

ORDINANCE NO. 524

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON CONCERNING AMENDMENTS TO THE WOODINVILLE MUNICIPAL CODE; MAKING FINDINGS OF FACT AND THE FOLLOWING REVISIONS:

- 1. AMENDING WMC 21.08.030 TO ADD A DEVELOPMENT CONDITION REGARDING RESIDENTIAL DWELLING UNIT REQUIREMENTS IN THE CENTRAL BUSINESS DISTRICT ZONE;**
- 2. AMENDING WMC 21.12.040 TO MODIFY A DEVELOPMENT CONDITION REQUIRING AT LEAST TEN (10) PERCENT OF HOUSING UNITS TO BE AFFORDABLE HOUSING IN ORDER TO USE FLOOR/AREA RATIO FOR RESIDENTIAL DENSITY;**
- 3. AMENDING WMC 21.14.301 TO REQUIRE THE DEVELOPMENT SERVICES DIRECTOR TO PROVIDE A RECORD OF CONSULTATION;**
- 4. AMENDING WMC 21.14.390 TO ADD CRITERIA FOR LARGE FORMAT RETAIL STORES;**
- 5. AMENDING WMC 21.14.960 TO MODIFY THE DEFINITIONS OF "EXCEPTIONAL DESIGN" AND NORTHWEST WOODLAND CHARACTER"; AND**
- 6. ESTABLISHING WMC 21.14.970 TO ADOPT THE CITY OF WOODINVILLE "NORTHWEST WOODLAND CHARACTER DESIGN STANDARDS ILLUSTRATIVE GUIDE".**

ADOPTING FINDINGS FOR ZONING CODE AMENDMENTS; PROVIDING FOR SEVERABILITY; REQUIRING A COPY BE PROVIDED TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SUMMARY PUBLICATION BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of Woodinville is required to develop and adopt development regulations implementing its Comprehensive Plan; and

WHEREAS, RCW 36.70A.130(4) requires that the City of Woodinville, a "fully planning" city within King County shall update its Comprehensive Plan and development regulations, as necessary, to reflect local needs, new data, and current laws; and

WHEREAS, the Woodinville City Council has determined that certain amendments are necessary to keep the Zoning Code updated and to accommodate the needs of its citizens; and

WHEREAS, the Woodinville City Council has reviewed the amendments contained in this ordinance and finds that these amendments meet the required criteria in WMC 21.46.030; and

WHEREAS, a public hearing was held by the City of Woodinville Planning Commission on April 20, May 4, and May 18, 2011; and

WHEREAS, the requirements of the State Environmental Policy Act (SEPA) RCW 43.21C have been met; and

WHEREAS, adoption of this ordinance will promote the public health, safety, and general welfare within the City of Woodinville;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts the following findings in support of this ordinance, together with the recitals expressed herein.

1. The 2011 Docket list, including staff and Council initiated Comprehensive Plan and Development Code Amendments, was approved for further review by the Woodinville City Council on February 1, 2011.
2. Pursuant to Woodinville Municipal Code (WMC) Chapter 17, the Planning Commission is required to hold a public hearing on the proposed amendments and make a recommendation to the City Council.
3. The City SEPA Official reviewed the remand amendments for environmental impacts under SEPA (RCW 43.21C), and issued a Determination of Non significance (DNS) on April 4, 2011. The comment and appeal period ended April 18, 2011. One comment was received during the comment period. No further action was taken on this comment. No appeals were received.
4. Pursuant to the Growth Management Act, the proposed amendments were submitted to the Washington State Department of Commerce for review and comment. The state initiated the required 60-day state agency review period on April 14, 2011. No comments were received from any state agency regarding the amendments that are the subject of this ordinance.
5. The Planning Commission reviewed components of the remanded Zoning Code Amendments during study sessions at the following meetings: October 21, November 17, December 1, and December 15, 2010; and January 19, February 2, February 16, March 2, and April 6, 2011.
6. A public hearing was held by the Planning Commission on April 20, May 4, and May 18, 2011. The public hearing was noticed in the Woodinville Weekly, posted at the City's official posting places, and posted on the City's web site.
7. The Planning Commission completed deliberations and made a recommendation to the City Council on May 25, 2011.
8. The City Council opened the Public Hearing on May 17, 2011 and continued it to June 21, July 5, July 19, August 2, August 9, October 4, October 18, November 1, 2011, December 6, 2011, December 13, 2011 and January 10, 2012, to consider the Planning Commission's public record and recommendations. Listing of the Planning Commission Exhibits is included as Attachment G of this Ordinance.
9. The City Council passed first reading of Ordinance No. 524 on January 24, 2012.
10. The City Council passed second reading of Ordinance No. 524 on February 7, 2012.
11. The Zoning Code amendments that are the subject of this ordinance are consistent with the required decision criteria found in WMC 21.46.030 and WMC 21.44.070. Analysis of

the proposed amendments and decision criteria is contained in Attachment F, which is incorporated herein by reference.

Section 2. Section 21.08.030, Residential land uses, of the Woodinville Municipal Code is hereby amended to read as set forth in Attachment A, which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline. Deletions of text are shown by strikethrough. All other provisions of this section shall remain unchanged and in full force and effect.

Section 3. Section 21.12.040, Densities and dimensions – Public and commercial/ industrial zones, of the Woodinville Municipal Code is hereby amended to read as set forth in Attachment B, which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline. Deletions of text are shown by strikethrough. All other provisions of this section shall remain unchanged and in full force and effect.

Section 4. Section 21.14.301, Administrative Procedures, of the Woodinville Municipal Code is hereby amended to read as set forth in Attachment C, which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline. Deletions of text are shown by strikethrough. All other provisions of this section shall remain unchanged and in full force and effect.

Section 5. Section 21.14.390 Site planning – Multiple building/large lot developments and large format retail stores, of the Woodinville Municipal Code is hereby amended to read as set forth in Attachment D, which attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline. Deletions of text are shown by strikethrough. All other provisions of this section, including the figures, shall remain unchanged and in full force and effect.

Section 6. Section 21.14.960, Definitions, of the Woodinville Municipal Code is hereby amended to read as set forth in Attachment E which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline. Deletions of text are shown by strikethrough. All other provisions of this section shall remain unchanged and in full force and effect.

Section 7. Section 21.14.970, Northwest Woodland Character Design Standards Illustrative Guide, of the Woodinville Municipal Code is hereby added as follows to read as set forth in Exhibit A which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. Findings for Zoning Code Amendment. The findings presented in Attachment F to this ordinance, regarding criteria for zoning code amendments, are hereby adopted.

Section 9. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 10. Copy to Department of Commerce. Pursuant to RCW 36.70A.106(3), the City Clerk is directed to send a copy of the amendments to the State Department of Commerce for its files within ten (10) days after adoption of this Ordinance.

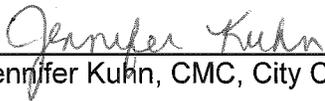
Section 11. Summary Publication and Effective Date. This ordinance or a summary thereof shall be published in the City's official newspaper, and shall take effect five (5) days after the passage and the publication of the ordinance or a summary thereof consisting of the title.

ADOPTED BY THE CITY COUNCIL AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 7th DAY OF FEBRUARY 2012.

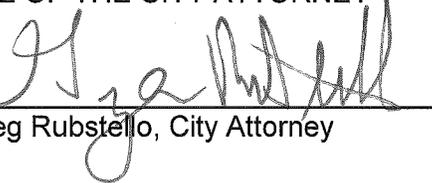


Bernard W. Talmas, Mayor

ATTEST/AUTHENTICATED:

By: 
Jennifer Kuhn, CMC, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 
Greg Rubstello, City Attorney

PASSED BY THE CITY COUNCIL: 2-7-2012
PUBLISHED: 2-13-2012
EFFECTIVE DATE: 2-20-2012
ORDINANCE NO. 524

WMC 21.08.030 - Residential land uses

| A. RESIDENTIAL LAND USES | | Z O N E | | | | | | | | | | | |
|--------------------------|--|----------------|---------------------|-------------------|-----------------|------------------------------|---------------------|---------------------|---------------------|--------|------------|-----------------------|-----|
| | | Residential | | | | Commercial/Industrial/Public | | | | | | | |
| | | Low Density | Moderate Density | Medium Density | High Density | Neighborhood | Tourist Business | General Business | Central Business | Office | Industrial | Public Institution | |
| NAICS# | SPECIFIC LAND USE | R1-4 | R5-8 | R9-18 | R19+ | NB | TB | GB | CBD | O | I | P/I | |
| | Dwelling Units, Types: | | | | | | | | | | | | |
| * | Single Detached | P, C19 | P, C19 | P | | | | | | | | | |
| * | Duplex | P10 | P10 | P10 | P10 | | | | | | | | |
| * | Townhome | C10 12 | C7, 10 12 | P | P | | P20 | | P1, 21, 22 | P18 | | | |
| * | Apartment | | P11 | P | P | | P20 | | P1, 21, 22 | P18 | | | |
| * | Mobile Home Park | | P | P | | | | | P21 | | | | |
| 623311 623312 | Senior Citizen Assisted (see 21.06.188 for definition) | | P11 | P | P | | | | P1, 21 | | | | |
| | Group Residences: | | | | | | | | | | | | |
| * | Community Residential Facility | C15 | C15 | P15 | P15 | | | | P1, 15, 21 | | | | P15 |
| 721310 | Dormitory | C2 | C2 | P2 | P2 | | | | P1, 2, 21 | | P2 | | P13 |
| | Accessory Uses: | | | | | | | | | | | | |
| * | Residential Accessory Uses | P3 | P3 | P3 | P3 | | | | P3 | | | | P16 |
| * | Home Occupation (8) | P | P | P | P | | | | P | | | | |
| * | Home Industry (9) | C | C | C | C | | | | | | | | |
| | Temporary Lodging: | | | | | | | | | | | | |
| 721110 | Hotel/Motel | | | | | | P5 | P | P | | | | |

