



Juanita and Kingsgate Neighborhood Plan Update

Planning Commission Study Session

January 25, 2024

LeAndra Baker-Lewis, Senior Planner

Allison Zike, Deputy Director



Agenda



- General Overview: Engagement and Revisions
- Kingsgate
 - Community Feedback
 - Planned Revisions
- Juanita
 - Community Feedback
 - Planned Revisions
- Potential Land Use Changes
- Juanita Public Pathway Concept





GENERAL OVERVIEW

General Engagement



- Neighborhood Community Surveys (333 Juanita responses; 312 Kingsgate responses)
- Neighborhood Working Groups
- Neighborhood Visioning Workshops
- Postcards to residents and property owners
- Neighborhood Association Meetings
- Youth Council Meeting
- Kirkland Alliance of Neighborhoods (KAN)
- General Outreach (tabling at events, City communications/social media, etc.)



General Revisions



- Incorporation of **updated Vision Statements** based on community feedback and working group direction;
- Redundant and non-specific **historical context consolidation**
- **Reformatting** to be consistent with the current format for neighborhood plans;
- **Equity and inclusion edits** – incorporate recommendations from Equity Review of the 2044 Comprehensive Plan
- Policies added **to improve multi-modal circulation** and connections to key city locations
- Policy and text added to **support Citywide Middle Housing** and affordable housing policies
- Policy and text support for citywide functional plans
- **Updates** to outdated or irrelevant text





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Sustainable – Connected – Welcoming

KINGSGATE

Kingsgate Working Group



Working Group Roles and Goals

- “Sounding board” for staff during process
- Solicited issues and concerns from neighborhood; promoted Neighborhood Plan involvement
- Review/comment on Vision Statement and draft Plans
- Provide input to PC, City Council



Working Group Engagement

- Two Working Group Meetings
 - October 10, 2023
 - January 10, 2024
- Neighborhood Tour: November 8, 2023
- Visioning workshop: November 29, 2023



Survey Demographics



Who did we hear from?

312 responses total

- Kingsgate residents: 286
- Kingsgate business owners: 13
- Kingsgate employees: 18
- Kingsgate students: 15
- Kingsgate visitors: 39



Age

Prefer not to answer: 7.64% (23 responses)
 Under 18: 0.00%
 18-24: 1.66% (5 responses)
 25-34: 9.97% (30 responses)
35-44: 30.90% (93 responses)
 45-54: 17.94% (54 responses)
 55-64: 15.61% (47 responses)
 65+: 16.28% (49 responses)

Length of Residency

20+ years: 36.75% (111 responses)
 11-19 years: 18.21% (55 responses)
 6-10 years: 17.55% (53 responses)
 1-5 years: 19.87% (60 responses)
 <12 months: 2.32% (7 responses)
 Not a resident: 5.30% (16 responses)

Identified Race

American Indian/Alaskan Native: 1.7% (5 responses)
 Asian: 12.3% (37 responses)
 Black/African American: 1.0% (3 responses)
 Native Hawaiian/other Pacific Islander: 1.0% (3 responses)
White: 69.1% (208 responses)
 Prefer not to answer: 16.3% (49 responses)
 Other: 1.7% (5 responses)

Survey Responses



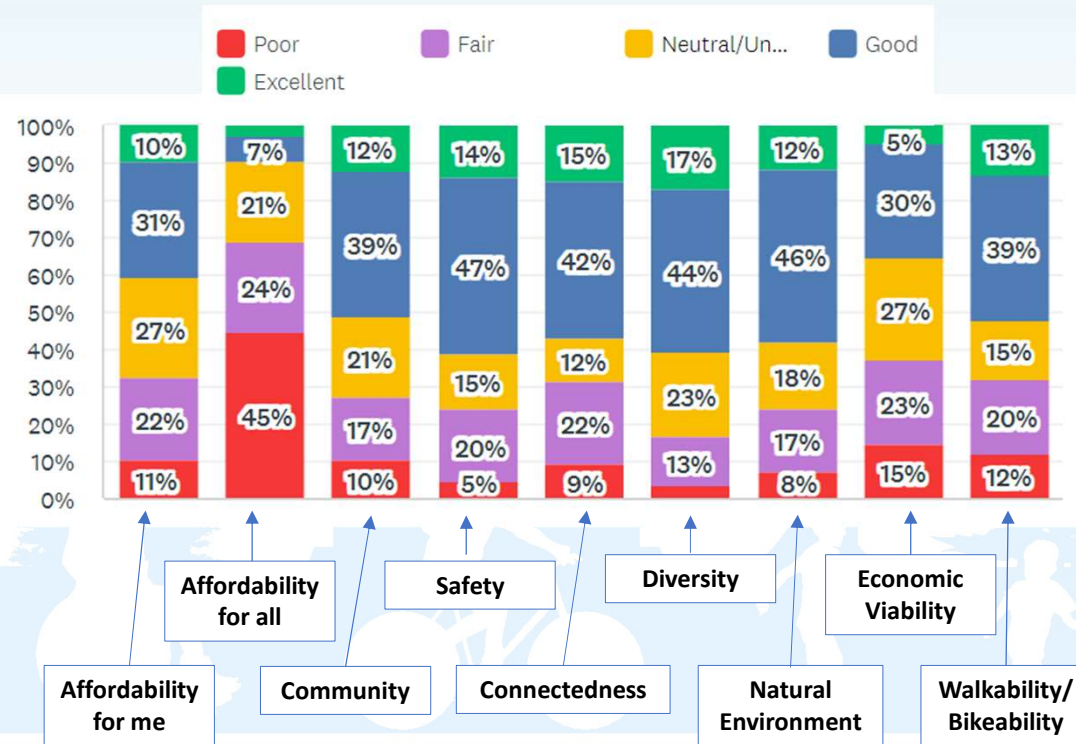
(Q6) Please rank how effective the current Kingsgate neighborhood is in carrying out the following neighborhood principles:

Top three principles identified as performing excellently:

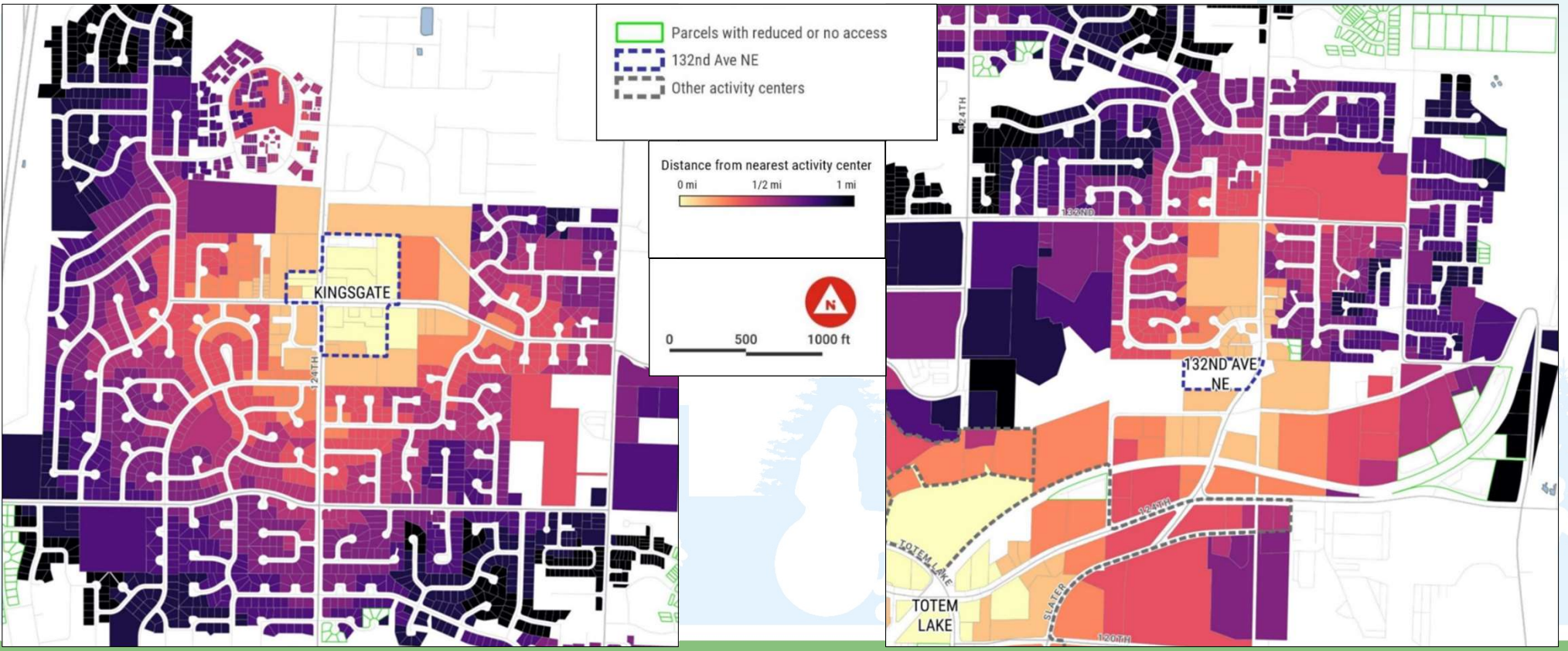
1. Diversity
2. Connectedness
3. Safety

Top three principles identified as performing poorly:

