



MEMORANDUM

DATE: May 5, 2016

To: Planning Commission

FROM: Janice Coogan, Senior Planner
Paul Stewart, AICP, Deputy Director

SUBJECT: FINN HILL NEIGHBORHOOD PLAN, FILE CAM15-01754

I. RECOMMENDATION

Staff recommends the Planning Commission discuss and provide direction on the following related to the Finn Hill Neighborhood Plan:

1. Executive Summary and Priorities Forum Report documenting the results of the February 24, 2016 public comments and survey results, Attachment 2 and 3.
2. Draft outline for the Neighborhood Plan prepared by the University of Washington's Green Futures Lab, Attachment 4.
3. Key issues for neighborhood plan including study areas for potential land use changes
4. Next steps, schedule and public involvement opportunities, Attachment 5

II. BACKGROUND

In April 2015 the U.W. Green Futures Lab entered into a consultant contract with the City to conduct public outreach activities and develop the Finn Hill Neighborhood Plan. The kick off for the neighborhood plan was in August 2015 when the U.W. Green Futures Lab hosted a public information booth at the O.O. Denny Festival.

In the fall of 2015, two public meetings were held with the Finn Hill Neighborhood, the first consisting of a "Listening Session" on October 15th and the second an Alternatives Workshop on November 14th. An online survey was also conducted. Three reports were produced, a **Background Report** providing background on the neighborhood a **Listening Session Report** captured the public comments from the first public meeting and survey and the **Workshop Results Report**, which documented the ideas that the workshop participants sketched and suggested. Reports are on the [Finn Hill webpage](#) on the City's website.

On January 14, 2016, a **joint meeting was held with the Planning Commission, Transportation Commission, and Park Board** to brief the three groups on the neighborhood plan process, discuss public outreach activities and public comments received to date. Green Futures Lab staff were present. Each Board and Commission member provided 1-2 key issues that they suggested be studied during the neighborhood plan. The meeting packet is available on the [Planning Commission's webpage](#). Attachment 1 contains the group's comments.

On February 24, 2016, Green Futures Lab (GFL) team facilitated a **Priorities Forum** in the Finn Hill Neighborhood where participants were asked to visit five stations to respond to questions related to neighborhood vision, parks and open space, natural environment, land use/zoning/amenities/urban design, and transportation. Representatives from the City of Kirkland Capital Improvement Program and Transportation divisions attended to answer questions about the Juanita Drive and 100th Avenue NE projects. King County Metro transit staff attended to ask participants questions related to their long range transit plan and responded to transit questions. Approximately 80 people attended the Forum which was held at the Finn Hill Middle School.

A follow up **online survey** was conducted for those who could not attend the Forum. Approximately 67 people responded to the survey. Attachment 2 is an Executive Summary of the Priorities Forum Report and Attachment 3 documents the results of the public comments received at the Forum and survey.

III. PROJECT STATUS

Since February, Green Futures Lab students have been compiling the results of the Priorities Forum and online survey, and have been preparing the outline of the draft neighborhood plan. Staff is identifying study issues based on input from the public including land use/zoning issues. These efforts are described below in more detail below.

A. Priorities Forum Report

Attachment 3 contains the results of the Priorities Forum and survey. GFL will use the public comments received from all the public involvement activities to form the basis for goals and policies in the neighborhood plan. At your May 12 meeting GFL will provide an overview of the results of the report and examples of how the comments will lead toward policy development. As a result of the extensive public comments received to date there are issues that will need further discussion with the neighborhood and Planning Commission in order to proceed with the goals and policies for the neighborhood plan (see Section IV below).

B. Summary of Community Outreach

As discussed in the Executive Summary and Priorities Report there are some priorities or themes that are emerging that are of high value to the neighborhood:

- Preserve the natural environment including the east slope, Big Finn Hill Park, south Holmes Point, wetland areas
- Preserve and acquire additional parks and natural open spaces, streams, and access to Lake Washington
- Improve connectivity throughout the neighborhood with pedestrian trails, improvements to sidewalks, crosswalks and bike routes
- Designate a “Green Loop” for walking, wildlife protection, preservation of wooded areas
- Improve and intensify the existing commercial areas; may be willing to accept some additional height
- Maintaining low density residential areas and consider lowering density in certain areas such as RSA 8 zones

- Improve storm water management problem areas
- Consider expanding the Holmes Point Overlay zone and strengthen the regulations such as enforcement of tree retention requirements
- Improve transit service in the neighborhood
- Manage development on steep slopes and geologically hazardous areas to prevent erosion
- Desire for a community center perhaps at the old fire station

C. Draft Neighborhood Plan outline

Attachment 4 is a draft outline for the Neighborhood Plan prepared by Green Futures Lab. The format is divided into topic areas, lists main issues and will contain goals, policies and maps. The next step will be to bring the draft goals and policies for a study session with the Planning Commission on June 9th. Staff and GFL team would like your thoughts on the draft outline in order to proceed to the draft plan.

IV. Key Issues

As a result of the various public engagement workshops, surveys and comments, staff and GFL have identified a preliminary list of the study issues for the neighborhood plan. Page numbers or map figures tie each issue to sections of the Priorities Forum report. Staff and GFL wanted you to be aware of these and if there are additional topics you think we should study let us know.

- **Vision Statement Chapter 1-** An overarching draft vision statement for the neighborhood has been crafted by GFL based on public input (see Attachment 4 page 3).

Questions

- *The neighborhood will need to weigh in to determine if the draft vision statement encompasses the values and vision of the community.*

- **Parks and Open Space Chapter 2-** Preserving and expanding parks and open space is a high priority for the neighborhood. The public identified property where additional parks and open spaces are desired beyond what is listed in the PROS Plan and Capital Improvement Program (CIP) discussed in the Land Use/Zoning Section below and in the Forum report on pages 56-58. In addition, the Parks Department is applying for a grant to purchase additional land south of the Juanita Heights Park. If successful this would be one step closer to be able to piece together a pedestrian connection from the shoreline up to the top of Finn Hill which is a strong value by the community.

Connectivity to parks, recreation, open space and Lake Washington are an important value to the neighborhood. The public has expressed the desire to create a "Green Loop" where natural areas should be preserved, contain pedestrian connections and trails (shown in Forum report on page 12).

Questions

- *Should the lands identified in the report for potential acquisition by the City be included in the Plan even though they are privately owned?*

- *What is the purpose of the Green Loop and how would it be developed or implemented?*
- *How can access to the shoreline be improved?*

- **Natural Environment/Holmes Point Overlay Chapter 3- Related** to the above section maintaining natural areas, wildlife protection and tree canopy is a high priority for the neighborhood and a reason why there is added protection with the Holmes Point Overlay regulations. Unique to the Finn Hill neighborhood are the Holmes Point Overlay Zone regulations that provide an increased level of environmental protection for the Holmes Point area by limiting lot coverage, preserving natural vegetative areas and tree retention (see p. 25). A large proportion of the neighborhood's natural streams and forested corridors are in public ownership in park land. However, other steep sloped, stream ravine areas are in private ownership.

Questions

- *Some comments express that regulations in the Holmes Point Overlay zone are not being implemented correctly or enforced by staff (e.g. tree removal). These comments may be responding to the fast pace of development occurring in the neighborhood or zoning density. Staff may also have suggestions for clarifying the regulations as well. It would be helpful to have specifics from both the public and staff on the specific changes that are desired.*
 - *Some people believe that the Holmes Point Overlay boundaries should be expanded (see p. 26-27), include the entire neighborhood or the regulations strengthened. If so where? The purpose of the HPO regulations should be revisited.*
 - *Goat Hill- Public comments expressed concern about the high erosion hazards, vehicle safety because of the narrow streets, and small lot development patterns in Goat Hill. Should there be specific policies and regulations for this area?*
- **Transportation/Mobility Chapter 4-** The newly adopted Transportation Master Plan identifies City-wide motorized and non-motorized priorities and projects including for Finn Hill.

Questions

- **Transit** p. 52- *How can transit access be improved throughout the neighborhood and what transportation improvements are needed to reduce traffic congestion, provide travel options and improve pedestrian safety? (Beyond what is in the TMP? Note: King County Metro determines transit routes).*
- **Bike Routes** p. 39- *Participants designated priorities for bike routes in Finn Hill. These will need to be compared to the City wide system to determine their feasibility.*
- **Pedestrian Connections** p.45- A high priority for the neighborhood is providing a system of pedestrian connections throughout the neighborhood especially from Lake Washington to the top of Finn Hill. Participants identified where pedestrian connections and trails are

desired of which many of these locations traverse private property or along stream corridors.

Questions

- *Where should pedestrian trail connections be located throughout the neighborhood needs further study and agreement with the City and neighborhood.*
- **Transportation/Traffic Congestion** p. 50- Participants are concerned about commuter traffic congestion through the neighborhood, limited access in and out of the neighborhood, and unopened street connections. *Note: The Juanita Quick Wins, 100th Avenue NE and other CIP projects for crosswalks and intersection improvements should help.*

Questions

- *Are there other specific transportation projects that are desired that are not included in the Transportation Master Plan and CIP program?*
- **Surface Water Management-** *What surface water improvements can be implemented (Beyond or in concert with what is listed in the Surface Water Master Plan, CIP program and regulations)?*
- **Zoning/Potential Land Use Changes Chapter 5** –Public comments have questioned why there is a patchwork of zoning districts in Finn Hill. People have also raised concern about the fast pace of development in Finn Hill, increased density, smaller lots and neighborhood character as a result of development in the RSA 8 zones. Many have requested the City change zoning for the RSA 8 areas to RSA 6 or RSA 4. Chapter 5 of the Priorities Forum report p. 56 identifies those areas where some have suggested zoning changes to a lower zoning density or to be purchased for park or open space land.

Questions

- *Why is there a patchwork or islands of zoning districts in Finn Hill?*
- *What is the appropriate zoning classification for certain parcels? Some people reduced density throughout the neighborhood.*
- *Should property in the RSA 8 zones be reduced in density to create larger lot sizes?*
- *Should other areas be studied for changes in zoning?*

In response, staff is in the process of studying land use and zoning regarding issues such as where zoning could be combined to reduce islands of zoning, where there have been public comments or requests for an increase or decrease in density (see Priority Forum report p. 56). Staff is also considering evaluating the boundaries for the two commercial areas as a result of public comments. As part of this effort, staff has conducted an updated capacity analysis, undertaken GIS mapping and conducted site visits.

Capacity Analysis

As part of the 2035 Comprehensive Plan update, a city wide capacity analysis was conducted. The purpose of a capacity analysis is to estimate the development potential to determine if there is adequate land to meet future growth targets. The adopted Land Use Element in the Comprehensive Plan directs the majority of future growth in Kirkland to the Totem Lake Business District, Downtown and other mixed use residential and commercial districts however new development will naturally occur all over as a result of current zoning. In January 2016 an updated capacity analysis was prepared using 2015 data and vacant and further developable parcels mapped.

To summarize how development capacity was calculated for single family, development potential was based on whether there is sufficient area within a parcel to create one or more additional parcels compliant with the minimum lot area/dwelling unit allowed by the applicable zoning (see table below). To reflect the challenges of building on steep slopes, on lots with more than 50% of the lot area containing slopes of 40% or greater, the area containing those steep slopes was subtracted from the existing parcel size before calculating development potential. A discount factor for environmentally sensitive areas was also applied to account for wetlands and streams where development is limited.

The table below shows the existing and potential new development capacity for Finn Hill. The results show that under current zoning, Finn Hill has capacity for new development (an additional 213 jobs and 1,731 housing units):

Finn Hill Capacity Analysis 2016		
	Existing	New Development
Commercial Sq. Ft.	84,525	3,252
Office Sq. Ft.	20,267	22,207
Industrial Sq. Ft.	3,928	0
General Employment	360	95
Home Occupation Employment	420	118
Special Cases Employment	103	103
Total Employment	883	316
SF Residential	5,252	1,632
MF Residential	876	99
Total Units	6,128	1731

Zoning Basics in Finn Hill

At time of annexation in 2011, the City adopted the zoning and associated density established in unincorporated King County. A copy of the Zoning Map can be viewed on the City's website [here](#). King County allowed a broad range of low density single family residential from four to eight dwelling units per acre. The Zoning Map for Finn Hill includes the RSA 4, RSA 6, and RSA 8 zones. The majority of shoreline areas contain RSA 6 zoning with smaller pockets of RSA 4 or RSA 8 zones with or without the Holmes Point Overlay. By comparison, the majority of low density residential in the other parts of Kirkland averages 6 dwelling units per acre (equates to 7,200 sq. ft. lots). Medium and high density multifamily zoning generally surrounds the two commercial areas or along major streets.

