



## Small Group Meetings Summary

### City of Kenmore – Missing Middle Housing

*May 8, 2023*

#### BACKGROUND AND PURPOSE

While Kenmore has been a community since the beginning of the 20th century, it is a relatively new city in King County (incorporated in August of 1998), with a population of just over 24,000. Most of the residences in the city are single-family homes, with multi-family and commercial uses located mostly along State Route 522 (SR-522) which bisects the city from west to east.

In 2022, the City updated the Land Use and Housing Elements of its Comprehensive Plan — the foundations of future planning. A significant focus of the update was consideration of Missing Middle housing.

In 2022, the City heard community members' thoughts on Missing Middle housing. Most comments showed opposition to adding Missing Middle housing to Kenmore. Many of the commenters had misperceptions of Missing Middle housing and the City's goals for adding it. In response, the City initiated a process to collaborate with community members to develop proposals that address the need for growth and additional housing that consider the community's concerns.

The City hired PRR to design, schedule, and facilitate five small group meetings to learn more about this opposition, answer questions, and engage in dialogue to support that collaboration. Held over a two-week period, these meetings were one hour or less and held virtually on Zoom. The small groups were limited to 15 attendees and were scheduled on different days and times during the week to allow for diverse scheduling needs to increase participation options. The small group meetings had three goals:

1. Engage a targeted constituency
2. Build and grow positive relationships with community members
3. Bring the community along in preparing them for Missing Middle housing

#### KEY FINDINGS

Throughout the five small group meetings, participants showed overall support for including more Missing Middle housing in Kenmore. While supportive, participants did raise concerns regarding the future of housing in Kenmore. The most common themes

were about green space, supportive infrastructure, and variety in home offerings and affordability.

#### .Green space.

Multiple participants expressed a desire for Kenmore to create and preserve accessible green spaces near housing. Community members present in these meetings consistently shared appreciation for Kenmore's parks and recreational offerings and prioritized them being accessible to everyone. They shared concern that increasing housing would remove available green spaces, such as parks, large yards, and the existing tree canopy.

#### .Supportive infrastructure.

Participants across meetings stressed the need for the city to build infrastructure to support increased density. Many participants believe Kenmore is currently not walkable outside of the downtown core, contributing to it remaining a car-oriented city. They shared interest in improvements to neighborhoods to support new housing, such as preserving or improving sidewalks, introducing traffic calming measures, adding bike lanes, and preserving parking. There was disagreement as to whether that parking should be visible from the road or hidden in the back.

#### .Variety in home offerings and affordability.

Although participants often noted that Missing Middle housing is not affordable to people with the lowest incomes, the majority of participants believe more housing options are needed to be able to meet a wide range of prices, suitable for residents at different phases in life. They also agreed that this is currently lacking. They shared interest in housing, built to accommodate residents of all ages and backgrounds.

Participants showed support for all housing types presented, including duplexes, triplexes, and cottage housing. Enthusiasm for particular housing type varied from meeting to meeting. One home type that was not shown that participants raised themselves, is small homes on small lots. This, along with cottage housing, was seen as a good way for current residents and families of all incomes to afford a home in Kenmore.

Across most meetings, participants expressed concern for older community members' ability to age in place. Residents are seeing many older community members feeling unable to leave the large homes they no longer need because, they do not believe they can afford a small home in Kenmore. Additionally, older community members are leaving Kenmore as they can no longer afford the taxes on the homes they own. In every meeting, participants expressed the desire to see lower priced homes in Kenmore as the market is currently too expensive for many families with young children and older adults.

## OUTREACH AND REGISTRATION

In a meeting on February 15, 2023, City staff identified the following groups of people as priorities for small group meeting participation: youth and/or students, renters, People of Color, and seniors or older community members. PRR was successful in having participants from at least one of these priority audiences present in every small group meeting, though they did not make up the majority of attendees in each. To identify priority audiences, participants were asked to self-identify in online registration. The meeting facilitator also noted when attendees self-identified during the meeting.

PRR developed an invitational flyer to advertise about the small group meetings. The City used this flyer to develop messaging for its reliable messaging platforms: the Kenmore Top Four weekly Friday bulletin (digital), the public meetings listserv, the City of Kenmore website, and the City of Kenmore Facebook and Twitter accounts. The City posted a digital version of this flyer or a shortened form of it alongside online messaging to provide an eye-catching visual aid. The City also shared this flyer as a printed version on local parks bulletin boards, at City Hall, the Hangar, and the Kenmore Library. The flyer included Spanish content in addition to the English content to aid in outreach to Kenmore's Spanish-speaking community.



*A social media post advertising the small group meetings and how to register*

PRR reached out to local realtors, rental housing managers, local community-based organizations, and other individuals by email and phone calls.

The invitational flyer directed viewers to register for the small group meetings online and provided a link and QR code to reach the registration form. This form asked the registrant's name, email, preferred meeting date, and if they were a part of any of the priority audiences. PRR staff emailed individuals who submitted a response the form with the Zoom link and other details for the meeting. PRR staff also emailed all registered participants a reminder 24 hours before their small group meeting. In all, the small group meetings had 53 registrants and 35 participants. Many registrants who could not attend the meetings reached out to ask about other ways to participate and give feedback on Kenmore's housing future.

## APPENDIX I: MEETING QUESTIONS

1. Who here has heard the term “Missing Middle housing” before today and already understands what it is?
2. Can anyone share one positive aspect to having more Missing Middle housing in a neighborhood? And one negative aspect?
3. [Participants will view and react to images of duplexes, fourplexes, and cottage housing.] If these were your neighbors, how would you feel?
4. If these types of homes were proposed to be built next to yours, what would make it something that you’d be happy to have in your neighborhood?
5. What do you feel is missing from Kenmore’s current housing options?
6. If Kenmore allows Missing Middle housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character. How else should Kenmore think about prioritizing what is allowed to be built?
7. How should Kenmore think about deciding between one kind of Missing Middle housing and another?
8. What do you love most about your community and/or neighborhood?
9. Finish this sentence: “When I dream about my community, I see ...” You may speak this answer out loud, share your thoughts in the chat, or even share an image.

## APPENDIX II: SLIDE DECK

## APPENDIX III: INDIVIDUAL MEETING SUMMARIES

## APPENDIX IV: MEETING PLAN

## APPENDIX V: OUTREACH COPY

### **Phone call script:**

Hello [name],

My name is \_\_\_\_\_ and I am calling you on behalf of the City of Kenmore.

*Take a breath.*

The Kenmore City Council is going to consider some changes to the City’s Zoning Code in the next few months. One of these is to allow Missing Middle housing types like duplexes and triplexes in the City’s single-family residential neighborhoods. Folks have been weighing in already, so the City is looking to convene additional small groups of community members for feedback on this type of housing.

To make sure community values and priorities inform this proposed housing future, we are holding several virtual small group meetings and would love to have you *[or a representative from your organization/group/neighborhood]* join us. Can we count on you to participate?

*Wait for their response. If they ask about timing, say:*

We have several meetings scheduled already in mid to late April. Are you available to attend a short virtual meeting, about 45 minutes? I can share the exact dates and times with you now if you'd like or follow up over email with more details for you to confirm your attendance.

