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# Juanita and Kingsgate Neighborhood Plan Update Policy Briefing

Planning Commission Study Session

April 11, 2024



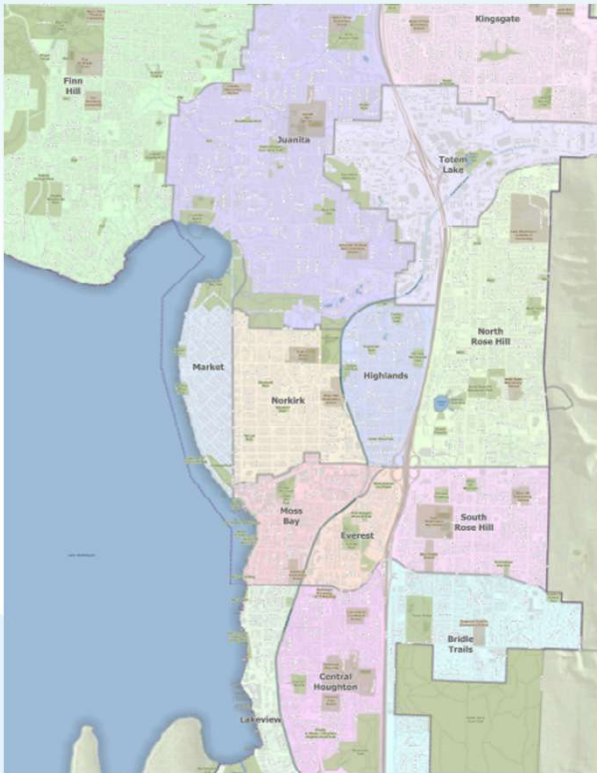
# Agenda



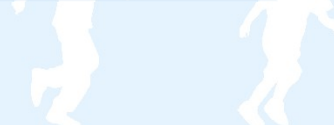
- Overview of Neighborhood Plan Updates
- Community Engagement Recap
- Juanita: Draft Policy Revisions
- Kingsgate: Draft Policy Revisions
- Planning Commission Questions & Feedback



# General Neighborhood Plan Updates



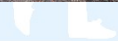
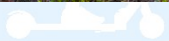
- Reformatting consistent with adopted neighborhood plans
- Equity and inclusion edits recommended from K2044 Equity Review
- Consolidation of general historical text
- Removal of development-level policy direction
- Minor objective updates to outdated information
- Changes resulting from citywide study of increasing density along major transit routes (as directed by City Council)



# Juanita and Kingsgate Neighborhood Plans



- Guiding documents for project prioritization
- Identify neighborhood-specific locations for improvements
- Set policy objectives to achieve overarching goals of the Comprehensive Plan
- Must be distinct from and supportive of Comprehensive Plan policies





# COMMUNITY ENGAGEMENT

# Community Engagement Themes

## JUANITA

- Increase housing affordability and variety
- Promote active transportation
- Preserve and restore natural environment assets
- Improve traffic safety and pedestrian conditions
- Utilize areas best-served by transit for additional density
- Encourage redevelopment of the North Juanita Neighborhood Center
- Increase retail options and economic diversity in both Neighborhood Centers

## KINGSGATE

- Revitalize the Kingsgate Neighborhood Center
- Improve traffic conditions through infrastructure enhancements
- Protect natural environment assets; prioritize equitable access to assets
- Provide more active transportation options
- Concentrate increased residential density strategically
- Increase access to social amenities and opportunities for community gathering

# Working Group Meetings



- Valuable resource to staff; have met several times throughout the process
- Reviewed draft policies in March and April
- Varied opinions on topics, policies seek to reconcile competing ideas
- Juanita Working Group #3: Land Use change request presentations by applicants
- Will assist in the review of Draft #2





# DRAFT JUANITA POLICY AMENDMENTS



# Draft Juanita Policies (Land Use)



New. **Policy J-7:** Incentivize the creation and preservation of affordable housing in all areas of the neighborhood, especially in those well-served by public transit such as near the South Juanita Neighborhood Center, near schools and community centers, and along major arterials.

## Aims to achieve:

**Goal LU-4:** Enhance opportunities for residential growth citywide, including infill development in lower-intensity residential areas, while accommodating the City's growth targets and enabling production of housing options for people of all income levels that are widely distributed throughout all neighborhoods.

**Goal H-1:** Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

**NEW Goal E-#:** Ensure a climate resilient community by working intentionally to reduce and eventually eliminate the use of fossil fuels and to be prepared for existing and future climate impacts.

