Juanita Neighborhood Plan

Draft Plan for June 25, 2015 public hearing with Strikethrough and Underlined text version.

Note: As part of the GMA Update in 2015 the Juanita Neighborhood Plan was reorganized to combine areas previously described as North and South Juanita, Juanita Slough, Juanita Heights and areas of North Juanita annexed in 2012.

1. Overview

The Juanita neighborhood is located in the central north portion of Kirkland. The neighborhood is bounded by the city limits of NE 145th ST on the north; generally 20th Avenue NE on the south; Interstate 405 and Totem Lake neighborhood to the east; and the lower slope of Finn Hill following the alignment of 91rd Avenue NE on the west. The northern portion from NE 132nd ST to NE 145th ST was annexed in 2011 from unincorporated King County (See Figure J-1, Land Use Map).

100th Avenue NE and Juanita-Woodinville Way NE provide the main north-south vehicular, bicycle and pedestrian connections through the neighborhood, while NE 112th ST, Forbes Creek Drive, NE 116th ST, NE 124th ST, NE 132nd ST provide the main east-west connections.

The neighborhood contains many active and natural parks, a regional shoreline park, a recreational community center and various types of open spaces. Three elementary schools and one high school are located in the neighborhood.

Two neighborhood commercial areas provide business services, restaurants, banks, and grocery stores for nearby residents and businesses. The South Juanita Neighborhood Center is located on either side of 100th Avenue NE between NE 124th Street and just south of NE 116th Street. The North Juanita Neighborhood Center is located north of NE 132nd Street on the west side of Juanita-Woodinville Way NE. The area east of 100th Ave NE and north of NE 132nd Street contain office uses and two medical treatment facilities. See Juanita Business District section below and the Pedestrian Oriented Design Guidelines for the Juanita Business District for the long term vision for that area.

The majority of the land area is devoted to low density residential. Medium and high density residential surround the commercial areas and along main arterials as a transition to low density residential neighborhoods. Planned Area 9 on Forbes Creek Drive, now developed with multi family, was once the location for the Kirkland Sand and Gravel Company.

2. Vision Statement

Juanita is a diverse neighborhood containing two mixed use neighborhood commercial centers (known as the South Juanita and North Juanita Neighborhood Centers) with nearby multifamily and substantial single-family residential areas. The neighborhood centers are stable and provide goods and services to the surrounding community along with housing and local jobs. The South Juanita Neighborhood Center continues to redevelop with the initial development of Juanita Village. The North Juanita Neighborhood Center has great potential for redevelopment

and improvement. The two neighborhood centers will evolve into cohesive pedestrian-oriented mixed-use neighborhood centers that incorporate innovative urban design features. Gateways containing signs and landscaping are located in prominent location that identify the boundaries of the neighborhood.

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

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

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

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

Public services and capital facilities will be required to implement the neighborhood plan and support the community. The traffic circulation system must acknowledge the needs of the region yet provide a safe and efficient network for the Juanita residents. The expansion and upgrading of park and recreation facilities will be necessary to be more accessible to the neighborhood.

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

3. LAND USE

Specific land use designations for the Juanita neighborhood are illustrated in Figure J-1. These designations are based on several factors including natural environment (see Natural Environment section below), adjacent uses, traffic patterns, land use inventories, and other relevant concerns. For convenience, the following analysis of the land use areas are divided according to functional headings. The use of a particular piece of property is influenced by all applicable functional considerations (namely, natural and built environments, economic activities, open space, and public services).

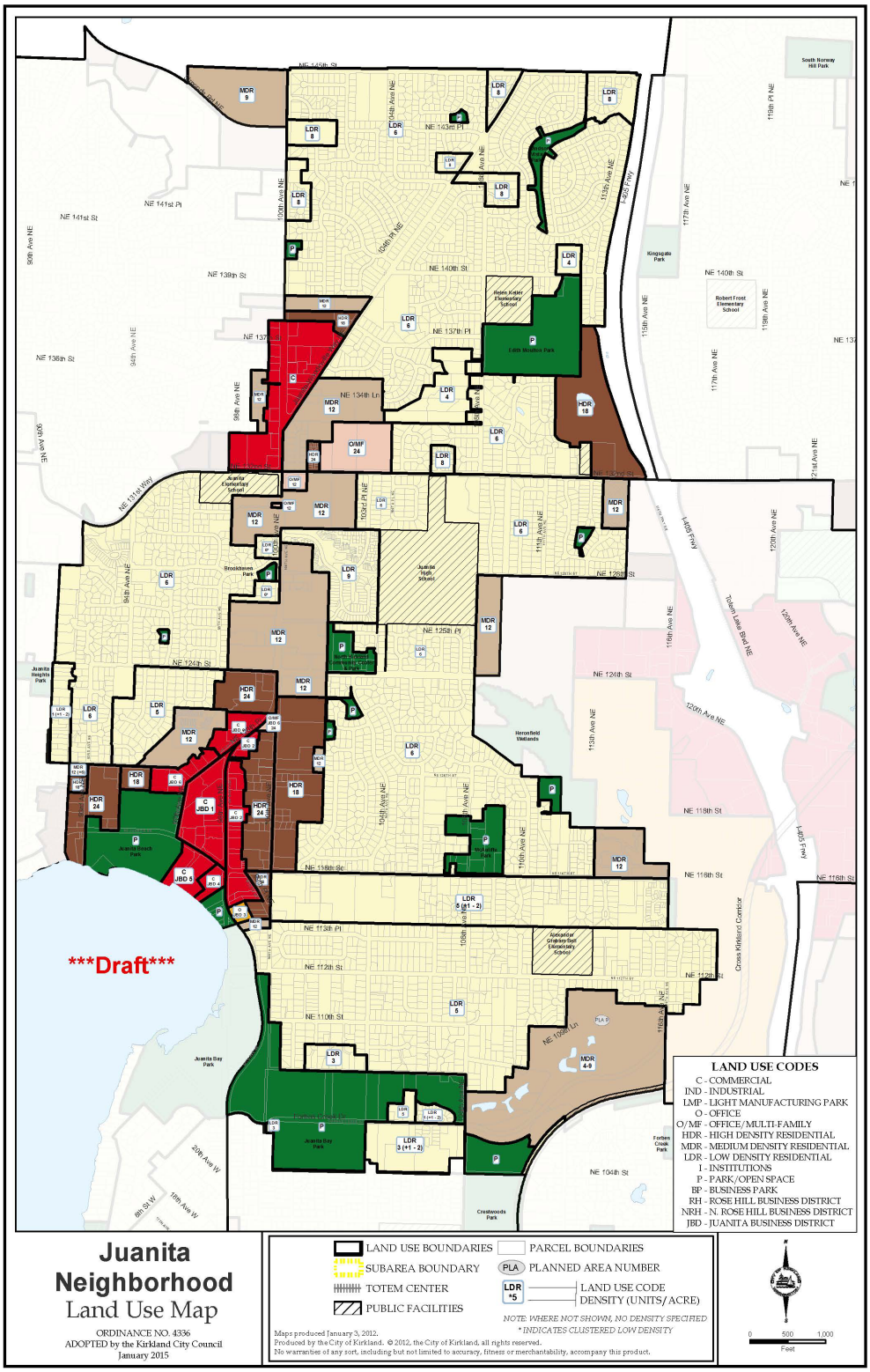


Figure J-1: Land Use

Low Density Residential Areas

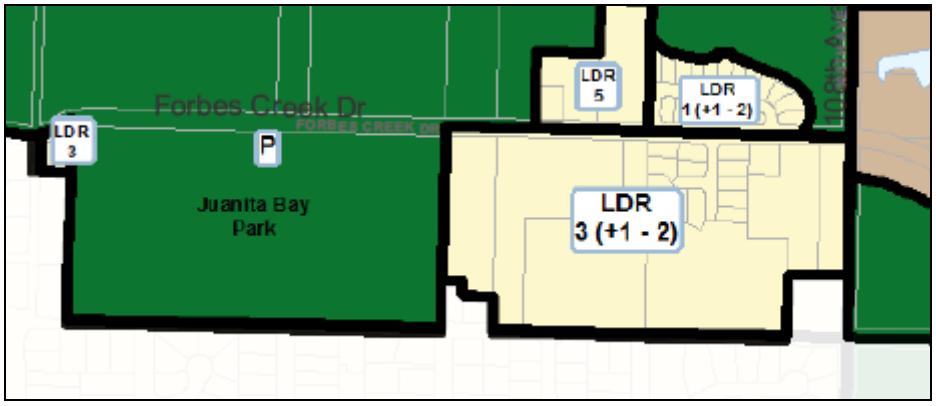
Most single-family residential areas in Juanita are designated at six units per acre.

Juanita is a varied neighborhood with significant and well-defined multifamily and single-family areas. The majority of the single-family residential areas in the neighborhood are designated for development at six units per acre (Figure J-1). There should be no encroachment of multifamily or commercial development into these low density areas except along the perimeter where properties are served by arterials, where transit, bike and pedestrian facilities are available. New development along collector or arterial streets should combine driveways whenever possible.

Forbes Creek Valley

Land use along Forbes Creek Drive is almost entirely of park and open space with some single-family detached homes, including a clustered small lot development. For seismic and flood hazard areas west of Planned Area 9 discussed in the Natural Environment Section, residential development should continue comparable to existing low densities at four to five dwelling units per acre.

Residential development on the unstable slope south of Forbes Creek Drive is to be limited to up to three dwelling units per acre subject to standards and development is permitted up to five units per acre if additional standards are met.



The natural and other development constraints discussed in the Natural Environment Section combine to limit residential densities to one to three dwelling units per acre. It is the cumulative effects resulting from full development at medium to high densities that are of greatest concern for increase in hazards of life and property. The wooded character of the slope should be maintained regardless of the allowed density.

The base density for residential development on the unstable slope south of Forbes Creek Dr. is three dwelling units per acre subject to the following standards:

(1) Soils analysis is required.

(2) Clustering of structures is encouraged.

(3) The maintenance of vegetative cover to the maximum extent feasible is required.

(4) Watercourses are to be retained in a natural state.

(5) Surface runoff is to be controlled at predevelopment levels.

(6) Points of access are to be minimized.

Four to five dwelling units per acre are permitted according to additional standards.

Residential densities on the unstable slope may be increased by an extra one to two dwelling units per acre (up to five dwelling units per acre) depending on the degree to which the development proposal conforms to the following standards:

(1) Soils and geologic analysis are required. The City will approve a qualified professional and establish reasonable study parameters. Analysis would cover the area of the site to be developed as well as adjacent sites.

(2) The developer indemnifies and holds the City harmless.

(3) Structures are clustered away from the steepest slopes and watercourses.

(4) The vegetative cover is maintained to the maximum extent possible.

(5) Watercourses are retained in a natural state.

(6) Surface runoff is controlled at predevelopment levels.

(7) Points of access to arterials are minimized.

(8) The City has the ability to provide the necessary emergency services.

(9) A minimum level of aggregation of land may be desirable in order to minimize adverse impacts.

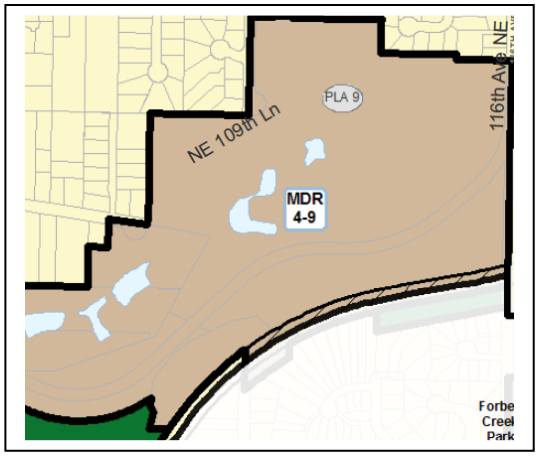
(10) There is a public review process of the development proposal, such as a Planned Unit Development or Rezone review process.

Medium Density Residential Planned Area 9

Medium density residential, commercial recreation, and limited small offices are permitted in Planned Area 9 subject to standards.

Planned Area 9 was designated for several reasons including previous location of the Kirkland Sand and Gravel, locational characteristics, and challenges associated with future development. Forbes Creek flows through the area. Surrounding this area are residential uses on the slopes as well as immediately adjacent in the Valley. To the east is Par Mac industrial area in Totem Lake (see Figure J-1).

