



# CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

**Tuesday, January 09, 2024 at 7:00 PM**

**Meeting Location: In Person and Virtual / Zoom**

**17425 Ballinger Way NE Lake Forest Park, WA 98155**

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## **INSTRUCTIONS FOR PARTICIPATING IN THIS MEETING VIRTUALLY:**

**Join Zoom Webinar:** <https://us06web.zoom.us/j/89168328239>  
**Call into Webinar:** 253-215-8782 | **Webinar ID:** 891 6832 8239

The Planning Commission is providing opportunities for public comment by submitting a written comment or by joining the meeting webinar (via computer or phone) or in person to provide oral public comment.

### **HOW TO PARTICIPATE WITH ORAL COMMENTS:**

If you are attending the meeting in person, there is a sign-in sheet located near the entrance to the room. Fill out the form and the presiding officer will call your name at the appropriate time. Oral comments are limited to 3:00 minutes per speaker.

If you are attending the meeting via Zoom, in order to address the Commission during the Public Comment section of the agenda, please use the “raise hand” feature at the bottom of the screen. Oral comments are limited to 3:00 minutes per speaker. Individuals wishing to speak to agenda items will be called to speak first in the order they have signed up. The meeting host will call your name and allow you to speak. Please state your name and whether you are a resident of Lake Forest Park. The meeting is being recorded.

### **HOW TO SUBMIT WRITTEN COMMENTS:**

<https://www.cityoflfp.gov/617/Hybrid-Planning-Commission-Meetings> (use CTRL+CLICK to open this link)

Written comments for public hearings will be submitted to Planning Commission if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the Planning Commission the next day. Because the City has implemented oral comments, written comments are no longer being read under Citizen Comments.

For up-to-date information on agendas, please visit the City’s website at [www.cityoflfp.gov](http://www.cityoflfp.gov)

## **AGENDA**

- 1. CALL TO ORDER: 7:00 P.M. (confirm recording start)**
- 2. PLANNING COMMISSION'S LAND ACKNOWLEDGMENT**

*We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today. In doing this we aim to illuminate the longer history of this land we call home, our relationship to this history, and the heritage of those peoples whose ancestors lived here before the European-American immigration that began in the 1800s.*

- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MEETING MINUTES**

**A.** December 12, 2023 Draft Meeting Minutes

- 5. MEETING DATES**
- 6. PUBLIC COMMENTS**

*The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Instructions for how to make oral Citizen Comments are available here <https://www.cityofflp.com/617/Hybrid-Planning-Commission-Meetings>. **Comments are limited to three (3) minutes.***

- 7. REPORT FROM CITY COUNCIL LIAISON**
- 8. OLD BUSINESS**

**A.** 2024 Comprehensive Plan Update- Draft Land Use Element Amendments

Discussion of 2024 Comprehensive Plan Update Schedule

Land Acknowledgement Discussion

- 9. NEW BUSINESS**
- 10. REPORTS AND ANNOUNCEMENTS**
- 11. ADDITIONAL CITIZEN COMMENTS**
- 12. AGENDA FOR NEXT MEETING**
- 13. ADJOURN**

*Any person requiring a disability accommodation should contact city hall at 206-368-5440 by 4:00 p.m. on the day of the meeting for more information.*

City of Lake Forest Park - Planning Commission  
Draft Regular Meeting Minutes: December 12, 2023  
In-person and Zoom Hybrid Meeting

**Planning Commissioners present:** Chair Maddy Larson, Cherie Finazzo, Melissa Cranmer; Sam Castic (via zoom); Meredith LaBonte; Janne Kaje, Lois Lee

**Staff and others present:** Nick Holland, Senior Planner; Councilmember Bodi; Phillip Hill, City Administrator; Cristina Haworth, SCJ Consulting (via zoom)

**Members of the Public:** Don Fiene (via zoom)

**Planning Commissioners absent:** Vice Chair Ashton McCartney, David Kleweno

**Call to order:** Chair Larson called the meeting to order at 7:03 pm.

**Land Acknowledgement:** Cmr. Lee read the land acknowledgement. A portion of the acknowledgement was not recited. Chair Larson suggested a discussion on the land acknowledgement at the next meeting.

**Approval of Agenda**

Cmr. Kaje made a motion to approve the agenda, Cmr. Finazzo seconded, and the motion to approve the agenda was carried unanimously.

**Approval of Meeting Minutes**

Cmr. Castic made a motion to approve the November 14, 2023, meeting minutes; Cmr. LaBonte seconded.

Chair Larson asked if there were any suggested amendments. Cmr. Kaje suggested some minor edits to three lines of the minutes and recited them. A copy of the edits was provided to staff for the purpose of editing.

All voted to approve the November 14, 2023, minutes as amended, and the motion carried unanimously.

**Meeting Dates:**

The next regular meeting is scheduled for January 9<sup>th</sup>, 2023.

**Citizen Comment**

Don Fiene thanked the Commission for the work on the comprehensive plan update. He said that Chair Larson has proven to be an excellent leader.

Chair Larson explained that her term has been extended through the comprehensive plan update as well as Cmr. Lee's term. She said that the election of officers will still need to occur.

**City Council Liaison Report**

Councilmember Bodi said there is a Council meeting on Thursday night. She said that both the Mayor and Councilmember Kassover will be leaving the Council. She explained some of the items on the agenda for the next Council meeting. Councilmember Bodi said that a residential parking permit process is going to be implemented. She talked about the details. She said that the new community development director has been hired which will be confirmed at a Council meeting and an ordinance regarding street racing will be passed. She said that the new and current Councilmembers will be sworn in officially as well as a celebration at the civic club.

City Administrator Hill said that an offer has been made to Mark Hoffman the current planning director for Newcastle. He said that he will start in 2024. Cmr Kaje indicated that he had worked with Mr. Hoffman in the past.

Councilmember Bodi said that Sound Transit's CEO will be stepping down. She said that she will continue to perform the Council Liaison job for the Planning Commission.

