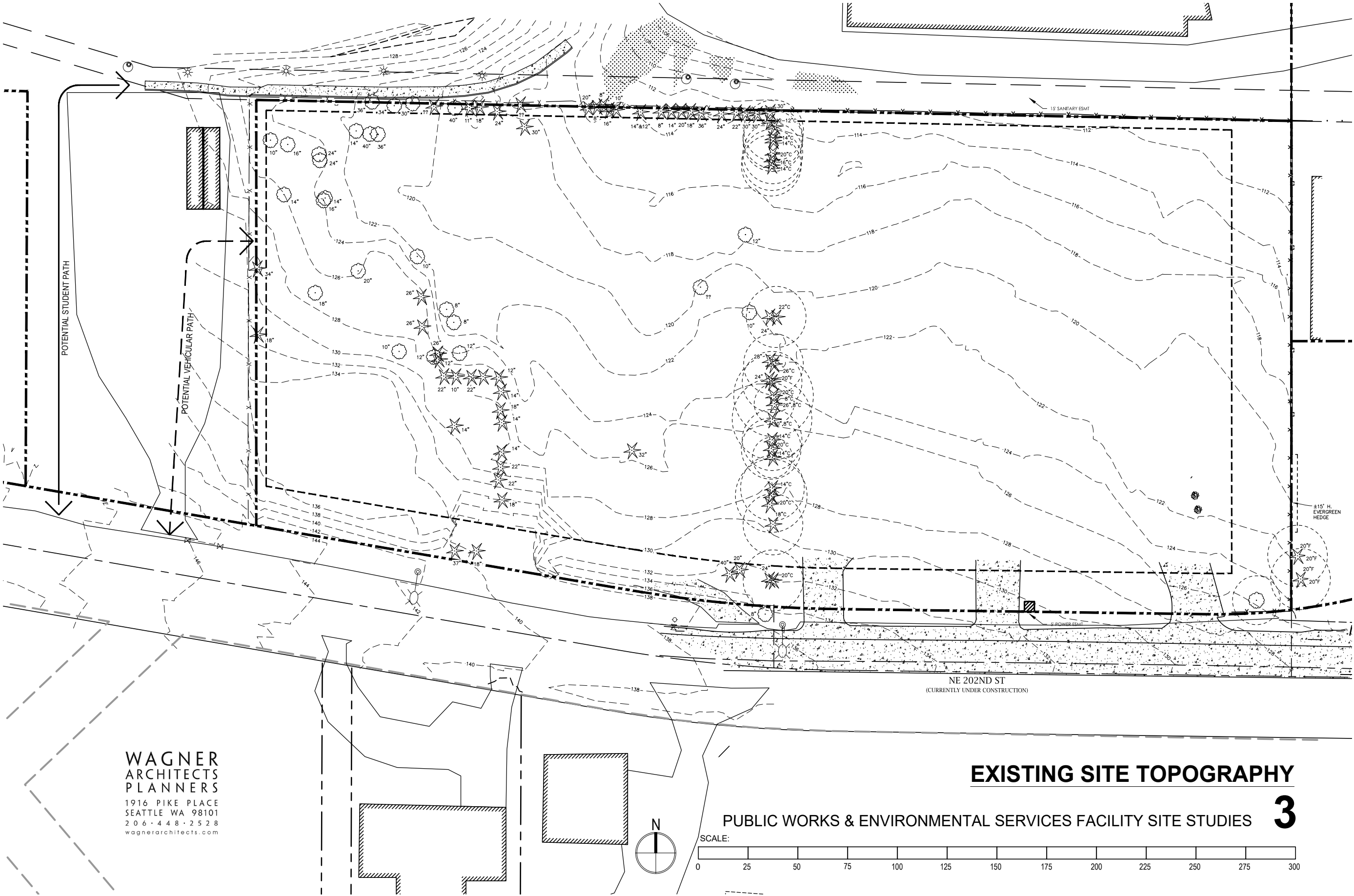
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PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES

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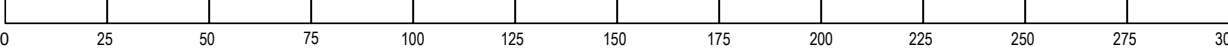
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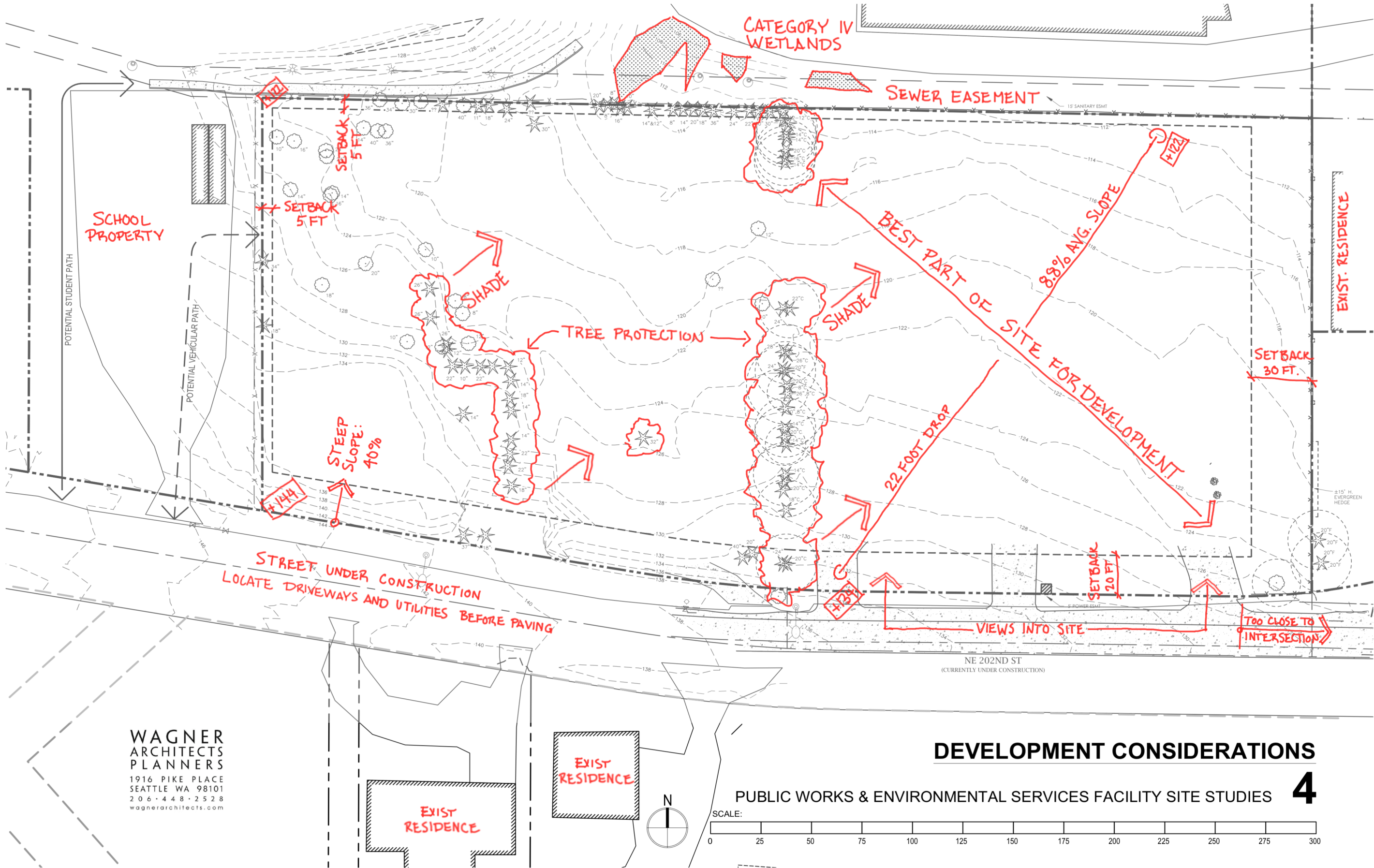
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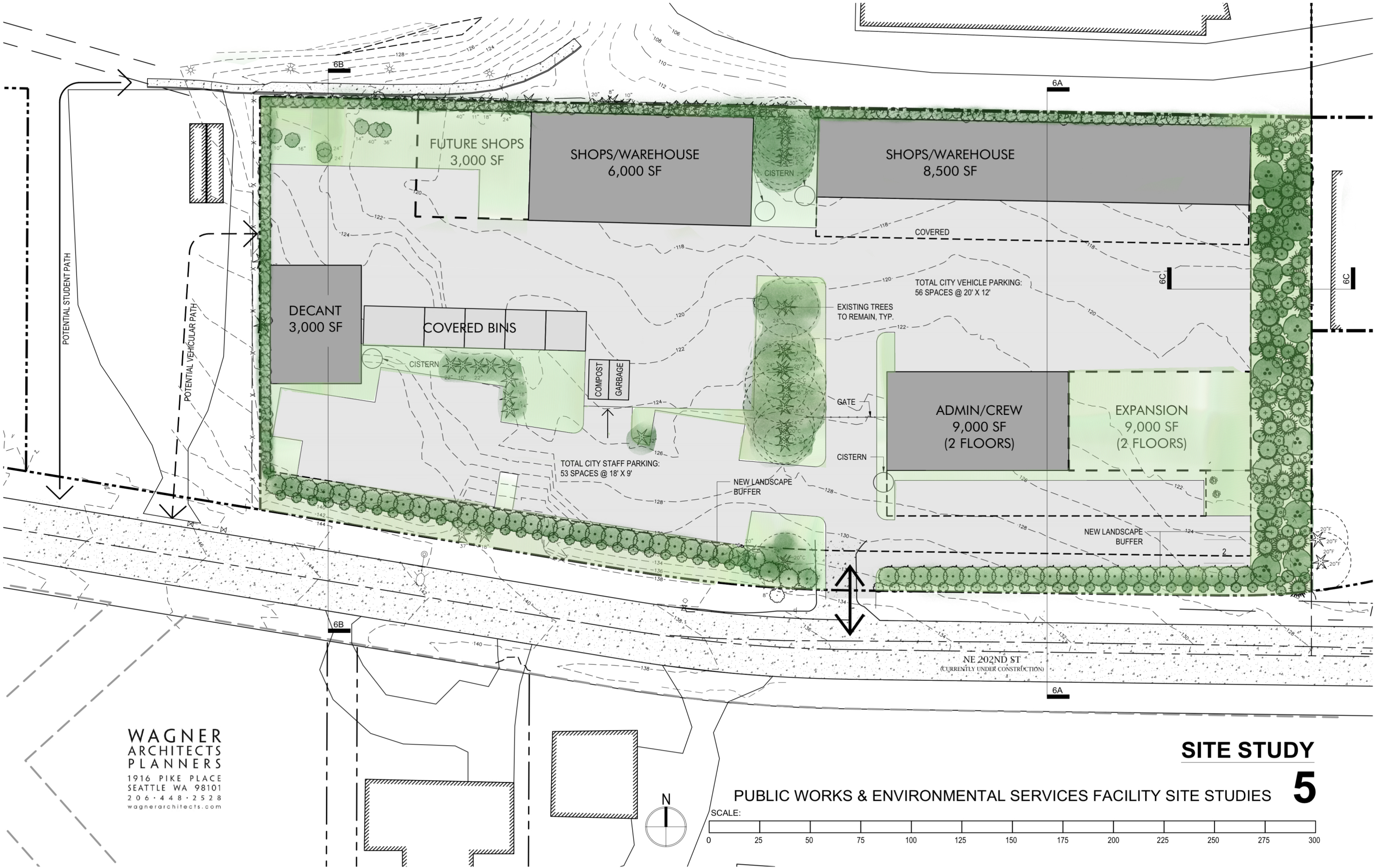
PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES

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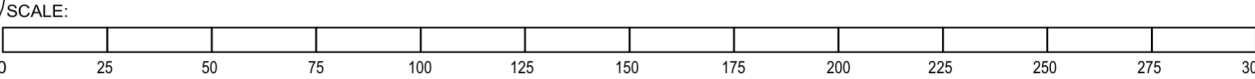