1. **Affordability for all**
2. Economic Viability
3. Walkability/Bikeability



Kingsgate Walkability to Activity Centers

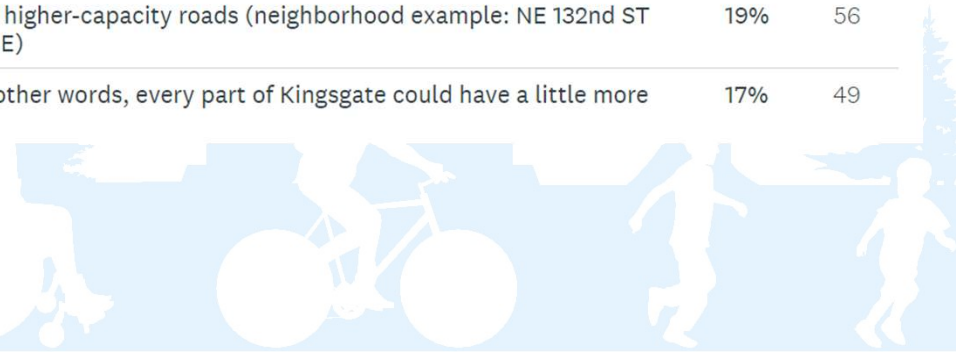
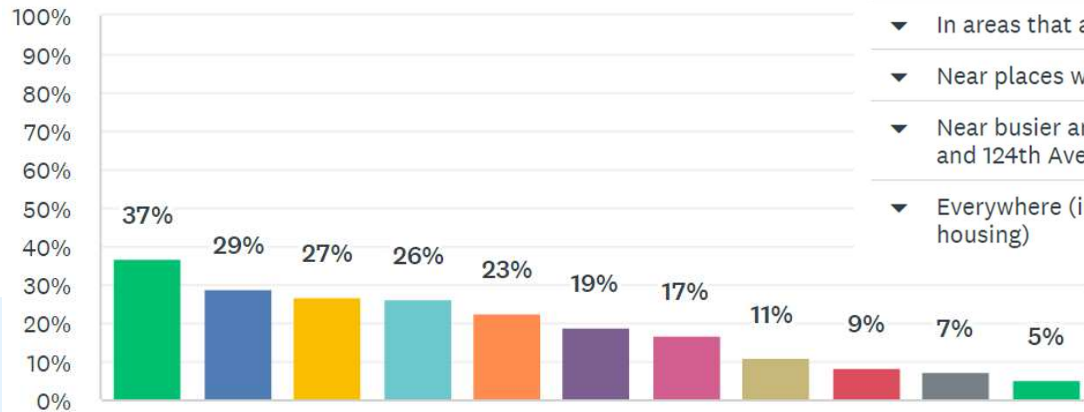


Survey Responses



(Q8) Where would you like to see more housing supply in Kingsgate? (select all that apply)

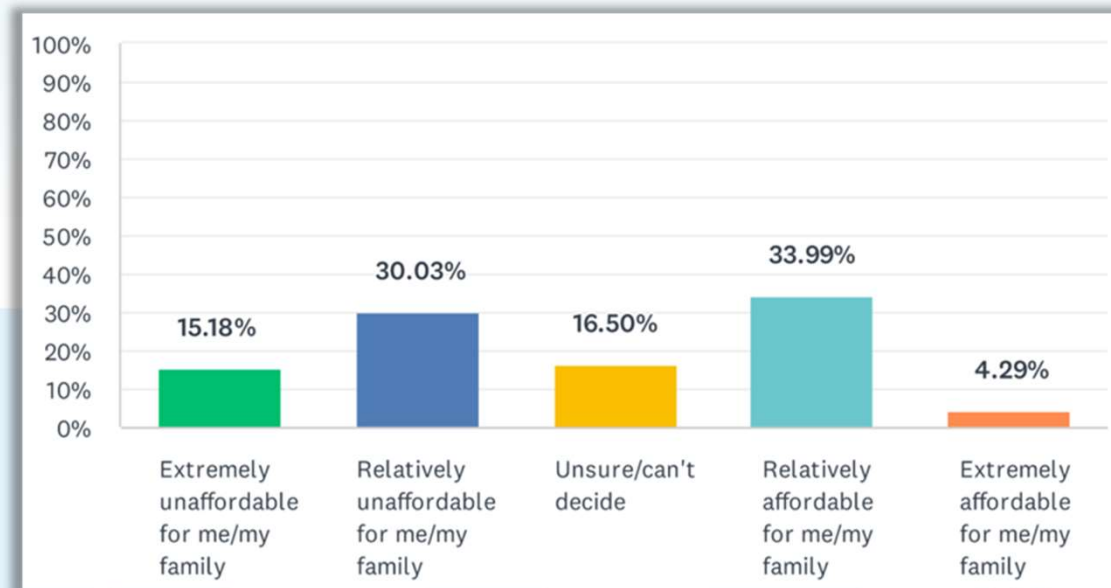
ANSWER CHOICES	RESPONSES
Nowhere	37% 108
Near existing bus stops and/or routes	29% 85
Near businesses where people shop or receive services	27% 79
In areas that already have townhomes and/or apartments	26% 77
Near places where people work	23% 67
Near busier and higher-capacity roads (neighborhood example: NE 132nd ST and 124th Ave NE)	19% 56
Everywhere (in other words, every part of Kingsgate could have a little more housing)	17% 49



Survey Responses



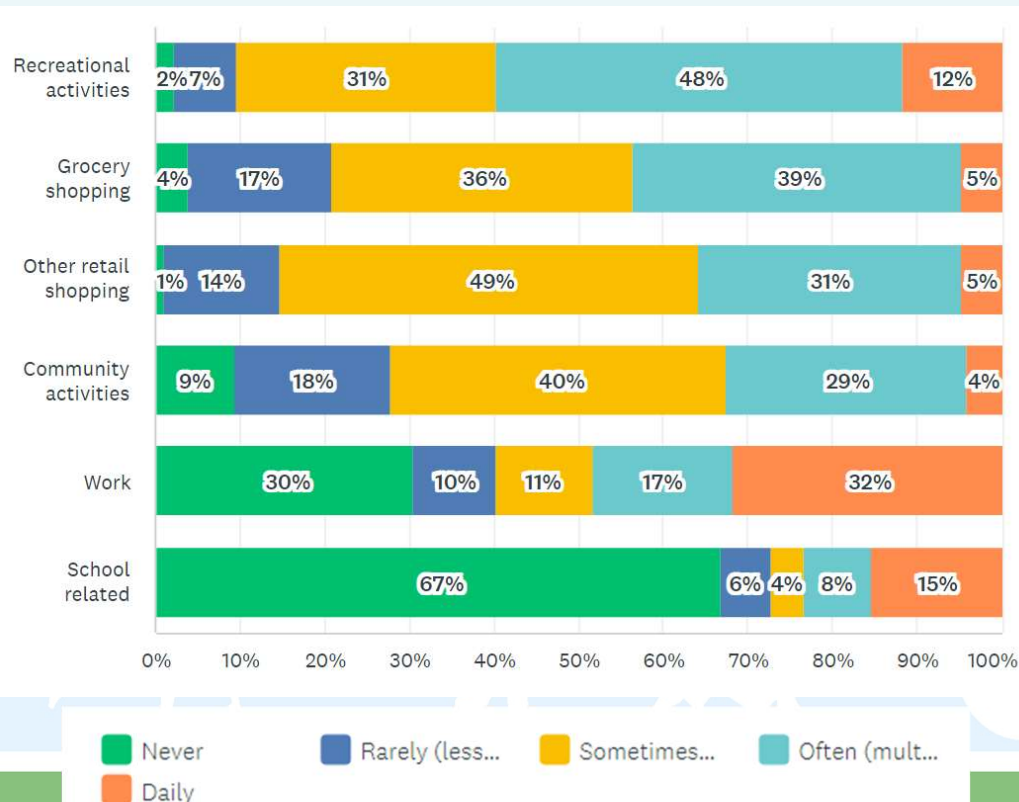
(Q9) How would you rate the affordability of housing in the neighborhood?