## **Old Business**

### **Comprehensive Plan Update**

Cristina Haworth from SCJ consulting began the presentation for the agenda items and shared her screen via zoom connection to present a power point slideshow. She provided a summary of what would be covered during her presentation. She provided an update on the comprehensive plan update process and indicated that the city received a middle housing planning grant to assist with the housing element update. She said that the public participation plan has been developed but the draft survey is still being processed for distribution. She spoke about the concepts of Diversity, Equity and Inclusion (DEI) in comprehensive planning. Ms. Haworth said that State House Bill 1220 requires that DEI be examined as a part of the comprehensive planning update process. She mentioned that DEI is also included in the countywide planning policies and the Puget Sound Regional Council (PSRC) planning policies. Ms. Haworth defined and explained the differences between diversity, equity, and inclusion. She described some measures of racially disparate impacts such as rate of home ownership and overcrowding. Ms. Haworth provided a table showing the displacement risk assessment. She talked about how the Commission can edit their comprehensive plan policies to include DEI components. She asked if there were any questions on DEI elements. Cmr. Kaje asked what the term fair housing testing represented. Ms. Haworth said that she will need to follow up on the purpose of that concept. Councilmember Bodi provided her perspective on the issue and described how some agencies send out potential buyers undercover to determine how they are treated.

Ms. Haworth presented the LFP community profile. She mentioned that a revised page 14 has been sent out to replace the version in the packet. She provided the racial demographic for LFP in a slide. She presented some additional demographic indicators with the community profile for LFP such as income and employment type. Councilmember Bodi said that her neighbors are not commuting to work usually, which contradicts the demographic indicator that is currently being used for LFP employment and commuting. Ms. Haworth expanded on her statement and indicated that the statistics of people working from home are not being tracked well currently. Ms. Haworth continued to discuss demographic indicators and expanded on the subject of housing unit sizes and types. She talked about the additional housing units that will need to be planned for and accommodated. She asked if there were any questions. Cmr. Lee asked if there has been any data included about the LGTBQ community. Ms. Haworth responded and said that data on that subset is not being collected so it isn't being published. Councilmember Bodi talked about diversity in housing and said that LFP has a wide range of age diversity. Chair Larson asked if there was an underlying formula for housing unit sizes. Ms. Haworth responded that they are tracking the types of units that support families largely in LFP. She said that multi-family units are often provided for single individuals. Cmr. LaBonte said she noticed some errors in the documents provided and asked if the material will be included in the comprehensive plan update.

Ms. Haworth introduced the Land Use element of the comprehensive plan. She said that a track changes version of the updated land use element will be presented at the next meeting. She presented the policy framework for the land use element and described the various portions of the element. She talked about the differences between goals and policies and how they relate to the community vision. She said that policies are moderately specific requirements that support the goals that are in place. She said that policies are not actions themselves, they still require action to implement them. She asked if a separate implementation chapter would be something that the Commission would consider ensuring that the policies were being implemented. Chair Larson said that the group would like to come back to that idea. Ms. Haworth explained the objectives of the update for the land use chapter. She said that the current land use element is generally consistent with the

1 state requirements but did provide some recommendations for updating the land use element. Discussion  
 2 occurred about the potential of adding additional housing units on existing single family zoned properties.  
 3 Cmr. Kaje said that information from the community should be obtained to understand how infill  
 4 development would be received if it is encouraged by city comprehensive plan policy. He said that this issue  
 5 is one of the biggest questions the Commission has for the community. Cmr. Lee said that the topic should  
 6 be covered in the public survey. Ms. Haworth clarified her questions for the Commission. Cmr. LaBonte said  
 7 that she has some concerns about policies that generate too much encouragement to redevelop for those who  
 8 may have excess space. Discussion continued about housing affordability and how to apply it in LFP. Cmr.  
 9 Kaje discussed his view of the role the Commission has in communicating with the public. He suggested  
 10 providing examples of the range of alternatives that the policy outcomes can achieve to provide the public  
 11 with enough information to provide an opinion. Cmr. Lee suggested policies that encourage creativity in  
 12 design of residential projects which could frame infill and redevelopment in a different way.

13  
 14 Chair Larson asked how the Commission can balance what the community desires with what the state is  
 15 requiring. Ms. Haworth responded and indicated that she will be able to inform the Commission what will be  
 16 acceptable to the state and areas where the Commission should avoid for fear of the state not accepting the  
 17 amendment. Cmr. Cranmer asked how the city can protect future housing units from becoming short term  
 18 rentals. Ms. Haworth said that an action item related to short-term rentals could help with that issue. Cmr.  
 19 Kaje provided his opinion on why the rental housing rates are high in LFP.

20  
 21 Ms. Haworth talked about PSRC vision 2050 and indicated that LFP's land use element is generally consistent  
 22 with that vision. She talked about commercial displacement, a concept where local businesses disappear  
 23 because of redevelopment and suggested policies that would support retaining local business in the event of  
 24 redevelopment. She also suggested expanding historical preservation policies to preserve cultural and  
 25 historically significant sites and uses. Cmr. Kaje said that there are no parks or green spaces in the southern  
 26 gateway area. He said that there are opportunities to expand green spaces in the southern gateway. He  
 27 mentioned some programs for funding that the city can use to buy properties to develop for parks. He said  
 28 that positive health trends can be linked to the use of green spaces and outdoors. Cmr. Lee suggesting  
 29 creating a policy which might create a vision for the 522 corridor through southern gateway area could  
 30 establish some policy direction for what the community wants out of the Sound Transit project and  
 31 expansion.

32  
 33 Ms. Haworth presented the recent changes in the Growth Management Act (GMA) and said that the LFP  
 34 land use element is generally consistent with the GMA. Chair Larson asked how much more material was to  
 35 be presented and Ms. Haworth provided details on the rest of the materials for tonight. Chair Larson  
 36 indicated she wanted to be mindful of the time and schedule of the agenda. Ms. Haworth provided a preview  
 37 of some of the land use element goals that would be presented for discussion and potential amendment.  
 38 Chair Larson thanked Ms. Haworth for all of the information presented during the meeting.

#### 39 **New Business**

40 None from staff.

41  
 42  
 43 Cmr. Kaje said that he has reached out to people he knows in the community and said that a group of 18  
 44 people met to talk about comprehensive planning updates and land use issues in general. He said he  
 45 encourages all to engage the community with planning topics.

#### 46 **Reports and Announcements**

47 None.

#### 48 **Additional Citizen Comments:**

49 n/a

**Agenda for Next Meeting:**

Additional comprehensive plan update topics. A discussion regarding the Land acknowledgment.

**Adjournment:**

Cmr. Cranmer made a motion to adjourn the meeting, Cmr. Lee seconded, and the motion was carried unanimously. The meeting was adjourned at 8:56pm pm.