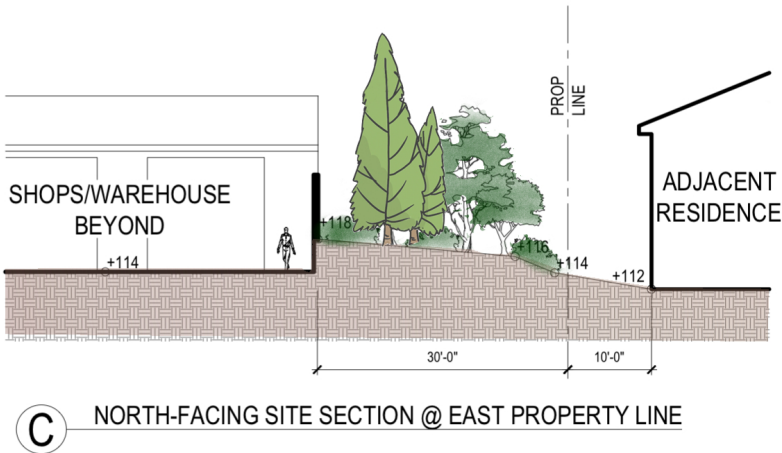
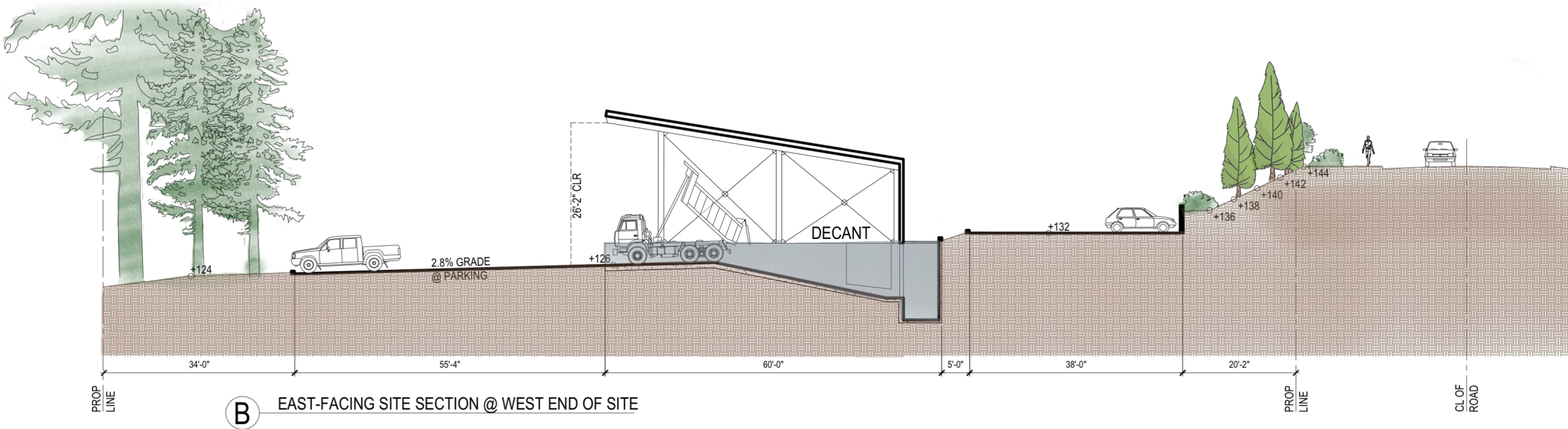
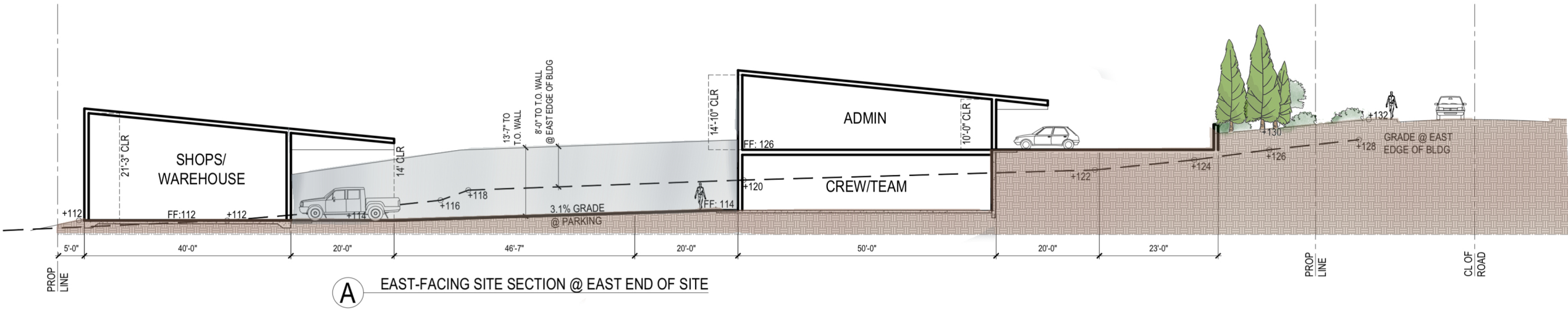


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SITE STUDY
5

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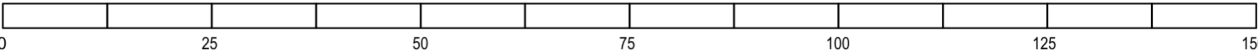
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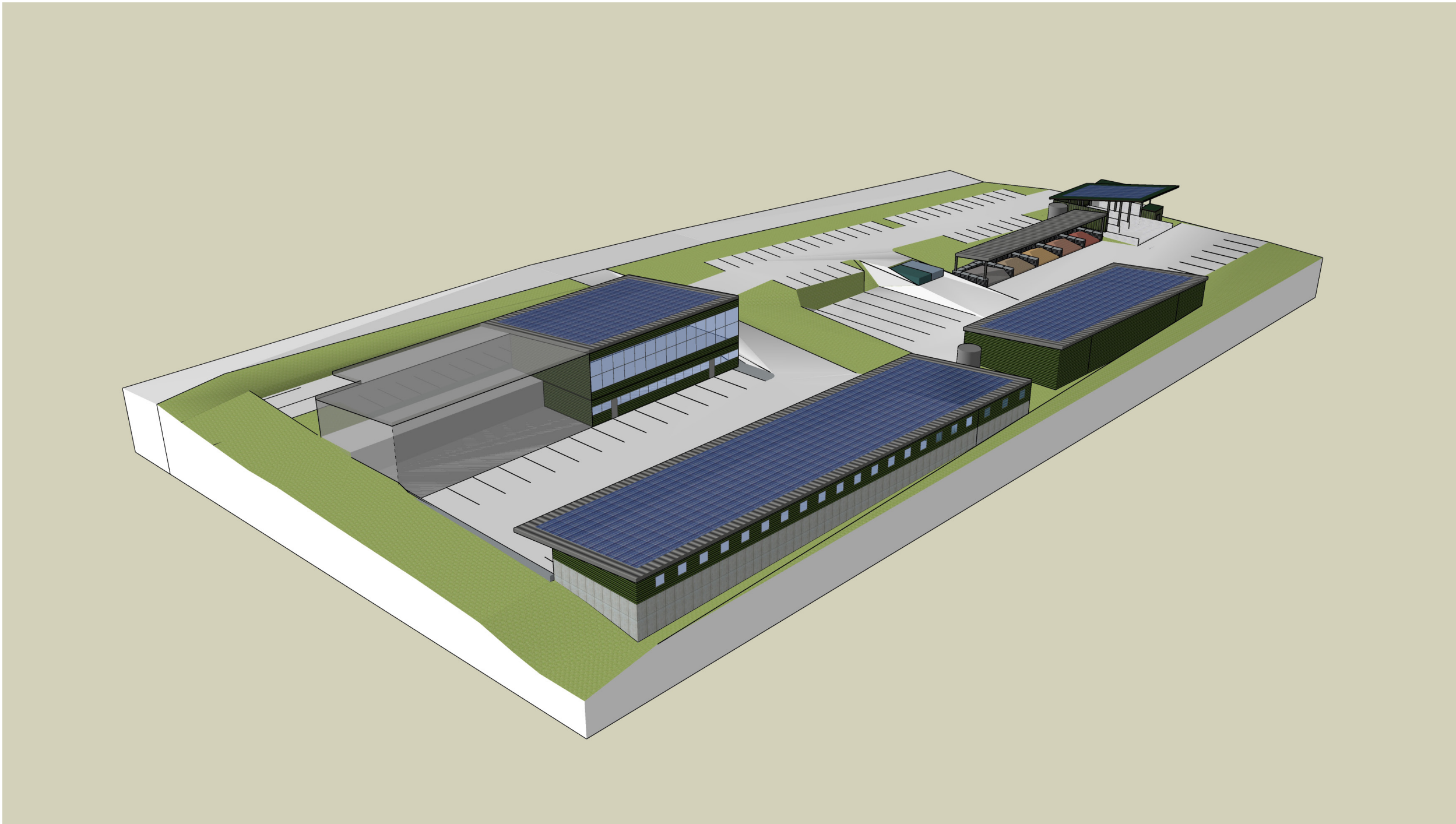
SITE SECTIONS

