Analysis of Wood Trails Rezone and Preliminary Plat Application

Volume Four

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Comments regarding
Wood Trails
and
Montevalle
Rezone.

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Volume 4

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Prepared by Concerned Neighbors of Wellington

Concerned Neighbors of Wellington

"Dedicated to Preserving the Character of the Wellington Neighborhood"

March 14, 2007

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Mr. Greg Smith
Hearing Examiner for City of Woodinville
City of Woodinville Offices
17301 - 133rd Ave NE
Woodinville, WA 98072

Dear Mr. Smith:

The Concerned Neighbors of Wellington (CNW) organization, representing over 200 households in the Woodinville area, appreciates the opportunity to provide an analysis of the Final Environmental Impact Statement (FEIS) documents for the proposed Wood Trails and Montevallo projects.

Enclosed within this submission are three volumes of data that has been prepared by several highly qualified citizens with appropriate professional credentials. Through the documentation provided to you, we have demonstrated that any upzone beyond R-1 for this area is both unnecessary and also represents negative residential and environmental area-wide impacts for which there is no viable mitigation.

This has been proven by using several techniques including but not limited to best available science, GMA and WMC studies, statistical analysis, traffic analysis, integrated hydrogeological analysis, ecological analysis and geographic analysis.

It is our conclusion that the areas in question should remain zoned at R-1. We are particularly concerned about the precedent created by Wood Trails and Montevallo if approved as this would likely lead to the rapid spread of R-4 zoning in the area.

As you examine this submission, please feel free to contact me if our team can be of service to you in assisting with the review of this document or with providing further contextual information to enable you to make an informed decision.

Respectfully submitted,

Fred A. Green, President
Concerned Neighbors of Wellington

FG:sp

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How To Read This Document

This is the fourth of a four binder set. The first and second volumes address the issues of Infrastructure, Zoning, Environment, and Plat for both the proposed Wood Trails and the Montevallo development. The third volume contains a copy of the City of Woodinville Sustainable Development Study. Substantially, Volume 1 addresses area-wide constraints. Plat-specific issues are located within Section 5, Plat. This fourth binder rebuts the Applicant's submissions to the Public Record at the Public Hearings for both Wood Trails and Montevallo development proposals.

The City of Woodinville combined the Environmental Impact Statements (EIS) for the proposed Wood Trails and Montevallo developments into a single EIS. As a result, Volumes 1 and 2 of this document also addresses both the proposed Wood Trails and Montevallo developments.

Volumes 1 and 2 may be used either as a tutorial or as a reference, however the Executive Summary should be read. To use Volume 1 and 2 as a tutorial, read the sections in order. Each tabbed section may have attachments which are included at the end of that tabbed section. To use Volumes 1 and 2 as a reference, turn to the section of interest, as each section can stand alone.

If you are reading the Wood Trails copy, read all of the sections. When you get to Section 5, Plat, read only the Wood Trails section. Otherwise, all other sections should be read.

If you are reading the Montevallo copy, read all of the sections. When you get to Section 5, Plat, read only the Montevallo section. Otherwise, all other sections should be read.

Volume 3, the City of Woodinville's Sustainable Development Study, has been provided as a reference document for your convenience.

Volume 4, this binder, rebuts the Applicant's submissions to the Public Record at the Public Hearings for both Wood Trails and Montevallo development proposals.

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WMC 21.44.070 Analysis

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Executive summary

This section rebuts Phoenix's 'need' arguments. The only 'need' is to meet the 20 year GMA growth projection of 1869 dwelling units. As shown in the CNW brief to the Hearing Examiner, according to RCW 37.70A.115 'need' only applies to the collective capacity to provide sufficient lands to accommodate allocated housing growth. Furthermore, the applicant has submitted materials that suggest 'need' is 'market demand' by asserting that owners will buy their houses. It is obvious that any new housing in the central Puget Sound area has a market. The applicant's view simply means that there is a need for any kind of housing which is meaningless and an absurd reading of Woodinville's code.

Furthermore, 'need' is defined in the housing element of GMA, RCW 36.70A.070(2). Housing need is the responsibility of local governments as a part of the determination to "manage projected growth". The Woodinville Comprehensive Plan sets forth means of identifying and managing projected growth. The staff reports for both Wood Trails and Montevallo have already identified "areas and densities sufficient to permit the urban growth" projected over the 20 year planning period. There is no "need" for the rezones.

The applicant has contended that the City's buildable lands analysis is incorrect. CNW has shown in their Buildable Lands analysis that with present and planned developments the City has an excess capacity of 477 dwelling units. This is more than sufficient to handle small discrepancies. The applicant claims without any proof that the City omitted large areas of steep slope and landslide hazards in the R-4 zoned West Ridge. We used the King County Parcel Viewer to verify the City's vacant and redevelopable lands areas. We found an essentially equivalent area. We used the City LiDAR maps to estimate the sizes of critical areas and concur with the City's analyses. It is inconsistent of the applicant to use steep slopes and erosion hazards to reduce buildable lands for others but then turn around and assert incorrectly that they are minor and of little consequence on their own property. ***There is excess capacity to meet the 20 year GMA goals.***

The applicant has also implied there is a need for affordable housing that this rezone somehow meets. Phoenix will not be offering low or moderate income affordable housing, period. Their houses will sell for $720,000 to $800,000 which is higher than existing Wellington R-1 houses . Housing that is affordable to moderate income families will cost about $260,000. ***Phoenix houses will be 3X more expensive than those that moderate income families can afford.*** Woodinville knows how to meet the real needs for low and moderate income housing. It is by building more developments like Greenbrier Heights, not more Wood Trails/Montevallo developments.

The applicant also asserts that they are increasing diversity. We performed an analysis of housing styles in Woodinville. It shows that 45% of Woodinville houses are similar to Wood Trails/Montevallo houses while 23% are like Wellington R-1 houses. In a ten mile radius of the

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proposed developments there are over 6,000 new or pending houses that are very similar. ***The applicant's developments will decrease diversity.***

Statistical analyses of MLS data were performed. We used sales data for Woodinville of all single family dwellings that sold for $300k - $2M with a sale date between January 1st, 2003 and December 31, 2006. This was a database of 2,337 records that was queried using SQL. The analysis clearly shows that there is a high need for more R-1 houses as demonstrated by their shorter time on market and higher sale price per square foot. Remember that the R-1 houses are resale units that historically fetch lower prices per square foot than new houses. This is a direct consequence of the "Bright Line" rule being used to force other communities to build higher density than they wanted or needed. The case of Viking v. Holm has overturned this. Unfortunately, the high density developments have already been built so there is a scarcity of R-1 properties. A more detailed discussion of Viking v. Holm is found in CNW's legal brief.

Affordable housing

Summary

Woodinville has done a lot to provide low to moderate income affordable housing by building Greenbrier Heights. Phoenix wants to build houses that will cost more than existing Welligton houses.

A summary is that Phoenix is saying that Wellington houses are expensive, residents are plutocrats and Phoenix wants to build a cheaper home. Our response is simple:

1. Phoenix is not building affordable housing, but rather housing that will sell for $720,000 - $800,000 which is three times the cost of median income affordable housing, $260,000. [1], [2]
2. Wellington housing is relatively affordable and less expensive than Sundquist's product [1]
3. There is lots of what Sundquist is selling in the area so there is no shortage and thus no need.[1]

Phoenix does not claim to be building low or moderate income affordable housing.

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We are all aware of the affordability issue in the Puget Sound region and, while we do not suggest that this development will provide "affordable" housing options, we believe that housing values associated with R-4 density development on a per unit basis will be meaningfully more affordable than housing that would be developed on 1-unit per acre lots. Examples are developments such as The Hedges and Nolan Woods[5] where units are selling for well over $2M on lots close to 1-acre in size, and others such as Norman Court[6] and Georgian Estates[7] where prices range from $500,000 to $700,000 on lots at approximately 6 units per acre.

Their houses will be selling for $720,000 to $800,000 [1]. With 5% down, the yearly income needed to purchase these homes at 6%, 30 yr fixed, 30% monthly loan payment is between $165,000 and $185,000. The median income in King County for the 'average' household of 2.4 people was $60,700 in 2005 [2]. Income has risen approximately 2% since then so the affordable loan amount for a median income household now is about $260,000. Therefore, the buyers of Phoenix homes will be second or third time purchasers with equity and/or substantial down payments. This is the case throughout King, Snohomish and Pierce counties. First time buyers tend to purchase condominiums, buy further out or purchase scarce housing like Greenbrier Heights. Nothing that Phoenix is proposing does anything to help this situation.

Details

There appears to be a misuse of the phrase 'affordable' housing by the applicant. Historically when housing costs between 25 and 30 percent (or less) of a family's income then it has been considered affordable. This standard, often referred to as "housing cost burden", was initially a rule-of-thumb that industrial workers could allocate one week's pay for housing each month [3]. In short, if a buyer has sufficient income and/or equity then they can afford the housing. The fact that houses are selling without long time-on-market is an indication that they are affordable.

The real issue is low and moderate income housing. Since the Woodinville Municipal Code does not define them the King County definition must be used. Low income affordable housing is affordable to households earning 80% of the King County median household income. Moderate income housing is affordable to households earning 100% of the King County median household income. An excerpt from Section 4.1, page 1, chapter 4 of the Woodinville Comprehensive Plan, December 2002 shows that GMA has recognized that affordable housing should be part of high density housing, R-12 and above.

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The Growth Management Act requires jurisdictions to set targets for affordable housing and to establish plans for meeting those targets while recognizing the vitality and character of existing residential neighborhoods. As a rule of thumb, the jurisdiction has allocated enough land for low and moderate income housing when there is enough land zoned at higher densities (> 12 dwelling units/ acre) to accommodate all the expected low income households and at least half the moderate income households. Woodinville has provided enough land zoned at higher densities (> 12 dwelling units/acre) for all low and moderate income households anticipated for the City of Woodinville by King County in the countywide policies. (See Table A3-2: Projected New Dwelling Units for Comprehensive Plan in the Land Use Element Appendix.) A description of countywide housing policies in King and Snohomish counties appears in the Appendix to the Housing Element along with the required inventory and analysis of existing and projected housing needs.

The Wellington area is zoned R-1, not R-12 so low and moderate income housing is not expected. Table 1 below shows why this is not the case.

	Yearly income (King County)	Affordable House value (HUD)	Wellington	Cedarhurst (Phoenix)	Porter's Landing (Phoenix)
Low income	$60,700	$182,600	$611,000	$620,000	$580,000
Median income	$72,800	$228,100	$611,000	$620,000	$580,000

Table 1 – Affordable House costs

The Cedarhurst development is built by Sundquist Homes, the owner of Phoenix. It is located in Lynwood, one block off Highway 99. Lot sizes are similar to Wood Trails/Montevallo. Porter's Landing is under construction and located in Mill Creek. Lot sizes are much smaller, so it is the low end of current prices offered by Sundquist/Phoenix for single family dwellings. Note that houses consistently sell for less in Snohomish County than King County. So these are low end prices before 15%/yr increases in a lower cost county. Note that the median price of Wellington houses in Woodinville is less than Cedarhurst houses in Lynwood.

The applicant has implied that Wellington residents are elitists living in estate mansions. This would also mean that our houses are more expensive. MLS data of houses sold in Wellington between Jan 1, 2003 and Dec 31, 2006 shows in a price range of $300K to $2M shows that 50 sold for under $500K, 51 sold for $500K to $1.7M. On Sunday April 15, 2007 the Seattle Times posted the most recent housing costs [4]. For the Eastside area of King County, the Woodinville area (600 on the map) had a median price of $527,448 which was the *lowest* of all Eastside areas, not the highest. At excerpt is shown below

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King County

AREA	Closed sales March 2006	Closed sales March 2007	Percent change	Median price March 2006	Median price March 2007	Percent change
EAST						
500	87	87	0.0%	$660,000	$649,950	-1.5%
510	26	29	11.5	901,000	900,000	-0.1
520	19	38	100.0	1,285,000	1,463,200	13.9
530	78	59	-24.4	508,250	564,000	11.0
540	177	174	-1.7	576,251	639,500	11.0
550	74	80	8.1	546,475	581,000	6.3
560	62	79	27.4	679,000	835,000	23.0
600	148	135	-8.8	454,000	527,448	16.2

Greenbrier Heights

As comparison, consider a "real" affordable housing development, the Greenbrier Heights development, which has 170 affordable homes.

The Greenbrier Heights development in Woodinville is the model of affordable housing, recognized nationally by former HUD secretary Henry Cisneros [5]. According to Seattle Times [6] : "The affordability, design and family-friendly atmosphere that Greenbrier Heights offers its residents won the neighborhood and the seven-member partnership that built it a commendation from Gov. Christine Gregoire last month... Green spaces and a community center draw families out for frequent neighborhood gatherings and provide a place for children to play with one another".

According to Woodinville Weekly [7] : "..make sure that it is close to living-wage jobs and that residents have good transportation options, and plenty of close by shopping and recreation.."

The Sustainable Development (SD) Citizen Advisory Panel (CAP) recognized the lack of low-income homes and has formulated changes to the Comp Plan that encourages low income housing in the downtown area where there is infrastructure, businesses and public transportation. WT/MV developments lack all the criteria that would qualify them as

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affordable/low income housing, and it is disingenuous for Phoenix Development to suggest otherwise.

Need for R-1

This is a summary of Matt Jensen's analysis. For more details see [8,9]. The key characteristics of Phoenix's proposed WT/MV houses closely resemble the Wedge neighborhood. This is based on lot size, Square Footage (SqFt), etc)

- **Average Lot sizes** are significantly smaller than those of R-6 Woodinville Height/Reinwood neighborhood. This is not consistent with surrounding use patterns.

- **Median days on market**- R-1 Wellington style properties spend significantly less time on the market than do properties of other neighborhoods, including Woodinville as a whole, the Wedge and the Upper West Ridge. This indicates that in Woodinville there is a greater need for more R-1 Wellington style properties than WT/MV style like those already found in the Wedge and Upper West Ridge neighborhoods.

- **Median cost per SqFt** in R-1 Wellington style properties fetch a higher price per SqFt than do properties of other neighborhoods, including Woodinville as a whole, the Wedge and the Upper West Ridge. This indicates that in Woodinville there is a greater need for more R-1 Wellington style properties than WT/MV style properties like those currently found in the Wedge and Upper West Ridge neighborhoods.

