

## FACT SHEET

**PROJECT TITLE:** **City of Kenmore Final Integrated Comprehensive Plan and Environmental Impact Statement, and City of Kenmore Final Surface Water Management Plan 2001**

**PROPOSED ACTION:** The proposal is to adopt a Comprehensive Plan for the newly incorporated City of Kenmore to comply with the State Growth Management Act, and to adopt a related Surface Water Management Plan in compliance with State requirements.

The proposal before the City has several components, and for each component, alternatives were reviewed:

- **Goals, Objectives and Policies**

**Alternative 1 Policies:** Interim Comprehensive Plan, Ord. 98-0027 (considered the "No Action Alternative").

**Alternative 2 Goals, Objectives, and Policies:** Proposed Land Use, Housing, Transportation, Parks, Recreation and Open Space, Surface Water, Public Services, Utilities, and Capital Facilities Elements presented in Chapters 4 to 11 of the Draft Integrated Comprehensive Plan and Environmental Impact Statement (EIS) issued September 28, 2000.

**Preferred Alternative Goals, Objectives, and Policies:** Land Use, Housing, Transportation, Parks, Recreation and Open Space, Surface Water, Public Services, Utilities and Capital Facilities Elements presented in **Chapters 4 through 11** of this *Final* Integrated Comprehensive Plan and EIS adopted March 26, 2001.

- **Citywide Land Use Maps**

Alternative 1, 2, or the Preferred Alternative would: a) Protect/maintain single-family residential areas; and b) Concentrate commercial and business uses in similar locations.

**Citywide Alternative 1**, the Current Kenmore Zoning Map, is based upon interim City land use plans and policies (as shown in Figure LU-3A, Chapter 4A, Draft Integrated Comprehensive Plan and EIS). This alternative would be considered the No Action Alternative, because it continues current plans.

**Citywide Alternative 2**, is the "Proposed Land Use Map" (as shown in Figure LU-3B, Chapter 4A, Draft Integrated Comprehensive Plan and EIS). Alternative 2 contains a few basic differences from Alternative 1 including: a) Creation of a classification for Institutional uses including government, schools, and public park properties; b) Reclassification of

Industrial properties to other commercial classifications and elimination of the Industrial designation; c) Creation of a classification(s) suitable for Downtown; and, d) Consideration of Joint Study Areas (Refer to Figure INT-1, page 1-3).

**Citywide Preferred Alternative**, is the Preferred Alternative generally as recommended by the Planning Commission and authorized by the City Council. (This alternative is called the Kenmore Land Use Plan in **Figure LU-3** of this Final Comprehensive Plan and EIS.) The Preferred Alternative is based upon the Alternative 2 Proposed Zoning Map. The Preferred Alternative a) Creates a classification for Institutional uses including government, schools, and public park properties, and, in comparison to Alternative 2, the Preferred Alternative modifies the application of the Public and Private Institution Designation in some cases - adds some properties, removes some properties; b) identical to Alternative 2, the Preferred Alternative reclassifies Industrial properties to other commercial classifications, and eliminates the Industrial designation; c) Incorporates Downtown Concept B as the area for a concentration of smaller-scale civic and mixed uses (called the Strategic Civic Investment Area in **Figure LU-10** of this Final Comprehensive Plan and EIS); d) Identifies three Special Districts in the Downtown Area described below; e) Includes Joint Study Areas with Bothell and Kirkland (refer to Figure INT-1, p. 1-3); f) Reclassifies the former Northshore Utility District office and shops from R-48 to Regional Business to be consistent with the Downtown Concept selected (Concept B) and to be consistent with other properties that front the eastern side of 68<sup>th</sup> Avenue NE north of SR-522; g) Reclassifies land in the SE Quadrant of SR-522 and 68<sup>th</sup> Avenue NE as R-24 instead of Regional Business and R-12 to create a transition area; and h) Classifies Bastyr University as R-4 with a Special Study Area District overlay.