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PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES

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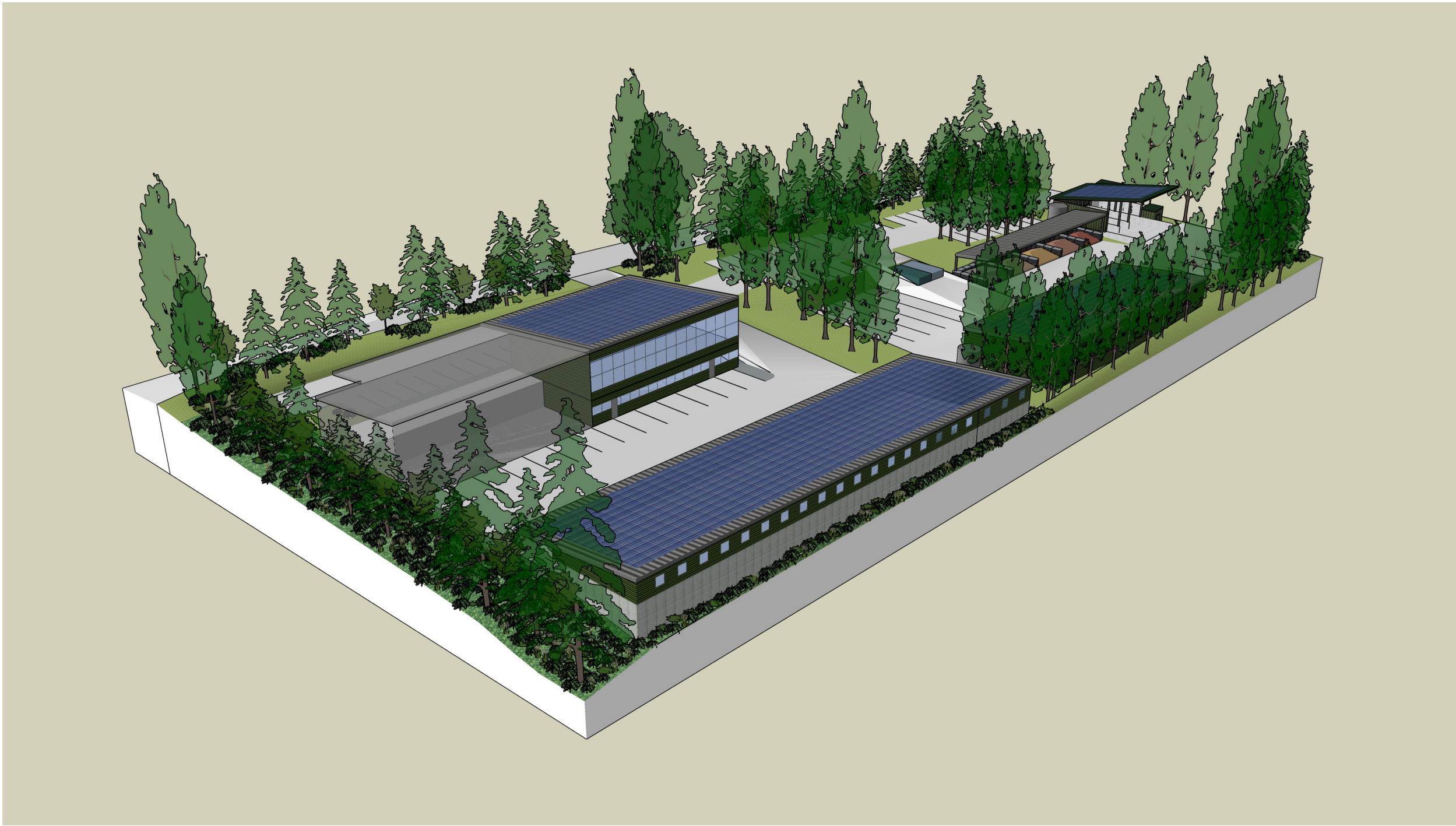