The property is developed as stacked dwelling units at a medium density residential at a density of nine dwelling units per acre. A clubhouse or restaurant is permitted as part of a recreation facility. Small offices also may be permitted on a limited basis if well integrated into a predominantly residential or recreational facility.



Standards for commercial recreation uses in Planned Area 9 are listed.

The following standards apply to any commercial recreation facilities that would be permitted in this Planned Area.

(1) Noises produced from these activities are not to exceed levels normally found in a residential setting.

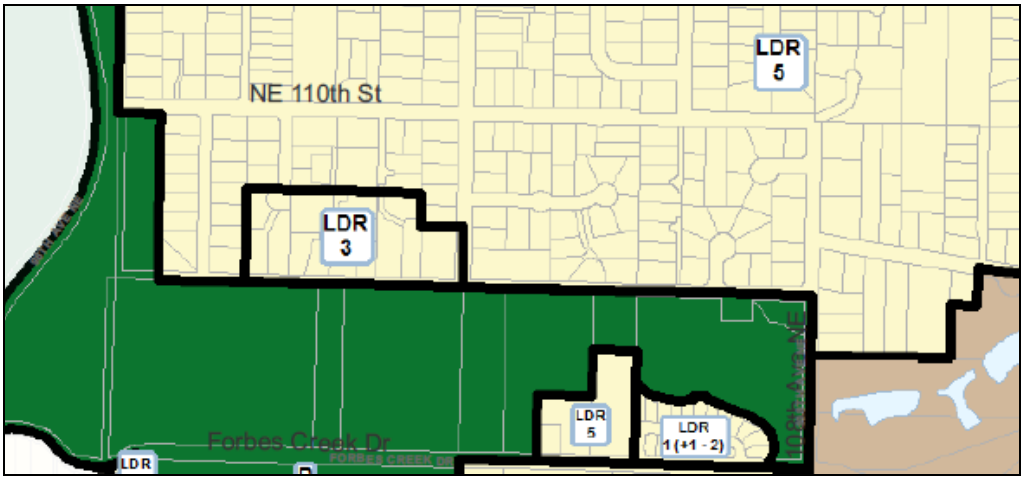
(2) Visual buffering towards residential uses will be required to reduce the impacts of structures or parking areas.

(3) Night lighting of outdoor areas should be limited and shielded in a manner that will not illuminate residential areas adjacent to the facility or elsewhere in the Valley.

North of NE 108th Street

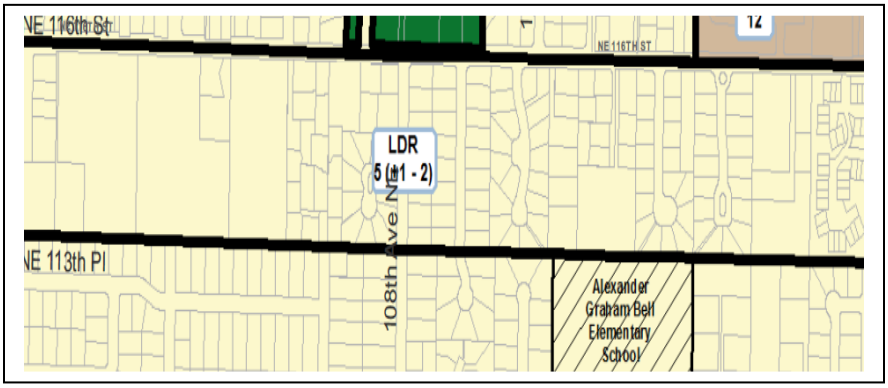
Residential development may be limited on potentially unstable slopes north of NE 108th ST based on slope stability investigations.

Portions of the hillside north of NE 108th ST fall within a potentially hazardous slope area (see Figure J-43). Residential densities of five dwelling units per acre are permitted except for lower areas, at three dwelling units per acre. All permitted developments should be preceded by adequate slope stability investigations. The presence of an open unnamed stream, limited access, and a large groundwater supply impose limits on the feasible residential densities.



South of NE 116th Street

Medium density clustered housing at up to seven units per acre is allowed on the south side of NE 116th Street subject to conditions.



A number of properties fronting on the south side of NE 116th Street have been developed with common wall or clustered housing at a single-family density. Low-density development up to five units per acre is allowed, and slightly higher densities up to seven units per acre may be permitted subject to the following conditions:

(1) This added increment of density would only be allowed through a Planned Unit Development permit.

(2) Visual buffering by a landscaped setback (normally 40 feet) should separate the slightly higher density development from adjacent single-family residences.

(3) There is to be no direct access from individual dwelling units onto NE 116th Street. Access to NE 116th Street is to be limited to interior loop roads, cul-de-sacs, or similar streets. The added increment of density should not be available to properties where topographic conditions pose traffic hazards due to line-of-sight problems. Furthermore, access should be limited to NE 116th Street and not onto residential streets to the south.

(4) Pedestrian access through the development should be required to facilitate access to schools or other public destinations.

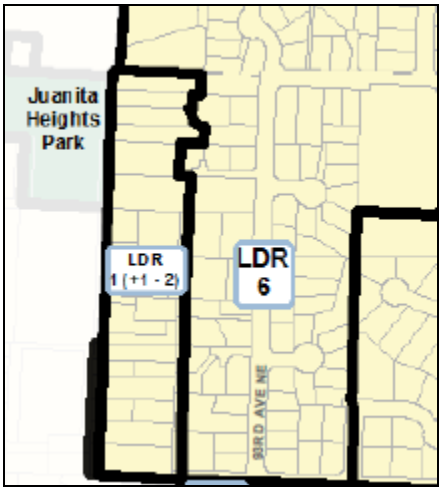
(5) Extensions of higher-density development should not penetrate into lower-density areas and should therefore, be permitted only within a specified distance from NE 116th Street (to the approximate alignment of NE 114th Street).

(6) The height of structures should not exceed that of adjacent residential zones.

(7) Some common open space usable for a variety of activities should be included on site.

Southeast slope of Finn Hill

Up to three units per acre should be permitted on the southeast slope of Finn Hill subject to additional standards.



The base density for residential development on the southeast slope of Finn Hill and the hillside northeast of NE 121st Place should be one unit per acre (See Land Use Figure J-1). As discussed in the Natural Environment section, limitations on development are necessary in these areas to preserve the natural features and to minimize potential hazards. Development in these areas should be subject to the following standards:

(1) Preparation of geotechnical studies and slope stability analyses which address the site to be developed, as well as adjacent sites and the immediate drainage area;

(2) Recording of a covenant which indemnifies and holds the City harmless for any damage resulting from slope instability;

(3) Maintenance of maximum amount of vegetative cover and trees;

(4) Retention of watercourses in a natural state; and

(5) Establishment of Natural Greenbelt Protective Easements at a minimum around streams and in areas of greater than 40 percent slope.

Additional density up to three units per acre on the southeast slope of Finn Hill should be permitted subject to the following additional standards:

(6) Control of surface runoff at predevelopment levels;

(7) Limitation on the number of points of access;

(8) A minimum level of aggregation of land in order to minimize adverse impacts;

(9) Clustering of structures; and

(10) Public review of the development proposal such as a Planned Unit Development or Rezone.

Note: If Newland CAR is approved the properties in inset would rezone from Low Density Residential (RSX 7.2 zone) to Medium Density Residential (RM 3.6 zone). There would be no need for the text below shown in strikeout text. The multi family standards listed below would apply.

~~***Clustered housing at single-family density should be allowed on properties along 100th Avenue designated on Figure J-1, subject to conditions.***~~

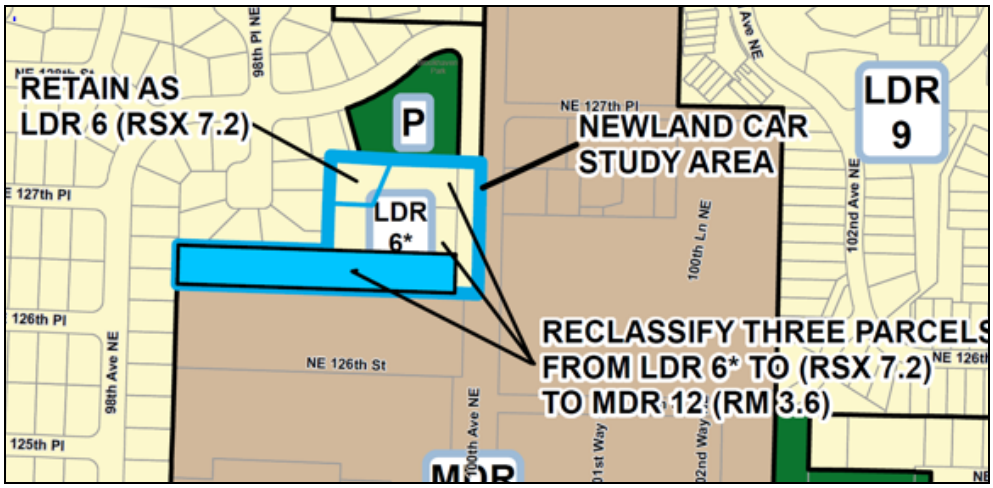
~~Clustered housing at single family residential density (six units per acre) should be allowed in the properties fronting on the west side of 100th Avenue NE north of NE 124th Street that is designated on Figure J-1. Lots in this area are limited because of presence of streams. Clustering should only be allowed given the following conditions:~~

~~(1) The proposal would be reviewed through a Planned Unit Development permit.~~

~~(2) Units should be clustered away from Juanita Creek.~~

~~(3) There is to be no direct access from individual dwelling units onto 100th Avenue NE. 100th Avenue NE is to be limited to interior loop roads, cul-de-sacs, or similar streets. Furthermore, access should be limited to 100th Avenue NE, and not onto residential streets to the west.~~

~~(4) Some common open space usable for a variety of activities should be included on site.~~



Medium and High Density Residential

The densities shown in Figure J-1 for medium and high density residential areas either reflect the prevailing existing development levels or have standards to help protect sensitive areas, such as Juanita Creek, or to lessen traffic and parking problems in heavily congested areas, such as along 100th Avenue NE south of NE 124th or along 93rd Avenue NE.

General standards for multifamily development are as follows:

(1) The site design and placement of multifamily units should take advantage of the topography and existing vegetation to minimize the visual impacts of the new structures.

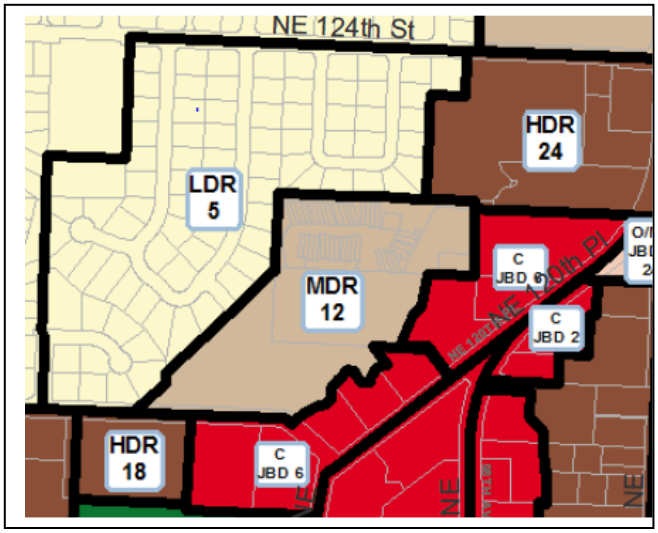
(2) Vegetative buffering (preferably with native, drought-tolerant plants) should be provided next to single-family areas.

(3) Public pedestrian easements should be provided to connect to schools or other public destinations. Convenient access to King County METRO stops should be provided. Medium- and high-density development around the business district should provide public pedestrian access to the commercial area.

(4) Vehicular access to multifamily projects should not negatively impact adjacent single-family areas. Vehicular access points should be combined and oriented to collector or arterial streets.

(5) Guest parking should be provided in all new developments and with any substantial remodels.

Medium density residential development is allowed north of NE 120th Street and west of 93rd Avenue NE at a density of 12 units per acre with up to 18 units per acre allowed if affordable housing is provided and the following standards are met.



