

Kenmore Downtown Development Information



Kenmore Downtown Redevelopment (also known as Kenmore Village)

Property Owners/Partners:

City of Kenmore
Main Street Property Group, LLC
Multiple Other Partners

9.6 acres of property at the northwest corner of 68th Avenue NE and NE 181st Street—property that, from 1999 to 2005, the City purchased and assembled for downtown development.

From 2006 to 2020 mixed use development projects including Spencer 68, the LINQ, and Flyway were developed, and new businesses such as Kenmore Camera and business incubator space was introduced. The Hangar, a new civic plaza “Town Square”, a skateboard park (next to City Hall), and the Seaplane restaurant also were developed.

Awards (Partial List):

PSRC VISION 2040 AWARD – Downtown Creation Project

BUILT GREEN 3-STAR

GOVERNOR’S SMART COMMUNITIES—Smart Partnerships Award

GOLD NUGGET MERIT—Best Community Land Plan

Websites for more information:

<http://www.kenmorewa.gov/downtown>

<http://www.kenmorewa.gov/CurrentProjects>

SUMMARY OF DOWNTOWN KENMORE COMMERCIAL ZONING STANDARDS*	
Standard	Requirement
Base Density (Dwelling Units / Gross Acre)	48
Maximum Density (Dwelling Units / Gross Acre)	72
Base Height	35'
Maximum Height	65'
Maximum Impervious Surface (%)	90%
*Note - Refer to Kenmore Municipal Code Title 18.25.040 for full details	

DOWNTOWN KENMORE

WHAT'S PROPOSED FOR THE NEXT PHASE?



FOR MORE INFORMATION, VISIT
WWW.KENMOREWA.GOV/DOWNTOWN



MAINSTREET
PROPERTY GROUP LLC



DESIGNED BY
DATE: 06-15-17
DRAWN BY: [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]

A.1



Kenmore Village Update

SPENCER 68 PHASE I

City sold the former King County Park & Ride (4.5 acres) to MainStreet Property Group in 2014. Phase I of 138 residential units, known as The Spencer 68, will be completed this Fall 2015.

SPENCER 68 PHASE II

Phase II construction has begun. Will include up to 90 residential units.



KENMORE CAMERA

City sold 1.25 acres to Kenmore Camera in 2013. They opened their new store in early 2014.



New Triathlon store now open!