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MASSING STUDY LOOKING WEST - WITHOUT VEGETATION

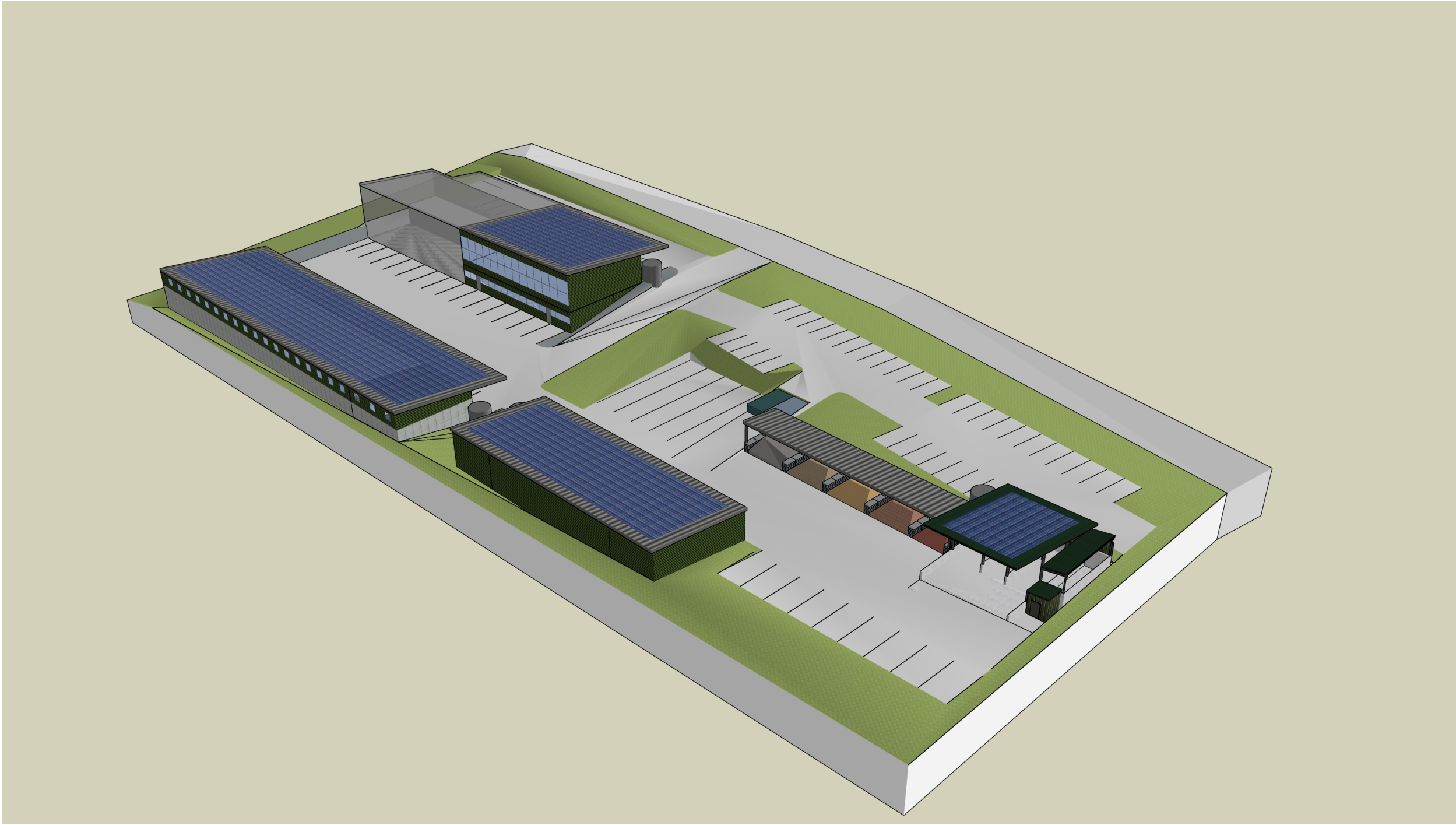
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MASSING STUDY LOOKING WEST - WITH VEGETATION

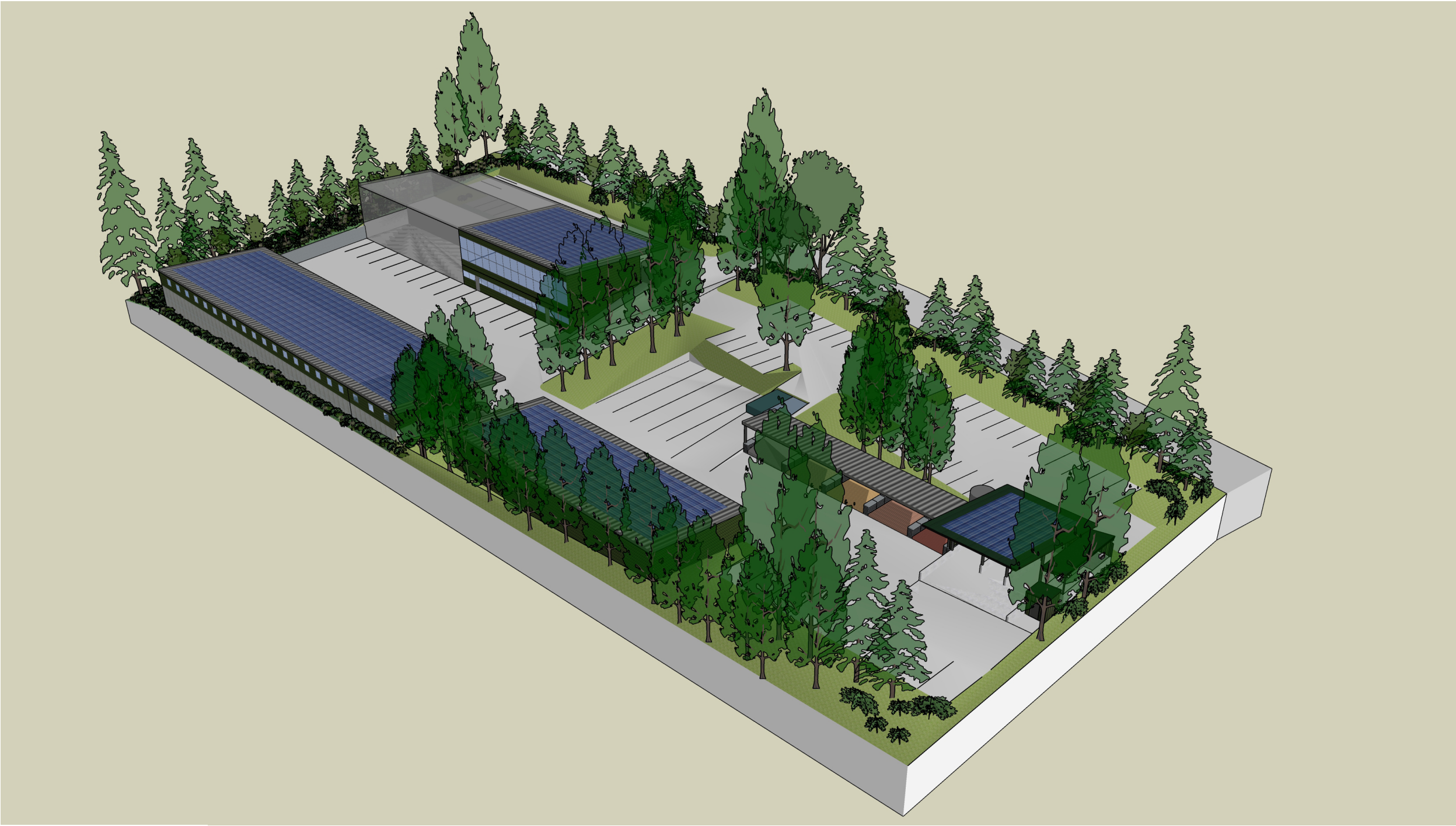
PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES **8**