*Wait for their response/request.*

What is a good email address to get that information to you?

Thank you! I hope you can make it! Please call or email me back with any additional questions.

*If they have further questions, don't be afraid of saying "I don't know but I will get back to you on that." Do your best to answer and use the small group meeting plan to help.*

**Voicemail script:**

Hello [name],

My name is \_\_\_\_\_ and I am calling you on behalf of the City of Kenmore. I was calling to see if you *[or a representative from your organization/group/neighborhood]* would be interested in joining a virtual small group meeting in mid to late April. The Kenmore City Council is going to consider some changes in the next few months to allow Missing Middle housing types like duplexes and triplexes in single-family residential neighborhoods. Folks have been weighing in already, so the City is looking to convene additional small groups of community members for feedback on this type of housing.

If you are interested in attending one of these virtual meetings, please get back in touch with me. I would be happy to share more details with you and specific dates and times. Again, my name is \_\_\_\_\_ and you can reach me at *[your phone number]* or *[your email]*. Thank you and I hope to hear back from you soon.

**Email script:**

Subject: The City of Kenmore wants to hear from *[you OR name of organization/group/neighborhood]*

*Please let me know if you would prefer to receive this email in Spanish.*

Hello [name],

The Kenmore City Council is going to consider some changes to the City's Zoning Code in the next few months. One of these is to allow [Missing Middle housing](#) types like duplexes and triplexes in the City's single-family residential neighborhoods. Folks have been weighing in already, so the City is looking to convene additional small groups of community members for feedback on this type of housing.

**To make sure community values inform this proposed housing future**, we are holding several virtual small group meetings and would love to have you *[or a representative from your organization/group/neighborhood]* join us. **Can we count on you to participate?**

**Some details:**

- This conversation will last around **45 minutes**, include **no more than 15 people**, and will **take place on Zoom**.
- The meeting dates available to choose from are:
  - Saturday, **April 15** from 10 - 11 a.m.
  - Tuesday, **April 18** from 5 - 6 p.m.
  - Wednesday, **April 19** from 8 - 9 a.m.
  - Thursday, **April 20** from 4 -5 p.m.
  - Monday, **April 24** from Noon - 1 p.m.

Please let me know which meeting you'd like to join! If you are unavailable to attend any of these, not to worry! There are other ways that I can still help you share your thoughts with the City. I hope to hear from you soon and look forward to our conversation.

With gratitude,

*YOUR NAME*

City of Kenmore community outreach team

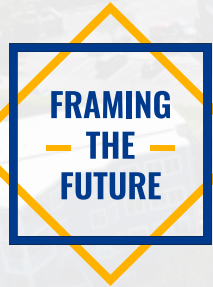
*Curious about my role? The City of Kenmore has chosen to partner with [PRR](#) to expand the reach of their community engagement approach.*



KENMORE 2044

# Welcome!





**KENMORE 2044**

# **City of Kenmore – Missing Middle Housing**

Small group meeting discussions





# Meeting Format



KENMORE 2044



City of Kenmore  
Comprehensive Plan



January, 2021



# Project Background and Missing Middle housing



KENMORE 2044





Who here has heard the term “Missing Middle Housing” before today and already understood what it is?



Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triplex: Stacked

Live-Work

Mid-Rise

# Missing Middle Housing

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In a word or two - can anyone share their thoughts on what one positive aspect to having more Missing Middle housing in a neighborhood would be? And to be fair, one negative aspect?

What do you feel is missing from Kenmore's current housing options?



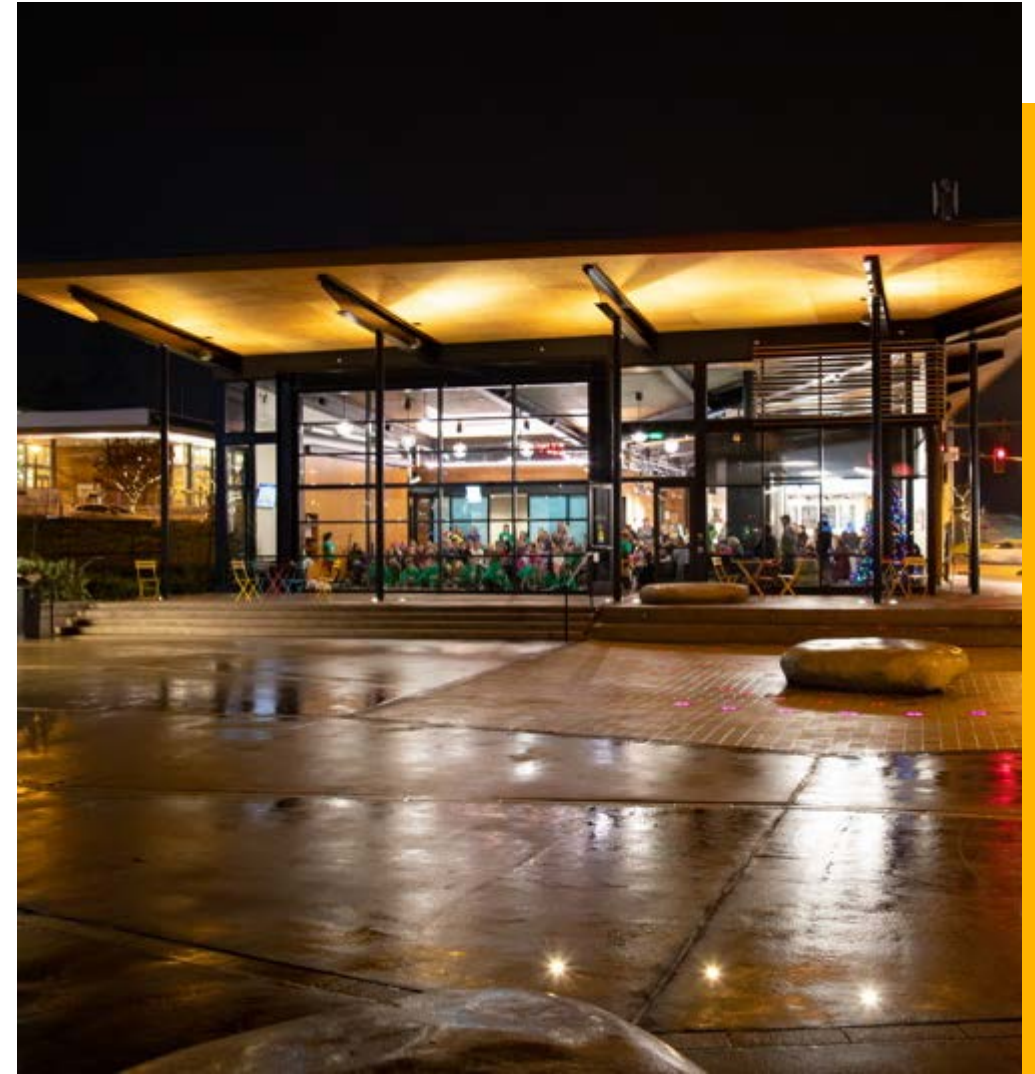
If Kenmore allows Missing Middle housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character.