APPROVED:

\_\_\_\_\_  
Maddy Larson, Planning Commission Chair



**Memorandum**

**To:** Planning Commission  
**From:** Nick Holland, Senior Planner  
**CC:** Phil Hill, City Administrator; Mark Hoffman, Community Development Director  
**Date:** January 5, 2024  
**Re:** Old Business - 2024 Comprehensive Plan Update (Land Use Element)  
**Attachments:** 1. Draft language and changes to Land Use Element

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At the December 12, 2023, regular meeting, the Commission was provided information on the community’s profile, housing needs, and how those factors potentially influence changes to the land use element in the LFP Comprehensive Plan. The overall policy framework of the land use element was introduced, and information on how to comply with the various agency requirements was discussed.

For this meeting SCJ has prepared draft language for updates to the land use chapter of the comprehensive plan. Attached you’ll find a track changes version of the updates for study. During the meeting be prepared to discuss potential changes to individual policies and/or goals within the land use element as well as any specific revisions you would like to see included in the land use element. It will be important to keep in mind that the character of LFP neighborhoods could be affected by changes to this element.

Volume I | Goals & Policies

Land Use

Introduction

The Land Use Element guides future use of land in Lake Forest Park and helps to ensure the City’s high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, foster a sense of community, reflect current and historic character, and keep new growth compatible with existing development.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element ~~also~~ sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Analysis (Volume II) contains the background data and analysis that provide the foundation for the Land Use Element goals and policies. Major topics addressed in Volume II, Land Use include:

- Existing Land Use Patterns
- Growth Targets
- Land Capacity
- Current Comprehensive Plan and Other Policy Guidance
- Land Use Map
- Current Zoning

Goals & Policies

**Goal LU-1 Land Use Pattern.** ~~Establish~~Facilitate a development pattern that preserves the ~~character~~ scale and form of Lake Forest Park while allowing for variety in new development.

**Policy LU-1.1** Designate the general distribution, ~~location~~location, and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.

**Policy LU-1.2** ~~Establish~~Coordinate the land use designations, densities, and intensities shown in Table I.2.

Table I.2 Land use designations

Land Use Designation	Implementing Zoning Designation*
<b>Conservation Residential, Low, Moderate</b> In this designation, residential development shall be <del>single family residential</del> <u>lower in density</u> and allow for <del>low density housing</del> alternatives to the single <del>family unit</del> detached house (such as accessory <del>or mother-in-law</del>	RS-20 RS-15



<del>apartmentsdwelling units, duplexes, etc.</del> ). These classifications are reserved for portions of the city containing environmentally sensitive areas.	
<b>Single-Low-DensityFamily Residential, Mod/High</b> Residential development within this category shall be <del>single-family residential</del> <del>lower in density</del> and allow for <del>low-density housing</del> alternatives to the <del>single</del> <del>single-family-unit</del> detached house (such as accessory <del>or mother-in-law</del> <del>apartmentsdwelling units, duplexes, etc.</del> ). The RS-10 and RS-9.6 zoning classifications resulted from two different zoning codes that were combined after a series of annexations in the <del>Citycity</del> . The RS-10 zoning classification contains a street frontage requirement for the creation of new lots and the RS-9.6 zoning classification requires a minimum lot width only. These provisions are reflected in the development patterns within the individual zoning classifications.	RS-9.6 RS-10
<b>Single-Low-DensityFamily Residential, High</b> Residential development within this category shall be <del>single-family</del> <del>low-density</del> residential <del>housing types</del> and allow for <del>low-density housing</del> alternatives to the single <del>family-unit</del> detached house (such as accessory <del>or mother-in-law</del> <del>apartmentsdwelling units, duplexes, townhomes, cottage courts, etc.</del> ).	RS-7.2
<b>Multi-Multi-FamilyUnit, Low</b> Multi- <del>family-unit</del> residential development within these categories should be of a lower multi- <del>family-unit</del> target density not to exceed 20 units per acre. These categories should serve as transition areas between neighborhood business or higher density multi- <del>family-unit</del> categories and single- <del>family-unit</del> categories. Uses within these categories should be characterized with design features and restrictions commonly associated with higher density single- <del>family-unit</del> uses.	RM-2400 RM-3600
<b>Multi-Multi-FamilyUnit, High</b> These categories should serve as the <del>Ccity's</del> highest density multi- <del>family-unit</del> residential categories. Densities may be increased with the inclusion of special needs or senior housing where appropriate. Uses within these categories should <del>be located inbe in close</del> proximity to major arterials and transit routes. Limited commercial and business uses may be allowed in this classification as part of <del>mixed-use</del> <del>mixed-use</del> development, consistent with adopted development standards.	RM-900 RM-1800
<b>Neighborhood Business</b> Business development in this category shall be at a smaller scale, pedestrian-oriented where possible, and serve the needs of the more suburban residential area. Included in this category are specialty shops, <del>and</del> professional and business offices, and small merchandise and food stores. These businesses should not add significant amounts of traffic on state arterials or city streets. Residential uses may be allowed in this classification as part of <del>mixed-use</del> <del>mixed-use</del> developments, consistent with adopted development standards.	BN
<b>Corridor Commercial</b> Commercial development in this category shall include a mix of commercial development, including the type of development which currently exists along the Ballinger Way and Bothell Way corridors. Corridor commercial areas shall be sited to take advantage of transit facilities and be compatible with surrounding land use designations and environmentally sensitive areas. New	CC

development or redevelopment of these commercial areas shall strive for a clustered retail and pedestrian-friendly design as opposed to strip or lineal development. Residential uses may be allowed in this classification as part of <del>mixed-use</del> <del>mixed-use</del> developments, consistent with adopted development standards.	
<b><del>Mixed-Mixed-Use</del> Town Center</b> Development in the <del>t</del> Town <del>e</del> Center category shall continue to be pedestrian oriented. A diversity of housing, business, commercial, civic, recreational <del>al</del> , and employment opportunities that complement the primary commercial use should be encouraged. It is not the intent of the City to mandate or require that housing be included in any development proposals concerning the Town Center, but rather to encourage it as an option. As applied to the <del>t</del> Town <del>e</del> Center category, pedestrian orientation means continued provision of sidewalks, landscaped parking areas, and attractive, safe, and convenient access between the center, <del>and</del> -adjacent bus stops, and pedestrian access routes.	TC
<b>Southern Gateway, Corridor</b> The intent of this category is to encourage neighborhood and community scale residential and commercial development, support an active, walkable <del>mixed use</del> <del>mixed-use</del> center, create an attractive gateway and streetscape character, protect the livability and attractiveness of adjacent residential neighborhoods, and implement the City's sustainability objectives.	SG-C
<b>Southern Gateway, Transition</b> The purpose of this category is to provide for increased diversity for desirable business, commercial, civic, recreational <del>al</del> , employment <del>l</del> , and housing opportunities in a manner that is compatible with the residential character and scale of the local neighborhood. This designation encourages small to moderate scale neighborhood and <del>community</del> - <del>community</del> -oriented residential and commercial uses, serves as a transition between the more intense development along Bothell Way and the smaller <del>single</del> - <del>single</del> -family-unit <del>character</del> - <del>scale</del> to the north and east, supports an active walkable <del>mixed use</del> <del>mixed-use</del> center, and protects the livability and attractiveness of residential neighborhoods.	SG-T
<b>Southern Gateway, <del>Single-Family</del>Low Density</b> This category supports a <del>single</del> -family <del>low-density</del> residential neighborhood in the Southern Gateway subarea that is attractive and functional, promotes social and economic vitality, fosters safety and comfort, and supports an active, walkable <del>mixed</del> - <del>mixed</del> -use center.	SG-SF
<b>Public Facility</b> This category includes areas devoted to schools, water and wastewater facilities, fire stations, public buildings, churches, and other similar public uses.	permitted in multiple zones
<b>Cemetery</b> This category includes areas devoted to the burial of the dead and dedicated for cemetery purposes, including <del>columbariums</del> <del>columbaria</del> , crematories, mausoleums, and mortuaries when operated within the boundaries of the cemetery.	permitted in multiple zones