Northeast 120th Street west of Juanita Business District JBD 6 is a natural boundary line for the medium to high-density residential to the south and low-density residential to the north. Two properties directly south of NE 120th Street and west of 93rd Avenue NE are suitable for medium-density residential at 12 – 18 units per acre, subject to the following standards:

(1) Dwelling units may be detached, attached or stacked.

(2) Future development should compliment the adjacent single-family residential neighborhood. Building height, modulation, rooflines, separate exterior front entry doors to each unit and window treatments, and garages should reflect the design and character of single-family development as seen from the east, west or north. Each unit

should have its own exterior front door. One common main door with interior corridor access to the units and/or a second level access with a common walkway to more than three units are not allowed. With the building permit application, the applicant shall provide the exterior building design showing compliance with the above elements for review by the Planning Official.

(3) Enclosed garages are encouraged. On-site surface parking or carports with peaked roofs should be screened by buildings or dense evergreen vegetation from the west and north.

(4) Buildings should be set back a minimum of 10 feet from the west property line adjoining the low-density residential development to the west.

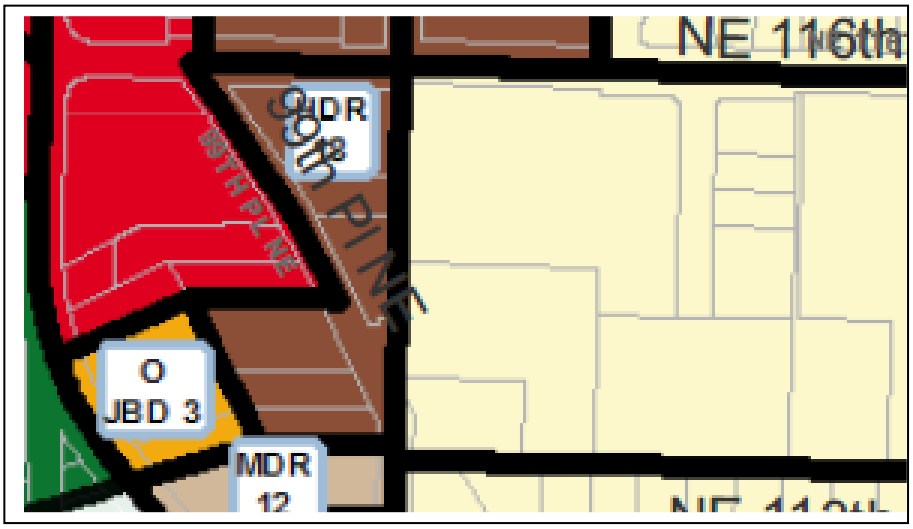
(5) Evergreen trees (preferably with native, drought-tolerant trees) should be planted along the west property line to provide a buffer between the medium-density development and the adjacent single-family residence to the west.

(6) The property adjacent to 93rd Avenue NE should have vehicular access only from 93rd Avenue NE. If both properties are developed together at the same time, vehicular access should be combined and taken from 93rd Ave. NE and not from NE 120th Street to reduce traffic impacts for the single-family neighborhood to the north.

In addition, the properties may be developed at 18 units per acre if affordable housing is provided at one affordable unit for each three market rate housing units beyond the 12 units per acre.

Access to the high-density residential area south of NE 116th Street and west of 100th Avenue NE should be taken from NE 99th Place.

South of NE 116th Street and west of 100th Avenue NE is a high-density residential area. Although this area could receive access from NE 116th Street, 98th Avenue NE, or 99th Place NE, access should be limited to 99th Place NE because of limited sight distances, high traffic volumes along NE 116th Street and 98th Avenue NE and presence of streams and wetlands.



Other medium and high density areas north of NE 132nd ST are discussed

Medium and high density residential uses located north of NE 132nd ST reflects land use designations and zoning at the time of annexation and functions as a transition between the mixed use commercial North Juanita Neighborhood Center and low density residential development. Medium density residential on the north and south side of Simonds Road reflects existing uses and densities at the time of annexation from King County and allows for clustering around steep slope areas.

COMMERCIAL LAND USES

5. Juanita Neighborhood Centers

Existing conditions in both commercial neighborhood centers are discussed.

Juanita contains two mixed use commercial neighborhood centers: South Juanita Neighborhood Center located between NE 116th ST and NE 124th ST and North Juanita Neighborhood Center located north of NE 132nd Street as described below (see Figure J-1).

5.A. South Juanita Neighborhood Center

The mixed use South Juanita Neighborhood Center is the historic, commercial and activity center of South Juanita (see Figure J-1 and JBD Section below). The district lies at the hub of the community street network and transit corridor at NE 116th Street, Juanita Drive and 98th Ave NE anchored by Juanita Village. It encompasses several recreational amenities found at the Juanita Bay Park and Juanita Beach Park. Currently, the commercial district is not oriented to Juanita Bay and only limited views to Lake Washington are available through park land. The opportunity for the neighborhood center to function as a recreational focus is hampered by the lack of multiple access points to the shoreline, and the difficulty of crossing the busy arterials of NE 116th Street and 98th Ave NE.

Goals for the South Juanita Neighborhood Center are listed

The Center's Role in the Community is

(1) To make the neighborhood center the heart of the community, reflecting its identity and serving as a local social, commercial, and recreation center.

(2) To recognize that the neighborhood center contains a strong residential community.

(3) To provide a full range of neighborhood commercial services.

Relationship to Parks, Lake Washington Shoreline, and Natural Features

(1) To take advantage of the lake, other natural features and the parks, and emphasize the recreation-oriented area with more pedestrian access and views to Lake Washington.

(2) To enhance these features through cooperative community improvement actions.

Visual Character and Identity

(1) To make the Juanita Bay shoreline a key aspect of the district's identity.

(2) To emphasize the district's recreational assets as a major part of its identity.

(3) To reduce visual clutter, such as non-conforming signs and overhead wires.

(4) To visually enhance the center's streetscapes.

(5) To protect the wooded hillsides surrounding the district.

(6) To maintain the small scale building character, except where development of a larger building complex would result in substantial public benefit through excellence in design, provision of pedestrian amenities, and reduction of environmental impacts.

(7) To utilize Juanita's history as a part of its identity.

Business Development

(1) To serve the Juanita neighborhood's commercial needs as a first priority.

(2) To improve retail sales through organized marketing, improved identity, and a greater spectrum of services.

(3) To attract a variety of new businesses, such as clothing, hardware, or recreational retail stores.

(4) To create its own identity distinguishable from the other Kirkland business districts.

Traffic Circulation and Parking

(1) To provide sufficient parking for commercial and recreational activities. Parking management should strive for joint use of parking lots serving businesses on weekdays and recreational users and shoppers on weekends.

(2) To make intersections safer and more efficient.

(3) To establish bicycle facilities.

(4) To have improved King County METRO service to the district through the establishment of additional transit shelters and stops.

(5) To reduce the negative effects of traffic on pedestrian activity and street qualities where possible.

(6) To consider the possibility of a water taxi connection to Moss Bay, Carillon Point, and other Lake Washington destinations.

Pedestrian Activity Goals

(1) To provide a shoreline trail that connects Juanita Bay Park, Juanita Beach Park, and the business district.

(2) To provide public trails from the surrounding residential areas to the district.

(3) To provide pedestrian amenities such as crosswalks, sidewalks, street trees, and street furniture.

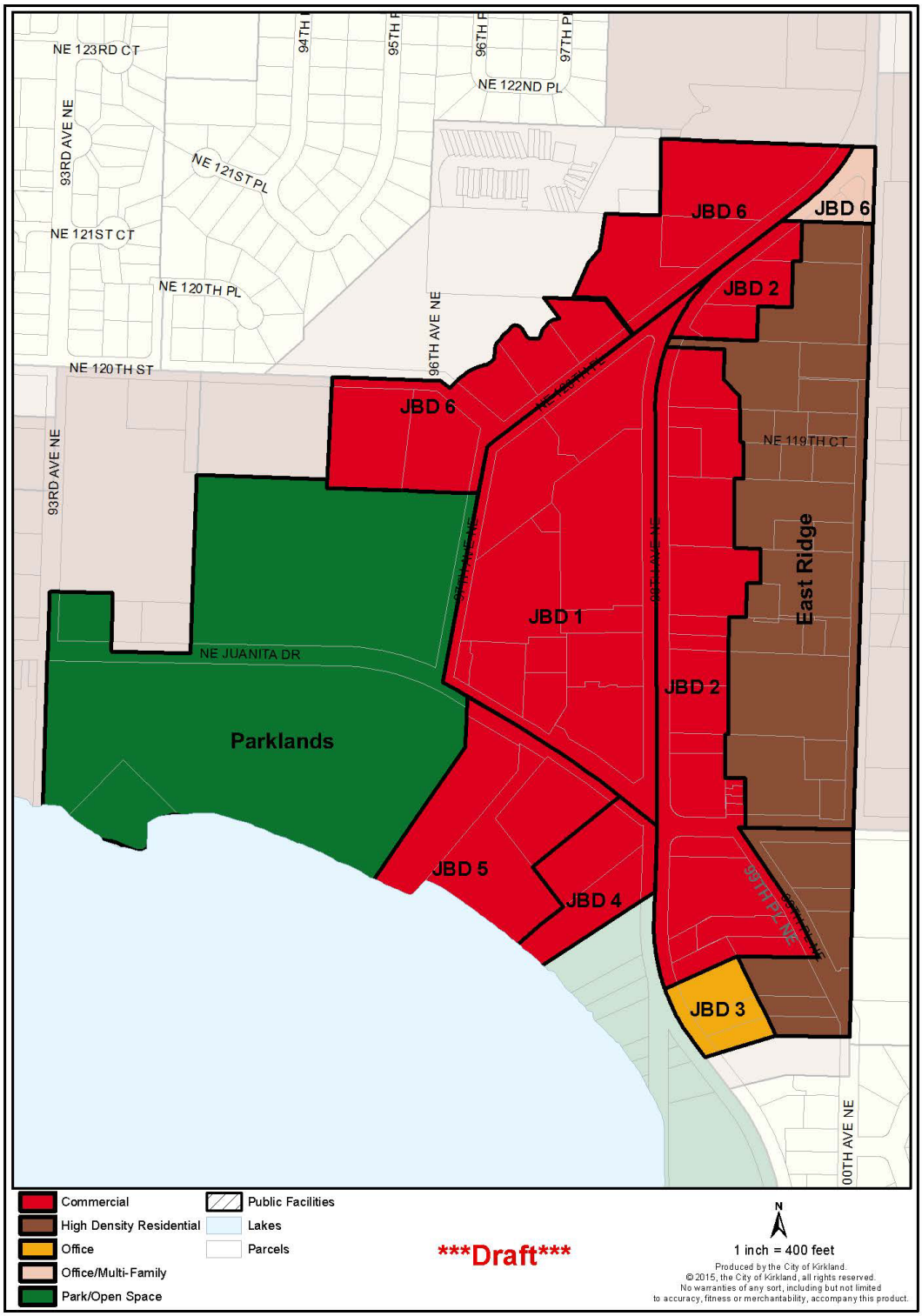


Figure J-2: Juanita Business District Land Use Areas

Land Use Figure J-1 and Figure J-2 above identifies several subdistricts within the South Juanita Neighborhood Center.

	JBD 1	JBD 2	JBD 3	JBD 4	JBD 5	JBD 6	East Ridge	Parklands
USES								
Residential	• b	• b	•	•	•	•	•	
Retail	•	•		• c	• d	• d		
Office	•	•	•	• c	•	•		
HEIGHT (Stories)								
Max. Height Permitted Outright	2	2	2	2	2	2	3	1
Max. Height Permitted with Special Considerations	a	3	3			3		e
DESIGN REVIEW	•	•	•	•	•	•		

October 1990 (Ordninance 3230)
December 1993 (Ordinance 3401)

a: Master-planned development allowing more intensive use is encouraged, see text.
b: Allowed on ground floor only if project is mixed use or facing 97th Avenue NE.
c: Not allowed in wetlands.
d: Restaurant, tavern or neighborhood-oriented retail only.
e: To be determined with park masterplan.