Survey Responses



(Q11) How often do you leave the neighborhood for the following reasons?



Top three most popular reasons for leaving daily:

1. Work
2. School (or school drop off/pick-up)
3. Recreational activities

Top three most popular reasons for leaving often (multiple times a week):

1. Recreational activities
2. Grocery shopping
3. Other retail shopping



Survey Responses



(Q13) Please rank how effective you think the following actions might be for protecting the natural environment, providing quality of life, and enhancing greenspaces in Kingsgate: (rank most to least effective)

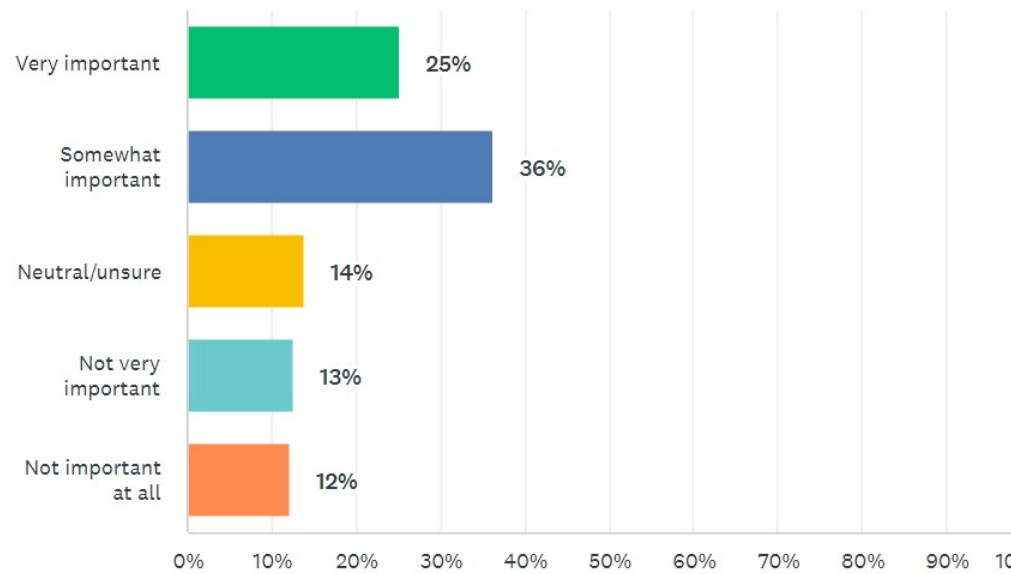
Using a weighted average method, respondents ranked the top actions for environmental stewardship in the following order:

1. ***Pedestrian-Friendly Design***: Prioritize walkability with wide sidewalks, crosswalks, and pedestrian plazas to make high-density areas more accessible and enjoyable for pedestrians.
2. ***Transit-Oriented Development (TOD)***: Concentrate higher-density housing and mixed-use developments around public transit hubs, reducing the need for cars and encouraging the use of public transportation.
3. ***Energy-Efficient Transportation***: Invest in electric vehicle charging infrastructure and promote the adoption of electric vehicles to reduce emissions from transportation.
4. ***Public Space Activation***: Design public spaces that encourage social interaction, cultural activities, and community gatherings to enhance the quality of life in high-density areas.
5. ***Adaptive Reuse***: Encourage the repurposing of existing buildings for housing and mixed-use developments, preserving historic structures and reducing demolition waste.
6. ***Bike-Friendly Infrastructure***: Create bike lanes, bike-sharing programs, and secure bike storage facilities to encourage cycling as a sustainable mode of transportation.

Survey Responses



(Q14) How important is it to you that the Kingsgate neighborhood attracts new businesses and commercial investments?



Survey Highlights



- Long time residents (resident of 11+ years) report more affordability in the neighborhood than new residents (residents of 1 year or less): 38% vs. 14%
- 60% of those under 25 years old report either extreme or relative unaffordability
- Long time residents and new residents opinions differ significantly on more housing everywhere in Kingsgate: 12% vs. 57%
- White-identifying respondents advocate for more housing nowhere in Kingsgate at higher rate than non-white identifying respondents: 34% vs. 19%
- 60% Younger survey respondents (under 25 years old) advocate for more housing everywhere
- Newer residents report that it is “very important” to attract new business at a higher rate than overall survey trend: 57% vs. 25%
- Younger survey respondents report taking the bus, walking and biking at higher rates
- 60% of younger survey respondents report sustainable transportation as top environmental issue
- Demographics: 80% of younger respondents who took the survey identify as Hispanic/Latinx, 40% identify as Black/African American, 40% identify as LGBTQIA+

Key Engagement Themes



- Infrastructure capacity and enhancements
- Redevelopment of the Kingsgate commercial center that promotes retention of local businesses and culturally relevant businesses
- Environmental protection of existing tree canopy; preservation of nature and greenspace; prioritize greenspace within new and existing commercial developments
- More traffic calming measures and better traffic management due to poor traffic conditions
- Increase pedestrian and bicycle connectivity; improve public transportation options; less reliance on vehicles
- Opposed to new development and changing the built environment; don't destroy neighborhood
- Mixed-use developments strategically placed that allow people from diverse backgrounds to live and work in city
 - Increase (affordable) housing opportunities at and around Kingsgate commercial center
- Social amenities: free gathering places for teens, immigrants, young adults, seniors; accessible for people with disabilities
- Connection to social services for those in need; more social service support in Kingsgate

Anticipated Kingsgate Plan Updates



Policies to be added, updated and revised based on key priorities expressed through outreach:

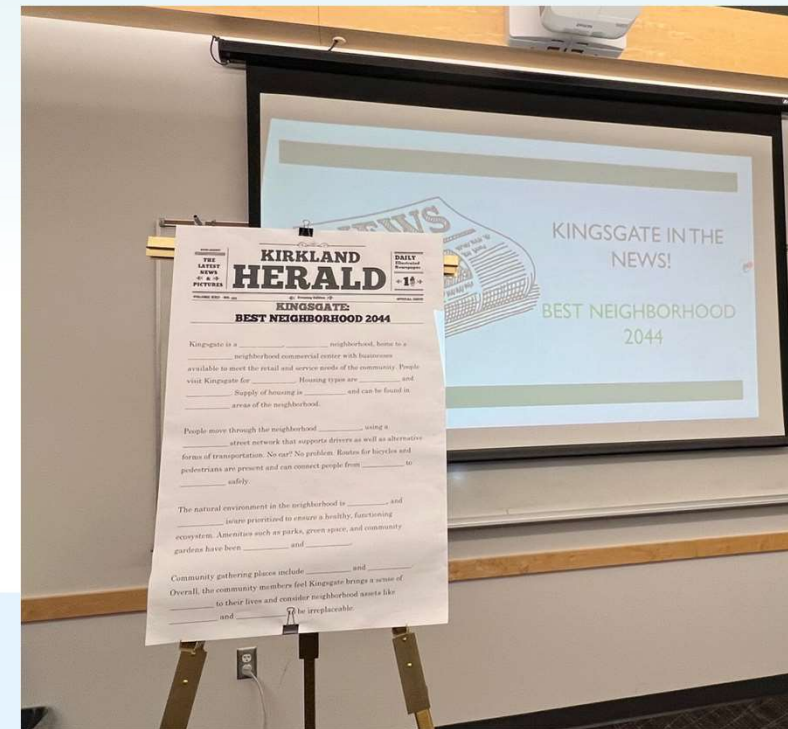
- Addressing growth of neighboring jurisdictions that has potential to impact traffic volumes
- Economic revitalization of the Kingsgate commercial area; retention of small/local businesses
- Improving and adding sidewalk and pedestrian and bicycle connections to parks, transit-served locations, and other key destinations
- Equitable distribution of parks, play areas, and public greenspace to promote spontaneous recreation
- Promote vehicular circulation throughout the neighborhood; address traffic management concerns with calming measures and other improvements
- Exploring the idea of renaming the neighborhood to a name that is more inclusive of the entire neighborhood – the name “Kingsgate” carries with it assumptions that the neighborhood is limited to those belonging to the formally named subdivisions and homeowner associations of Kingsgate 1 & 2, and Kingsgate 3 & 4
- Identify and encourage central sites for inclusive public gathering opportunities and community-building activities that connect newer residents to longtime residents