The table below summarizes the basic zoning requirements for detached dwelling units in low density zones in Finn Hill from Chapter 15 of the Kirkland Zoning Code.

Zoning Regulations in Low Density Zones					
Zoning District	Maximum units per acre or density **	Minimum Lot Size	Maximum Lot Coverage	Floor Area Ratio	Max Building Height *
RSA 4	4 dwelling units per acre	7,600 sq. ft.	50%	50% of lot size	30 feet above Average Building Elevation
RSA 6	6 dwelling units per acre	5,100 sq. ft.		50% of lot size	
RSA 8	8 dwelling units per acre	3,800 sq. ft.		50% of lot size ***	

* Except in Juanita Beach Camps Plat on Goat Hill maximum building height is 35 feet above average building elevation.

**Road dedication and vehicular access easements or tracts may be included in the density calculation but not in the minimum lot size per dwelling unit.

*** In RSA 8 zones F.A.R. may be increased up to 60% of lot size for the first 5,000 sq. ft. of lot area if the roof form is peaked (4/12 pitch).

Notes:
 Additional regulations may apply to parcels located along the shoreline, see Chapter 83
 Additional regulations may apply to parcels located within the Holmes Point Overlay, see Chapter 70.

Land Use/Zoning Study Areas

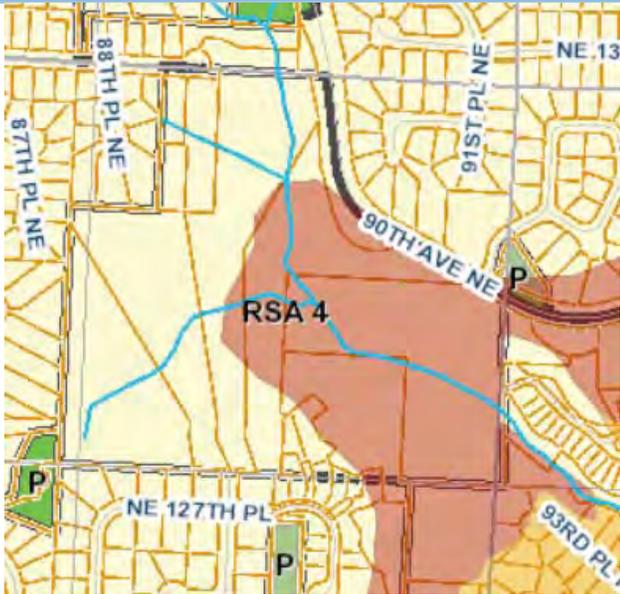
Below is a preliminary list of study areas that could be considered for potential zoning changes. Existing conditions, sensitive areas, topography and options for zoning changes are described. Any land use changes would need to be supported by policy language in the Neighborhood Plan. A public participation process and public notice would be necessary as required in the Zoning Code through a Process IV review process. These study areas have yet to be discussed in a public forum, nor have the property owners been notified. Staff will bring back to the Planning Commission options for consideration and recommendations for each area at a later time. For now it would be helpful to have some preliminary guidance as to which areas should move ahead for further study.

In studying these zoning districts staff is considering the following information:

- existing vacant and underdeveloped land
- proposed development permits
- existing development pattern
- surrounding lot sizes
- consistency with similar density and development pattern in other areas of the city
- environmentally sensitive areas such as high landslide, steep slopes and ravines, streams and wetlands
- street network and infrastructure, proximity to transit or arterials/collectors
- available services within walking distance
- citizen amendment requests previously submitted that were put off until the Finn Hill Neighborhood Plan study, such as Mr. Heally request to rezone his three parcels located at 8506 NE 129th PI in the RSA 4 zone to RSA 6 (see section E below)

Staff will also be able to provide a summary of the development potential (vacant and redevelopable properties for each of the identified study areas).

Residential Areas-

<p>A RSA 4 area east side of Juanita Dr. to include in Big Finn Hill Park (see Forum Report, p. 56, Map 1, identified as Z1).</p> <ul style="list-style-type: none"> • Four parcels; contain stream. • Surrounded by Big Finn Hill Park on three sides <p>Options: Public comments desire City or King County to purchase parcels for parkland.</p>	
<p>B RSA 4 area west of Simonds Road (see Forum report p. 56, Map 1 identified as area Z.2) (discussed in more detail in section 6 below).</p> <p>Parcels contain steep sloped high landslide hazard ravines and streams.</p> <p>Options: Public comments desire City or King County to purchase parcels for parkland</p>	
<p>C RSA 4 area on Goat Hill between Juanita Dr. and NE 116th Pl east of 85th Avenue (see Forum report p. 56, Map 1 identified as Z4).</p> <p>Options:</p>	

Public comments desire City to purchase parcels for park or open space.



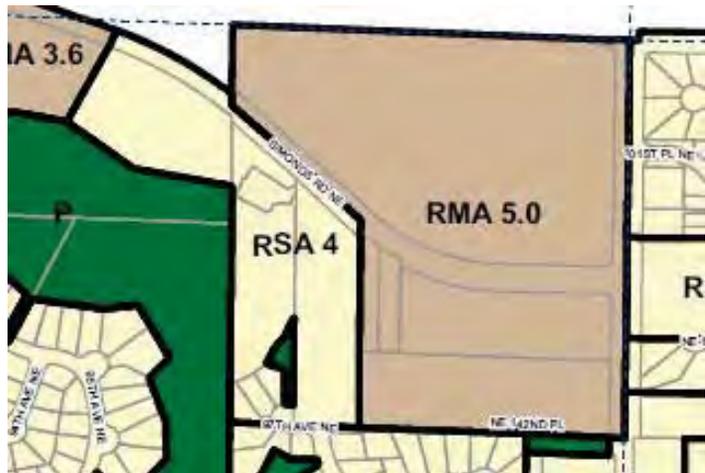
D RSA 4 zone south of Simonds Rd/ east of 100th Ave

- 3 parcels
- steep slopes, ravine, and stream to the south

Options:

- Keep as RSA 4 because of environmental constraints
- Change to RM 3.6
- Change to RMA 5
- Add policies to allow attached not stacked units, cluster to preserve slopes, affordable housing etc.

● Parcel along Simonds Rd- Chaffey submitted a CAR request to RM 3.6. PC/City Council decided to defer studying CAR request with Finn Hill plan.



<p> Bristol 9 lot subdivision/SAR request submitted with access from 97th Ave, SUB16-00598.</p>	
<p>E. RSA 4 zone by Carl Sandburg</p> <ul style="list-style-type: none"> • RSA 4 area is located on top of hill. Good street grid surrounding Carl Sandburg Elementary school. • Surrounded by RSA 6 to the west and east. • Existing lots in this area meet RSA 6 minimum lot size requirement of 5100 SF. • Other Schools are located in the RSA 6 zones. <p>Options:</p> <ul style="list-style-type: none"> • Keep as RSA 4 • Change to RSA 6 same as surrounding RSA 6 zoning. • Kevin Healy submitted a CAR request in 2013 and located in this area.  Healy owns three lots part of larger plat approved with larger lots than RSA 4 	
<p>F. RSA 8 zoned areas</p> <p>There are pockets of RSA 8 zones all over the neighborhood. The following</p>	

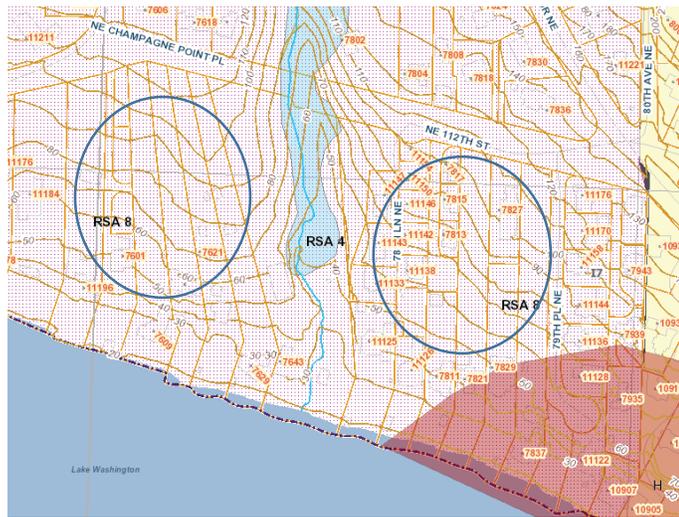
are a sampling of the key study areas.

-RSA 8 area along shoreline between Champagne Point Pl and 80th Ave N

- Lots in this area are narrow with steep slopes; in the Holmes Point Overlay (HPO) area that require greater tree preservation making developing at the 8 dwelling units per acre challenging.
- A portion of the zone contains high landslide hazard slopes.
- Because of shape of lots, steep slopes and HPO regulations, typically new development is lower density than zoning allows.
- Other sections of shoreline are RSA 6 zoning.
- If changed to RSA 6 several lots would become non-conforming with minimum lot size requirement.

Options:

- Keep as RSA 8, HPO
- Change to RSA 6, HPO consistent with other shoreline areas in Finn Hill.

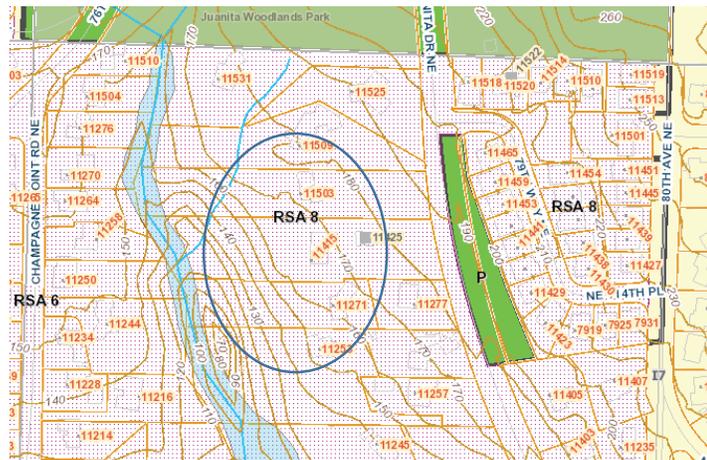


G -**RSA 8** area between Champagne Point Rd NE and Juanita Dr. south of Juanita Woodlands Park and north of the area discussed above.

- Island of RSA 8 surrounded by RSA 6. Directly across Juanita Dr is a subdivision in the RSA 8 zone. RSA 8 density seems high with constraining environmental factors.
- Larger parcels with steeped sloped ravine containing Champagne Creek drainage system (within RSA 4 HPO) that flows into Lake Washington and RSA 4 zoning along shoreline.
- RSA 4 would be consistent with other similar steep sloped areas containing high landslide hazard soils and streambed ravines.

Options:

- Keep as RSA 8 with HPO
- Change to RSA 6 with HPO.
- If area to the south is rezoned to RSA 6 and this area was RSA 6 it would result in the entire area around the stream corridor as RSA 6



H -**RSA 8** area located between NE 124th St/NE 126th Pl and Juanita Dr to 86th Ave

- This area is seeing increased development activity raising concerns about small lot sizes and dense development pattern.

<ul style="list-style-type: none"> Area is flat and contains good street network to support RSA 8 zoning. <p>Options: Keep as RSA 8 Rezone to RSA 6 consistent with surrounding zoning</p>	
<p>I. -RSA 8 area at NE 120th ST between 84th Ave and 80th Ave</p> <ul style="list-style-type: none"> Public comments request to reduce density. This island of RSA 8 is on generally flat land. Area is largely developed except for remaining parcel on the west side. <p>Options: Keep as RSA 8 consistent with surrounding development. Rezone to RSA 6 consistent with surrounding development.</p>	

Commercial Areas-

Public comments expressed the desire to see the two commercial areas redeveloped in the future to increase the amount of local services, provide gathering spaces, open space, improve the architectural design of the centers. There was a willingness to accept additional height at both commercial areas such as 1-2 stories at Plaza Garcia or 3-5 stories at Inglewood shopping center. The Forum report on p. 58 discusses the comments and priorities including expanding boundaries and the kind of development people would like to see. Issues to be discussed are described below.