# Draft Juanita Policies (Land Use)



New. **Policy J-8:** Encourage effective transition strategies between lower intensity residential areas, higher intensity residential areas, and commercial areas that bridge scales between areas with varying land use intensities.

## Aims to achieve:

**Goal LU-1:** Guide community growth and redevelopment to ensure:

- A pattern of land use that accommodates growth and promotes an equitable, welcoming, connected, and sustainable community;
- An accessible, healthy, and complete community with ample housing and employment opportunities;
- Support of the City's 2044
- Transparent and efficient permitting processes for all types of development; and
- Protection of environmentally sensitive areas.

# Draft Juanita Policies (Land Use)



New. **Policy J-12:** Foster new development that supports and is supported by multimodal connections, housing, public gathering spaces, and neighborhood-serving retail such as grocery stores and markets.

## Aims to achieve:

**Goal LU-3:** Provide a land use pattern and connected transportation network that: promotes multi-modal safety and mobility; reduces Vehicle Miles Traveled (VMT) per capita; provides transportation choices; and supports convenient access to schools, parks, goods and services.

**Goal LU-5:** Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.



# Draft Juanita Policies (Land Use)



New. **Policy J-13:** Establish public-private partnerships with appropriate property owners to create a trail that connects Juanita Bay Park, Juanita Beach Park, and the South Juanita Neighborhood Center to other local regional active transportation opportunities.

## Aims to achieve:

**Goal LU-1:** Guide community growth and redevelopment to ensure:

- A pattern of land use that accommodates growth and promotes an equitable, welcoming, connected, and sustainable community;
- An accessible, healthy, and complete community with ample housing and employment opportunities;
- Support of the City's 2044
- Transparent and efficient permitting processes for all types of development; and
- Protection of environmentally sensitive areas.

# Draft Juanita Policies (Land Use)



New. **Policy J-21:** Ensure that the development allowances in the North Juanita Neighborhood Center are supportive of its mixed-use residential/commercial focus.

## Aims to achieve:

**Goal LU-4:** Enhance opportunities for residential growth citywide, including infill development in lower-intensity residential areas, while accommodating the City's growth targets and enabling production of housing options for people of all income levels that are widely distributed throughout all neighborhoods.

**Goal H-1:** Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

**Goal E-5:** Target net -zero emissions and decarbonization for entire community by 2050 to greatly reduce the worst impacts of climate change and fulfilling the City's regional responsibilities per King County Planning Policies and State legislation.

# Draft Juanita Policies (Land Use)



New. **Policy J-24:** Foster new development in the residential areas surrounding the North Juanita Neighborhood Center that is supported by transit, multimodal connections, and public gathering spaces.

## Aims to achieve:

**Goal LU-3:** Provide a land use pattern and connected transportation network that: promotes multi-modal safety and mobility; reduces Vehicle Miles Traveled (VMT) per capita; provides transportation choices; and supports convenient access to schools, parks, goods and services.

**Goal LU-5:** Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.

\***Goal T-3:** Public Transportation. Support and promote a transit system that is recognized as a high value option for many trips.

\*subject to change with TSP update currently underway

# **OPTIONAL** DRAFT JUANITA POLICIES (COMMUNITY-INITIATED AMENDMENT REQUESTS)



# Draft Juanita Policies (Land Use-CAR)



**New. Policy J-16:** Develop zoning standards and design guidelines in JBD 4 that accommodate an increase in allowed height and residential intensity options to support redevelopment viability and increase housing options. New standards should also include an emphasis on ground level retail and active transportation.

OPTIONAL  
POLICY

## Aims to achieve:

**Goal H-1:** Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

**Goal LU-5:** Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.





# Draft Juanita Policies (Land Use-CAR)



**New. Policy J-20:** Develop zoning standards and design guidelines for three aggregated parcels in the NW corner of 100th Ave NE and NE 132nd ST that promote increased residential capacity and enable the site to become a catalyst for an active, transit-supportive mixed-use environment with commercial opportunities and places for community gathering.

OPTIONAL  
POLICY

## Aims to achieve:

**Goal H-1:** Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

**Goal LU-5:** Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.

# Questions for Planning Commission



1. Do Commissioners have any comments or questions on any other non-highlighted Juanita draft policies?
2. Can the Commission identify any missing policy direction that should be added to the Juanita Plan?
3. Does the Commission request any additional information on the Juanita land use change requests ahead of the public hearing?