Draft Vision Statement



Reflects how the community envisions Kingsgate 20 years in the future:

- Value the diverse population of people who live in the neighborhood
- Sense of community and cohesiveness
- New residents are welcomed and celebrated
- Pedestrian and bicycle mobility has improved; missing sidewalks replaced; new bike lanes; safety improvements; connections to regional transit
- Protection of open space and natural corridors; parks are distributed equitably and allow for spontaneous play
- Higher-density residential areas are well-supported by transit and amenities
- Commercial Center has evolved into a pedestrian-oriented mixed-use center; attractive streetscapes, thru-block connections
- Lower-density residential areas provide housing choices for various income levels



Draft Vision Statement



Kingsgate is an inviting, age-inclusive neighborhood in which all people can grow up and grow old comfortably. The predominately residential neighborhood has a strong community feel. The neighborhood is composed of a community that prioritizes inclusivity, safety, and accessibility for residents of all ages, backgrounds, and income levels, fostering a cohesive and supportive environment for everyone. Kingsgate remains affordable for the existing residents while also providing a variety of housing opportunities that meet the needs of the older population as well as future generations. Additional density is concentrated along transit routes, near amenities, and where the most infrastructure exists to support it.

Kingsgate residents, employees, and visitors value the mixed-use neighborhood commercial center as a way to meet their retail, service, and housing needs. The commercial center is recognized as a central community gathering place. The dynamic, pedestrian-oriented commercial center is complimented by a nearby community center and public library that provide a place for public events, collective activities, and cultural celebrations. These types of activities enhance the neighborhood. Future development of the Kingsgate neighborhood commercial center has highlighted the interdependent relationship between the built environment and the natural environment. The community's intrinsic appreciation of nature is honored through creative, environment-focused design principles that shape the local living and working environments within the commercial center.

Draft Vision Statement



Improved and well-maintained parks and open space are distributed equitably throughout the neighborhood and offer a variety of spontaneous recreational opportunities. Trees are preserved and replaced as they are removed to provide a consistent vegetative canopy throughout the neighborhood, connect greenbelt corridors and support wildlife. Public and private partnerships provide access to greenspace within Kingsgate to be appreciated and enjoyed by all.

Extensive transportation networks for pedestrians, public transit, bicycles, and vehicles prioritize safety within the neighborhood and connection to amenities, neighboring areas, and to the Cross Kirkland Corridor/Eastside Rail Corridor. Traffic is evenly distributed through well-planned road connections, with targeted traffic calming measures near schools and to address potential congestion. The neighborhood benefits from convenient, reliable and frequent transit services connecting residents internally, citywide and to regional transit networks.



Questions for Planning Commission



1. Does the Commission have suggested edits to the drafted Kingsgate Vision Statement?
2. Does the Commission have any additional policy direction for the Kingsgate neighborhood plan update?





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JUANITA

Juanita Working Group



Working Group Roles and Goals

- “Sounding board” for staff during process
- Solicited issues and concerns from neighborhood; promoted Neighborhood Plan involvement
- Review/comment on Vision Statement and draft Plans
- Provide input to PC, City Council

Working Group Engagement

- Two Working Group Meetings
 - October 10, 2023
 - January 11, 2024
- Neighborhood Tour: November 15, 2023
- Visioning workshop: November 30, 2023



Survey Demographics



Who did we hear from?

333 responses total

Juanita residents: 292

Juanita business owners: 12

Juanita employees: 25

Juanita students: 9

Juanita visitors: 55



Age

Prefer not to answer: 7.44% (23 responses)
 Under 18: 0.65% (2 responses)
 18-24: 0.97% (3 responses)
 25-34: 11.0% (34 responses)
35-44: 21.63% (66 responses)
 45-54: 18.45% (57 responses)
 55-64: 19.42% (60 responses)
 65+: 20.71% (64 responses)

Length of Residency

20+ years: 34.48% (110 responses)
 11-19 years: 16.93% (54 responses)
 6-10 years: 17.55% (56 responses)
 1-5 years: 21.63% (69 responses)
 <12 months: 1.88% (6 responses)
 Not a resident: 7.52% (24 responses)

Identified Race

American Indian/Alaskan Native: 1.9% (6 responses)
 Asian: 10.0% (31 responses)
 Black/African American: 1.0% (3 responses)
 Native Hawaiian/other Pacific Islander: 0%
White: 68.9% (213 responses)
 Prefer not to answer: 18.4% (57 responses)
 Other: 4.7% (14 responses)

