

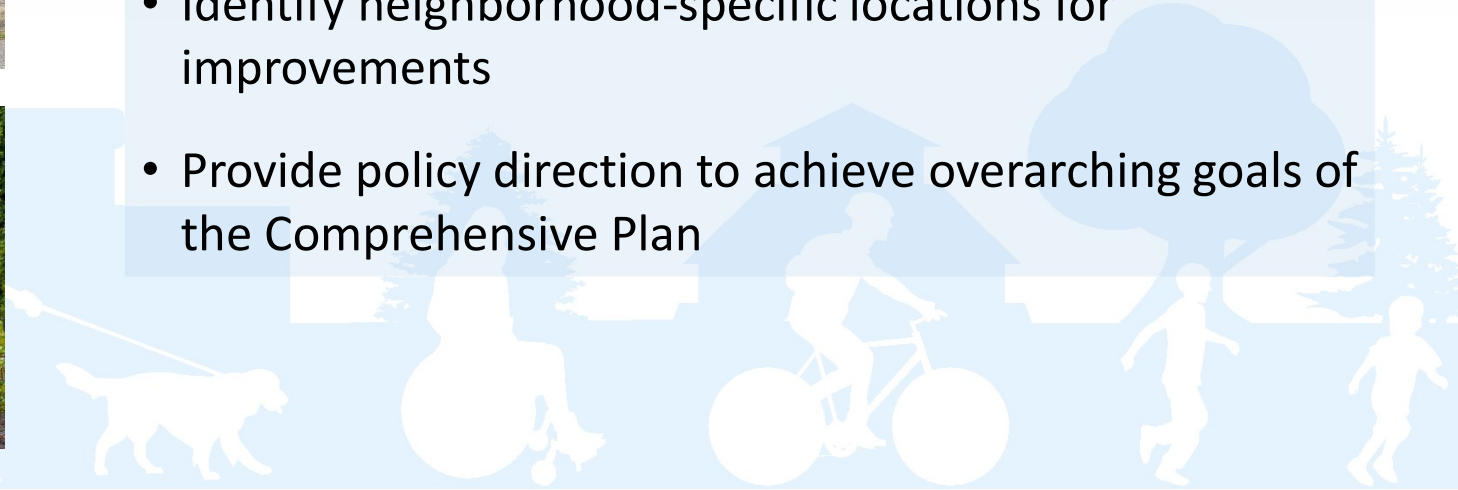


Neighborhood Plan Updates

Juanita and Kingsgate Neighborhood Plans



- Used as guiding documents for project prioritization
- Identify neighborhood-specific locations for improvements
- Provide policy direction to achieve overarching goals of the Comprehensive Plan



Community Engagement Themes

JUANITA

- Increase housing affordability and variety
- Promote active transportation
- Preserve and restore natural environment assets
- Improve traffic safety and pedestrian conditions
- Utilize areas best-served by transit for additional density
- Encourage redevelopment of the North Juanita Neighborhood Center
- Increase retail options and economic diversity in both Neighborhood Centers

KINGSGATE

- Revitalize the Kingsgate Neighborhood Center
- Improve traffic conditions through infrastructure enhancements
- Protect natural environment assets; prioritize equitable access to assets
- Provide more active transportation options
- Concentrate increased residential density strategically
- Increase access to social amenities and opportunities for community gathering



Optional Draft Juanita Plan Policies (COMMUNITY-INITIATED LAND USE CHANGE REQUESTS)



Land Use Changes: Decision Timeline



Comprehensive Plan Amendment



- Policy direction for potential zoning code amendment
- Describes vision and long-term aims for the subject area
- General language to allow flexibility as issues are studied



Zoning Code Amendment

- Development regulations
 - Height maximums
 - Parking requirements
 - Setbacks
- Consider appropriate design guidelines



Development Review

- Design Review Process
- Compliance with KZC
- Concurrency Management
- Other environmental impact mitigation

Draft Juanita Policy (Community-Initiated Land Use Change Request)



New. Policy J-16: Develop zoning standard and design guideline amendments for the JBD 4 zone that accommodate an increase in allowed height and residential intensity to support redevelopment viability and increase housing options. New standards should also include an emphasis on neighborhood-serving retail, pedestrian amenities, and active transportation connections.

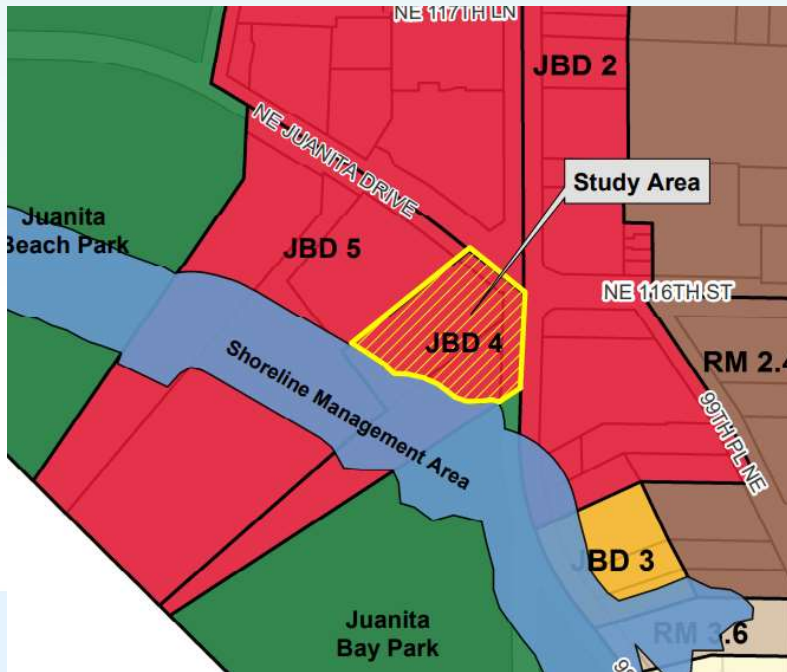
Aims to achieve:

Goal H-1: Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

Goal LU-5: Plan for a hierarchy of commercial and mixed-use areas serving neighborhood, community, and/or regional needs.