**How else** should Kenmore think about prioritizing what is allowed to be built?



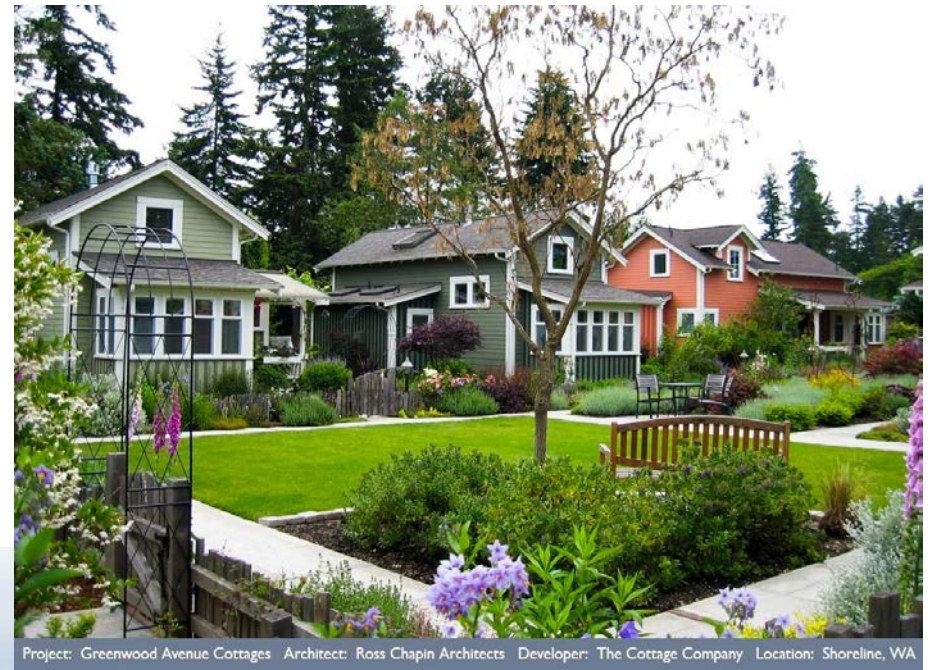


How should Kenmore think about deciding between one kind of “Missing Middle” housing and another?





Triplex



Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA

Duplex



Cottage housing



What do you love most about your community and/or neighborhood?



Finish this sentence: “When I dream about my community, I see...” You may speak this answer out loud, share your thoughts in the chat, or even share an image.

# Thanks!

[www.Kenmorewa.gov](http://www.Kenmorewa.gov)



**KENMORE 2044**





## Small Group Meeting 1 Summary

City of Kenmore – Missing Middle Housing

*Saturday, April 15, 2023, 10 AM*

### MEETING ATTENDEES

Tracy Banaszynski  
Elise Harris  
Cassie Hays  
John Hendrickson

Josh Kurcinka  
Christopher Olson  
Juliana Pooley  
Dakota Rash

### PROJECT TEAM MEMBERS PRESENT

Michelle Auster, PRR

Debbie Bent, City of Kenmore

### GENERAL SUMMARY

Eight well-informed members of the Kenmore community attended this first community conversation. All participants identified themselves as deeply caring about housing, equity, environmentalism, and growth management.

This group contained several people who are from the priority audiences that the City identified at an earlier stage: two renters, three youth, and one older community member.

Overall, participants were in favor of building more Missing Middle housing. They showed enthusiasm for cottage housing and smaller lot sizes, with general support for duplexes and accessory dwelling units (ADUs). Although participants noted that Missing Middle housing is not necessarily *affordable* housing, there was consensus that more housing options are needed to be able to meet a wide range of prices, suitable for residents at different phases in life, that are currently lacking in the market.

The common theme in responses to all questions was concern about feasibility. Some feasibility concerns included suspicion that Missing Middle housing developments would not follow environmental review and standards, disbelief that middle housing will be affordable for purchasing and renting, and concern that Missing Middle housing would not provide a good option for multi-generational living.

Participants expressed appreciation for Kenmore's community gathering spaces and public amenities such as the library, the Hangar, and the public parks.

## QUESTIONS

### Who here has heard the term “Missing Middle housing” before today and already understands what it is?

- Everyone is familiar with the term.
- Participants asked what specific middle housing the city focusing on, specially asking if the city is limiting itself to duplex, triplex, and cottage housing.

### Can anyone share one positive aspect to having more Missing Middle housing in a neighborhood? And one negative aspect?

#### Positive

- Missing Middle housing provides social cohesion and walkability, and it makes community stronger.
- It is a good way to introduce more affordable and attainable housing to help accommodate the growth in Seattle and the surrounding area.
- Aging parents, disabled family members, and different types of families need more options, like cottages. Want families to stay close together and have available options where they live; now there are limited options.
- Missing Middle housing offers adaptable housing for changing life and family situations, allowing families to age in place and providing something for everyone.
- Different housing types could accommodate people with different housing needs.
- Adding housing options makes housing more attainable.
- Missing Middle housing offers more options in a tight housing market.
- Missing Middle housing offers more affordable options for families.
- Conversations that Missing Middle housing is for “other” people is divisive.

#### Negative

- Higher density and not enough allowance for parking.
- With smaller lots, back yards aren’t large enough, and there is less privacy with homes closer together.
- Many people moved to Kenmore because of the current zoning which supports yards and space.
- One participant held a belief that Missing Middle housing destroys social cohesion. Multiple participants pushed back on this belief, stating research they had read demonstrating the opposite.
- One participant asked about the relationship between Missing Middle housing and crime, adding they currently experience Kenmore as safe and secure, and believing Kenmore has no money to combat crime. Some other participants expressed a belief that Missing Middle housing leads to higher crime rates.

- There is racial diversity and a variety of housing prices already, Missing Middle housing will alter single-family neighborhoods.
- Depends on where it is added. Could lead to strain on schools and parking. Some schools are very low numbers and more middle housing would be a great benefit.
- Missing Middle housing might distract from things like housing affordable for people with very low incomes.
- Participants wondered how we might guarantee that Missing Middle housing is going to be affordable. Relatedly, they wondered how to prevent developers or investors from buying affordable options just to rent them out three times higher than they should be.
- Missing Middle housing will not necessarily be affordable. It feels like we need to solve that problem from multiple directions.
- Missing Middle housing may have negative environmental impacts.
- It will be irresponsible of the City to allow for Missing Middle housing that is not subject to the State Environmental Protection Act (SEPA) and the Growth Management Act (GMA).
- We need more robust critical areas protections. We do have some, but not enough.

**Is anyone familiar, broadly, with how land use planning decisions affect how and where we live? Would anyone care to share or give us an example?**

Skipped

**[Participants will view and react to images of duplexes, fourplexes, and cottage housing.] If these were your neighbors, how would you feel?**

- "Honestly, I don't really like the triplex because it feels like the big boxy single family homes we build now, and I'm not a huge fan of that pattern of development. The duplex feels different, I think, in part because the garages are not forward."
- Multiple participants disliked homes where the garages face the road and would prefer parking to be in the back or hidden.
- Participants expressed support of cottage housing based on perceived affordability, curb appeal, and size. Participants stated the cottage housing options presented were especially good for families with differing cultural backgrounds. One participant who works with immigrant and refugee communities shared how separate walls gives much needed privacy to people who are immigrants and refugees who sometimes face complaints regarding



noise and cooking smells when they live in homes that share walls with other homes.