Survey Responses



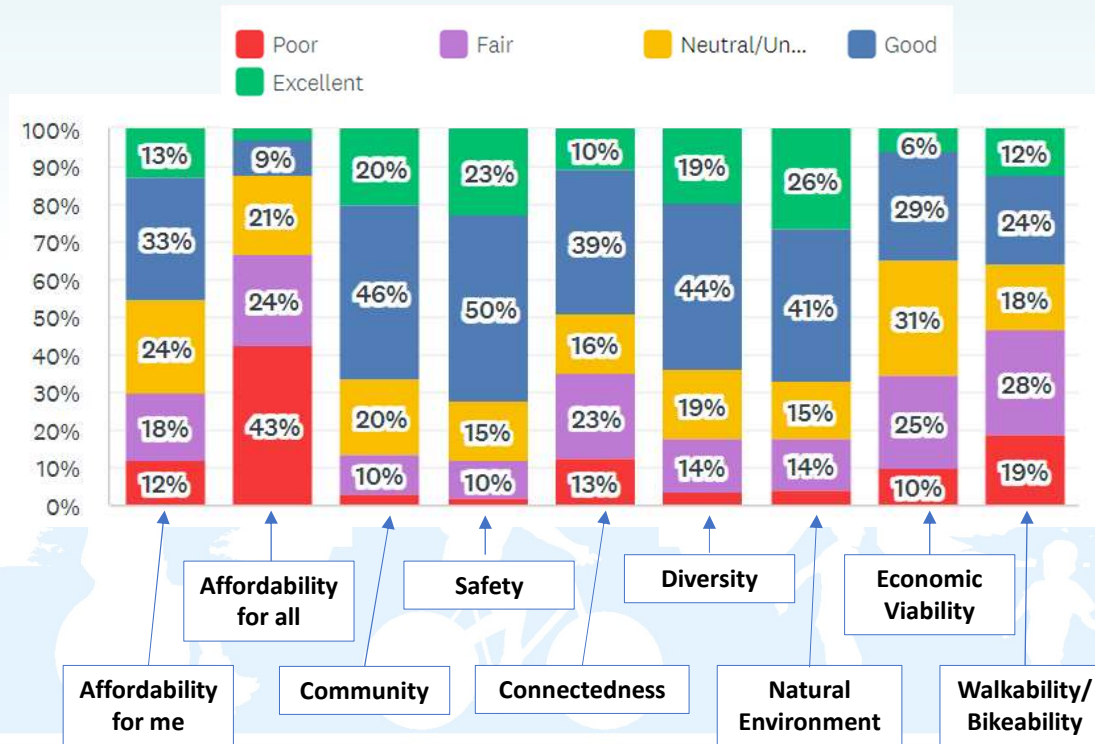
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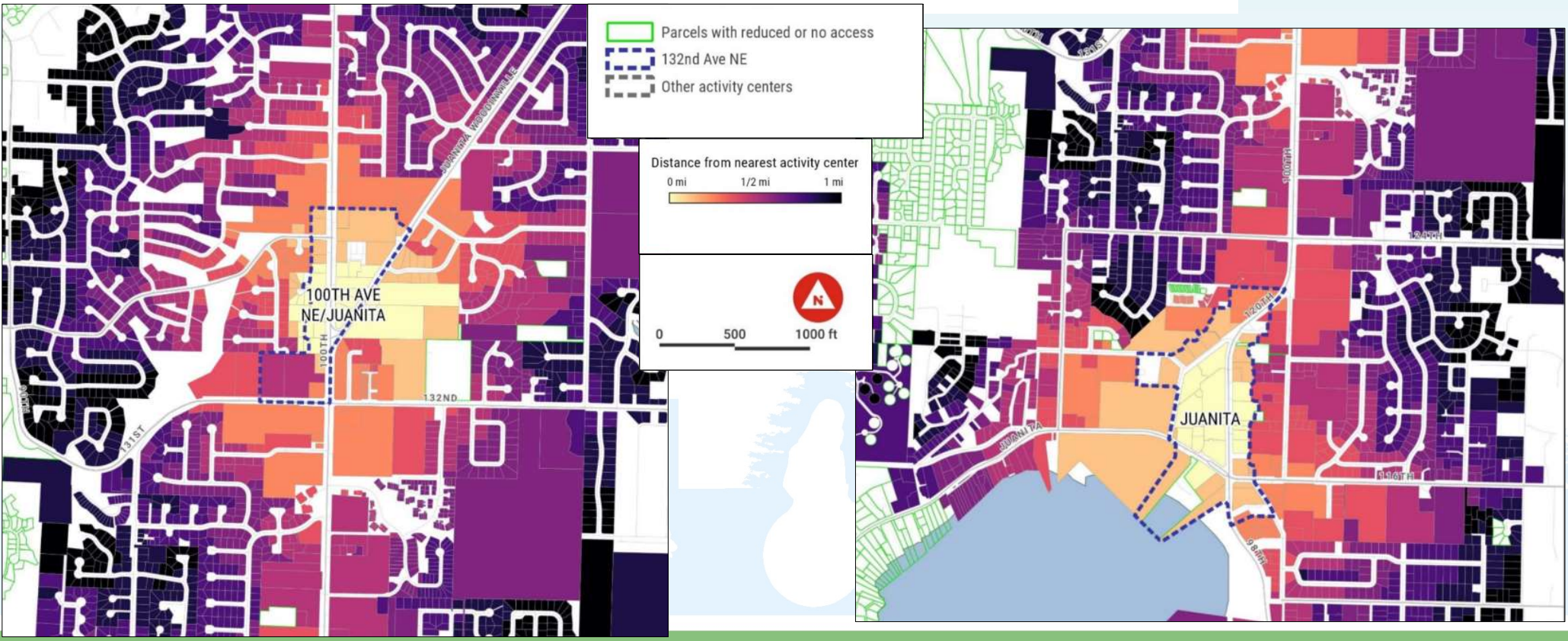
1. Natural Environment
2. Safety
3. Community

Top three principles identified as performing poorly:

1. **Affordability for all**
2. Walkability/Bikeability
3. Connectedness



Juanita Walkability to Activity Centers

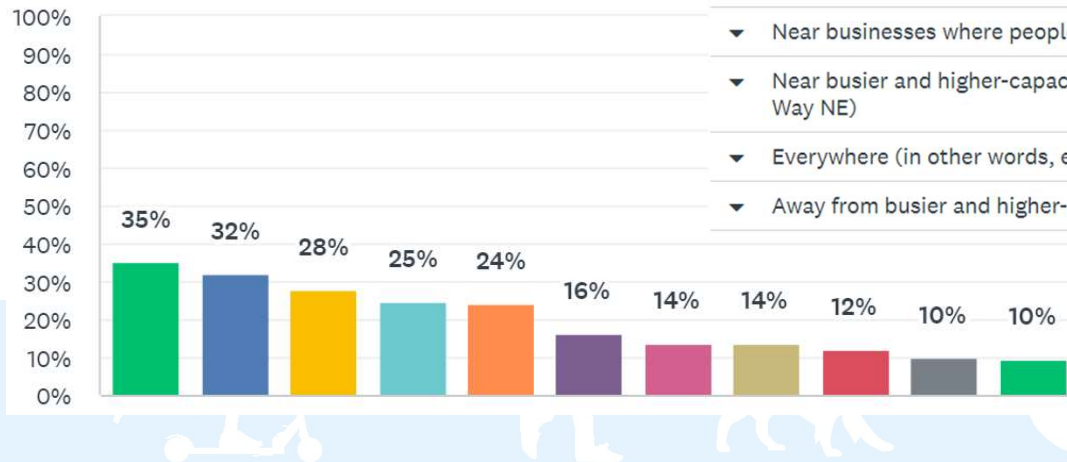


Survey Responses



(Q8) Where would you like to see more housing supply in Juanita? (select all that apply)

ANSWER CHOICES	RESPONSES
Nowhere	35% 110
Near existing bus stops and/or routes	32% 100
In areas that already have townhomes and/or apartments	28% 87
Near places where people work	25% 77
Near businesses where people shop or receive services	24% 76
Near busier and higher-capacity roads (neighborhood example: Juanita Drive and Juanita-Woodinville Way NE)	16% 51
Everywhere (in other words, every part of Juanita could have a little more housing)	14% 43
Away from busier and higher-capacity roads	14% 43