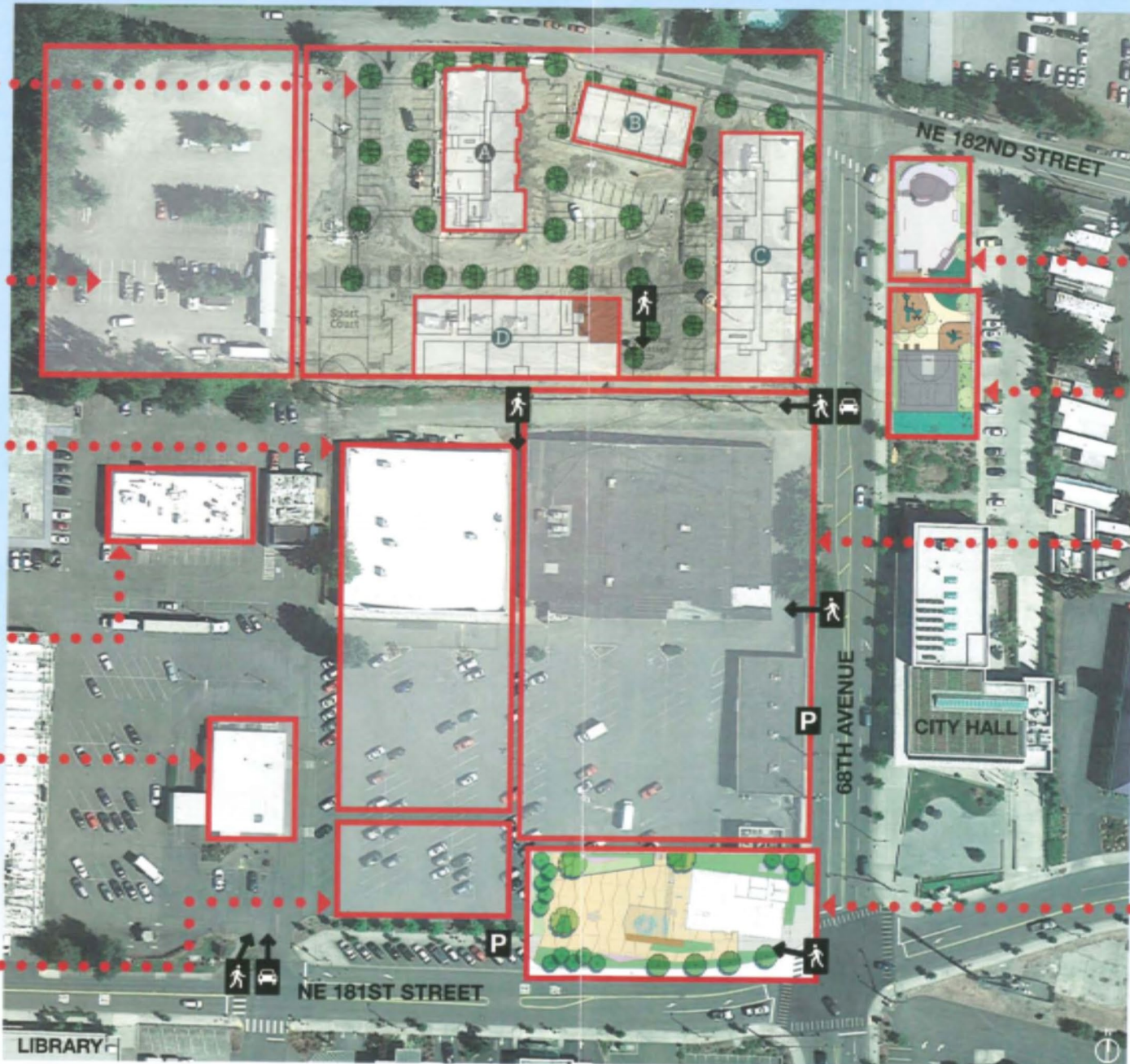


KENMORE POST OFFICE

City to retain ownership of the Post Office building. US Post Office recently renewed their lease with the City for an additional 5 years.

PROPOSED RESTAURANT

MainStreet has an option to purchase this parcel if they can produce a sit-down restaurant.



SKATE PARK PHASE I

New Skate Court to open Fall 2015.

SKATE PARK PHASE II

Phase II of City Hall Park not funded yet. Would include play structures, half-court basketball/pickle ball court.

MIXED-USE

In March of 2015, MainStreet purchased remaining portion of Kenmore Village Commercial (2 acres). Planned for mixed-use - commercial and residential. Remaining vacant buildings were demolished in Aug.-Sept. 2015.