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MASSING STUDY LOOKING SOUTHEAST - WITHOUT VEGETATION

PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES



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MASSING STUDY LOOKING SOUTHEAST - WITH VEGETATION

PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES **10**



City Of Kenmore, Washington

Memorandum

Date: December 1, 2021

To: Planning Commission

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

Regarding: Housing Element and Vision Statement: Community Forum Debriefing and Planning Commission Direction

Planning Commissioner Debriefing

On November 23, you met to debrief from the November 16 Community Forum on Housing. Comments you mentioned included:

Vision Statement

- Concerns about removal of “family friendly” from the Vision Statement. A Commissioner noted that use of this term could be a problem for inclusiveness, but one approach could be to forthrightly state that the definition of family has changed and acknowledge that. Another approach would be to use verbiage like “intergenerational connections”
- Comments about use of the word “attractive” in the Vision Statement—what does this mean?
- Air quality was called out
- Physical and mental health was mentioned, along with a community center, recreational opportunities, and safe spaces for pedestrians

“Missing Middle” housing

- Participants had an interest in smaller spaces
- Expressed interest in ADUs and cottage housing
- Concerns about financing this housing
- Kenmore does not have great access to transit so can’t justify density. People need cars. A Commissioner mentioned that housing has to happen in concert with other improvements

PRR Debriefing

The City’s consultant, PRR, Inc., now has had a chance to review the Forum recordings and room chats and they have worked with staff to prepare a preliminary summary of the event. Key findings will be presented on December 7.

A total of 95 individuals registered for the Forum. 73 people participated, including staff, Commissioners and City Council (approximately 18 of the total participants).

18120 68th Ave NE, Kenmore, WA 98028

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

Online Survey and Related E-mails

In addition, staff has compiled information from the Missing Middle Housing online survey and associated emails (see Attachment 1) as well as email comments on the Vision Statement (see Attachment 2).

Staff Recommendations

The Planning Commission should be prepared on December 7 to give direction to staff on any changes to the approach to Missing Middle housing, the Comprehensive Plan language and/or the language of the draft Vision Statement.

The latest version of the Vision Statement (with the questions posed by the Planning Commission) is included as Attachment 3. The most recent version of the Comprehensive Plan language related to Missing Middle housing is included as Attachment 4. The Comprehensive Plan language includes the edits requested by the Planning Commission on November 4.

As a result of the Forum and other community feedback, staff recommends the following adjustments to the Vision Statement and Comprehensive Plan language:

Vision Statement

Revise phrases as follows:

- b. protects natural and environmentally sensitive areas, significant open space, trees, ~~and~~ air and water quality, and healthy wildlife habitat, knowing that a healthy environment is critical to human health
- c. leads and actively participates in regional efforts to promote environmental stewardship, sustainability and conservation while continuing to act boldly and wisely to slow climate change and address its impacts
- d. is friendly and inclusive, ~~and family friendly, with a small town feeling, that supporting diversity and~~ fostering a sense of belonging and pride in all residents
- f. supports recreation and health through well-maintained parks, community centers, trails, and open spaces
- i. provides convenient access to goods and services essential to residents' daily needs
- j. supports the character/quality of its single family residential neighborhoods
- o. supports the safety, physical and mental health, and welfare of all of its citizens/residents

Housing Element

1. Revise an Implementation strategy to read:

- Adopt development standards for small houses on small lots and ~~consider~~ cottage housing.

Over the next month, staff will “finalize” the Missing Middle amendments and the Vision Statement and prepare draft Zoning Code amendments related to duplexes and triplexes for the Commission’s consideration early next year.

Attachments

Attachment 1: Missing Middle Housing survey results

Attachment 2: Vision Statement comments

Attachment 3: Draft Vision Statement

Attachment 4: Missing Middle Housing Comprehensive Plan language

"Missing Middle" housing survey responses

The survey was placed at the front desk of City Hall and at the Senior Center, given to the Northshore Schools Foundation for distribution at the ARPA assistance meetings, and distributed online.

20 online responses were received and 1 paper copy was returned.

The three questions and responses were:

1. **What do you think about adding "Missing Middle" as a strategy to provide more types of housing in Kenmore? Assuming that the size and shape of these housing units are regulated, and that issues like parking and tree preservation are addressed, might you support the following in some Kenmore neighborhoods? Check all that apply.**

Duplexes, triplexes and cottage housing	8
Duplexes and cottage housing	5
Duplexes only	3
Cottage housing only	3
Duplexes and triplexes	1
None	1
Triplexes only	0
Triplexes and cottage housing	0

2. **Where should these kinds of homes be built in the community?**

Throughout the community	11
Not in single-family neighborhoods	8
In places within walking distance of transit and services	2
Those who supported some "Missing Middle housing types but not in single-family neighborhoods	7

3. **The Planning Commission also is considering allowing smaller lot sizes if only smaller houses are built and trees are protected. If there was an opportunity for public input on any proposed project, would you support this approach?**

Yes	16
No	5

Other emailed comments

1. As it appears there is widespread public aversion to duplex and triplex rezoning at this time, it seems appropriate to delay this discussion and move on to a simpler topic to keep the goal of affordable housing moving forward.

ATTACHMENT 1

I would recommend moving immediately to reinstate the smaller lot sizes Kenmore had in 2007 for R-6, provided homes no larger than 2,000sf were allowed. This should be acceptable to most community members while moving the ball forward quickly to accommodate infill lots.

Sincerely,
Chris Brown
Kenmore Resident

2. 30 year residents, we moved here when Finn Hill was an island of country between the I-5 and 405 corridors. Our kids had a horse, llama, goat, trees to climb.

What's really missing in the middle is housing with yards. In the mad rush for higher density housing we are losing The nature reserve that used to be in our back yards.

I propose the 10/10 solution to this urban blight:

A building cannot occupy more than 10% of the plot it sits on. This prevents jamming people into sardine-like existence.

and,

Every plot of land, be it for a house, mall or factory, shall have 10% of its area kept in forest, orchard, or garden. That means every development has a greenbelt.

Arnold Wilson

3. I read the flyer on the subject issue. My question is, how does middle housing benefit the current Kenmore resident, tax payer, and citizen?? If there is a pressing need for 'middle housing' why has the free market (real estate) not addressed that issue?
Is the planning committee forcing a solution where no problem exists? Residents are free to build any size home they desire. What exactly is the problem? Are there not-so-hidden issues at work here??

Harry Pomeranz
Kenmore

Comments related to the Vision Statement

1. Hello Lauri --

I have a couple of suggestions regarding (i) and (j) of the Vision Statement.

i. provides convenient and more diverse access to goods and services essential to residents' daily needs.

Note 3: this leaves the discussion open to both establishing expanded neighborhood business locations and providing better services in the downtown core

j. supports residential neighborhoods that are peaceful, safe, and family friendly, and that provide housing options for an economically diverse workforce and retired population.