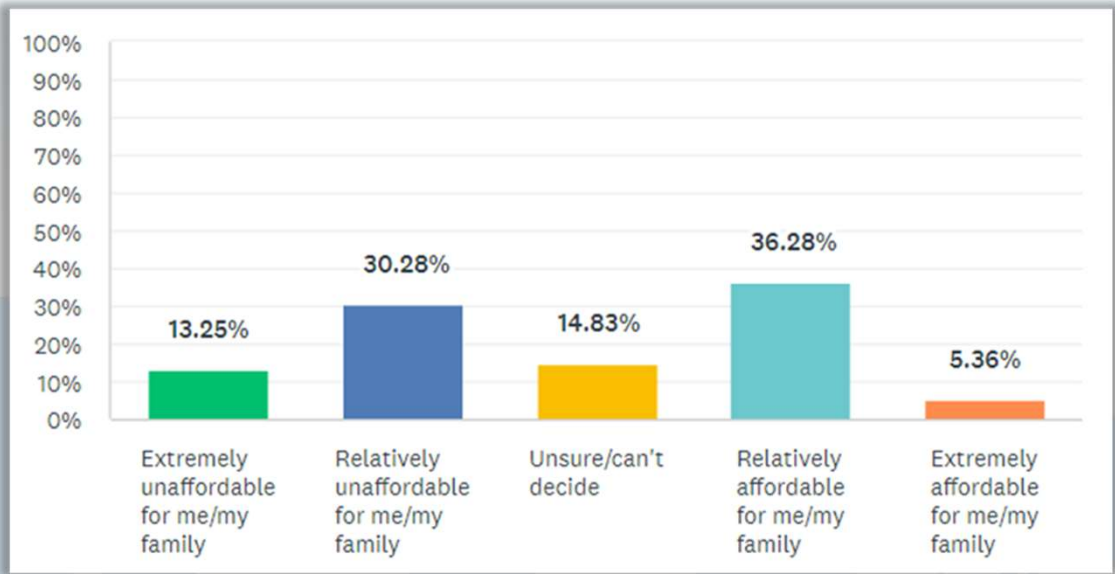


Survey Responses



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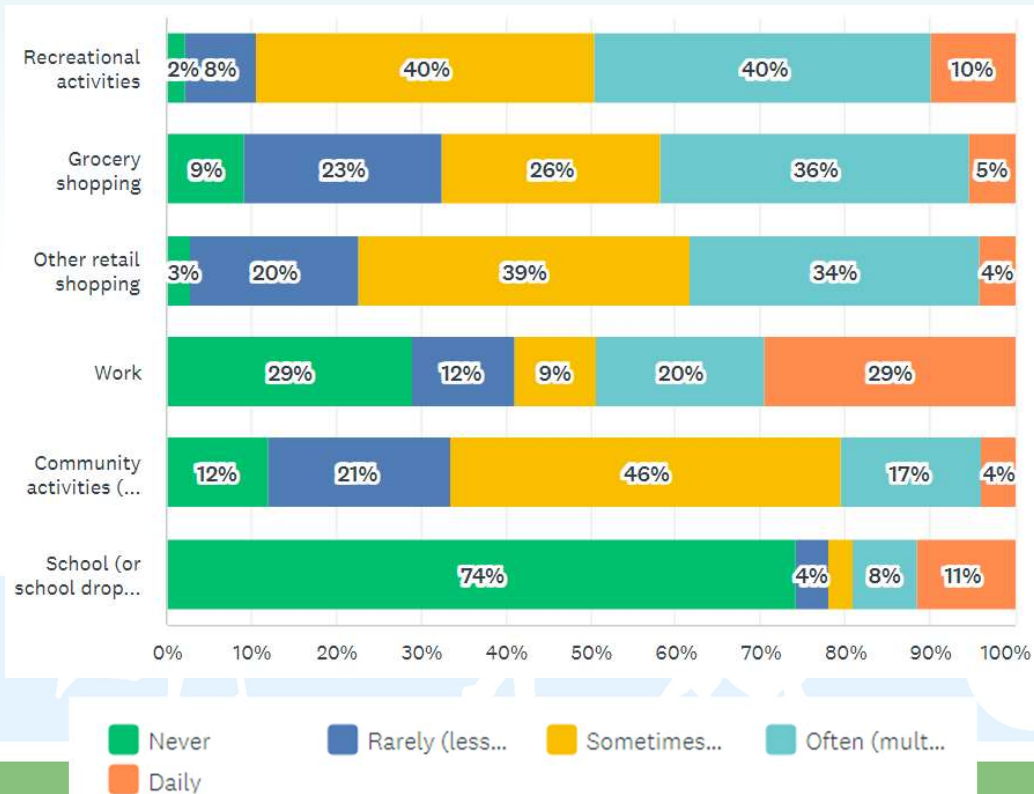
(Q9) How would you rate the affordability of housing in the neighborhood?



Survey Responses



(Q11) How often do you leave the neighborhood for the following reasons?



Top three most popular reasons for leaving daily:

1. Work
2. School (or school drop off/pick-up)
3. Recreational activities

Top three most popular reasons for leaving often (multiple times a week):

1. Recreational activities
2. Grocery shopping
3. Other retail shopping

Survey Responses



(Q13) Please rank how effective you think the following actions might be for protecting the natural environment, providing quality of life, and enhancing greenspaces in Juanita: (rank most to least effective)

Using a weighted average method, respondents ranked the top actions for environmental stewardship in the following order:

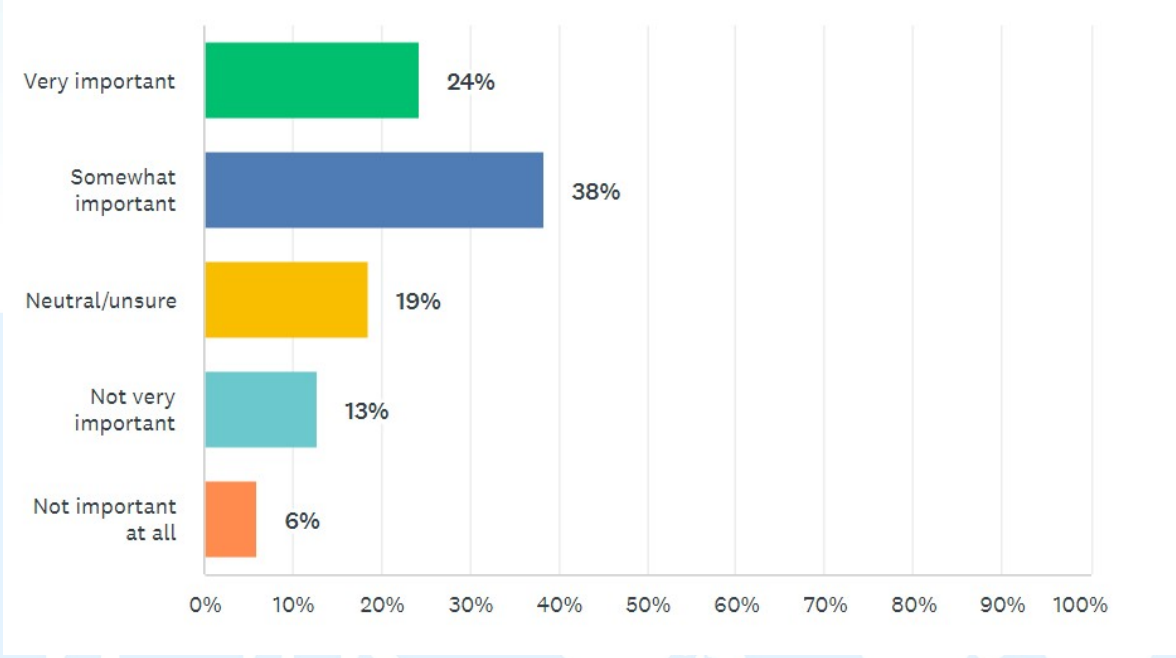
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Survey Responses



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(Q14) How important is it to you that the Juanita neighborhood attracts new businesses and commercial investments?



Survey Highlights



- Long time residents (resident of 11+ years) and new residents (residents of 1 year or less) opinions differ significantly on more housing everywhere in Juanita:
7% vs. 20%
- 20% Younger survey respondents (under 25 years old) advocate for more housing everywhere, only 7% of older respondents (55 and older) advocate for housing everywhere
- 74% of long-time residents report “retention of greenspaces and parks” as one of the top three most pressing environmental issues, while new residents report it as #5 most pressing issue behind “water quality/conservation” and “wildlife preservation”
- Younger survey respondents report taking the bus, walking and biking at considerably higher rates than overall survey trend
- Demographics: 40% of younger respondents who took the survey identify as Hispanic/Latinx, 0% identify as Black/African American, 20% identify as LGBTQIA+

Key Engagement Themes



- Housing affordability is a concern for many; uncertainty about the future of the next generation being able to afford to live in Kirkland and in Juanita
- Increase pedestrian and bicycle connectivity; improve public transportation options; provide adequate infrastructure; less reliance on vehicles
- Environmental protection measures should be prioritized to protect key natural systems in the neighborhood
- More traffic calming measures to curb speeding and ensure safety
- North and South Juanita should be connected and the corridor that links the two commercial centers should be the focus of increased density (note: this is a Working Group suggestion)
- Encourage redevelopment of the North Juanita commercial center into a mixed-use, pedestrian-oriented destination with adequate and dynamic public space