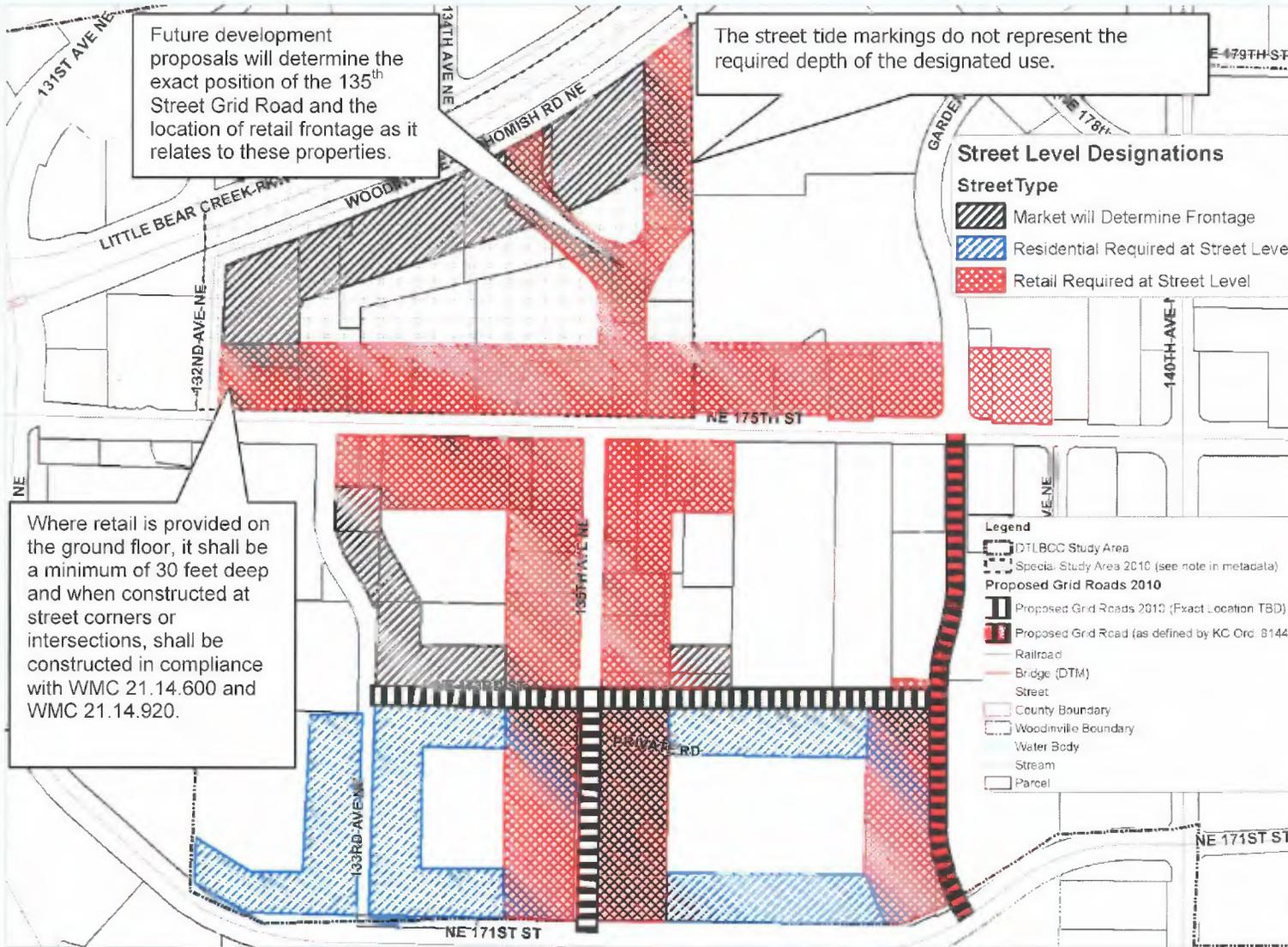
| | | | | | | | | | | | | |
|--|-------------------------------|----|----|----|--|--|----|--|-----|--|--|-----|
| 721191 * | Bed and Breakfast Inns | P6 | P6 | P6 | | | P5 | | P6 | | | |
| 721310 | Organization Hotel/Lodging | | | | | | | | | | | |
| 624221 * | Temporary Shelter | | | | | | | | P4 | | | P17 |
| * 721199 | Youth Hostel | | | | | | P5 | | P14 | | | |
| <p>GENERAL CROSS REFERENCES: Land Use Table Instructions, see WMC 21.02.070 and 21.08.020 (*) Definition of this Specific Land Use, see Chapter 21.06 WMC Development Standards, see Chapters 21.12 through 21.30 WMC General Provisions, see Chapters 21.32 through 21.38 WMC R-48/O Regulations, see WMC 21.38.030 Tourist District Overlay Regulations, see WMC 21.38.065 Application and Review Procedures, see Chapters 21.40 through 21.44 WMC</p> | | | | | | | | | | | | |

21.08.030 B DEVELOPMENT CONDITIONS

WMC 21.08.030(B) (22) In the Pedestrian Core Design District only, residential and/or retail uses shall be required for all new development on the ground floor as shown on the map titled "Map Designating Streets for Mandatory Residential and Retail Development at Street Level – Pedestrian Core Design District". Where retail is provided on the ground floor, it shall be a minimum of 30 feet deep and when constructed at street corners or intersections, shall be constructed in compliance with WMC 21.14.600 and WMC 21.14.920.

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Map Designating Streets for Mandatory Residential and Retail Development at Street Level - Pedestrian Core District



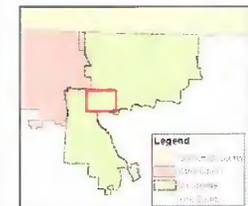
City of Woodinville



1 inch = 250 feet



File Name: Downtown Development Analysis 10032011



| NO | DESIGN/REVISION | DATE | BY |
|----|-----------------|----------|-----|
| 1 | Version 1 | 10/03/11 | ALJ |
| 2 | Version 2 | 11/07/11 | ALJ |
| 3 | | | |
| 4 | | | |
| 5 | | | |

City of Woodinville
 17301 - 135th Ave NE
 Woodinville, WA 98072
 www.ci.woodinville.wa.us
 425-489-2700

Disclaimer
 This map is for informational purposes only and does not constitute a contract or any other legal instrument. It is subject to change without notice and should not be used for any other purpose. The City of Woodinville is not responsible for any errors or omissions in this map.

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WMC 21.12.040 - Densities and Dimensions – Public and Commercial/ Industrial Zones

| Z O N E S | PUBLIC | COMMERCIAL/INDUSTRIAL | | | | | |
|--|--------------------------|--------------------------|-----------------------|-------------------------|-----------------------------|--------------------|--|
| | PUBLIC/ INSTITUTIONAL | NEIGHBORHOOD BUSINESS | TOURIST BUSINESS | GENERAL BUSINESS | CENTRAL BUSINESS | OFFICE | INDUSTRIAL |
| STANDARDS | P/I | NB | TB | GB | CBD (27) | O | I |
| Base Density: Dwelling Unit/Acre | | | 12 du/ac | | 36 du/ac | 36 du/ac | |
| Maximum Density: Dwelling Unit/Acre | | | | | 48 du/ac (1) (3) (26) | 48 du/ac (3) | |
| Residential Maximum Floor/Lot Ratio Square Feet | | | | | 2/1 (26) | | |
| Minimum Building Step- back | | | | 10 ft. (22) | 10 ft. (23) | | |
| Minimum Street Setback (17) | 10 ft | 10 ft (5) 20 ft. (11) | 10 ft (2) (5) (14) | 10 ft (5) 25 ft (15) | 10 ft (10) (5) | 10 ft | 25 ft 10 ft (9) (14) (15) |
| Minimum Interior Setback (13) | 20 ft (7) (16) | 10 ft. | 20 ft (7) (14) | 25 ft (7) (15) | 20 ft (7) | 20 ft (7) | 20 ft (7) (14) (15) 50 ft (8) (14) |
| Base Height (10) | 45 ft (4) | 35 ft. | 35 ft (14) (20) | 39 ft (18) | 39 ft (6) | 45 ft (4) | 45 ft (14) |
| Maximum Height with Incentives | | | | 51 ft (24) | 51 ft (24) | | |
| Maximum Height with Structured Parking | | | | 60 ft (25) (19) | 57 ft (25) | | |
| Maximum Building Coverage: Percentage | | | | | | | |
| Commercial/Industrial Maximum Floor/Lot Ratio: Square Feet | 4/1 | 1/1 | 1/1 | 2/1 (19) | 2.5/1 | 4/1 | 3/1 |
| Maximum Impervious Surface: Percentage | 85% | 75% | 85% (14) | 85% | 90% | 75% | 90% (14) |
| Maximum Building Sq. Footage | | 10,000 | | 21 | 21 | | |

21.12.040 B. Development Conditions.

(26) Residential density for residential developments and residential/commercial mixed use developments located in the CBD zone may be determined by the use of a Floor Area Ratio of 2.0 that provide for mitigation or public benefits that exceed those required under standard regulations. Said mitigation and public benefits shall include ~~individual unit clothes and washer and dryer hook ups, gas fireplaces, and storage spaces~~ and exceptional design in architectural features of structure and/or site design which features shall include at least two items from each Category as listed below and as may be further defined:

| Mitigation and Public Benefits for Residential FAR | |
|--|--|
| Category I | Category II |
| <ul style="list-style-type: none"> • Water Features | <ul style="list-style-type: none"> • Courtyards |

| | |
|---|---|
| <ul style="list-style-type: none">• Pedestrian and Bicycle Facilities• Kiosks limited to one per 300 feet of street frontage• Street Furniture• Enhanced Weather Canopies• Public Art | <ul style="list-style-type: none">• Public Open Space• Transit Facilities• Exceptional Design• <u>Affordable Housing (10% of the total units to be affordable)</u>• LEED Certified Structures (minimum silver) or equivalent |
|---|---|

(27) For all new residential development within the CBD zone, individual unit clothes washer and dryer hook ups, fireplaces, and storage spaces are required for each new residential unit.