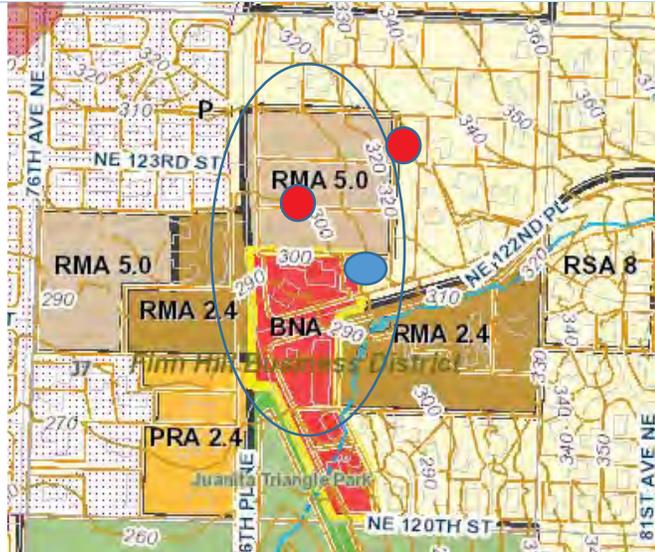
Questions

- What is the long term vision for the two commercial areas?
- What kind of development would the neighborhood like to see in the future with regard to mix of uses, building height, pedestrian amenities and architectural design?

- *Public workshop comments suggested expanding BNA boundary to include parcels to the north of Plaza Garcia Area. Should the boundaries of the commercial area be expanded to the north, east, or west?*
- *Should the RMA 5.0 parcels to the north be rezoned to BNA?*
- *Should two parcels to the east change from RSA 6 to BNA or RM 5.0?*
- *Should the parcels to the west be rezoned from PRA 2.4 to BNA?*
- *Is there adequate demand for commercial uses to expand boundary to the north?*

J. BNA (Plaza Garcia Commercial and RMA 5.0
 area located north of BNA area on Juanita Dr. at NE 122nd ST (north of BNA area).

- Commercial lots in the BNA are small
- The three parcels to the north zoned RMA 5.0 contain single family homes and have the potential for redevelopment. They are owned by three family members. ●
- Multifamily is a good transition to the surrounding low density residential.
- A fourth parcel is owned by a family member and located at 7834 NE 122nd Pl. Because of the common ownership it makes since to be sure all parcels are the same zone. ●
- To the east is a single family zoned parcel (RSA 6) at 7830 NE 122nd Pl located next to two cell towers in the BNA zone. This parcel was the subject of the Hoerth CAR request submitted in 2013 to



<p>change the parcel to commercial use as an office. The property has since changed been sold and no longer owned by Hoerth.</p> <ul style="list-style-type: none">• To the west across Juanita Dr. are is Fire Station 25, an office building and multifamily zoned parcels that are unlikely to redevelop in the near future.	
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Split Zoned Parcels-

There are a few parcels in the neighborhood for whatever reason have split zoning. As a follow up to the neighborhood plan the zoning boundaries on these parcels should be adjusted. As with other legislative rezones the Zoning Code requires the property owner and public notice be provided and public notice boards be installed. Staff will come back a future time with a map showing where the split zoned parcels are and a recommendation for how to proceed.

V. Next Steps

Staff and GFL plan to bring back to the Planning Commission a draft neighborhood plan on June 9 for discussion. It is likely two study sessions will be needed to discuss the policy direction. A public open house is tentatively scheduled in the fall to present the draft plan for public input followed by a public hearing. See Attachment 5 for revised schedule.

VI. Attachments

1. Comments from January 14 joint meeting.
2. Executive Summary of Priorities Forum and survey
3. Priorities Forum and Online Survey public comments and report
4. Draft outline for Neighborhood Plan
5. Revised Schedule

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

THE FINN HILL NEIGHBORHOOD PRIORITIES FORUM + WEB SURVEY RESULTS

Executive Summary

Introduction

On Wednesday February 24th, 2016 the Finn Hill Neighborhood Plan Priorities Forum was held at the Finn Hill Middle School Commons. Residents were invited to list their priorities and provide feedback at five stations. Questions at these stations were based on previous feedback gathered from the community Listening Sessions, Web Survey, and Alternatives Workshop.

The stations included a variety of ways for people to give direct input, such as marking on maps and filling out questionnaires. The stations were also each staffed by Green Futures Lab and City of Kirkland personnel so that attendees could ask questions and engage in discussion. Questions and maps were crafted to focus on facilities and policies that are beyond what is already in adopted Kirkland plans and policies.

The stations were:

1. Vision Statement: Provide feedback on potential statements to include in Finn Hill's Neighborhood Plan;
2. Parks and Open Space: Questions about pocket parks, recreation, and open spaces;
3. Natural Environment: Questions about tree preservation including the Holmes Point Overlay, stormwater, habitat connectivity, and wildlife;
4. Zoning, Amenities, and Urban Design: Included questions about downzoning in residential areas and possible development in Inglewood and Plaza Garcia; and
5. Transportation: Questions about safety and sidewalks, bike routes, trails, public transit and traffic.

As a follow up for people who could not attend the forum, or who did not have time to provide feedback at all the stations during the forum, an anonymous web survey opened the following week and was available through March 27th, 2016. The following sections highlight the main points gathered from each station. We received 67 responses from the web survey, and a similar number attended the Forum. Specific results are presented in the Finn Hill Neighborhood Forum + Survey document and are summarized below.

Outcomes from Priorities Forum and Web Survey

1-Vision Statement

Based on feedback from participants to the previous Forum, we presented five vision statement options to Finn Hill residents and asked them to indicate which they supported.

The five vision statements discussed:

VS1. Parks and natural areas are the stars of Finn Hill and considered as resources of high value that create important wildlife and recreation connections. There are deep connections with – and care for – the natural environment, parks and open spaces, the neighborhood’s tree canopy, streams and Lake Washington. Preserving and improving natural space connectivity wherever possible is a major goal for Finn Hill.

VS2. Along with preserving the existing character of the neighborhood, comes the wish to mostly keep density low. When necessary, the development of multi-family zones should be mostly in and adjacent to neighborhood commercial zones in order to avoid high-density development in low density areas. Improving and intensifying the existing commercial centers – rather than building new ones – makes more sense in the context of Finn Hill.

VS3. Finn Hill mobility is currently based on individual motor vehicle use, although the existing trails and bike networks are much appreciated and warrant a need for further development. There is also a need for better connectivity up/ down hills and towards key facilities (schools, shopping center etc). Mobility goals for Finn Hill are 1) to form a safe network of sidewalks, trails, bikeways and crosswalks where walking and cycling are safe, making them the first choice for many trips and 2) public transit alternatives are provided.

VS4. Finn Hill is a place for passive recreation, tranquility, oneness with nature, where the quietness of parks and residential areas are greatly appreciated. Preserve the existing character of the neighborhood.

VS5. Finn Hill needs a cultural and social center, that could be achieved by establishing specialized cultural or recreational facilities such as a community gathering place, cultural center, nature center, etc.

Generally, the two groups agreed on which vision statements they supported for inclusion in the neighborhood plan. The strongest support for inclusion was for the vision statement concerning parks and natural areas and their importance to the Finn Hill neighborhood. This preference is

evident throughout these results, and was also prominent in the Listening Session, the Neighborhood Workshop, and the previous web survey.

The desire to keep density low also found strong support for inclusion, although the web Survey responses were more strongly in favor of keeping density low than those attending the forum. This preference to keep density low is also evident in the zoning section of this report and was observed during the Alternatives Workshop.

The majority of respondents from both the forum and web survey supported including the vision statement concerning mobility and expanding the existing trails and bike network. Support for including the statement discussing preserving the existing character was split. It is possible that the content of this statement overlaps too much with the others and that residents chose the more specific statements instead.

Less than a third of respondents voted for inclusion of the cultural and social center vision statement, suggesting that this statement does not have overwhelming support from the community, but is desired by some.

2-Parks and Open Spaces

In this section of the Forum and Survey, residents were asked to participate in several activities focusing on Green Loop implementation priorities and uses, and new parks policies and uses. The Green Loop concept arose early in the public participation process.

Green loop + Spurs: Segment priority and uses

- The Green Loop has widespread support from the neighborhood. Walking, wildlife protection and natural preservation were the most commonly desired activities in all segments of the Green Loop across Finn Hill.
- Hiking and biking are mentioned often as being important activities in the segment of Juanita beach-Juanita Heights-Juanita Woodlands-Big Finn Hill Park.
- Conflict between pedestrians and bikes is a problem on narrow trails.
- People have differing opinions on the use of dog walking areas.

Uses for New Parkland

As indicated by residents during the public participatory events, the northeast part of Finn Hill needs additional parks. At the forum and survey, residents were asked what kind of uses would they like in new park space in the Northeast part of Finn Hill.

- In potential new park spaces, people would like to have opportunities for walking and nature observation, as well as playground facilities. More survey respondents than forum participants would like playgrounds, suggesting that more people with children responded to the web survey than attended the forum.

Residents were also asked to indicate support for the following policy:

“A goal of the Finn Hill Neighborhood Plan is to provide a park within .25 mile of each resident in the North Finn Hill Area.”

- While most people agree with the above statement, there is concern about its feasibility.

3-Natural Environment

The Natural Environment Station asked participants at the forum and in the survey to weigh in on environmental concerns and potential policy that emerged in prior community meetings and surveys. Specifically, participants provided feedback on stormwater issues, potential changes to the Holmes Point Overlay, opportunities for neighborhood nature preservation, and potential policies.

As a result from the participatory process, it is clear that Finn Hill residents value the natural environment and that preserving the natural environment must be a priority for the Finn Hill Neighborhood Plan.

Stormwater

- Participants both at the forum and in the web survey had suggestions about potential stormwater concerns. Areas near Denny creek and on the east slope of Finn Hill were frequently mentioned.

Preservation Priorities

- Overall, the top areas that Finn Hill residents would like to prioritize for preservation are:
 - 1. the East Slope open space,
 - 2. Big Finn Hill Park,
 - 3. South Holmes Point, and
 - 3. Wetlands (tied).
- These areas overlap with stormwater concerns, steep slopes, and Green Loop implementation priorities, suggesting priority areas for Finn Hill to focus on.

Holmes Point Overlay

- Residents both at the forum and in the web survey favored expanding and strengthening the Holmes Point Overlay. Some residents suggested leaving the HPO as is, while a minority favored reducing the HPO.
- Residents in favor of expanding and strengthening the HPO are concerned about tree canopy and developers adhering to existing regulations.
- Both forum and survey results suggest that south Finn Hill and immediately east of the current HPO boundary are areas to consider for expansion.

Environmental Policy

- Forum and survey participants (90 in total for this set of questions) were overwhelmingly in favor of policies to protect and enhance the natural environment. Residents also supported policies requiring new development to preserve and enhance the ecosystem. This strong, positive response underlines the importance of the Natural Environment to Finn Hill.

Areas of Overlap

- Concerns about development's impact on the natural environment were frequently heard. This suggests an important role for zoning and urban design for integrating preservation into (re)development.
- The importance of the East Slope area for preservation is mirrored in preferences expressed about the Green Loop.

4-Mobility

At this station, several mobility options compiled from comments voiced by Finn Hill residents during previous community meetings and workshops were presented. Participants who visited the Mobility Station at the forum or completed the web survey were asked to share their priorities regarding public transit (routes, bus stops, shuttle stops), bike routes with typologies, sidewalks with typologies, intersections and trails.

Public Transit

- Route 2 (Juanita Drive) was ranked as the highest priority route in need of public transit services.
- Route 1 (Holmes Point Drive) received the lowest priority rating as it is located in a less populated area and is rural roadway. Residents expressed some interest in this route but

were realistic about the low ridership numbers. People also liked how this route would bring people to O.O. Denny Park especially during the summer months.