Anticipated Juanita Plan Updates



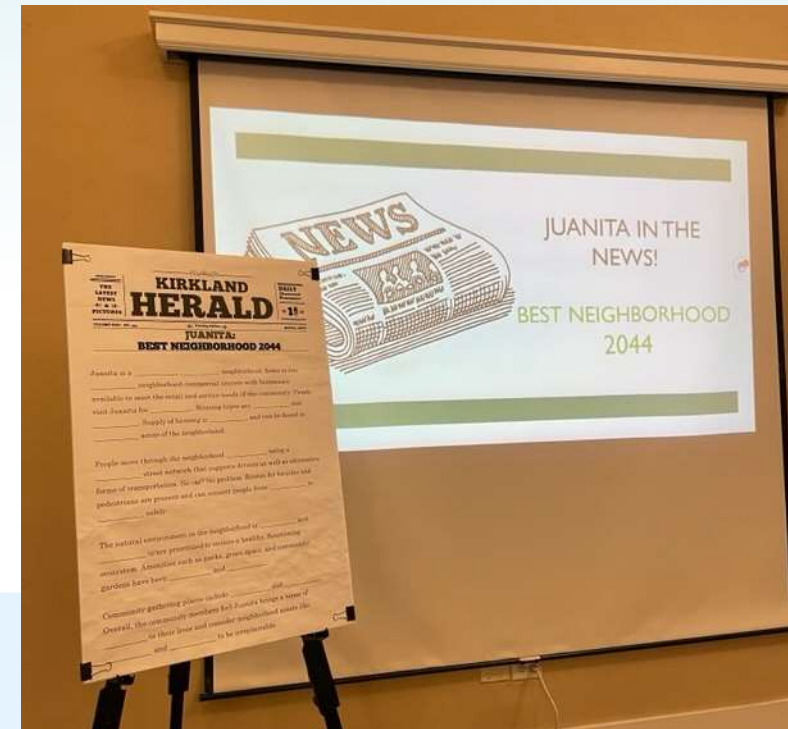
- Existing relevant text headings to be revised into policy statements;
- Policies to be updated and revised based on key priorities expressed by community:
 - Encouraging the **diversification of housing options** to increase housing affordability
 - Accelerate shift away from cars towards other forms of transport by **encouraging public transportation options and improving pedestrian and bicycle infrastructure**
 - Address **traffic management** concerns to ensure safety of students;
 - Promoting the concept of **10-minute neighborhoods** by increasing access and promoting destinations
 - Improvements and **economic revitalization** of the **North Juanita commercial area**
 - Identify and encourage central sites for **public gathering** and community activities (plazas, courtyards, etc.)
 - Revision of JBD 6 narrative text prohibiting certain retail uses east of NE 120th Pl
- Tentative: any land use changes/rezones that are proposed through community-initiated amendment requests (CARs) as directed by Council

Draft Vision Statement



Reflects how the community envisions Juanita 20 years in the future:

- Sustainability and opportunities for future generations is a priority
- Sense of wonder and appreciation for the surrounding environment
- Pedestrian and bicycle infrastructure; adequate sidewalks; vehicles are not prioritized over other forms of transportation
- Protection of shoreline, open space and natural systems
- Lower-density residential areas provide a variety of housing choices for various income levels
- Higher-density residential areas are well-supported by transit and amenities
- Both Commercial Centers have evolved into pedestrian-oriented mixed-use centers with viable, affordable commercial space and a wide array of businesses and services



Draft Vision Statement



Juanita is home to an active, diverse community. The neighborhood contains two vibrant Neighborhood Commercial Centers (known as the South Juanita and North Juanita Neighborhood Centers) in close proximity to residential areas with a variety of housing types that provide opportunities for people of all income levels. The Neighborhood Centers have evolved into thriving, pedestrian-oriented mixed-use Centers with businesses that meet the retail and service needs of the community, with public spaces that provide opportunities for the community to gather, and housing in the Commercial Center supports the businesses, employees and residents in all areas of the neighborhood. The two Neighborhood Centers incorporate innovative, adaptable, urban design features and people can safely and conveniently travel between the two areas with prioritized routes that accommodate alternative modes of transportation. Schools in Juanita are highly valued, and commuting students utilize protected routes that facilitate connections from educational institutions to various key neighborhood locations.

Environmental features and natural areas within the neighborhood remain protected. Primary environmental features include Lake Washington, Juanita Bay and its associated wetlands to the east, as well as Juanita and Forbes Creek. Measures are taken to significantly improve public views of, and access to, these important locations. Restoration of our natural systems and critical areas (including stream, wetland, and shoreline habitat areas) continues to promote maximum ecological value and function. Juanita Creek is a healthy fish-bearing stream that thrives within the urban fabric of the neighborhood, and opportunities to daylight sections of the stream have been pursued. The Juanita Creek drainage system is resilient, and the streams have been revitalized and enhanced in sections through ongoing public and private collaborative action. The Juanita Bay Park and wetland areas along Forbes Creek Drive are protected and provide recreational opportunities and wildlife habitat.

Draft Vision Statement



Residential density in Juanita is comprised of diverse housing types, allowing housing within the neighborhood to remain affordable and accessible to those of all ages, races, ethnicities, income levels, and abilities for generations to come. Additional density is prioritized along transit routes, near amenities, and where the most infrastructure exists to support it. The Juanita neighborhood values its many historic structures that are landmarks to the neighborhood. These structures are preserved.

Public services and capital facilities required to implement the neighborhood plan and support the community have been established and maintained to support future growth in Juanita. The transportation circulation system acknowledges the needs of the region, and the burden of vehicular traffic is lessened as the neighborhood prioritizes and promotes safe and reliable alternatives to vehicular travel. The expansion and enhancement of park and recreation facilities continue in order to maintain equitable access for all; public gathering spaces and community placemaking opportunities are abundant.

Taken in total, the Juanita community is connected to the environment through recreation and appreciation; growth within the neighborhood is strategic and sustainable; and a sense of connection and belonging exists for residents, employees, and visitors alike.

Questions for Planning Commission



1. Does the Commission have suggested edits to the drafted Juanita Vision Statement?
2. Does the Commission have any additional policy direction for the Juanita neighborhood plan update?





POTENTIAL LAND USE CHANGES

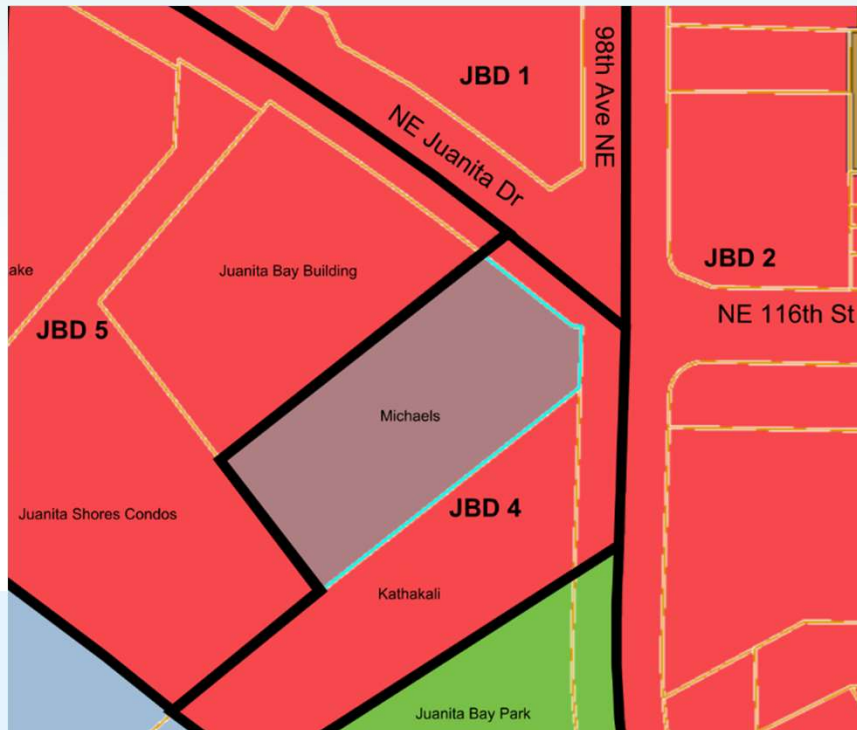
Michael's Site – 9755 NE Juanita Drive



- Proposal includes:
 - 26 feet → 70 feet maximum height
 - 250-300 units*
 - Retail proposed
- Deferred by PC in 2021 to be studied further within Juanita Neighborhood Plan update cycle
- Proposal is being studied within the Citywide Supplemental Environmental Impact Statement and is included in the K2044 capacity analysis
- This change would impact the entire JBD 4 zone, which includes one adjacent parcel to the southwest

