

NE 181st Street Proposed Future Land Use Scenario

An Open House is going to be held on **Wednesday, July 11th from 5:00 to 7:00 p.m. at the Northshore Utility District building, located at 6830 NE 185th St. in the Tolt Room.**

The Kenmore City Council has directed the City's Downtown Task Force to consider possible changes to the City's Comprehensive Plan Future Land Use map and associated zoning and development regulations for an area surrounding NE 181st Street between 61st Avenue NE and 65th/66th Avenue NE (the "Study Area"). This information sheet provides a summary of the proposal developed by the Downtown Task Force.

Vision

The Downtown Task Force envisions the Study Area as a pedestrian-friendly mixed-use area emphasizing small-scale commercial uses on the ground floor with residential uses above. The Study Area will be a place where residents enjoy small-scale shops and services within their own neighborhood and are within walking distance of the larger scale shops and services in Downtown Kenmore. The area will be characterized by good design that extends the pedestrian-friendly look and feel of downtown farther west.

Proposed Changes to Achieve Vision

In order to implement the vision discussed above, the Downtown Task Force proposes the following changes to the land use maps, Comprehensive Plan, and zoning regulations:

Map Amendments:

- Change the Comprehensive Plan designation and Zoning for all properties within the Study Area that front on Bothell Way to Regional Business.
- Change to Comprehensive Plan designation and Zoning for all properties within the Study Area that front on NE 181st Street and those fronting NE 182nd Street east of 65th Avenue NE to Community Business.
- Change the Comprehensive Plan designation for most properties on the south side of NE 182nd Street (see map) to "Medium Density Residential."

Text Amendments:

- Revise the existing "Community Business" Comprehensive Plan designation and zoning text to facilitate the Downtown Task Force vision for the Study Area. See detailed discussion below.
- Create new "Medium Density Residential" Comprehensive Plan designation that allows for a range of residential zoning, including R-6, R-8 and R-12.

New Community Business Zone

The following is a summary of the proposed revisions to the Community Business zone, which is intended to guide development in a manner that implements the Downtown Task Force vision for the Study Area:

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Uses:

- Generally, the Community Business zone will permit a wider range of commercial uses than the Neighborhood Business or residential zones currently located within the Study Area (R-12, R-18, and R-24), but a narrower range of uses than the Regional Business or Downtown Commercial zones.
- Commercial uses allowed outright include: professional offices, day cares, medical/dental outpatient clinics, bed and breakfasts, and other similar uses.
- Residential uses allowed outright include multi-family housing and existing legal single-family houses.
- Restaurants, indoor retail business and similar uses will be allowed as part of a mixed-use development.
- More intense uses may be allowed through a conditional use permit, which would condition such uses to ensure neighborhood compatibility.
- Auto-related uses such as gas stations and auto repair shops and uses that do not encourage pedestrian activity, such as self service storage, are prohibited.

Development Standards:

- Base density of 24 dwelling units per acre; maximum density of 36 dwelling units per acre (can only be achieved with a mixed-use development). This represents an increase in density over that currently allowed on R-12 and R-18 properties, but is similar to that allowed on R-24 properties.
- Base height 35 feet. This is similar to the Downtown Commercial zone but lower than the base heights of the R-12, R-18, and R-24 zones, which have a base height of 60 feet.
- Maximum height of 60 feet, as an incentive for providing mixed-use development or structured parking.
- Setback requirements of the Community Business zone are similar to those allowed in the Downtown area: No front and side yard setbacks required for commercial development on the ground floor. Setbacks are required to be landscaped where they are provided. Landscaped interior lot setbacks are required where Community Business development is adjacent to single-family zoned properties (R-1 through R-8) to provide a buffer between Community Business zone and less intense zones.
- Maximum impervious surface coverage of 90-percent. This is similar to that allowed in the Downtown Commercial and Regional Business zones, but higher than the impervious surface allowance in the R-6 through R-24 zones.

Design Guidelines:

- Design guidelines similar to those applied Downtown would be required. These guidelines include the following features:
 - Administered through city staff
 - Include site design features such as screening and location of driveways
 - Building design features include roof form and treatment of blank walls
 - Different standards for commercial or mixed-use buildings, and residential buildings
 - Encourage quality design of buildings and pedestrian orientation

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Process

After the learning about the NE 181st Street Proposal at the July 11th Open House, there will be several additional opportunities for public input to help shape Downtown Task Force recommendations and the City Council decision.

- Interested citizens can attend future Downtown Task Force meetings where this proposal will be discussed.
- The Downtown Task Force will hold a public hearing on the proposal tentatively scheduled for September 2007. Formal public testimony will be taken at that time that will help the Task Force decide on its recommendation to the City Council.
- Environmental (SEPA) review will be conducted on the proposal with opportunity for public comment.
- The City Council will hold its own hearing on the proposal after having received the Downtown Task Force's recommendation. The City Council is expected to take action on this proposal before the end of the year.

In order to be kept informed of the progress of this proposal, you can request to be made a party of record by contacting the City of Kenmore Community Development Department at 425-398-8900, or by checking the Downtown Task Force's meeting agendas on the City's website:

www.cityofkenmore.com.