Diversity

- **Median and average lot sizes** – The WT/MV would decrease diversity of properties available in Woodinville. The proposed WT/MV lots are in the range of 5,000 to 10,000 sq ft. This is very similar to lots that already exist in the Wedge and Upper West Ridge. ***Those developments account for roughly 45% of existing Woodinville single family dwellings.*** Adding more lots of this size would decrease diversity. In fact the WT/MV houses and lot sizes are essentially indistinguishable from the 6000+ houses on the market or under development in the surrounding 10 mile radius.

- Buyers [8], who are looking in the Woodinville area, and specifically Wellington, are second or third time home buyers, with toddler age and above children, who are looking for a home with an ample sized yard. There are numerous R-4 developments sprawling all over Eastside areas of Lynnwood, Bothell and Mill Creek. The shortage is the R-1 homes. The need is for more R-1 homes. Woodinville needs to be able to offer an alternative to the sprawling R-4 developments underway in surrounding communities. We need to maintain a rural and country appeal in Woodinville which is becoming extinct on the Eastside.

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Point-by-point rebuttal

The applicant contends that there is a need for developments like Wood Trails and Montevallo. The first four items rebut the four points made in the Triad Associates memorandum from Erika Jensen to George Newman. The fifth item rebuts the letter dated April 5, 2007 from Bob Vick to the Hearing Examiner. The sixth thru eighth items rebut assertions made in the letter dated April 5, 2007 from Gardner-Johnson LLC to G. Richard Hill.

1. "The capacity analysis provided by the City is inconsistent with the City's Comprehensive Plan and overstates capacity"

The applicant's argument is incorrect.

The errors in the applicant's argument are;

1. Incorrect assertion that City should use minimum density of 3 du/ac in the R-4 zone when actual facts show it has been 5.4 du/ac. The method was approved by GMA. All that the 5.4 du/ac does is calibrate the estimate with real numbers.

2. Incorrect implicit assumption that Woodinville made large errors in their buildable lands survey for the R-4 area of the West Ridge. We have checked the Woodinville numbers both mathematically and by independently adding up vacant and redevelop-able lands. Our results support the City's analysis.

3. Conveniently omits the rest of section 4.3.2 "Monitoring Program" which outlines all the steps that the City Staff must take to insure that their Buildable Lands inventories are up to date.

The first incorrect statement is that the City should not use a 5.4 du/acre for R-4 development densities. As stated clearly in Appendix 3, page 9 of the December 2002 Comp Plan, related to Table A3-3.3, the value of 5.4 du/ac was based on *actual residential development activity*. The City followed the method that was accepted by King County Buildable Lands Coordinator per King County Buildable Lands Tracking criteria, section A3.1, page 17, Dec 2002 Comp Plan. Phoenix wants the City to use R-3 for its Buildable Lands analysis, but is asking for plat approval at an effective density of 6.25 du/acre with the stricter regulations, etc that the applicant claims will reduce the density below 5.4 du/acre. The applicant has omitted the fact the Woodinville's zoning regulations allow lots as small as 2500 sq ft and permits generous density credits. This allows developers to trade unbuildable land for smaller lots. The applicant maximizes density in their own application but then wants the City to use the lowest possible density. The benefit to the applicant of using this inconsistent and illogical approach is obvious.

The second misleading argument is that the entire R-4 zone is full of overlapping erosion hazard, landslide hazard, steep slopes and stream channels that were not properly removed in the Buildable Lands analysis. They refer to the Sensitive Geological Areas Map as proof. Those

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features were present in the area on earlier maps. Anyone who has driven that area knows about the steep slopes, for example they are easy to see from Chateau St. Michelle. There were no major changes. It is false and misleading to even imply that the entire West Ridge R-4 area is undevelopable. The Woodinville Comprehensive Plan, Appendix 8, page 3, section A-8.1.3 has the following description of the West Ridge neighborhood. It acknowledges the above features. They are not new.

A-8.1.3 West Ridge

> The West Ridge area is predominantly residential, occupying approximately 584 acres of a wooded plateau west of the Sammamish Valley in the southwest corner of the City. The western border of West Ridge, as well as the city limits, is 124th Avenue NE; while the western spur of Burlington-Northern railroad marks the eastern boundary of the neighborhood. The southern boundary is less clearly defined, although it is generally south of 145th Street. This area reflects some of the growth pressures seen elsewhere in the region, with newer and higher density housing developments occurring.
>
> Development in West Ridge includes a large wholesale nursery and a variety of residential developments. West Ridge includes some condominiums and rental units just west of downtown in this neighborhood; however, most housing consists of single family detached homes. Newer wood-frame houses with shake roofs contribute significantly to the character of the area. Although West Ridge is elevated above the valley floor, it has few opportunities for views of the wider landscape due to its heavily wooded character. Substantial areas of open space and undeveloped land exist in this neighborhood, although much of this consists of steep slopes and erosive soils on the eastern half of the neighborhood.
>
> In addition to the residential developments, a number of major utilities traverse this neighborhood, creating strong linear patterns on the landscape. The linear open spaces created by these corridors form notable landmarks and contribute to the character of the neighborhood. They include: the Seattle-Tolt River Water Main running east-west just north of 145th St., the Burlington-Northern Railroad running north-south just west of the Woodinville-Redmond Road, and a double set of 115-kilovolt transmission lines running north-south generally at mid-slope level.

In the Buildable Lands analysis deductions were made for critical areas, ROW's. Public Purposed lands and market factors to arrive at the adjusted net acres shown in Table A3-3.4, appendix 3, page 9, Woodinville Comprehensive Plan, Dec 2002. In fact, in the R-4 zone the City reduced the vacant area from 128.93 ac to 50.94 ac and the redevelopable area from 82.96 ac to 44.99 ac. ***In other words, the City did in fact reduce the gross area for the R-4 zone by 55%.*** A large portion, 70.81 ac, was removed due to critical areas. After that, 45.16 ac of land was removed for rights-of-way, public purposes and market factors. ***Finally, the applicant conveniently fails to mention density transfers from critical areas. These were not included in the City's analysis and would increase the dwelling unit capacity. The applicant is using density credits to increase the number of units that they can build, but when it is not to their advantage they conveniently forget to mention them.***

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It should also be remembered that CNW has shown in its "Buildable Lands" analysis that inclusion of the Woodinville Village increases the Lands Carrying Capacity. In fact there is an excess capacity of 477 units. ***So, even if ALL the R-4 zoned property is undevelopable, there is still an excess capacity.***

The applicant further attempts to muddy the water by quoting the Comp Plan section 4.3.2 "Monitoring Program". The City is in the process of updating their Carrying Capacity. They are following this section of the Comp Plan. For completeness we include the entire text of section 4.3.2 below

4.3.2 Monitoring Program

A program to monitor housing supply and affordability is essential to the successful implementation of the Housing Element. Woodinville should tie its efforts closely to monitoring efforts in King County and Snohomish County. King County has data on housing supply and costs, which it issues periodically as the Housing Monitoring Bulletin. The County developed a regional monitoring program known as Buildable Lands. The City should conform to that program when developed, since it provides the means for consistent tracking of activities throughout the county. In the interim the City should support the Buildable Lands program and other housing goals by continuing a monitoring program that includes the following:

1. Inventory vacant land available for housing including the number of units parcels are capable of holding in compliance with applicable zoning regulations,
2. Specify the number of low and moderate income households expected to reside in Woodinville at the end of the forecast period,
3. Track building and occupancy permits against the vacant land inventory,
4. Track the time taken by various approval processes,
5. Keep permit records organized to report housing additions, remodels, accessory units, new construction by unit type, cost, and demolitions. Annually record results,
6. Keep an annual record of housing sales prices (through real estate records) and rental rates (through survey or newspaper listings).
7. Review King County's Monitoring Bulletins for housing prices and rental affordability,
8. City staff will prepare an annual report to the Planning Commission and City Council on progress toward affordable housing goals. This report shall include information that is being collected on a local and regional level through the countywide monitoring process. This will include items such as the number of new units constructed by housing type and the number of low and moderate cost housing created or preserved,
9. Periodically evaluate effectiveness of strategies toward meeting affordable housing goals. The effectiveness would be evaluated from annual report data. The Planning Commission shall recommend any needed additional actions to City Council if it is determined that the housing needs of any economic segment are not being met adequately,
10. Coordinate with countywide efforts to do an ongoing analysis of the regional housing market, and
11. City staff will also monitor and report to Council on progress in improving the City's permitting process.

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2. Other "needs" defined in its Comp Plan related to affordable and diverse housing

The applicant's argument is incorrect.

They have stated that they are not offering affordable housing. They characterize the R-1 lots as "estate" lots. The average Wellington lot size is 0.7 acres and homes are 10-30 years old. The Wellington R-1 homes actually sell for *less* than Norman Court R-4 homes. The expected selling price for WT/MV homes is $720,000 to $800,000. ***So R-1 Wellington is more affordable than WT/MV***.

There are approximately 1254 single family dwelling units in the Wedge and Upper West Ridge with lot sizes equivalent to Wood Trails and Montevallo. This means that right now, 45% of the Woodinville housing is like WT/MV. Wellington homes account for only 23% (~620) of the homes. ***Adding more R-4 homes decreases diversity.***

The issue of a diversity of housing styles is addressed by zoning including single family developments, townhouses, duplexes, multiplexes, apartments, etc. The zoning in this area is single family detached. The zoning correctly denies apartments, townhouses, etc. The applicant's own Cedarhurst development is architecturally indistinguishable from high density developments in the Wedge or close to Woodinville High School. In fact, based on pictures, the Cedarhurst development is less diverse offering cookie cutter houses in only a few colors or styles. Other dense developments in Woodinville are more architecturally diverse than offerings made by Sundquist Homes.

Furthermore the "needs" as defined by Phoenix cited specific Comp Plan goals and sub-points to the goals. However these have been quoted out of context. For example, a portion of Goal H-1 (provide diversity of housing types) was cited, but the leading statement to the exact same sentence (to preserve existing housing and neighborhoods) was ignored. Also LU-1.2 was cited (encourage future development), but NOT the previous entry, LU 1.1 (coordinate with adjacent jurisdictions). This gives a distorted view of the intent of the Comp Plan, which needs to be read in context to get the complete and unbiased picture.

3. Need for efficient and quality of utility service pertaining to Septic system

The applicant's argument is incorrect and ignores other economic factors.

The possibility of the use of gravity-drained sewer is not a compelling need or efficiency argument, because the pumping of sewage represents a minor fraction of the overall cost of providing sewer. The capital costs to install sewer lines and the cost of the construction and operation of sewage treatment plants far outweigh the potential pumping costs. The Brightwater treatment plant and discharge line will cost about 2 billion. King County is charging $42/month capacity surcharge to pay for capital improvements, which amounts to over $7500

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for the 15 year payment period. This cost far outweighs the minor cost of pumping, or not pumping, sewage.

4. Need to protect environment resources by bringing sewer to an area that is currently served by septic systems

The proponent wrongly suggests that the biggest threat to local groundwater quality is the use of septic tank systems. With the use of newer septic systems and increased requirements for drain fields, one cannot state that septic systems are a "threat" to groundwater. Even existing septic systems are not a "threat" because all septic systems are designed to provide water treatment near the soil surface. If soil conditions are not appropriate, then permits for septic systems were not or are not issued. An important point is that because of the preponderance of slowly-percolating soils in the Woodinville area, the area's groundwater is protected from possible septic system releases. Further, the combination of groundwater depths and the soil column's ability to filter out septage provides excellent protection of groundwater. The use of the fallacious claim that septic systems are detrimental to groundwater suggests that one is merely advocating higher density development. The potential failure of a sanitary sewer pipe is much more likely to cause detrimental effects because they are often catastrophic failures with large volumes of concentrated waste water at a small point, as opposed to dispersive effects of septic systems.

5. "The reliance on R-1 zoning in an urban area...does not sustain the necessary variety of new housing stock... The jobs are coming, and people are coming... The need of R-4 is obvious, and should not be pushed off onto the neighboring communities surrounding Woodinville".

The prevalence of R-4 housing stock decreases variety, rather than increases it. The professional jobs are coming to Bellevue and Redmond, the neighboring communities and high tech corridors.

Woodinville relies heavily on agri-tourism to collect revenue and deliver services. We pride ourselves on the branding of "Country Living, City Style". Woodinville is an exceptionally beautiful place to live, work, and do business. However, as an economic matter, if we damage that branding by replacing our woodland hillsides with cookie-cutter houses we stand to lose a significant portion of our agri-tourism based sales tax income. This is NOT what the citizens of Woodinville need.

It is not legally possible for Woodinville to "push off" the housing allocations to the neighboring communities. It is absurd to suggest that we can, nor would we want to do so. The allocation of housing units from GMA was done fairly, and has been met.

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6. Incorrect use of CNW buildable lands analysis in the April 5, 2007 Gardner Johnson LLC memo to G. Richard Hill

On page 2 of this memorandum, the firm incorrectly states that CNW asserts that the Woodinville Village, Serkin property and redevelopment of Canterbury Square will ultimately lead to 800 units. CNW made it very clear in their "Buildable Lands" section at multiple places that they were NOT including the Serkin property or Canterbury Square. This is because Serkin is already included in the City's capacity analysis under the zoning of R-48/O while the number of additional units that a new Canterbury Square development will generate is totally unknown.

7. Statement that attached housing such as Woodinville Village, Serkin property and Canterbury Square are inappropriate to most families with children

The Greenbrier Heights neighborhood is an example of how a housing community can be child friendly using a mixture of apartments, rental townhouses, traditional single-family, owner occupied homes. This is not what Phoenix has proposed, what the zoning allows nor is either applicant site close to public transportation (current or planned). How can one state that Canterbury Square properties are not suited to children when there is not even a conceptual plan?

It is inappropriate for the applicant to be deciding this on the part of the purchasers. This is a decision to be decided by the free market. Since Gardner Johnson is an economic advisory consultant we would expect them to fully support free market determination.

The Sustainable Development CAP realized that affordable housing is appropriate for the downtown area and recommended changes to the Comprehensive Plan that encourages this. This housing is close to infrastructure, transportation and places of employment. One of the mechanisms recommended by the CAP was multiuse development. By placing high density in the downtown area the number of vehicle mile trips is reduced significantly. People will use public transportation or walk when it is convenient. Another big benefit of downtown development is to make downtown more pedestrian friendly. It is quite reasonable to assume that developments similar to Greenbrier Heights might be located close to or in downtown.