- Residents prioritized north-south routes along main arterials, east-west corridors that connect to main arterials within the neighborhood and connections to larger transit hubs and park-and-rides outside of Finn Hill.
- The top four bus stop priorities are located at major intersections. Two are near commercial areas along Juanita Drive (Juanita Drive and NE 141st ST at Inglewood; Juanita Drive and NE 122nd PL at Plaza Garcia). The other two are located near schools (NE 141st ST and 84th Ave NE near Henry David Thoreau Elementary and NE 132nd ST and 84th Ave NE near Finn Hill Middle School).
- The number one shuttle stop priority was for service to Juanita Beach Park.
- Two shuttle stop priorities matched bus stop priorities along Juanita Drive at the two commercial areas.
- Participants expressed interest in increasing public transit services but also voiced concerns regarding lack of density and ridership numbers to support fixed routes.
- Participants from both the forum and the survey showed strong preference for bus routes along main arterials (Juanita Drive, 100th Ave NE) and along streets that connect to main arterials (NE 141st ST, NE 122nd PL)
- Bus stop and shuttle stop preferences overlapped in two places along Juanita Drive: Juanita Drive and NE 141st ST, Juanita Drive and NE 122nd PL.

Bike Routes

- Bike route priorities included both recreational and commuter routes. Participants in the forum and the survey selected routes on and off main arterials which may reveal a split interest in efficiency and safety.
- Participants preferred bike typologies that allow bicyclists to have their own space on the roadway: the standard bike lane and the separated bike lane.
- The main priority bike route travels through the Hermosa Vista development off Juanita Drive and would require a new bicycle and pedestrian connection along NE 117th ST to connect with 84th Ave NE. Many residents expressed a desire for bikes and pedestrians to have cut-throughs between neighborhoods to main arterials in order to avoid travel along car-heavy traffic corridors.
- A bike route along Holmes Point Drive was also a high priority but there was a question as to whether there was enough room to accommodate a bike lane. Also safety concerns came up due to blind corners, narrow road and steep hillsides.
- Residents expressed safety concerns regarding shared use routes between cars and bikes as well as bikes and pedestrians.

Sidewalks and Safer Intersections

- Many of the sidewalks prioritized are located near schools (Henry David Thoreau Elementary, Finn Hill Middle School and Carl Sandburg Elementary) and would safely connect schools together.
- Finn Hill residents specifically singled out a sidewalk connecting Juanita Beach Park to Juanita Heights Park along 93rd Ave NE. This was a popular route connection that was repeated again and again by pedestrians and bicyclists.
- The intersection priorities are located next to busy commercial areas (Inglewood and Plaza Garcia) and schools (Henry David Thoreau Elementary and Carl Sandburg Elementary).
- Sidewalk and intersection priorities matched up around the schools along 84th Ave NE.
- Connections within the neighborhood came up frequently as there are some areas (Hermosa Vista) that are isolated and only have one entrance and exit point.
- Overall, participants preferred sidewalk typologies that established simple barriers between pedestrians and traffic: sidewalk flush with roadway and extruded curb, raised sidewalk with curb.

Trails

- The top trail priority is to connect O.O. Denny Park with Big Finn Hill Park. Many of the trails aim to connect the large neighborhood parks together.
- Several of the top trail priorities match up with the green loop priority segments in the Parks and Open Space section.
- The priority trails are focused more on the west side of the neighborhood and also a few along the south side.

Traffic Congestion

- Finn Hill residents expressed frustration with congestion. Many connected it to tolling on 405 and 520 which funnels traffic through Finn Hill along Juanita Drive to avoid the tolls.
- The top choice to help decrease traffic congestion is to develop a local shuttle service.
- Residents also suggested neighborhood park-and-rides and limiting development on the hill because road infrastructure can't handle more cars.

5-Zoning

Participants were asked to respond to potential zoning changes within the Finn Hill Neighborhood in residential and commercial areas, at the zoning station and on the web survey. The areas covered by the station had previously emerged as points of interest in prior community meetings and survey feedback. Participants were also asked to consider several levels of potential zoning changes within the two existing commercial areas of Inglewood and Plaza Garcia, as well as a potential new community commercial area at the old fire station.

Residential Areas

- There is strong support for residential down-zoning, particularly in RSA8 zones, to remove islands of higher residential zoning density.
- Policies that promote the acquisition of land for open-space or parks designation are favored. In general, protection of the natural environment both for recreational purposes and conservation is a neighborhood priority.
- Neighbors are concerned about the possibility of developers building to zoning capacity on large lots that are currently undeveloped or are currently underdeveloped. There is interest in preventing any new large developments that would be out of place within the single-family neighborhood areas.
- Open space preservation should consider possible connection with other patches of habitat and/or trails (refer also to the Park Section).
- Development on steep slopes should be limited.

Commercial Areas

- The community generally supports enhancing current commercial amenities at Inglewood and Plaza Garcia, in addition to creating a new small neighborhood commercial zone on or around the old firehouse. However, residents voiced concerns over environmental degradation, traffic congestion, and increased housing density.
- The community identified the Inglewood Commercial Zone as an appropriate place for mixed-use development, increased amenities, and acceptance of greater building heights, however density is still a concern. Comments also pointed toward 100th as a potential corridor of growth.
- The community is less united on a vision for the Plaza Garcia area, with many neighbors commenting on the lack of space for further development and general concern regarding traffic on Juanita Drive and NE 122nd Pl. However, there is a majority opinion that the area is in need of some sort of improvement.

Overall, public participation through the neighborhood planning process has been high, and the responses have been consistent over time, providing mostly clear direction for the development of the goals, policies and desired actions to be expressed in the Finn Hill Neighborhood Plan.

THE FINN HILL NEIGHBORHOOD FORUM+SURVEY RESULTS

Feb 24th, 2016

Green Futures Research + Design Lab
City of Kirkland
Finn Hill Neighborhood Alliance
DRAFT

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On Wednesday February 24th, 2016 the Finn Hill Neighborhood Plan Priorities Forum was held at the Finn Hill Middle School Commons. Residents were invited to list their priorities and provide feedback at five stations. As a follow up for people who could not make the forum, or who did not have time to provide feedback at all the stations during the forum, an anonymous web survey opened the week following the forum and was available through March 27th, 2016. 67 residents responded to the web survey and a similar number were present at the forum.

The stations included a variety of ways for people to give direct input, such as marking on maps and filling out questionnaires. The stations were also each staffed by Green Futures Lab and City of Kirkland personnel so that attendees could ask questions and engage in discussion. Questions and maps were crafted to focus on facilities and policies that are beyond what is already in adopted Kirkland plans and policies.

The stations were:

1. Vision Statement: provide feedback on potential statements to include in Finn Hill's Neighborhood Plan;
2. Parks and Open Space: questions about pocket parks, recreation, and greenspace;
3. Natural Environment: questions about tree preservation including the Holmes Point Overlay, stormwater, habitat connectivity, and wildlife
4. Zoning, Amenities, and Urban Design: includes questions about downzoning and development in Inglewood and Plaza Garcia; and
5. Transportation: questions about sidewalks, bike paths, and bus transit.

Questions at these stations were based on previous feedback gathered from the community Listening Sessions, Web Survey, and Alternatives Workshop.

For both the forum and the survey, residents were free to skip stations that they were not interested in. As a result, not all people responded to all questions. Additionally, while discouraged, some people may have responded at both the forum and in the survey and their response would thus be double-counted.

Finally, there may be demographic differences between survey respondents and forum participants--for example, it may have been difficult for people with young children to attend an evening meeting. Therefore, where practicable we have presented the forum results and survey results separately, with a total for both events following. These are color-coded throughout the document: forum results are blue, survey results are red, and totals are purple.

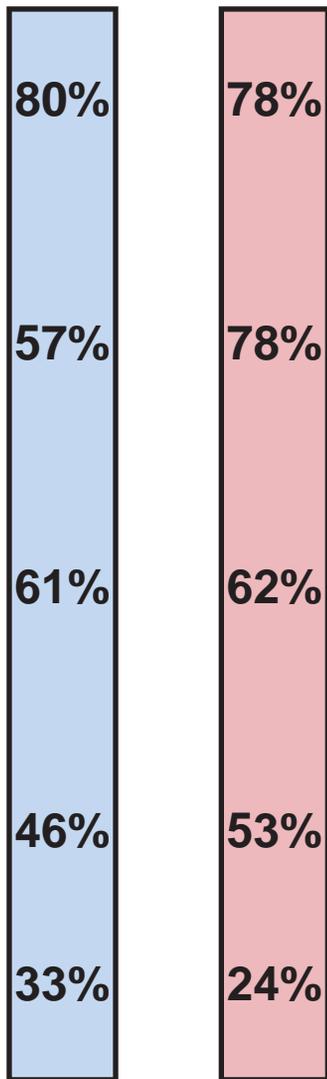


CHAPTER 1 VISION STATEMENT

CHAPTER 1: VISION STATEMENT

We presented five vision statement options to Finn Hill residents and asked them to indicate which they supported. We received 54 responses from the forum and 55 responses from the web survey. The statements below are listed in order of overall preference according to % of respondents supporting the vision statement.

FORUM AND SURVEY RESULTS



VS1. **Parks and natural areas are the stars of Finn Hill** and considered as resources of high value that create important wildlife and recreation connections. There are deep connections with – and care for – the natural environment, parks and open spaces, the neighborhood’s tree canopy, streams and Lake Washington. Preserving and improving natural space connectivity wherever possible is a major goal for Finn Hill.

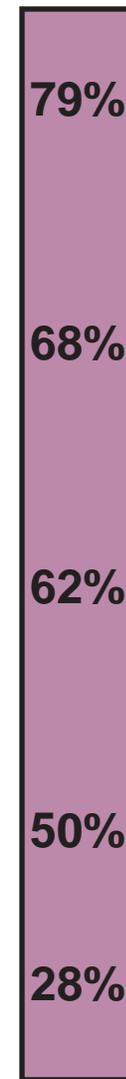
VS2. Along with preserving the existing character of the neighborhood, comes the wish to mostly **keep density low**. When necessary, the **development of multi-family uses should be mostly in and adjacent to neighborhood commercial uses** in order to avoid high-density development in low density areas. Improving and intensifying the existing commercial centers – rather than building new ones – makes more sense in the context of Finn Hill.

VS3. Finn Hill mobility is currently based on individual motor vehicle use, although the **existing trails and bike networks are much appreciated and warrant a need for further development**. There is also a need for better connectivity up/down hills and towards key facilities (schools, shopping center etc). Mobility goals for Finn Hill are 1) to form a safe network of sidewalks, trails, bikeways and crosswalks where walking and cycling are safe, making them the first choice for many trips and 2) public transit alternatives are provided.

VS4. Finn Hill is a place for passive recreation, tranquility, oneness with nature, where the quietness of parks and residential areas are greatly appreciated. **Preserve the existing character of the neighborhood.**

VS5. **Finn Hill needs a cultural and social center**, that could be achieved by establishing specialized cultural or recreational facilities such as a community gathering place, cultural center, nature center, etc.

OVERALL RESULTS



PUBLIC COMMENTS ON VISION STATEMENTS

A number of respondents also wrote in comments. These individual comments are reproduced below:

- **Stop piecemeal development** in valuable, forested greenfield areas, as is happening now on a flagrant basis, so that important tree canopy and wildlife habitat, and the existing aesthetic character of Finn Hill neighborhoods, can be protected and preserved. Needless to say, the **parks should be preserved and protected. Transit-ready, higher density developments should be built closer to existing traffic corridors**; and public transit should be funded as alternatives to exclusive car use which will worsen traffic congestion. Regional transit solutions should be supported and connections to those transit hubs created.
- I feel the **mountain bike community has over run out trail system** with little or no respect for the environmental impact bike use has on the woodlands - example: they have built additional trails with no regard for plant & animal life - there needs to be better communication & educational materials outlining the consequences of ignoring their environmental impact
- The traffic patterns and park land donations were all designed for a quiet suburban neighborhood. **Multi family and dense subdivisions are not compatible with our only road, Juanita Drive**
- Building apartments should not be just associated with commercial zoning. That gives large families, handicapped and low income the association of living in less desirable neighborhoods. Attention should be given to the people side of planning a city. That **transportation, communication and social services are made visible and available to all the community**. Don't build dwellings with the potential to become slums.
- Finn Hill traffic corridors need to be structured to **reroute the increased traffic from 405 tolling to other arterial streets**. Traffic on Juanita Drive is nearly impassable on rush hour week days. This is seriously impacting local residents abilities to travel local streets during rush hour.
- **All of the proposed vision statements are compelling**. I would give priority to enhancing and expanding Finn Hill's inventory of parks and open spaces. These are critical neighborhood assets. While the City and the neighborhood should do everything possible to promote thoughtful development (higher density clustered around the Inglewood Shopping Center; lower density elsewhere), it is likely that such efforts will be only marginally successful. Therefore, acquiring additional open space is of paramount importance. Two other comments: (1) Development of the commercial area at the Juanita Drive/Holmes Point Drive intersection is problematic, given traffic concerns. Some improvements to the strip mall there would be desirable, but it does not appear that significant development along that section of Juanita Drive is practicable. (2) Improved pedestrian and bicycle connectivity is highly desirable, but solving traffic congestion with better transit options is particularly important.