**If these types of homes were proposed to be built next to yours, what would make it something that you'd be happy to have in your neighborhood?**

Skipped

**What do you feel is missing from Kenmore's current housing options?**

- Cottage housing.
- Mixed-use buildings, which create a more livable and walkable downtown with easily accessible shops and gathering places.
- Development in the old lumberyard, which is a prime location for high density housing.

**If Kenmore allows Missing Middle housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character. How else should Kenmore think about prioritizing what is allowed to be built?**

- This is not possible, because including Missing Middle housing fundamentally alters neighborhood character. New housing in Kenmore already doesn't fit with neighborhoods, so new development should be designed to fit in and preserve environmental protections.
- One participant expressed an interest in Kenmore prioritizing open space, both public and private, in land use decisions that increase density.
- One participant expressed dislike at the idea of homes without ample yards.
- Kenmore already allows ADUs. The City should further support these by waiving permit fees. We should double the number of ADUs we already have.
- Climate change will impact all lives. Kenmore should look to the future for how to change so communities are whole and resilient in face of this crisis. People will need to be housed and have access to water and food. Increasing density where there is already some density would have a smaller impact. Look through a lens of ecology as well as human needs.
- Council should commit to not increasing property taxes if Missing Middle housing is implemented. Taxes are already high. Seniors cannot afford taxes now.

**How should Kenmore think about deciding between one kind of Missing Middle housing and another?**

- Housing and zoning should help create walkable neighborhoods. Prioritize people over parking. Invest in green space and sidewalk design so driveways do not interrupt sidewalks.
- Participants expressed support for cottage housing, feeling they foster a greater sense of community through shared green space.
- Participants also favored cottage housing because they provide unit separation but are still small. Participants feel cottages preserve privacy and green space and are also charming to look at.
- Participants expressed concerns about cottage housing's feasibility. There are challenges in finding the correct lot size currently. If units are off to the side or back, they may be comparable in price to single-family homes.
- One participant advised the City to look at existing neighborhoods and recent development patterns, asking how Missing Middle housing would work, where it is going to fit into Kenmore, and how will it look on average lots in Kenmore.
- Participants expressed that Kenmore needs a practical approach, believing people will have cars.
- The City should look at parking requirements, with the understanding that people currently need cars.

**What do you love most about your community and/or neighborhood?**

- A small community feel with easy proximity to Seattle and great community gathering places.
- Love the Hangar and plaza. Good trail access and access to the waterfront. Love that neighbors watch out for each other. Walkability is good, and amenities like the farmers market, library, and parks were well loved by participants.
- Opportunity to participate in community and community events.
- Small population size, community voices are incorporated in a meaningful way in local government.
- Natural space and wildlife.

**Finish this sentence: "When I dream about my community, I see..." You may speak this answer out loud, share your thoughts in the chat, or even share an image.**

Skipped



## Small Group Meeting 2 Summary

City of Kenmore – Missing Middle Housing

*Tuesday, April 18, 2023, 5 PM*

### MEETING ATTENDEES

David Dorrian

Danielle Olson

John Hendrickson

Derek Scheips

Rachael Hogan

### PROJECT TEAM MEMBERS PRESENT

Michelle Auster, PRR

Michelle Kang, City of Kenmore

### GENERAL SUMMARY

This second small group meeting included five well-informed community members, including one repeat attendee from the prior meeting. This group contained three people who are from audiences the City is prioritizing to hear from on this subject: one prospective Kenmore resident, one renter, and one older community member.

The group was generally supportive of Missing Middle housing. Themes in the conversation included a desire to see more housing options at more price levels and a concern that there are too many barriers to provide these options.

Related to wanting to see more housing options, the group expressed interest in multi-generational living and aging in place. Several participants expressed desire for their aging or extended family members to live in Kenmore or in their home and shared they find few affordable options in the current market. Participants mentioned concern for Kenmore's aging residents who feel they can't afford to leave their current homes, believing the money they would make from selling their home would not be enough to find a smaller home in Kenmore. Participants shared that providing more housing options, like Missing Middle housing, is an excellent way to create opportunities for multi-generational living and the ability to age in place.

One resident, an elementary school teacher in Kenmore, shared concern at seeing the significant loss of students at the local school and feels this is due to their families not being able to afford to live in Kenmore anymore.

When asked about types of Missing Middle housing, participants generally liked all options, feeling Kenmore is lacking small homes on small lots. These participants did not prioritize large yards. They believe having small homes on small lots would be a healthier approach environmentally.

Parking and home design were common themes related to preserving community character. A couple of participants liked home designs with no visible parking in the front of the home, the door facing the street, and parking preserved on the lot through the back. A couple other participants shared their belief that the community's character is already lost from families leaving from lack of affordability. And in another show of support for smaller homes, one participant shared that very large homes on large lots are altering neighborhood character in a negative way.

All participants expressed appreciation for Kenmore's access to nearby parks, trails, community diversity, and community gathering spaces. Most participants shared appreciation for the sidewalks and walkability of the city, with one participant expressing desire to see that supported in safety interventions, like traffic calming measures.

## QUESTIONS

**Who here has heard the term "Missing Middle housing" before today and already understands what it is?**

- Everyone is familiar with the term.

**Can anyone share one positive aspect to having more Missing Middle housing in a neighborhood? And one negative aspect?**

### Positives

- Missing Middle housing is more affordable than the current options.
- Missing Middle housing supports environmental safety.
- It offers choice and options, specifically with what individual homeowners can do with their own property.
- It provides more options for people at different phases of their lives.
- It supports a gentle density approach.

### Negative

- Missing Middle housing typically doesn't allow for yard space connected to individual homes.
- One participant believed that Kenmore's proposal is not subject to administrative or judicial review under SEPA or the GMA, which gave them concern over the potential detrimental environmental impact of Missing Middle housing.
- Missing Middle housing creates lots of impervious surfaces.

- The City should consider ways to ease regulations, especially for Accessory Dwelling Units (ADUs).
- Missing Middle housing is not affordable housing for those who need it most, those with incomes at or below 30% of area median.
- It may increase traffic and congestion.

**Is anyone familiar, broadly, with how land use planning decisions affect how and where we live? Would anyone care to share or give us an example?**

Skipped

**[Participants will view and react to images of duplexes, fourplexes, and cottage housing.] If these were your neighbors, how would you feel?**

- Doors facing the front in the public pathway and keeping parking hidden, such as in the alley, are attractive.
- One participant stated they would feel happy if the height of new Missing Middle housing matches that of the neighborhood, a maximum of three stories.
- Most participants favored cottage housing, saying it is aesthetically pleasing. They believed it would be the most attainable option in terms of price for home buyers with less purchasing power.
- Duplexes were favored because they are consistent in character in most neighborhoods.
- One participant shared a concern that cottage homes might have environmental problems similar to larger single-family homes.