WMC 21.14.301 Administrative Procedures

(1) The Director will report design review activity regularly to the Planning Commission, who will serve as the monitor for these commercial design standards. The City is committed to incorporating design review procedures that:

- (a) Apply to all commercially designated property within the City;
- (b) Allow for flexibility to accommodate creative design that meets the intent of adopted standards;
- (c) Do not prolong approval processes; and
- (d) Encourage design review that parallels development design for economy of design resources.

(2) Applicants will have opportunity to informally discuss and formally review proposed designs throughout the design process, including pre-application, project permit review, and final construction design review.

(3) Where the Director is provided with administrative flexibility under this code he/she shall develop a written record of consultation (with other department heads, design review committee or with the City's Contract Design Professional) by project.

21.14.390 Site planning – Multiple building/large lot developments and large format retail stores

21.14.390 Commercial Design Standards - Site Planning – Multiple Building/Large Lot Developments and Large Format Retail Stores.

- ...
- (3) Large Format Retail Store Design Principle. In the design of the building and site layout, mitigate the impacts of large format retail stores containing over 60,000 gross square feet through the application of the following measures:
- (a) Provide centralized and visible pedestrian-oriented space at a ratio of 1% of applicable lot area plus 1% of non-residential floor area said space to include accessible covered seating, (under canopy, awning, pergola, sheltering roof, or other similar architectural feature), landscaping and a water feature or public art;
 - (b) Provide roofline treatments to break down the size of the buildings;
 - (c) Provide 15-foot wide Type III landscape buffer between sidewalk and non-pedestrian-oriented façade. The Director may approve a reduction in the width of the landscape buffer to not less than 5-feet upon demonstration that the intent of WMC 21.14.390 and the Design Principle of this subsection (3) have been fulfilled within the parcel.
 - (d) Provide 15-foot wide Type III landscape buffer between sidewalk and on-site parking. The Director may approve a reduction in the width of the landscape buffer to not less than 5-feet upon demonstration that the intent of WMC 21.14.390 and the Design Principle of this subsection (3) have been fulfilled within the parcel.
 - (e) Provide on-site pathway along building facade at least 12 feet in width and include street trees;
 - (f) Minimize access points from public street onto site;
 - (g) Screen service areas with landscaping and solid wall or fence;
 - (h) Provide parallel parking along major access roads located on site;
 - (i) Provide an enhanced building entry;
 - (j) Provide landscaped, raised pedestrian pathways; pedestrian scaled lighting and sheltering roofs when pedestrian pathways through parking areas as required in WMC 21.18.100 Pedestrian Circulation and Access (See Figure 41. Parking lot pathway configuration also Figures 23, and 24 in the Northwest Woodland Character Design Standards Illustrative Guide).
 - (k) Include uses that will expand the range of activities in downtown. Such uses might include a cultural or performing arts facility, public assembly area, and similar uses that will encourage pedestrian activity and/or support for other business or community activities;
 - (l) Other significant features that exceed the development standards and regulations.

21.14.960 Definitions

...

“Exceptional design” as used in the code, refers to architectural features of a structure and/or site layout that meet all of the following criteria as determined by the Director. These exceptional design criteria are further illustrated through photos and drawing within this chapter.

- (1) Extensive pedestrian network connected to the City’s ~~trail system~~ Non Motorized Transportation Plan and Transportation Master Plan with lighting, landscaping, amenities that provides clear pedestrian connections from the street, between buildings, through parking lots and to adjacent sites. See Figure 51 and Figure 52 for circulation examples and WMC 21.14.840.
- (2) Creative and effective vehicular circulation system that minimizes impacts of motorized vehicles on the pedestrian environment. the frequency of conflicts between pedestrians, bicycles and automobiles.
- (3) A unique multi-use central open space with special amenities and activities, accessible, open and available to the general public.
- (4) Increased use of structured parking.
- (5) Enhanced off-street pedestrian/bike routes that connect to the existing/planned trail system.
- (6) Special accommodation of transit services.
- (7) Extensive environmental restoration and/or tree retention.
- (8) Environmental certification (LEED) of all structures pursuant to U.S. Building Council rating system.
- (9) Include uses that will expand the range of activities in downtown. Such uses might include a cultural or performing arts facility, public assembly areas, and similar uses that will encourage pedestrian activity and/or support for other business or community activities, consistent with WMC 21.14.850 Pedestrian activity plazas.
- ~~(10) Other significant features that exceed the development standards and regulations.~~
- (10) Pedestrian-oriented space at a rate of 2% of the project site plus 2% of the building footprint (1% is the current factor utilized on projects).
- (11) When new development fronts on a pedestrian street (see as defined in WMC 21.14.371(2)) and on a corner as defined in WMC 21.14.600), require pedestrian open space and the building’s primary entrance at the street corner.
- (12) Prohibiting s Surface and ground level structured parking along street frontages, shall be located so that it is not visible from the street except for driveway access where these are necessary consistent with WMC 21.14.880(2)(d).
- (13) Use of Pitched gabled roof, sloped or green roofs as described in WMC 21.14.900.

...

“Northwest Woodland Character” means the character of early development of the Northwest that balanced the use of local materials (such as timber, and high quality aggregates, and/or recycled or manufactured materials made to resemble natural materials) to construct buildings with the natural environment, including native trees and other vegetation. Examples and illustrations of buildings and developments having Northwest Woodland Character are included in WMC 21.14.970. “These are available at the City of Woodinville Development Services Department upon request and may be found online.”

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City of Woodinville

21.14.970

Northwest Woodland Character Design Standards Illustrative Guide

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Amenities – Examples of NW Woodland Character

Way Finding Signage

Figure 1.