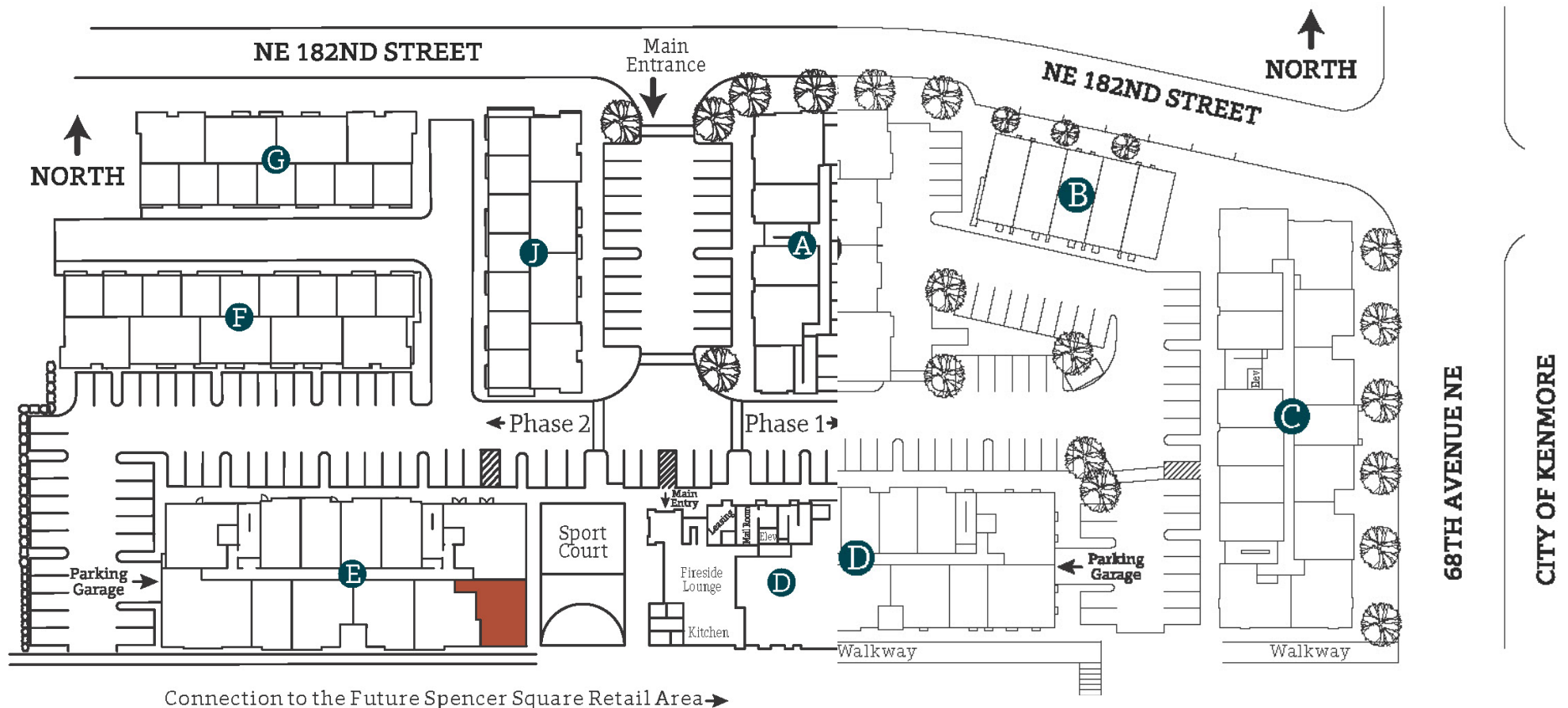
TOWN GREEN & COMMUNITY BUILDING

City to retain ownership of corner parcel for Town Green & Community Building which will include food retail (i.e. coffee, etc.).



Completion expected in mid-2016.

Kenmore Downtown Development Information



- A** The Trailhead **D** The Lake House **E** The Log Boom
- F** The Squire **G** The Summit **J** The Peak

Property Owners/Partners:

City of Kenmore

Main Street Property Group, LLC

Architect: Dahlin and GGLO; Contractor: GenCap

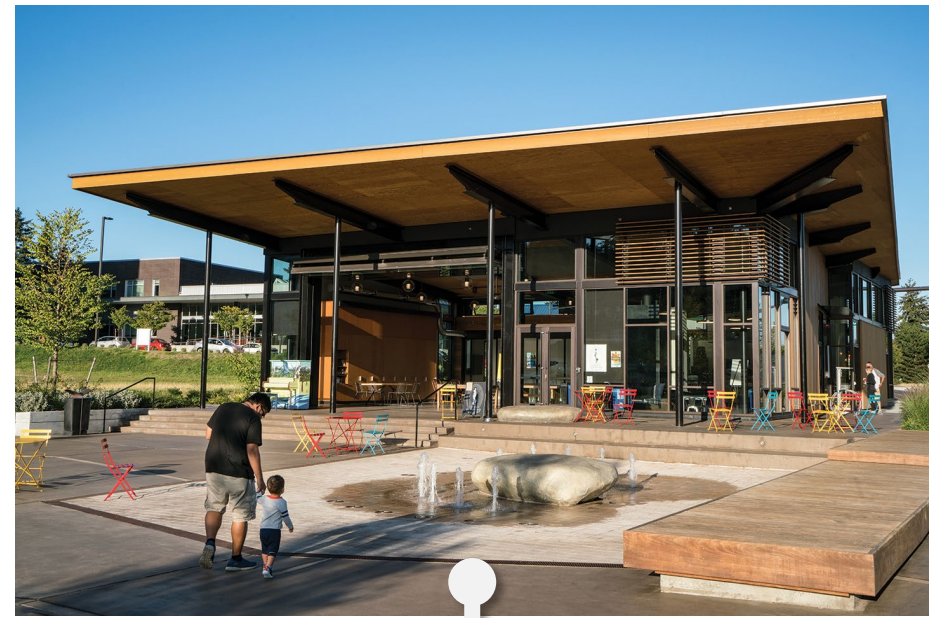
Phase 1 Completed in 2015; Phase 2 Completed in 2017; 4.7 Acre Site (48 du/acre)