TAKE AWAY

Generally, the two groups agreed on which vision statements they supported most frequently. The strongest support was for the vision statement concerning parks and natural areas and their importance to the Finn Hill neighborhood. This strong preference is evident throughout these results, and was also prominent in the Listening Session, the Neighborhood Workshop, and the previous web survey.

The desire to keep density low also found strong support, however the web responses were more strongly in favor of keeping density low than those attending the forum. This preference is also evident in the zoning section of this report and was observed during the Neighborhood workshop.

The majority of residents in both groups supported the vision statement concerning mobility and further developing existing trails and bike network. Support for statement discussing preserving the existing character was right about 50/50. It is possible that this statement overlaps too much with the others.

Less than a third of respondents support the cultural and social center vision statement, suggesting that this statement doesn't align well with the community's own goals.



CHAPTER 2 PARKS AND OPEN SPACES

INTRODUCTION

In this Parks and Open Spaces Forum and Survey, people were asked to participate in several activities focusing on Green Loop Priority, Green Loop uses, New Parklands policies, and New Parkland uses. Below are the activities in this station:

- What segments of the green loop +Spurs would you prioritize preserving or developing first?
- What kinds of use would you like to see in the identified areas of the Green Loop and Spurs? Place Stickers on identified areas
- As indicated by residents during the public participatory events, the Northeast part of Finn Hill is in need of new parkland. What kind of uses would you like in new park space in the Northeast part of Finn Hill?
- Would you agree with this policy statement? “A goal of the Finn Hill Neighborhood Plan Is to provide a park within .25 mile of each resident in the North Finn Hill Area.”

The results of the voting and comments are available in this section, you can find results both from the Forum and the Survey.

CHAPTER 2: PARKS AND OPEN SPACES

GREEN LOOP+SPURS

According to the results from a series of public events in Finn Hill, this neighborhood has a high desire for a “Green Loop” that can link current open spaces, natural areas and trail systems, which can promote healthy movements, natural preservation, recreation through Activity 1: What segments of the green loop +Spurs would you prioritize preserving or developing first?

RESULTS

Name of the Segment	Number of Votes		
	Forum	Survey	Total
1. Holmes Point	9	11	20
2. North Finn Hill	8	4	12
3. East Finn Hill	11	6	17
4. Juanita Beach-Juanita Heights-Woodland-Big FH	14	18	32

The segment of Juanita beach-Juanita Heights-Juanita Woodlands-Big FH has the first priority.



Activity: What segments of the Green Loop + Spurs would you prioritize preserving or developing first? Place sticky dots to prioritize. • (at most 2 dots)



Photo from 2/24 Forum

PUBLIC COMMENTS FROM SURVEY

General

- The Green Loop should be **preserved first**. It could make an excellent walking corridor
- I'm assuming that this would somehow end up going through someone's neighborhood, not private property, but still, I know that I don't want the public going down my street. I **like the privateness** of my neighborhood.

1. Holmes Point:

- **Landslide** risk area. **Do not allow development.**
- **Preserve creeks** and riparian areas surrounding waters that run off to Lake Washington. This is- **HANDS DOWN**- the most important thing we can do to help **maintain water quality** of the Lake.
- I think the **Holmes Point and Juanita Beach area** should be preserved first, so those parts of the loop would not be lost to development.

2. North Finn Hill

- Preserve **wetlands**. I look around and see a lot of construction that has occurred in wetlands.

3. East Finn Hill

- It would be great to see a **trail system** that would link up to the number three area, East Finn Hill with **access to Juanita Beach Park/shopping center.**
- Preserve as much is private and developers have their eyes on it.
- #3 is very important and much of it can be achieved.
- Created better **habitat connectivity** for wildlife.

4. Juanita Beach-Juanita Heights-Juanita Woodland-Big FH:

- The proposed path is right next to my children's community playground and I'm not ok with that. Today they can go outside and I don't have to worry because our neighborhood is tucked away and next to a green belt.
- so people can get to town and beach/recreation areas w/o using Juanita drive...a dangerous place to walk or ride, especially for kids
- That area has a large number of supporters and is fairly close to becoming a reality. Because of the **hillsides** and the push of residents to build orienteering their house to the view, there are **washouts and small slumps** all the time. Retaining walls, vegetation and safe areas for biking and walking are interrelated. Residents should not ignore that they have built houses and roads on loose glacial till.
- I think the Holmes Point and Juanita Beach area should be preserved first, so those parts of the loop **would not be lost to development.**

CHAPTER 2: PARKS AND OPEN SPACES

GREEN LOOP+SPURS

Activity 2: What kinds of use would you like to see in the identified areas of the Green Loop and Spurs? Place Stickers on identified areas

RESULTS

A. FORUM + SURVEY RESULTS FOR EACH SEGMENT

Name of the Segment	Forum + Survey Results (Number of Votes)						
	Dog Walking	Walking	Hiking	Biking	Tree Protection	Wildlife Protection	Stream and fish protection
1. Holmes Point	0	3	4	0	6	4	6
2. North Finn Hill	1	4	3	4	4	6	4
3. East Finn Hill	3	6	3	4	4	5	5
4. Juanita Beach-Juanita Heights-Woodland-Big FH	0	6	3	7	4	7	3
Total	4	19	13	15	18	22	18

B. RESULTS FOR THE WHOLE GREEN LOOP

	Forum + Survey Result (Number of Votes)						
	Dog Walking	Walking	Hiking	Biking	Tree Protection	Wildlife Protection	Stream and fish protection
Unlocalized Answers From Survey	2	9	10	5	9	6	5
Result from above Table A	4	19	13	15	18	22	18
Total	6	28	23	20	27	28	23

Activity: What kind of use would you like to see in the identified areas of the Green Loop and Spurs? Please place stickers on identified areas.



Photo from 2/24 Forum

PUBLIC COMMENTS FROM SURVEY

- I would like to see **off-leash** on the west side of Big Finn.
- **Hiking paths** for runners since the bikers have the extensive areas along 84th and by St Edward state park.
- **Pedestrian vs bikes** are a **problem** on narrow trails
- All of the above except dog walking. dog walkers cannot seem to get the “leash required” concept. it makes what would be peaceful hikes in the woods for my daughter, who is **scared of dogs, stressful**.
- Improved **walking connections** in all areas. **Invasive plant removal** and native plant restoration in all existing natural/green spaces.

TAKE AWAY

- The Green Loop has widespread support from the neighborhood. Walking, wildlife protection and natural preservation have higher ranking than others in all segments of the green loop across the Finn Hill. Hiking and biking are mentioned often in the segment of Juanita beach-Juanita Heights-Juanita Woodlands-Big FH. Pedestrian vs bikes are a problem on narrow trails. People have different opinions on the use of Dog walking.

CHAPTER 2: PARKS AND OPEN SPACES

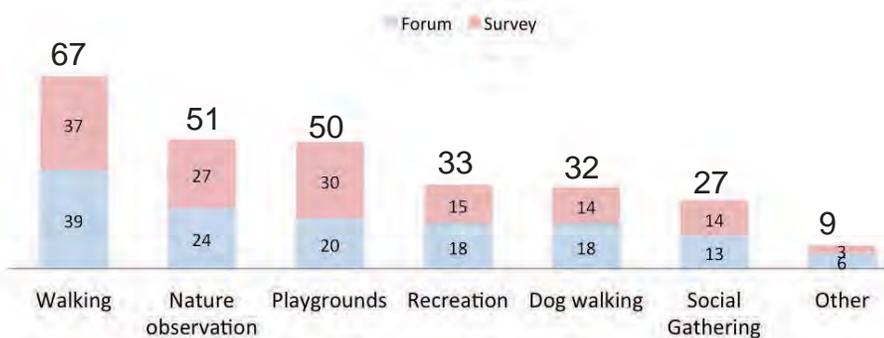
POCKET PARKS

Activity 1. As indicated by residents during the public participatory events, the Northeast part of Finn Hill is in need of new parkland. What kind of uses would you like in new park space in the Northeast part of Finn Hill?

RESULTS

Forum responses: 48; Survey responses: 44; Total responses: 92.

Use	Forum (Num of Vote)	Percent (%)	Survey (Num of Vote)	Percent (%)	Sum (Num of Vote)	Percent (%)
Walking	39	81%	37	88%	76	85%
Nature observation	24	50%	27	63%	51	56%
Playgrounds	20	42%	30	70%	50	55%
Recreation	18	37%	15	35%	33	36%
Dog walking	18	37%	14	32%	32	35%
Social gathering	13	27%	14	32%	27	30%
Other	6	12%	3	7%	9	10%



In new park spaces, people like walking, nature observation and playgrounds. There are more people choosing playground from the survey than the people from Forum.

PUBLIC COMMENTS FOR OTHER USES

- Covered **picnic shelters** for year round use
- **Fields--think games...** quiddich +
- **Biking**, Paths for **runners** or **hikers**
- I would prefer **natural habitat** for animals be a primary consideration
- Leave natural. **Recreational fields and play areas** are adequate as is at St Ed's State Park
- Places to sit and **listen to the natural world**
- Pocket parks for **local play and dogs**
- Suggestions should apply to new (dotted areas on above map) development only - **existing woodlands** **ning (green areas on map) should NOT be developed**
- An important aspect of green spaces is to become part of the **water run off buffer and clean air cycle.**

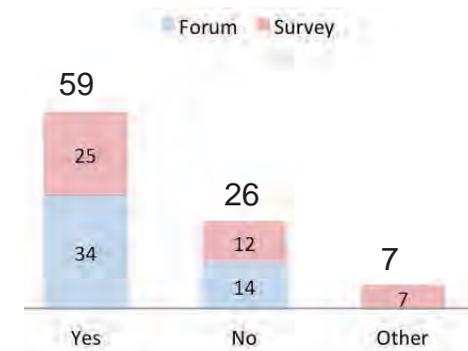
POCKET PARKS

Activity 2. Would you agree with this policy statement? “A goal of the Finn Hill Neighborhood Plan Is to provide a park within .25 mile of each resident in the North Finn Hill Area.”

RESULTS

Forum responses: 48; Survey responses: 44; Total responses: 92.

Forum Results		Survey Results			Summary Results		
Yes	No	Yes	No	Other	Yes	No	Other
34	14	25	12	7	59	26	7
70.80%	29.20%	56.8%	27.3%	15.90%	64.13%	28.26%	7.61%



PUBLIC COMMENTS FROM SURVEY

Reason for “No” and “Other”

- Sounds great but **not financially practicable**
- **1/2 mile** is more reasonable
- Sounds good, but might be a reach. A range of **1/4-1/2 is probably more achievable.**
- Not sure about ‘north’, it would be ideal if **all of Finn Hill had this goal.**
- Provide green spaces and large trees for **all neighbors and wildlife.** Parks not to be defined by a cement path surrounded by manicured grass.
- The neighborhood plan should also provide some form of **transit within a 1/4 mile of residents.**
- No. Provide strong walkable corridors to **fewer, but better, parks.** We need a Greenlake!
- Could put small park on **SW corner of 90th Ave and 134th st**

PUBLIC COMMENTS FROM SURVEY

General:

- **Parks and open space** need to stay a **priority** for Finn Hill.
- Finn Hill is blessed with large King County Parks, but **missing the small neighborhood parks** accessible to every home with a short walk. Kirkland Parks takes care of O. O. Denny and has added to Juanita Heights, but appears to be ignoring the “1/4 mile” guidance.
- **Trails are often fragile and steep.** I am more a **proponent of pocket parks**. I don't support anything that draws out of area people. That is my concern with any trail improvements. I have suffered in Portland from this **looped trail idea** and it is awful for adjacent landowners. **I am opposed.**

Connection:

- **Trails** for walking and biking should be linked to **provide connectivity**. open space should be left **as natural as possible**.
- Help us create **safe connections** within Finn Hill and to Juanita Beach and North Juanita for **pedestrians and bicyclists**.