<b>Recreation/Open Spaces</b> This category includes areas devoted to public recreational facilities, such as parks, pedestrian trails, and bicycle trails. This category also includes public open space, private and semi-private community clubs, and other similar public uses.	permitted in multiple zones
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*\*For additional information about zoning designations, please see the Zoning Map & Designations discussion in Volume II, Land Use.\**

**Policy LU-1.3** Maintain a Comprehensive Plan Land Use Map that designates the future distribution, extent, and location of the generalized land uses described above (see Figure I.2, Comprehensive Plan Land Use Map).

**Policy LU-1.4** Manage and maintain the City’s Official Zoning Map to ensure ~~continued~~ consistency with the Comprehensive Plan Land Use Map.

**Policy LU-1.5** Implement land use designations through a clear regulatory process that ensures transparency, ~~fairness~~inclusion, and predictability in the land development process. Provide opportunities for public participation where appropriate.

**Policy LU-1.6** As needs are identified, continue to develop and implement small area studies and subarea plans that help ~~the City~~ achieve ~~its~~the community’s vision for the future.

**Goal LU-2 Community Character.** **Promote and strengthen Lake Forest Park’s identity, ~~vision~~vision, and values through the future land use pattern.**

**Policy LU-2.1** ~~Ensure that~~Maintain land use policies and regulations that reflect the importance of the city’s natural environment, tree cover, and Lake Washington shoreline in community identity.

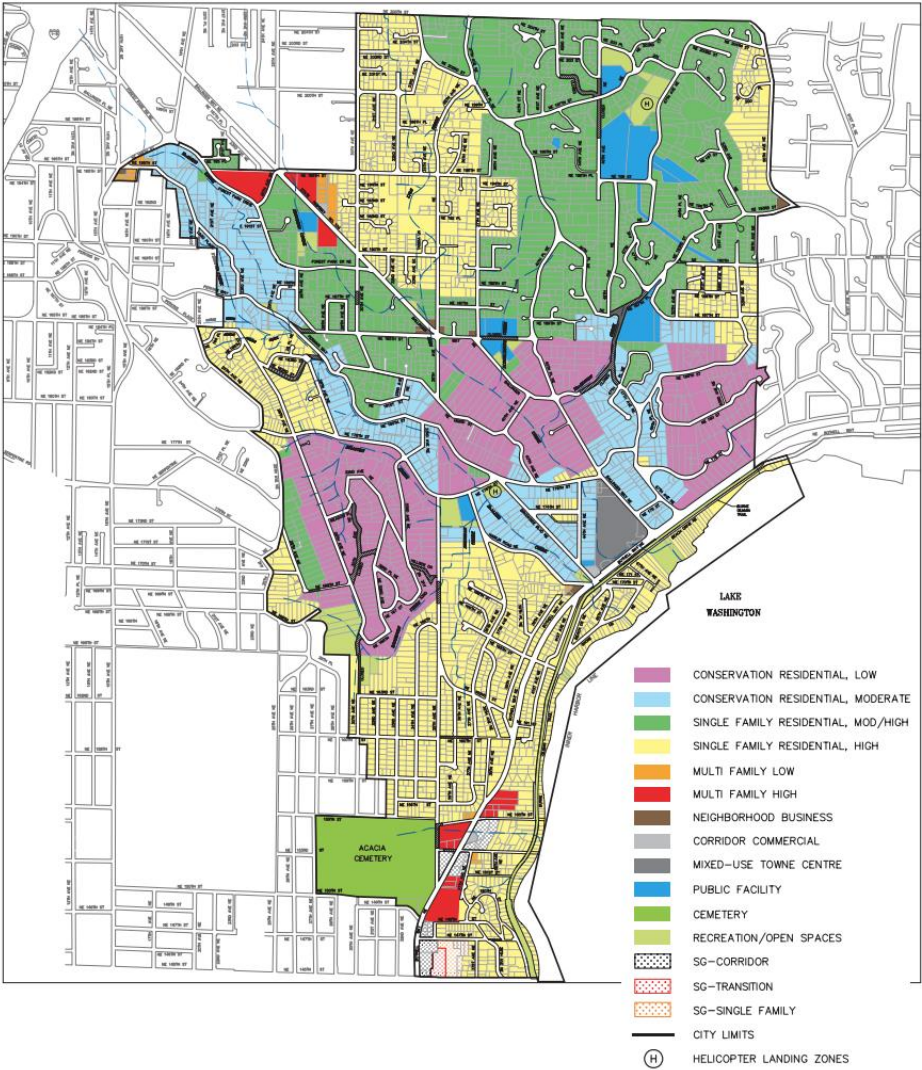
*The Legacy 100-Year Vision identifies several **possible gateway locations**, as well as integrated corridors and greenways.*

**Policy LU-2.2** Encourage a ~~high-quality~~high-quality pedestrian environment ~~that is barrier-free for nonmotorized travel and~~ walkable community.

**Policy LU-2.3** Consider entry and gateway features ~~as a way to~~to enhance community identity and highlight community

assets.

Figure I.2 Comprehensive Plan Land Use Map



**Policy LU-2.4** Preserve-Promote a sense of place through consistent and compatible development character land uses, while also recognizing that recognize the variety of unique neighborhoods in the city.