222 Units with a mix of apartments and townhomes; units range from 565 SF open one bedrooms to 1525 SF 3-bedroom/3 bath townhomes; 230 parking spaces; Amenities for residents include a half-court basketball court and a regulation size pickle ball court. Indoor amenities include an indoor/outdoor kitchen, entertainment and game rooms, Reside Lounge, bike maintenance shop and workout facility. Inside, residents enjoy open floor plans, stainless appliances, full size washer and dryers and Lake Washington views from select units; views of Lake Washington; proximity of Burke-Gilman Trail; downtown redevelopment.

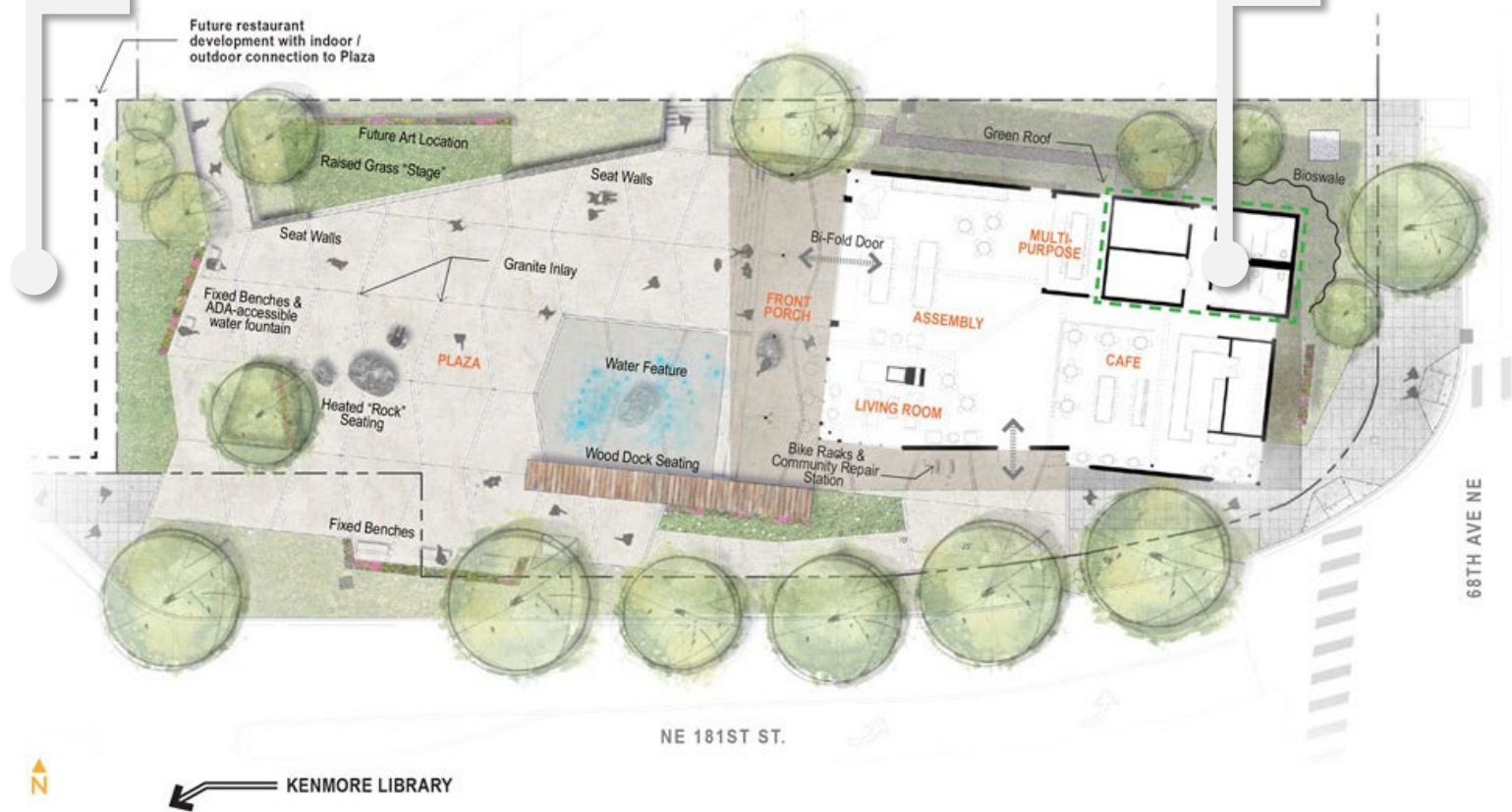
THE
SPENCER 68
APARTMENTS + LOFTS @ KENMORE VILLAGE