Preservation:

- Steep slopes should be left to provide adequate **drainage and erosion control**.
- Reiterate: Biking needs to be **restricted & monitored** to ensure protection of wild spaces & site **slope preservation**.
- We don't need more building of homes or any other so called cultural building! Let's **take care of what we already have**.
- **Eliminate** the use of **pesticides and herbicides** on park lands, and in open spaces, dog parks, and playgrounds in order to protect human, pet, and wildlife health, and the environment from exposure to toxic chemicals.



Photo from 2/24 Forum

TAKE AWAY

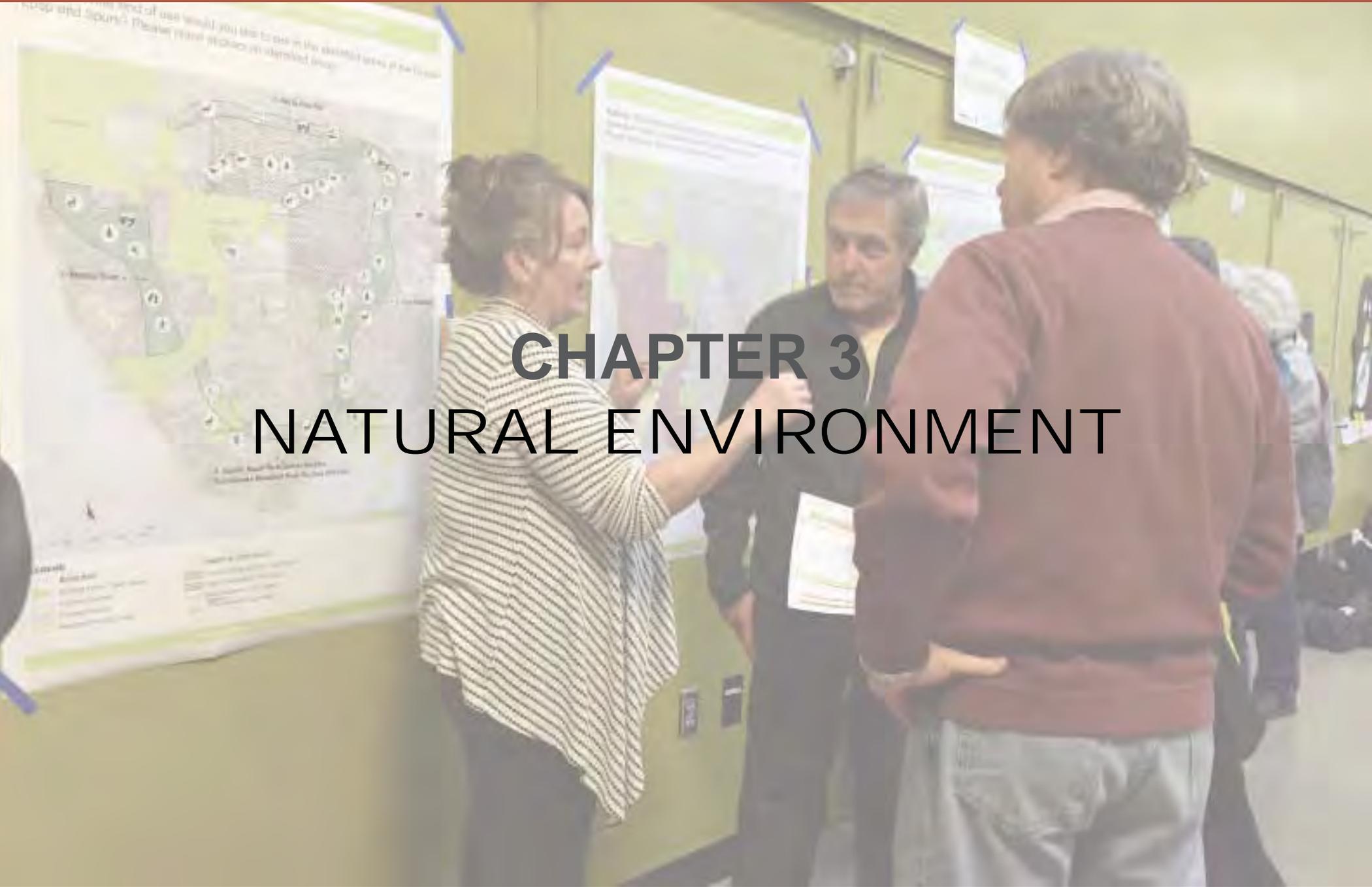
- The Juanita beach-Juanita Heights-Juanita Woodlands-Big FH segment of the Green Loop has the first priority for implementation.
- Walking, wildlife protection and natural preservation received the highest ratings in all segments of the Green Loop. Hiking and biking were mentioned often in the segment of Juanita beach-Juanita Heights-Juanita Woodlands-Big FH. Concern was expressed about pedestrian and cycling conflicts on narrow trails, and opinions differed regarding dog walking.
- Community members identified walking, nature observation and playground activities as particularly desirable in new parks. More survey respondents chose 'playground' as a desired element of new parks than did forum attendees.
- Most people agree with the statement: "A goal of the Finn Hill Neighborhood Plan is to provide a park within .25 mile of each resident in the North Finn Hill Area," but a significant number are still concerned about feasibility.

RELATIONSHIP TO OTHER CHAPTERS

- During the Parks and Open Spaces activities, many people expressed concern about natural preservation and landslide risk areas in Finn Hill. Please refer to the Natural Environment Chapter for more results related to these topics.
- Please refer to the Mobility Chapter for more specific information regarding movement and mobility issues along the Green Loop.



Photo from 2/24 Forum



CHAPTER 3 NATURAL ENVIRONMENT

The Natural Environment Station asked participants at the form and in the survey to weigh in on environmental concerns and potential policy that emerged in prior community meetings and surveys. Specifically, participants provided feedback on stormwater issues, potential changes to the Holmes Point Overlay, opportunities for neighborhood nature preservation, and potential policies.

CHAPTER 3: NATURAL ENVIRONMENT

STORMWATER

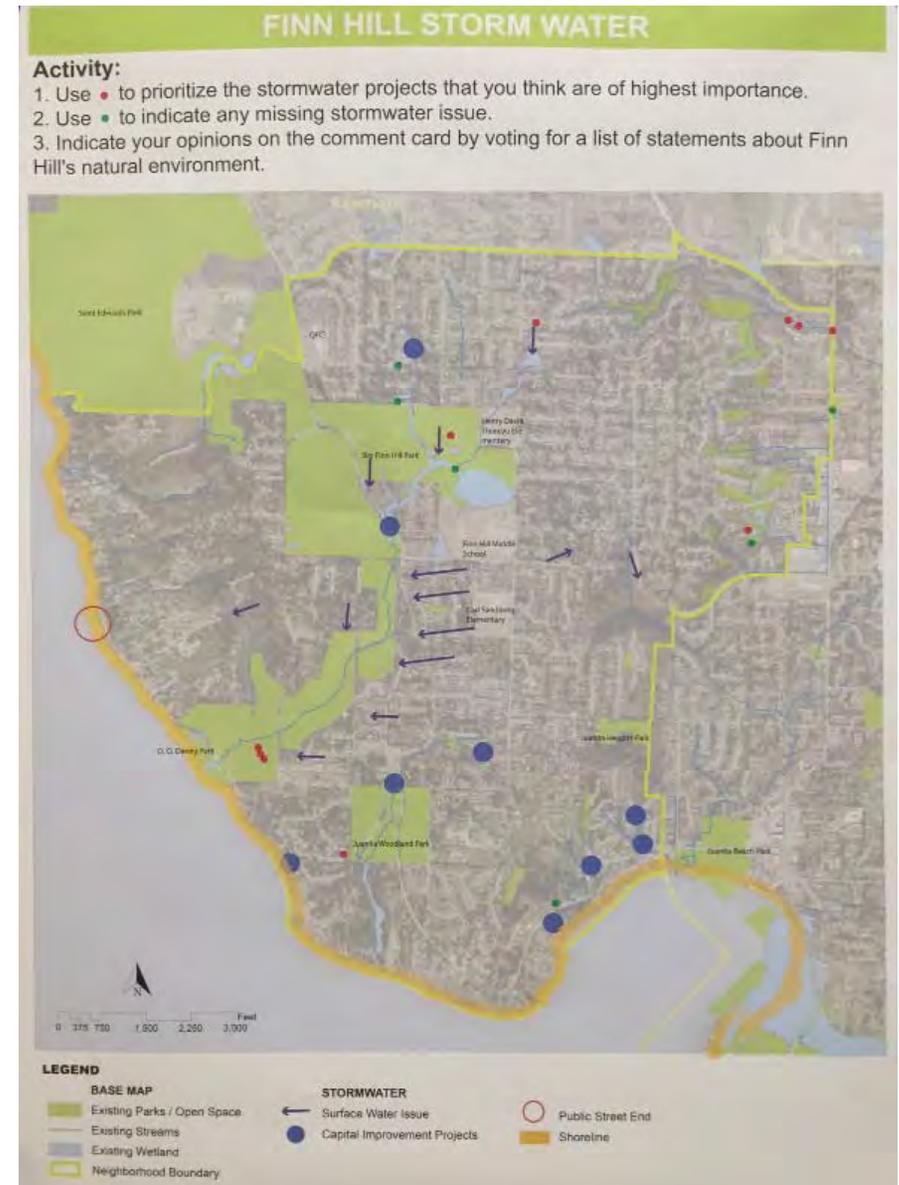
Activity: Use dots to represent projects/issues.

FORUM RESULTS

Stormwater runoff is precipitation which flows over the ground. Where it flows over impervious surfaces like streets and sidewalks, it picks up pollutants. The timing, volume, and pollution that characterize stormwater runoff are all concerns. We learned during the Listening Session and Neighborhood Workshop that Finn Hill residents support using Green Stormwater Infrastructure (GSI) and Low Impact Development (LID) to address stormwater runoff.

Participants at the forum were asked to highlight stormwater issues and projects that they felt were important and/or issues that were not already added to the map during previous meetings.

Responses from the forum and the survey participants overlapped in some key areas, including Denny Creek, in Big Finn Hill Park, and near NE 140th Place (see next page).



STORMWATER

Question: Are there any stormwater projects you think are particularly important? Are there any issues that are missing from the map?

SURVEY RESULTS

Survey participants had a number of ideas about stormwater. Concerns mentioned by commenters include the stormwater impacts of new developments, polluted runoff from residential uses, and protecting steep slopes from stormwater impacts.

Below are individual responses mentioning specific locations. These have been overlain on the forum responses and mapped to the right. A full list of comments can be found in the appendix on page 70.

1. Resolve open storm water through ditches / intermittent stream along NE 140 place between 75th & 80th and open stream it turns to running North to South through 3 properties
2. Denny creek needs to be daylighted just west of the beaver pond in Big Finn Hill Park, and proper culvert under Juanita Drive.
3. ...at the north end of Holmes Point, there's lots of flooding that's been recorded and complained about.
4. Follow 84th to the end towards the lake. It dead ends into what used to be forest and wetlands. Now 84th and hill drains into neighborhood below creating pounding and basement flooding on adjoining properties...
5. The stormwater runoff coming from Finn Hill into Denny Creek needs to be carefully studied for redirection and control. The



CHAPTER 3: NATURAL ENVIRONMENT

NATURAL PRESERVATION

Activity: Use dots to vote for areas you would like to preserve first.

