

### **Background**

The City of Kirkland is hosting a series of four neighborhood planning workshops during the months of January and February. These workshops are designed to help neighborhoods identify issues with their existing plans (or principles for new plans) as part of the City's Comprehensive Plan update process. The City hosted the fourth workshop on February 19, 2014 at the LDS Kirkland Stake center (7910 NE 132nd Street) from 6:00 to 8:30 pm. The neighborhoods at this fourth meeting included Kingsgate (Evergreen Hill), Finn Hill, and Juanita (North and South Juanita.) These neighborhoods share common boundaries and business districts. **Approximately 85 people attended** the workshop.

### **Welcome & introduction**

Penny Mabie (facilitator) welcomed attendees to the meeting, reviewed the agenda, and discussed the format of the workshop. She noted that the purpose of the meeting was to inform neighbors about neighborhood plans in the context of the Comprehensive Plan as well as provide new neighborhoods the opportunity to add information to the Comprehensive Plan about their respective neighborhood's vision and values. Penny noted that while the North and South Juanita neighborhoods are now considered the same neighborhood association (Juanita), the South Juanita neighborhood already has a neighborhood plan in the Comprehensive Plan (the neighborhood should discuss to combine the north and south Juanita neighborhood boundaries into the name Juanita). Also, Finn Hill and Kingsgate (Evergreen Hill) will need to develop a neighborhood plan. Penny explained that following the full group session, there would be three focused break-out sessions organized by neighborhood.

Penny then introduced Jon Pascal (Planning Commission Chair for the City of Kirkland) who would be providing additional information about the purpose of the workshops as well as the Planning Commission's role in the workshops. The Planning Commission is a group of volunteers tasked to deliver an updated Comprehensive Plan for the Kirkland City Council's consideration. Given most neighborhoods at this workshop were annexed into Kirkland and do not currently have a neighborhood plan, Jon explained the purpose of this workshop is to explore neighbors' input and feedback about what they might consider in a neighborhood plan within the context of the City's Comprehensive Plan update. Jon noted that over 50% of Kirkland's population is represented by the three neighborhoods in attendance and that the Planning Commission had already received some input from Finn Hill and Evergreen Hill about what they would like to see in future neighborhood and city plans.

Jon went on to ask attendees to think about what they thought should go into a typical neighborhood plan including what they thought was great about their neighborhoods as well as what they thought their neighborhoods needed. With these ideas in mind, Jon reminded the audience about the value of their input.

### **Presentation**

Penny introduced Eric Shields (City of Kirkland, Director of Planning). Eric gave a PowerPoint presentation that outlined the following:

- Background and purpose of the City's Comprehensive Plan update.
- Elements included in the Comprehensive Plan and how they affect urban development decisions, levels of service for public facilities, and zoning and development regulations.
- How the Comprehensive Plan integrates with Neighborhood plans and regulations.
- How the Comprehensive Plan evolves over time as a result of updates every eight years and annual planning and zoning amendments. The Planning Commission oversees this process and there are many opportunities for public involvement.
- Future 2035 growth targets for housing and employment, including 8,360 housing units and 22,430 jobs. Kirkland is also projected to experience an increase in population of 13,000 people to 94,000 by 2035. Kirkland has enough capacity with current zoning to meet both the housing and jobs growth targets.
- The City of Kirkland's growth targets in relation to other cities in the region. The graphic displayed how growth targets for each city are based on a hierarchy of growth centers located in each city.
- Questions related to the above targets and population growth:
  - What is our community image?
  - Where should new growth occur?
  - What types of jobs and businesses do we want?
  - How will we move from here to there? What are our future transportation options?
  - What kind of housing will be plan for?
- The ongoing process to evaluate the existing City-wide Vision statement and Framework goals.
- Major themes gleaned from the Visioning process. Kirkland residents envision their city to be Green, Walkable, Vibrant, Livable, Sustainable, Accessible, Sustainable, Friendly, and Healthy.
- What is in a neighborhood plan? Most neighborhood plans include a vision statement, specific goals, and policies related to topics ranging from historical context to urban design.
- How neighborhood plans fit into the Comprehensive Plan by planning for issues unique to neighborhoods such as transition areas, redevelopment sites, and pedestrian trails or other capital improvements.
- The neighborhood plan update process, which includes the first set of meetings in January and February 2014, are designed to engage neighborhoods and assess their plans. The second set of meetings in May and June 2014 are designed to report the results of the first set of meetings.

