



**City of Kirkland**  
**Planning and Building**  
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## MEMORANDUM

**To:** Planning Commission

**From:** LeAndra Baker-Lewis, Senior Planner  
Allison Zike, Deputy Planning & Building Director

**Date:** January 10, 2024

**Subject:** **Juanita Neighborhood Plan Update, File: CAM23-00554**  
**Kingsgate Neighborhood Plan Update, File: CAM23-00555**

### Recommendation

Receive a briefing on the outreach findings from the Juanita and Kingsgate Neighborhood Plan update processes and provide direction for further study of the community-initiated land use change requests in the Juanita neighborhood.

Staff requests that Planning Commission discuss the following questions at the January 25 meeting:

- Does the Commission have suggested edits to the drafted vision statements?
- Does the Commission have any additional policy direction for either neighborhood plan update?
- Does the Commission agree with the staff recommendations on the community-proposed land use change requests (see relevant subsection)?
  - Are there any concerns or direction the PC has for the land use change requests at this time?
  - What additional information is needed for the Commission to make an informed decision at the upcoming public hearing (tentatively scheduled for May 9, 2024)?
- Does the Commission have any comments on the Juanita Public Pathway, as proposed by the Neighborhood Association?

### Background

A key project on the 2023-2025 Planning Work Program (PWP), and extending into the 2024-2026 PWP, is updating the existing Juanita<sup>1</sup> and Kingsgate<sup>2</sup> Neighborhood Plan chapters of the Comprehensive Plan. In July 2023, staff began organizing for the neighborhood plan update, planned to be coordinated with the periodic update of the full

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<sup>1</sup> <https://www.codepublishing.com/WA/Kirkland/html/KirklandCP15J/KirklandCP15J.html>

<sup>2</sup> <https://www.codepublishing.com/WA/Kirkland/html/KirklandCP15O/KirklandCP15O.html>

Comprehensive Plan. At their August 24, 2023 meeting<sup>3</sup>, staff briefed the Planning Commission (PC) on the scope of work for updating the two plans, using the Neighborhood Plan Framework process document<sup>4</sup> as a guide, and utilizing the community engagement approach documented for the Comprehensive Plan update. The PC suggested that staff focus outreach on the commercial centers within both neighborhoods and conduct outreach to reach out to the homeowner associations that encompass much of the Kingsgate neighborhood. The PC also suggested that staff communicate with the Kirkland Library Board and library staff to understand the current community use and needs of the Kingsgate Library and how the facility can be better utilized.

At the October 3 City Council meeting<sup>5</sup>, Council was briefed on the neighborhood plan update process. Council suggested the following actions be taken by staff during the update process and drafting of policies:

- Consider and communicate concerns raised by the community regarding proposed land use changes in Juanita and strategize on how to address them throughout the plan update process;
- Remain clear during outreach processes about proposed land use change requests in Juanita to avoid surprises to the public;
- Explore the role of homeowner associations in achieving middle housing goals; and
- Include policies to address displacement risk in housing as well as the existing businesses in each neighborhood commercial center.

### **Community Engagement Summary**

On October 23, 2023, staff sent out a survey to solicit input from those who live, work, or visit the neighborhoods. The outreach for this survey included flyers to numerous businesses within each neighborhood commercial center, in-person events to get the word out for the survey and the City's Communication staff posting a survey link to Facebook and Next Door to encourage more participation. The survey was open until December 31, 2023 and 333 responses were received from the Juanita community survey and 312 responses were received from the Kingsgate community survey. Executive summaries of the survey findings are available on the Juanita Neighborhood Plan project webpage<sup>6</sup> and the Kingsgate Neighborhood Plan project

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<sup>3</sup><https://kirklandwa.primegov.com/Public/CompiledDocument?meetingTemplateId=439&compileOutputType=1>

<sup>4</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/juanita-kingsgate-2023-neighborhood-plan-framework\\_final\\_wattachments\\_09072023.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/3/planning-amp-building/neighborhood-plan-updates/juanita-kingsgate-2023-neighborhood-plan-framework_final_wattachments_09072023.pdf)

<sup>5</sup> [https://www.kirklandwa.gov/files/content/public/v/3/government/city-council/council-meeting-minutes-and-agendas/2023-kirkland-city-council-meetings/october-3-2023-kirkland-city-council-meeting/agenda-october-3-2023-kirkland-city-council-regular-meeting/october\\_3\\_2023\\_kirkland\\_city\\_council\\_meeting-agenda\\_-\\_october\\_3\\_2023\\_kirkland\\_city\\_council\\_regular\\_meeting-generated.pdf](https://www.kirklandwa.gov/files/content/public/v/3/government/city-council/council-meeting-minutes-and-agendas/2023-kirkland-city-council-meetings/october-3-2023-kirkland-city-council-meeting/agenda-october-3-2023-kirkland-city-council-regular-meeting/october_3_2023_kirkland_city_council_meeting-agenda_-_october_3_2023_kirkland_city_council_regular_meeting-generated.pdf)

<sup>6</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Juanita-Neighborhood-Plan-Update>

webpage<sup>7</sup>.

### Juanita-Specific Outreach and Engagement

In Fall 2023, Staff conducted in-person visits to the South Juanita commercial area to inform local businesses and employees about the neighborhood plan updates and available opportunities to be involved. Staff also attended two Friday Markets at Juanita Beach which allowed residents, visitors, as well as small and local business owners the chance to learn more about the neighborhood plan update process and ask questions.

Staff has utilized channels of engagement such as the Juanita Working Group (see next section) and the Juanita Visioning Workshop to inform the public of the proposed land use changes requested by two property owners in Juanita. This topic was also a key subject discussed during the roundtable activities at each neighborhood Visioning Workshop.

### Kingsgate-Specific Outreach and Engagement

Simultaneously, staff conducted in-person visits to both the Kingsgate commercial center area as well as the South Juanita commercial area to inform local businesses and employees about the neighborhood plan updates and available opportunities to be involved. Staff contacted the five major homeowner associations within Kingsgate to learn more about the role the homeowner associations have in the growth and development of the neighborhood. Multiple Kingsgate Working Group members are also members of local homeowner associations and brought their experiences with them when assisting in the Kingsgate Neighborhood Plan update. Feedback from a meeting between City staff and the King County Library System (KCLS) regional management offered insight on the current and future goals that KCLS has for connecting the community to each other, to resources, and to information. Staff also connected with the community directly at the library by hosting the Kingsgate Visioning Workshop there.

With the aforementioned outreach to the homeowner associations, staff learned from the High Woodlands homeowner association leadership that their organization welcomes the opportunity to help shape the future and guide the growth of the neighborhood and are open to continued conversations and brainstorming with City of Kirkland. Staff engaged with the working groups and the general community via several activities (see Community Engagement Activities to Date section) to understand the challenges faced by local businesses historically and in present day.