**Policy LU-2.5** Provide for a smooth transitions between differing land uses through landscape buffers, site and building design measures, or other appropriate techniques.

**Policy LU-2.6** Foster a sense of community ~~through support for~~ by increasing formal and informal gathering places, such as in Town Center, local businesses, and public open spaces.

**Policy LU-2.7** ~~Assure-Ensure~~ that collective community values and aspirations are reflected in the City's plans.

*Please see the **Environmental Quality & Shorelines Element** for additional guidance on the natural environment, including stormwater management.*

**Goal LU-3 Compatibility with Natural Environment.** Promote designs and developments that respects and ~~preserves- conserve~~ the natural environment.

**Policy LU-3.1** Encourage the integration of natural landscape in new developments by including both natural and compatible ornamental

plants, shrubs, and trees.

**Policy LU-3.2** Provide design flexibility to ~~preserve- conserve~~ desirable existing site features, including clusters of trees, watercourses, slopes, open spaces, and similar assets.

**Policy LU-3.3** Recognize and support tree ~~preservation- conservation~~ as an integral part of ~~community character-~~ healthy communities.

**Policy LU-3.4** ~~Identify and preserve~~ Designate scenic vistas and water access to be conserved as development occurs.

**Policy LU-3.5** Always consider implications of land use decisions on stormwater patterns and support ~~low- low-~~ impact development measures.

**Policy LU-3.6** ~~Promote-Support~~ the natural drainage and green infrastructure concepts and projects identified in the Legacy 100-Year Vision.

*As described in the Legacy 100-Year Vision, **green infrastructure planning** is the process by which green spaces and networks can be properly designed, conserved, and integrated into community planning.*

**Goal LU-3 Residential Neighborhoods.** ~~Promote-Facilitate the~~ quality, character-form, and function of-in diverse residential neighborhoods.

**Policy LU-4.1** ~~Reflect-Consider~~ natural constraints, surrounding development, and proximity to services and facilities in-when establishing residential densities.

**Policy LU-4.2** Provide flexibility for innovative design options ~~in-order~~ to preserve- conserve significant natural features, to provide transitions between different types of uses, or to meet other community objectives.

*Flexibility to support **innovative design approaches** include measures that creatively use site setting, enhance community design character, preserve natural features, or consider other unique features on a site and in a neighborhood.*

**Policy LU-4.3** Identify underused land and encourage infill development that is compatible with the scale and ~~character-form~~ of surrounding development.

**Policy LU-4.4** Encourage ~~higher intensity multifamily~~ higher densities of multi-unit development in areas nearest to transportation facilities, commercial services, open space, and other amenities.

Please see the **Housing Element** for additional housing and residential neighborhood goals and policies.

**Policy LU-4.5** Encourage a compatible mix of residential densities in the city's neighborhoods.

**Policy LU-4.6** PLACEHOLDER FOR MIDDLE HOUSING POLICIES

**Goal LU-5 Economic Vitality.** ~~Support the~~ Promote long-term economic vitality of commercial development that meets the needs of the ~~city~~ and its residents.

**Policy LU-5.1** Provide for a mix of uses in commercial zones that meet the daily needs of residents and the traveling public.

**Policy LU-5.2** Establish standards to enhance visual interest of commercial areas and to ensure long term compatibility with surrounding ~~area~~ areas. For example, consider building height, bulk, and orientation; ~~landscape improvements;~~ signs and hardscape improvements; parking lot orientation; and non-motorized access.

**Policy LU-5.3** Enhance street-level interest and liveliness through ~~enhancements~~ improvements for pedestrians and ~~bicycles~~ nonmotorized transportation, and ground floor commercial or public uses.

For example, **regulatory incentives** may include regulatory assistance to expedite approvals, density bonuses, and regulatory relief from specific development standards.

**Policy LU-5.4** Encourage amenities—, such as ~~the inclusion of~~ open space, water features, public art, planters, and courtyards—, to enhance vitality and visual interest.

**Policy LU-5.5** Inventory and encourage the redevelopment of underutilized commercial areas through regulatory techniques and incentives.

**Goal LU-6 Public Uses.** Ensure that public uses support and strengthen ~~community character~~ diverse communities.

**Policy LU-6.1** ~~Create community landmarks and p~~ Promote identity through cultural landmarks and the development process.

**Policy LU-6.2** Encourage joint siting of public facilities to increase convenience for the public and promote efficiency in public investments.

The Legacy 100-Year Vision identifies several possible **street greening projects**.

**Policy LU-6.3** ~~Recognize that the character of public rights-of-way play a role in determining~~ Promote community ~~character~~ diversity. ~~Wherever feasible, promote~~ complete streets, and ~~incorporate~~

streetscape improvements, —, ~~such as~~ wayfinding signs, lighting, public art, enhanced landscaping, and street furniture, —, ~~to~~ to enhance ~~community character~~ public rights-of-way.

**Goal LU-7 Healthy Communities.** ~~Establish~~ Promote a land use pattern that supports community health.

**Policy LU-7.1** Promote ~~neighborhood connectivity~~ nonmotorized transportation through connections to the existing and planned trail system, residential neighborhoods, and commercial centers.

**Policy LU-7.2** Encourage ~~pedestrian-pedestrian~~-scale improvements, ~~focusing that focus~~ on color, materials, form, and functional utility on streets and trails.

**Policy LU-7.3** Support safe walking and bicycling routes to schools.

**Policy LU-7.4** ~~Within commercial centers, provide~~**Promote** attractive street fronts and connecting walkways ~~within commercial centers to accommodate-prioritize~~ pedestrians ~~as the priority~~.

**Policy LU-7.5** Encourage land uses that expand options and access to healthful foods.

**Policy LU-7.6** Promote activities such as farmers’ markets that improve access to healthful foods.

**Goal LU-8 Historic Preservation. Protect and preserve historic, cultural, and archaeological resources.**

**Policy LU-8.1** ~~Support the preservation of the city’s geographic and cultural history through~~**Pursue** a King County Historical Preservation Program interlocal agreement, ~~consider the~~ adoption of an ordinance, ~~and-and/or the implementation of~~ administrative procedures as appropriate ~~to support preservation of the City’s history~~.

**Commented [CH1]:** This is an implementation action.

**Policy LU-8.2** Participate in regional efforts to sustain historic, ~~visual, and cultural resources, and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds. community character through identification, evaluation, protection, adaptive reuse, and enhancement of historic landmarks, including buildings, sites, lands, and districts.~~

**Policy LU-8.3** ~~Consider implementation of~~**Encourage** educational and outreach programs ~~to that~~ inform residents about incentives and resources available through interlocal agreement participation.