Delete Chart. In Zoning Code

Two primary types of development are permitted in JBD 1

JBD 1

Juanita Business District 1 subarea contains the mixed use Juanita Village Development with a variety of retail, services, restaurants, banks and residential uses to serve the surrounding neighborhood. There are two primary types of development available in this subarea: individual parcel development and master-planned mixed-use development.

Individual Parcel Development

Where a development is proposed on a site containing fewer than eight acres, retail, office, and/or multifamily are allowed. The maximum height for this development type is two stories, and the project would be subject to Design Review. Individual projects should be designed to combine vehicular and pedestrian access points whenever possible.

Master-Planned Mixed-Use Development

The second type of development may require assembly of properties (of at least eight acres) to create a master-planned, mixed-use project which clusters development to the north part of the subdistrict. If almost the entire area of JBD 1 (eleven acres minimum) is assembled, then a development could be proposed with a maximum height of six stories on the north end stepping down to two stories toward the south end. If only eight acres are assembled, then the maximum height at the north end would be four stories. Proposals with a minimum of eight acres would be required to have vehicular access off at least two of the following streets: 98th Avenue NE, Juanita Drive, and 97th Avenue NE.

In the master-planned mixed-use development, the allowed uses would be retail, office, and multifamily. At least two of these uses would be required for the project to be considered mixed-use. Pedestrian-oriented businesses should be located on the ground floor of all buildings; however, some multifamily units could be located on the ground level if they are part of a mixed-use development, or if they face 97th Avenue NE. This type of master-planned development should be reviewed at a public hearing, be subject to Design Review and could be approved if it provides a high order of public amenities and urban design.

Design standards are discussed.

Design standards for both development types are further described in the Design Guidelines for the business district contained in the Kirkland Municipal Code. ~~Options should be explored for (i) establishing and maintaining the view corridor to the lake shown in Figure J-9 establishing and maintaining pedestrian connections across the block.~~ Appropriate types of pedestrian connections should include sidewalks along building fronts and landscaped public open spaces tied to a pedestrian system which connects the East Ridge multi-family area west through JBD 2 to Juanita Beach Park (see Figure J-~~3~~2 and J-8).

In addition, the master-planned development should include a plan for the entire development parcel. Individual increments of development should show how they relate to adjacent developed properties in terms of common access, and a complementary arrangement of facilities, spaces, and linkages. For example, shared accesses and reciprocal vehicular easements should be established in order to reduce the number of curb cuts on the major streets to the minimum necessary. Similarly, shared parking/service areas are strongly encouraged. Signs should be coordinated.

Retail, office, and residential uses should be allowed in JBD 2.

JBD 2

In this area, retail, office, and residential uses should be allowed. As in JBD 1, residential units may be allowed on the ground floor of mixed-use projects except along streets. To provide convenience for shoppers, drive-through facilities should be allowed in JBD 2 as stand-alone uses. Buildings up to two stories should be allowed with buildings up to three stories if approved by the Design Review Board if views from East Ridge are preserved. More efficient parking lots, combined drives, and a more attractive streetscape along 98th Avenue should be encouraged. Pedestrian access easements should be provided for connections between East Ridge and Juanita Beach Park through the business district (see Figure J-~~3~~7 for approximate locations).

A gateway into the business district should be provided in JBD 3.

JBD 3

In this area, office or multifamily uses should be allowed, but restaurants, taverns, or any retail uses should not. Drive-through facilities should be prohibited. The maximum building height should be three stories. Since access onto 98th Avenue NE can be difficult in this area due to poor sight distances and high traffic volumes, access should be taken from 99th Place NE through East Ridge whenever possible. Additional setbacks and landscaping should be provided along 98th Avenue NE to create an attractive entrance or gateway into the business district.

Retail, office, and residential uses should be allowed in JBD 4.

JBD 4

Retail, office, and residential uses which are a maximum of two stories should be allowed in non-wetland areas. Driveways should be combined due to hazardous traffic conditions along 98th Avenue NE. Drive-through facilities should be prohibited. Buildings should be clustered to provide views of the lake when possible. The wetland area should be preserved and regulated in accordance with the shoreline management regulations in the Kirkland Zoning Code. Public access along or near the shoreline should be required as described in the Environment and Shoreline Area sections.

Continuous shoreline access between Juanita Bay Park and Juanita Beach Park is important; the missing link should be acquired provided that it does not negatively impact the sensitive areas.

JBD 5

Office and multifamily uses are allowed as should be restaurants, taverns, or neighborhood-oriented retail. Drive-through facilities should be prohibited. The maximum building height should be two stories. The most important objective in this area is to provide pedestrian access along the shoreline and views to the lake. The City should pursue acquisition of a footbridge or other structure waterward of the Bayview Condominiums. This stretch of shoreline is a critical pedestrian link needed to complete a Juanita Bay Shoreline Trail between Rose Point and Juanita Beach Park. The shoreline trail should be completed where possible and clearly signed for use by the public and maintained properly.

***Pedestrian access easements along Juanita Creek should be* acquired.**

JBD 6

Appropriate uses in this area should be office and multifamily with restaurants, taverns, and neighborhood-oriented retail allowed. Drive-through facilities should be prohibited. Buildings should be a maximum of two stories. However, three-story buildings could be approved by the Design Review Board. Pedestrian access easements along Juanita Creek should be acquired which are designed to prohibit unrestricted access to the creek. All development should protect the creek as described in the Natural Environment section. In the triangular parcel between 98th Avenue NE and 100th Avenue NE, office and multifamily should also be allowed, but not restaurant, tavern, or neighborhood-oriented retail due to its prominent location when entering the district and its proximity to the East Ridge area.

Pedestrian access between the business district and JBD 2/East Ridge should be improved.

JBD 2/East Ridge

Multifamily residential development should be permitted in this area at the densities established in Figure J-1. The maximum building height should be three stories. The most important objective for this area should be to provide public pedestrian easements for access to the business district. Potential locations for these easements are shown in Figure J-~~9~~7; however, consideration for these important connections should be given when any site develops or remodels. Another important objective for East Ridge area should be to maintain the existing conifers which are located primarily at the south end of the subdistrict. These trees help to frame the business district, provide a visual buffer and give it the look of the Northwest.

Parklands

Juanita Beach Park

The vision for the Juanita Beach Park Master Plan is to provide a family friendly, multi-generational community park that fits the scale, character, and history of the park site and the surrounding neighborhood. The park is a focal point for the neighborhood center and provides waterfront access and a balanced mix of active and passive recreation opportunities while protecting and enhancing the natural environment.

Park Integration Goals:

- Link park to surrounding neighborhoods
- Unify north and south sides of the park
- Buffer parking lot views
- Encourage bike and pedestrian access

Recreation Goals:

- Create multi-use recreational facilities
- Provide recreation appropriate to the site character
- Balance development with environmental restoration and enhancement opportunities
- Balance active recreation and passive recreation activities

Environmental Stewardship Goals:

- Enhance Juanita Creek to create a healthy stream environment. (This could include the reach within the park and up-stream reaches)
- Create a salmon and wildlife friendly shoreline
- Enhance and restore wetlands

- Educate park visitors about habitat values
- Use low impact development and sustainability design principles

Community-Building Goals:

- Create community gathering areas

Aesthetic Goals:

- Buildings should not dominate the landscape
- Provide aesthetically pleasing night lighting
- Create naturalistic landforms
- Improve the visual quality of the shoreline
- Create framed views of the lake
- Incorporate art as an integrated element of landscape forms and built structures

Historical Resources Goals:

- Maintain and restore Forbes House and associated landscape
- Provide appropriate interpretation of area history

A Master Plan for Juanita Beach Park has been adopted and includes the long term plan for park development with improvements already made to the south portion. As funding is available the Master Plan should continue to be implemented to upgrade the park facilities, provide recreation activities and restore natural areas.

CIRCULATION

Figure J—6 and 7 graphically portrays pedestrian and bicycle circulation concepts for the neighborhood center. Policies for specific streets follow.

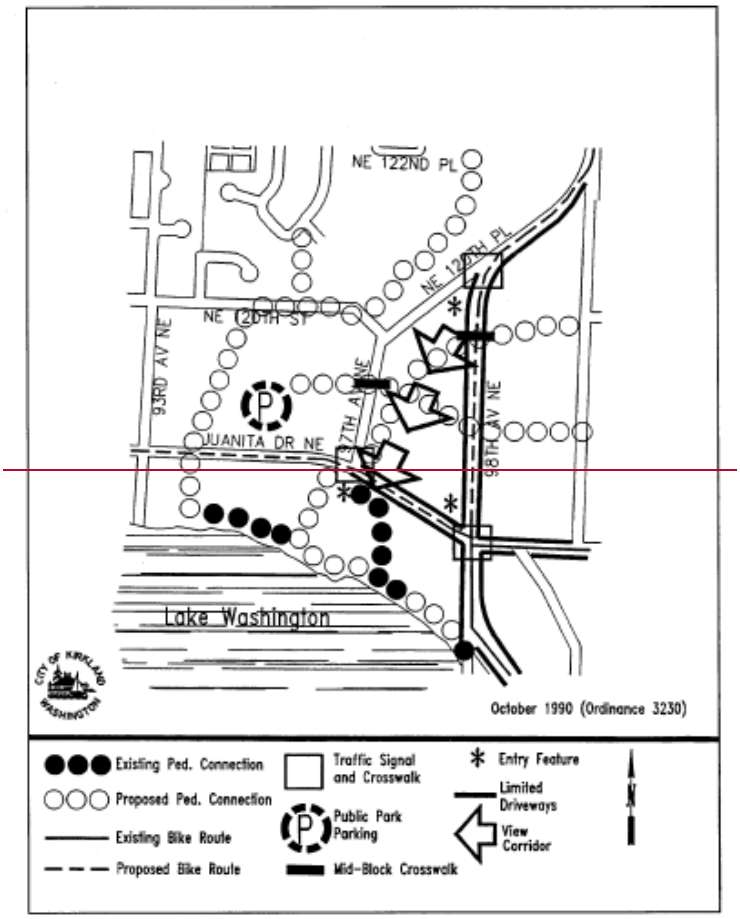
98th Avenue NE - The current lane configuration of 98th Avenue NE should remain with two traffic lanes in each direction and a center left-turn lane. Streetscape improvements to 98th Avenue NE should include:

(1) Reducing curb cuts/consolidating driveways.

(2) Installing large landscaped pedestrian islands at or near crosswalks.

(3) Upgrading the street trees and choosing a variety which will not block the views of the businesses.

(4) Installing a bicycle facility.



~~Figure J-3: Juanita Business District Circulation & Urban Design~~

Street improvements are recommended that will tie the neighborhood center with Juanita Beach Park.

NE 120th Place/97th Avenue NE - A critical component of the South Juanita Neighborhood Center plan is to tie the business district with the park. Sidewalk extensions, special paving, or other features should be used to allow for safe pedestrian crossing between the business district and Juanita Beach Park. Curb, gutter, sidewalk, and street trees also should be added.

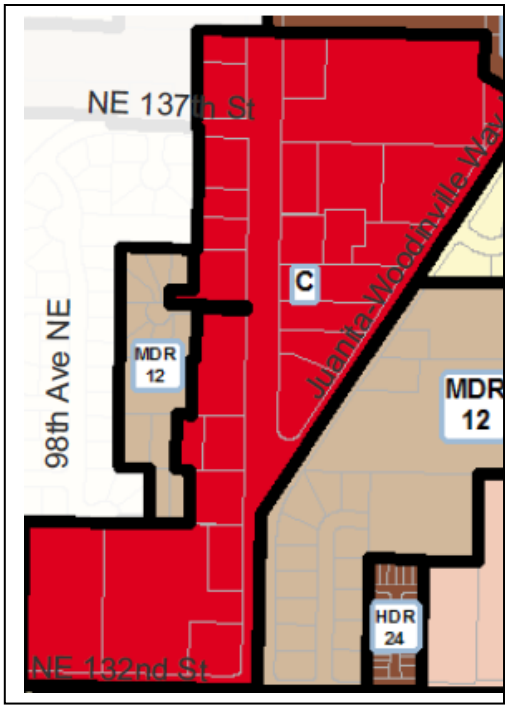
Juanita Drive – The Juanita Drive Corridor Study was completed in 2014. The study developed a plan for future improvements to the Juanita Dr. corridor between Juanita Village and the northern city limits in Finn Hill. The improvements in the study should be implemented to improve pedestrian and bicycle connections including curb, gutter, sidewalks, street trees, lighted crosswalks, intersection improvements and traffic calming. The variety of street trees used should not block views of the lake.