### Working Groups

Members for each working group were recruited by the neighborhood associations, staff and stakeholder organizations within the community with the goal of selecting a diverse group of members while keeping the group a manageable size. The working groups have each met twice thus far and have worked closely with staff to review drafted vision statements, survey questions and to assist at the workshops. Additionally, staff conducted a walking and carpool tour for each neighborhood with the working group to assess neighborhood conditions in-person and review key locations for study within each neighborhood. The working groups will continue to meet during the drafting of the

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<sup>7</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Kingsgate-Neighborhood-Plan-Update>

updated plans to review the proposed revisions prior to a final draft being completed for the PC public hearing.

Both working groups comprised an involved and motivated group of community members from a wide array of backgrounds, ages, and abilities. The Juanita working group is made up of residents, Juanita Neighborhood Association members, community members belonging to faith-based organizations, and members of other Kirkland-based community organizations such as Kirkland Alliance of Neighborhoods and Livable Kirkland. Kingsgate Working Group members in large part have a residential relationship with the neighborhood, some dating back more than 20 years, and are involved with faith-based organizations, local schools, and the Evergreen Hill Neighborhood Association.

### Community Engagement Activities to Date

Since August of 2023, staff has conducted the following engagement to inform community members in each neighborhood about the plan update and process, recruit members for the working groups, and to promote the survey and other opportunities for input. Where possible, we combined the public engagement activities of both neighborhoods. Meetings were held virtually and in-person, providing a variety of avenues for public involvement. Feedback from the following activities has been reviewed and will be incorporated into the draft plans:

- Project webpages on the City's webpage share information and meeting dates: Juanita Neighborhood Plan Update<sup>8</sup> and Kingsgate Neighborhood Plan Update<sup>9</sup>
- Presentations at the Juanita and Evergreen Hill (representing Kingsgate) Neighborhood Association meetings
- Presentation at a Kirkland Youth Council meeting
- Email announcement to the Kirkland Senior Council
- Announcement to adult family homes in Kingsgate via the Adult Family Home Council
- Direct emails to five primary Kingsgate Homeowner's associations with questions specific to function of the association
- Postcards mailed to multifamily properties in Juanita neighborhood
- Postcards mailed to multifamily properties, and all properties within 2020 census block groups with a median household income at or below the Federal Poverty Line, in the Kingsgate neighborhood
- An online survey conducted October-December 2023. Juanita<sup>10</sup> and Kingsgate<sup>11</sup> survey summaries are available on the project webpages.

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<sup>8</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Juanita-Neighborhood-Plan-Update>

<sup>9</sup> <https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Planning-Projects/Neighborhood-Planning/Kingsgate-Neighborhood-Plan-Update>

<sup>10</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/juanita-neighborhood-plan/juanita\\_survey\\_summary\\_01082024.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/juanita-neighborhood-plan/juanita_survey_summary_01082024.pdf)

<sup>11</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/kingsgate\\_survey\\_summary\\_01082024.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/kingsgate_survey_summary_01082024.pdf)

- Two separate community visioning workshops conducted on November 29 and November 30, 2023. Workshop comment summaries are on the Juanita<sup>12</sup> and Kingsgate<sup>13</sup> neighborhood plan update project webpages.
- Two working group meetings held for each neighborhood
- Flyers to numerous businesses within each neighborhood commercial center to promote Working Group recruitment and general neighborhood plan involvement.
- Staff-led walking/carpool tour for each neighborhood with the working group and other interested members of the public
- List serve email announcements sent to 317 subscribers in Kingsgate and 360 subscribers in Juanita
- Meetings with Youth Eastside Services representatives working at Juanita High School and Kamiakin Middle School, who provide mental health counseling and substance use treatment to youth and families in need
- Staff conducted an early Equity and Inclusion Assessment (EIA) for the plans
- City wide media posts on This Week in Kirkland, Next Door, Twitter, Facebook
- Attendance at City Hall for All event
- Attendance at Kirkland Forest Day
- Juanita Friday Market booth

### Draft Vision Statements

The draft Vision Statements incorporate the comments received from the public outreach activities and Working Groups.

During our engagement with the Juanita community, it became evident that there is a growing interest among residents in steering the neighborhood towards a more sustainable and alternative transportation model and to encourage more housing and housing variety. The community values the idea of embracing environmentally friendly modes of transport, reducing reliance on traditional cars, and creating a more walkable and bike-friendly environment. The Working Group also generally supports the addition of density and housing variety within the entire neighborhood (i.e., in low-density and high-density zones alike). This aligns with the broader goal of promoting sustainable living and enhancing the overall quality of life in our city. As the Plan update moves forward, it is essential to consider and integrate these community aspirations into planning strategies to facilitate a successful shift towards a more sustainable and diverse transportation system. The first draft of an updated Vision Statement for the Juanita Neighborhood Plan is included in Attachment 1.

Input from the Kingsgate community highlighted key considerations for enhancing neighborhood livability and connectivity. The public emphasized the importance of addressing transit options to and from isolated areas within the neighborhood, recognizing that not everyone has the ability to walk or bike. Affordability of homes in Kingsgate was highlighted as a unique and cherished characteristic of the neighborhood and it is important that the area remain attainable and affordable to the senior community due to its proximity to nearby health services. Additionally, residents

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<sup>12</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/juanita-neighborhood-plan/juanita\\_visioningworkshop\\_summary\\_final.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/juanita-neighborhood-plan/juanita_visioningworkshop_summary_final.pdf)

<sup>13</sup> [https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/kingsgate\\_visioningworkshop\\_summary\\_final.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/planning-amp-building/neighborhood-plan-updates/kingsgate-neighborhood-plan/kingsgate_visioningworkshop_summary_final.pdf)

emphasize the need to create welcoming environments that go beyond formal settings, providing opportunities for spontaneous interactions and strengthening of neighborhood solidarity. The first draft of an updated Vision Statement for the Kingsgate Neighborhood Plan is included in Attachment 2.

## **Anticipated Revisions for Draft Neighborhood Plans**

### General Revisions

The draft plans will incorporate the comments received from the public engagement activities and Working Groups into revised policies (see planned key changes for each plan below).

Both plans will be revised to include the following key changes:

- Incorporation of updated Vision Statements based on community feedback and working group direction;
- Redundant and non-specific historical context sections will be removed from individual Plans and consolidated into a Kirkland History appendix to the updated K2044 Comprehensive Plan (this approach was discussed with the PC at their January 11, 2024 meeting);
- Plans will be reformatted to be consistent with the current format for neighborhood plans;
- Equity and inclusion edits – revisions that incorporate recommendations from the Equity Review of the 2044 Comprehensive Plan
- Policies added to improve multi-modal circulation and connections from the neighborhoods to activity centers in City and transit centers including the Totem Lake Transit Center, the future Bus Rapid Transit (BRT) Station at NE 85th Street Station Area (similar to policy adopted in the Norkirk and Highlands Plans), and the Downtown Kirkland Transit Center;
- Policy and text added to support Citywide Middle Housing and affordable housing policies in the Housing Element and adopted Middle Housing and Accessory Dwelling Unit regulations;
- Policy and text added to align with citywide functional plans such as the Housing Strategy Plan, Sustainability Strategic, Transportation Strategic Plan, and Kirkland's Parks, Recreation, and Open Space (PROS) Plan; and
- Updates to existing text that is outdated or no longer relevant to the neighborhood.