Seaplane
Restaurant



The Hangar
Community
Building



Kenmore Downtown Development Information

Downtown Parking Requirements

LAND USE	MINIMUM PARKING SPACES REQUIRED Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	MINIMUM PARKING SPACES REQUIRED Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
RESIDENTIAL:		
Single detached dwelling unit	2.0 per dwelling unit	2.0 per dwelling unit; tandem stalls permitted
Townhouse	2.0 per dwelling unit	1.5 per dwelling unit; tandem stalls permitted
Guest parking	1 space for every 5 units	1 space for every 5 units
Apartment:		
Microhousing dwelling unit	Within 1/4 mile of SR-522: 0.75 per dwelling unit. Otherwise, 1.2 per dwelling unit	Within 1/4 mile of SR-522: 0.75:du. Otherwise, 1.0:du. Tandem stalls permitted
Studio unit	1.2 per dwelling unit	1.0:du; tandem stalls permitted
One-bedroom unit	1.5 per dwelling unit	1.0:du; tandem stalls permitted
Two-bedroom unit	1.7 per dwelling unit	1.5:du; tandem stalls permitted
Three-bedroom unit or larger	2.0 per dwelling unit	1.7:du; tandem stalls permitted
Guest parking	1 space for every 5 units	1 space for every 5 units
Manufactured housing community	2.0 per dwelling unit	2.0 per dwelling unit
Senior citizen assisted living	1 per 2 dwelling or sleeping units	1 per 2 dwelling or sleeping units

Chapter 18.80 RESIDENTIAL DENSITY INCENTIVES AND TRANSFER OF DENSITY

Sections:

18.80.010 Purpose.

18.80.020 Permitted locations of residential density incentives.

18.80.030 Maximum densities permitted through residential density incentive review.

18.80.040 Public benefits and density incentives.

18.80.050 Rules for calculating total permitted dwelling units.

18.80.060 Review process.

18.80.070 Minor adjustments in final site plans.

18.80.080 Applicability of development standards.

18.80.090 Transfer of density credits.

18.80.010 Purpose.

The purpose of this chapter is to:

A. Provide density incentives to *developers* of residential property, in exchange for public benefits to help achieve comprehensive plan goals of affordable housing, *open space* protection, and parkland acquisition by:

1. Defining in quantified terms the public benefits that can be used to earn density incentives;
2. Providing rules and formulae for computing density incentives earned by each benefit.

B. Provide a method to realize the development potential of:

1. Sites containing *critical areas* or of unique size or shape;
2. Specific *sites* preserved in order to achieve comprehensive plan goals as identified by the *city council*.

C. Provide a review process to allow evaluation of proposed density increases, using residential density incentives and the public benefits offered to earn them, and give the public opportunities to review and comment. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.80.020 Permitted locations of residential density incentives.

Residential density incentives (RDIs) shall be used only on *sites* served by public sewers and only in the following zones:

A. In R-4 through R-24 and downtown residential zones; and

B. In DC, NB, CB, UC, WC, and RB zones when part of a *multiple-family dwelling* or *mixed use development*. [Ord. 19-0481 § 2 (Exh. A); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.80.030 Maximum densities permitted through residential density incentive review.

The maximum density permitted through RDI review shall be specified in the underlying zone of the *development site*. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.80.040 Public benefits and density incentives.

A. The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are in subsection E of this section. The density incentive is expressed as additional bonus *dwelling units*, or fractions of *dwelling units*, earned per amount of public benefit provided.

