

DRAFT COMPREHENSIVE PLAN AMENDMENTS

SUMMARY OF PROPOSED CHANGES

BACKGROUND

The City is updating its Comprehensive Plan, consistent with requirements of the State Growth Management Act, VISION 2050 (the multicounty planning policies), and the King County Countywide Planning Policies. The overall update deadline mandated by the State is December 2024. In 2021/2022 changes to the Comprehensive Plan Vision Statement and the Land Use, Housing, and Capital Facilities elements are recommended.

VISION STATEMENT

Kenmore's 20-year Vision Statement has been changed to add several new concepts. Kenmore:

- encourages a diversity of well-maintained housing types to provide living accommodations affordable to all residents;
- leads and actively participates in regional efforts to promote environmental stewardship, sustainability, restoration, and conservation while continuing to act boldly and wisely to slow climate change and address its impacts;
- embraces its role as a high-capacity transit community, supporting bus rapid transit and other transit options as part of the regional network;
- provides convenient access to goods and services essential to residents' daily needs; and
- makes financially sustainable commitments to achieve the vision.

With the City's emphasis on diversity, equity, and inclusion, some existing concepts have been amended. Kenmore:

- is friendly and inclusive, welcoming all types of families, supporting diversity, and fostering a sense of belonging and pride in all residents.

LAND USE ELEMENT

The Land Use Element (or chapter) plays the central role of directing land use patterns and guiding land use decision-making in the City. The Element has a continuing emphasis on protection and preservation of environmentally-sensitive areas and trees. Significant new concepts include:

- Providing a diversity of housing types, including Missing Middle housing (duplexes and triplexes) in some formerly low-density residential neighborhoods within ¼ mile of the City's two major transit corridors;

ATTACHMENT 1

- Considering new opportunities for 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, if compatibility concerns can be addressed;
- Recognizing that the city is both a High Capacity Transit Community and a Candidate Countywide Growth Center with related regional responsibilities;
- Concentrating transit-oriented development in the area centered on the Metro/Sound Transit Park and Ride (7346 NE Bothell Way), with higher residential densities and affordable housing requirements;
- Recognizing and supporting people of color, indigenous and immigrant populations, and other individuals or groups who have historically been underrepresented in community goal-setting and implementation--making Kenmore a community where all people love where they live;
- Supporting the large number of home-based businesses in Kenmore and recognizing their importance as a way to keep jobs closer to home;
- Encouraging opportunities for small-scale pedestrian-oriented commercial development near trails to serve passers-by;
- Adopting a minimum floor area ratio (FAR) to promote multi-story development Downtown; and
- Amending the Comprehensive Plan map to show the Public/Private Facilities land use designation for the new Public Works facility site.

HOUSING ELEMENT

The Housing Element (chapter) plans for a range of densities and housing types for all needs and incomes through preserving, improving and expanding housing stock. This Element contains information about existing housing conditions and housing needs in the city. Significant new concepts include:

- Assessing Kenmore's history of racially discriminatory land use and housing practices and displacement risk;
- Reviewing housing affordability data relative to Countywide expectations;
- Supporting tenant protections;
- Providing opportunities for medium density housing in some formerly low-density neighborhoods close to transit (duplexes and triplexes) and suggesting an incremental approach to expanding future medium density opportunities;
- Considering inclusionary affordable housing requirements when development densities are increased;
- Legitimizing existing legal housing types;

- Supporting alternative homeownership models; and
- Incorporating new policies about housing equity.

CAPITAL FACILITIES ELEMENT

The Capital Facilities Element (chapter) assists the City and its officials make the financial decisions to ensure that the public facilities and services City residents rely on will continue to adequately support City residents today and into the future. Most of the changes to this Element reflect decisions made by the City Council on new transportation and surface water facilities through the annual Capital Improvement Program (CIP) process. Significant new concepts include:

- Using surplus public property and local resources to leverage other public and private funding for the creation or preservation of affordable housing;
- Equitably dispersing the impacts and benefits of public capital facilities throughout the community; and
- Removing the Tolt Trail between 73rd and 80th Avenues NE from the list of possible parks projects.