8. Statement made by Gardner Johnson the lots in Wellington are "one acre estate housing for the wealthy on the one hand, and multifamily housing in the Valley for everyone else on the other"

This statement is totally incorrect. Woodinville has numerous single family residences outside the R-1 area. A few minutes of King County Parcel Viewer review shows that this assertion is false. A few minutes driving around the Wellington neighborhoods shows that they are not "estates", nor are they classified by the King County Assessor's Office as luxury homes. A statistical analysis of 157 parcels used for CNW's "In-Well Established Neighborhoods" section shows that the median land value is $155,000 and the median improvement value is $236,500.

The median house size of 2350 sq ft. These are not estate housing for the wealthy. The applicant chose a Street of Dreams development and a luxury development in unincorporated King County, outside the Woodinville zip code, zoned RA-2.5 on 2.5 acre lots as "representative" houses.

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References:

1. Steve Gottschalk letter to Hearing Examiner, April 5, 2007 as attachment 1
2. King County Benchmarks on Affordable Housing 2006, as attachment 2
3. National Association of Realtors', Community Acceptance of Affordable Housing, C.T. Koebel, R.E. Lang, K.a. Danielsen, Center for Housing Research and Metropolitan Institute, Virginia Tech, June, 2004
4. Seattle Time Real Estate Section, Sunday April 15, 2007- as attachment 3
5. April 15, 2007 Seattle Times Focus Section
6. http://archives.seattletimes.nwsource.com/cgi-bin/texis.cgi/web/vortex/display?slug=greenbrier13e&date=20040513&query=greenbrier+woodinville, as attachment 4
7. http://www.nwnews.com/editions/2004/040510/events1.htm, as attachment 5
8. From MLS listings: In the four years, between 2003 through 2006, in Wellington, approximately 101 homes were sold. 65 of these 101 homes were built on, or before, 1990; 96 of these 101 had over a .5 acre lot size, and 78 with a minimum .75 acre lot. 50 sold for under $500K and 51 sold between $500K and $1.7 mil.
9. Letter to Hearing Examiner, April 19,2007 – attachment 6

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Attachment 1 – Letter from Steve Gottschalk to Hearing Examiner, April 5, 2007

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Dear Mr. Smith,

I am a 20 year resident of Woodinville. I am submitting the following rebuttal to the Phoenix "need" arguments for your consideration.

As you know, "need" is very difficult to quantify. I have tried to shed some light on this by looking at some quantitative measures that may be of assistance to you. An easy objective measure is buildable lands. Since I wrote that section of the CNW analysis I will only summarize by saying that Woodinville will be exceeding its 2022 growth target by 477 houses. We are building much faster than required. I would like to point out to you that Michael McCormick, Phoenix consultant, agrees with this in his appendix to the Phoenix brief.

As you know, the Planning Commission, Sustainable Development Citizens Advisory Panel and City Council all agreed to leave the zoning in the Wood Trails/Montevallo area at R-1. Susan Boundy-Sanders has submitted the transcript of Planning Commissioner Pat Edmonds need analysis to you. In it he explains why from a planning perspective Woodinville should develop its downtown core first. It is where affordable housing can be built. This is also the unanimous opinion of the Sustainable Development Citizens Advisory Panel. Patrick is not a resident of the R-1 area. You have read Ordinance 431 that describes why the City Council thinks that R-1 is appropriate. I know that you will agree that the need of the City is what matters, not the economic need of Phoenix Development and Sundquist Homes.

Another way of quantifying need is market demand. The March 22-29, 2007 Puget Sound Business Journal front page has a headline article "Home Builders Hold Off". It clearly says that new house demand is declining. However, the demand for R-1 is high. As Matt Jensen shows in his report to you, the R-1 houses have been selling faster than R-6 houses. It's simply supply and demand. The diminishing supply of R-1 homes is not surprising when you consider that the "Bright Line" rule has enabled developers to force cities into higher densities than they want or need. Concurrency has simply been ignored everywhere. Evidence of this is that there are 6,218 houses close to Woodinville that are being sold or under development/review. It is very easy to find R-6 developments everywhere. However, Viking v. Holm has struck down the "Bright Line" rule and now Cities are saying no to forced, unnecessary developments like the ones before you.

However, R-1 properties are increasingly scarce. I hope that you have had time to see this for yourself. If you drive to Mill Creek, Bothell, Lynwood, Sammamish, Issaquah or Snoqualmie Falls you will see the huge amount of high-density development. However, where will families who want to raise their children on large rural lots go? Right now it's Woodinville, but if these developments are approved at R-6 densities then it won't be long before Woodinville will look like all the other cookie cutter cities. No character, no desirability, high traffic, high crime.

You have also heard that Wellington has "estate" mansions by Phoenix. I think that the overwhelming ridicule of the Citizens should make it abundantly clear that this is completely wrong. Picking a Street of Dreams or 2 acre estates in Unincorporated King County outside Woodinville for comparison is disingenuous. My "estate" is 2300 sq feet on 0.83 acres, with a total appraised value of $441,000. This is

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typical for the West Wellington area. However, I have included in the following pages a summary of the selling prices rather than appraised values. It shows that the two "affordable" R-4 developments that Phoenix cites are as expensive or more expensive than Wellington. For example, Norman Courts homes cost $704,000, which is 15% more than Wellington homes.

What about the need for affordable homes? Well you know from the Phoenix brief that they have stated that they are not offering affordable housing options. In fact I would estimated that the selling prices for Wood Trails and Montevallo will easily be $720,000 to $800,000 with 3000-3200 square foot homes having 5 feet to their neighbor's property line and 10 foot long driveways. The Wellington homes are more affordable than Wood Trails or Montevallo but if those two developments are built then Wellington will quickly cease to exist and be replaced by less affordable, high density homes.

Finally, I respectfully submit that other developers could offer smaller, more affordable R-1 homes on the same property and still make a profit. I submit that this is what the residents have wanted for 3 years.

Please recommend to Council that they deny the rezone request. The plats are clearly so incomplete and deficient that it should be obvious that they must also be denied.

Thank you,

Steve Gottschalk

14918 NE 198th St

Woodinville, WA 98072

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This section shows the following:

1. The City of Woodinville has determined that it does not need R-4 developments to meet Growth Board allocations. This is already shown in the Staff Report and CNW's section 3, "Buildable Lands". According to the Michael J. McCormick appendix in the Phoenix report (page 3, footnote 9), ***'this Buildable Lands Requirement (RCW 36.70A.215) led to the issuance of the King Country Buildable Lands Evaluation Report 2002 (September 2002) in which Woodinville's current supply of available land was reported to meet the current requirements with a surplus capacity for 798 additional people".***
2. There is a need for R-1 housing. The supply has been depleted by overuse of the "Bright Line" rule. The demand has not dwindled. The median selling price of Wellington R-1 homes in 2006 was $610,625. This is a far cry from the $2M asserted by Phoenix. Young families are moving into the neighborhoods. They are buying resale homes with 0.5 acre or larger lots in rural settings to raise their kids. There are fewer and fewer choices left.
3. The housing market has slowed so there is a declining economic need for even more R-4 houses.
4. These two developments would only supply 0.3% of the "need" for housing in the Bear Creek and Northshore areas of King and Snohomish Counties. It would be a much, much smaller portion in the greater Seattle area.
5. Phoenix has admitted that neither Wood Trails nor Montevallo are going to be offering "affordable" housing options. In fact houses in one completed Phoenix development, Cedarhurst, sold on average for $620,000. Another development, Porters Landing is selling houses on 4000 sq ft lots for $575.000. The Wood Trails/Montevallo houses will sell for $720,000 to $800,000, which is much more than almost all Wellington R-1 houses. Affordable housing should be built in downtown Woodinville.
6. R-1 homes do not need to be estate mansions. About 25% of the homes sold in the Woodinville zip code cost $700-$1000k. In the Wellington sub-area from 2003 to 2006 the median price from 108 sales was about $470,000 and 12% of Wellington sales exceeded $700,000. Wellington is selling a smaller percentage of expensive homes than the rest of Woodinville.

R-1 Housing is Needed

A recent brochure (Business and Community Directory 2007) published by the Woodinville Chamber of Commerce lists the average household size as 2.98. People are coming to Woodinville to raise their families. It is not 'singleville" like downtown Kirkland, Bellevue or Seattle. Indeed, as the Phoenix consultant Michael McCormick points out in his brief (page 2, last paragraph), ***" the Puget Sound Regional Council stipulates in the VISION 2020 plan that Woodinville is not among the urban areas of Seattle, Tacoma, Everett, Bellevue, Bremerton. Nor is it among the other 14 cities with regional growth centers."*** Because of its suburban, woodland character, Woodinville is known as a great place to raise families. This is what makes it special.

Houses in Wood Trails and Montevallo lots will have a 10 foot long driveway, 5 feet to a neighbor, and 20 foot deep backyards. These lots are simply too small for children older than toddler age to play in. The nearest park is in downtown Woodinville. Getting to it requires mom or dad to round up a bunch of

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kids and drive them there. It is quite impractical to do this many times a day, especially if R-4 housing is causing more traffic congestion. Streets then become the playground with such small lots and may lead to dangerous traffic accidents.

R-1 Lots depleted by "Bright Line" rule

The "Bright Line" rule made it essentially impossible for cities to maintain an inventory of R-1 lots inside their Urban Growth Areas (UGA). Over time this led to an increase in R-4 or higher densities and a loss of R-1 lots. This was exacerbated by the adjacent, unincorporated King County designations of one house on 2.5 acres, RA-2.5, and one house on 5 acres, RA-5.0 just outside the UGA's. The RA-2.5 lots are 0.4 du/acre and then there is a sharp increase to 4 du/acre or 10X higher density at the UGA boundary. A more reasonable approach both environmentally and socially is to progress from RA-2.5 to R-1 to R-4.

The recent case of Viking v. Holm struck down the "Bright Line" rule. It is now recognized that Cities do have a right to self-determination as long as they meet Growth Board requirements, which Woodinville is doing. Unfortunately, the land available for densities below R-4 has been almost used up by rapid and uncontrolled development. An irreplaceable resource has been exhausted.

In well-planned and responsible cases, the R-4 developments were placed with close access to public transportation and in areas that did not disrupt well-established neighborhoods. Both the Wood Trails and Montevallo developments are being placed inside existing neighborhoods and neither development is close to existing or contemplated public transportation. ***The Wood Trails or Montevallo developments are not satisfying any "need" except that of Phoenix development.***

Incorrect statements made in Hearing Brief on R-1 vs. R-4 housing costs

The Wood Trails/Montevallo briefs cite Nolan Woods and The Hedges as 'typical" R-1 houses in Woodinville. Nolan Woods is a Street of Dreams development. It is in no way 'typical". The Hedges have a 98077 zip code, are in unincorporated King County with a rural designation of RA-2.5, and luxury estate lots. They are not typical either. There has been a building moratorium in the entire R-1 zone of Woodinville so there are no new R-1 developments to use for comparison right now. An earlier development, Falcon Point built in 1996-1998, has houses that sold for $341,650 to $1,000,000 between 1998 and 2006. There is no correlation between lot size, sale price or date of sale. *Honest, unbiased data analysis* does not permit us to pick a price outlier such as $341,650 to "prove" R-1 is cheaper. The data set is too small for meaningful statistical analyses. As of April 1,2007 the Bonterra development which is R-1 and is close to Wood Trails/Montevallo has not published prices. ***Therefore, the Phoenix assertion that R-1 houses will be prohibitively expensive, "estate" mansions is unfounded and not supported by their own examples. It is misleading and frivolous.***

The same briefs cite Georgian Heights (R-6 lot sizes) and Norman Court (R-6 lot sizes) as typical R-4 developments. Neither development has a density of R-4. Georgian Heights homes were built in 2005-2006, sold for an average price of $602,617 one year ago. Norman Court homes were built in 2006 and sold on average for $701,147. (Prices are King County Parcel Viewer data for all lots in each

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development, see attachment 8). Houses in the Norman Court development cost 15% more than R-1 houses in Wellington. The Georgian Heights homes cost essentially the same as Wellington homes. Neither of these developments shows that R-4 homes are a priori more affordable. The table below shows a comparison of the developments selected by Phoenix.

Development	Zoning	Median House Prices	Comments
Wellington	R-1	611k	
Georgian Heights	R-6	600k	
Norman Court	R-6	704k	
Hedges	RA-2.5	>2M	Unincorporated King County, not Woodinville
Nolan Woods	R-1	>2M	Street of Dreams homes

We have also used the King County tax records to check the selling prices for Georgian Heights and Norman Court, see attachment 8. ***The least expensive house in Georgian Heights sold for $579,950 and in Norman Court the least expensive house sold for $665,000.There are no houses selling for $500,000. The statement in the Phoenix brief that these two developments represent houses selling for $500k to $700k is false. In fact the R-4 "examples" cited in the Phoenix brief prove that existing Wellington R-1 homes are affordable. As infill and redevelopment occur, the existing, reasonably priced R-1 Wellington houses will be replaced by less affordable R-4 houses.***

Housing inventory and housing demand

A review by NewHomeTrends of new homes being sold in the Bear Creek and Northshore market areas in King and Snohomish Counties shows that there are 1205 homes on the market close to the Wood Trails and Montevallo sites, attachments 1-3. In addition there are 5013 homes undergoing review or approved in the same area, attachments 4-6. (Wood Trails and Montevallo have been subtracted from this total.) There are 6218 new houses being built, sold or under review.

A recent Puget Sound Business Journal article, March 23, vol 27, no 49, attachment 7, titled "Home Builders Hold Off" opens with the following:

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Home builders hold off

Slumping sales of lots could presage fewer new houses for region

By JEANNE LANG JONES
STAFF WRITER

A key future indicator of the housing market is down sharply, but that could be a good thing, local real estate executives are saying.

Puget Sound area home builders have been buying substantially fewer finished lots from residential developers as the builders try to gauge the demand for their new homes in the months ahead.

Builders buying fewer lots today could mean fewer new homes tomorrow.

"Finished lots are hanging around longer than they have in quite some time," said consultant Matt Gardner, a principal at Gardner Johnson LLC in Seattle.

Residential lot sales in King County fell 39 percent last year compared with 2005, while lot sales dropped 22 percent in Snohomish County and 15 percent in Pierce County, according to Gardner.