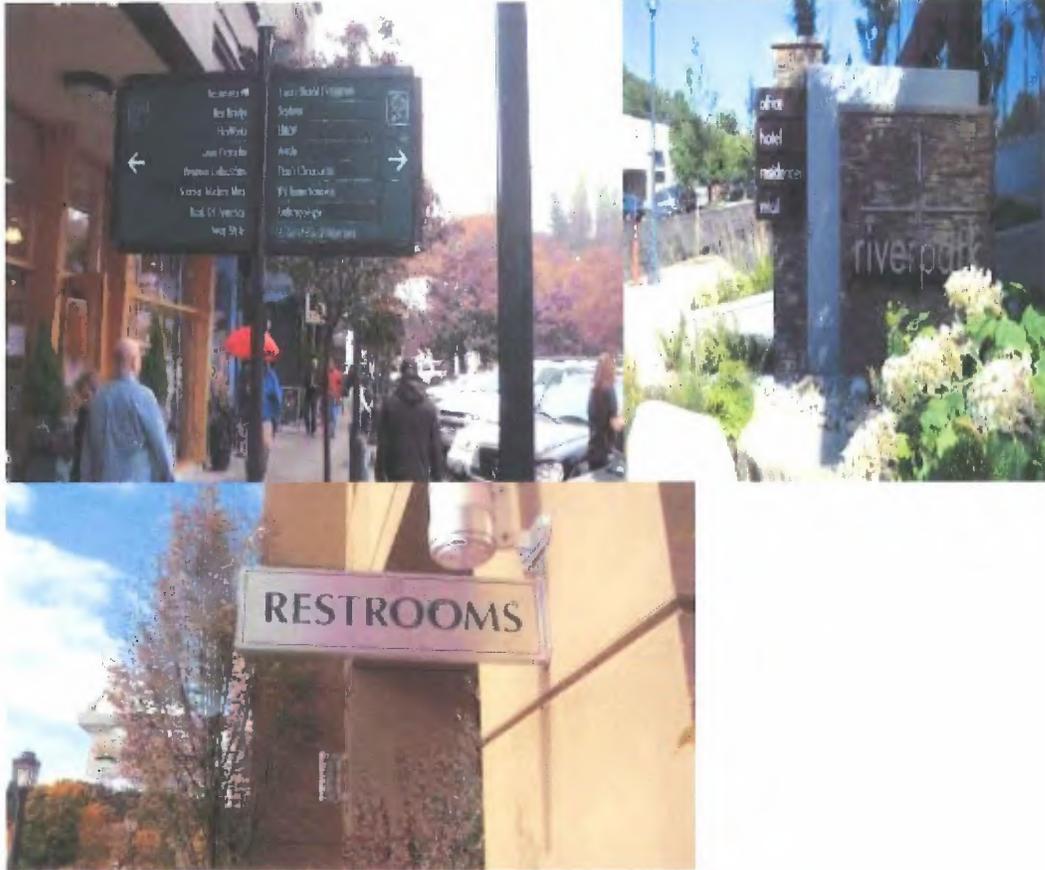


Figure 2. Bike Rack



**Figure 3. Unique Street Furniture with Pavement Color Details
Building Lighting on Side of Building**



Figure 4. Bench with Tree Fence as well as Waste Receptacle



Figure 5. Fountains/Water Features and Benches

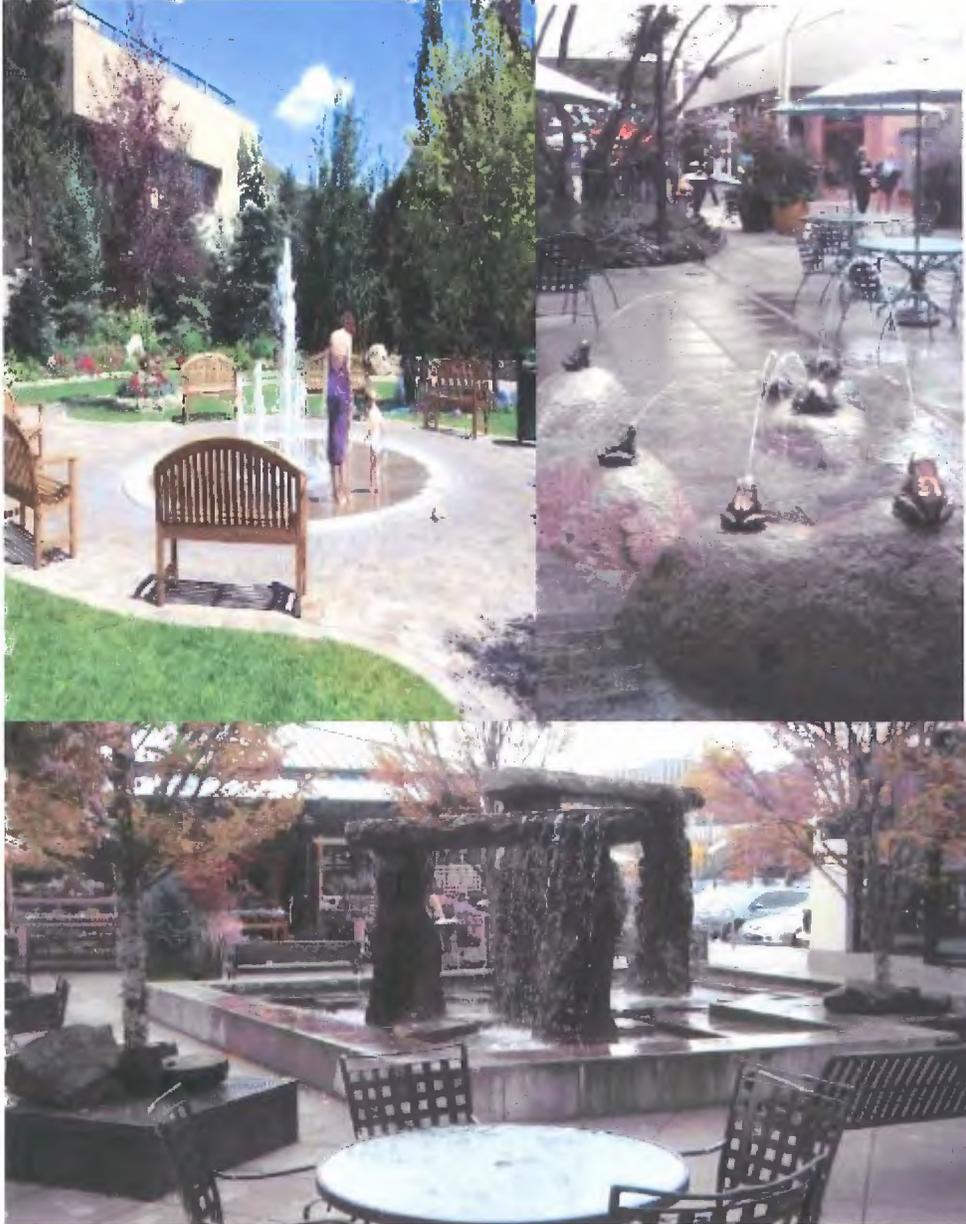


Figure 6. Drinking Fountain



Figure 7. Pedestrian Scale Lighting and Rain Protection (Example of Intermittent Sheltering Roof)



Figure 8. Public Art - Accessible



Colors – Examples of NW Woodland Character

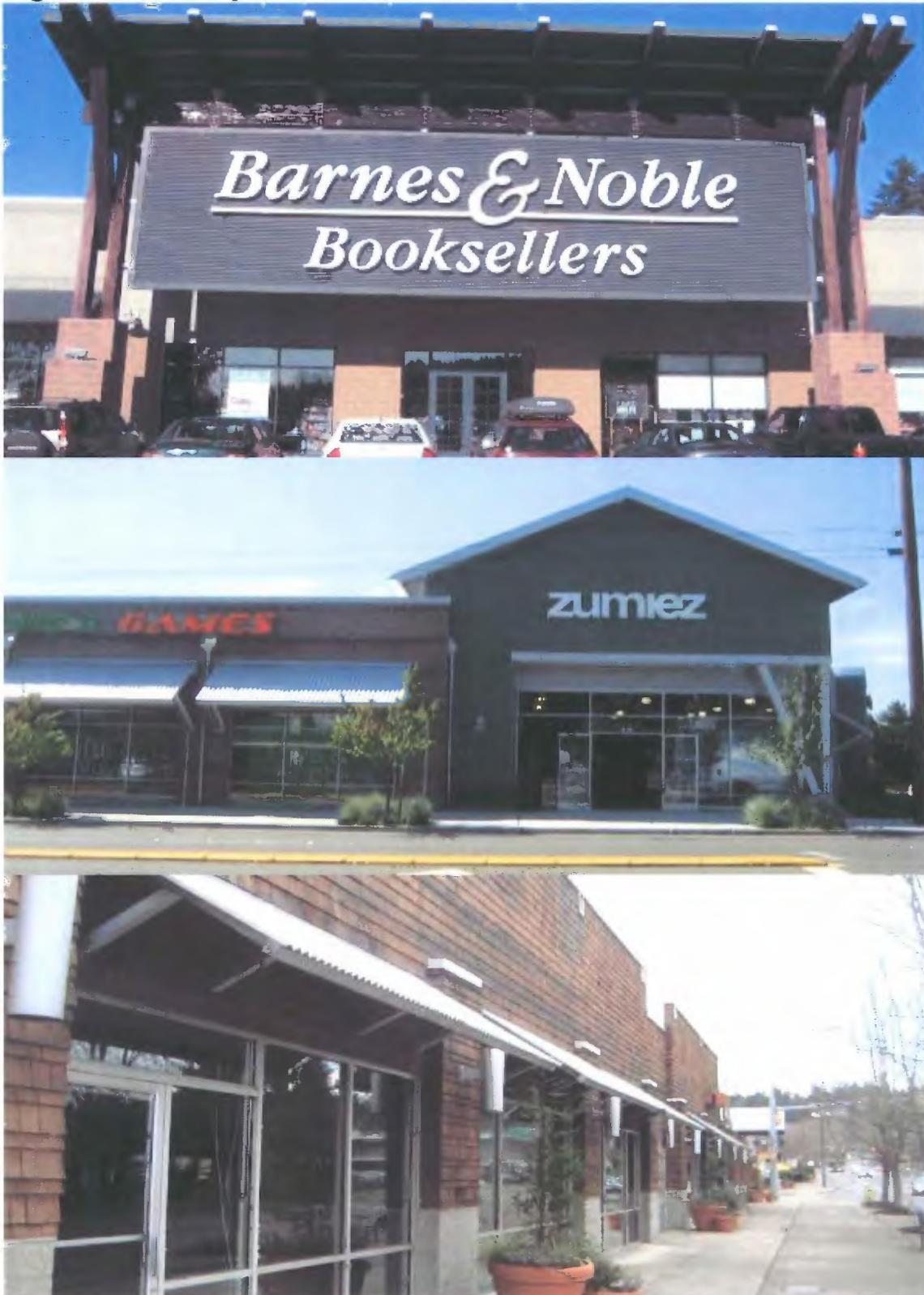
Figure 9. Colors – Use Of Color In Quality Aggregates