URBAN DESIGN

Creation of a neighborhood scale pedestrian district is an underlying goal of redevelopment.

The underlying goal of redevelopment in the South Juanita Neighborhood Center is to create a neighborhood-scale pedestrian district which takes advantage of the amenities offered by

Juanita Bay. Figure J-~~3~~8 displays some important urban design features of the business district.



Pedestrian pathways from the surrounding residential areas to and through the business district and on to Juanita Beach Park should be acquired and improved. Currently there are some informal trails from JBD 2/East Ridge to the core area, but they are inadequate and cross private property. Residents wishing to walk to the district have to go out of their way as there are no direct routes.

View corridors to the lake should be established with new development in the business district. Several buildings in JBD 5 block the view of the lake, but view opportunities are available through Juanita Beach Park, down public streets, or potentially through JBD 4.

Entry features, such as signs or sculpture, should be established in the locations shown in Figure J-~~3~~8. These features should be identity-giving elements which, for example, could reflect Juanita Bay. In addition, coordinated streetscape improvements should be used throughout the business district, including street trees, street furniture, and other amenities like flowers, banners, and signs.

Design regulations and Guidelines are established for the JBD.

Design regulations and Design Guidelines for Pedestrian-Oriented Business Districts are established for the Juanita Business District. The regulations will be implemented through a Design Review process in the Zoning Code. The Guidelines include policies and concepts for parking lot landscaping and layout, pedestrian linkages, through sites, public open space landscaping, signs, building materials, roof treatments, building placement, and other design elements.

5.B. North Juanita Neighborhood Center

The North Juanita Neighborhood Center is the commercial and activity center for north Juanita (see Figure J-1). It contains shops and businesses that serve the local residents, but redevelopment would provide more needed services and gathering places, and improve the vitality of the area. The center is split by the location of the two parallel main arterials (100th Ave NE and Juanita-Woodinville Way NE) serving the area and pass through traffic between I-405 and the Bothell Highway. A corridor plan for 100th Avenue NE and adjacent uses should be prepared and implemented. The corridor plan could address such issues as street improvements, landscaping and lighting improvements, bicycle and pedestrian facilities to improve circulation, safety, and techniques to improve the visual appearance of the district similar to the Juanita Village development to the south.

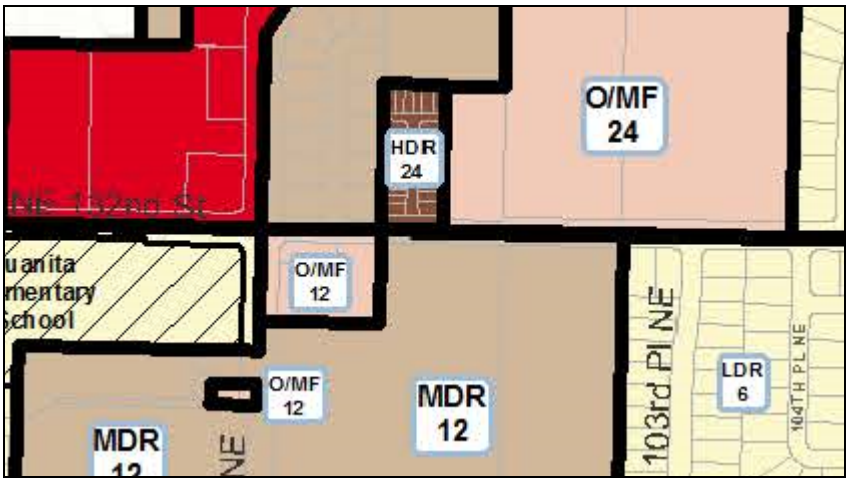
The goal of this area is to create in the future, a mixed use, pedestrian oriented district that is similar to the South Juanita Business District in design but to a lesser degree in scale.

A mix of retail, office and upper floor residential uses is appropriate. The variety of uses should be geared to serving the neighborhood including restaurants, groceries, hardware stores, health centers etc. However, a portion of the ground floor should be devoted to commercial uses with residential above. Commercial uses should be oriented to adjacent arterials and pedestrian pathways. Surface parking areas located to the side or rear of buildings. Pedestrian pathways should connect uses on site and with adjacent properties.

Design Guidelines, design review and redevelopment incentives should be established for the Neighborhood Center for all new, expanded or remodeled commercial, multi family or mixed use buildings.

See also the general Urban Design section.

Properties at the east and south corners of NE 132nd Street and 100th Avenue NE are designated for office/multifamily use.



Office/multifamily residential uses are appropriate for property on the east side of 100th Avenue NE at the intersection of NE 132nd Street and 100th Avenue NE shown in Figure J-1.

Such uses would be compatible with the surrounding multifamily developments and professional offices along NE 132nd Street. Commercial uses which are high traffic generators are not appropriate at on the south side of the intersection due to Juanita Elementary School to the west. Therefore, restaurant, tavern, or neighborhood-oriented retail uses should not be permitted on the south side of the intersection.

Special attention should be given to landscaping at the intersection to create a gateway and attractive entrance into the neighborhood and City. The City may require dedication of land for a sign.

The area along the north side of NE 132nd Street east of 100th Ave NE should be retain as office and multifamily uses. Existing development includes an office building, and two medical in-patient treatment facilities. Building height for the office area should be permitted up to 60 feet to accommodate the needs of these specialty facilities, including hospital standards for ventilation.

3. NATURAL ENVIRONMENT

Geologically Hazardous Areas

Juanita contains geologically hazardous soil areas shown on Figure J-43 which include moderate and high landslide slopes and seismic hazard soils. Juanita also contains Juanita and Forbes Creeks within the South Juanita Slope, Juanita Creek and Forbes Creek drainage basins which are subject to risk of earthquake damage as a result of seismically induced settlement.

Primary areas at risk for moderate and high landslide include the southeast slope of Finn Hill, southwest of the Heronfield Wetlands, the South Juanita Slope on the east and west sides of 100th Ave NE and along the south and north side of Forbes Creek Drive.

Much of the area south of Forbes Creek Dr. lies on the part of the Juanita Slope identified as unstable. Slopes are steep at an average of 15 percent with some slopes up to 40 percent. There is a series of ravines which represent a particularly high hazard of sliding. There also is considerable amount of groundwater in the slope causing artesian pressure and many small streams. Some creep and sloughing indicate active slope movement. The instability of the sand layer greatly increases when wet or modified. The presence of clay in the lower portions of the slope and saturated sand and gravel can also be contributing factors to landslides when wet. The slope will also be particularly prone to sliding in a time of a low-intensity earthquake. Limitations on development in geologically hazardous areas are described below and in the Environment Chapter.

The moderate and high landslide hazard slopes are expected to remain stable if left in a natural condition. Construction on or adjacent to these slopes may cause or be subject to landslides, excessive erosion, drainage, or other problems associated with development on a slope. Moderate and High Landslide Hazard steep slopes can be stabilized by preserving vegetative cover and following recommendations of slope stability analysis. Development should be regulated on these slopes to avoid or minimize damage to life and property. Therefore, a slope stability analysis should be required prior to development on these slopes as well as seismic hazard areas identified in Figure J-4.

It is important to retain significant trees because they can help to maintain the visual character of the neighborhood and help to protect unstable areas. Where possible, new development should be required to retain visually prominent stands of significant trees. Development in slope areas these areas could result in extensive cut and fill and disturbance. The stability of the slope can be maintained by preserving vegetative cover. Maintenance of vegetative cover to the maximum extent feasible, in turn, helps to control the rate of surface water runoff which minimizes erosion and enhances water quality. See Environment Element and Utilities Element Chapters.

It should be noted that in slope areas, limitations on development are not due entirely to the existence of natural constraints. There may be additional reasons for limiting the type or density of development in slope areas, such as access, utility service, adjacent uses, and others.

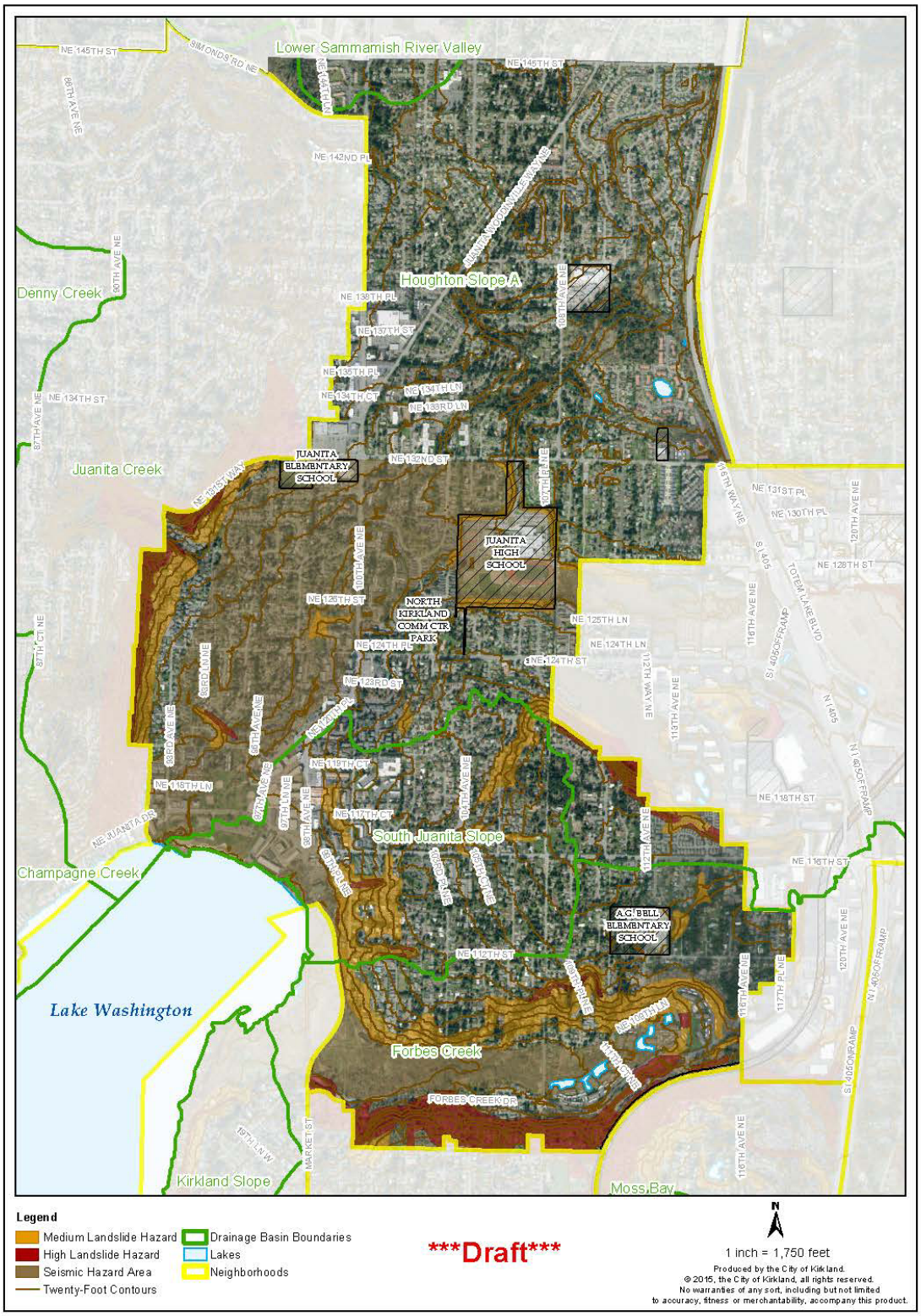


Figure J-3: Juanita Geologically Hazardous Areas

Wetlands, Streams and Lakes

The Valley portion contains Forbes Creek and areas subject to uneven settlement and flooding due to wetlands, and streams (see Figure J-~~54~~). Much of the Forbes Creek Valley area has been identified as a Flood Hazard and Seismic Hazard Area. Analysis of proposed developments should be required to mitigate problems associated with these factors. These flood areas are designated by the Federal Emergency Management Agency (FEMA). Federal law requires that flood insurance be obtained before any federally insured lending institutions may approve a loan for the development within an identified flood hazard zone. Also, Forbes Creek and associated stream corridor should be maintained in a natural condition to allow for natural drainage as well as possible salmon spawning (see Environment Element).