# DRAFT KINGSGATE POLICY AMENDMENTS

# Draft Kingsgate Policies (Land Use)



New. **Policy K-3:** Provide diverse housing opportunities in neighborhood residential areas at all affordability levels to ensure continued livability for existing residents and future residents.

## Aims to achieve:

**Goal LU-4:** Enhance opportunities for residential growth citywide, including infill development in lower-intensity residential areas, while accommodating the City's growth targets and enabling production of housing options for people of all income levels that are widely distributed throughout all neighborhoods.

**Goal H-1:** Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.



# Draft Kingsgate Policies (Land Use)



New. **Policy K-4:** Incentivize a variety of compact and infill development housing, especially within areas that are in close proximity to neighborhood centers which provide daily retail needs and access to transit.

## Aims to achieve:

**Goal LU-4:** Enhance opportunities for residential growth citywide, including infill development in lower-intensity residential areas, while accommodating the City's growth targets and enabling production of housing options for people of all income levels that are widely distributed throughout all neighborhoods.

**Goal H-1:** Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

**NEW Goal E-#:** Ensure a climate resilient community by working intentionally to reduce and eventually eliminate the use of fossil fuels and to be prepared for existing and future climate impacts.

# Draft Kingsgate Policies (Land Use)



New. **Policy K-7:** Expand and retain neighborhood-oriented commercial services and neighborhood-serving retail options, especially grocery stores.

## Aims to achieve:

**Goal LU-5:** Plan for a hierarchy of commercial and mixed use areas serving neighborhood, community, and/or regional needs.

**Goal E-5:** Target net -zero emissions and decarbonization for entire community by 2050 to greatly reduce the worst impacts of climate change and fulfilling the City's regional responsibilities per King County Planning Policies and State legislation.



# Draft Kingsgate Policies (Land Use)



**New. Policy K-8:** Promote the revitalization of the Kingsgate Neighborhood Center into a mixed-use, pedestrian-oriented commercial center environment that provides opportunity for inclusive gathering spaces, vibrant commercial uses, and housing at all affordability levels.

## **Aims to achieve:**

**Goal LU-4:** Enhance opportunities for residential growth citywide, including infill development in lower-intensity residential areas, while accommodating the City's growth targets and enabling production of housing options for people of all income levels that are widely distributed throughout all neighborhoods.

**Goal H-1:** Provide a full range of affordable, accessible, healthy and safe housing choices to all residents.

**Goal E-5:** Target net -zero emissions and decarbonization for entire community by 2050 to greatly reduce the worst impacts of climate change and fulfilling the City's regional responsibilities per King County Planning Policies and State legislation.

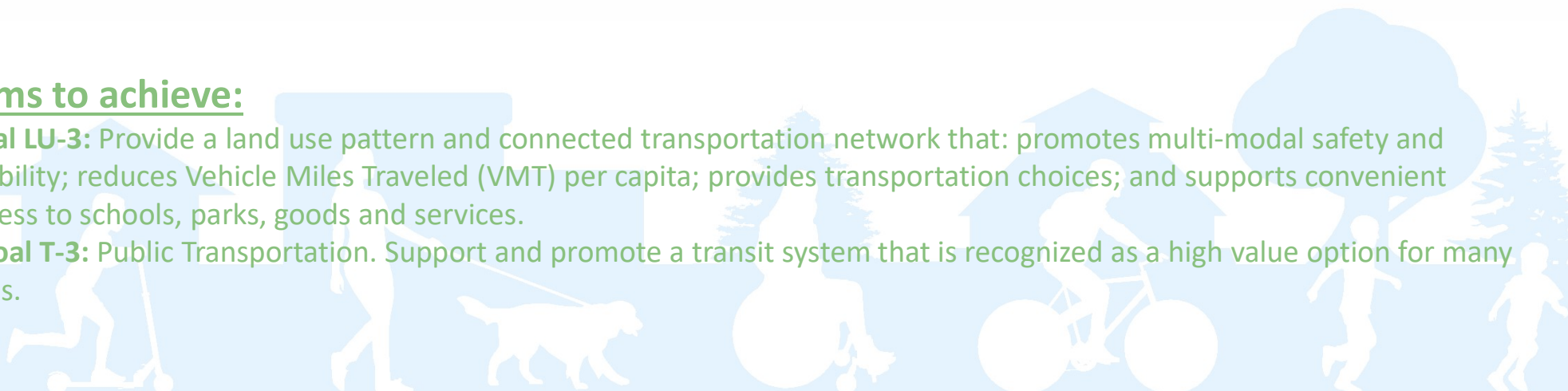
# Draft Kingsgate Policies (Transportation)

New. **Policy K-23:** Encourage frequent reliable public transit through strategic land use decisions along established transit routes and at key destinations within the neighborhood.