**Policy LU-8.4** Support community organizations dedicated to preservation of historic and cultural resources.

**Goal LU-9 Regional Issues. Work proactively in establishing****Facilitate** inter-agency partnerships that ~~proactively~~ address regional planning issues.

**Policy LU-9.1** ~~Develop-Encourage balance in addressing differing needs through~~ long-term plans ~~in coordination that are coordinated~~ with neighboring special districts and ~~general-purpose~~**general-purpose** governments. ~~Strive to achieve balance in addressing differing needs.~~

**Policy LU-9.2** In partnership with state and other agencies, develop corridor plans for SR 522 and SR 104 that holistically address adjacent land uses, all modes of transportation, utility undergrounding, and the connecting street network.

**Commented [CH2]:** This is an implementation action.

**Policy LU-9.3** ~~Develop and maintain franchise agreements with utility providers to ensure~~ that utilities are installed and maintained in a manner consistent with the City’s vision and adopted plans ~~through franchise agreements with utility partners~~.

**Commented [CH3]:** This is an implementation action.

**Goal LU-10 Climate Commitment. Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction.**

**Policy LU-10.1** PLACEHOLDER FOR LU CLIMATE POLICIES



# Volume II | Background Analysis

## Land Use

### Introduction

This section contains information that was used in developing the update of the goals and policies in the Land Use Element of the Comprehensive Plan, including:

- Existing land use patterns
- Growth targets
- Land capacity
- Current Comprehensive Plan and other policy guidance
- Land use map
- Current zoning

### Context & Background

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population ~~growth, and~~ growth and must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) requires that a land use element contain the following:

- A. Designation of the proposed general distribution, ~~location~~ location, and extent of land for all projected uses
- B. Population densities, building intensities, and estimates of future population growth
- C. Provisions for protection of the quality and quantity of ground water used for public water supplies
- D. Consideration of urban planning approaches to promote physical activity
- E. Review of drainage, flooding, and stormwater runoff and guidance for discharges that pollute waters of the state, according to WAC 365-196-405

Similarly, the Puget Sound Regional Council *VISION 2040-2050* and King County Countywide Planning Policies (CPPs) provide guidance that were consulted as part of this update.

### Natural Environment

The natural features of the City of Lake Forest Park influence land use. For instance, environmentally sensitive areas such as steep slopes and wetlands limit development potential. The City may also choose to preserve natural areas to meet community objectives. See Figure II.1 for a map showing the ~~city's~~ environmentally sensitive areas.

Commented [CL4]: Figure to be updated

### Existing Land Use

According to the ~~2010-2020~~ U.S. Census, the City of Lake Forest Park is 3.5~~32~~ square miles, or 2,260-253 acres. Lake Forest Park is a mature community with much of its land already developed. The primary land use in the ~~city~~ city is single-family-unit homes. There are some higher density residential uses and



commercial uses located along Ballinger Way NE and NE Bothell Way. The city's commercial center is located at the intersection of these two roads and contains commercial and civic uses. Public facilities, parks, and open spaces are located throughout the city. There is also a large private open space in the southern portion of the city that is used as a memorial park and cemetery. There is no industrial development within the city limits.

The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Lake Forest Park. Figure II.2 on page 102 shows the existing land uses and the acreage for each, based on the state's data.

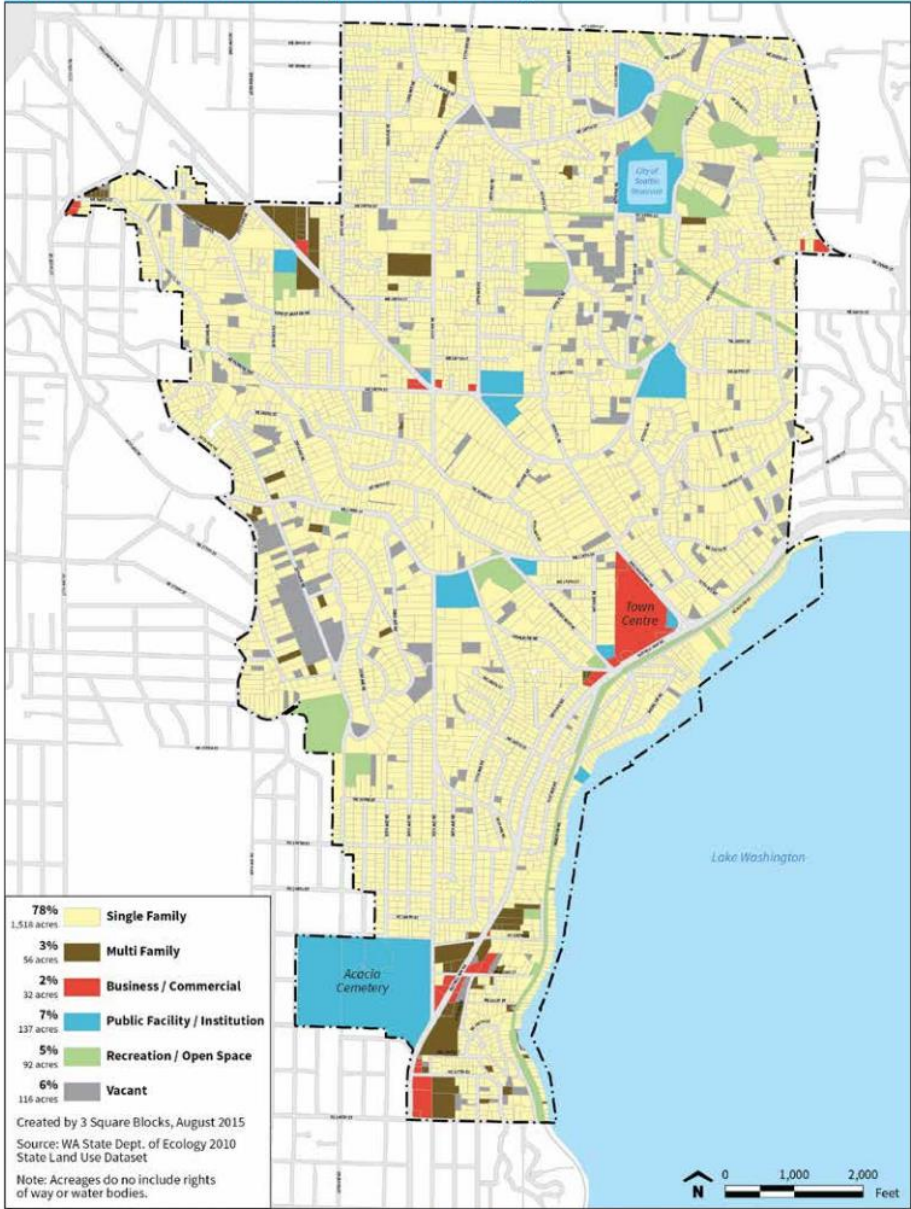
**Commented [CL5]:** Figure to be updated

Figure II.1 Lake Forest Park sensitive areas



Source: City of Lake Forest Park, 2013.