- **Downtown Concept Maps**

**Downtown Concept A (No Action):** Originally presented in the Northshore Community Plan Update and Area Zoning (February 11, 1993), and reflected in the Current Kenmore Zoning Map, this alternative focuses civic investment in an area containing government and civic uses near the intersection of NE 181<sup>st</sup> Street and 73<sup>rd</sup> Avenue NE (as shown in Figure LU-8A, Chapter 4B, Draft Integrated Comprehensive Plan and EIS). Mixed-use development would occur in the area northwest of 68<sup>th</sup> Avenue NE and NE 181<sup>st</sup> Street, and would develop as market forces would determine.

**Downtown Concept B:** Concept B would combine civic investment with privately developed mixed-uses in the Northwest quadrant of 68<sup>th</sup> Avenue NE and Bothell Way (as

shown in Figure LU-8B, Chapter 4B, Draft Integrated Comprehensive Plan and EIS).

**Downtown Concept C:** Concept C would combine civic investment with privately developed mixed-uses largely in the southeast quadrant of 68<sup>th</sup> Avenue NE and Bothell Way (as shown in Figure LU-8C of the Draft Integrated Comprehensive Plan and EIS).

**Preferred Downtown Concept,** is the Preferred Downtown Alternative recommended by the Planning Commission and authorized by the City Council. Downtown Concept B has been selected as the area for a concentration of smaller-scale civic and mixed uses. Refer to **Figure LU-10**, Strategic Civic Investment Area, **Chapter 4B**, of this Final Integrated Comprehensive Plan and EIS. Additionally, the Preferred Downtown Concept includes Special Districts which create different areas of emphasis within the Downtown: Downtown - Community, Downtown - Master Plan Development, and Transportation Coordination Special Districts. Refer to **Figure LU-8, Chapter 4B**, of this Final Integrated Comprehensive Plan and EIS.

- **Conceptual Park Plans**

**Alternative 1, Existing Park Maintenance and Improvements,** would continue existing park maintenance practices and existing park improvements.

**Alternative 2, Proposed Park Conceptual Plans,** includes conceptual park improvement plans prepared for Kenmore, Linwood, Logboom, Moorlands, and Wallace-Swamp Creek Parks (summarized in **Table PR-B, Chapter 7**, and depicted in **Appendix C** of this Final Integrated Comprehensive Plan and EIS). Suggested improvements and strategies are intended to be advisory and guide the future preparation of a Park Master Plan for Kenmore.

- **Surface Water Management Plan**

The purpose of the Surface Water Management Plan is to provide guidance to the City of Kenmore for budgeting expenditures, developing policy related to all aspects of surface water management, and day-to-day decisionmaking, including:

- Capital Facility Needs
- Swamp Creek Inter-Jurisdictional Coordination
- Development Regulations and Review
- Enforcement of Development Regulations
- Operation and Maintenance
- Illicit Discharge Detection and Elimination
- Public Education and Involvement

- Comprehensive Storm Drainage Mapping
- Funding

Structural and nonstructural solutions/alternatives have been developed for identified problems in each basin.

The Alternatives would be to continue current surface water regulations and “do nothing” in terms of improvements; or, implement the improvements in the Draft Surface Water Management Plan 2000; or implement improvements in the **Final Surface Water Management Plan 2001**.

For purposes of the Environmental Impact Statement, the alternative components can be grouped together as follows:

**“Alternative 1”** (“No Action” Alternative) consists of:

- Alternative 1 Policies; and
- Citywide Land Use Map Alternative 1; and
- Concentration of civic uses near the intersection of NE 181<sup>st</sup> Street and 73<sup>rd</sup> Avenue NE (**Downtown Concept A**) and allowance of privately developed mixed-uses in the northwest and southeast quadrants of 68<sup>th</sup> Avenue NE and Bothell Way. (Partial implementation of **Downtown Concepts B and C**.) The private mixed-use development would occur in locations allowed in accordance with existing zoning and would be developed in a comparable, but smaller area than with Alternative 2; and
- Continuation of current park maintenance practices and existing improvements; and
- Draft Surface Water Management Plan assuming the “do nothing” alternatives.