**If these types of homes were proposed to be built next to yours, what would make it something that you'd be happy to have in your neighborhood?**

Skipped

**What do you feel is missing from Kenmore's current housing options?**

- Something small and affordable for one- or two-person families.
- Homes with small yards.
- Easier process for homeowners in terms of regulations.
- Housing that is attainable for home buyers with less purchasing power.
- One participant, who is an elementary school teacher, shared that the school is losing a significant portion of the student body because families with young children can no longer afford living in Kenmore and are choosing to move somewhere cheaper.

**If Kenmore allows Missing Middle housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character. How else should Kenmore think about prioritizing what is allowed to be built?**

- Small housing on large plots of land is not affordable, so prioritize small homes on small lots.
- Two participants shared that parking is important to them and expressed concern that state law would drop parking below what they want. They asserted that Kenmore is automobile oriented and Missing Middle housing in the city should provide at least one parking space per housing unit.
- Prioritize environmentally safe and favorable home building styles.
- One participant felt that not having “slot housing” style townhomes was important to them, feeling they do not add to the character of Kenmore, a preferring home with front doors facing the road.
- Single family homes can feel disconnected from their neighborhoods, spaces should be shared in part to encourage community building.

**How should Kenmore think about deciding between one kind of Missing Middle housing and another?**

- Most participants agreed that small homes on small lots is how Kenmore should prioritize types of Missing Middle housing, no matter the exact style.
- Participants shared desire to start with ADUs and cottage housing, while building towards more dense housing, like duplexes and triplexes.

**What do you love most about your community and/or neighborhood?**

- Trails, easy access to parks, easy nature access.
- Stability in the neighborhood; longevity of neighbors; family-friendly atmosphere.
- Walkability; accessible on foot and bicycle.
- Relative proximity to Burke-Gilman Trail; nice sidewalks; friendly neighbors and mostly very accepting of all people from all backgrounds and abilities.
- All participants love Kenmore’s downtown area, especially the Hangar and the water play area.
- Sense of community.
- Diversity in a lot of different ways, including economic and cultural.

**Finish this sentence: “When I dream about my community, I see ...”**

- ... having an infrastructure where our streets are safe for kids to ride bikes and sidewalks to walk.
- ... a sports park.
- ... a neighborhood that is safe for children to be on their own.
- ... more community events at the Hangar or at the school.
- ... the option to easily live without a car.
- ... a range of people from different backgrounds welcomed into the community.
- ... easy access to community areas, like parks, trails, and community centers.
- ... protected bicycle lanes.
- ... easier methods to get across SR 522 as pedestrians and cyclists.
- ... a variety of housing options, mainly so people can age in place.
- ... denser housing that reduces our impact on climate change.
- ... homes with doors in the front of pathways that build a sense of community.
- ... retention of character; serene place with the option for people from different walks of life and incomes.



## Small Group Meeting 3 Summary

City of Kenmore – Missing Middle Housing

*Wednesday, April 19, 2023, 8 AM*

### MEETING ATTENDEES

Jennifer Anderson LaRue  
Chris Byler

Bryan Hampson  
Briana Smith

### PROJECT TEAM MEMBERS PRESENT

Michelle Auster, PRR

Shannon Tipple-Lean, City of Kenmore

### GENERAL SUMMARY

The third small group meeting welcomed four well-informed community members. Of the City's priority audiences, there was one, a renter.

This group had consistent preferences and little disagreement. All support Missing Middle housing in Kenmore, seeing it as an urgent need to prevent family flight from the city. Participants expressed positive feelings about having more people in Kenmore and about the look and feel of the examples of Missing Middle housing. They found the question about how Missing Middle housing might alter neighborhood character disagreeable. Their concern about altered neighborhood character is related to developers buying and combining multiple lots to create large single-family homes, believing this is already happening, causing families to leave Kenmore in search of more affordable areas to live.

In addition to families leaving, this group expressed concern about the inability of community members to age in place. Some older community members own their home outright, but they cannot afford to downsize due to a lack of options in their price range still in Kenmore. Participants believed adding more housing variety would allow more community members to age in place.

Participants expressed desire to see more variety in housing options, especially homes under \$600,000 with lower homeowner association fees. They were particularly in favor of cottage housing, and small homes in general. One participant expressed wanting to see a variety of zoning codes within single-family neighborhoods, allowing for things like small businesses to open and Missing Middle housing.



All participants shared a belief that Missing Middle housing increases feelings of neighborhood safety and community connection, arguing explicitly against those who claim that introducing Missing Middle housing would increase crime, and calling on the City to better educate the community on this. They all expressed a desire to see positive change in their communities. They prioritized Kenmore adding options for Accessory Dwelling Units (ADUs), cottage housing, and duplexes.

Several participants shared that they prefer owner occupied units in the city, particularly disliking homes being owned by corporations. Several participants expressed that public transportation is necessary to consider when adding density.

Participants love that in Kenmore they can safely recreate, noting their love of accessible parks, beaches, trails, and cycling lanes.

## QUESTIONS

**Who here has heard the term “Missing Middle housing” before today and already understands what it is?**

- Everyone was already familiar with the term.

**Can anyone share one positive aspect to having more Missing Middle housing in a neighborhood? And one negative aspect?**

### Positives

- Missing Middle housing is more affordable than the current options available.
- Missing Middle housing supports greater population density.
- It offers a diversity of housing options.
- It supports the building of smaller homes.
- Residents are leaving their neighborhoods due to unaffordability.
- Schools are getting smaller with less children living in the area.

**[Participants will view and react to images of duplexes, fourplexes, and cottage housing.] If these were your neighbors, how would you feel?**

- Good marketing would sell these homes quickly due to location and access to various services.
- These homes look well maintained and fit into the style of newer Kenmore homes.
- One participant shared that they see these options just as regular homes.

**If these types of homes were proposed to be built next to yours, what would make it something that you’d be happy to have in your neighborhood?**

- Positive reactions from the group.

**What do you feel is missing from Kenmore's current housing options?**

- Small family homes near community and outdoor spaces.
- Homes under 600,000 without huge HOA fees.
- More mixed-use options.
- Walkability to a variety of services.
- children can no longer afford living in Kenmore and are choosing to move somewhere cheaper.

**If Kenmore allows Missing Middle housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character. How else should Kenmore think about prioritizing what is allowed to be built?**

- We need places where people can sell their home when it becomes too big for their family, and not have to move from their community.
- To say that Missing Middle housing wouldn't change the look of a neighborhood is not realistic.
- Sharing space creates community and allows folks to look out for each other, which is just as important as the character of neighborhoods.
- Single family homes can already feel disconnected from their neighborhoods when they have different sizes or designs.

**How should Kenmore think about deciding between one kind of Missing Middle housing and another?**

- Most participants believed that homes should be owner-occupied and not owned by corporations.
- Participants shared the desire to start with ADUs and cottage housing, while building out neighborhoods much like the image produced by Opticos Design, pictured on slide 6 of the presentation.

**What do you love most about your community and/or neighborhood?**

- Easy and safe ways to bike and walk and the access to parks.
- Feels small, and you can do everything you need to within a 20-minute bike ride.