Several factors have made home builders more cautious about adding to their inventory of lots. The

See LOTS, Page 73

Phoenix own expert witness, Matt Gardner of Gardner Johnson LLC states:

> ***"Finished lots are hanging around longer than they have in quite some time"***

Matt Gardner is further cited as saying that

> ***"Residential lot sales in King County fell 29 percent last year compared with 2005, while lot sales dropped 22 percent in Snohomish County and 15 percent in Pierce County"***

Later in this article the following is stated:

> ***'the inventory of unsold homes is creeping up. And the housing market is decelerating.***

One large developer, Mike Mastro , the owner of Mastro Properties says

> ***"Our deliveries are being put off or slowed up. Builders per se are more cautious. They are taking down fewer lots at a time and checking their inventory"***

Furthermore, Todd Britsch of the market research firm of NewHomTrends says:

> ***'the boom is over. We saw record price increases for two years. It has to stop somewhere in order to maintain a healthy market, and it did."***

When this is combined with the 6218 single family homes either on the market or being built close to Woodinville, ***it is hard to argue that there is an overwhelming market "need" that either Wood Trails or Montevallo will meet.***

Affordability

The Phoenix brief unambiguously states that they will not be offering affordable housing options.

We are all aware of the affordability issue in the Puget Sound region and, while we do not suggest that this development will provide "affordable" housing options, we believe that housing values associated with R-4 density development on a per unit basis will be meaningfully more affordable than housing that would be developed on 1-unit per acre lots. Examples are developments such as The Hedges and Nolan Woods[5] where units are selling for well over $2M on lots close to 1-acre in size, and others such as Norman Court[6] and Georgian Estates[7] where prices range from $500,000 to $700,000 on lots at approximately 6 units per acre.

In the above cited Puget Sound Business Journal article, Quadrant Homes states that they have had to expand their sales to Kitsap, Skagit and Thurston counties to keep costs low. The affordability gap is a nationwide phenomenon. To suggest that WT/MV can alleviate this issue is primarily in the interest of the developer. The Cedarhurst development in Lynwood is built by Sundquist Homes, the owner of Phoenix development. The average sale price in the last 6 months has been $620,000 (Snohomish County Parcel Viewer) and the average price of the remaining unsold lots is $610,000 (Sundquist Homes web site). This development is located one block from a strip mall that is on highway 99, a major road. The Wood Trails and Montevallo lots will be more expensive because of the Woodinville location and house price inflation. Gardner-Johnson reports that home prices rose 15% in 2004-2005. Assuming Cedarhurst prices, inflation alone makes the price of Wood Trails and Montevallo homes built by Phoenix $713,000. ***Phoenix has not stated their selling price because it could easily be $720,000 to $800,000. Those prices are not "affordable". We completely agree with Phoenix that they are not offering "affordable" housing options.***

In the February 14, 2007 Planning Commission meeting on Sustainable Development, Commissioner Patrick Edmonds gave a number of reasons why Woodinville should build affordable housing downtown. Susan Boundy-Sanders has transcribed his analysis and is submitting it as an exhibit in this hearing. The Sustainable Development Citizens Advisory Panel agrees with Commissioner Edmonds. ***In short, Woodinville is working towards a goal of having affordable housing downtown where it makes the most sense.***

R-1 Homes do not need to be estate mansions

There has been a steady trend to build bigger and bigger new homes. Many new high density developments have 3000-3200 square foot houses, for example Cedarhurst, built by Sundquist. According to King County Assessor data, the 157 lots in Wellington close to these developments have a median house size of 2350 sq ft, which is 650-850 sq ft smaller than Cedarhurst. (see the CNW report, section 3, zoning, "In Well-Established Neighborhoods for a map showing the location of these homes.) According to NewHomeTrends market analysis, appendix 1, the median cost per square foot in the Northshore Market Area of King County is $226. (This is the average ratio of total price/house square footage). The average cost of 650 sq ft is $146,900. It should be possible to make the same profit on a

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few smaller R-1 houses as many R-4 houses. They would be more consistent with the sizes of existing homes. They will sell. This may not be the business model of Phoenix. If so then let another developer build R-1 homes on these sites.

Phoenix is comparing apples ($550K-$700K homes) to oranges ($1-$2000K homes). What about the pears, the $700K - $1,000K homes? According to the Multiple Listing Service there were approximately 540 homes sold in Woodinville in 2006, between $300K and $2,000,000. Approximately 25% of those homes (137) were sold between $700K and $1,000K. ***Homes can be developed R-1 without having to be estate mansions.***

Data details

Data used for the Wellington prices were obtained from the MLS database on houses in Woodinville. Datasets that were entered electronically into an Oracle and SQL Server database from multiple Excel spreadsheets. Duplicate or erroneous records were corrected or removed as appropriate to provide a "clean" dataset consisting of 2,337 records. Results for the Oracle and SQL Server 2003 data queries were in agreement, even though different people wrote the SQL scripts. King County and Snohomish county Parcel Viewer data was imported into Excel for Georgian Heights, Norman Court and Cedarhurst. The following disclaimer applies:

Disclaimer: The MLS data contains all housing sales with a Woodinville mailing address sold 1/1/2004 – 13/31/2006 with a sale price of $300K - $2M. Sales are considered to be in the Wellington neighborhood if MAP=477 and GRID IN ("A4","B4","C4","A5","B5","C5"), corresponding to the Thomas Guide. King County and Snohomish County parcel viewers were used to obtain data for Georgian Heights, Norman Court and Cedarhurst. All developed lots were included. Greenbelts or County owned parcels were not used. All errors or omissions are the sole responsibility of the author.

Attachment 1

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NewHomeTrends
DATA•RESEARCH•CONSULTING

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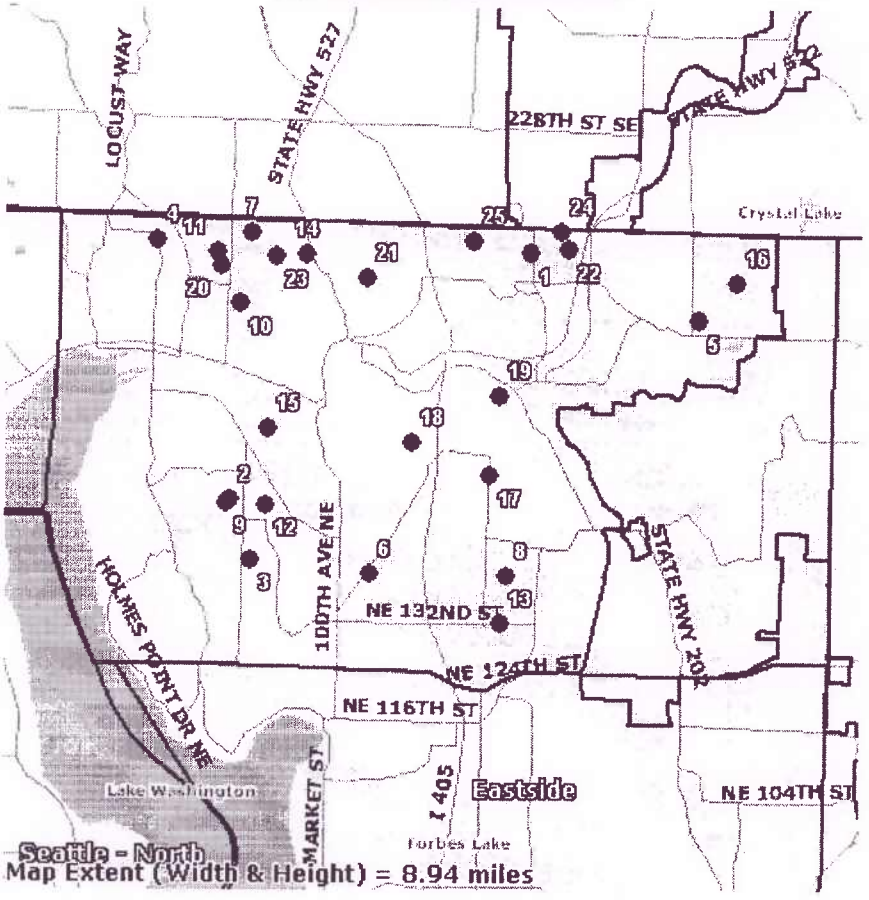
Selection Criteria	
County	King
Market Area	Northshore
Status	Not Surveyed, Not Yet Selling, Under Const. Not Selling, Taking Reservations, SellingLots, Selling Homes, Selling Lots & Homes

Market Area Summary for Northshore (using the criteria above)	
Developments	25
Total Mo Sales (Avg)	17.09
Avg Mo Sales / Devlp	1.22
Median Avail Price	$559,600
Average Avail Price	$640,488
Median Avail $/SqFt	$226
Lots/Homes Avail	286
Months of Spec Inv	5.2

Currently Selling Detached Developments in Northshore Market Area



1 Andalusia
2 Belmont Estates
3 Blue Heron Place
4 Blueberry
5 Bonterra
6 Calina at Kirkland
7 Chateau Meadows
8 Cliff Mull 6 at Kirkland
9 Fernwood
10 Frances Park
11 Herons Reach
12 Inglemoor Court
13 Linden Lane on 132nd
14 Melody Ridge
15 Noble Long Plat
16 Nolan Woods
17 Norman Court
18 Norway Knoll
19 Quail Ridge
20 Shadowcreek
21 Sonoma Park
22 Veranda Lane
23 West Hill Highlands
24 Woodbury at Georgian Heights
25 Woodridge at North Creek

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Currently Selling Detached Developments for Northshore Market Area

Map Index	Development Name and Address	Last Update	Status	Map Page Grid	Typ Lot Size	Total Price Range	Total SqFt Range	Total $/SqFt Range	Avail Price Range	Lots Recrd	Lots/ Homes Sold	Start of Sales	Avg Mnth Sales	Vacant Lots	Spec Inv	Est. Sellou
1	Andalusia 130th Ave NE & NE 200th Pl	3/1/2007	Selling Homes	476 H4	4,500	$498,000 $585,000	2,140 3,036	$190 $263	$501,910 $570,190	26	17	7/15/2006	2.26	6	1	Jul 2007
2	Belmont Estates 81st Ave NE & NE 149th St	3/1/2007	Not Yet Selling	506 A2	4,600					15	0			4	9	
3	Blue Heron Place 8421 NE 141st St	3/1/2007	Not Yet Selling	506 B3	5,200					5	0			5	0	
4	Blueberry 20005 68th Ave NE	3/1/2007	Selling Homes	475 J4	6,000	$569,900 $569,900	2,600 2,600	$219 $219	$569,900 $569,900	7	0	11/1/2006		3	4	
5	Bonterra 157th Pl NE & NE Old Woodinville-Duvall Pl	3/1/2007	Not Yet Selling	477 B6	45,850					7	0			7	0	
6	Calina at Kirkland NE 140th St & 105th Ct NE	3/1/2007	Selling Homes	506 D3	6,200					7	0	2/1/2007		7	0	
7	Chateau Meadows NE 203rd St & 83rd Pl NE	3/1/2007	Selling Homes	476 B4	5,500	$695,000 $850,000	3,130 3,840	$202 $230	$795,000 $795,000	12	11	7/24/2005	0.57	0	1	May 2007
8	Cliff Mull 6 at Kirkland NE 140th St at 127th Pl NE (SW Corner of intersection)	3/1/2007	Not Yet Selling	506 G4	5,000					6	0			1	4	
9	Fernwood 81st Ave NE & NE 147th Ln	3/1/2007	Selling Homes	506 A2	5,600	$699,000 $743,400	2,540 2,830	$260 $275	$699,500 $734,900	9	1	9/1/2006	0.17	3	4	Sep 2010
10	Frances Park NE 189th Pl & 82nd Ave NE	3/1/2007	Not Yet Selling	476 B5	5,000					5	0			1	4	
11	Herons Reach 19600 78th Ave NE	3/1/2007	Selling Homes	476 B4	4,500	$519,950 $615,000	2,218 3,083	$190 $239	$545,950 $585,950	18	16	2/1/2006	1.24	0	2	May 2007
12	Inglemoor Court 88th Ave NE & NE 147th Ct	3/1/2007	Selling Homes	506 B2	4,500	$419,950 $729,950	1,850 3,146	$197 $258	$709,950 $729,950	15	12	2/1/2005	0.48	0	3	Sep 2007
13	Linden Lane on 132nd NE 132nd St & 126th Ct NE	3/1/2007	Selling Homes	506 G5	4,600	$649,950 $689,950	2,481 2,651	$260 $264	$649,950 $684,950	11	2	2/2/2007	2.00	9	0	Jul 2007
14	Melody Ridge NE 196th St & 94th Ave NE	3/8/2007	Not Surveyed	476 C4	2,665					50	0			50	0	
15	Noble Long Plat 88th Ave NE & NE 163rd St	3/1/2007	Selling Homes	476 B7	8,000	$699,990 $749,999	3,040 3,822	$196 $230	$699,990 $749,999	6	0	1/23/2007		0	6	
16	Nolan Woods 163rd Ct NE & NE 195th St	3/1/2007	Selling Homes	477 C5	35,000	$2,195,000 $2,898,000	4,972 7,900	$367 $469	$2,395,000 $2,395,000	8	6	10/1/2004	0.21	0	1	Aug 2007
	Norman		Selling	506		$649,000	3,068	$214	$697,500							May

17	Court 124th Ave NE & NE 155th Pl	3/1/2007	Homes	G2	6,400	$719,000	3,194	$230	$697,500	12	11	8/1/2005	0.58	0	1	2007
18	Norway Knoll 112th Ave NE & NE 162nd St	3/1/2007	Selling Homes	506 E1	3,000	$555,000 $651,107	2,100 3,115	$199 $292	$624,950 $647,500	19	14	6/1/2005	0.67	0	4	Oct 2007
19	Quail Ridge 124th Ave NE & NE 171st St	3/1/2007	Selling Homes	476 G7	3,000	$509,450 $564,950	2,322 2,572	$205 $228	$509,450 $564,950	30	4	11/1/2005	0.25	12	13	Nov 2015
20	Shadowcreek 78th Ave NE & NE 198th St	3/1/2007	Selling Homes	476 B4	4,500					16	0	11/1/2006		10	5	
21	Sonoma Park 104th Ave NE & NE 194th St	3/1/2007	Selling Homes	476 D4	8,500	$790,000 $999,000	3,405 4,633	$207 $240	$839,950 $979,950	19	6	5/1/2006	0.60	5	7	Nov 2008
22	Veranda Lane 136th Ave NE & NE 202nd St	3/1/2007	Selling Homes	476 H4	4,500	$651,500 $659,950	2,716 2,849	$232 $240	$651,500 $659,950	9	0	2/27/2007		6	3	
23	West Hill Highlands 198th St & 88th Ave NE	3/1/2007	Selling Homes	476 B4	9,604	$859,000 $974,950	3,728 5,000	$195 $237	$924,950 $924,950	11	8	4/15/2006	0.76	2	1	Jul 2007
24	Woodbury at Georgian Heights NE 205th St & 134th Ave NE	3/1/2007	Selling Homes	476 H4	3,600	$529,950 $829,950	2,725 3,943	$160 $249	$709,950 $799,950	51	26	6/15/2006	3.05	14	10	Nov 2007
25	Woodridge at North Creek 120th Ave NE at North Creek Pkwy (SE of intersecti	3/1/2007	Selling Homes	476 G4	3,600	$448,240 $577,686	2,023 2,801	$177 $264	$511,930 $561,432	103	51	3/1/2006	4.25	44	6	Mar 2008
	Totals									**477**	**185**		**17.09**	**189**	**89**	**Aug 2008**