Figure 10. Use of Colors - Metals



Figure 11. Examples of the Use of Colors

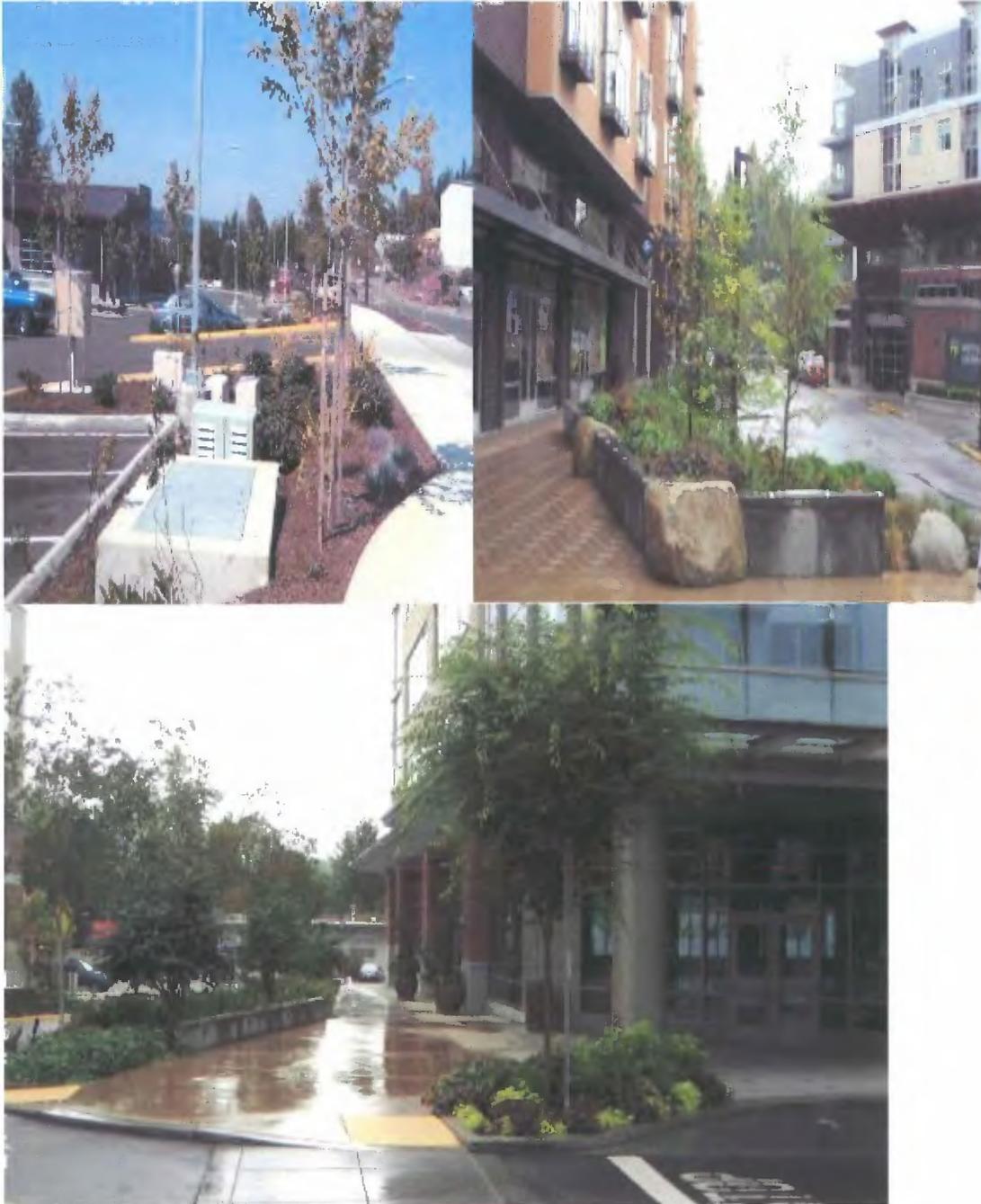


Landscaping – Examples of NW Woodland Character

Figure 12. Robust Landscaping Using a Variety of Plantings



Figure 13. Landscaping Examples



**Materials – Figure 14.
Examples of NW Woodland
Character**

**The Wood Element is
Incorporated into the Eaves or
Protected Entrance Walls of
the Building**



Figure 15. Wood Materials Incorporated into Large Format Store



Figure 16. Wood and Metal Incorporated in a Building



Figure 17. Metal Materials Incorporated into a Building

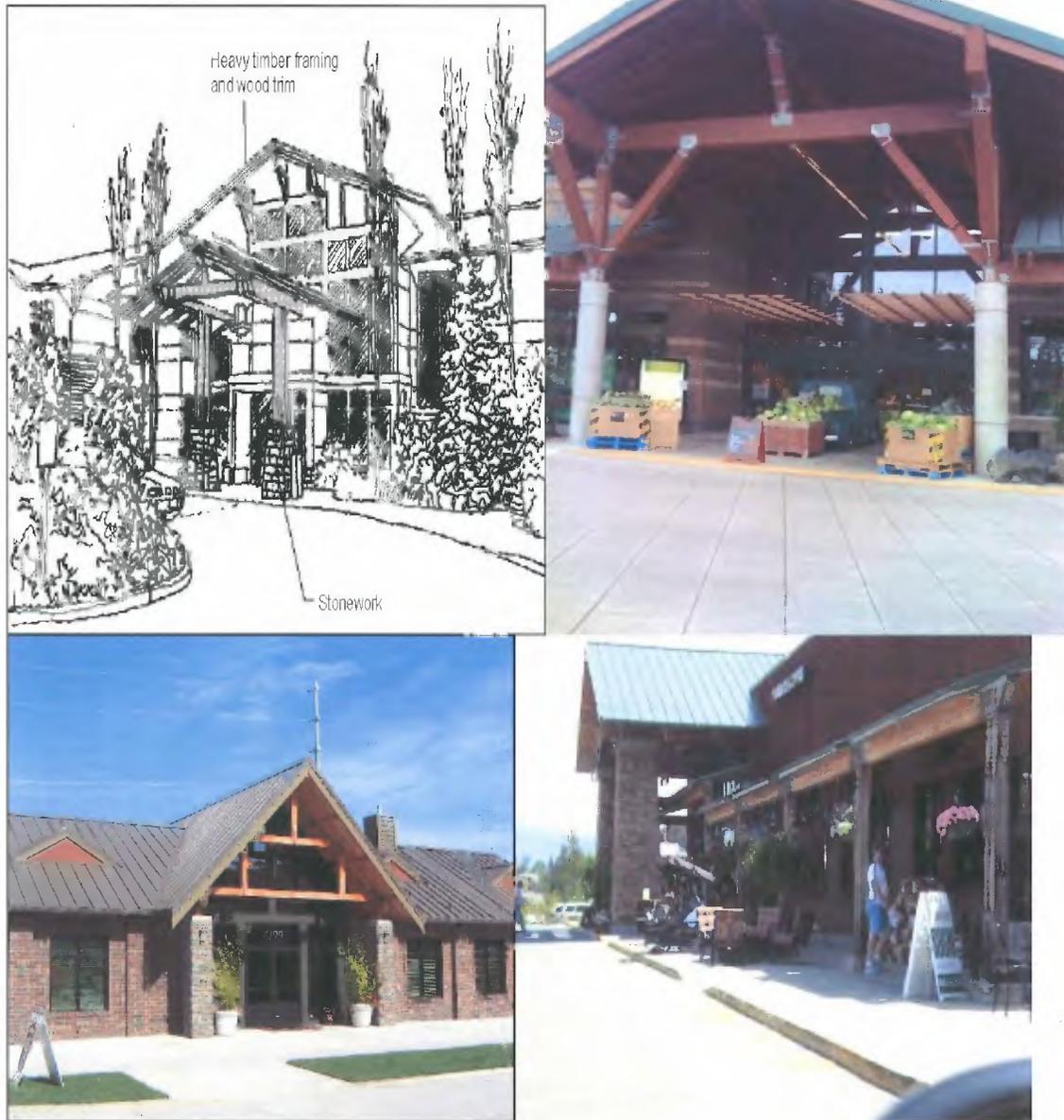


Figure 18. Brick and Metal Panels Combination



Form of the Building – Examples of NW Woodland Character

Figure 19. Wood Accents at Main Entrances



Additional Building Forms – Larger Buildings

Figure 20: Form of the Building Using a Variety of Materials

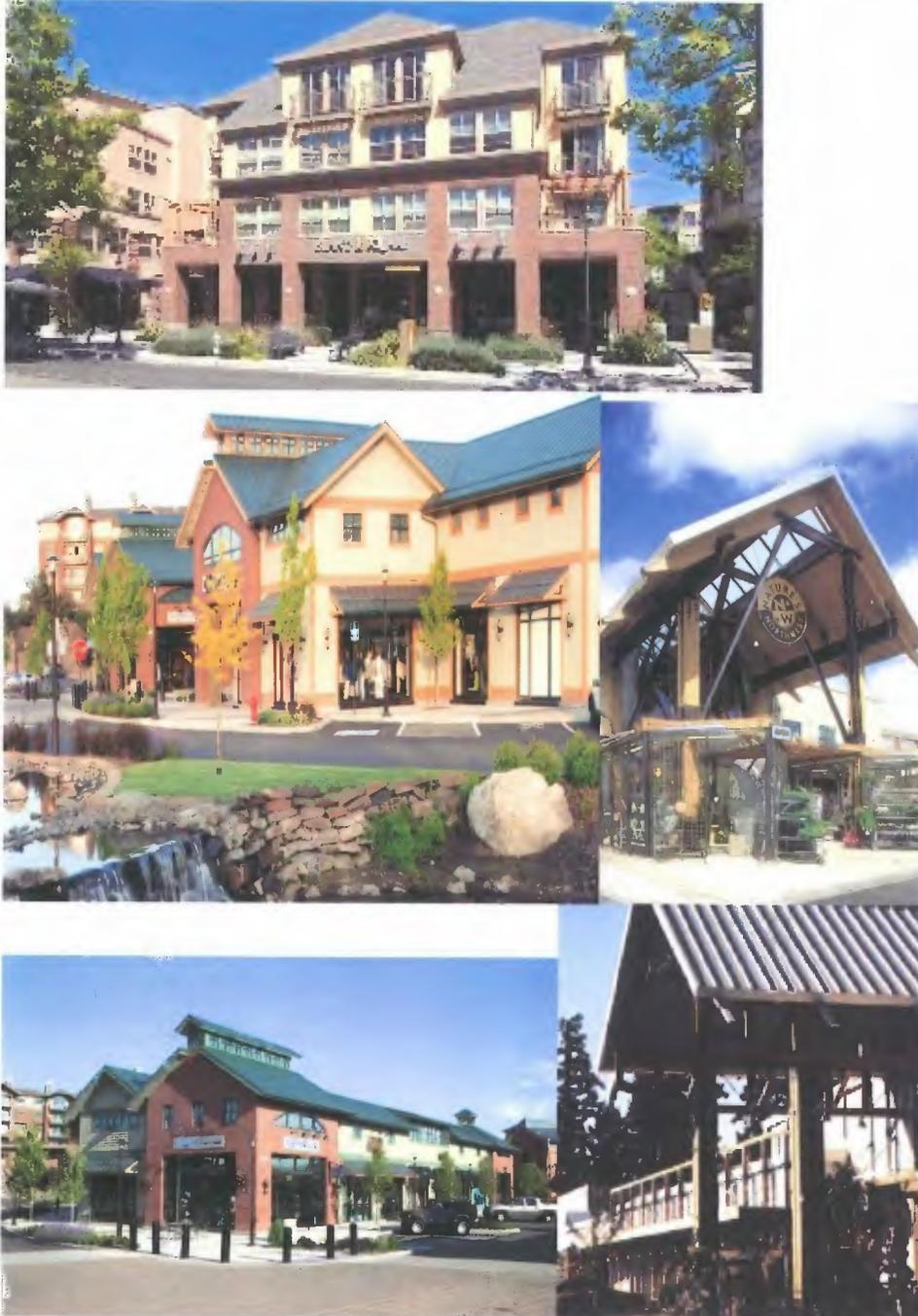


Figure 21. Agrarian Building Shapes



BUILDING B - EAST ELEVATION



BUILDING B - NORTH ELEVATION

Figures 22 and 23. Examples of Wide Awnings that Evoke Northwest Woodland Character.



Figure 24. Example of Awnings with Sufficient Width for Seating & Walking.



Figure 25. Example of Adequately Sized Awning that Helps Activate the Street.