*capacity being analyzed for both parcels within the JBD 4 zone

Michael's Site – 9755 NE Juanita Drive

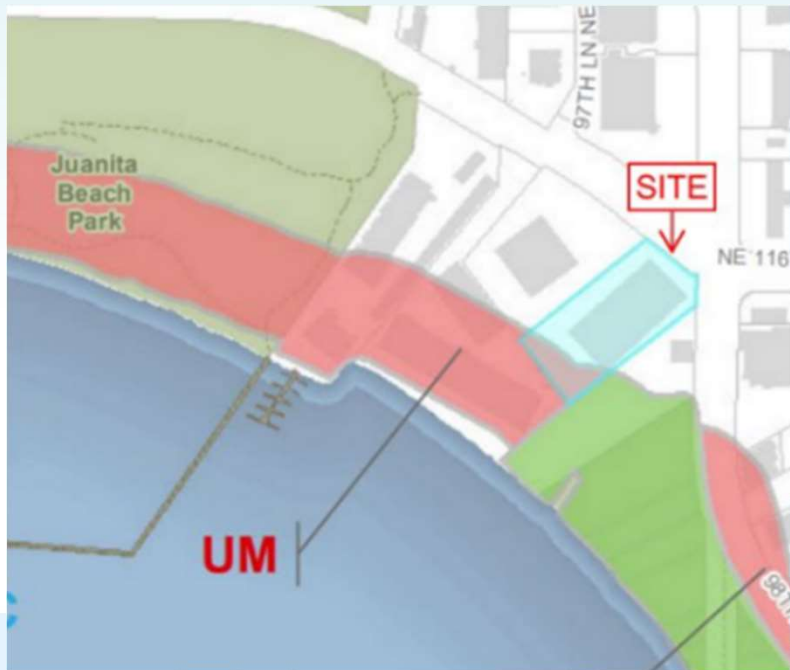


Key themes from outreach:

- Important site; gateway to the neighborhood
- More housing is needed in Juanita
- No more shoreline housing; there are “better” areas for more density inland near Juanita Village
- Reduce parking requirements on the site to allow pedestrian-oriented development
- Concerns of environmental and traffic conditions at the site
- **Future development should support park-to-park connection**

Staff recommendation: Continue studying JBD 4 zoning as proposed by applicant, exploring requested height and density *outside* of the Shoreline Management Area. Staff recommendations do not include any updates to the City's Shoreline Master Program (SMP).

Michael's Site – 9755 NE Juanita Drive



Development Regulations	Existing	Shoreline (UM)	Proposed
Use	Retail	Allows mixed-use	Mixed-use (retail/residential) *minimal retail reqs requested
Density	1,800 sq. ft./unit	(1,800 sq. ft./unit)	Removal of density restrictions to allow 170 units
# of units	30.49	30.49	170
Height	26'	41'	70'
Parking	1.2 per studio unit 1.3 per 1 bedroom unit 1.6 per 2 bedroom unit 1.8 per 3+ bedroom unit	1.2 per studio unit; 1.3 per 1 bedroom unit; 1.6 per 2 bedroom unit; 1.8 per 3+ bedroom unit	General reductions (example: parking requirements in station area)
units/acre	24.2	24.2	134.92

Staff recommendation: Continue studying JBD 4 zoning as proposed by applicant, exploring requested height and density *outside* of the Shoreline Management Area. Staff recommendations do not include any updates to the City's Shoreline Master Program (SMP).

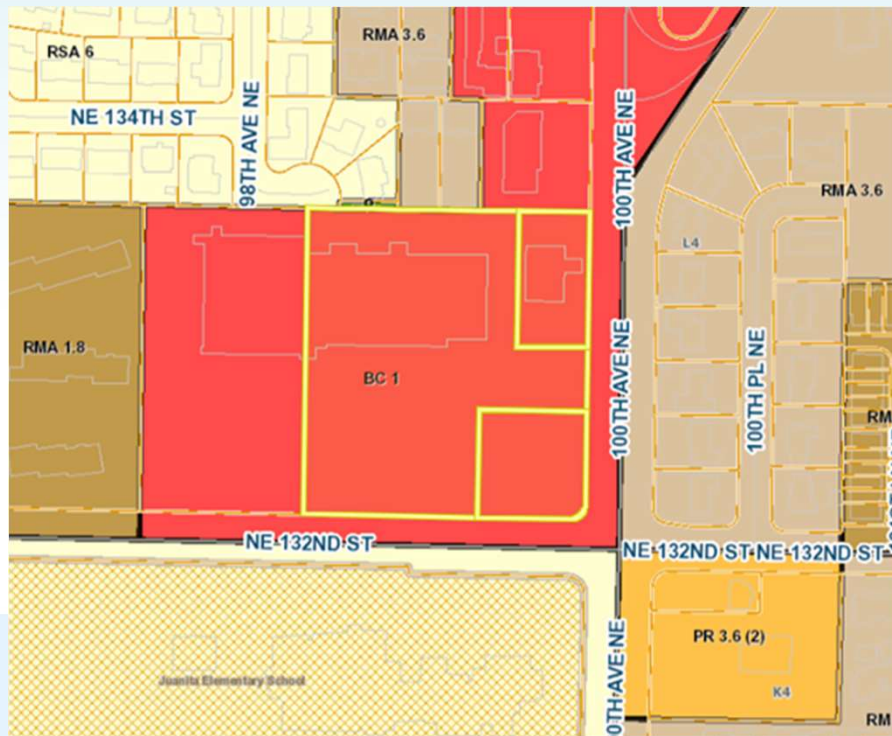
Questions for Planning Commission



1. Does the Commission agree with the staff recommendations on the community-proposed land use change request?
2. Are there any concerns or direction the PC has for this land use change request at this time?
3. What additional information is needed for the Commission to make an informed recommendation on this request at the upcoming public hearing (tentatively scheduled for May 9, 2024)?



Goodwill Site - 9826 NE 132nd St



Proposal includes:

- 35 feet → 75 feet maximum height
- 500-600 units
- 10,000–15,000 square feet of commercial/retail space

Key themes from outreach:

- General support for this change due to need for additional housing in Juanita
- Potential housing at this site should be accessible and attainable for families given close proximity to schools
 - Important to identify safe connections from site to schools
- Proposed height allowance is not supported by some
- Concerned about infrastructure capacity at the site and impacts of a large development
- Future development should support multimodal connections and provide and promote non-vehicular visits

Goodwill Site - 9826 NE 132nd St



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

Staff recommendation: Continue study of this land use change as proposed. If directed by the PC, staff will draft and review the associated neighborhood plan policy direction necessary to support the request

Questions for Planning Commission



1. Does the Commission agree with the staff recommendation on this community-proposed land use change request?
2. Are there any concerns or direction the PC has for this land use change request at this time?
3. What additional information is needed for the Commission to make an informed recommendation on this request at the upcoming public hearing (tentatively scheduled for May 9, 2024)?





JUANITA PUBLIC PATHWAY (JPP)

Juanita Public Pathway (JPP) Concept



- Multimodal pathway suggested by the Juanita Neighborhood Association
- Objective: connect Brickyard Road Park and Ride in Bothell to Edith Moulton Park, Windsor Vista Park, Juanita High School, Jasper's Dog Park, and the Cross Kirkland Corridor
- City's Feasibility Study underway; site visit conducted to identify environmental barriers and ownership/acquisition implications
- JPP proposed as a more direct, connected route than the City's existing and proposed neighborhood greenway system

Staff recommendation: Staff recommends continuing to study the JPP and considering policy additions to the neighborhood plan that will support future multimodal connectivity. If directed by the PC, Planning & Building staff will continue to work with Public Works staff as they complete the feasibility study for the pathway.



Question for Planning Commission



Does the Commission have any comments on the Juanita Public Pathway, as proposed by the Neighborhood Association?



NEXT STEPS



**Staff prepares
draft Plan edits**
January - March



**Working Group
meeting;
comments on
draft plan**
March



**Planning
Commission
study session on
draft plan**
April



**Staff revises
plan per PC
comments**



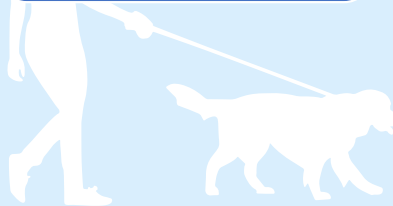
**PC Public Hearing;
Recommendation**
May 9



**City Council
briefing on
draft plan**



**City Council
Adoption of
Plan**
November 19





THANK YOU

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JBD 6 Use Allowance Revision



Current Neighborhood Plan Text regarding 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.**”