- Next steps include asking neighbors to attend Community Planning Day on April 26, 2014; the second set of neighborhood meetings in May and June 2014; opportunities to engage with various Planning Commission studies in 2014; and other ways for community members to stay involved in the Comprehensive Plan update.

### **Question and answer session**

Comments and questions covered a range of topics, and are provided below. Answers to questions by City staff are noted in italics.

Has the City Council or planning group allocated the population growth target of 13,000 to the different neighborhoods?

*No, there are not specific neighborhood targets. As we go through the Comprehensive Plan update process, we need to ask ourselves where the best locations are for that growth to occur. One of the things we thought was important is the linkage between growth and transportation and trying to make sure growth goes in places that are best equipped to handle transportation because that's going to be a big challenge for the City.*

What are the origins of growth management; is it a mandate from the State, Federal government, etc.?

*The Growth Management Act (GMA) didn't come from the Federal government; it came from the State Legislature in the late 1980s. There was a lot of concern and anxiety because it was a time of rapid urban growth and urban sprawl eating up farm and resource lands. After discussions over two sessions and a citizens' initiative, the legislature determined that we needed to deal with the growth and established the Growth Management Act. While the act came from the State Legislature, implementing it also involves layers of government between cities and the State. The Puget Sound Regional Council (PSRC) puts together a plan for the Puget Sound region (King, Pierce, Snohomish, and Kitsap counties) and each County has a County-wide plan. As Kirkland does its planning, one of the things we need to do is make sure we are consistent with those efforts as well. In a nutshell, the act is about protecting rural and resource lands from urban sprawl and targeting areas for the highest growth into urban centers including Totem Lake where the growth can be better served by mass public transit.*

Do you have numbers for people leaving Kirkland?

*No, but we've never known the population to go down. There was possibly population loss during the Boeing bust in the late 1970s and early 1980s.*

Why are developers not waiting until the plans are updated before deciding what to do in terms of development, plus I'm concerned about developers getting permits to build over ravines?

*Every permit that gets issued goes through review by several different City departments, including planning. In Kirkland, there are requirements for setbacks from such things as streams and buffers. There shouldn't be any development approved near those buffers, including streams.*

Does spot zoning or expedited zoning conflict with the comprehensive plan? Is there public process associated?

*Almost any zoning changes must first go through the public hearing process before going to the Planning Commission. The Commission is just finishing up with a package of zoning code amendments and those will be going on to the City Council. There is a process by which very minor changes with no substantive policy change can go straight to the City Council; but all zoning code changes need to go through the City Council.*

When looking at increased population and jobs, how is the City looking at, or taking into account, transportation impacts?

*The City has done a study under the existing zoning throughout the city where there are properties that are likely to be developed based on their land to improvement values. This formula, and the zoning that is in place, raises the question, which parcels are likely to be redeveloped in the next 20 years and to what density will they be developed? We take that information, normalize it to our targets, and give that to our transportation department. They use the information to project traffic flows from that target and understand potential impacts to the transportation network. That works help predict where the worse traffic problems are likely to occur in the future.*

Do we have the power to change zoning based on our community input?

*Current zoning is not unchangeable, although the City Council will ultimately decide whether zoning will be changed. As a reminder, we don't have to upzone at all to meet our targets. There may be places where upzoning is a desirable thing to do. Ultimately the City Council has the responsibility and authority to change the zoning with due process (public hearings, citizen input, Planning Commission review and recommendations, etc).*

If the 20 year plan serves as a foundation for future decisions for existing Kirkland, is there not a Comprehensive Plan for the annexed neighborhoods?

*Yes, there is a Comprehensive Plan for the annexation neighborhoods. When the City of Kirkland annexed your neighborhoods, we adopted King County's zoning.. There are, though, no neighborhood plans which focus on the finer points of the neighborhoods. The neighborhood plan would inform what the zoning and the Comprehensive Plan for the larger city should be.*

*We'd like to get input from you on what should go into your neighborhood plan because the neighborhood plan is your opportunity to inform the Comprehensive Plan.*

What about developments underway, is there an opportunity to stop those that do not fit into the Comprehensive Plan?

*Not really, most are already vested since they have already applied for applications/permits and have the ability to move forward under the zoning that is in place now. The City Council could adopt a development moratorium, but short of that we can't stop them.*

Did Kirkland's zoning rules come from King County and has Kirkland looked at doing something to determine whether something should be changed?