Figure 26. Site Planning – Relationship to Street Front Example of an Active Street with Defined Pedestrian Areas (Walking and Seating).



Figure 27. Examples of Mature Trees and Landscaping in Planters that Provide Good Separation between Pedestrians and Moving Traffic.



Figure 28. Examples Demonstrating a Mix of Native and Ornamental Plants, Small Groves of Trees, and the Use of Stone for Sitting.



Figure 29. This Decorative Sidewalk Pavement Adds Visual Interest and Character to the Street. Where Distinctive Sidewalk Patterns Have Been Established, New Development May be Required to Extend the Pattern Onto the Project Site.



Figure 30. Example of Street Design That Emphasizes the Pedestrian.



Figure 31. Planting Strips Are Desirable Along Streets Where There is no On-street Parking.



Figure 32. The Continuous Canopy on Top is Monotonous and De-emphasizes Individual Storefronts. The Bottom Example Provides a Variety of Weather Protection Features and Represents a More Desirable Example.



Figure 33. Examples of Desired Pedestrian Amenities

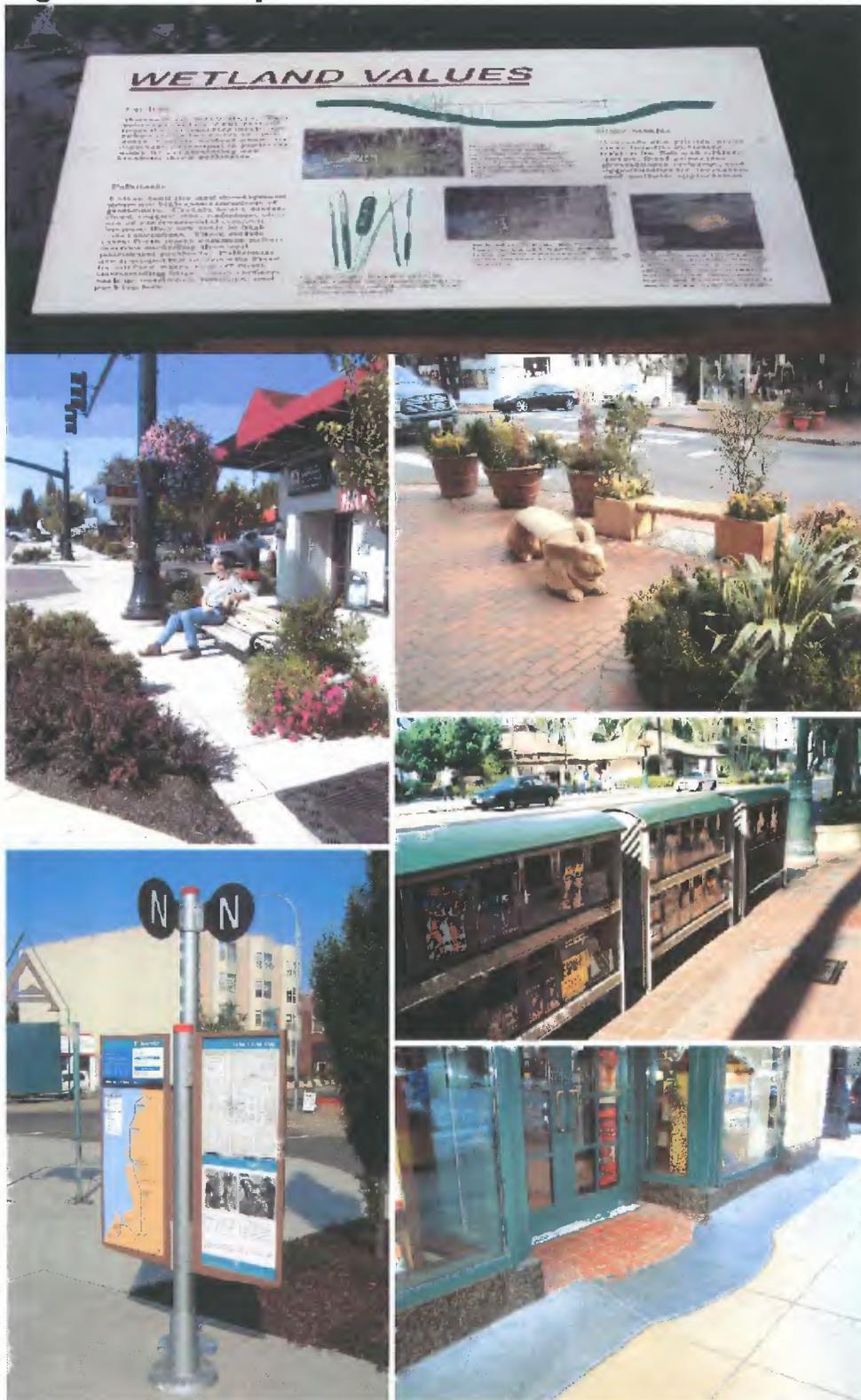


Figure 34. Examples of Pedestrian Weather Protection.



Figure 35. Examples of Pedestrian Shelters.



Figure 36. A Variety of Successful Large and Small Pedestrian-Oriented Spaces.