Projected Sellout is calculated using the formula: (Lots or Homes Avail / Avg Mnth Sales) = # of months until sellout
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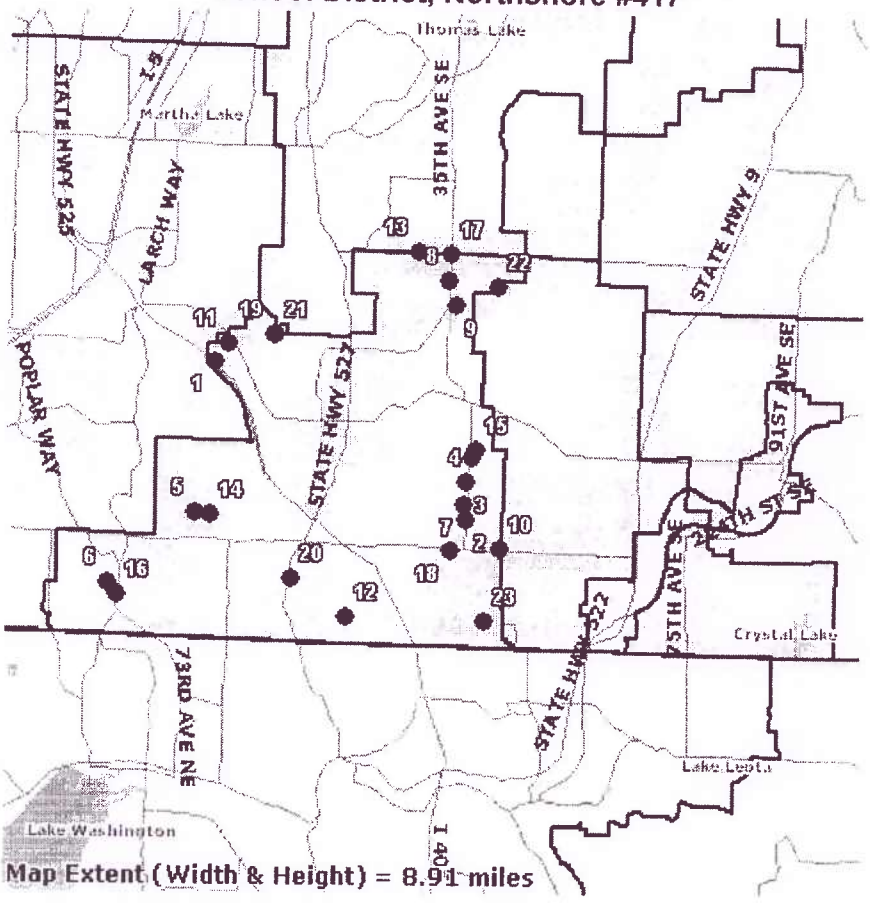
Selection Criteria	
County	Snohomish
Status	Not Surveyed, Not Yet Selling, Under Const. Not Selling, Taking Reservations, SellingLots, Selling Homes, Selling Lots & Homes

School District Summary for Northshore #417 (using the criteria above)	
Developments	23
Total Mo Sales (Avg)	68.30
Avg Mo Sales / Devlp	3.59
Median Avail Price	$659,980
Average Avail Price	$627,539
Median Avail $/SqFt	$210
Lots/Homes Avail	632
Months of Spec Inv	2.3

Currently Selling Detached Developments for School District, Northshore #417



1 Abbi Lane 2
2 Barcelona
3 Bellemont Crossing
4 Bellemont Heights
5 Breckenridge
6 Castle Lane
7 Clairemont
8 Fernwood Grove
9 Fernwood Meadows
10 Hawthorne Crest
11 Jackson Wood
12 Larchmont Heights
13 Laurelcrest
14 Maderas at Canyon Park
15 Oakmont
16 Park at Creekside (The)
17 Park Place
18 Porters Landing
19 Summit Ridge
20 Waterbrook
21 Willow Ridge Estates
22 Woodcress
23 Woodridge North

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Currently Selling Detached Developments for School District, Northshore #417

Map Index	Development Name and Address	Last Update	Status	Map Page Grid	Typ Lot Size	Total Price Range	Total SqFt Range	Total $/SqFt Range	Avail Price Range	Lots Recrd	Lots/ Homes Sold	Start of Sales	Avg Mnth Sales	Vacant Lots	Spec Inv	Est. Sellout
1	Abbi Lane 2 Bartlett Rd & 198th Pl SW	2/13/2007	Selling Homes	456 B5	4,200	$446,990 $545,000	2,420 3,198	$163 $201	$520,000 $545,000	18	12	3/29/2006	1.14	0	5	Aug 2007
2	Barcelona 39th Ave SE & 223rd Pl SE	3/13/2007	Selling Homes	476 F1	6,300		2,957 3,216			20	0			12	8	
3	Bellemont Crossing 219th St SE at 39th Ave SE	3/13/2007	Selling Homes	456 F7	6,500	$449,990 $734,800	2,706 3,439	$157 $232	$629,800 $732,800	197	184	1/1/2005	6.99	1	8	Apr 2007
4	Bellemont Heights 21300 39th Ave SE	3/13/2007	Selling Homes	456 F7	5,000	$559,950 $714,950	2,369 3,439	$202 $236	$639,950 $714,950	70	17	6/2/2006	1.82	7	42	Jun 2009
5	Breckenridge 224th St SW & 5th Pl W	2/22/2007	Selling Homes	476 A1	7,500	$515,000 $760,000	2,510 3,510	$189 $227	$609,950 $669,950	32	27	4/6/2005	1.20	1	2	Jun 2007
6	Castle Lane 20th Ave W & 235th Pl SW	2/22/2007	Selling Homes	475 H2	6,100	$599,950 $699,950	2,463 3,626	$193 $244	$599,950 $699,950	26	7	3/18/2006	0.62	6	12	Sep 2009
7	Clairemont 39th Ave SE at 221st Pl SE	3/13/2007	Selling Homes	476 F1	6,300	$695,950 $900,000	2,680 3,582	$225 $278	$799,950 $859,950	36	14	8/16/2005	0.74	12	9	Sep 2009
8	Fernwood Grove 18409 35th Ave SE	3/13/2007	Selling Homes	456 F3	6,900	$794,990 $849,990	3,527 4,030	$200 $233	$794,990 $841,990	25	2	9/1/2006	0.32	18	4	Apr 2013
9	Fernwood Meadows 188th St SE & 36th Dr SE	3/13/2007	Selling Homes	456 F4	6,100	$579,950 $789,950	3,070 4,852	$159 $230	$669,950 $709,950	46	38	6/7/2005	1.79	1	6	Jul 2007
10	Hawthorne Crest 45th Ave SE & 226th Pl SE	3/13/2007	Selling Homes	476 G2	3,401	$459,450 $598,450	2,350 2,975	$169 $204	$474,450 $519,450	62	30	4/7/2006	2.68	23	9	Mar 2008
11	Jackson Wood Bartlett Rd & 196th Pl SW	3/13/2007	Not Yet Selling	456 B5	3,330					21	0			21	0	
12	Larchmont Heights 240th Pl SE & 19th Ave SE	2/22/2007	Selling Homes	476 D3	9,700	$875,000 $1,055,000	3,370 4,587	$223 $260	$875,000 $945,000	16	3	4/15/2006	0.29	7	5	Dec 2010
13	Laurelcrest 180th St SE & 30th Ave SE	3/13/2007	Selling Homes	456 E3	3,068	$402,950 $636,950	1,547 2,996	$212 $266	$430,950 $496,950	165	40	2/1/2007	30.42	121	0	Jul 2007
14	Maderas at Canyon Park 224th St SE at 1st Dr SE	2/22/2007	Selling Homes	476 B1	9,600	$594,990 $950,000	2,805 3,705	$180 $273	$814,990 $949,990	26	17	5/1/2005	0.78	4	4	Jan 2008
15	Oakmont 39th Ave SE & 212th St SE	3/13/2007	Selling Homes	456 G7	4,000	$449,950 $524,950	2,150 2,931	$174 $217	$499,950 $524,950	20	17	2/9/2006	1.30	0	3	May 2007
16	Park at Creekside (The) Locust Wy & 235th Pl SW	2/22/2007	Selling Homes	475 H2	4,000	$424,950 $545,160	1,904 2,895	$167 $223	$429,000 $525,000	81	76	8/17/2005	4.17	0	4	Apr 2007
17	Park Place 35th Ave SE & 182nd Pl SE	3/13/2007	Selling Homes	456 F3	3,400	$399,950 $549,950	1,809 2,965	$175 $238	$429,900 $474,950	36	20	6/1/2006	2.13	0	15	Oct 2007
18	Porters Landing 230th Pl SE & 57th Ave SE	3/13/2007	Selling Homes	476 F2	4,000	$459,990 $590,593	1,807 2,951	$198 $265	$564,593 $590,593	59	2	2/21/2007	2.00	54	0	Jul 2009

19	Summit Ridge Winesap Rd & 195th St SE	3/13/2007	Not Yet Selling	456 C4	4,000					54	0			54	0	
20	Waterbrook 23418 Bothell Everett Hwy	2/22/2007	Selling Homes	476 C2	2,765	$388,920 $589,990	1,587 2,230	$231 $291	$419,975 $568,840	47	18	4/16/2006	1.75	24	4	Aug 2008
21	Willow Ridge Estates Winesap Rd & 196th St SE	3/13/2007	Not Yet Selling	456 C4	3,800					31	0			31	0	
22	Woodcress 184th St SE & 43rd Ave SE	3/13/2007	Selling Homes	456 G3	3,640	$469,950 $503,950	2,100 2,838	$174 $190	$471,350 $503,950	53	2	1/19/2007	1.15	37	13	Nov 2010
23	Woodridge North 240th St SE & 42nd Ave SE	3/13/2007	Selling Homes	476 G3	3,757	$467,990 $531,447	2,023 2,801	$210 $242	$471,085 $520,820	34	7	2/20/2007	7.00	26	1	Jul 2007
	Totals									**1175**	**533**		**68.30**	**460**	**154**	**Dec 2007**

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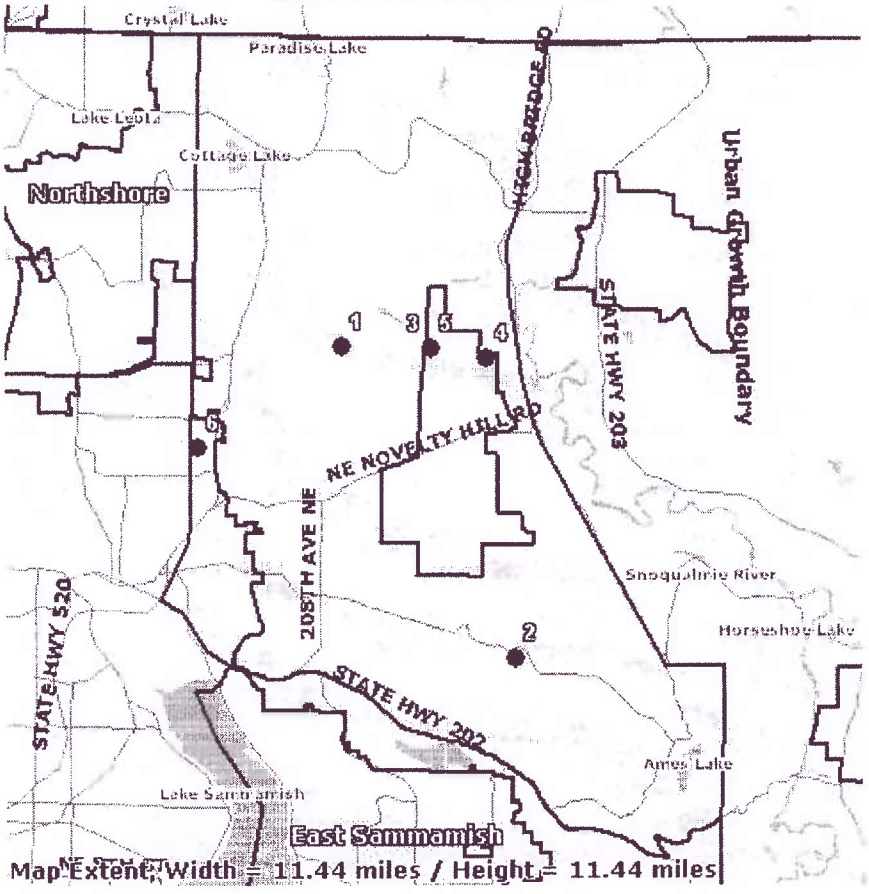
Selection Criteria	
County	King
Market Area	Bear Creek
Status	Not Surveyed, Not Yet Selling, Under Const. Not Selling, Taking Reservations, SellingLots, Selling Homes, Selling Lots & Homes

Market Area Summary for Bear Creek (using the criteria above)	
Developments	6
Total Mo Sales (Avg)	31.96
Avg Mo Sales / Devlp	5.33
Median Avail Price	$721,190
Average Avail Price	$905,533
Median Avail $/SqFt	$316
Lots/Homes Avail	287
Months of Spec Inv	0.7

Currently Selling Detached Developments for Bear Creek Market Area



1 Hedges (The)
2 Patterson Creek (The Reserve at)
3 Trilogy at Redmond Ridge: Cedar Heights
4 Trilogy at Redmond Ridge: Meadow
5 Trilogy at Redmond Ridge: Skyline
6 Tyler's Creek

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Currently Selling Detached Developments for Bear Creek Market Area