**Finish this sentence: "When I dream about my community, I see ..."** You may speak this answer out loud, share your thoughts in the chat, or even share an image.

- ... the water.
- ... very accessible and bikeable.
- ... Kenmore air.
- ... connection.
- ... vibrancy.



## Small Group Meeting 4 Summary

City of Kenmore – Missing Middle Housing

*Thursday, April 20, 2023, 4 PM*

### MEETING ATTENDEES

Corey Hansen

Sara Solum Hayashi

Jim Howard

Nathan MacDonald

Katrina Rose

### PROJECT TEAM MEMBERS PRESENT

Keanna Dandridge, PRR

Michelle Kang, City of Kenmore

### GENERAL SUMMARY

Five well-informed community members attended this fourth small group meeting. Of the City's priority audiences, there was one young person under the age of 35 and two older community members.

The group was generally supportive of Missing Middle housing. Themes in the conversation included a desire to see infrastructure in Kenmore built to accommodate increase in housing options and density and to keep green spaces accessible to residents.

Related to wanting to see infrastructure built to meet changes in density, the group stressed they experience sidewalks in Kenmore as generally unsafe. They asserted that many residents do not feel comfortable walking Kenmore due to topographic concerns and grades and distances between residential areas and services. Several participants expressed the desire for better road conditions.

To the point of keeping green spaces accessible, many participants shared that they wanted no changes to the City of Kenmore code related to removing and planting trees. Rather they'd prefer Missing Middle housing include green spaces nearby or as part of upgrades to keeping character of the neighborhood.

Participants generally liked all options of Missing Middle housing presented. One participant shared that Kenmore is lacking in infrastructure to be a "15-minute city." Participants shared that providing more housing options, like Missing Middle housing, is an excellent way to create opportunities for affordable housing for families of all sizes. Some

participants believe having small homes on small lots would be a more cost effective and environmentally sound approach.

Parking and driveway access were common topics related to preserving community character. A couple of participants did not like home designs with no visible parking in the front of the home or on the street. One participant shared that they felt it was disingenuous and did not show the reality of adding density.

All participants expressed appreciation for Kenmore's access to nearby parks, waterways, trails, community diversity, and community gathering spaces. Most participants shared the desire for Missing Middle housing if traffic calming measures and upgraded sidewalks were included.

## QUESTIONS

**Who here has heard the term "Missing Middle housing" before today and already understands what it is?**

- Everyone is familiar with the term.

**Can anyone share one positive aspect to having more Missing Middle housing in a neighborhood? And one negative aspect?**

### Positives

- It provides more options for people who have different needs.
- Missing Middle housing supplies inventory for the housing shortage.
- It costs the same amount to run a sewer line in my neighborhood if there is a single-family house or a duplex on the lot.

### Negative

- Kenmore is challenging topographically; many people would not find the city walkable because of grades and distances.
- It will increase traffic and congestion that Kenmore infrastructure cannot handle.
- Kenmore doesn't have the infrastructure to have Missing Middle housing to have a 15-minute community, including safe sidewalks, green areas, and stores.
- The character of the neighborhoods has not stayed the same with the ADUs; likely won't stay the same with Missing Middle housing.

**Is anyone familiar, broadly, with how land use planning decisions affect how and where we live? Would anyone care to share or give us an example?**

Skipped

**[Participants will view and react to images of duplexes, fourplexes, and cottage housing.] If these were your neighbors, how would you feel?**

- Participants preferred duplexes as they blend into single-family neighborhoods if you don't look closely, keeping in character with most existing neighborhoods.
- One participant stated that the photo was beautiful but felt like "visual swindle" as new Missing Middle homes were unlikely to look that nice.
- Most participants believed that triplexes did not make sense in most single-family neighborhoods due to size.
- Photos need to include cars to show a realistic image of what is to come once density is increased.

**If these types of homes were proposed to be built next to yours, what would make it something that you'd be happy to have in your neighborhood?**

Skipped

**What do you feel is missing from Kenmore's current housing options?**

- Small and affordable homes; not everyone needs 2,000 to 3,000 square feet.
- All of the "Missing Middle housing," higher density adjacent housing.
- One participant shared they feel there is nothing missing, and the city has grown organically.
- Split level housing that could be switched to a duplex, using the same footprint and shared costs.

**If Kenmore allows Missing Middle housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character. How else should Kenmore think about prioritizing what is allowed to be built?**

- Limits should be placed on the number of mature trees that would be affected by new builds.
- All participants shared that parking for homes is important to them. They agreed that Kenmore is automobile oriented, and roads need to be upgraded to meet capacity.
- Prioritize environmentally safe and favorable home building styles.
- One participant felt that not having places for community building would be detrimental to Missing Middle housing and would not benefit the quality of life of residents.

**How should Kenmore think about deciding between one kind of Missing Middle housing and another?**

- Most participants agreed that the look of the Missing Middle housing should depend on the neighborhood it is built in. There should be continuity while offering a variety of styles.
- Participants wanted considerations made for flooding.

**What do you love most about your community and/or neighborhood?**

- Small town feel with a big town only moments away.
- Access to green spaces.
- The people; friendly neighbors from all backgrounds and abilities.
- Relative proximity to Seattle and the cohesive aspect of the location.
- The waterways and sidewalks; great parks.

**Finish this sentence: "When I dream about my community, I see ..."**

- ... green
- ... more public art!
- ... access to community areas, like parks and playgrounds.



## Small Group Meeting 5 Summary

City of Kenmore – Missing Middle Housing

*Thursday, April 24, 2023, 12 PM*

### MEETING ATTENDEES

Heidi Braund  
Kit Damian  
Terra Droney  
Steven Gersman  
Richard Huling  
Ethan Karlinsley  
Peter Lance

Jane Lewis  
Richard Lewis  
Ian MacDonald  
Diane Rhodes  
Tiff Stoner  
Stacy Valenzuela

### PROJECT TEAM MEMBERS PRESENT

Keanna Dandridge, PRR

Shannon Tipple-Lean, City of Kenmore

### GENERAL SUMMARY

This fifth and final small group meeting included 13 well-informed community members. Of the City's priority audiences, there were two young people under the age of 35 and five older community members.

The entire group was generally supportive of Missing Middle housing. Three themes from the conversation were:

- A desire to see affordable Missing Middle housing built to accommodate prospective residents of all ages and backgrounds.
- A desire for the City to create accessible green spaces, and interest in aging in place for older community members.

Along with aging in place, the group expressed interest in multi-generational living. One participant shared the desire for their aging relative to live in Kenmore but not finding affordable options in the current market. This participant strongly advocated for small, affordable housing options for people of all ages. Another participant expressed a belief that Kenmore youth would eventually be priced out of the area where they have lived and grown up and shared the desire to prevent this.



Participants noted the City will need to build infrastructure to support increased density. Group members experience the sidewalks in Kenmore as generally unsafe, attributing this to lack of parking and road conditions.

To the point of keeping and expanding green spaces, many participants shared desire for the City to develop and support community garden spaces. Participants advocated for Missing Middle housing including green spaces near housing or as part of upgrades to match the current character of Kenmore neighborhoods. Residents shared that Kenmore is known for its large, healthy trees and tree canopy, and that this should not change by the addition of new building.