The Finn Hill slope and hillsides north and south of Juanita Bay and Forbes Creek Drive also contain streams and ravines which flow into the Juanita Creek and Forbes Creek drainage basins. In order to ensure these streams, ravines and slopes are maintained in a natural condition and minimize disturbance of unstable slopes, Natural Greenbelt Protective Easements should be created over them. Significant trees are prominent on these slopes from many vantages and if retained, they will help to reduce erosion on steep slopes.

The Juanita Creek drainage basin has suffered from development impacts over the years. The gradual filling of Juanita Bay with eroded sediments is one indication of this as is the decreased fish population. Therefore, stringent erosion control measures and substantial stream setbacks should be imposed on new development during and after construction. Native riparian vegetation should be planted in the setbacks to improve fish habitat and discourage activity near the banks.

Many of the minor creeks feeding Juanita Creek have been culverted which speeds flow and eliminates natural filtration. Streams should be removed from culverts whenever possible, and new culverting should be prohibited as regulated in KZC Chapters 83 and 90. The City has made improvements to portions of Juanita Creek to reduce erosion and restoration projects, such as at Juanita Beach Park. The City should continue efforts to rehabilitate Juanita Creek as a priority in its Capital Improvement Program. In addition, stream teams or volunteer citizen groups could work to enhance this resource.

Wetlands, like streams, should be protected with substantial buffers and erosion control measures. Public access through the Juanita Bay wetland and views of the lake should be provided if these actions will not impact the wetland. Public access should be developed along the Juanita Bay shoreline or through the wetland associated with the bay where appropriate and include interpretive centers. The interpretive centers should emphasize the biological importance of the wetland and the importance of protecting the resource. Measures should be taken to open significant public views of the lake whenever possible which will benefit the general public, provided the action will not negatively impact the wetland.

The portion of the Juanita Creek wetlands east of Juanita High School should be left in a natural state. Public access as described for the Juanita Bay wetlands should also be developed along this wetland.

The unnamed stream located east of the hillside above Juanita Bay (and associated wetlands along 98th Ave NE) should be preserved and maintained in its natural state not only to provide storage and flow for natural runoff, but to provide natural amenities in the area.

The policies found in the Environment and Shoreline Area Chapters should be observed along with the policies described in this section when reviewing development proposals in Juanita to ensure the protection of the drainage, habitat, and aesthetic functions of the natural resources.

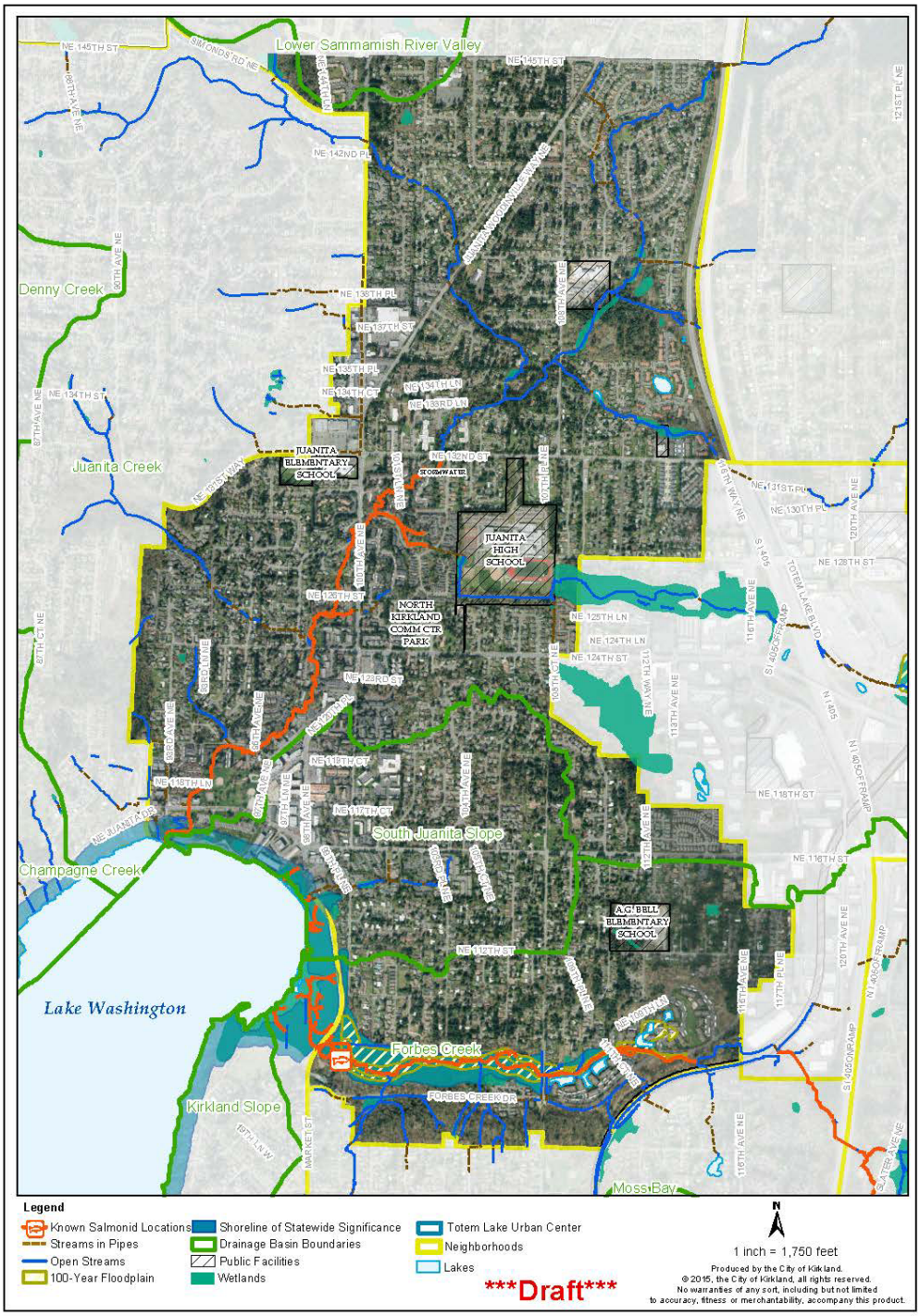


Figure J-4: Juanita Wetlands, Streams, and Lakes

6. OPEN SPACE AND PARKS

Enhance parks within the Juanita neighborhood

There are approximately ten publicly owned parks in the Juanita Neighborhood that provide park, recreation and open space amenities, offer public access to the lake or protect sensitive and natural areas (see Figure J-1). The two regional parks include the Juanita Bay Park and the Juanita Beach Park. Juanita Bay Park, developed under a master plan, offers wildlife watching, a boardwalk, trails and passive recreation opportunities in around a large wetland system. Juanita Beach Park, also developed under a master plan, contains 25 acres and is developed with a swimming beach, play structures, restroom and launches for non-motorizing boats also under a master plan. Juanita Creek and associated wetlands located within the Park underwent restoration as part of the master plan. Continued implementation of the park master plan should occur, including new restrooms and concessions shelter near the shoreline, and a skatepark and playfield on the north side of Juanita Drive.

North Kirkland Community Center and Park is a recreation activity focal point for the neighborhood. The five acre site with a recreation center and playground has been identified in the Parks Recreation and Open Space Plan (PROS Plan) as in need of redevelopment to provide additional capacity and amenities. In light of this, effort should be taken to acquire public pedestrian easements over lands surrounding the park for safe access to it. In addition, the master plan should incorporate the following ideas:

(1) Surrounding single-family residences should be buffered from major activity areas.

(2) Vehicular traffic should be routed so as not to negatively impact the single-family residences to the east.

Other parks in the Juanita Neighborhood include:

- McAuliffe Park is 26.7 acres and developed for special outdoor events and enjoyment of the gardens.
- Juanita Heights Park is 6 acres. The PROS Plan identifies a need for pedestrian easements or access ways across private property to improve the entrance to the park.
- Brookhaven Park and Wiviott Property, and some unnamed small neighborhood parks of less than an acre in size provide additional recreational opportunities, and in some cases storm detention facilities and open space.
- Edith Moulton Park is 26.7 acres and partially developed. A park master plan will be developed for the park, including restoration of native vegetation along Juanita Creek as planned in the PROS Plan.
- Windsor Vista Park is 4.8 acres, is currently undeveloped and contains a creek through the property. A park master plan should be developed for the park for active and passive recreation as described in PROS Plan.

The southeast slope of Finn Hill, the slope northeast of NE 121st Place, and Forbes Valley are important open spaces for the neighborhood. Significant stands of trees should be preserved as described in the Natural Environment section. During development, tree cutting should be minimized.

The open space character of the Forbes Valley should be maintained.

The Forbes Valley area, extending from Lake Washington east to 116th Avenue NE, remains today as a large natural open space that is an extension of Juanita Bay Park. The Forbes Valley, with many wetland areas, is wooded with few existing homes. In the eastern section is Planned Area 9 which is developed as an attached and stacked residential project. The primary policy thrust for the Forbes Valley is to maintain it as a large open space along with low density residential development.

Wooded open spaces dominate the character of the Forbes Valley and should be maintained.

The dominant visual quality of the lower Forbes Valley is one of wooded areas and open space. This area is recognized as a significant regional open space and is preserved as an extension of Juanita Bay Park. The area's ecological and drainage connections to Lake Washington places it under the jurisdiction of the state Shoreline Management Act.

If development does occur, open space, particularly along the stream, must be maintained.

If private development of the lower Forbes Valley area does occur, the maintenance and preservation of the open space character will be required. In addition to maintaining the character of the area, specific requirements will include the preservation of open space within vegetative buffers adjacent to the creek with a possible pedestrian trail paralleling the stream. A continuous trail through the Forbes Valley should be planned and completed. Similar requirements of vegetative buffers and trails along the creek are discussed in the section dealing with the development of Planned Area 9.

Acquisition of parkland should be actively pursued.

Even with the acquisition of the McAuliffe Park, Juanita Beach Park and annexation of Edith Moulton Park, Juanita lacks park facilities and parkland given the size of the neighborhood. General areas where parks are needed are southwest and northeast portions of North Juanita as shown in Figure J-1 and as noted in the Parks Recreation and Open Space (PROS) Plan.

Juanita has open space tracts that were originally part of the subdivisions and subsequently purchased by King County. These are part of the City's Open Space System but are storm water facilities managed by the Public Works Department. Other open space parcels are private storm water facilities. The City maintains those facilities located in easement or tracts that are part of single family developments, but they are not part of the City's open space system.

The City should actively pursue acquisition of parkland when opportunities to preserve open space present themselves and when funding is available. Adequate funding for continued maintenance of parks and open spaces should be encouraged concurrent with new development of the parks and open spaces.

The City also partners with the Lake Washington School District to provide joint use of Juanita Elementary School recreational facilities that help meet the community's needs for recreation after school hours and during the summer. The City should continue a partnership with schools to provide recreational facilities to residents, including Juanita High School.

View corridors provided by the street system should be protected and enhanced.

One important open space of great community value is often overlooked. The street system provides Juanita with a number of excellent local and regional views. Such view corridors lie within the public domain and are valuable for the beauty, sense of orientation, and identity they impart. These view corridors are to be preserved and enhanced. One way to achieve this is through the undergrounding of utilities. See Community Character and Park, Recreation and Open Space Elements.

Other important goals and objectives for open space and parks are described in the Open Space/Parks Element chapter.

Major pedestrian/bicycle path system discussed.

Pedestrian and bicycle pathways are recognized as part of the open space system.

Pedestrian and bicycle pathways are also part of the park and open space system in addition to providing a transportation function. Bicycle facilities separated from vehicles should be provided where feasible on main arterials. Major pathways in the Juanita should be established according to the designations in the Transportation Element. See also Figure J- 6 and 7~~8~~ in the Transportation Section below.

7. TRANSPORTATION

The Eastside has experienced increased traffic as a clear result of ongoing growth trends. Various transportation programs have set forth regional policies to handle this situation as it transcends any single jurisdiction. As with most of Kirkland, Juanita is located such that it is heavily impacted by the region's week day rush hour traffic.