B. Bonus *dwelling units* may be earned through any combination of the listed public benefits.

C. Bonus *dwelling units* may also be earned and transferred to the project *site* through the *transfer of density credit (TDC)* process from *sites* other than that of the RDI *development*.

D. Residential *development* in R-4 through R-24 and downtown residential zones with property-specific development standards requiring any public benefit enumerated in this chapter shall be eligible to earn bonus *dwelling units* in accordance with subsection E of this section if the public benefits provided exceed the basic development standards of this title. If a *development* is located in a special overlay district, bonus units may be earned if the *development* provides public benefits exceeding corresponding standards of the special district.

E. The following are the public benefits eligible to earn density incentives through RDI review:

BENEFIT	DENSITY INCENTIVE
1. AFFORDABLE HOUSING	
a. Benefit units consisting of rental housing permanently priced to serve low-income households (i.e., no greater than 30 percent of gross income for households at or below 50 percent of King County median income, adjusted for household size). A covenant on the <i>site</i> that specifies the income level being served, rent levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	2.0 bonus units per benefit unit.
b. Benefit units consisting of assisted housing units 600 square feet or less.	1.0 bonus unit per benefit unit.
c. Benefit units consisting of rental housing permanently priced to serve moderate-income households (i.e., no greater than 30 percent of gross income for households at or below 70 percent of King County median income, adjusted for household size). A covenant on the <i>site</i> that specifies the income level being served, rent levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	1.0 bonus unit per benefit unit.

BENEFIT	DENSITY INCENTIVE
d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the <i>site</i> that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	1.0 bonus unit per benefit unit.
e. Projects in which units are reserved for moderate-income- and asset-qualified buyers (total household income at or below 50 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 30 years from date of first sale. Final approval conditions shall specify requirements for reporting to the <i>City</i> on both buyer eligibility and housing prices.	2.0 bonus units per benefit unit.
f. Benefit units consisting of <i>manufactured housing community</i> space or pad reserved for the relocation of an insignia or noninsignia <i>mobile home</i> , that has been or will be displaced due to closure of a <i>manufactured housing community</i> located in the <i>City</i> .	1.0 bonus unit per benefit unit.
2. OPEN SPACE, TRAILS AND PARKS	
a. Dedication of <i>park</i> site or <i>trail</i> right-of-way meeting the <i>City</i> location and size standards for neighborhood, community or regional <i>park</i> , or <i>trail</i> , and accepted by the <i>department</i> .	0.5 bonus unit per acre of <i>park</i> area or quarter-mile of <i>trail</i> exceeding the minimum requirement of Chapter 18.30 KMC for on-site recreation space or <i>trail</i> corridors, computed on the number of <i>dwelling units</i> permitted by the <i>site's</i> base density.
b. Improvement of dedicated <i>park</i> site to <i>City</i> standards for developed <i>parks</i> .	0.75 bonus unit per acre of <i>park</i> improvement. If the <i>applicant</i> is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.

BENEFIT	DENSITY INCENTIVE
c. Improvement of dedicated <i>trail</i> segment to <i>City</i> standards.	1.8 bonus units per quarter-mile of <i>trail</i> constructed to <i>City</i> standard for pedestrian <i>trails</i> ; or 2.5 bonus units per quarter-mile of <i>trail</i> constructed to <i>City</i> standard for multipurpose <i>trails</i> (pedestrian/bicycle/equestrian). Shorter segments shall be awarded bonus units on a pro rata basis. If the <i>applicant</i> is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.
d. Dedication of <i>open space</i> , meeting <i>City</i> acquisition standards to the <i>City</i> or a qualified public or <i>private</i> organization such as a nature conservancy.	0.5 bonus unit per acre of <i>open space</i> .

[Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.80.050 Rules for calculating total permitted dwelling units.