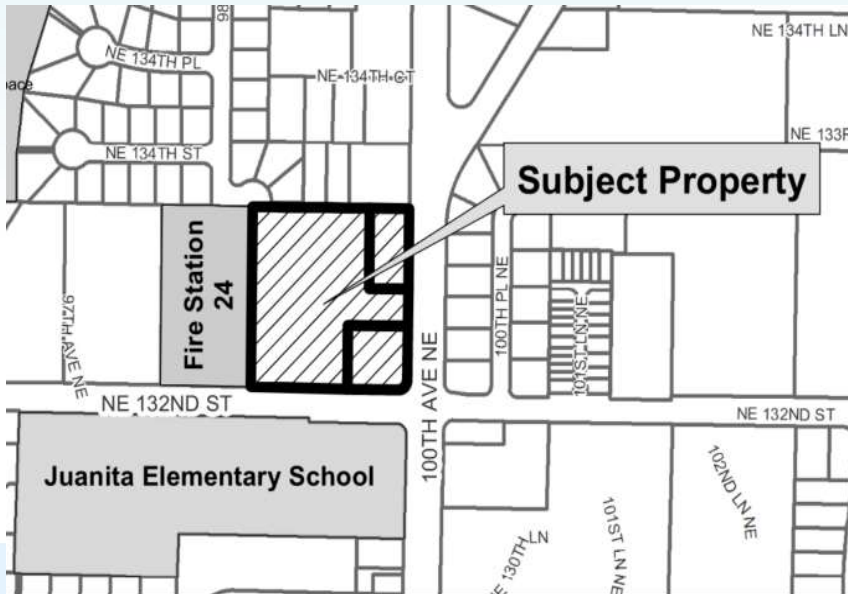


Michael's Site – 9755 NE Juanita Drive



Development Regulations	<u>Existing</u>	<u>Proposed</u>
Use	Retail (mixed-use allowed)	Mixed-use (retail/residential)
Density	1,800 sq. ft./unit	Removal of density restrictions to allow 170 units
# of units	30.49	170
Height	26'	70'
Parking	1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3+ bedroom unit	General reductions (example: parking requirements in station area)
units/acre	24.2	134.92

Goodwill Site - 9826 NE 132nd St



Development Regulations	Existing	Proposed
Use	Retail (mixed-use allowed)	Mixed-use (retail/residential)
Density	900 sq. ft./unit	Modification of Density restrictions to support 500-600 units
# of units	208	500-600
Height	35'	75'
Parking	1.2 per studio unit; 1.3 per 1 bedroom unit; 1.6 per 2 bedroom unit; 1.8 per 3+ bedroom unit	General reductions (example: parking requirements in station area)
units/acre	48.4	116.58 - 139.86

Draft Juanita Policy

(Community-Initiated Land Use Change Request)



New. Policy J-20: Develop zoning standard amendments and design guidelines for three aggregated parcels in the NW corner of 100th Ave NE and NE 132nd ST that increase residential intensity and height allowances to enable an active, transit-supportive mixed-use site with commercial opportunities, housing variety, and community gathering opportunities.

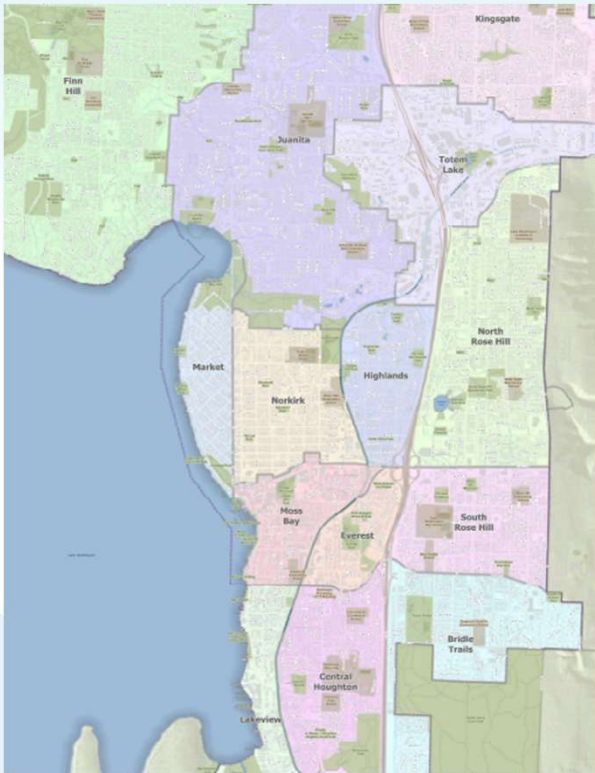
Aims to achieve:

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General Neighborhood Plan Updates



- Equity and inclusion edits recommended from K2044 Equity Review Report
- Consolidation of general historical text
- Removal of development-level policy direction
- Minor objective updates to outdated information
- Preservation and elucidation of the unique features, qualities and attributes in each neighborhood
- Changes aligned with draft Housing and Land Use policies for Planning Commission/Council directed study issues



Questions?



Public Testimony