Figure II.2 Lake Forest Park existing land use and acreage



Note: The Washington State Department of Ecology's 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by 3 Square Blocks.

Growth Targets

The state sets targets ~~for the amount of~~ growth ~~that~~ counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Lake Forest Park are identified for two time frames. The ~~2006–2031~~~~2019–2044~~ growth targets were adopted as part of the King County Countywide Planning Policies. While the growth targets extend to ~~2031~~~~2035~~, the new 20-year planning horizon for the Comprehensive Plan update is ~~2035~~~~2044~~. ~~Growth allocations determined by King County are in order to derive a 20-year growth estimate, a straight line~~~~straight line projection to 2035 was used (which adds an additional 19 units per year for the years 2032 through 2035), as shown in Table II.1. Housing must be accommodated at several affordability levels (also called income bands), discussed further in the Housing chapter.~~

Table II.1 Lake Forest Park growth targets

	2015-2035 Targets	2019-2044 Targets
Housing	551 Housing Units	870 Housing Units
Employment	244 Jobs	550 Jobs

Source: King County Countywide Planning Policies, 2021

Land Capacity

Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. The Growth Management Act ([GMA](#)) requires ~~six-seven~~ western Washington counties and the cities within them, including King County and Lake Forest Park, to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity—realistically measured—to accommodate forecasted growth.

The [2021 King County Buildable Lands Report \(BLR\)](#) builds on and updates the work done in the 2014 BLR. It fulfills ~~requirements~~~~the requirements~~ of RCW 36.70A.215 to report on residential and job changes since the 2014 BLR and to provide an updated picture of the county’s overall capacity to accommodate growth. The 2021 BLR reports on the six-year period from January ~~2006–2012~~ to January ~~2012–2018~~ for ~~King County and each of the 39 cities~~~~the 40 jurisdictions across King County~~. It measures each jurisdiction’s land supply and land capacity and updates those capacities to ~~2012~~~~2018~~. ~~The BLR then compares the jurisdiction’s growth capacity to updated housing and job growth targets covering the period 2006 through 2031 that were adopted in 2009 and ratified in 2010. The BLR’s comparison evaluates whether the jurisdiction has sufficient capacity to accommodate growth through 2031. The 2014 BLR demonstrates that King County continues to have sufficient capacity to accommodate targeted levels of growth of both housing units and jobs. Amendments to the GMA in 2017 required counties to examine the ways jurisdictions were achieving targets and density goals. As such, the 2021 BLR compared housing and employment growth estimates from 2006-2018 relative to 2006-2035 growth targets, as well as the achieved densities of 2012-2018 development to the densities allowed in zoning and development regulations.~~

The 2014 King County Buildable Lands Report is available online at: [www.kingcounty.gov/property/permits/codes/2014%20KC%20Buildable%20Lands%20Report.aspx](http://www.kingcounty.gov/property/permits/codes/2014%20KC%20Buildable%20Lands%20Report.aspx).

Commented [CL6]: Update image to reflect new link: <https://kingcounty.gov/en/legacy/depts/executive/performance-strategy-budget/regional-planning/-/media/depts/executive/performance-strategy-budget/regional-planning/UGC/KC-UGC-Final-Report-2021-Ratified.ashx?la=en&hash=38D2E7B9BC652F69C8BB0EA52DB7778F>



In ~~2014~~2021, the City of Lake Forest Park had capacity for ~~631-1,870~~ housing units and ~~285-691~~ jobs. Compared to the targets shown in Table II.1, the City has adequate capacity to meet the ~~2035-2044~~ housing and employment targets.

The Comprehensive Plan & Other Land Use Policy Guidance

The Southern Gateway Subarea Plan is available online at: [www.cityofflp.com/DocumentCenter/View/784](http://www.cityofflp.com/DocumentCenter/View/784).

The Southern Gateway zoning map is available online at: [www.cityofflp.com/DocumentCenter/View/1696](http://www.cityofflp.com/DocumentCenter/View/1696).

Prior to this 2015 update, the City conducted two planning efforts that also provide guidance for future land use patterns in Lake Forest Park: the 2012 Southern Gateway Subarea Plan and the 2008 Lake Forest Park Legacy 100-Year Vision. The Southern Gateway area extends roughly from the city limits on the south to NE 157th Street on the north and from 35th Avenue NE to Lake Washington. It is an area that is facing development ~~pressure, and~~pressure and has a number of vacant lots. The Southern Gateway Subarea Plan outlines a community vision for this area that includes:

- A higher density single ~~family-unit~~ alternative
- Mixed use development that contributes to the City’s fiscal health
- A more attractive southern entry into the City
- A greater diversity of retail services and attractive residential opportunities

The Legacy 100-Year Vision outlines strategies to manage growth, preserve natural resources, and strengthen the relationship between the City’s natural and built environments. The four overarching goals for the vision are:

- Increase safe, multi-modal networks among parks, open spaces, transportation hubs, neighborhoods and commercial centers
- Improve stream and lake water quality, and restore natural hydrologic functions
- Create and enhance habitat for fish and wildlife
- Promote and develop diverse gathering spaces

Comprehensive Plan Land Use Map

The Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed. The Land Use Map is provided in Figure I.2 on page 23 in the Land Use Element. Ordinance Number 1056 was adopted on April 4, 2013, and updated the Land Use Map to include land use designations consistent with Southern Gateway Subarea Plan recommendations. These designations are implemented by the city’s zoning regulations described below.

Zoning Map & Designations

According to the Lake Forest Park Municipal Code, the ~~City~~city has fifteen zoning designations. This includes five residential single ~~family-unit~~ zoning designations, five residential multi-~~family-unit~~ designations, neighborhood business, corridor commercial, town center, and two Southern Gateway mixed use zones.