### Revisions to Juanita Neighborhood Plan

The expected key changes between the existing plans and first drafts of the revised neighborhood plan are summarized below:

- Existing relevant text headings to be revised into policy statements;
- Policies to be updated and revised based on key priorities expressed by the public and working group (see Workshop and Survey Summaries), including the following:
  - Encouraging the diversification of housing options in the neighborhood as a direct effort to increase housing affordability;
  - Facilitate a significant shift away from cars towards other forms of transport by encouraging public transportation options and improving pedestrian and bicycle infrastructure;

- Repairing and improving existing sidewalk and pedestrian and bicycle connections; adding sidewalk and pedestrian and bicycle connections for all users and abilities such as:
  - Complete north/south bicycle corridors in the neighborhood
  - Pedestrian and bicycle pathways needed to connect Juanita High School (and other schools) to transit, services, and commercial areas;
- Aid vehicular circulation throughout the neighborhood;
- Address traffic management concerns to ensure safety of students;
- Promoting the concept of 10-minute neighborhoods by increasing access and adding destinations;
- Improvements and economic revitalization of the North Juanita commercial area, including potential support for additional density in the area; and,
- Identify and encourage central sites for public gathering and community activities (note: this was particularly emphasized by the Kirkland Youth Council); and,
- Tentative: any land use changes/rezones that are proposed through community-initiated amendment requests (CARs) as directed by Council.

#### Revisions to Kingsgate Neighborhood Plan

The expected key changes between the existing plans and first drafts of the revised neighborhood plan are summarized below:

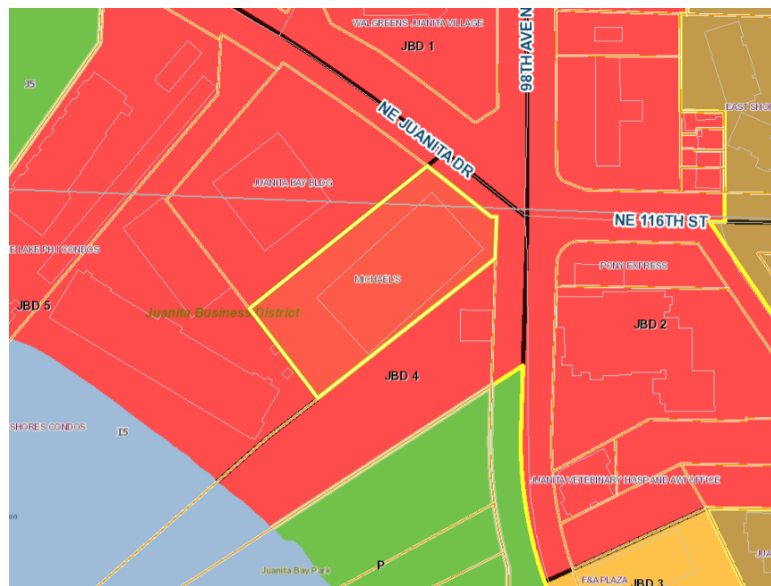
- Policies to be updated and revised based on key priorities expressed by the public and working group (see Workshop and Survey Summaries), including the following:
  - Addition of policy addressing how growth of neighboring jurisdictions that has potential to impact traffic volumes can be considered at the neighborhood plan level;
  - Economic revitalization of the Kingsgate commercial area without displacement of existing businesses; more options for restaurants, grocery, retail, and recreation;
  - Improving and adding sidewalk and pedestrian and bicycle connections to parks, transit-served locations, and other key destinations within Kingsgate as well as the neighboring areas;
  - Promote vehicular circulation throughout the neighborhood; address traffic management concerns with calming measures and other improvements;
  - Exploring the idea of renaming the neighborhood to something that is more inclusive of the entire neighborhood – the name “Kingsgate” carries with it assumptions that the neighborhood is limited to those belonging to the formally named subdivisions and homeowner associations of Kingsgate 1 & 2, and Kingsgate 3 & 4; and
  - Identify and encourage central sites for public gathering and community activities that have little or no cost associated (note: this was particularly emphasized by the Kirkland Youth Council); and,
- Updates to Parks and Open Space section to reflect updates in public greenspace (e.g., Hazen Hills Park).

## Other Study Issues (Juanita Neighborhood Plan)

### Potential Land Use Changes

#### *9755 NE Juanita Drive (Existing Michaels Site)*

Carl Peterson, the property owner of the site at 9755 NE Juanita Drive has expressed interest in Kirkland Zoning Code (KZC), Comprehensive Plan and Shoreline Master Program (SMP) amendments that would change development allowances on his property. The proposal requests an increase in the allowed building height from 26 feet to 70 feet, elimination of the residential density restrictions of JBD 4 zone (KZC 52.27.070) and revision of the SMP to accommodate the added height and density requested. The scope of the requestor's proposal is intended to accommodate approximately 250-300 residential units in a structure up to approximately seven stories with on-site parking. The applicant has also requested the City reduce the required parking in this zone to ratios more in line with other eastside communities and other transit-rich areas in Kirkland. Staff notes that the current cycle of Comprehensive Plan and related KZC amendments under consideration does not include amendments to the SMP; if the requested amendment is moved forward as proposed by the applicant, subsequent amendments to the SMP would be necessary to accommodate the requested height and density.



Juanita Working Group members discussed the applicant's proposal for increased height and density at this site and although a consensus wasn't definitively reached, the Working Group felt strongly that the future of this site is crucial to the identity of Juanita as it is located at an entrance to the neighborhood. The proximity to the shoreline and two major parks within the neighborhood underscores the desire for an accessible destination that engages the public. Some were in favor of mixed-use development, while support was expressed for reducing parking requirements on the site, and some Working Group members appreciated the idea of limiting parking altogether within the JBD 4 zoning area. A primary interest of the Working Group is to require that future development supports an accessible, attractive connection between Juanita Bay Park and Juanita Beach Park. At the Juanita visioning event, attendees expressed a desire



for the site (and the adjacent parcel to the southeast) to include additional housing opportunities, mixed-use development that is an appropriate scale, public greenspace and park area, and similar community-oriented development that provides substantial public benefit. Similar ideas were voiced by the larger community in multiple survey results.