Map Index	Development Name and Address	Last Update	Status	Map Page Grid	Typ Lot Size	Total Price Range	Total SqFt Range	Total $/SqFt Range	Avail Price Range	Lots Recrd	Lots/ Homes Sold	Start of Sales	Avg Mnth Sales	Vacant Lots	Spec Inv	Est. Sellout
1	Hedges (The) NE 133rd St & 211th Way NE	3/1/2007	Selling Lots & Homes	507 J5	11,000	$495,000 $2,953,439	3,246 5,336	$200 $372	$2,248,000 $2,248,000	49	36	3/1/2000	0.43	2	1	Oct 2007
2	Patterson Creek (The Reserve at) NE Union Hill Rd & NE Patterson Wy	3/8/2007	Selling Lots & Homes	538 D6	70,000	$930,000 $1,895,000	3,988 7,577	$201 $353	$1,200,000 $1,200,000	31	21	1/15/1999	0.21	7	1	Apr 2010
3	Trilogy at Redmond Ridge: Cedar Heights 232nd Ave NE & Adair Creek Way NE	3/8/2007	Selling Homes	508 C5	7,500	$397,499 $803,499	1,199 3,082	$253 $336	$397,499 $803,499	207	34	1/16/2006	2.49	171	2	Jan 2013
4	Trilogy at Redmond Ridge: Meadow Sun Break Way NE & NE 126th St	3/8/2007	Selling Homes	508 C5	7,000	$264,900 $1,017,978	1,185 3,082	$197 $414	$413,999 $473,999	274	269	11/1/2003	6.69	0	1	Apr 2007
5	Trilogy at Redmond Ridge: Skyline NE 133rd St & 232nd Ave NE	3/8/2007	Selling Homes	508 C5	7,500	$279,556 $997,737	1,199 3,082	$157 $360	$561,029 $889,009	226	202	1/16/2006	14.77	8	16	May 2007
6	Tyler's Creek 182nd Ave NE & NE 110th Wy	3/8/2007	Selling Homes	507 E7	4,300	$599,950 $689,950	2,245 3,466	$199 $272	$599,950 $689,950	90	16	1/1/2007	7.37	72	2	Jan 2008
	Totals									**877**	**578**		**31.96**	**260**	**23**	**Dec 2007**

Projected Sellout is calculated using the formula: (Lots or Homes Avail / Avg Mnth Sales) = # of months until sellout
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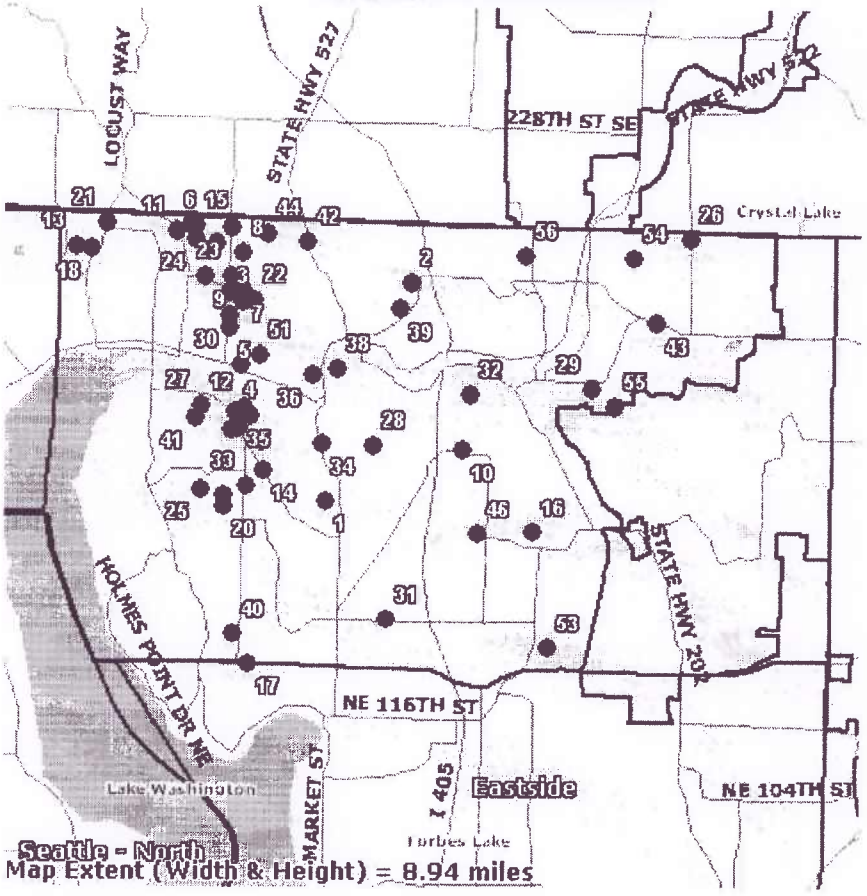
Selection Criteria	
County	King
Market Area	Northshore
Status	Review, Litigation, Prelim. Approval, Extension

Market Area Summary for Northshore (using the criteria above)	
Developments	58
Curr Lot Total	1,336

Proposed Detached Plats for Northshore Market Area



1 Bentley Plat
2 Bothell Heights
3 Brookstone
4 Canyon View
5 Clearwater
6 Cort Addn to Kenmore
7 Double Eagle
8 East Creek Village
9 Federov Plat
10 Haley's Park
11 Hanks
12 Hawthorne Glen
13 Himmelman Long Plat
14 Inglemoor Heights
15 Jackson Heights
16 Kirkland Ridge
17 Kirkwood
18 Lake Forest Park Plat
19 Lee's Meadow Land
20 Luke
21 Lyons Plat
22 Madison Hill
23 Malia Estates
24 McKenzie Place
25 Mike Jacobsen
26 Montevallo
27 Northshore Ridge
28 Norway Heights
29 One Fortieth Place
30 Osgood Property
31 Parhaniemi Estates
32 Park Place
33 Pearson Estates
34 Pipers Glen
35 Quail Ridge
36 Riddell Short Plat
37 Ridgewood
38 Riverwalk
39 Ross Road Estates
40 Royal Crest
41 Shannon Ridge
42 Spirit Ridge
43 Stout Property
44 Tassel
45 TEC Long Plat
46 Totem Green
47 Traditions
48 Turner Plat
49 Walters
50 West Creek Village
51 Westwood Heights
52 Whitmore Konkler
53 Willows Assembly
54 Wood Trails
55 Woodin Creek Estates
56 Woodmark Meadows 8
57 Wynfield Meadows
58 Wynfield Meadows South

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Proposed Detached Plats for Northshore Market Area

Map Index	Plat Name	City	Map Page Grid	Market Area	Curr Lot Total	Typ Lot Size	Status	Appl Date	Hearing Date	Prelim Appr Date
1	Bentley Plat 14500 100th Ave NE	Bothell	506 D2	Northshore	128	9,600	Prelim. Approval	7/13/2004	11/1/2005	12/1/2005
2	Bothell Heights 19229 Ross Rd	Bothell	476 E5	Northshore	59	8,600	Review	2/27/2006		
3	Brookstone 18725 82nd Ave NE	Kenmore	476 B5	Northshore	6	5,400	Prelim. Approval	3/30/2006	5/30/2006	6/13/2006
4	Canyon View 16324 84th Ave NE	Kenmore	506 B1	Northshore	16	4,500	Review	8/19/2005		
5	Clearwater 18117 80th Ave NE	Kenmore	476 B6	Northshore	7	5,200	Prelim. Approval	8/26/2004	7/14/2005	8/11/2005
6	Cort Addn to Kenmore 20219 75th Ave NE	Kenmore	476 A4	Northshore	10	4,500	Prelim. Approval	6/24/2003	2/6/2004	2/18/2004
7	Double Eagle 8206 NE 190th St	Kenmore	476 B5	Northshore	6	4,600	Review	8/25/2005		
8	East Creek Village 19600 83rd Ave NE	Kenmore	476 B4	Northshore	65	4,500	Review	9/23/2005		
9	Federov Plat 76th Ave NE at NE 192nd St (7622 NE 192nd St)	Kenmore	476 A4	Northshore	8	4,500	Prelim. Approval	3/16/2004	8/26/2004	9/10/2004
10	Haley's Park 16031 119th Pl NE	King County	506 F1	Northshore	38	3,100	Prelim. Approval	12/30/2004	6/27/2006	7/11/2006
11	Hanks 20116 73rd Ave NE	Kenmore	476 A4	Northshore	18	4,600	Review	4/20/2006		
12	Hawthorne Glen 84th Ave NE at NE 166th St. (NW of intersection)	Kenmore	476 B7	Northshore	20	9,000	Prelim. Approval	4/14/2000	8/28/2001	10/12/2001
13	Himmelman Long Plat NE 198th Pl. at 58th Ave. NE (NE of intersection)	Kenmore	475 G4	Northshore	13	4,500	Prelim. Approval	10/3/2002	3/31/2004	4/10/2004
14	Inglemoor Heights NE 155th St & Simonds Rd NE	Kenmore	506 B1	Northshore	10	4,800	Review	4/14/2005		
15	Jackson Heights 20115 75th Ave NE	Kenmore	476 A4	Northshore	9	4,500	Review	10/27/2005		
16	Kirkland Ridge 13104 NE 144th Pl	King County	506 H3	Northshore	6	8,500	Review	6/2/2005		
17	Kirkwood 8575 NE 124th St	King County	506 B5	Northshore	18	3,900	Prelim. Approval	11/24/2004	11/19/2005	12/8/2005
18	Lake Forest Park Plat 60th Ave NE at NE 198th Pl (19920 60th Ave NE)	Kenmore	475 H4	Northshore	32	4,700	Prelim. Approval	1/20/1998	4/10/2003	3/5/2003
19	Lee's Meadow Land 8034 NE 190th St	Kenmore	476 B5	Northshore	6	6,300	Prelim. Approval	4/4/2001		9/17/2005
20	Luke 14706 81st Ave NE	Kenmore	506 B2	Northshore	9	8,000	Prelim. Approval	12/21/2004	5/5/2005	5/17/2005
21	Lyons Plat 20237 62nd Ave NE	Kenmore	475 H4	Northshore	13	4,500	Prelim. Approval	12/23/2004	7/28/2005	8/12/2005
22	Madison Hill NE 190th St & 84th Pl NE	King County	476 B5	Northshore	20	8,800	Prelim. Approval	11/12/2004	1/12/2006	1/26/2006
23	Malia Estates 20015 80th Ave NE	Kenmore	476 A4	Northshore	10	6,200	Review	1/11/2006		
24	McKenzie Place 19925 75th Ave NE	Kenmore	476 A4	Northshore	8	4,500	Prelim. Approval	3/31/2005	5/30/2006	6/14/2006
25	Mike Jacobsen 15000 78th Ave NE	Kenmore	506 A2	Northshore	11	4,800	Review	1/19/2006	8/23/2006	
26	Montevallo 156th Ave NE & NE 203rd Pl	Woodinville	477 B4	Northshore	66	5,500	Review	11/8/2004	3/15/2007	
27	Northshore Ridge NE 166th St & Simonds Rd NE	Kenmore	476 B7	Northshore	12	6,100	Prelim. Approval	7/2/2003	4/8/2004	5/13/2004
28	Norway Heights 104th Ave NE & NE 161st St	King County	506 D1	Northshore	9	6,500	Prelim. Approval	1/13/1998	12/7/2001	3/19/2002
29	One Fortieth Place 14041 NE 171st St	Woodinville	476 J7	Northshore	12	4,500	Review	6/15/2006	9/28/2006	

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30	Osgood Property 18308 80th Ave NE	Kenmore	476 A5	Northshore	13	4,600	Prelim. Approval	7/28/2005	11/17/2005	12/8/2005
31	Parhaniemi Estates NE 132nd St & 108th Ave NE	King County	506 D4	Northshore	19	3,700	Review	7/12/2005		
32	Park Place Juanita-Woodinville Wy NE & Woodcrest Dr NE (12000 Brickyard Rd)	Bothell	476 G7	Northshore	20	3,800	Review	9/22/2006		
33	Pearson Estates 15108 84th Ave NE	Kenmore	506 B2	Northshore	6	4,500	Review	6/29/2006		
34	Pipers Glen 16106 Waynita Way NE	Bothell	506 C1	Northshore	83	9,600	Review	12/28/2004		
35	Quail Ridge 16406 Simonds Rd	Kenmore	476 B7	Northshore	6	5,300	Review	9/14/2004		
36	Riddell Short Plat 95th Ave NE & NE 173rd Pl	King County	476 C7	Northshore	9	6,100	Prelim. Approval	7/9/2004	3/13/2005	3/25/2005
37	Ridgewood 16337 Simonds Rd NE	Kenmore	506 B1	Northshore	10	4,500	Prelim. Approval	8/25/2005	10/5/2005	10/14/2005
38	Riverwalk 17304 West Riverside Dr	Bothell	476 D7	Northshore	43	8,200	Review	1/26/2006		
39	Ross Road Estates 18704 Ross Rd	Bothell	476 E5	Northshore	6	5,600	Review	7/18/2005	4/13/2006	
40	Royal Crest 84th Ave NE & NE 112th Ct	King County	506 B5	Northshore	6	5,000	Review	2/10/2006		
41	Shannon Ridge NE 165th St & 74nd Ave NE (SW of intersection)	Kenmore	476 A7	Northshore	10	7,000	Review	12/15/2005		
42	Spirit Ridge 20102 Bothell Wy NE	Bothell	476 C4	Northshore	0	3,000	Review	8/28/2006		
43	Stout Property 15111 NE Woodinville-Duvall Rd	Woodinville	477 A6	Northshore	12		Review	10/31/2006		
44	Tassel 88th Ave NE & NE 203rd St (SW of intersection)	King County	476 B4	Northshore	19	6,600	Prelim. Approval	3/5/2003	10/7/2003	10/20/2003
45	TEC Long Plat 16315 Simonds Rd NE	Kenmore	476 B7	Northshore	13	4,500	Review	12/18/2006		
46	Totem Green NE 144th St & 122nd Pl NE	King County	506 F3	Northshore	23	2,700	Review	11/16/2005	3/6/2007	
47	Traditions 14918 81st Ave NE	Kenmore	506 B2	Northshore	10	6,700	Prelim. Approval	11/29/2004	4/21/2005	4/28/2005
48	Turner Plat 8221 NE 166th St	Kenmore	476 B7	Northshore	6	4,500	Prelim. Approval	3/31/2004	9/16/2004	9/28/2004
49	Walters 8343 NE 175th St	Kenmore	476 B6	Northshore	5	9,500	Review	4/25/2006		
50	West Creek Village 19223 80th Ave NE	Kenmore	476 B5	Northshore	39	4,500	Review	8/19/2005		
51	Westwood Heights 17802 86th Ave NE	King County	476 B6	Northshore	9	5,500	Prelim. Approval	4/15/1999	12/11/2003	12/16/2003
52	Whitmore Konkler 15829 88th Ave NE	Kenmore	506 B1	Northshore	6	5,500	Review	8/3/2005		
53	Willows Assembly 13042 136th Ave NE	King County	506 H5	Northshore	51	3,500	Review	11/18/2005		
54	Wood Trails 148th Ave NE & NE 195th St	Woodinville	477 A5	Northshore	66	7,000	Review	6/18/2004	3/14/2007	
55	Woodin Creek Estates 14235 NE 171st St	King County	476 J7	Northshore	21	5,400	Prelim. Approval	12/22/2004	10/31/2006	11/21/2006
56	Woodmark Meadows 8 19809 130th Ave NE	King County	476 H4	Northshore	56	3,400	Prelim. Approval	12/22/2004	9/7/2005	9/26/2005
57	Wynfield Meadows 19919 80th Ave NE (also 7631 NE 200th St)	Kenmore	476 B4	Northshore	84	4,500	Prelim. Approval	6/6/2003	8/11/2004	8/25/2004
58	Wynfield Meadows South NE 195th St at 76th Ave NE	Kenmore	476 A4	Northshore	40	4,500	Prelim. Approval	4/19/2004	4/29/2005	5/21/2005
Totals: 58					**1336**					