The residential ~~single-single-family-unit~~ zoning designations are differentiated by minimum lot ~~size, and size and~~ include RS-20 (minimum lot size of 20,000 square feet), RS-15, RS-10, RS-9.6, and RS-7.2. Permitted uses include single ~~family-unit~~ dwellings, home occupations, accessory structures, manufactured homes, and day care facilities.

**Commented [CL7]:** The 2012 Southern Gateway Subarea Plan and the 2008 Legacy 100-Year Vision have not been updated since the 2015 Comp Plan; should this section be removed? Or are there other plans that should be referenced instead?

The residential ~~multi-unit multifamily~~ zoning designations are differentiated by minimum unit size. They include RM-3600 (minimum lot area of 3,600 square feet per unit), RM-2400, RM-1800, RM-900, and the Southern Gateway high-density ~~single-family~~~~single-unit~~ zone (SG-SFR). The principal purpose of these zones is to provide greater population density in appropriate areas of the city. ~~All of All the~~ residential ~~multi-unit multifamily~~ zones allow for uses including duplexes, multi-~~family-unit~~ dwellings, townhouses, apartments, cooperatives, condominiums, senior citizen apartments, and accessory structures. Additional uses are allowed in the higher density RM zones, such as day care facilities, retirement homes, rest homes, and convalescent homes.

The purpose of the Neighborhood Business (BN) zoning designation is to provide locations for business facilities that serve the everyday needs of the immediate neighborhood and do not attract excessive traffic from beyond that neighborhood. Permitted uses include small merchandise and convenience stores, general services, small gas stations, and small business offices.

The purpose of the Corridor Commercial (CC) zoning designation is to provide locations for commercial uses along the Bothell Way corridor. Clustered retail and pedestrian friendly design are encouraged in this zone. Permitted uses include retail, business, government uses, hotels and motels, public utilities, and adult use establishments.

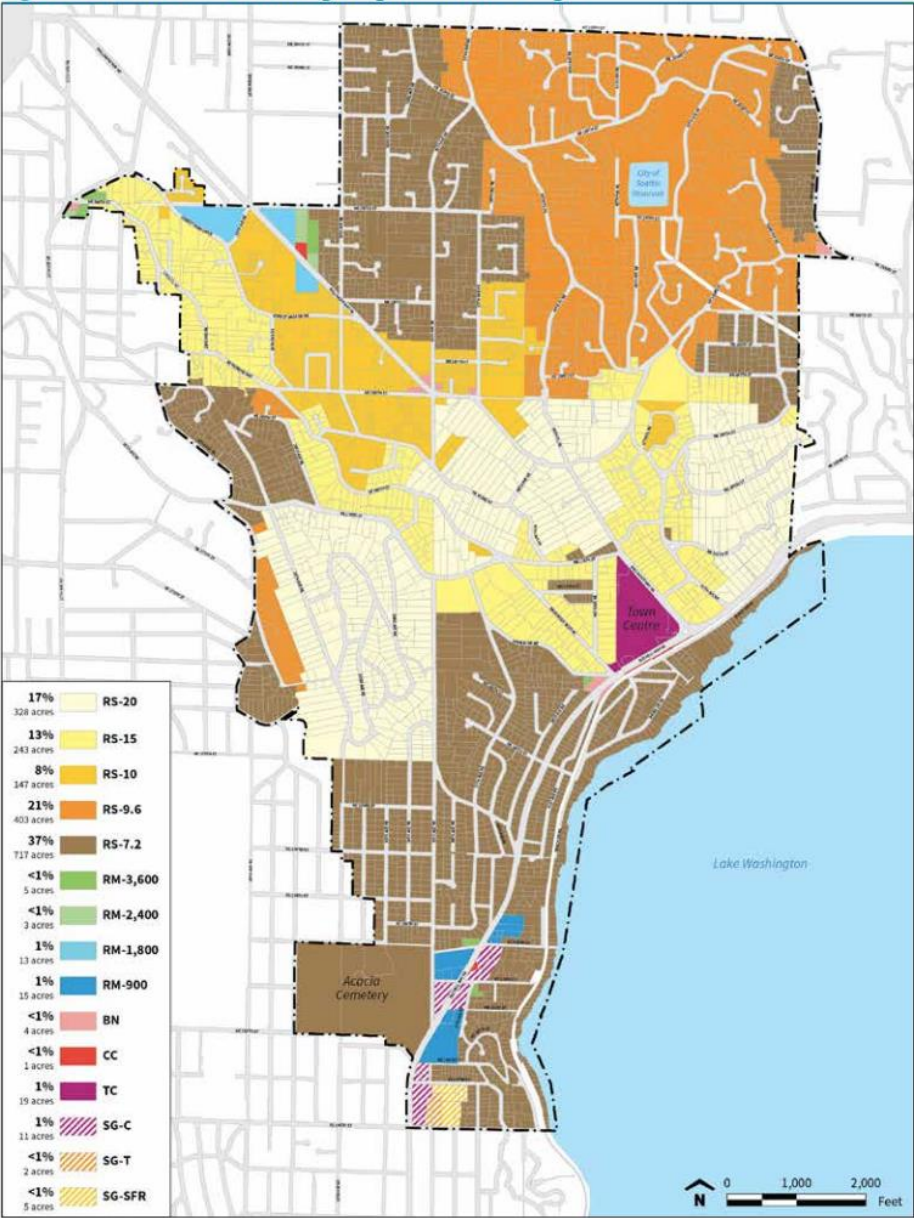
The intent of the Town Center (TC) zoning designation is to encourage neighborhood and community scale uses that create interesting and vital places for residents of the city and the nearby community. Permitted uses include retail, business, government uses, day care facilities, and public facilities. The TC zone allows high density residential uses as part of ~~mixed-use~~~~mixed-use~~ developments, including ~~multi-unit~~~~multifamily~~, senior apartments, and senior care facilities.

The Southern Gateway zones were adopted in 2013 as part of the City's Southern Gateway Subarea planning effort. The Southern Gateway regulations and design guidelines promote ~~a~~ high density ~~single family~~~~of single-unit residences~~ and ~~mixed-use~~~~mixed-use~~ development in a manner that reduces impacts to the surrounding ~~single-family~~~~low-density~~ neighborhood. The southern gateway zones are ~~single family~~~~single-unit~~ detached and townhouse residential (SG-SFR), corridor (SG-C) and transition (SG-T).

Figure II.3 shows the ~~C~~city's current zoning designations and total acreage for each ~~of them~~.

Commented [CL8]: Figure to be updated

Figure II.3 Lake Forest Park zoning designations and acreage



Source: map created by 3 Square Blocks using data provided by the City of Lake Forest Park in 2014.