*Staff Recommendation: Staff agrees that the proposed land use change could help to spur redevelopment of underdeveloped properties. Redevelopment could yield such community benefits as providing shoreline access between Juanita Bay Park and Juanita Beach Park and the provision of additional housing opportunities (including affordable housing) close to shops, recreation, and transportation. The JBD zone already requires that developments creating four or more new dwelling units shall provide at least 10 percent affordable housing. Removing the residential density maximum and increasing the building height could add to the number of affordable housing units.*

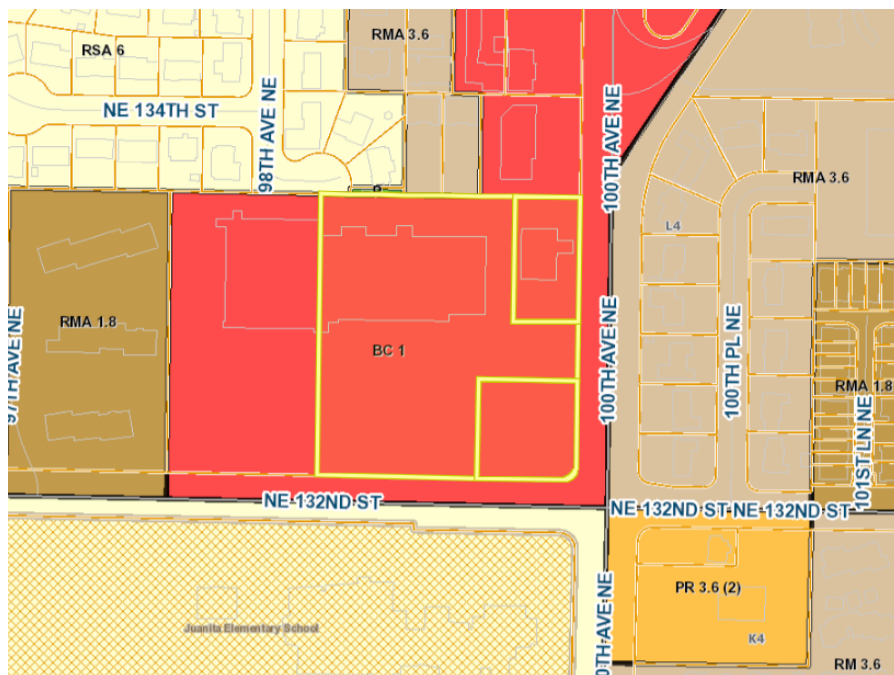
*Staff recommends that further studies proceed, and that the study area be expanded to consider both properties located in the JBD 4 zone. Staff recommendations do not include any updates to the City's Shoreline Master Program (SMP). Any change to the building height and density within the shoreline jurisdiction will require Department of Ecology (DOE) review and approval. Kirkland recently amended its SMP and was approved by the DOE on September 21, 2020. Per State law, the next periodic review must be completed by June 30th, 2027, and there is not a task in the City's Planning Work Program allotted to SMP amendments ahead of the periodic review. DOE generally does not favor amendments outside of the periodic update cycle because of the staff resources they require to review those amendments. The applicant could decide to participate in the periodic update to request a height change within the Shoreline Management Area if it is still desired at that time. If the PC feels strongly about exploring the full extent of the requested height within the Shoreline Management Area, a supportive policy could be drafted in the updated Juanita Neighborhood Plan- with work deferred to the periodic update.*

*The staff recommendation at this time is to continue consideration of amending the Comprehensive Plan and Zoning Code per the submitted request, but only to the extent allowed without amending the SMP. If the request for amendments to the JBD 4 zoning and associated Comprehensive Plan policies continues to be studied - without an SMP amendment – the result could increase JBD 4's maximum building height up to 41' above Average Building Elevation (currently allowed within the UM shoreline environment) remove density restrictions to that portion of land existing outside of the shorelines jurisdiction, and explore reductions to required parking minimums.*

#### *9826 NE 132nd Street (Existing Goodwill Site)*

The property owner of three adjacent parcels located in the northwest corner of NE 132nd St and 100th Ave NE are requesting the City amend Kirkland Zoning Code (KZC) 35.30.020 and/or the zoning designation of the subject property (currently zoned BC 1) to increase the maximum allowed height from 35 feet to 75 feet, and density allowances to accommodate approximately 500 – 600 residential units and 10,000–15,000 square

feet of commercial/retail space. This proposal can be accomplished through a zoning text amendment to the current zone, or through a rezone of the property.



The Juanita Working Group members expressed a desire to see this area transformed and agree that a resolution on the future of the site is important. Located near schools, public safety facilities, and a community center, these parcels occupy a prominent location in the neighborhood that the Working Group describes as an ideal location for additional density, amenities, and services. Proposed height and density are generally supported by the Working Group and could be approached as an innovative land use change that is part of a larger rezoning of the North Juanita commercial center. The Working Group members seek a design that addresses the need for housing in the neighborhood and simultaneously complements the existing neighborhood, enhancing shopping experiences and destination opportunities for those nearby. This reflects a preference for sustainable and inclusive urban development, fostering a sense of community, pedestrian-friendly spaces, and a balanced mix of commercial and residential elements. Other community ideas expressed during outreach include mixed-use development with multifamily housing and welcoming design features, pedestrian and bicycle improvements, traffic calming measures at the 100th Ave NE St and NE 132nd St intersection, public greenspace, recreational facilities, and a grocery store.

***Staff Recommendation:*** Staff recommends that the study of this land use change request move forward with as proposed. If directed by the PC, staff will draft and review the associated neighborhood plan policy direction necessary to support the request.

Staff agrees with community input that the site redevelopment could provide substantial community benefits such as housing, affordable housing, and commercial opportunities. Currently, the BC 1 development standards require a development

*creating four or more new dwelling units provide at least 10 percent affordable housing. Removing the residential density maximum and increasing the building height provides an opportunity to increase housing stock and diversity within Juanita while also increasing affordability.*

#### Juanita Public Pathway (JPP)

The JPP was suggested originally over eight years ago by the Juanita Neighborhood Association. It is a proposed path connecting the Cross Kirkland Corridor (CKC), three public parks, Juanita High School, and the Brickyard Road Park and Ride in Bothell. Juanita Neighborhood Association Chair Doug Rough has asked staff to include support for this multi-modal pathway within the neighborhood plan to promote non-vehicular travel to the parks, schools, and key transit opportunities. Currently, the JPP is being evaluated at a high-level by our Public Works Transportation Planning team. The study will be a high-level feasibility study with a site visit scheduled for staff on January 18, 2024. See Attachment 3 for the mapped full proposal curated by the Juanita Neighborhood Association.