When asked about types of Missing Middle housing, participants generally liked all the presented options, but shared concerns that prospective builders would not be held to the commitment of keeping the current character of Kenmore neighborhoods. Participants shared that increasing housing types is an excellent way to create opportunities for affordable housing. Participants stressed that any affordable housing must be affordable to people at or above 50% AMI, not market pricing, which is beyond what many community members with incomes below the area median could afford.

Parking and useable sidewalk were common themes regarding preserving community character. Participants shared feelings of concern that car-oriented density makes parking less available. One participant shared that residents in their neighborhood have begun parking on sidewalks as there is not enough parking, which in turn affects the ability to safely use sidewalks which are now being damaged by cars. Participants did not like the home designs where there was no visible parking as it does not show an understanding of Kenmore's community. They shared that Kenmore is not a walkable or transit-oriented community, and an increase in residents would increase the number of cars in the city. All participants shared the desire for Missing Middle housing if community member perspective was included, if the housing were to be kept partially affordable, and if infrastructure was improved to meet a higher density population.

## QUESTIONS

**Who here has heard the term "Missing Middle Housing" before today and already understands what it is?**

- Everyone is familiar with the term.

**Can anyone share one positive aspect to having more Missing Middle housing in a neighborhood? And one negative aspect?**

### Positives

- It provides more options for people to live and work in Kenmore.

- It creates more housing for those in need of housing.
- Higher density housing would provide greater tax revenue for the City.
- It allows for aging in place, older residents will be able to stay in the area.
- Would increase diversity in homeownership and community of Kenmore.

**Negative**

- It will increase the number of cars, resulting in traffic and congestion on the road.
- Clear cutting of trees in the area will affect quality of air and life for residents.
- Kenmore doesn't have the infrastructure to have Missing Middle housing, which supports 15-minute communities, including safe sidewalks, green areas, and stores.

**Is anyone familiar, broadly, with how land use planning decisions affect how and where we live? Would anyone care to share or give us an example?**

Skipped

**[Participants will view and react to images of duplexes, fourplexes, and cottage housing.] If these were your neighbors, how would you feel?**

- Participants stated that the pictured homes were nice but felt builders would be build different styles of housing.
- Multiple participants disliked homes in the image without parking and would prefer parking to be in the back or hidden to avoid more cars on the street as many areas in Kenmore do not have sidewalks.

**If these types of homes were proposed to be built next to yours, what would make it something that you'd be happy to have in your neighborhood?**

Skipped

**What do you feel is missing from Kenmore's current housing options?**

- Participants emphasized smaller homes, between 800 and 1000 square feet, and affordable for people making 50% AMI.
- All of the Missing Middle housing, especially cottages, are great for the area.
- Rambler style homes using smaller lots.
- Mixed-use development with space for small businesses.

**If Kenmore allows Missing Middle housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character. How else should Kenmore think about prioritizing what is allowed to be built?**

- Participants encouraged the City to have conversations with local school districts to discuss growth and prevent overload.
- Prioritize environmentally conscientious home building styles.
- Walking trails between neighborhoods, so walking is more streamlined and practical to downtown shops.
- Participants suggested a robust process for community members to provide input Missing Middle housing in their neighborhoods prior to build.
- Participants want Kenmore to upgrade roads and sidewalks.
- Participants would like to see Kenmore adopt policies allowing community gardens and more green spaces.

**How should Kenmore think about deciding between one kind of Missing Middle housing and another?**

- The City should consider designing and patenting multiple options to make acquisition and permitting easier for potential builders or buyers.
- One participant noted that “smaller is better.”

**What do you love most about your community and/or neighborhood?**

Skipped

**Finish this sentence: “When I dream about my community, I see ...”**

Skipped



## Small Group Meeting Workplan

### City of Kenmore – Missing Middle Housing

*Draft – March 10, 2023*

#### PURPOSE

While Kenmore has been a community since the beginning of the 20th century, it is a relatively new city in King County (incorporated in August of 1998), with a population of just over 24,000. Most of the residences in the city are single-family homes, with multi-family and commercial uses located mostly along State Route 522 (SR-522) which bisects the city from west to east.

In 2022, the City updated the Land Use and Housing Elements of its Comprehensive Plan—the foundations of future planning. A significant focus of the update was consideration of Missing Middle housing.

In 2022, the City heard from a range of community members in a variety of contexts about their thoughts on Missing Middle housing. A majority of comments showed opposition to adding Missing Middle housing to Kenmore. However, many of the commenters had perceptions of Missing Middle housing and the City's goals for adding it that are inconsistent with the expected outcomes or the goals of the City's proposals.

After hearing this from the community, the City wants to collaborate with community members to develop proposals that address the need for growth and additional housing, and consider the community's concerns. PRR will schedule up to six small group meetings to learn more about this opposition, answer questions, and engage in dialogue to develop shared understanding and a path that meets everyone's needs. Some of these meetings will engage populations that have not been a part of the conversation to date. While the City reached out to people who use Spanish and organizations who serve them, that is one population in Kenmore who has not weighed in on this issue and the City will prioritize working with them.

#### GOALS AND OBJECTIVES

##### **Goal 1: Engage a targeted constituency**

- Objectives:
  - Prioritize including populations who have not been often heard from in Kenmore housing engagement efforts so far, such as youth, renters, People of Color, and seniors, to learn more about the shared values in housing that Kenmore community members hold.
  - Conduct and document intentional, inclusive, and equitable stakeholder engagement.

##### **Goal 2: Build and grow positive relationships with community members**

- Objectives:
  - Conduct engagement in a reciprocal manner so that participants may begin to see themselves as “ambassadors” for Kenmore in its long-running engagement efforts.
  - Demonstrate the City’s value of listening to the community by following up with community members on their comments to understand them more deeply.
  - Imbue collaboration and transparency into engagement efforts so community members feel valued in co-designing Kenmore’s vision for its housing future.

**Goal 3: Bring the community along in preparing them for Missing Middle housing**

- Objectives:
  - Consider and understand community feedback as Kenmore assesses its capacity for Missing Middle housing and their tolerance for it.
  - Communicate in more personal settings so City staff and community members can understand each other’s perspectives and find common ground.

KEY MESSAGES

Housing attainability

- It is critically important to meet the housing needs of our community as we see more families discover the charm that Kenmore holds and decide to move here.
- People need different housing at different times in their life. For example, a community needs housing options for young people just starting out, growing families, and older folks looking to downsize or age in place.
- There is so much to love about Kenmore, so it’s no surprise that families of all kinds are looking to set roots here. Every family has different capacities for home ownership, which is why attainable housing, like the kind that Missing Middle housing creates, is about providing a home for people and families in *all* income groups.

Family

- Kenmore prides itself on being a family-friendly city. We value playfulness, environmental stewardship, and the spirit of community in general. We want all families looking to contribute to this welcoming place to have a place to grow in and call home.
- Folks who have called Kenmore “home” their whole lives feel like they’ve hit the jackpot. For people wanting to downsize in retirement and stay close to extended family, they will not want to leave the community to find something attainable. Missing Middle housing provides varied and accessible opportunities for generational living.