FORUM RESULTS

Finn Hill residents overwhelmingly value their natural areas and want to preserve and restore these spaces. The natural environment is a source of pride and identity contributing to the physical and mental well-being of the community, as we learned during the Listening Session. Additionally, neighborhood goals solicited during the Neighborhood Workshop included environmental preservation as a primary goal for all groups participating.

At the forum, participants were asked to prioritize which areas they would like to focus on preserving first. Each respondent was given three yellow dots (seen on the map to the right). Due to the nature of the exercise it is not possible to know exactly how many participants there were at the forum.

Big Finn Hill Park, South Holmes Point, East Slope open spaces, and the wetlands received the most votes. At BFHP, most of the focus was along the stream, while participants focused on extending protection to the north for the East Slope area.



NATURAL PRESERVATION

Question: What segments of the proposed natural preservation area would you prioritize?

SURVEY RESULTS

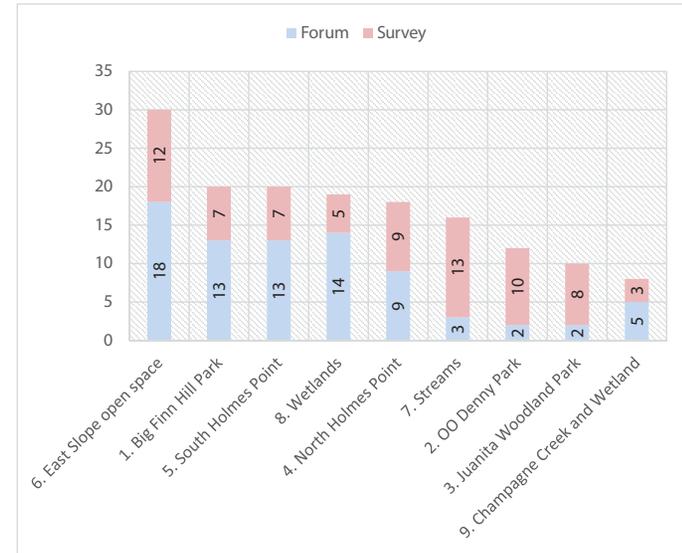
Survey results differed somewhat from the forum responses (see tallied results below). Specifically, survey respondents placed more emphasis on preserving existing parks and streams than did forum participants.

Overall, the top areas that Finn Hill residents would most like to preserve are:

- First: the East Slope open space,
- Second: Big Finn Hill Park,
- Third: (tied) South Holmes Point, and
- Third (tied) Wetlands.

PUBLIC COMMENTS

A number of survey respondents also wrote comments. These reflect the voted priorities, and touch on the need to protect existing parks, steep slopes including the East Slope open spaces, streams, and wetlands. A full list of these individual comments can be found in the appendix on page 70.



	1. Big Finn Hill Park	2. OO Denny Park	3. Juanita Woodland Park	4. North Holmes Point	5. South Holmes Point	6. East Slope open space	7. Streams	8. Wetlands	9. Champagne Creek and Wetland
Forum	13	2	2	9	13	18	3	14	5
Survey	12	7	7	5	9	13	10	8	3
TOTAL	25	9	9	14	22	31	13	22	8

35 people provided input on this question in the web survey. If a respondent indicated more than three areas we used only their top three.

HOLMES POINT OVERLAY POLICY

Question: Do you feel that the Holmes Point Overlay: is sufficient as is, needs to be expanded, needs to be strengthened, or needs to be reduced?

FORUM RESULTS

Finn Hill residents value their green spaces and tree canopy. Many residents have expressed concern about current and future tree preservation, particularly in the face of development (see Neighborhood Workshop results, a previous document produced for this project).

The Holmes Point Overlay (HPO) requires more strict tree preservation measures, and is seen as a key policy tool to address tree preservation, as evidenced by plans developed during the Neighborhood Workshop. Residents have suggested both strengthening the HPO and expanding the area covered by the HPO.

Participants at the forum were asked if they thought the HPO needed to be expanded, strengthened, reduced, or was fine as is. There were 33 responses to this question.

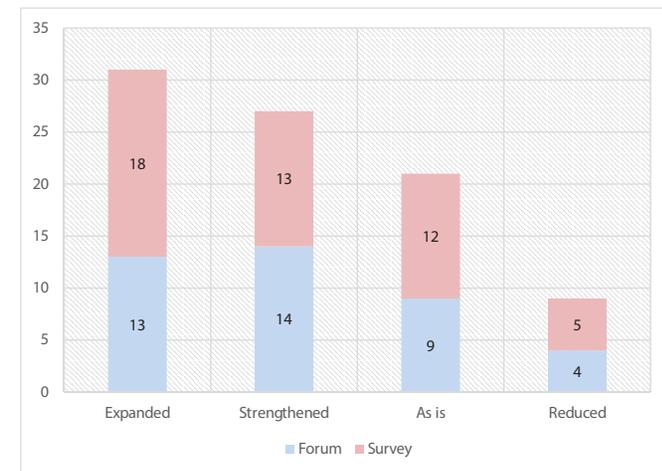
Participants were in favor of expanding (13) and strengthening (14) the Holmes Point overlay. Comments from participants focused on the need to enforce the HPO and the need to hold developers to the standard. The minority (4) of residents thought the HPO needed to be reduced. 2 of the 4 indicating 'reduced' had particular non-native trees they wanted taken out or were worried about views.

SURVEY RESULTS

Survey participants were also asked if they thought the HPO needed to be expanded, strengthened, reduced, or was fine as is. Additionally, they were provided a map with four circles to help them identify areas where they thought the HPO should be expanded.

Like forum participants, web survey participants (38) favored expanding (18) and strengthening (13) the HPO and few supported reducing the HPO (5). Comments also focused on concern about developers not being held to the HPO requirements. Those arguing for reducing the HPO also pointed to non-native trees.

	Expanded	Strengthened	As is	Reduced	# participants
Forum	13	14	9	4	33
Survey	18	13	12	5	38
TOTAL	31	27	21	9	71



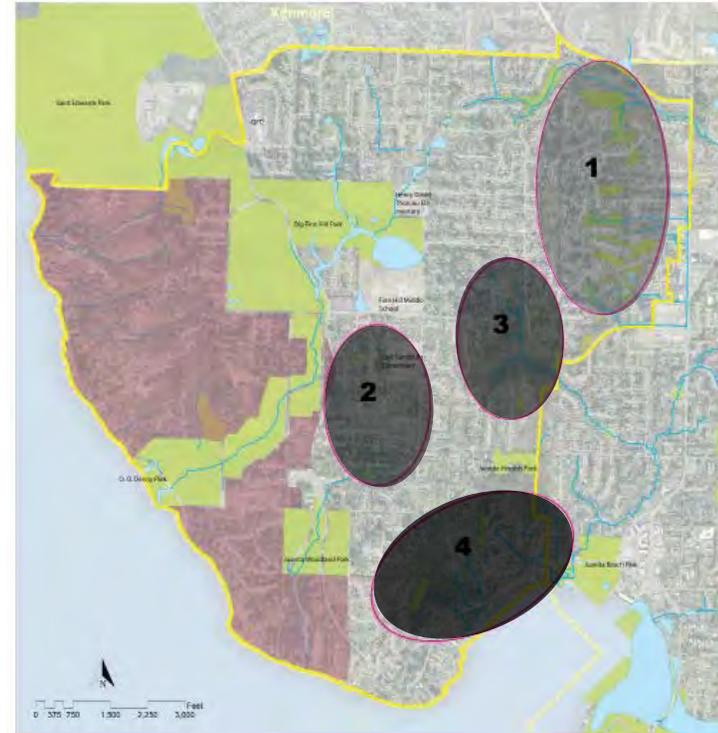
HOLMES POINT OVERLAY EXPANSION MAPPING

If you think the Overlay should be changed, please indicate where and how below.
For the Survey: The numbered circles can help reference different areas of Finn Hill.

FORUM RESULTS



SURVEY RESULTS



Participants were generally in favor of expanding the HPO eastward of the current boundary; of the fourteen participants in the mapping exercise, four respondents included south Finn Hill, and multiple included areas just east of the current boundary (transparency indicates number of responses). Three respondents suggested that all of Finn Hill should be included. All of the map submissions can be found in the Appendix on pages 73-74.

Of the fifteen survey respondents who suggested areas for expansion, eleven mentioned area 4, five mentioned area 2, five mentioned area 3, and one mentioned area 1. One survey respondent mentioned that the overlay should include all of Finn Hill (included in this tally.)

CHAPTER 3: NATURAL ENVIRONMENT

POLICIES

Activity: Check yes/no to indicate support for environmental policies.

FORUM AND SURVEY RESULTS

Forum and survey participants were asked to indicate their support for 12 different policies. There were 44 responses from the forum and 46 from the web survey, for a total of 90 responses. As seen below, there was overwhelming support for all of the policies except reducing light pollution, which still had a majority in favor. A full list of forum and survey responses can be found in the appendix on page 70.

	FORUM			SURVEY			TOTAL		
	YES	NO	UNSURE	YES	NO	UNSURE	YES	NO	UNSURE
1. Protecting and enhancing the natural environment is important to Finn Hill.	83%	0%	17%	98%	2%	0%	90%	1%	9%
a. Identifying priorities and funding sources for acquiring sensitive areas is important.	91%	4%	4%	89%	9%	2%	90%	7%	3%
b. Finn Hill should work with public and private property owners to encourage shoreline habitat enhancement along Lake Washington.	83%	9%	9%	80%	16%	5%	81%	12%	7%
c. Finn Hill should work with public and private property owners to encourage habitat conservation and enhancement near streams and wetlands.	96%	4%	0%				96%	4%	96%
d. Finn Hill's existing forest canopy should be preserved and areas where the canopy has been compromised should be restored.	83%	7%	11%	84%	14%	2%	83%	10%	7%
e. Finn Hill should act to protect wildlife, including by encouraging backyard wildlife habitat and increasing habitat connectivity.	89%	4%	7%	80%	16%	5%	84%	10%	6%
f. Finn Hill should reduce light pollution (aka 'dark sky').	65%	17%	17%	55%	32%	14%	60%	24%	16%
2. New development and redevelopment should be required to preserve and enhance the ecosystem.	87%	0%	13%	86%	9%	5%	87%	4%	9%
a. New and existing developments should be encouraged to use more natural stormwater solutions to protect fish and other aquatic organisms (e.g. Low Impact Development, limiting impervious surface area).	89%	4%	7%				89%	2%	52%
b. Potentially hazardous areas (landslide/erosion) should be protected by limiting development and maintaining existing vegetation.	98%	0%	2%	93%	5%	2%	96%	2%	2%
c. As many trees as possible should be preserved during development, particularly large native trees and groves.	91%	2%	7%	91%	9%	0%	91%	6%	3%
d. Soil ecosystems should be protected during development.	89%	4%	7%	89%	7%	5%	89%	6%	6%

Note: due to an administrative error, two questions were not included in the web survey.

OTHER PUBLIC COMMENTS

Question: Do you have any other thoughts on the Natural Environment to add?

SURVEY RESULTS

Participants in the web survey were also given a chance to provide general comments. Many of these touched on the importance of the natural environment to Finn Hill and concern about development. All of the individual comments are reproduced here.

Question: Do you have any other thoughts on the Natural Environment to add?