Note: 4: 'Character' is very subjective, but I think you can spell-out how residential neighborhoods should be experienced.

Thank you.

Bob Swain

8210 NE 166th St, Kenmore, WA 98028

206.794.0443

2. Hi Lauri,

I appreciate the Planning Commission's outstanding Framing the Future draft, and feel they are doing a great job.

I would appreciate seeing Kenmore's Arts & Culture worded more as the integral foundation to the document instead of a seemingly side note at the very end.

So much of the draft's wording is based in what the Arts of Kenmore and Kenmore Heritage Society have influenced since the City's incorporation: welcoming, high quality of life, recreate, socialize, fun, vibrant, inclusive, supporting diversity, fosters a sense of belonging, connected both visually and physically, supports recreation, clear design creating attractive.. functional and enduring spaces, well-maintained parks and open spaces, sense of place, cultural and park spaces, encourages volunteerism and public involvement.. and finally at the end: q. supports local arts, culture and history.

Our first Mayor Jack Crawford was adamant about supporting arts and culture as the foundation of a civil society. His skate park serves street kids he never quite understood but respected that they deserve significant space. The Heritage Society continues to diligently document our City's history, the driving force for appropriating Tulalip land acknowledgment and renaming T'awadees Park. AOK has provided fiscal oversight and project management to PopUp StoryWalk, As If Theatre, Kenmore Mural Project, Legends Bench, the [very temporary] art banner at CalPortland, and 18 annual

ATTACHMENT 2

Kenmore Art Shows, as well as acting ad hoc Arts Commission for the City's infrastructural integrated art projects: Logboom, Rhody Park, and T'awadees Park. AOK and KHS are tremendous community organizers building partnerships with the City, Senior Center, Community Club, Brew Row, etc.. and we have so much more to do "For the Love of Kenmore."

As I mentioned, I appreciate the planning commission's outstanding work. It's vital to focus on housing and transportation especially during this pandemic. I'm hoping to interject how our sense of place and quality-of-life is based in arts & culture.

Thank you so much for all you and the planning commission are doing for Kenmore!

Best,

Sara Solum Hayashi

3. Hello-

Please see input inline below

Note 1- "attractiveness" is too open to interpretation. I would like to see verbiage of some kind referencing green construction and environmentally friendly landscaping.

ex- "to provide environmentally sustainable living accommodations, and include commercial buildings as well in that statement.

Note 2- I think the extra phrase should be added- "leads and actively participates in regional efforts to promote environmental stewardship, sustainability and conservation." I would like to see something about Kenmore actually enforcing these values when it comes to development. ex- Kenmore considers environmental impact for all new construction when issuing permits"

Note 3- Close to home should refer to the downtown business core, and existing corner stores that are located outside of the core. I would also add something like "daily needs close to home, and works to attract quality retail and service opportunities to serve residents"

Note 4- Character of existing neighborhoods is pretty vague, and depending on which neighborhoods, not really desirable. Personally, I don't really know what you are getting at here, (a) already covers residential- Maybe including something about zoning ?

Comments-

in (m) I would like to see something addressing the visual pollution, (billboards, commercial signage ect) In the downtown area. ex-

"has clear design standards for structures and surrounding environments to create attractive, functional, and enduring buildings and places"

Thank you for the opportunity to give feedback, please contact me if you have any questions.

Jessica Williams



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

Changes that are being discussed are highlighted in yellow below. The Planning Commission has not made any final recommendations on the Vision Statement and Commissioners encourage community members to offer comments and suggestions. Please email your comments to the Planning Commission in care of Lauri Anderson, landerson@kenmorewa.gov.

KENMORE 20-YEAR VISION

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

- a. offersencourages a diversity of well-maintained housing types to provide a choice of attractive living accommodations affordable to for all residents (See Note 1, below)
- b. protects natural and environmentally sensitive areas, significant open space, trees, and air and water quality, and healthy wildlife habitat (See Note 2, below)
- c. continues to act boldly and wisely to slow climate change and address its impacts
- d. is inclusive, and family friendly, with a small town feeling, that supporting diversity and fostering a sense of belonging and pride in all residents
- e. is connected both visually and physically to its waterfront, recognizing it as a significant local and regional asset
- f. supports recreation and health through well-maintained parks, trails, and open spaces

- g. is a walkable and bikable community that provides a safe, reliable and effective system of streets, sidewalks, bike-ways, and trails, and transit routes, linking significant local and regional destinations
- h. embraces its role as a high-capacity transit community, supporting bus rapid transit and other transit options as part of the regional network
- i. provides opportunities for residents to meet their daily needs close to home (See Note 3 below)
- j. supports the character of its single family residential neighborhoods (see Note 4, below)
- k. has its own sense of place and an identifiable, walkable pedestrian-friendly downtown offering commercial, civic, cultural and park spaces, integrated with multifamily housing
- l. has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses
- m. has clear design standards creating attractive, functional, and enduring buildings and places
- n. encourages volunteerism and public involvement and works as a good partner with citizen residents and governments throughout the region
- o. supports the safety, health, and welfare of all of its citizens residents
- p. supports and encourages education and quality schools
- q. supports local arts, culture and history

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

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

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

Note 2. The Commission is discussing whether this statement about the environment should be stronger to encapsulate the strength of the environmental values held in Kenmore. Language could reflect a deeper connection to place, a greater understanding of the relationships with other species which share the land, water and air, and the importance of preservation to support the health, well-being and resilience of humans while allowing all species to thrive. One approach would be to add the clause, "knowing that a healthy environment is critical to human health," to the end of this sentence. Another approach would be to add language

referencing the importance of a healthy natural environment for all species, including humans.

The Commission also is considering whether a separate phrase could be added as follows, “leads and actively participates in regional efforts to promote environmental stewardship, sustainability and conservation.” Existing policies in the Comprehensive Plan describe what this means, including preserving wildlife habitat and open spaces, protecting water quantity through aggressive conservation and re-use measures, adopting an urban forestry strategy to encourage the preservation and protection of trees, and developing, maintaining, managing, and improving a surface water system that protects the environment.

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

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

DRAFT

Missing Middle Comprehensive Plan Amendments

Land Use Element

FUTURE LAND USE

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

- ~~Protection/maintenance of single-family residential areas~~ **Neighborhoods offering a variety of residential housing types and densities ranging from low-density single-family areas to multi-family development in Downtown.** This is a key concept of the Vision Statement ~~is to protect single-family areas and concentrate most multi-family in Downtown~~ **support a diversity of housing types to provide accommodations affordable to all residents.**

OBJECTIVE 1.3 Maintain and enhance ~~the character of existing single-family~~ all residential neighborhoods by ~~allowing compatible housing,~~ improving infrastructure, and establishing appropriate site development standards.