*We did a review prior to annexation and the City Council decided to use King County's zoning rules. We did have to translate some King County rules into our code and make small changes, but we made no density changes.*

Is there a way to predict demographics for the population growth targets and how those demographics might influence where some growth and shrinkage will occur?

*That is something the City is looking at. We do see changes in demographics. The average household size is decreasing with fewer people living in each household. Younger generations have a desire for different types of housing than older generations. The City is paying attention to that and is part of a consortium of cities on the eastside called ARCH (A Regional Coalition for Housing). We have a Housing Needs Analysis the ARCH organization has prepared for the eastside and Kirkland.*

How do you capture the unintended consequences when you upzone and are those impacts taken into account?

*Yes, we do look at the impacts and consider them as part of any upzone decision.*

As density increases, what is the City doing to protect greenbelt areas?

*The City is going through a Parks, Recreation and Open Space planning process which includes identifying park and open space needs throughout the city. There are also opportunities associated with new development, where we could require areas to be left undeveloped.*

The audience then broke up into their respective break-out session groups to have neighborhood-specific discussions.

## **Kingsgate (Evergreen Hill) Neighborhood break-out session**

Kerri Franklin (Facilitator)

Paul Stewart (City of Kirkland, Deputy Director)

The facilitator welcomed the group, went over ground rules and had everyone introduce themselves. The facilitator then led the group in a discussion about neighborhood values and visioning. The City planner then walked through the questions and concerns sent in advance of the meeting by neighborhood leaders (see below), and provided initial responses to each. The specifics of the group's discussion are below:

### Kingsgate/Evergreen Hill Vision Discussion

- Limit changes by maintaining low density
- More public parks
- Small neighborhoods
- The ability to walk to playgrounds and picnic area
- Being active by walking places
- Less rush hour traffic with the use of HOV lanes, zero emissions and "flying cars"
- Gridlock if Totem Lake is overdeveloped from NE 124th Street to NE 132nd Street
- Elementary schools people can walk to
- Complete sidewalks
- Pedestrian and bicycle connections to other neighborhoods such as the Cross Kirkland Corridor (CKC) and Red Hook
- Trees
- Birds
- Community gathering spaces such as the Kingsgate Plaza
- Neighborhood businesses
- Redevelopment of the Kingsgate Neighborhood Center
- The goal of a walkable community
- Neighborhood service such as coffee shops, grocery stores, gyms, etc.

### What should be in Kingsgate/Evergreen Hill's Neighborhood Plan Discussion

- Roads in and out of new development at NE 136th Street and NE 128th Street  
Roadway safety measures
- Bigger roads

- More Sidewalks
- Better connection between roads
- A system or infrastructure for walking and biking
- Buy the Cross Kirkland Corridor to continue from Slater Avenue north to keep it going
- Review the RS8 zoning taking a critical look at new development in RS8 area if possible
- Address the cut through traffic issue
- Re-examine the option of extending Willows Road through to the wineries
- For safety, provide traffic calming on NE 140th Street and NE 119th Street to keep speeds down
- Address the NE 132th Street west-bound capacity issue; there's heavy traffic in that area
- Improve pedestrian safety measures between NE 144 Street and NE 119th Street between shopping centers by providing better street lighting or pedestrian boulevard
  - One option could be to provide crosswalk lights like the ones found in downtown Kirkland
- To improve safety for kids and families, supply a pedestrian crossing at the library
- Keep the gathering space and outdoor public area at the King County Kingsgate library
- Consider acquiring the Kingsgate 5 Park
- Consider acquiring the Hazen Hills Park (Hazen Hills is looking at possibly donating it to the City)
- Explore the opportunity for a community center at Kingsgate 5 and old fire station
- Solve the problem of fire response times by providing a station on the eastside of I-405 and cooperating with the City of Woodinville to build the station
- Provide a pedestrian and bicycle bridge at NE 140th Street to cross I-405; this could be an emergency response bridge but likely to be expensive
- The above bridge could connect to parks such as Kingsgate Park
- If there's an Aquatic Center at South Norway Hill Park consider the following:
  - Provide ample parking
  - The Aquatic Center could accomplish the neighborhood center idea
  - The Aquatic Center should account for traffic impacts
  - There could be positive impacts for the Kingsgate center
  - A pedestrian bridge could provide great access to the Aquatic Center
- The Department of Transportation staging area north of Kingsgate Park could be purchased and added to Kingsgate Park
- Make Kingsgate Park a little less dangerous (shady)