Projected Sellout is calculated using the formula: (Lots or Homes Avail / Avg Mnth Sales) = # of months until sellout
Note: This information is accurate to the extent that records are provided by builders and their representatives.
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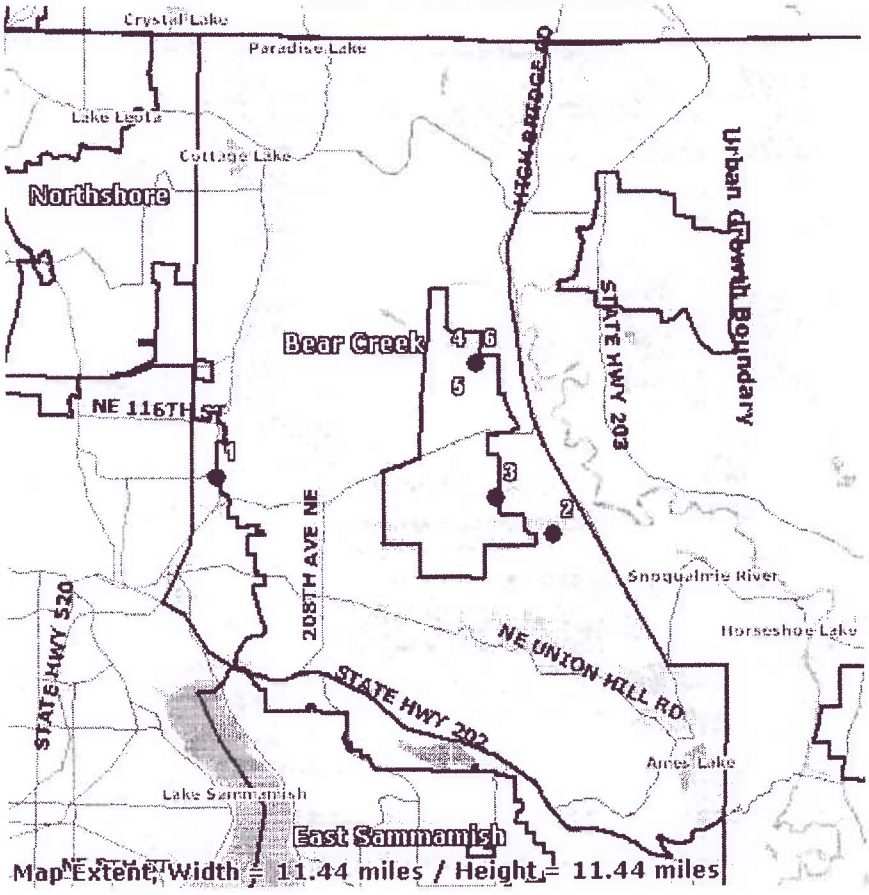
Selection Criteria	
County	King
Market Area	Bear Creek
Status	Review, Litigation, Prelim, Approval, Extension

Market Area Summary for Bear Creek (using the criteria above)	
Developments	6
Curr Lot Total	1,532

Proposed Detached Plats for Bear Creek Market Area



1 Avondale Crest
2 Panhandle Preliminary Plat
3 Redmond Ridge: East
4 Trilogy at Redmond Ridge: Div 4
5 Trilogy at Redmond Ridge: Ph 3
6 Trilogy at Redmond Ridge: Ph 7

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Proposed Detached Plats for Bear Creek Market Area

Map Index	Plat Name	City	Map Page Grid	Market Area	Curr Lot Total	Typ Lot Size	Status	Appl Date	Hearing Date	Prelim Appr Date
1	Avondale Crest Avondale Rd NE & NE 104th St	Redmond	537 E1	Bear Creek	9	7,400	Review	5/9/2005	11/13/2006	
2	Panhandle Preliminary Plat NE 100th St & 248th Ave NE (SE of intersection)	King County	538 E4	Bear Creek	20	125,000	Prelim. Approval	10/29/2002	2/22/2005	6/28/2005
3	Redmond Ridge: East NE Novelty Hill Rd at 244th Ave NE	King County	508 D7	Bear Creek	800	5,000	Review	3/3/2003	2/22/2005	
4	Trilogy at Redmond Ridge: Div 4 23600 Novelty Hill Rd (Btwn. West Snoqualmie Valley Rd & 226th NE Btwn. Novelty Hill Rd & NE 140th)	King County	508 C5	Bear Creek	187	4,000	Prelim. Approval	10/5/1994	12/6/2000	12/18/2000
5	Trilogy at Redmond Ridge: Ph 3 23600 Novelty Hill Rd (Btwn. West Snoqualmie Valley Rd & 226th NE Btwn. Novelty Hill Rd & NE 140th)	King County	508 C5	Bear Creek	298	4,000	Prelim. Approval	10/5/1994	12/19/1995	12/18/2000
6	Trilogy at Redmond Ridge: Ph 7 23600 Novelty Hill Rd (West Snoqualmie Valley Rd & 226th NE Btwn. Novelty Hill Rd & NE 140th)	King County	508 C5	Bear Creek	218	4,000	Prelim. Approval	10/5/1994	12/19/1995	12/18/2000
Totals: 6					**1532**					

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NewHomeTrends
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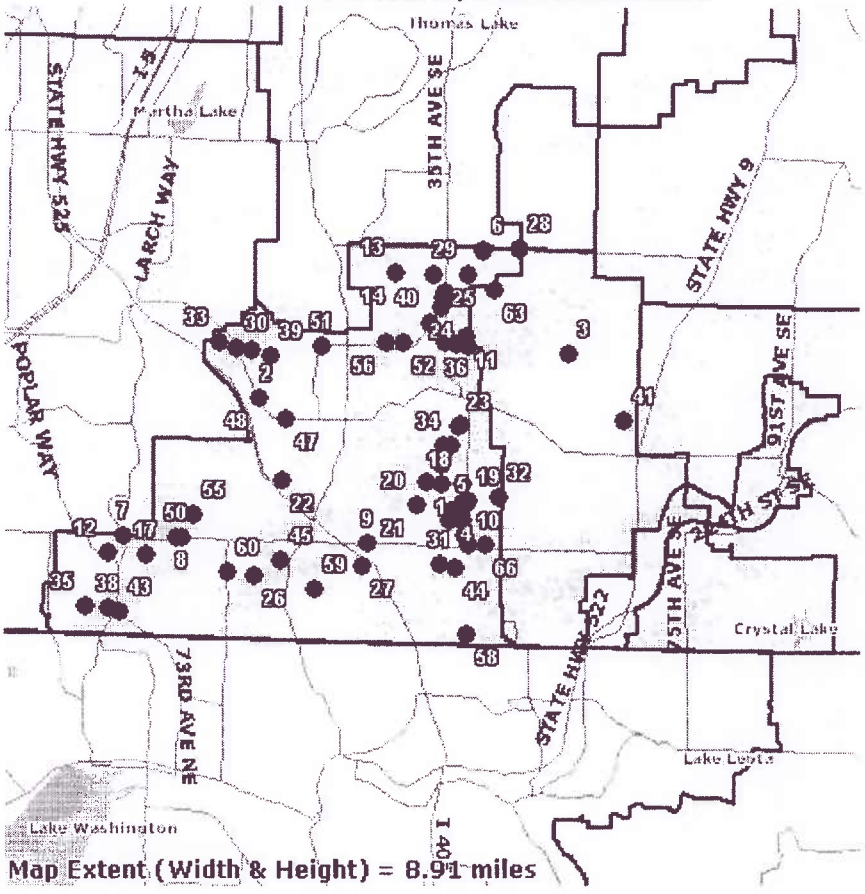
Selection Criteria	
County	Snohomish
Status	Review, Litigation, Prelim. Approval, Extension

School District Summary for Northshore #417 (using the criteria above)	
Developments	66
Curr Lot Total	2,277

Proposed Detached Plats for School District, Northshore #417



1 Aristata
2 Autumn Crest
3 Back & Beyond
4 Beaumont
5 Beaumont 2
6 Brookfield Lane
7 Brookview 2
8 Canyon Estates
9 Canyon Village
10 Canyon's Glen
11 Carlson Addn
12 Charles Brown Plat
13 Cheng Short
14 Chong
15 Clairmont 2
16 Clairmont 3
17 Cottages at Wandering Creek
18 Cox / EMR
19 Critchlow Short Plat
20 Crown Woods
21 Crown Woods 2
22 Crystal Springs Estates
23 David Graber Short Plat
24 Dewilde
25 Dewilde
26 Erin Estates
27 Fairchild Plat
28 Fairfield
29 Ferncress
30 Filbert Road
31 Harvest Run
32 Heights at Belmont
33 Highland Court
34 Inman Estates
35 Jefferson
36 Jewell Assemblage
37 John Granier
38 Jordan Creek
39 Lang
40 Leonesse
41 Lincolnshire
42 Lind Short Plat
43 Lockwood Place
44 Mirassou
45 Mordevco
46 Morris Short Plat
47 Muriel's Landing
48 Nellis Road LDMR
49 Nelson Meadows
50 New Locus
51 North Creek Court
52 Pelan
53 Perra
54 Pioneer Heights PRD
55 Quail Ridge
56 Sarah Heights
57 SCH P-1
58 Serena Detached Condos
59 Sewell Place
60 Shelton Estates
61 Sinclair Woods
62 Sutherland Park
63 Timber Creek Ranch PRD
64 Trail Ridge Heights
65 Westcastle
66 Westlake Heights

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Proposed Detached Plats for School District, Northshore #417

Map Index	Plat Name	City	Map Page Grid	Market Area	Curr Lot Total	Typ Lot Size	Status	Appl Date	Hearing Date	Prelim Appr Date
1	Aristata 21809 35th Ave SE	Snohomish County	456 F7	North Creek	51	4,700	Review	8/31/2006		
2	Autumn Crest 12613 38th Ave SE	Snohomish County	456 B5	North Creek	36		Prelim. Approval	5/23/2006	10/24/2006	11/13/2006
3	Back & Beyond 19521 51st Ave SE	Snohomish County	456 A4	North Creek	32	23,000	Prelim. Approval	3/28/2005	6/8/2006	7/14/2006
4	Beaumont 39th Ave SE & 223rd St SE	Snohomish County	476 G1	North Creek	54	5,000	Prelim. Approval	8/8/2005	1/24/2006	2/7/2006
5	Beaumont 2 22308 39th Ave SE	Snohomish County	476 F1	North Creek	15	5,611	Prelim. Approval	7/10/2006	2/20/2007	3/7/2007
6	Brookfield Lane 4108 180th St SE	Snohomish County	456 G3	North Creek	25	5,000	Prelim. Approval	7/27/2004	7/12/2005	7/26/2005
7	Brookview 2 Locust Wy & 228th St SW (1615 228th St SW)	Snohomish County	475 J1	Alderwood	11	7,150	Prelim. Approval	8/25/1998	9/18/2002	9/27/2002
8	Canyon Estates 719 228th St SW	Bothell	476 A1	Alderwood	11	7,300	Prelim. Approval	9/27/2005	4/27/2006	5/4/2006
9	Canyon Village 2216 228th St SE	Bothell	476 D2	North Creek	14	3,500	Prelim. Approval	4/2/2004		
10	Canyon's Glen 4004 228th St SE	Snohomish County	476 G2	North Creek	19	4,400	Review	8/11/2006		
11	Carlson Addn 19218 39th Ave SE	Snohomish County	456 G4	North Creek	42	3,200	Review	11/7/2006		
12	Charles Brown Plat 1929 Atlas Rd	Snohomish County	475 H2	Alderwood	22	4,000	Prelim. Approval	9/16/2004	6/23/2006	7/7/2006
13	Cheng Short 2620 186th Pl SE	Snohomish County	456 E3	North Creek	5	9,000	Review	11/14/2005		
14	Chong 2620 186th Pl SE	Snohomish County	456 E3	North Creek	5	6,500	Review	11/14/2005		
15	Clairmont 2 22221 39th Ave SE Bothell	Snohomish County	476 G1	North Creek	30	5,500	Prelim. Approval	7/31/2006	1/17/2007	2/5/2007
16	Clairmont 3 22229 39th Ave SE	Snohomish County	476 G1	North Creek	15	6,500	Prelim. Approval	10/30/2006	1/17/2007	2/5/2007
17	Cottages at Wandering Creek 1232 231st St SW	Snohomish County	475 J2	Alderwood	12	2,500	Prelim. Approval	4/8/2003	6/22/2004	7/7/2004
18	Cox / EMR 21906 39th Ave SE	Snohomish County	456 F7	North Creek	70		Prelim. Approval	2/1/2006	10/10/2006	10/24/2006
19	Critchlow Short Plat 22021 39th Ave SE	Snohomish County	476 F1	North Creek	5	7,290	Review	12/20/2005		
20	Crown Woods 22131 31st Ave SE	Bothell	476 E1	North Creek	22	10,000	Prelim. Approval	4/21/2005	11/9/2006	11/16/2006
21	Crown Woods 2 22131 31st Ave SE	Bothell	476 E1	North Creek	34	9,600	Review	3/17/2006		
22	Crystal Springs Estates 21724 & 21810 9th Ave SE	Bothell	456 C7	North Creek	28	9,800	Prelim. Approval	6/28/2005	6/29/2006	9/6/2006
23	David Graber Short Plat 20822 39th Ave SE	Snohomish County	456 F6	North Creek	9	7,900	Review	1/19/2005		
24	Dewilde 18905 Grannis Rd	Snohomish County	456 F4	North Creek	7	3,700	Prelim. Approval	5/23/2006	11/15/2006	11/29/2006
25	Dewilde 18911 Grannis Rd	Snohomish County	456 F4	North Creek	9	4,300	Prelim. Approval	5/23/2006	11/15/2006	11/29/2006
26	Erin Estates 23408 3rd Ave SE	Bothell	476 B2	Alderwood	13	10,500	Prelim. Approval	10/5/2005	7/13/2006	7/20/2006
27	Fairchild Plat 2221 232nd St SE	Bothell	476 E2	North Creek	24	9,600	Review	7/6/2006		
28	Fairfield 4628 180th St SE	Snohomish County	456 G3	North Creek	25	4,700	Prelim. Approval	10/14/2004	9/14/2005	9/28/2005
29	Ferncress 3831 186th St SE	Snohomish County	456 F3	North Creek	25	4,972	Prelim. Approval	6/5/2006	12/6/2006	1/2/2007
30	Filbert Road 19707 Filbert Rd	Snohomish	456	North Creek	15	4,000	Review	8/14/2006		