The transportation system should serve local and regional needs.

The transportation system in Juanita should provide a network of safe streets to serve the residents, while recognizing and serving the regional needs. The neighborhood is divided by the following principal: 100th Avenue NE, NE 116th Street, NE 124th Street, NE 132nd Street (Figure J-5~~6~~). These streets are heavily traveled by local residents and commuters from outside the neighborhood. These streets and Juanita Drive and Juanita-Woodinville Way NE, which are minor arterials, take commuters to and from I-405. Future improvements should recognize this situation and protect the integrity of the residential neighborhoods.

The following is a list of priorities desired for the transportation network in Juanita:

- **NE 132nd Street** - The City should improve this street to provide safe access to and from Finn Hill, particularly near Juanita Elementary

- **100th Avenue NE north of NE 124th Street-** A 100th Avenue NE Corridor Study for the street segment between NE 132nd ST and NE 145th ST recommended intersection, crosswalk, access control, lighting, signing, bike lanes and other street and stream improvements to the corridor. As funding is available these improvements should be implemented.

- **Juanita Drive -** see discussion in the Juanita Business District section and approved Juanita Dr. Master Plan.

- **NE 145th ST/100th Avenue NE intersection**- add a City or neighborhood gateway sign and improve pedestrian crossings.

- Consideration should also be given to the use of native, drought-tolerant plant materials along streets. In addition, every effort should be taken to retain significant trees in the right-of-way during construction of streets.

- A new emergency, pedestrian and bike overpass across I-405 at approximately NE 140th ST connecting Juanita, Totem Lake and Kingsgate neighborhood is desired.

- Measures should be taken to reduce the speed of traffic on all Collector Streets through residential neighborhoods.

~~As King County METRO works to improve its public transportation system, consideration should be given to adding bus routes and scheduled times to serve the neighborhood. In addition, King County METRO or Washington State Department of Transportation (WSDOT) should consider additional park and ride facilities or mixed-use transit oriented development at the Kingsgate Park and Ride facilities.~~

Further discussion of planned transportation improvements are described in the Transportation Element and Transportation Master Plan.

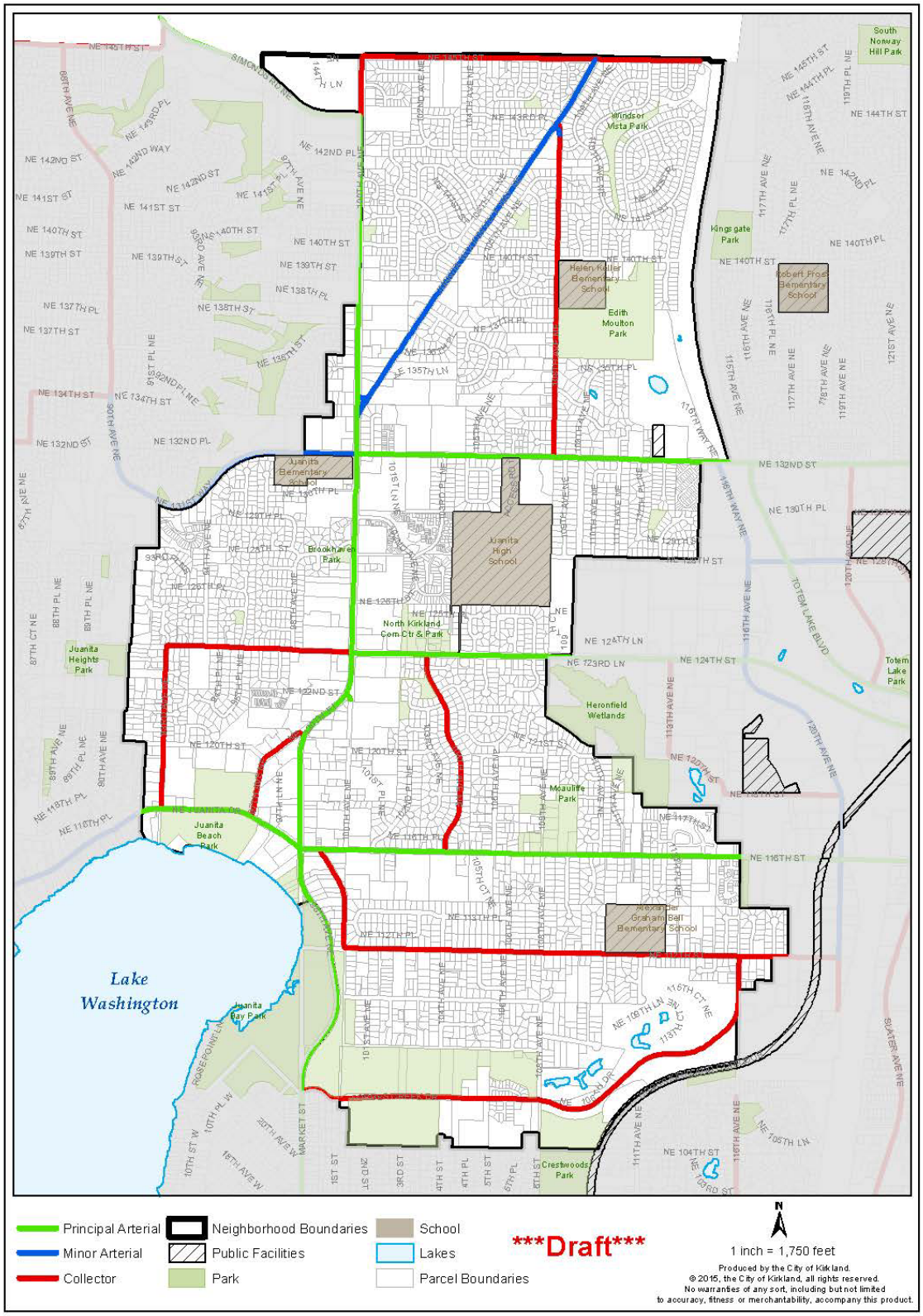


Figure J-5: Juanita Street Classifications

BICYCLE FACILITIES

Bicycles are permitted on all public streets, but several streets in Juanita are designated in Figure J-6~~7~~ to be improved bicycle routes. Improvements for bicycles can include a separate lane, signs, or simply a wide shoulder. Improvements for specific streets are to be made as part of the City's Capital Improvement Program.

King County has a special bicycle route called the "Lake Washington Loop" so riders can ride around the lake. In Juanita, this route follows 98th Avenue and Juanita Drive.

A designated bicycle route should be identified between Finn Hill, Juanita Beach Park, the Cross Kirkland Corridor and the Sammamish Valley Trail.

Similarly, the City should work to identify the best bicycle route between Finn Hill, Juanita Beach Park, Cross Kirkland Corridor and the Sammamish Valley Trail in Redmond. The route should be clearly marked and tied with facilities in the Totem Lake Neighborhood. See also the Transportation Master Plan.

Access easements are encouraged to connect with pedestrian and bicycle corridors.

The Parks, Recreation and Open Space Plan (PROS) identifies two signature bicycle and pedestrian routes for bicycles and pedestrians. The Juanita Bay to Valley Trail would connect Juanita Bay with North Rose Hill Woodlands Park and eventually to Sammamish Valley with a greenway bicycle and pedestrian route. The route generally follows Juanita Drive in Finn Hill south through Forbes Valley, and south along 18th Avenue NE/ NE 100th ST, connects to the Cross Kirkland Corridor and east to the Sammamish Trail in Redmond.

Public pedestrian and bicycle easements should be provided across properties to access these signature trails when development, redevelopment or platting occurs to complete the trail system. See the PROS Plan for further details. The City should work to improve routes for bicycles and pedestrians including clearly marked signs and connections to transit facilities, schools, parks and commercial activity areas.

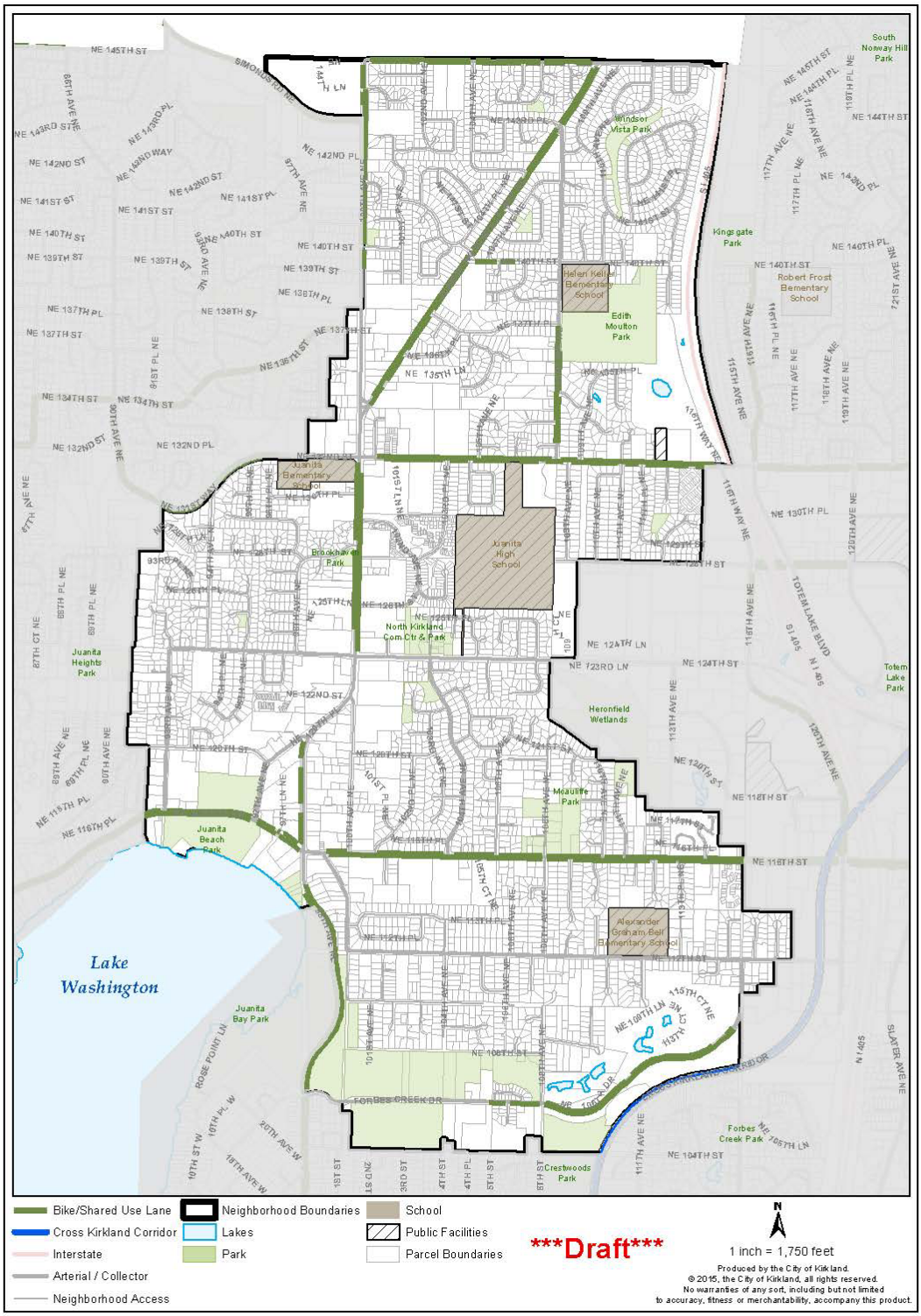


Figure J-6: Juanita Bicycle System

PEDESTRIAN CIRCULATION

Areas targeted for improved pedestrian access are listed

There are several areas in Juanita where improved pedestrian access would be highly desirable to the residents. Figure J-~~8~~7 shows existing and desired pedestrian. In the following areas, pedestrian easements should be acquired either through conditioning new development or major redevelopment:

(1) Along the Lake Washington shoreline from Juanita Bay Park to Juanita Beach Park.

(2) From 100th Avenue NE to 98th Avenue NE in both ~~the~~ north and south neighborhood commercial ~~business~~ districts (see also South Juanita Business District Section).

(3) From 95th Place NE to the South Juanita Business District.

(4) Along Juanita Creek from Lake Washington to 100th Avenue NE and from 100th Avenue NE to the Totem Lake Business District if consistent with the Shoreline Area and Environment Chapters.