A. The formula for calculating the total number of *dwelling units* permitted through RDI review is as follows:

$$\begin{array}{rclclcl} \text{DUs} & + & \text{Bonus} & + & \text{DUs} & = & \text{TOTAL} \\ \text{allowed} & & \text{DUs} & & \text{allowed} & & \text{RDI} \\ \text{by RDI} & & & & \text{by} & & \text{DUs} \\ \text{site base} & & & & \text{sending} & & \\ \text{Density} & & & & \text{site} & & \\ & & & & \text{density (if} & & \\ & & & & \text{any)} & & \end{array}$$

B. The total *dwelling units* permitted through RDI review shall be calculated using the following steps:

1. Calculate the number of dwellings permitted by the base density of the *site* in accordance with Chapter [18.30](#) KMC;
2. Calculate the total number of bonus *dwelling units* earned by providing the public benefits listed in KMC [18.80.040](#);
3. Add the number of bonus *dwelling units* earned to the number of *dwelling units* permitted by the base density;
4. Add the number of *dwelling units* permitted by the base density of the *site* sending *TDCs*, if any;
5. Round fractional *dwelling units* to the nearest whole number; 0.49 or less *dwelling units* are rounded down; and
6. On *sites* with more than one zone or zone density, the maximum density shall be calculated for the *site area* of each zone. Bonus units may be reallocated within the zones in the same manner set forth for base units. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.80.060 Review process.

A. All RDI proposals shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn extra density.

1. When the primary proposal requires a public hearing under this code or KMC Title [17](#), the public hearing on the primary proposal shall serve as the hearing on the RDI proposal, and the reviewing authority shall make a consolidated decision on the proposed *development* and use of RDI;

2. When the primary proposal does not require a public hearing under this code or KMC Title [17](#), the RDI proposal shall be processed as a Type 2 land use decision subject to the decision criteria for *conditional use permits* outlined in Chapter [18.115](#) KMC; and

3. The notice for the RDI proposal also shall include the *development's* proposed density and a general description of the public benefits offered to earn extra density.

B. RDI applications which propose to earn bonus units by dedicating real property or public facilities shall include a letter from the receiving agency certifying that the proposed dedication qualifies for the density incentive and will be accepted by the agency or other qualifying organization. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.80.070 Minor adjustments in final site plans.

When issuing building permits in an approved RDI *development*, the *department* may allow minor adjustments in the approved site plan involving the location or dimensions of *buildings* or *landscaping*, provided such adjustments shall not:

- A. Increase the number of *dwelling units*;
- B. Decrease the amount of perimeter *landscaping* (if any);
- C. Decrease residential parking facilities (unless the number of *dwelling units* is decreased);
- D. Locate *structures* closer to any *site* boundary line; or
- E. Change the locations of any points of ingress and egress to the *site*. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.80.080 Applicability of development standards.

A. RDI *developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the RDI *development*; provided, that an RDI proposal in the R-4 through R-6 zones shall conform to the height requirements of the underlying zone in which it is located.

B. RDI *developments* in the R-4 through R-6 zones shall be landscaped as follows:

- 1. When 75 percent or more of the units in the RDI *development* consist of *townhouses* or *apartments*, the *development* shall provide perimeter *landscaping* and *tree* retention in accordance with Chapters [18.35](#) and [18.57](#) KMC for *townhouse* or *apartment* projects.
- 2. When less than 75 percent of the units in the RDI consist of *townhouses* or *apartments*, the *development* shall provide *landscaping* and *tree* retention in accordance with Chapters [18.35](#) and [18.57](#) KMC for *townhouses* or *apartments* on the portion(s) of the *development* containing such units; provided, that if *buildings* containing such units are more than 100 feet from the *development's* perimeter, the required *landscaping* may be reduced by 50 percent.
- 3. All other portions of the RDI shall provide *landscaping* or retain *trees* in accordance with Chapters [18.35](#) and [18.57](#) KMC.

C. RDI *developments* in all other zones shall be landscaped or retain *trees* in accordance with Chapters [18.35](#) and [18.57](#) KMC.

D. RDI *developments* shall provide parking as follows:

- 1. Projects with 100 percent affordable housing shall provide one off-street *parking space* per unit. The *city manager* may require additional parking, up to the maximum standards for attached *dwelling units*, which may be provided in common parking areas.
- 2. All other RDI proposals shall provide parking for:
 - a. Market rate/bonus units at levels consistent with Chapter [18.40](#) KMC; and
 - b. Benefit units at:

- (1) One or two bedrooms: one *parking space* per unit;

(2) Three bedrooms: one and one-half *parking spaces* per unit;

(3) Parking may be further reduced if a parking demand analysis is provided per KMC [18.40.030\(B\)](#).