- Improve signage that is more welcoming to Girl Scouts and less welcoming to “long-term residents”
- Clean up the park by bringing in native plants and remove non-native plants
- Provide informal parks that have a forest park feel; something people can use for urban hikes (Kingsgate Park)
- Connect greenbelt corridors in the Kingsgate areas
- Provide accessible public transportation such as more frequent busses, busses that run later in the day and busses that go places other than downtown
- Provide public transportation that have pedestrian and bicycle corridors to transit stations and more bus shelters

#### Kingsgate or Evergreen Hill Name Discussion

- This topic should be brought up in a larger conversation
- Some people identify with Kingsgate
- The name should be distinctive to the neighborhood
- Kingsgate is half the area of Kirkland but a quarter of the population
- The name needs to be community oriented
- Kingsgate has a lot of home owners associations (HOA) and not all people in the community live in one of the Kingsgate HOAs
- The name Kingsgate belongs to more than just the HOAs, it also applies to the library, shopping center, ice arena, etc.
- Should the neighborhood association lead this conversation and work with the City to get the word out?
- Look at the work the neighborhood committee has done as they’ve had this discussion before
- The goal of the Evergreen Hill name was to be inclusive of the whole community
- Ask the City to help with creating an online forum to continue this discussion

## **Finn Hill Neighborhood break-out session**

Penny Mabie (Facilitator) and Dennis Sandstrom  
Eric Shields (City of Kirkland, Director of Planning)

The facilitator welcomed the group, went over ground rules and introduced the City planner who gave an overview of the neighborhood plan and anticipated growth statistics. The facilitator then led the group in a discussion about neighborhood values and visioning as well as an exercise in comparing the current plan to their vision. The specifics of the group's discussion are below:

### Finn Hill Neighborhood Vision

- Keep the neighborhood as-is
- Lots of pedestrians and sidewalks
- Salmon spawning
- Singing birds
- Bike lanes
- Underground trains
- Pocket parks
- No power lines
- Different distributions of food
- Mom and pop neighborhood shops
- Better public transit (buses)
- Less urban noise (traffic, etc)
- More senior support services
- No deterioration of community and neighborhood
- More trees and green space creating a dense canopy
- More noise pollution due to planes and I-405
- Less trees to keep views
- Safe habitat and crossings for animals
- Cohesive neighborhood and community identity
- Outdoor areas for businesses, which would equate to more gathering spaces
- Parks with large group facilities
- Less traffic

- Elevated trains down freeways
- Easier parking

#### Neighborhood Elements Finn Hill Would Like to Preserve Discussion

- Finn Hill Park
- Wildlife
- Eastern woodlands
- Greenbelts, trees, and vegetation
- Safety for children
- Horse farm on NE 84th Street (Finn Hill meadows)
- Houses on large lots with yards and set backs
- Low density and single family homes
- Standard large lot sizes
- Mountain bike trails
- Juanita Woodlands Park
- Dark nighttime sky; less lighting
- Open space
- Good schools
- Views

#### Neighborhood Elements Finn Hill Would Like to Change Discussion

- Add more sidewalks
- Become leaders in low impact development (LID)
- Improve the area near the NE 100th Street and NE 132nd Street intersection
- Improve the area near QFC
  - Make it a transit hub
  - Allow residential units over business units
  - More restaurants
  - Careful designs

- Create better access
- Provide a pedestrian and bicycle bridge over Juanita Drive
- Increase space planning
- The use of spot zoning
- Increase capacity for growth at arterials
- Bury power lines
- Improve cell tower aesthetics
- Do away with private streets
- Do not allow existing lots to be subdivided
- Improve architecture for business areas
- Encourage healthy forests
- Improve roads on southeast side of the neighborhood
- Recognize steep slope areas in future developments
- During snow events, provide the neighborhood with information on which roads were serviced
- Improve Denny Park by allowing children to swim and providing picnic areas
- No second homes on lots with existing homes
- Increase the number of street lights
- Interconnect trails with greenbelts
- Do not use parks for off-site stormwater management or facilities
- Plan for senior safety by providing parks and sidewalks
- Keep the neighborhoods dark at nighttime
- Review setbacks requirements to maintain neighborhood character
- Provide better code enforcement to maintain neighborhood character
- Use farm-based code
- Reduce the traffic volume on Juanita Drive; partner with other cities for trip analysis
- Improve traffic on NE 100th Street
- Provide a local shuttle bus
- Improve walkability and bike lanes throughout the neighborhood
- Provide more small businesses including coffee shops, etc