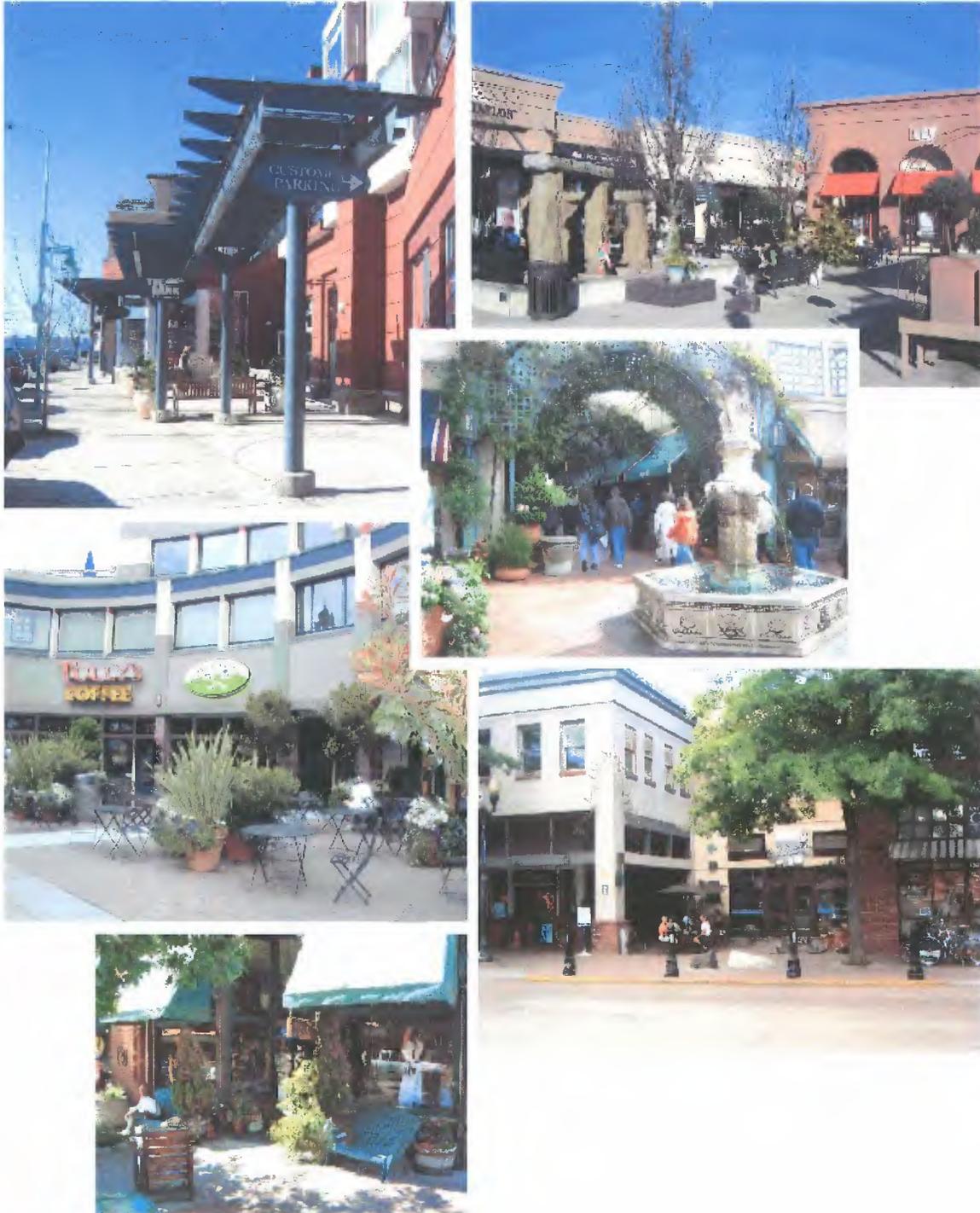


Figure 37. Good Example of Northwest Image Including the Retention of Native Evergreen Trees.



Figure 38. Example of Northwest Woodland Architecture and Northwest Woodland Landscaping Using Native Trees, Plants and Large Native Stone.



Figure 39. An Example of a Building That Used a Variety of Materials to Evoke the Northwest Woodland Character.



Figure 40. Unacceptable Blank Wall.

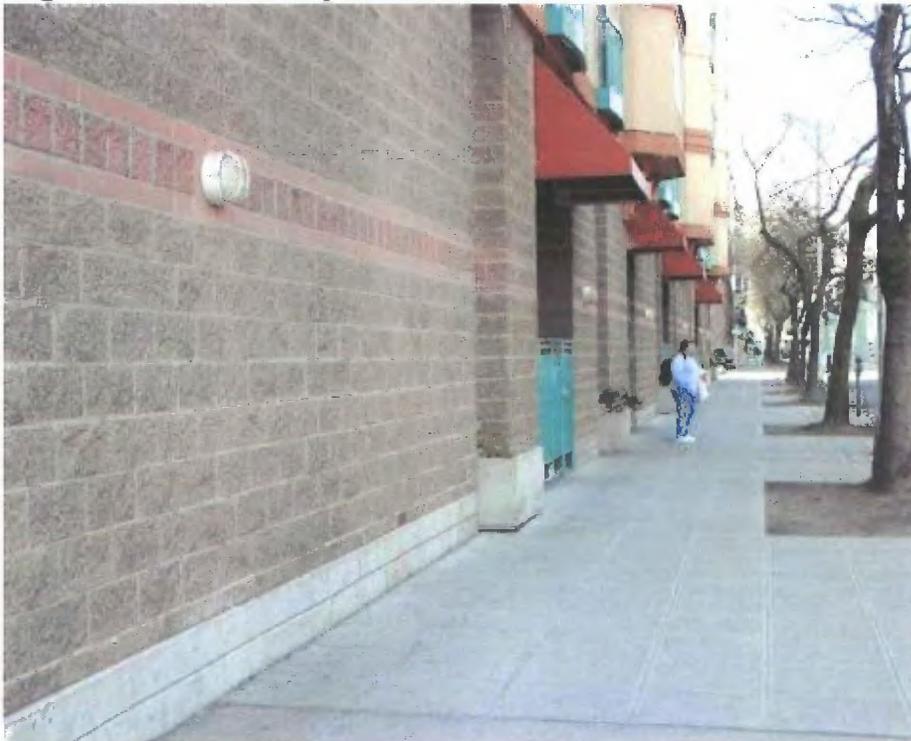
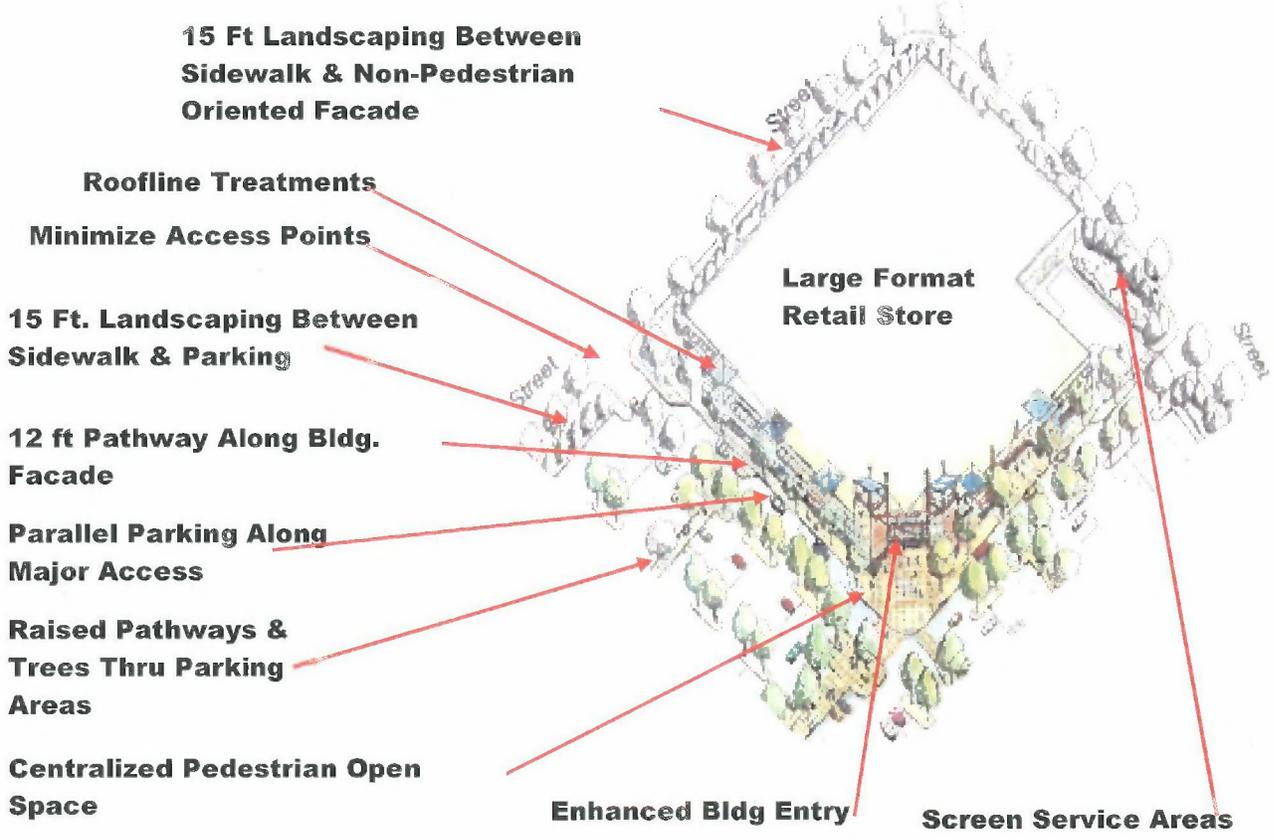


Figure 41. Large Format Retail Store Design Standards



WMC 21.46.030 Required Findings for Zoning Code Amendments

Pursuant to the City of Woodinville Municipal Code (WMC) Chapter 17, amendments to the Zoning Code must be recommended by the Planning Commission to the City Council for adoption. Amendments to the text of the Zoning Code may occur if the amendments comply with the criteria contained in WMC 21.46.030 and as provided below. The proposed Zoning Code Amendments are consistent and comply with the said criteria pursuant to the following comments and findings.

