

**Joint Meeting of Planning Commission, Transportation Commission and Park Board****January 14, 2016****Finn Hill Neighborhood Plan Discussion Comments**

Following a presentation by the U.W. Green Futures Lab, members of the Board and Commissions suggested the following issues or policies be considered in the creation of the neighborhood plan:

- Map and develop a system of pedestrian/bicycle connections within Finn Hill and to the rest of City (i.e. "goodwill hill"; Simonds Road. *See Finn Hill connections project in Capital Improvement Projects list, Transportation Master Plan*). Consider the elevation grades.
- For private open space greenbelts or storm water tracts, to what extent can they provide public access connections?
- Utilize the 10 Minute Neighborhood planning principles in determining the types of shops, services and in locating pedestrian/bike connections
- Maintain and improve bus transit circulation
  - Work with King County Metro Transit to discuss route priorities.
  - Transit routes through commercial areas are needed
  - Density in commercial areas needs to be adequate to support transit
- Juanita Drive is a regional route and therefore it is unlikely that we will see less vehicle congestion
- In commercial areas
  - Increase density to support neighborhood businesses, provide greater transit service
  - Consider up- zoning commercial areas and lower zoning density in certain areas in order to provide logical single family RSA 4-8 zoning districts designated by King County prior to annexation
  - There is public support for expanding commercial uses (zone) near Fire Station
  - Increased density will need to occur. Public will need to compromise.
- Balance maintaining community character when increasing density of commercial areas by mitigating impacts on adjacent low density single family residential uses (*Staff comment: mitigation techniques could include traffic calming, regulations limiting types of uses, noise, width of landscape buffers, architectural bulk and mass*)
- Review the Parks, Recreation and Open Space Plan to see where parks are needed in Finn Hill
- Balance maintaining views with tree retention/removal

*Staff comment: The City has a policy of not regulating protection of private property views*

- State requirements to update the City's critical areas regulations will result in an increased width of stream and wetland buffers. As a result this will reduce the amount of development on properties containing these natural features. This will as a result benefit the neighborhood.
- Keep up the good work with your public outreach process
- Seek to involve more young people in planning for the future (*the upcoming Youth Summit may be an opportunity*)
- City of Kenmore should be aware of the neighborhood planning process