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from Adam Gold
~~Submitted To:~~ Received By Sandy Gin

EXHIBIT 72
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March 15, 2007

To the hearing examiner,

The GMA and the resulting Comprehensive plan are intended to PRESERVE the nature and character of our neighborhoods and actively DISCOURAGE any rezoning that would change that character in any significant way.

The following items are mandated by the Comprehensive Plan to conform to GMA Guidelines, and these are all direct quotes:

- Protect critical areas, conserve resource lands, and preserve lands and resources of regional significance
- 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.
- Guide population growth in a manner that maintains or improves Woodinville's Northwest character, environmental attributes, and quality of life.
- Preserve the character of existing neighborhoods.
- Encourage future development in areas that have the capacity to absorb growth, minimize adverse environmental impacts, and enhance the area's appearance and vitality.
- Preserve the existing natural environment of neighborhoods.
- Protect and conserve City's open spaces, natural resources, and sensitive areas.
- Maintain development regulations to protect sensitive areas.
- To preserve existing housing and neighborhoods.
- Encourage the preservation of existing housing.
- Preserve open space for passive uses, including scenic vistas, shoreline access, and fish and wildlife habitats.
- Promote visually cohesive community design.
- Maintain the Northwest woodland character and heritage of Woodinville.
- Promote quality design that preserves and enhances the character of various neighborhoods.

Clearly the Wood Trails and Montevallo developments fail on all these required elements. It's hard to imagine how fifty by one hundred foot lots -- of which there are approximately NINE per acre -- can be spun as an enhancement of an R1 zone.

It should also be noted that the applicant's contention -- that the GMA forces developments like this to be imposed -- has failed in court; the City of Bothell recently did the right thing and stood up for its citizens by rejecting a similar development and prevailed in court.

In its most recent pathetic attempt to mollify the city -- and in a shockingly tacit admission of how defective its proposed development plan is -- the applicant just yesterday revised the plans to add a 60 foot street, including concrete sidewalks and curbs, directly in front of the houses on 148th. In a laughable display of backwards-speak, they call this a "buffer zone."

Sixty feet of trees is a buffer zone. Sixty feet of asphalt and concrete is a parking lot. These flat hard expanses will only exacerbate the devastation visited upon the community, not mitigate it.

The city's staff report goes into great detail listing the deficiencies in the applicant's proposal. Yet they seem content to take the applicant at its word that the deficiencies will be cured, although it is not specified how this will be accomplished.

To assess how likely the applicant is to live up to its promises, one need only to visit its "Cedarhurst" development in Lynnwood. It's easy to find -- just look for the identical row houses practically touching one another with minimal yards, and cars parked on the sidewalks because the streets aren't wide enough to allow for safe and proper parking. It's the eyesore which looks more like the Bronx than the Pacific Northwest.

Then go to the section of the developer's website devoted to this exact development, and notice the artist's renderings of spacious "estate-sized" homes and descriptors such as:

- large lots
- sweeping territorial outlooks
- Large home sites, and
- Native Growth area

Even a cursory look at the development reveals it to be not even close to any of these things, and more importantly reveals an appalling lack of honesty from the developer. Isn't it curious how the applicant is perfectly happy to sell the promise of large estate-sized homes as long as they don't have to actually deliver?

The proposal fails on WMC 21.44.070(1), which requires a rezone applicant to establish that "[t]here is a demonstrated need for additional zoning as the type proposed." The only need this will fulfill is the applicant's need for money.

The proposal fails on WMC 21.44.070(2). The zone reclassification is completely inconsistent and incompatible with uses and zoning of the surrounding properties. Nine houses per acre, for those not proficient in math, is not the same as one.

The proposal fails on WMC 21.44.070(3). The property is clearly not practically or physically suited for the uses allowed in the proposed zone reclassification, as evidenced by the city's passing of Resolution 93, which specifically holds that the Wood Trails property not be developed.

The development fails on every measure mandated by the GMA, the Woodinville Comprehensive Plan, and the WMC. It is not supported by fact, science or law.

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