*Staff Recommendation: Staff recommends continuing to study the JPP and considering policy additions to the neighborhood plan that will support future multimodal connectivity. If directed by the PC, Planning & Building staff will continue to work with Public Works staff as they complete the feasibility study for the pathway.*

#### **Next Steps**

The Zoning Code establishes the legislative review process (Process IV) for amending the Comprehensive Plan whereby the Planning Commission conducts a public hearing on the draft plans, then makes a recommendation to City Council for final decision. The next step will be for staff to draft a revised Plan for each neighborhood, and review those plans with respective working groups and with the Planning Commission, then incorporate Planning Commission comments into a subsequent revised draft of each plan for public review and comment at the public hearing. The required environmental analysis for the plans will be conducted within the Supplemental Environmental Impact Statement (SEIS) being prepared for the 2044 Comprehensive Plan Update. Ongoing public outreach about the upcoming public hearing will be conducted. Following the public hearing, the Planning Commission will make a recommendation to City Council for review and final adoption. Below are the tentative public meeting dates:

- April 11, 2024 Planning Commission Study Session: review Draft Plans
- May 9, 2024 Planning Commission Public Hearing: Draft Plans
- August 9, 2024 City Council Meeting: briefing on draft plans
- November 16, 2024 City Council Meeting: Council adoption

#### **Questions for Planning Commission**

- Does the Commission have suggested edits to the drafted vision statements?
- Does the Commission have any additional policy direction for either neighborhood plan update?
- Should the Juanita land use change requests continue to be studied?
  - Are there any concerns you'd like to raise at this time?

- What additional information is needed for the Commission to make an informed decision at the upcoming public hearing (tentatively scheduled for May 9, 2024)?
- Does the Commission have any comments on the Juanita Public Pathway, as proposed by the Neighborhood Association?

**Attachments**

1. Juanita Neighborhood Plan Vision Statement Draft
2. Kingsgate Neighborhood Plan Vision Statement Draft
3. JPP Proposal presentation and map

### **Draft Updated Juanita Vision Statement**

Juanita is home to an active, diverse community. The neighborhood contains two vibrant Neighborhood Commercial Centers (known as the South Juanita and North Juanita Neighborhood Centers) in close proximity to residential areas with a variety of housing types that provide opportunities for people of all income levels. The Neighborhood Centers have evolved into thriving, pedestrian-oriented mixed-use Centers with businesses that meet the retail and service needs of the community, with public spaces that provide opportunities for the community to gather, and housing in the Commercial Center supports the businesses, employees and residents in all areas of the neighborhood. The two Neighborhood Centers incorporate innovative, adaptable, urban design features and people can safely and conveniently travel between the two areas with prioritized routes that accommodate alternative modes of transportation. Schools in Juanita are highly valued, and commuting students utilize protected routes that facilitate connections from educational institutions to various key neighborhood locations.

Environmental features and natural areas within the neighborhood remain protected. Primary environmental features include Lake Washington, Juanita Bay and its associated wetlands to the east, as well as Juanita and Forbes Creek. Measures are taken to significantly improve public views of, and access to, these important locations. Restoration of our natural systems and critical areas (including stream, wetland, and shoreline habitat areas) continues to promote maximum ecological value and function. Juanita Creek is a healthy fish-bearing stream that thrives within the urban fabric of the neighborhood, and opportunities to daylight sections of the stream have been pursued. The Juanita Creek drainage system is resilient, and the streams have been revitalized and enhanced in sections through ongoing public and private collaborative action. The Juanita Bay Park and wetland areas along Forbes Creek Drive are protected and provide recreational opportunities and wildlife habitat.

Residential density in Juanita is comprised of diverse housing types, allowing housing within the neighborhood to remain affordable and accessible to those of all ages, races, ethnicities, income levels, and abilities for generations to come. Additional density is prioritized along transit routes, near amenities, and where the most infrastructure exists to support it. The Juanita neighborhood values its many historic structures that are landmarks to the neighborhood. These structures are preserved.

Public services and capital facilities required to implement the neighborhood plan and support the community have been established and maintained to support future growth in Juanita. The transportation circulation system acknowledges the needs of the region, and the burden of vehicular traffic is lessened as the neighborhood prioritizes and promotes safe and reliable alternatives to vehicular travel. The expansion and enhancement of park and recreation facilities continue in order to maintain equitable access for all; public gathering spaces and community placemaking opportunities are abundant.

Taken in total, the Juanita community is connected to the environment through recreation and appreciation; growth within the neighborhood is strategic and sustainable; and a sense of connection and belonging exists for residents, employees, and visitors alike.

### **Existing Juanita Vision Statement (adopted in 2015)**

Juanita is a diverse neighborhood containing two mixed use neighborhood commercial centers (known as the South Juanita and North [Juanita Neighborhood](#) Centers) with nearby multifamily and substantial single-family residential areas. The neighborhood centers are stable and provide goods and services to the surrounding community along with housing and local jobs. The South [Juanita Neighborhood](#) Center continues to redevelop with the initial development of Juanita Village. The North [Juanita Neighborhood](#) Center has great potential for redevelopment and improvement. The two neighborhood centers will evolve into cohesive pedestrian-oriented mixed-use neighborhood centers that incorporate innovative urban design features. Gateways containing signs and landscaping are located in prominent locations that identify the boundaries of the neighborhood.

Pedestrian access and views to and along the shoreline within Juanita Bay of Lake Washington are primarily limited to Juanita Beach Park and Juanita Bay Park because most of the private development along the shoreline restricts access and views. Pedestrian access should be extended along the entire Juanita shoreline; provided, that it does not impact the ecological function of the wetlands, streams and shoreline habitat. Juanita Bay and the associated wetlands to the east are the single most critical environmental feature of the neighborhood that must be protected, and thus pedestrian access requires careful planning and design. Whenever redevelopment occurs, major view corridors to the lake should be opened. Measures should be taken to significantly improve public views of the lake. The City's [Shoreline Master Program](#) contains policies and regulations to ensure that the ecological function of the lake and shoreline will be maintained and even restored where possible and that public views and access are provided.

Juanita Creek drains into Juanita Bay. It is a major fish-bearing stream that has suffered from the impacts of urbanization. Development will not be allowed to interfere or negatively impact the Juanita Creek drainage system; in fact, the streams have been and will continue to be restored and enhanced in sections through future public and private action. The Juanita Bay Park and wetland areas along Forbes Creek Drive will continue to be preserved.

There are relatively few large vacant parcels within the neighborhood so most new development will be infill and redevelopment. A major policy direction for Juanita is to protect the low-density residential areas of the neighborhood. High-density residential development is to be contained within clear and stable boundaries.

The [Juanita neighborhood](#) values its many historic structures that are landmarks to the neighborhood. The Langdon House and Homestead (1888), Ostberg Barn (1905), Dorr Forbes House (1906), Shumway Mansion (1909) and Johnson Residence (1928) are located in South Juanita. The Shumway Mansion was relocated from the [Moss Bay Neighborhood](#) when the property at its former location was redeveloped. The Malm House (1929) is located in North Juanita. If at all feasible, these structures should be preserved. See also the [Community Character Element](#).

Public services and capital facilities will be required to implement the neighborhood plan and support the community. The traffic circulation system must acknowledge the needs of the region

yet provide a safe and efficient network for the Juanita residents. The expansion and upgrading of park and recreation facilities will be necessary to be more accessible to the neighborhood.