- Implement the Juanita Drive Master Plan
- Increase the number of local small parks
- Keep the grocery store in the northern part of the neighborhood
- Provide a skateboard park
- Maintain or minimize the size/scale of streets

#### Topics for Future Conversations

- Offering different types of sidewalks and trails
- Providing more street lights
- Balancing pedestrian and bicycle needs
- Discussing natural stormwater management
- Encouraging development in existing business areas
- Creating new, smaller areas for businesses
- Providing traffic management and new arterials
- Increasing tree canopies or views
- Providing more dog parks
- Managing growth and lot sizes

#### Immediate Questions

- Will Finn Hill residents continue to pay for their own street lights?
- Can the community have road closed signs during snow events?
- How can the City better manage power outages?
- What is the process for continuing participation in the neighborhood plan?
- What's the plan for sequencing lights on North Juanita Drive at SR 522?

## **Juanita Neighborhood break-out session**

Daniel Brody (Facilitator)

Janice Coogan (City of Kirkland, Senior Planner)

The facilitator welcomed the group, went over ground rules and introduced the City planner who gave an overview of the neighborhood plan and anticipated growth statistics. The facilitator then led the group in a discussion about neighborhood values and visioning as well as an exercise in comparing the current plan to their vision. The specifics of the group's discussion are below:

### Neighborhood Vision Discussion

- Edible walkways
- Reduced traffic on NE 100th Street
- More bikes separate from cars
- A lot more trees in yards along the roadway
- Trees without ivy
- Increase the number of natural areas with zoning regulations including more parks
- Civic Square with a farmers market full of people
- Birds chirping
- Reduced cars

### Neighborhood Plan Changes Discussion

- Improved walkability with more sidewalks and connected neighborhoods
- Provide a Neighborhood P-Patch
- A median with vegetation along NE 100th Street between NE 132 Street and NE 145th Street
- Effective mass public transit
- Noise mitigation for traffic
- Underground wires and power lines
- Updated business districts in North Juanita
- Other Issues
- Kirkland needs to ensure that it has a sustainable tax structure
- The transition from Redmond to Kirkland needs to be reviewed for pedestrian and street improvements

- Upset about the potential re-zoning in the CBD5 from office space to residential and allow development of eight stories
  - Add a hardware store
  - Higher density like North Village
- Preserve lower density in residential areas
- Connect Juanita to the Cross Kirkland Corridor through expansion
- Provide a path along Forbes Creek connecting Juanita Bay Park and along water
- Provide a variety of housing types
- Provide more green and solar building regulations
- Encourage solar neighborhoods
- Encourage co-housing and cottage housing
  - Increase pedestrian and traffic safety
  - Provide more crosswalks
  - Reduce drive through
- Allow opportunities for people to walk to alternative transportation transit
- Improve traffic congestion near Juanita Drive and NE 116th Street
- Be more proactive and less reactive; no upzoning
- Duplicate positive urban design in the central business district to Juanita
- Preserve view corridors
- Provide clearer signage that parking is free in Juanita Village
- Improve or look at traffic Juanita Drive and Woodinville Way
- Remove graffiti
- Remove concrete triangles at intersection of 100th Ave NE and Juanita Woodinville Way
- Improve pedestrian connection near Michaels (the store) join with business district
- Add public art throughout business districts
- Business district ideas
  - Provide grocery store in Juanita Business district
  - Integrate Michaels (the store) with the rest of the district
  - Businesses should provide open space and activities like in Cross Roads
- What about pool locations?