- There is **so much new development**, it is **concerning how this will impact our environment**.
- I am really **concerned about the impact to streams and riparian areas**. Doesn't seem like all jurisdictions are really looking at these when issuing permits.
- **Development should be limited in all capacities**. Let natural growth strengthen landslide prone areas.
- **Finn Hill must have a balanced approach**. Property owners should be able to reasonably use their land, but new construction should respect the environment and the character of the neighborhood.
- **Development should be frozen** until these issues are resolved or the area risks losing its unique qualities we're trying to preserve
- **Development proposals need to consider the priorities above within the context of Finn Hill, not just the property being developed**. Each individual developed property can comply with existing regulations but taken as a whole destroy the environment that the neighbourhood is trying preserve.
- These are all nice goals - I especially feel that the **'tract' developers can and should do more to leave some trees standing when building new homes**. We do however need to be measured in the 'restrictions' that we create. I love this area, but rather than blanket policies that can be overly blunt, we need to address projects on a case by case basis, with the above as a guiding vision. As it stands now, the existing rules we have in place can drive costs in the tens of thousands of dollars to get permits for a remodel on an existing residence - considering much of the housing stock in the area is older this is an area that we need to maintain some flexibility on.
- I'd like to **underscore the importance of limiting development and maintaining existing vegetation is particularly sensitive areas**. I'd like to see Kirkland develop/improve low-impact development requirements, and require the preservation of mature trees and groves like in Medina.
- Re trees. **I believe we should protect groves. But often we are asked to make things like big leaf maples Sacred**. They are not. This paragraph lumps groves with any native tree. For that reason I say no
- There should be **surveys of birds and wildlife so that Finn Hill residents have a baseline understanding of what they 'have.'** I don't know if this has ever been done. I'd favor research funding to undertake field surveys to document owls, eagles' nests, eaglets, and passing wildlife (coyote, deer, possum, rabbit, skunk, etc etc. There should be funding of trails and of signage for public education, working with local schools.
- **Major roads need lighting**. Commercial areas need lighting for security.

TAKE AWAY

Finn Hill residents clearly value the natural environment. Preserving the natural environment must be a priority for the Finn Hill Neighborhood Plan.

STORMWATER:

- Participants both at the forum and in the web survey had suggestions about potential stormwater concerns. Areas near Denny creek and on the east slope of Finn Hill were frequent concerns.
- However, other participants suggested that while they thought it was an important issue, they did not know enough to comment. This may be an area for further study by neighborhood groups, the city, and stormwater consultants.

PRESERVATION PRIORITIES:

- Overall, the top areas that Finn Hill residents would like to prioritize for preservation are: 1. the East Slope open space, 2. Big Finn Hill Park, 3. South Holmes Point, and 3. Wetlands (tied).
- These areas overlap with stormwater concerns, steep slopes, (and Green Loop priorities?) suggesting priority areas for Finn Hill to focus on.

HOLMES POINT OVERLAY:

- Residents both at the forum and in the web survey favored expanding and strengthening the Holmes Point Overlay. Some residents suggested leaving the HPO as is, while a minority favored reducing the HPO.

- Residents in favor of expanding and strengthening the HPO are concerned about tree canopy and developers adhering to existing regulations. Those in favor of reducing the HPO frequently pointed to their desire to remove hazard and non-native trees.
- Both forum and survey results suggest that south Finn Hill and immediately east of the current HPO boundary are areas to consider for expansion.

ENVIRONMENTAL POLICY:

- Forum and survey participants (90 in total) were overwhelmingly in favor of policies to protect and enhance the natural environment in Finn Hill and to require New development to preserve and enhance the ecosystem. This strong, positive response underlines the importance of the Natural Environment to Finn Hill.

AREAS OF OVERLAP:

- Concerns about development's impact on the natural environment were frequently heard. This suggests an important role for zoning and urban design in for integrating preservation into (re)development.
- The importance of the East Slope area for preservation is mirrored in preferences expressed about the Green Loop.



CHAPTER 4 MOBILITY

Participants who visited the Mobility Station at the forum or completed the web survey were asked to share their priority preferences regarding mobility options compiled from comments voiced by Finn Hill residents during previous community meetings and workshops. The Mobility Station focused on public transit (routes, bus stops, shuttle stops), bike routes with typologies, sidewalks with typologies, intersections and trails.

CHAPTER 4: MOBILITY

PUBLIC TRANSIT

Finn Hill residents were asked to prioritize their public transit preferences for bus routes as well as location of bus stops and shuttle stops.

ACTIVITY: MARK WHICH PUBLIC TRANSIT ROUTES, BUS STOPS AND SHUTTLE STOPS YOU WOULD PRIORITIZE IN FINN HILL

Finn Hill Neighborhood Plan

Comment Card
Mobility: Public Transit

Mark which public transit routes, bus stops and shuttle stops you would prioritize in Finn Hill (refer to map for locations).

Public Transit Routes - Please select 5

- RT 1: Holmes Point Drive
 - RT 2: Juanita Drive (QFC to Juanita Beach Park)
 - RT 3: NE 123rd to 84th Ave NE
 - RT 4: NE 141st ST (Juanita Drive to 84th Ave NE)
 - RT 5: 90th Ave NE (NE 145th ST to 100th Ave NE)
 - RT 6: 100th Ave NE North (NE 136th ST to Bothell)
 - RT 7: NE 124th ST (100th Ave NE to 93rd Ave)
 - RT 8: 100th Ave NE South (98th Ave NE to NE 116th ST)
 - RT 9: To Kenmore Park and Ride (QFC to Kenmore)
- Other(s):

Shuttle Stops - Please select 2

- SS 1: QFC
 - SS 2: Plaza Garcia
 - SS 3: Juanita Beach Park
 - SS 4: Totem Lake
- Other(s):

Bus stops - Please select 5

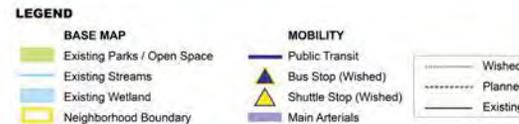
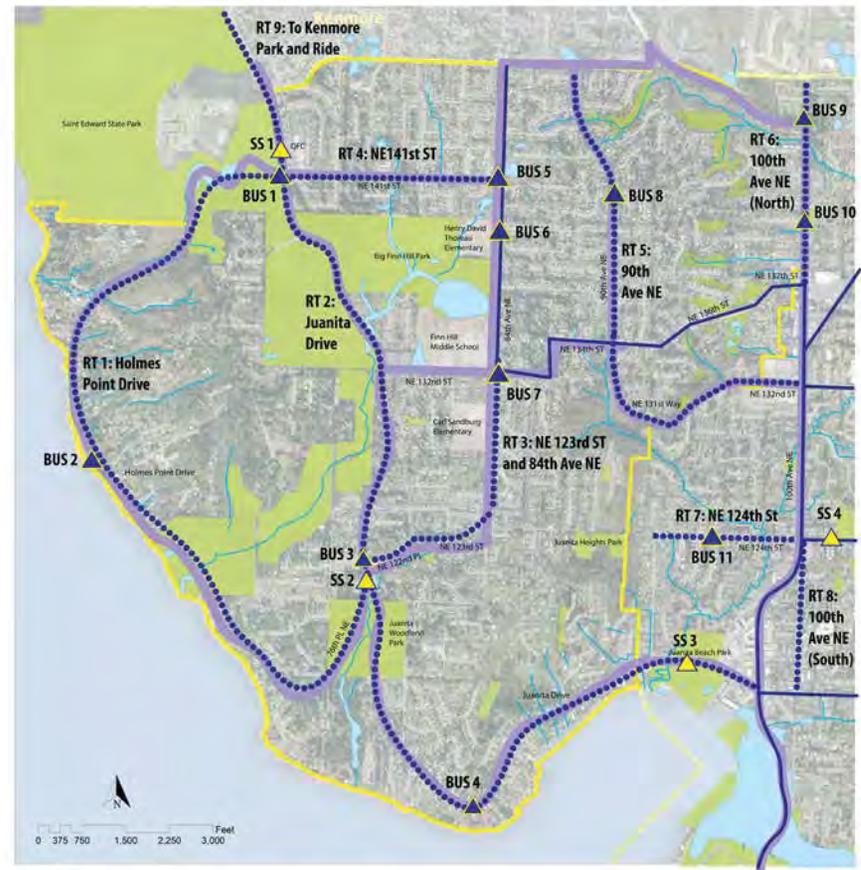
- BUS 1: NE 141st ST and Juanita Drive NE
 - BUS 2: Holmes Point Drive and NE 129th ST
 - BUS 3: Juanita Drive NE and NE 122nd PL
 - BUS 4: Juanita Drive NE and 83rd Ave NE
 - BUS 5: NE 141st ST and 84th Ave NE
 - BUS 6: NE 139th ST to 84th Ave NE
 - BUS 7: NE 132nd ST and 84th Ave NE
 - BUS 8: NE 141st ST and 90th Ave NE
 - BUS 9: 100th Ave NE and Simonds Rd NE
 - BUS 10: 100th Ave NE and NE 140th ST
 - BUS 11: NE 124th ST and 95th PL NE
- Other(s):



Comment card given to participants at Forum

Mobility: Public Transit

Activity: Mark on a comment card which public transit routes, bus stops and shuttle stops you would like to prioritize.



Finn Hill Forum, February 24th, 2016

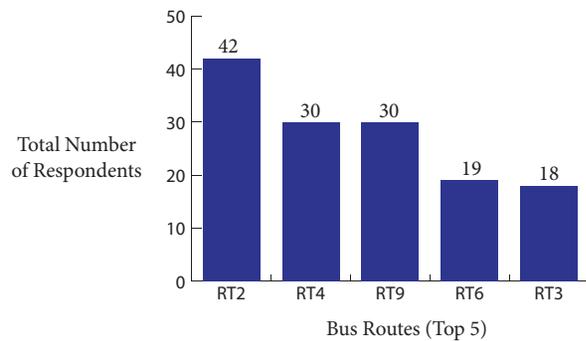
Map with route information

PUBLIC TRANSIT: BUS ROUTES

FORUM + WEB SURVEY RESULTS

Bus Routes	FORUM	SURVEY	TOTAL
RT1	5	5	10
RT2	26	16	42
RT3	7	11	18
RT4	15	15	30
RT5	4	7	11
RT6	8	11	19
RT7	6	6	12
RT8	8	8	16
RT9	12	18	30

PRIORITY PREFERENCES GRAPH



PRIORITY PREFERENCES MAP

The map below and graph to the lower left highlight the top 5 bus routes that Finn Hill residents selected to prioritize in their neighborhood (see map on page ??).



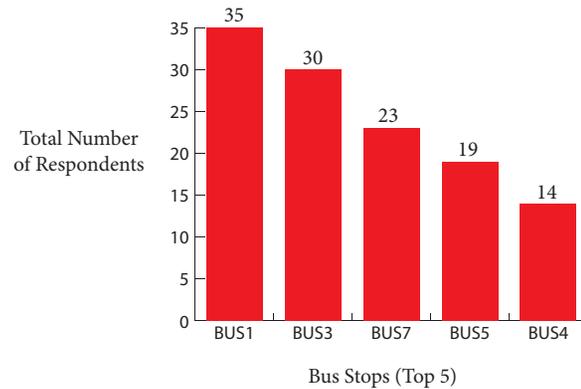
CHAPTER 4: MOBILITY

PUBLIC TRANSIT: BUS STOPS

FORUM + WEB SURVEY RESULTS

Bus Stops	FORUM	SURVEY	TOTAL
BUS1	14	21	35
BUS2	6	4	10
BUS3	16	14	30
BUS4	8	6	14
BUS5	8	11	19
BUS6	5	8	13
BUS7	12	11	23
BUS8	3	2	5
BUS9	2	5	7
BUS10	5	2	7
BUS11	2	1	3

PRIORITY PREFERENCES GRAPH



PRIORITY PREFERENCES MAP

The map below and graph to the lower left highlight the top 5 bus stops that Finn Hill residents selected to prioritize in their neighborhood.

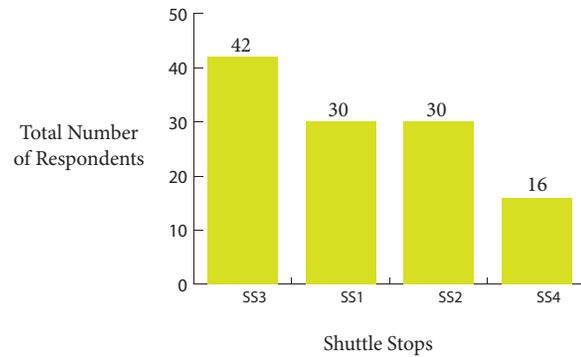


PUBLIC TRANSIT: SHUTTLE STOPS

FORUM + WEB SURVEY RESULTS

Shuttle Stops	FORUM	SURVEY	TOTAL
SS1	14	16	30
SS2	20	10	30
SS3	22	20	42
SS4	6	10	16

PRIORITY PREFERENCES GRAPH



PRIORITY PREFERENCES MAP

The map below and graph to the lower left highlight shuttle stops that Finn Hill residents selected to prioritize in their neighborhood.