Taken in total, these actions will create a “sense of place” for Juanita residents that make Juanita unique from other neighborhoods. The neighborhood will develop in the future aligned with its environment and strengths.

### **Draft Updated Kingsgate Vision Statement**

Kingsgate is an inviting, age-inclusive neighborhood in which all people can grow up and grow old comfortably. The predominately residential neighborhood has a strong community feel. The neighborhood is composed of a community that prioritizes inclusivity, safety, and accessibility for residents of all ages, backgrounds, and income levels, fostering a cohesive and supportive environment for everyone. Kingsgate remains affordable for the existing residents while also providing a variety of housing opportunities that meet the needs of the older population as well as future generations. Additional density is concentrated along transit routes, near amenities, and where the most infrastructure exists to support it.

Kingsgate residents, employees, and visitors value the mixed-use neighborhood commercial center as a way to meet their retail, service, and housing needs. The commercial center is recognized as a central community gathering place. The dynamic, pedestrian-oriented commercial center is complimented by a nearby community center and public library that provide a place for public events, collective activities, and cultural celebrations. These types of activities enhance the neighborhood. Future development of the Kingsgate neighborhood commercial center has highlighted the interdependent relationship between the built environment and the natural environment. The community's intrinsic appreciation of nature is honored through creative, environment-focused design principles that shape the local living and working environments within the commercial center.

Improved and well-maintained parks and open space are distributed equitably throughout the neighborhood and offer a variety of spontaneous recreational opportunities. Trees are preserved and replaced as they are removed to provide a consistent vegetative canopy throughout the neighborhood, connect greenbelt corridors and support wildlife. Public and private partnerships provide access to greenspace within Kingsgate to be appreciated and enjoyed by all.

Extensive transportation networks for pedestrians, public transit, bicycles, and vehicles prioritize safety within the neighborhood and connection to amenities, neighboring areas, and to the Cross Kirkland Corridor/Eastside Rail Corridor. Traffic is evenly distributed through well-planned road connections, with targeted traffic calming measures near schools and to address potential congestion. The neighborhood benefits from convenient, reliable and frequent transit services connecting residents internally, citywide and to regional transit networks.



**Existing Kingsgate Vision Statement (adopted in 2015)**

Kingsgate's character is predominately low density residential with a small neighborhood feel. In addition to efforts in preserving affordable housing, varied housing choices help to expand housing opportunities for all residents within the neighborhood. Local residents value the Kingsgate mixed use commercial center as a way to meet their shopping and service needs and as a community gathering place. A community center and public library provide a place for public events and activities. Improved and well maintained parks in each part of the neighborhood offer a variety of recreational opportunities. Trees are preserved or replaced to provide a consistent vegetative canopy throughout the neighborhood, connect greenbelt corridors and support wildlife.

Transportation facilities for vehicles, bicycles, and pedestrians provide extensive access within the neighborhood, to other neighborhoods, and to the Cross Kirkland Corridor/Eastside Rail Corridor. These facilities include bike greenways with signage and markers along neighborhood roads parallel to major streets. Through road connections spread traffic evenly throughout the neighborhood. Traffic calming improvements on neighborhood streets are installed as needed to ensure safety near schools, and to minimize "by-pass" traffic due to congestion along the I-405 corridor. Transit service provides frequent bus service within the neighborhood and to the rest of the City.

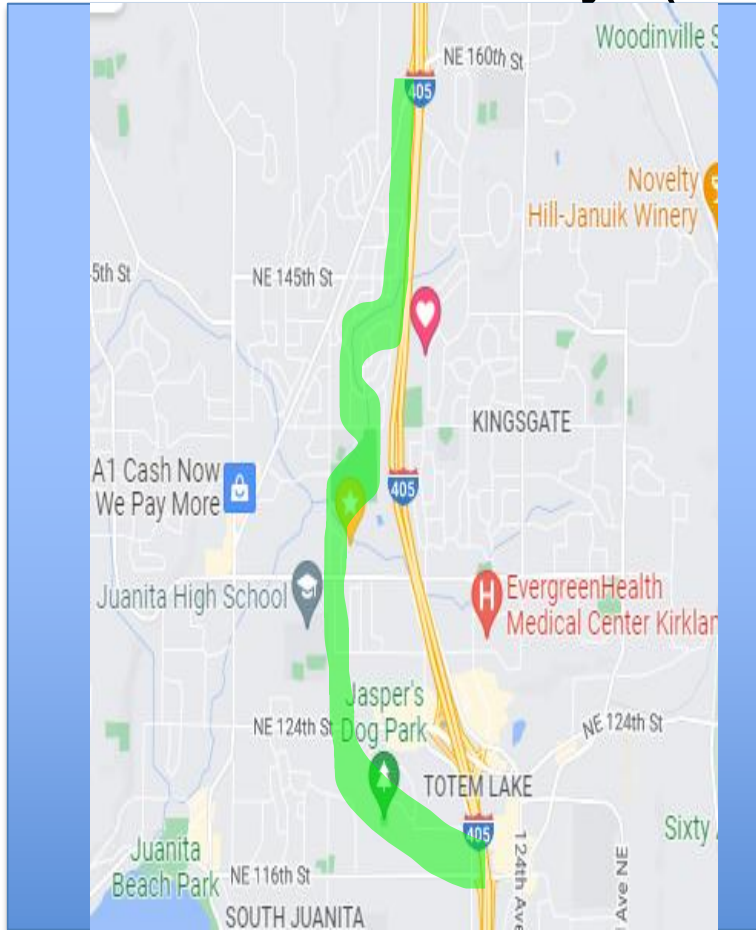


# Juanita Neighborhoods Association

Juanita Public Pathway (JPP)