- Provide more dog parks
- Provide more healthcare services in neighborhoods
- Provide a pedestrian path to the north where QFC is on NE 124th Street
- Neighborhoods associations can actively recruit the types of businesses we want

#### Should North and South Juanita Plan Together Discussion?

- Yes. Keep only one association together
- Work on growth plan together
- Add trees to parking lots and design requirements

#### How does Juanita Plan to Achieve its Vision Discussion?

- At North Juanita intersection and Juanita Drive and Woodinville Way make it attractable to businesses
- North Juanita business district should look to South Juanita business district for design guidelines, vision, and incentives
- Create a way to reach neighbors such as a blog people read or include something in garbage bills
- Develop a blueprint for redevelopment of business districts; for example the South Juanita neighborhood plan for Juanita Village, discusses vision, plans, incentive, and lessons learned
- Invite developers to neighborhood meetings and discuss their incentives
- For community engagement, encourage more festivals around the neighborhoods
- Focus and revise the plan for North Juanita
- Host a farmers market in the neighborhood

Emailed comments received:

Hi, Janice--

I was trying to be quiet and observe Wednesday. I liked the brainstorming mainly because we put out a lot of ideas without spending time judging.

Some ideas and concerns:

1. I'd like the city to be more proactive in working with the school district.

For example, one great location for a pool is right at Juanita High school again

A second example is how the school district is destroying what little neighborhood feel there is. For example, Helen Keller school used to have neighbors on school grounds before and after school, talking, connecting. It also used to have older kids playing on its covered and outside basketball courts. Now they moved the courts far from parking, out of sight, and botched design of the cover structure. They also wasted a large portion of the available, playable land.

And, most important, at 8:45 every morning, they created a traffic hazard in front of the school with people looking to drop off kids and get back out. They need a redesign of traffic flow and/or a traffic controller.

When I lived in Anchorage, they had "Community Schools". Schools were open and usable by the public for sports, meetings. They did not have the liability and attractive nuisance concerns that I think the school district now feels, though.

Anyway, the point is, there isn't anything that binds people in Juanita together more tightly than the schools, and that is steadily being separated from the city's plans.

2. On 132nd, I'd like to see the traffic lights "pulsed" in such a way that a left off Totem Lake Boulevard is actually possible at 4PM. That is, time the green on 132 so that there is somewhere for the left turners off Totem Lake Boulevard to go.

3. Resist trains in favor of buses. Trains require dedicated lines and massive up-front costs. If a route turns out to be not economical, it cannot be easily changed. Buses can go where needed, and change routes when appropriate. Also, consider substituting Metro buses for school District buses. We don't need to pay for school buses to be used 4 hours per day. You need buses with lower step-on heights for both kids and older people. Maybe added security for the kid buses would reassure nervous parents.

4. The City should regulate Internet providers to make sure access is not slowed down or website destinations restricted. Thus, Comcast can't keep me off Netflix or Hulu or other competitors.

5. City parking space dimensions and requirements should be widened slightly and turning radius depth increased. For example, the strip mall along 124th at Starbucks/Papa Murphys would be much more safe and accommodating with another 2 feet to turn in.

6. A city website to advise us of what is happening to our neighborhood--power outages (where and why, expected duration) arrests, police responses, upcoming zoning changes, meetings, community calendar,

7. Respond to tax level of new annexed area compared to what was told us before annexation--what changed so that tax level did not go down. Show all city taxes, including utilities and real estate

8. Provide a way to quickly identify houses being repossessed and give the community an avenue to voluntarily clean up the lot so we don't have trashy houses persisting in our neighborhoods.

9. Do a yellow page search to identify businesses operating in violation of zoning in residential neighborhoods and visit the site to see the impact.

10. Give us a video of what is unacceptable house and yard maintenance and what can be done as a citizen group about it.

11. Make cleanup standards for businesses in terms of gum, cigarettes and trash paper--see North side of Fred Meyer main entrance versus south side.

12. Re: Totem Lake development and Albertson's--incentivize Juanita Village type development. Small retail can move in and out quicker and more effectively than big anchor stores. Rite-Aid is considering a smaller store on 132nd.

13. On jobs, there is little available developable land, so think more in terms of "bridge Jobs" like what one might get from a 2 year certificate course like at Lk Wa Voc Tech--CNA, etc.

14. Look to get an old folks home into the area as high school and jr. college jobs

15. Resist putting the aquatic Center in Juanita Bay, We have so little parkland as it is, let's keep some nature. Put the pool in an already developed area, like Totem Lake, Kingsgate or do partnering with health clubs.

All that to say, we are a community where people work elsewhere and where there is little vacant developable land. We used to shop Totem Lake and Juanita Village, but when grocery stores moved out, those 2 areas become restaurant locations. We need actually to work with South Juanita, Totem Lake, North Rose Hill, Evergreen Hill/Kingsgate and Finn Hill to bring those neighborhoods together more.

Thanks for the opportunity to have input