- ZCA11006 Clarify the Exceptional Design Criteria Code Amendment
- ZCA11007 Amend the Zoning Code to Setting Minimum Standards for Affordable Housing/FAR Code Amendment
- ZCA11008 Amend the Zoning Code to Add Additional Design Site Planning Criteria for Large Format Retail Stores Code Amendment
- ZCA11009 Amend the Zoning Code Definition of NW Woodland Character by Supplementing Design Review Definition With Additional Pictures, Sketches Code Amendment
- ZCA11010 Amend the Zoning Code to Clarify Director's Decision Criteria Code Amendment
- ZCA11011 Amend the Zoning Code to Set a Minimum Residential Requirement in the Pedestrian Core Design District Code Amendment

1. The amendments are consistent with the purposes of the Comprehensive Plan.

Comment and Findings: The proposed Amendments are consistent with the purposes of the Woodinville Comprehensive Plan and the Woodinville Downtown, Little Bear Creek Corridor Master Plan. The Code Amendments are intended to ensure the vision of the comprehensive plan, the goals and objectives of the comprehensive plan and those found Downtown Little Bear Creek Corridor Master Plans are implemented. Applicable Goals and Policies include:

Land Use Element:

Goal LU-1: To Guide the City's population growth in a manner that maintains or improves Woodinville's quality of life, environmental attributes and Northwest Woodland character.

Policy LU-1.1: Encourage future development in areas:

1. With the capacity to absorb development (i.e. areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and
2. Where adverse environmental impacts can be minimized, and where such development will enhance the area's appearance or vitality.

GOAL LU- 2: To establish land use patterns, densities and site designs that encourage less reliance on single-occupant vehicle travel.

Policy:LU-2.1 Provide a compatible mix of residential and commercial land uses downtown to:

1. Make it possible for people to safely walk or bicycle to work and shopping.
2. Reduce reliance on automobiles and reduce commuting time and distance.
3. Make area transit service maps viable, and
4. Provide greater convenience for residents

Policy: LU 2.2 Connect residential, open space, and recreational areas by an appropriately planned network of streets, walkways, bicycle paths and utility corridors.

Goal LU-3: To attain a wide range of residential patterns, densities and site designs consistent with Woodinville's identified need sand preferences,.

Policy LU-3.7 Permit a range of densities to encourage a variety of housing types that meet the housing needs of residents with a range of incomes.

Goal LU-4 To establish land use patterns that encourage a variety of commercial services and employment opportunities.

Policy: LU-4.1 Create a vibrant compact downtown Woodinville that is an inviting place to work, shop, live and socialize.

Policy LU-4.2 Encourage mixed-use development that balances residential and business uses within commercial areas.

Goal LU-6: To plan and develop a pedestrian-oriented multimodal transportation system approach to the downtown area that accommodates the needs of retail, office, and residential uses.

Policy LU-6.3: Where feasible and desirable, incorporate transit amenities into the design of all commercial and residential development.

Goal LU-7: To encourage and achieve multi-story mixed uses in the downtown mixed use area.

Policy LU-7.1: Encourage a mix of commercial, office and residential uses to locate in the downtown.

Policy LU7.2: Encourage the development of additional office space within the downtown mixed use overlay.

Goal LU-8: To manage growth and development within the Downtown Mixed-Use Overlay in a manner that balance the needs of commercial and residential uses.,

Policy LU-8.1: Encourage a mix of housing types in and around the downtown for all economic segments of the community.

Policy LU-8.2 Encourage multi-story construction that maintains existing vistas and views.

Parks Element:

GOAL, PRO-1: To Provide quality parks and opens space for Woodinville's citizens and visitors.

Policy PRO1.1: Design and locate park facilities to adequately serve the needs of the current and project population in the City of Woodinville and the city visitors.

Policy PRO1.3: Use the Woodinville Zoning Code and a combination of creative financing alternatives, impact fees, developer mitigation, grants, and cooperative strategies with the private sector to pay for the acquisition of open space.

Policy PRO1.6: Provide parks within and adjacent to the City's Central Business District to serve as focal points for downtown Woodinville.

GOAL, PRO-4 :To explore innovative opportunities to achieve parks, recreation, and open space objectives as a part of all City planning activities and development review,

Policy PRO-4.1: Plan bike paths, trails and non-motorized transportation routes to improve access to parks, recreational facilities, open space, residential neighborhoods, employment centers, downtown, and other local and regional non-motorized systems.

Design Element:

GOAL CD-1: To promote an image of a visually cohesive community to residents and visitors.

Policy CD-1.3 Promote an image of quality and distinction by blending the natural and built environments

GOAL CD-2: To maintain the Northwest Woodland Character and heritage of Woodinville.

Policy CD-2.2: Encourage native vegetation as a necessary component in the aesthetic and environmental quality of residential, industrial and commercial activities.

GOAL CD-4: To create pedestrian friendly environments in Woodinville.

Policy CD 4.1 Create human scale pedestrian amenities in Woodinville

Policy CD 4.2 Require appropriate design standards, as well as other techniques and methods in the development of pedestrian-oriented areas, to enhance pedestrian safety.

Policy CD 4.3 Plan for safe and convenient pedestrian traffic in the design of streets and building facades.

Transportation Element:

Goal T-2: To ensure development is consistent with the transportation goals and policies

Policy 2.5 Encourage parking facilities to be designed to facilitate transit use and pedestrian access.

Policy 2-14 Provide for a complete system of sidewalks in the downtown area that connects the retail areas to transit, the regional trail system, parking parks and public facilities.

Goal T-6: To promote non-motorized travel and ensure its safety, convenience and comfort.

Goal T-12: To Provide transportation facilities and services that enhance the health, safety, welfare, and mobility of all citizens regardless of age disability or income.

9.3.1 Implementation Strategies

10. Require that new development in Woodinville incorporate pedestrian/transit design considerations and provide appropriate access through barriers, particularly in fences, that enclose developments and isolate them from transit routes and principal pedestrian pathways (Implements T-2.3)

13. Require development to incorporate transit and pedestrian supportive measures during the development approval process, by choosing from a menu of alternative measures such as, but not limited to (implements T2.4, T-2.7, T-6.9, T-6-10).

- (a) Providing attractive pedestrian spaces and amenities.
- (b) Providing adequate sidewalks, bikeways, pathways, and crosswalks,
- (c) Minimizing walking distances between building and streets, sidewalks, and transit stops,
- (d) Clustering buildings near each other, near streets, and near intersections,
- (e) Preserving the connectivity of the pedestrian, bicycle, and street system,
- (f) Reducing vehicle speeds, walkway crossing distances, and improving visual quality of neighborhood streets,
- (g) Designing transit access into large development, by including bus lanes, stops and shelters as part of the project and
- (h) Providing connection with off-site transit, shopping and community facilities and other neighborhoods,

Capital Facilities Element:

GOAL CF-5: To ensure that development pays a proportionate share of the cost of new facilities needed to serve such growth and development.

Policy: CF-5.3 Consider the exemption of certain land uses, such as affordable housing, which have broad public purpose from payment of impact fee when adopting any impact fee ordinance.

Policy CF-5.4 Maintain and enhance regional and area-wide capital and public facilities through an adequate and equitable set of user charges.

Environmental Element:

GOAL ENV-8: Explore innovative opportunities for environmental protection, maintenance and enhancement objectives as a part of all city planning and development review.

Policy ENV-8.1 Promote environmentally friendly and economically viable design.

Policy ENV-8.2 Continue to evaluate the incorporation of incentives into the City's environmental regulations.

Policy ENV-85 Encourage Low Impact Development (LID).

Downtown and Little Bear Creek Corridor Master Plan Vision Statement (page 2)

“Woodinville is a pleasant place in which to live, work, play, and visit, with a compact inviting downtown that is attractive and functional.”

2. The amendments are consistent with the purposes of this title (Zoning Code).

The amendments are consistent with the general purposes of the Zoning Code. The amendments will provide for additional opportunities for economic growth and development and housing growth in the downtown that serve to implement the Comprehensive Plan and the Downtown Little Bear Creek Corridor Master Plan.

3. The benefit or avoided cost to the public health, safety and welfare is sufficient to warrant the action.

The proposed code amendments are expected to have positive impacts on public health, safety, and welfare by providing additional housing, employment and recreational opportunities in downtown in a safe and efficient manner.

Planning Commission Exhibit List

April 20, May 4, and May 18, 2011

| EXHIBIT NO. | EXHIBIT NAME |
|--------------------|--|
| 1 | Staff Report dated April 20, 2011 |
| 2 | Draft Ordinance 524 |
| 3 | DNS/SEPA Notice dated April 4, 2011 |
| 4 | April 20, 2011 Public Hearing Notice |
| 5 | Letter from James Petrin, MD; Woodinville Dermatology Center dated March 30, 2011 |
| 6 | SEPA Comment email from Peter Tountas dated April 4, 2011 |
| 7 | Department of Commerce letter dated April 14, 2011 |
| 8 | Staff Power Point presentation of April 20, 2011 |
| 9 | 2011 Public Comment Sign in Sheet (April 20, 2011) |
| 10 | Staff Power Point for May 4, 2011 meeting |
| 11 | Staff Report dated May 4, 2011 with City Attorney Comments |
| 12 | Draft III Northwest Woodland Character Design Portfolio submitted under separate cover |
| 13 | Draft IV Design Portfolio Examples of Northwest Woodland Character |
| 14 | Staff Report dated May 18, 2011 |
| 15 | Revised Draft Ordinance 524 to include City Attorney Comments |
| 16 | Staff Power Point for May 18, 2011 meeting |
| 17 | Public Comment Sign-up Sheet (May 18, 2011) |



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

March 22, 2012

Jennifer Kuhn
City Clerk
City of Woodinville
17301 - 133rd Avenue Northeast
Woodinville, Washington 98072

Dear Ms. Kuhn:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Woodinville - Adopted Ordinance No. 524, concerning amendments to the Woodinville Municipal Code. These materials were received on February 09, 2012 and processed with the Material ID # 17815.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services