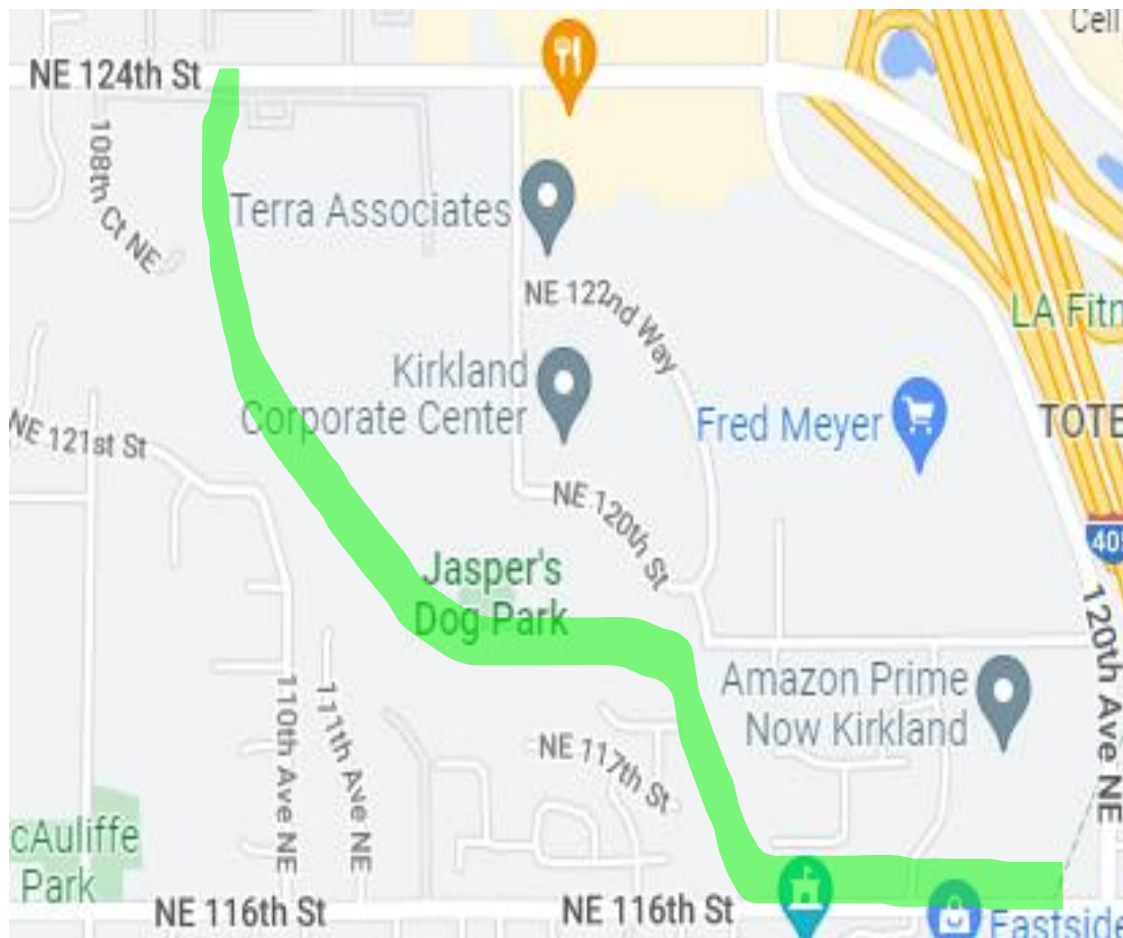


# Juanita Public Pathway (JPP)



- Sponsored by the Juanita Neighborhoods Association

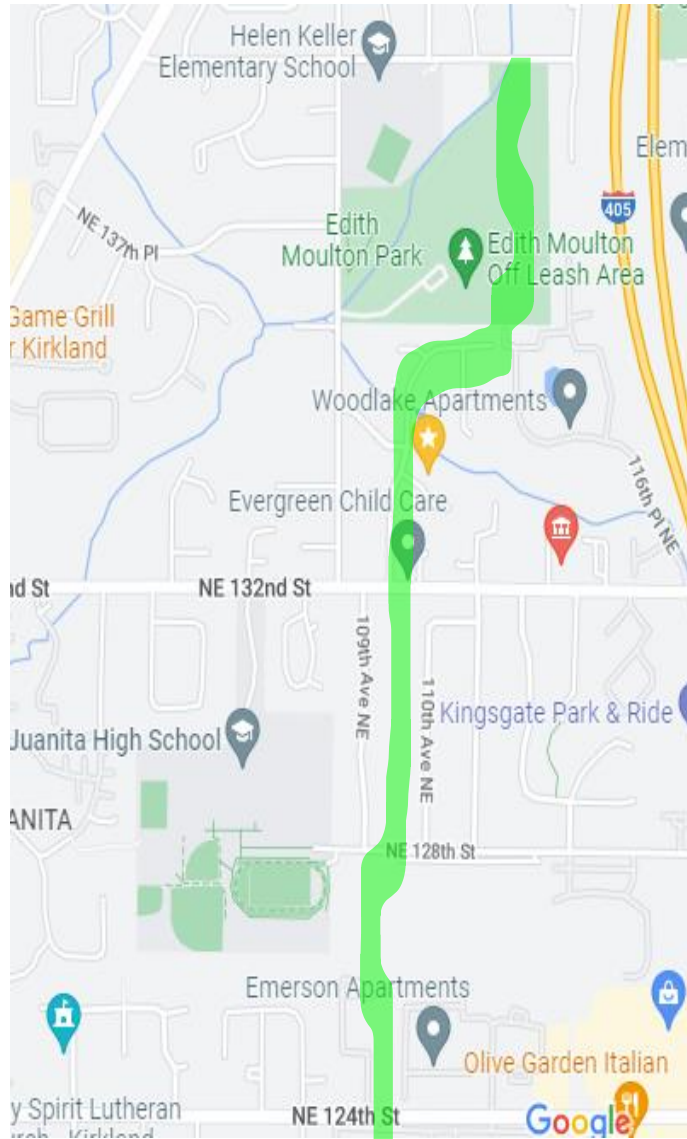
# JPP – Section A



**Connects Cross Kirkland Corridor (CKC) through Heronfield park to NE 124<sup>th</sup> Street**

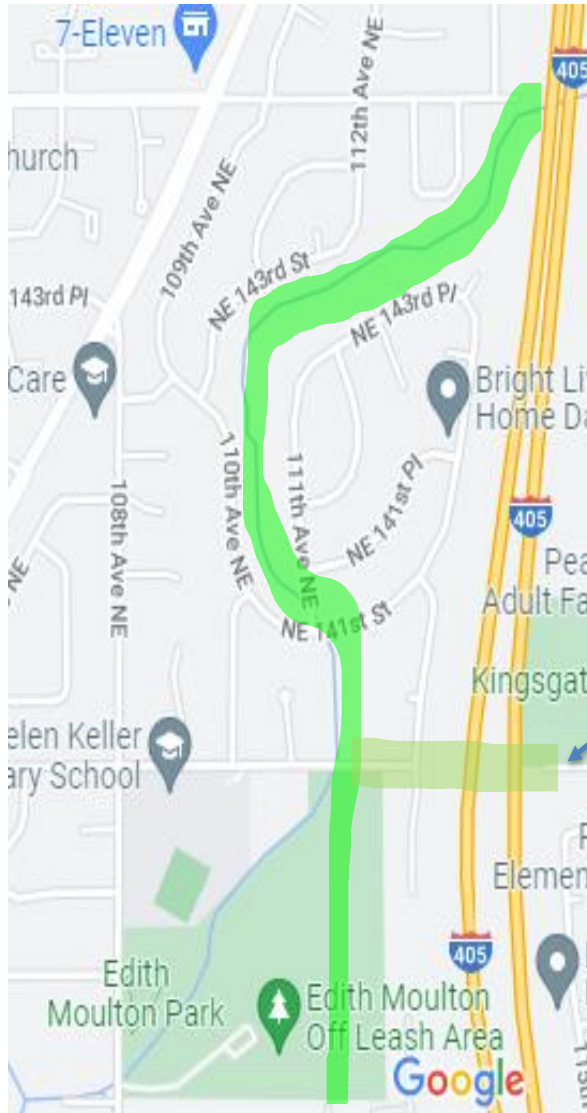
# JPP – Section B

Connects Section A at NE 124<sup>th</sup> St. alongside Juanita High School's eastern edge, then Alongside PSE's Juanita Substation's Existing path (opened to the Public), then Through Edith Moulton park to NE 140<sup>th</sup> street. This would allow JHS students access from the SE which is not now possible and generally help JHS students walk to school.