## Aims to achieve:

**Goal LU-3:** Provide a land use pattern and connected transportation network that: promotes multi-modal safety and mobility; reduces Vehicle Miles Traveled (VMT) per capita; provides transportation choices; and supports convenient access to schools, parks, goods and services.

\***Goal T-3:** Public Transportation. Support and promote a transit system that is recognized as a high value option for many trips.



\*subject to change with TSP update currently underway



# Questions for Planning Commission



1. Do Commissioners have any comments or questions on any other non-highlighted Kingsgate draft policies?
2. Can the Commission identify any missing policy direction that should be added to the Kingsgate Plan?



# Next Steps



- Refine policy revisions to each Neighborhood Plan, issue Draft #2
- Planning Commission Public Hearing – May 23rd
- Final adoption by City Council by the end of 2024





# THANK YOU

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# Policy Lists

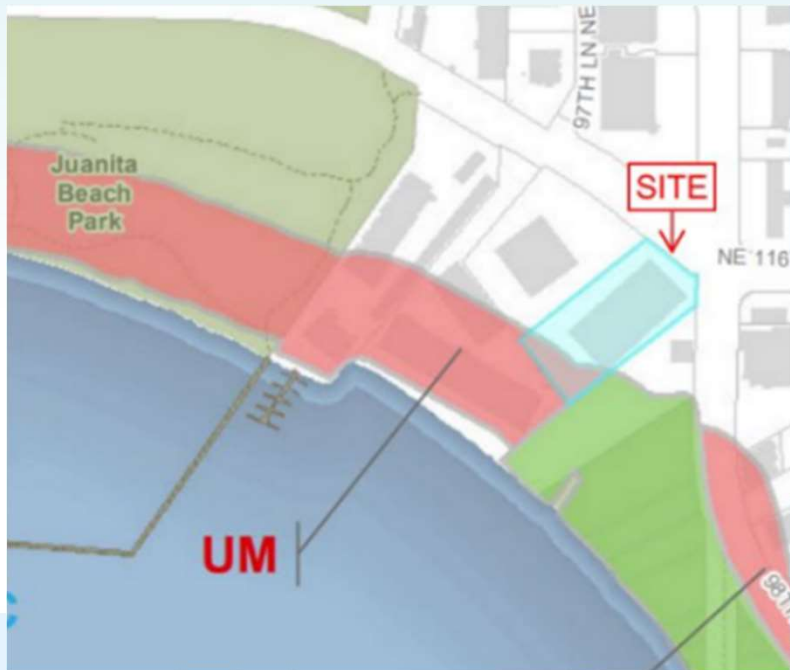


[Juanita Policies \(all\)](#)

[Kingsgate Policies \(all\)](#)



# 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

# Density Examples



Michaels proposal: 134.92 units/acre



## MID-RISE HOUSING

Mid-Rise housing is a great option for very urban or transit sites and features seven to eight stories above a parking podium and/or below grade parking. In most cases this scenario achieves around 116 to 150 units per acre.

- Typically limited to 7 or 8 stories (Type I or III) metal or concrete construction below the High-Rise code of 75ft (maximum floor level)
- Multilevel podium parking structure is directly beneath housing
- Allows for very efficient utilization of smaller sites
- Height can be an issue and depends upon local codes

# Density Examples



162 Dwelling Units Per Acre (Net)

Notable features: A 6-story, mixed-use apartment building in the very urban, First Hill neighborhood.



*Apartments over ground level retail in Seattle's First Hill neighborhood (left image courtesy of GGLO).*



# Goodwill Site - 9826 NE 132nd St



Development Regulations	<u>Existing</u>	<u>Proposed</u>
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



# Density Examples



Goodwill proposal: 116.58 - 139.86 units/acre



## MID-RISE HOUSING

Mid-Rise housing is a great option for very urban or transit sites and features seven to eight stories above a parking podium and/or below grade parking. In most cases this scenario achieves around 116 to 150 units per acre.

- Typically limited to 7 or 8 stories (Type I or III) metal or concrete construction below the High-Rise code of 75ft (maximum floor level)
- Multilevel podium parking structure is directly beneath housing
- Allows for very efficient utilization of smaller sites
- Height can be an issue and depends upon local codes