(5) From the Idylwood neighborhood to NE 124th Street.

(6) From Finn Hill (such as from Juanita Heights Park) through Juanita to Cross Kirkland Corridor.

(7) From the lakeshore to the Cross Kirkland Corridor by way of Forbes Creek Drive.

When reviewing development proposals, attention should be given to improve and establish pedestrian connections from the developments to King County METRO stops and parks.

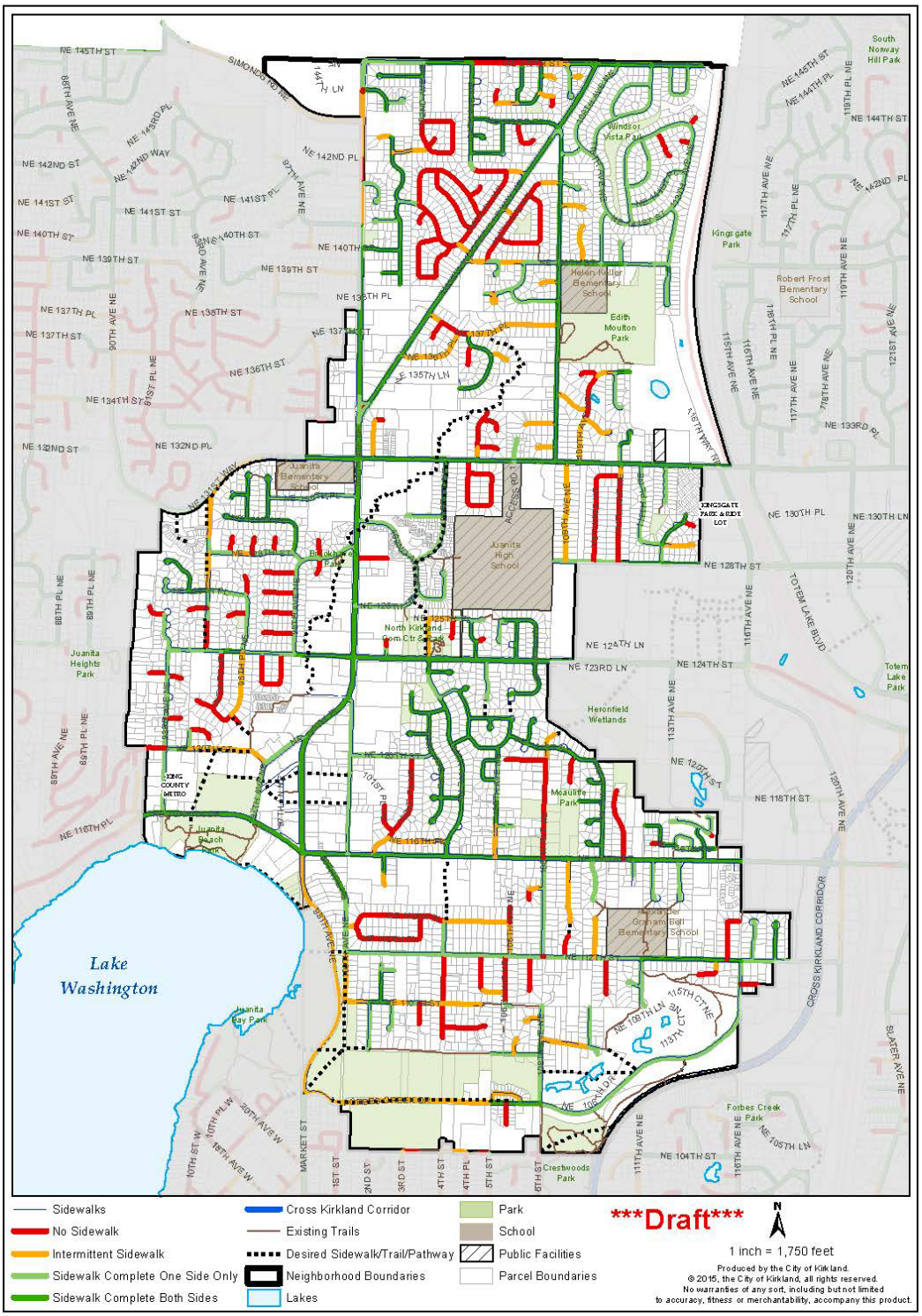


Figure J-7: Juanita Pedestrian System

8. PUBLIC SERVICES AND FACILITIES

Water, sewer, and drainage facilities are adequate for planned development in the Juanita Neighborhood. The goals and policies contained in the Utilities, Capital Facilities and Public Services Chapters of the Comprehensive Plan provide the general framework for these services and facilities.

UTILITIES

The Northshore Utility District and the City both provide utility service to the neighborhood.

The Northshore Utility District provides water service generally north of NE 124th ST and sanitary sewer service north of NE 116th ST. The City of Kirkland serves the remaining areas (see the Utilities Element). Sewer and water main extensions are typically installed by developers as part of a development project.

Encourage undergrounding of overhead utilities.

Overhead utility lines often disrupt significant public views and require more maintenance than underlines. View corridors provided by street systems should be protected and enhanced by placing utilities underground.

STORM WATER

Natural storm drainage systems should be used as one measure to protect the Juanita Creek and Forbes Creek Drainage Basins.

Juanita is part of the Juanita and Forbes Creek Drainage Basins. New development should ensure protection of the creeks (see Natural Environment section). One way to accomplish this is through the use of low impact development techniques, such as biofiltration swales and natural systems. Therefore, future development in Juanita should use natural systems for storm drainage purposes as much as possible.

Forbes Creek and Juanita Creek should to be maintained or restored as functioning elements of the natural drainage system.

The restoration and maintenance of Forbes Creek and the associated wetlands is of special concern in order to serve drainage, aesthetic, educational, and biological functions (see Natural Environment Element).

Natural drainage systems are to be maintained.

The natural drainage system should be preserved and utilized according to the goals and policies in the Environment and Utilities Elements. Future development adjacent to streams should maintain the stream in an open, natural configuration or restore the stream if necessary.

9. URBAN DESIGN

The Urban Design Elements shown in Figure J-8~~9~~ taken together create a visual identity for Juanita. Discussion of these elements follows. See the Juanita Business District section of this chapter and the Community Character Element chapter for more discussion of urban design.

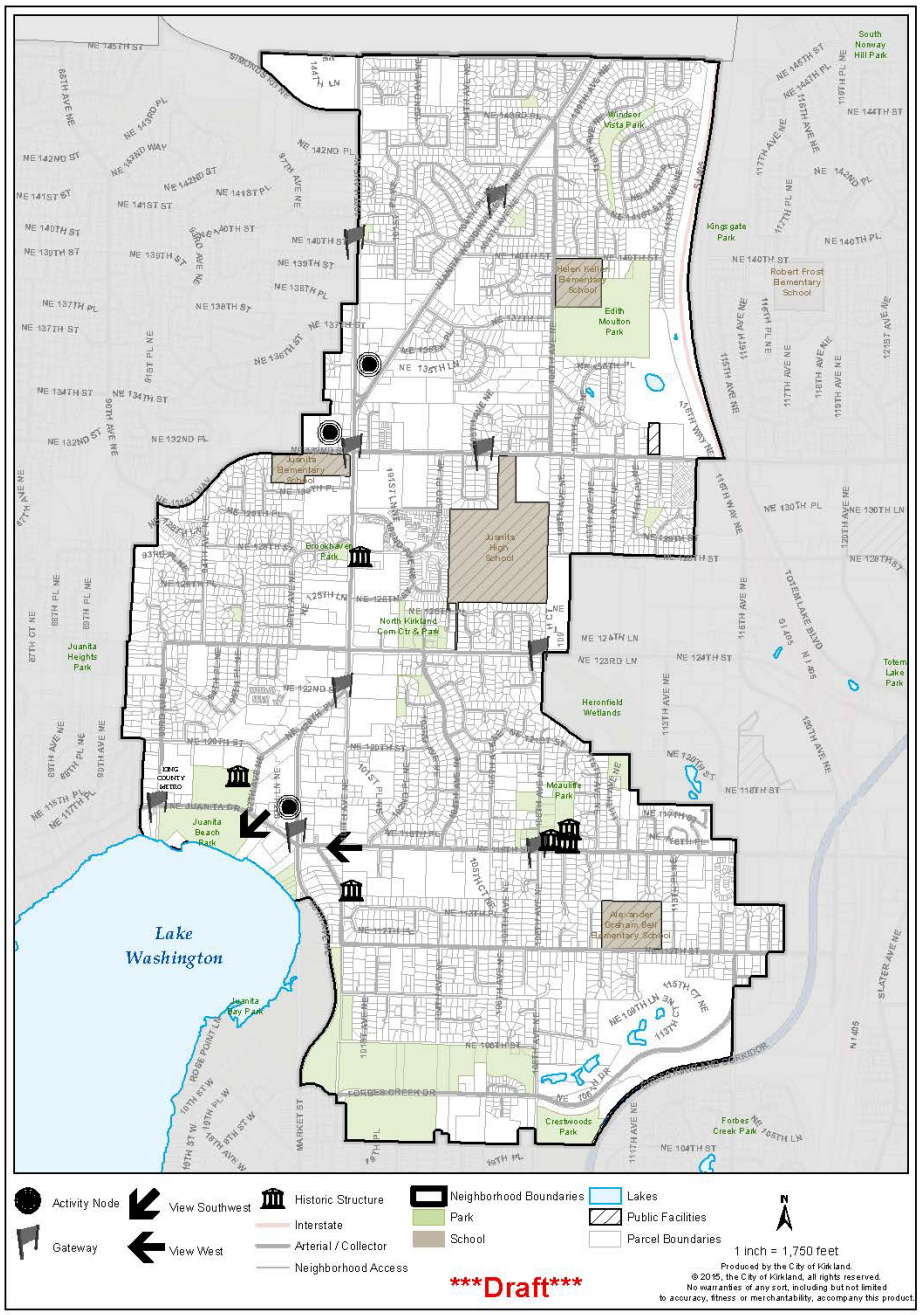


Figure J-8: Juanita Urban Design Features

Gateways to the neighborhood are identified on Figure J-~~9~~8.

Gateways to the neighborhood provide an important first impression of the area's character and quality. Gateway locations are noted on Figure J-8~~9~~ some of which have been previously described in this chapter. The locations were selected because they are prominent vantage points when entering the neighborhood. Each is located on a major pathway in the neighborhood. Improvement of these gateways is recommended by the most available means. This may involve dedication of land or construction and maintenance of the gateways by private developers as part of project approval. Typical improvements include landscaping and signs which recognize Juanita not only as a unique neighborhood, but also as part of the City of Kirkland.

View corridors to the lake and to Finn Hill should be opened and enhanced.

Given Juanita's unique location on Juanita Bay, whenever there is development, major view corridors to the lake should be opened. Measures should be taken to improve significant public views. Public territorial views of the southeast slope of Finn Hill should be preserved and enhanced by removing elements which clutter the view, such as certain non-conforming signs and utility lines.

"Edges" created by landscaping or topographic change should be preserved.

Juanita is fortunate to have significant stands of trees which create a "soft edge" and provide containment for the commercial areas ~~South Juanita Business District (Figure J-__)~~. Similarly the hillside in Totem Lake, once known as "Welcome Hill," helps to define the boundary between Totem Lake and Juanita. Interstate 405 in the northeast corner of the neighborhood provides a hard edge or distinct boundary between Juanita and Kingsgate. Future development should preserve these edge conditions and encourage additional landscaping or topographic change to demarcate different areas or provide organization.

Pathways, with directional signs, should be developed to connect to activity areas. Landmarks should be preserved and enhanced.

There are several important nodes in Juanita where activity is concentrated. Juanita Bay Park and the walking bridge east of 100th Ave NE, and Juanita Beach Park are nodes with regional significance. Other key focal points include schools, the North Kirkland Community Center and Park, and the two commercial business neighborhood centers. Pathways and signs should be developed to lead to these nodes.

Finally, the landmarks and urban design features shown on Figure J-8~~9~~ are significant, for they help to distinguish the neighborhood from other places and provide a point of reference and a sense of place for the residents. Efforts should be taken to preserve and enhance these identity-giving features.