**“Alternative 2”** consists of:

- Alternative 2, Goals, Objectives, and Policies; and
- Citywide Land Use Map Alternative 2; and
- Location of privately-developed mixed uses in the northwest and southeast quadrants of 68<sup>th</sup> Avenue NE and Bothell Way intersection with civic investment either leading the redevelopment (**Concept B**) or being a part of redevelopment that is privately-initiated (**Concept C**). Mixed-Use development would occur in comparable, but larger geographic areas than Alternative 1 in accordance with proposed land use classifications. Less office uses would occur near the intersection of NE 181<sup>st</sup> Street and 73<sup>rd</sup> Avenue NE (**Concept A**) since there would be a concentration of civic uses elsewhere; and
- Proposed Park Conceptual Plans; and

- Draft Surface Water Management Plan assuming alternatives *other than* the “do nothing” action.
- **The “Preferred Alternative”** consists of:
  - Preferred Alternative, Goals, Objectives, and Policies; and
  - Citywide Preferred Alternative Land Use Map; and
  - Location of mixed-uses in the northwest and southeast quadrants of 68<sup>th</sup> Avenue NE and Bothell Way intersection, with civic investment leading a public and private redevelopment effort occurring in **Concept B** area, and privately-initiated redevelopment occurring in the **Concept C** area. Mixed-use development would occur in slightly smaller areas than Alternative 2, but larger geographic areas than Alternative 1, in accordance with proposed land use classifications. Less office uses would occur near the intersection of NE 181<sup>st</sup> Street and 73<sup>rd</sup> Avenue NE (**Concept A**) since there would be a concentration of civic uses elsewhere; and
  - Proposed Park Conceptual Plans; and
- **Final Surface Water Management Plan 2001** assuming recommended improvements.

**LOCATION:**

The Comprehensive Plan and Surface Water Management Plan address property within the City limits as well as two Joint Study Areas. One Joint Study Area is located east of Kenmore City limits and is bounded by NE 180th Street, the Tolt Pipeline, and NE Bothell Way. The second Joint Study Area is located south of the Kenmore City limits and is bounded by Juanita Drive, NE 145<sup>th</sup> Street, 84<sup>th</sup> Avenue NE, and Big Finn Hill Park. (Refer to Figure INT-1, page 1-3.)

**PROPONENT:**

City of Kenmore

**LEAD AGENCY:**

City of Kenmore  
Community Development Department  
6700 NE 181<sup>st</sup> Street  
P.O. Box 82607  
Kenmore, WA 98028-0607

**RESPONSIBLE OFFICIAL/  
CONTACT PERSON:**

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The City of Kenmore Final Integrated Comprehensive Plan and Environmental Impact Statement has been prepared under the direction of the City of Kenmore staff, Planning Commission, and

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**REQUIRED APPROVALS:** Kenmore City Council - Adoption  
Puget Sound Regional Council – Transportation Element Certification  
Washington State Department of Community Development – coordination of state comments

**DEIS ISSUE DATE:** September 28, 2000

**FINAL INTEGRATED  
COMPREHENSIVE PLAN  
AND EIS ADOPTION DATE:** March 26, 2001

**FEIS ISSUE DATE:** April 4, 2001

**REVIEW PERIOD** No review period applies. Pursuant to WAC 197-11-230, a seven-day waiting period does not apply for a Final Growth Management Act Comprehensive Plan, when the Draft Growth Management Act

Comprehensive Plan document included a Draft EIS, as is the case for Kenmore. The Final EIS and the adoption of the Comprehensive Plan may occur together, notwithstanding the requirements of WAC 197-11-460(5).

**LOCATION OF**

**BACKGROUND DATA:**

City of Kenmore. See Lead Agency and Responsible Official address and phone number above.

**TYPE AND TIMING OF  
SUBSEQUENT SEPA**

**DOCUMENTS:**

SEPA review will be conducted as appropriate when implementing plans, implementing regulations, amendments, or project-level applications are submitted.

**COST OF DOCUMENT:**

At the time of issuance, copies of the Final Integrated Comprehensive Plan and Environmental Impact Statement may be purchased for \$25.00 (excluding appendices). Copies are also available for review at Kenmore City Hall (6700 NE 181<sup>st</sup> Street), and the Kenmore Branch Library (18138 73<sup>rd</sup> Avenue NE).