E. RDI *developments* shall provide on-site recreation space as follows:

1. Projects with 100 percent affordable housing shall provide recreation space at 50 percent of the levels required in Chapter [18.30](#) KMC.

2. All other RDI proposals shall provide recreation space for:

a. Market rate/bonus units at levels consistent with Chapter [18.30](#) KMC; and

b. Benefit units at 50 percent of the levels required for market rate/bonus units. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.80.090 Transfer of density credits.

In order to realize the development potential of *sites* containing *critical areas* or of unique size or shape, or *sites* preserved in order to attain comprehensive plan goals, an opportunity to transfer unused density from one *site* to another shall be provided. *Transfer of density credit* transactions shall be handled between the private parties, with documentation provided to the *City*, until such time as the *City* enters into a formalized transfer of development rights (TDR) process through King County or another agency.

A. Transfer of Density from *Sites* Constrained by *Critical Areas* or of Unique Size and Shape. A *development* proponent may apply to transfer unused density from a *site* constrained by *critical areas* or of unique size or shape to another *site* through a Type 2 land use decision.

1. The number of density credits that a *sending site* is eligible to send to a *receiving site* shall be determined by applying the base density of the zone the *sending site* is located in to the total *sending site area*, less any portion of the *sending site* already in a conservation easement or other encumbrance, or any land area already used to calculate residential density for other *development* on the *sending site*. A plot plan showing *critical areas* and *buffers*, conservation easements or other encumbrances shall be submitted as part of the development application to demonstrate compliance with the density calculation rules set forth in Chapter [18.30](#) KMC.

2. *Sending sites* with *critical areas* that have been declared unbuildable under Chapter [18.30](#) KMC shall be considered to have a base density calculated in accordance with that chapter, except that the areas of the *sending* and *receiving sites* shall be combined to calculate the overall *site* percentage of *critical areas* and *buffers* necessary for determining the allowable density credit as set forth in Chapter [18.55](#) KMC.

3. When the *sending site* consists only of a portion(s) of an unsubdivided parcel, said portion(s) shall be segregated from the remainder of the lot pursuant to KMC Title [17](#) or deed restrictions documenting the density credit transfers shall be recorded with the title to both the *sending* and *receiving sites*. A parcel need not segregate a *sending site* from the remainder of the parcel when the entire parcel is subject to a conservation easement pursuant to subsection (A)(4) of this section.

4. Conservation easements shall be required for land contained in the *sending site*, whether or not such land is dedicated, as follows: a conservation easement shall be recorded on the *sending site* to indicate development limitations on the *sending site*.

B. Transfer of Density from *Sites* in Order to Attain Comprehensive Plan Goals. A *development* proponent may apply to transfer unused density from a *sending site* to a *receiving site* to achieve comprehensive plan goals as specified by the *city council*. The *city council* shall identify by ordinance circumstances in which this code section may be applied.

1. As of April 23, 2019, the city council has determined that unused density may be transferred from a property zoned MHC to a *receiving site* if long-term preservation of the *manufactured housing community* is assured. Unused density shall be defined as the number of *dwelling units* allowable under existing zoning as of April 22, 2019, less the number of existing *dwelling units* on the property as of April 23, 2019, multiplied by two and one-half.

2. Density shall not be transferred to projects in the R-1, R-4 or R-6 zoning districts.

C. Density credits from one *sending site* may be allocated to more than one *receiving site*.

D. The transfer of density request shall be processed as part of the underlying permit for the project on the *receiving site*.

E. Upon submitting an application to develop a *receiving site* under the provisions of this section, the *applicant* shall provide evidence of ownership or full legal control of the density credits proposed to be used in calculating total density on the *receiving site*.

F. Density credits from a *sending site* shall be considered transferred to a *receiving site* when the *sending site* is permanently protected by a land dedication, conservation easement or preservation agreement submitted to and approved by the *city manager*. This document shall be recorded with King County prior to approval of the *receiving site* permit.

G. *TDC developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the *TDC development*. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

[Home](#)

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The Kenmore Municipal Code is current through Ordinance 19-494, passed July 15, 2019.

Disclaimer: The City Clerk's Office has the official version of the Kenmore Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kenmorewa.gov/>

City Telephone: (425) 398-8900

[Code Publishing Company](#).