- Policy LU-1.3.1 ~~Ensure that zoning regulations emphasize single-family dwellings as the principal use in the City's established single-family neighborhoods~~ **provide for a range of housing types and densities, such as lower density single-family neighborhoods, medium density neighborhoods that combine single-family housing with duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.**
- Policy LU-1.3.2 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, access, parking, and other standards. **Regulations addressing building size and design also may be appropriate in some locations.**
- Policy LU-1.3.3 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. (see Policy H-26.1.2)

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

- a. ~~Table of Districts and Densities~~ **Land Use Classifications and Implementing Districts.** Utilize the following table to establish land use districts ~~and basic and maximum densities allowed~~ in the City.

ATTACHMENT 4

LAND USE/ ZONE DISTRICT CLASSIFICATION	BASE DENSITY/ MAXIMUM DENSITY WITH BONUS ¹ IMPLEMENTING ZONING DISTRICT
Residential 1 Dwelling Unit Per Acre (R-1) Low Density Residential	1 (4) ² R-1, R-4, R-6
Residential 4 Dwelling Units Per Acre (R-4)	4 (6)
Residential 6 Dwelling Units Per Acre (R-6)	6 (9)
Residential 8 Dwelling Units Per Acre (R-8)	8 (12)
Residential 12 Dwelling Units Per Acre (R-12) Medium Density Residential	12 (18) R-6, R-12
Residential 18 Dwelling Units Per Acre (R-18) High Density Residential	18 (27) R-18, R-24, R-48
Residential 24 Dwelling Units Per Acre (R-24)	24 (36)
Manufactured Housing Community (MHC)	12 to 29 MHC
Downtown Residential	48 to 72 (72) DR
Neighborhood Business (NB)	8 (24) NB
Community Business (CB)	24 (36) CB
Waterfront Commercial (WC)	48 (72) WC
Urban Corridor (UC)	48 (72) UC
Regional Business (RB)	48 (72) RB
Downtown Commercial	48 to 72 (72) DC
Public and Private Facilities (PPF)	n/a PSP
Special Study Area	Special District n/a

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

¹ Maximum density may be exceeded when a significant public benefit is provided. Examples include transit-oriented development, MHC preservation, or an approved development agreement.

² In the R-1 zone, the base density of 1 unit per acre may be transferred onsite to less constrained property. The bonus indicated in parentheses may only be transferred off site to a density-receiving area such as the Downtown. Bonus criteria are subject to requirements of the Kenmore Municipal Code.

- Residential: The purposes of the Residential Districts 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. ~~In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. In the R-4 through R-8 districts, Residential District purposes are accomplished by providing for predominantly single detached dwelling units on lot sizes that vary according to district. In the R-12 through R-24 districts, Residential District purposes are accomplished by allowing for a mix of predominantly apartment and townhouse dwelling units with a variety of densities according to district. In the Residential Districts, accessory uses and complementary nonresidential uses that are compatible with residential communities may be allowed.~~
- 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. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints.
- Medium Density Residential: In this classification, a diversity of compatible housing types is expected at base densities varying between six and 18 dwelling units per acre. Housing types may include single detached dwelling units, duplexes, triplexes, cottage housing, and small-scale apartment buildings depending on district.
- High Density Residential: In this classification, land uses are predominantly larger apartment or condominium buildings with a variety of densities according to district. Base densities generally exceed 18 dwelling units per acre.

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

- a. Primarily located in or near the Downtown area in mixed-use developments and in neighboring areas already containing multi-family uses;
- 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.

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

- Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve an average zoning density of at least seven homes per acre in the City through a mix of densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown. Medium density classifications should be applied within a walkable distance to transit and

services. Lower density classifications, generally no less than four dwelling units per acre, should be applied to established single-family neighborhoods. A lower density zone may be used to recognize significant environmentally sensitive areas.

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:

- An annual monitoring program for assessing, development trends, services and infrastructure
- Historic resource preservation funding
- Public arts programs
- Partnerships with historic groups and agencies.

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 single-family, low and medium density residential zones, districts outside of environmentally sensitive areas**
- Permitted uses in commercial zones
- Development standards addressing neighborhood character and compatibility with surrounding development
- Zoning categories – consistency with Comprehensive Plan
- Density bonuses, density transfer, 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:

- 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.

Housing Element

Purpose

This 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 protect the quality of the residential environment. Consistent with the Natural Environment Sub-Element of this Plan, new housing should be located to protect the natural environment, including wetlands, streams, and fish and wildlife habitats of importance. When the community was first incorporated, community visioning efforts showed some trends in housing preferences, including a preference for adding single family dwellings at about the same lot size as surrounding lots, and acceptance of accessory dwelling units. Also indicated was a desire to control the location of attached housing by placing it in Central Kenmore, and not dispersing small-scale attached dwellings in neighborhoods.

OBJECTIVE H-1.3 Plan appropriate land use designations and zoning categories to accommodate projected household growth.

Policy H-1.3.1 Plan for an adequate supply of land to accommodate projected growth, including but not limited to, affordable housing, multifamily housing, and special needs housing.

Policy H-1.3.2 Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, small houses on small lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood character compatibility as well as housing needs when applying zones, land use, and development standards.

Policy H-1.3.3 Continue to consider opportunities to expand locations for medium density residential housing types, such as duplexes, triplexes, cottage housing, and small houses on small lots.

OBJECTIVE H-3.2 Adopt programs and regulations that support housing affordable to extremely low, very low, low, and moderate-income households, comparable to the countywide need.³

Policy H-3.2.4 Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to low- and moderate-income households.

Policy H-3.2.9 Collaborate with other organizations or entities to evaluate tiny home villages as a way to address transitional homeless housing or provide an additional housing type.

³ See Countywide Planning Policies

OBJECTIVE H-3.3 Provide zoning and development standards that integrate affordable housing compatibly into the community.

- Policy H-3.3.1 Allow designated manufactured homes built to state standards on single-family lots.
- Policy H-3.3.2 Allow and accommodate accessory dwelling units in single family, low and medium density residential districts.

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 when new policies, plans or programs are proposed to ensure that their unique issues are considered.
- Adopt development standards for small houses on small lots and consider cottage housing.
- Continue to take an incremental approach to expanding medium density housing opportunities in the City.
- Continue to review the action steps and priorities from the Housing Strategy Plan.
- Implement the Housing Strategy Plan in coordination with ARCH.
- Maintain communications with, or participation in, regional agencies and projects.
- Monitor housing needs and supply over time, especially data that indicate progress toward meeting a proportionate share of the countywide needs for affordable housing.
- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved.
- Revise the Strategy Plan as needed to achieve more of the Housing Element's goals, objectives, and policies.