Health and wellness



- Missing Middle housing preserves and enhances everything we love about welcoming neighborhoods. In particular, sidewalks are improved through the construction of Missing Middle housing, creating more walkable neighborhoods throughout the city.
- Kenmore is nestled up to many outstanding parks and recreational opportunities. The neighbors in closest proximity to these facilities are the most likely to use and support them, which fosters a sense of stewardship for where we call home. Having attainable housing supports a healthy and active community for all.
- Due to Kenmore’s generally outdoorsy community, one of the primary things families look for when buying a home is nearby recreation and a safe place to walk and play outside. Having diverse housing opportunities which grant these amenities supports kids’ health and development, helps communities come together, and altogether creates a more thriving place to call home.

### SMALL GROUP MEETINGS PLAN OF ACTION

Action	Lead	Timeframe	Notes
Approve email and phone call outreach script	Kenmore	By 3/10/2023	These are in separate documents
Submit key messages to language services for translating	PRR	By 3/10/2023	
Approve plan for small group meetings (pre-set meeting times, possibility of 1:1 interviews, plan for outreach, etc.)	Kenmore	By 3/10/2023	Follow up information from meetings to include the Kenmore MMH webpage for the existing FAQ.
Approve outreach flyer draft	Kenmore	By 3/17/2023	
Set up Zoom meetings and create response link	PRR	By 3/14/2023	Meetings will be at least 3 people. If there are fewer than 3 signed up to attend, PRR will request they join a different meeting or share other opportunities to submit feedback. Registration will be cut off when 15 people have



Action	Lead	Timeframe	Notes
			signed up for a meeting. Additionally, PRR recommends conducting the Spanish meeting in-person, over the phone, or as a 1:1 style.
Provide any email addresses or phone numbers retained from prior public outreach efforts	Kenmore	By 3/14/2023	
Outreach	PRR	3/15/2023 to 3/31/2023	
Share final summary	PRR	By 5/5/2023	

#### SMALL GROUP MEETINGS TIMES AND DATES

Timeline		
Date and time	Audience	Status/Notes
Saturday, April 15 from 10 - 11 a.m.	General Kenmore community	
Tuesday, April 18 from 5 - 6 p.m.	General Kenmore community	
Wednesday, April 19 from 8 - 9 a.m.	General Kenmore community	
Thursday, April 20 from 4 - 5 p.m.	General Kenmore community	
Monday, April 24 from Noon - 1 p.m.	General Kenmore community	
TBD - Spanish engagement	Spanish-using community	Could be more than one meeting

#### SMALL GROUP MEETING TARGET AUDIENCE DESCRIPTIONS

- Youth and students



- Ages 14 to 25, roughly
- Recent high school graduates or near graduates
- Bastyr University
- Planning Commission member high school student union
- City Manager's son and office
- Step it Up leader (local organization)
- Kenmore Neighbors Facebook
- Renters
  - Renters already living in Kenmore
  - Names and outreach information of renters who have spoken at public hearings
  - Rental housing lobbies or property managers
  - Kenmore Neighbors Facebook
- Seniors
  - Those looking to downsize
  - Kenmore Senior Center
  - Individuals who have reached out and self-identified
  - Kenmore Neighbors Facebook
- Kenmore resident prospects
  - Renters or homeowners not living in Kenmore
  - Public hearing speakers
  - Outreach to realtors for Kenmore
  - NextDoor or other online sources

## INTERVIEW SCRIPT

Thank you for meeting with us about the City of Kenmore's hopes to build more attainable housing and ultimately create a more inclusive community. We appreciate your time today. I am a community engagement consultant with the City. I am not an expert on housing policy, zoning, or other technical aspects of Missing Middle Housing, but I have some familiarity with Kenmore's efforts. If there is anything I can't answer in this meeting, I will be sure to get your questions to the people who can answer and coordinate that response.

We understand that some of you have already been involved in other Kenmore planning efforts. Thank you for your civic engagement and for your willingness to be in deeper conversation.

We anticipate this discussion will take about 45 minutes. You are welcome to leave early if need be.

### Project background

I'll just give you a quick background so we're all on the same page. The City is updating its Comprehensive Plan which forms the foundations of how Kenmore will develop over the next 20



KENMORE 2044

KENMOREWA.GOV





years. A significant focus of the update is consideration of Missing Middle housing in the City's single-family residential areas.

"Missing Middle" housing consists of buildings containing more than one housing unit that are compatible with single-family neighborhoods. "Missing Middle" housing refers to duplexes, triplexes, cottage housing, or more that offer options for housing that are less dense than mid-rise apartments and denser than detached single-family homes. This type of housing is compatible in scale and character with detached single-family homes while still increasing the number of homes in residential neighborhoods.

### Purpose of meeting

In today's meeting, we want to hear about what you value most in community. The City wants to understand the community's attitude toward Missing Middle housing and ultimately inform how Kenmore shapes its next 20 years.

### Format

I'm going to ask some questions to generate a conversation about housing in general and your values in community. I hope that all of you will participate. Please feel free to build on someone else's response, or to point out – respectfully- how your view may differ from that of your peers in this virtual space. If you have a comment or a question that you would like to address to me privately, please let me know through the chat. In the chat you have the option to address your comment to me, or to everyone.

## QUESTIONS

### Questions to measure participants' understanding of Missing Middle Housing:

- Who here has heard the term "Missing Middle Housing" before today and already understood what it is?
- Can anyone share their thoughts on what one positive aspect to having more Missing Middle housing in a neighborhood would be? And to be fair, one negative aspect?

Is anyone familiar, broadly, with how Land Use Planning decisions affect how and where we live? Would anyone care to share or give us an example?

### Questions to get at participants' priorities for how they would like zoning decisions to be made:

- [Have participants view and react to images of duplexes, fourplexes, and cottage housing.] If these were your neighbors, how would you feel?
- If these types of homes were proposed to be built next to yours, what would make it something that you'd be happy to have in your neighborhood?
- What do you feel is missing from Kenmore's current housing options?



- If Kenmore allows “Missing Middle” housing for single-family residential neighborhoods, they will require it to be designed so it will *not* alter the neighborhood character. How else should Kenmore think about prioritizing what is allowed to be built?
- How should Kenmore think about deciding between one kind of “Missing Middle” housing and another?

Questions to get at participants’ shared values:

- What do you love most about your community and/or neighborhood?
- Finish this sentence: “When I dream about my community, I see...” You may speak this answer out loud, share your thoughts in the chat, or even share an image.
- React to this statement: “the strength and future of our city resides in our ability to build an inclusive community where all people are acknowledged, welcomed, and respected.”

Wrap up and next steps:

Okay, that’s it for today. Thank you again for your time. We’ll send you a copy of the summary from today’s meeting to review and provide comments on in the next week or so. If you feel so inclined, please comment on the summary once you see it. At the end of our meetings, we will be doing light analysis of all the conversations and providing that to the City in a separate summary. At the end of the project, we would like to follow up with you when we have zoning recommendations.

In the meantime, if you have any questions or any follow up thoughts, please reach out to (name and contact information.)