# JPP – Section C

Connects to Section B at Edith Moulton park then northward through Windsor Vista park to NE 145<sup>th</sup> St. (north edge of Kirkland)

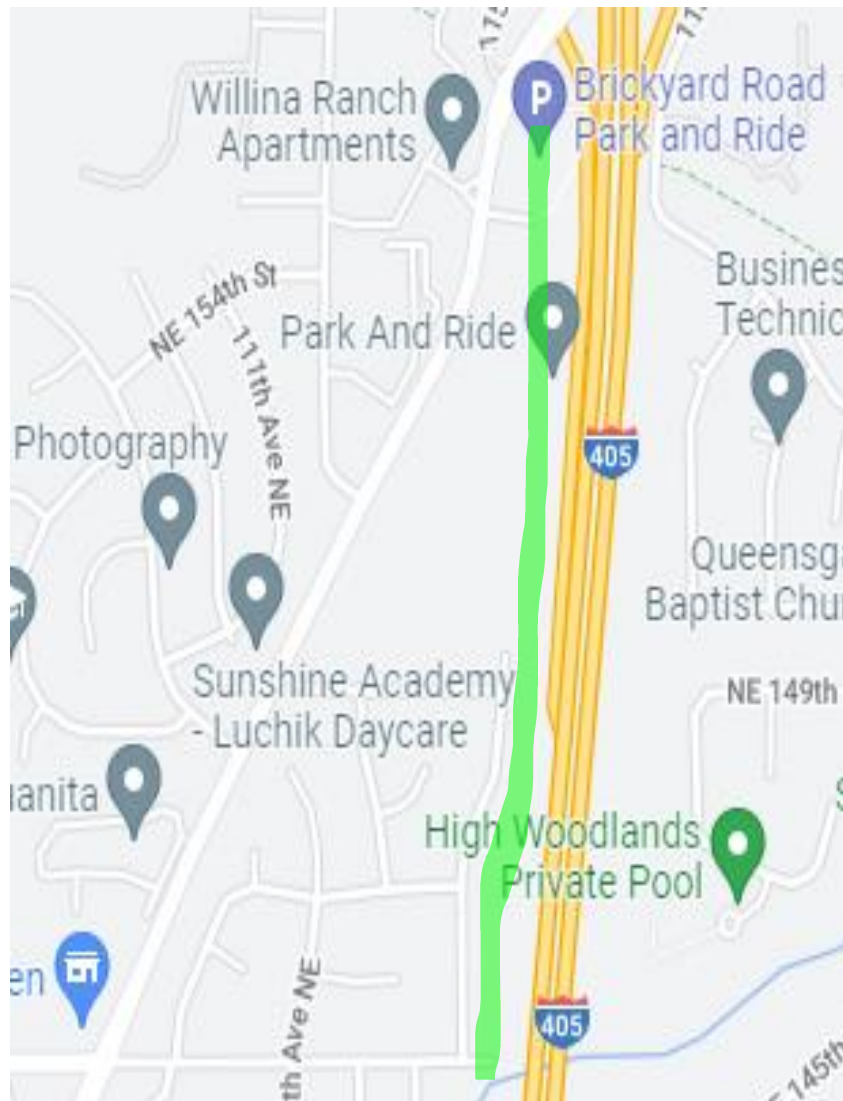


Potential Bridge over I-405 to Connect Edith Moulton And Kingsgate Parks as well as Hellen Keller And Robert Frost Elems.



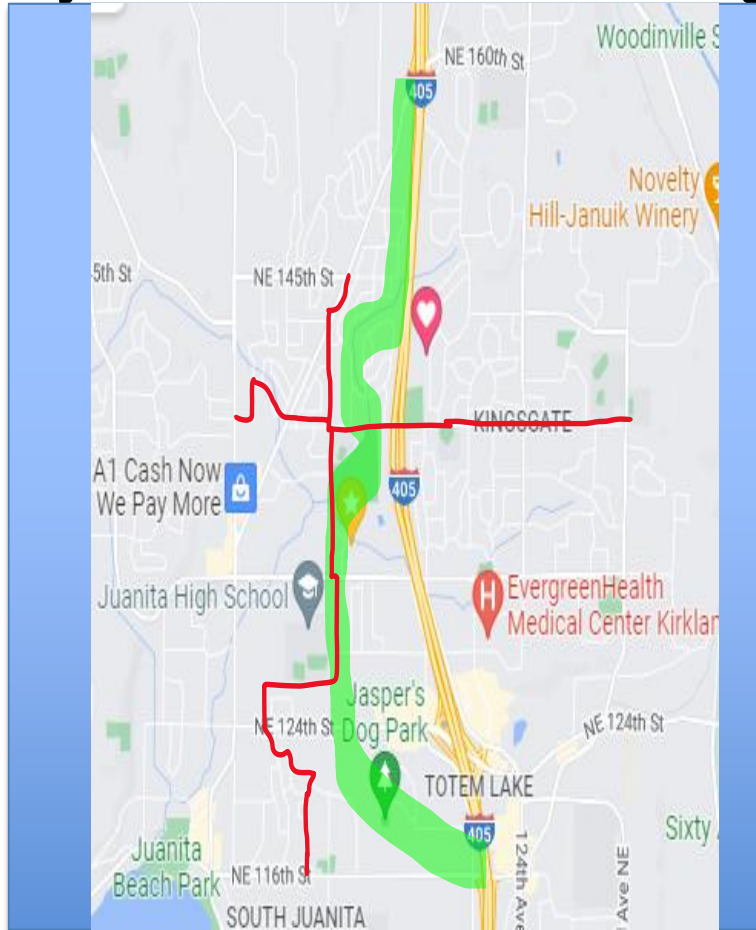
# JPP – Section D

Connects to Section C at Kirkland city boundary at NE 145<sup>th</sup> St. and continues along land all owned by Sound Transit to the Brickyard Road Park and Ride



# Greenways in red, JPP in green

Note the “Greenways” do not provide Normal paths of Travel, nor Connect logical Destinations, While the JPP Connects transit To the CKC and JHS.



- Sponsored by the Juanita Neighborhood Association



# JPP should be included in Safe Routes to School discussions

- Juanita HS is the only Kirkland school where students were killed walking to school
- Juanita HS should get priority SRTS funding as there is no safe route to and from the SE
- The JPP (Sec. A) is a proposed safe route to and from the SE of JHS



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