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		County	B5							
31	Harvest Run 23033 35th Ave SE	Snohomish County	476 F2	North Creek	48	3,811	Prelim. Approval	5/20/2005	1/10/2006	1/25/2006
32	Heights at Belmont 21924 45th Ave SE	Snohomish County	476 G1	North Creek	57	6,500	Prelim. Approval	9/13/2005	3/14/2006	3/28/2006
33	Highland Court 19524 Bartlett Rd	Snohomish County	456 B5	North Creek	46		Review	3/3/2006		
34	Inman Estates 3724 212th St SE	Snohomish County	456 F7	North Creek	11	5,400	Prelim. Approval	8/23/2005	2/2/2006	2/17/2006
35	Jefferson 23925 23rd Ave W	Snohomish County	475 H3	Alderwood	8	8,000	Prelim. Approval	5/20/2004	12/2/2004	12/17/2004
36	Jewell Assemblage 3624 195th St SE	Snohomish County	456 F4	North Creek	246	3,200	Prelim. Approval	1/19/2006	12/6/2006	12/20/2006
37	John Granier 20822 39th Ave SE	Snohomish County	456 F6	North Creek	9	8,900	Prelim. Approval	6/15/2004	3/16/2005	3/30/2005
38	Jordan Creek 24100 Locust Way	Snohomish County	475 H3	Alderwood	15	4,500	Prelim. Approval	11/30/2005	8/1/2006	8/24/2006
39	Lang 19916 Filbert Dr	Snohomish County	456 C5	North Creek	9	6,700	Prelim. Approval	6/30/2005	1/4/2006	1/18/2006
40	Leonesse 19327 Grannis Rd	Snohomish County	456 F4	North Creek	12	3,100	Review	6/5/2006		
41	Lincolnshire 20700 SR9 SE	Snohomish County	457 A6	North Creek	17	43,600	Prelim. Approval	11/14/2005	6/6/2006	7/6/2006
42	Lind Short Plat 22611 39th Ave SE	Snohomish County	476 B1	North Creek	9	6,000	Review	11/13/2006		
43	Lockwood Place 24023 Lockwood Rd	Snohomish County	475 H3	Alderwood	17	3,800	Prelim. Approval	4/19/2006	2/7/2007	2/22/2007
44	Mirassou 4129 228th St SE	Snohomish County	476 G1	North Creek	30	7,426	Review	9/25/2006	3/1/2007	
45	Mordevco 23107 7th Ave SE	Bothell	476 C2	Alderwood	34	5,400	Review	2/23/2006		
46	Morris Short Plat 3509 & 3521 212th St SE	Snohomish County	456 F7	North Creek	6	6,500	Review	2/5/2007		
47	Muriel's Landing 20819 9th Ave SE	Bothell	456 C6	North Creek	22	9,800	Review	1/12/2006		
48	Nellis Road LDMR 411 Nellis Rd	Snohomish County	456 B5	North Creek	23	3,600	Review	2/13/2006		
49	Nelson Meadows 21509 35th Ave SE Bothell	Snohomish County	456 F7	North Creek	31	6,200	Review	8/7/2006		
50	New Locus 1010 228th St SW	Snohomish County	475 J1	Alderwood	127	4,000	Review	9/11/2006		
51	North Creek Court 19807 13th Dr SE	Snohomish County	456 C5	North Creek	12	2,400	Review	12/6/2006		
52	Pelan 2805 196th St SE	Snohomish County	456 E5	North Creek	5	10,000	Prelim. Approval	4/22/2004	7/27/2004	8/11/2004
53	Perra 19324 39th Ave SE	Snohomish County	456 F4	North Creek	29	4,000	Review	11/1/2006		
54	Pioneer Heights PRD 18605 35th Ave SE	Snohomish County	456 F3	North Creek	43	4,500	Review	10/16/2006	4/4/2007	
55	Quail Ridge 600 224th St SW	Bothell	476 A1	Alderwood	14	9,600	Review	7/9/2004		
56	Sarah Heights 2503 196th St SE	Snohomish County	456 E4	North Creek	22	1,197	Prelim. Approval	3/15/2006	8/30/2006	9/14/2006
57	SCH P-1 180th St SE & 35th Ave SE	Snohomish County	456 F3	North Creek	20	13,885	Review	9/7/2006	4/11/2007	
58	Serena Detached Condos 24209 39th Ave SE	Bothell	476 F3	North Creek	12	2,800	Review	8/9/2004		
59	Sewell Place 23606 15th Ave SE	Bothell	476 D3	Alderwood	5	13,000	Prelim. Approval	10/4/2005	8/4/2006	8/11/2006
60	Shelton Estates 23307 Meridian Ave S	Bothell	476 B2	Alderwood	32	8,800	Prelim. Approval	6/29/2006	8/15/2006	8/29/2006
61	Sinclair Woods 39th Ave SE & 228th St SE	Snohomish County	476 F1	North Creek	125	4,128	Prelim. Approval	3/7/2006	11/15/2006	11/29/2006
62	Sutherland Park 22526 39th Ave SE	Snohomish County	476 F1	North Creek	29	4,500	Prelim. Approval	11/14/2005	4/19/2006	5/2/2006
		Snohomish	456							

63	Timber Creek Ranch PRD 18723 43rd Ave SE	County	G3	North Creek	301	3,100	Review	10/2/2006		
64	Trail Ridge Heights 19520 35th Ave SE	Snohomish County	456 F4	North Creek	29	3,200	Review	10/23/2006		
65	Westcastle 3100-3300 218th St SE	Bothell	456 E7	North Creek	67	9,700	Prelim. Approval	7/7/2006	8/18/2006	8/24/2006
66	Westlake Heights 4220 228th St SE	Snohomish County	476 G2	North Creek	70	4,500	Prelim. Approval	11/29/2005	9/19/2006	9/27/2006
Totals: 66					**2277**					

Projected Sellout is calculated using the formula: (Lots or Homes Avail / Avg Mnth Sales) = # of months until sellout
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Home builders hold off

Slumping sales of lots could presage fewer new houses for region

By JEANNE LANG JONES
STAFF WRITER

A key future indicator of the housing market is down sharply, but that could be a good thing, local real estate executives are saying.

Puget Sound area home builders have been buying substantially fewer finished lots from residential developers as the builders try to gauge the demand for their new homes in the months ahead.

Builders buying fewer lots today could mean fewer new homes tomorrow.

"Finished lots are hanging around longer than they have in quite some time," said consultant Matt Gardner, a principal at Gardner Johnson LLC in Seattle.

Residential lot sales in King County fell 39 percent last year compared with 2005, while lot sales dropped 22 percent in Snohomish County and 15 percent in Pierce County, according to Gardner.

Several factors have made home builders more cautious about adding to their inventory of lots. The

See LOTS, Page 73

Sodo gone?

Land rezone efforts spur fear of industrial use loss

By STEVE WILHELM
AND JEANNE LANG JONES
STAFF WRITERS

For more than a decade, immigration attorney Henry Liebman has been quietly buying land in Sodo, the industrial area south of Seattle's sports stadiums.

Over time, and using money from immigrants seeking U.S. Green Cards, he has assembled nearly 40 acres under a federal program promoting job creation in distressed areas.

Liebman figures he and his firm's investors now own about one-fifth of the property in Sodo, including a handful of Sodo buildings he owns personally.

Liebman is among a number of property owners and developers who are challenging the boundaries of Seattle's industrial zones. They are seeking to open areas that were traditionally devoted to manufacturing and shipping to offices, shops, restaurants and even housing. In doing so, they have raised the hackles of established industrial business owners, who see groups encroaching on Seattle's

See SODO, Page 71

BUSINESS JOURNAL PHOTOS/DAN SCHLATTER

Seattle police officers Katrina Stuckey (left) and Andrew West talk to a woman after seizing a white "rock," visible on the curb, that field-tested positive for cocaine. Belltown business owner Scott Goldader (below) says his company is moving because of drug activity and the uncertain future of the Alaskan Way Viaduct.

Slow going

Local bid to house families of injured vets falling short

BY CLAY HOLTZMAN
STAFF WRITER

As public concern over military medical care continues across the country, a volunteer fundraising campaign to create a facility in Seattle for the families of injured veterans is stalling.

Over the campaign's nine months, a dozen volunteers have raised about $300,000, a fraction of the campaign's $2 million goal and a fraction of the donor support generated for similar projects in other cities.

Local campaign organizers blame their own inexperience and lack of big-name volunteers, rather than any shortage of local support for military personnel.

"There is a lot of money given in this community, but there is a lot of competition. That is the reality," said Rod Skaar, a test pilot for Boeing who is chairman of the local fundraising effort. "I really don't think there is apathy toward veterans."

See STALLED, Page 73

Culture clash

Belltown uneasy over drug activity

By HEIDI DIETRICH
STAFF WRITER

Under the shadow of the Alaskan Way Viaduct, Seattle police officers Katrina Stuckey and Andrew West seize a crack pipe and a rock of cocaine from a woman in Belltown who is about to light up.

They've seen her many times before — usually without shoes — and she tells them she bought the coke with $10 she found on the street. West enters the in-

See BELLTOWN, Page 72

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LOTS: *New home construction could be in for slowdown*

FROM PAGE 1

gap is widening between the high prices of homes and what buyers can afford to pay. The inventory of unsold homes is creeping up. And the housing market is decelerating.

The builders' caution, however, likely will help protect the market from an overbuilding spurt that could lead to a downdraft in sales prices.

The region's largest home builder, Bellevue-based Quadrant Homes — whose business model is based on its ability to build six homes a day — is among those that have cut back on purchasing lots for new development. Home builders typically figure the cost of the lot should make up no more than a third of the final home price.

"Everybody is in a bit of a wait-and-see mode," said Quadrant President Peter Orser. "The sellers are not willing to reduce their prices and the buyers aren't willing to pay prices that represent peak values. Either you have enough lots already to sustain yourself and you can just take a breather — that is our case — or you're reducing your production, or will shortly."

With the mortgage industry in turmoil over subprime lending, Orser is keeping a close eye on any policy changes that might affect the first-time buyers who are his customers.

Meanwhile, Seattle developer Mike Mastro Sr. is feeling the squeeze. Mastro Properties has more than 3,000 residential lots to sell, mainly in Pierce County, and his sales are off compared with last

ur deliveries are being put off or ed up," said Mastro. "Builders per se are more cautious. They are taking down fewer lots at a time and checking their inventory."

But Mastro said he is not too concerned, because the strong regional economy continues to attract new residents to the Puget Sound area, helping support lot prices. He expects revenue in excess of $120 million on sales of 1,000 lots this year.

RISING PRICES AND SLOWING SALES

As local home builders confront rising prices for lots, they are buying fewer of them. In King County, for example, builders bought 39 percent fewer finished sites for homes in 2006 than the year before. This could presage a slowdown in residential construction.

Source: Gardner Johnson LLC

Right now, the housing market is working through some of the inventory that built up in the fall as prospective home buyers sat on the fence, said Todd Britsch, president of New Home Trends, a research firm in Mill Creek.

"Our market slowed down in the third quarter because the rest of the country slowed down," Britsch said, "and there was a fear factor involved."

Helping put the brakes on lot sales: consumer perception that the Puget Sound area would have to grapple with the pricing drops facing overbuilt markets such as Phoenix or the massive mortgage defaults troubling cities such as Detroit.

"The biggest problem is what we read and hear is doom and gloom," Gardner said, "therefore, we think doom and gloom."

While there will be people who lose their homes in foreclosure, it won't be as common as in other parts of the country, he said. Subprime mortgages account for 7.8 percent of mortgages in Washington state, he said, with just 7.5 percent of that total in foreclosure.

Also easing buyers' concerns are the Puget Sound region's strong job growth and in-migration of highly paid tech workers.

But even though housing sales have stepped back up, said New Home Trends' Britsch, "the boom is over."

"We saw record price increases for two years," he said. "It has to stop somewhere in order to maintain a healthy market, and it did."

He expects the robust local economy and low interest rates will buoy the region's housing market as it decelerates.

"Historically, when we've come out of one of these big booms we haven't had something else immediately driving the housing market," Britsch said. "There's always been a 12- to 18-month resting period — that we will not see this time."

He expects lot prices and home prices will increase about 5 percent this year — not the double-digit increases of years past, but not shabby either.

Several experts said gains in value will vary dramatically depending on whether houses are near the region's job centers or in outlying suburbs.

To continue to find affordable lots on which to build moderately priced new houses, Quadrant has had to expand beyond King, Pierce and Snohomish counties to a six-county area that also includes Kitsap, Skagit and Thurston counties.

"In the last couple of years, home prices have outpaced the growth of incomes on a percentage basis," Orser said, "and lot prices have outpaced the growth of home prices."

The firm's best-selling projects are now located in Kitsap County, Mount Vernon and Yelm.

Because of the growing affordability gap, the Puget Sound area is experiencing one of the largest migrations in its history as home buyers move farther north and south along the Interstate 5 Corridor, Britsch said.

People typically will pay a 10 percent to 15 premium for a new house over the cost of an older home, Britsch said. But lot prices in certain areas, coupled with soaring construction costs, helped push up the cost of new homes to that threshold. One solution would be to allow more townhomes and other types of smaller single-family housing, he said.

The slowdown in lot sales could give the housing market a needed breather to find new ways to bridge the affordability gap.

"If people can't afford the product, then we shouldn't be producing a product people are not willing to pay for," Orser said. "Where you can get in trouble is if you ignore the signs in the market.

"What I'm seeing is a prudent pause," he added, "but the problem is still there."

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STALLED: *Bid to house families of injured veterans lags*

FROM PAGE 1

Even a public service announcement recorded by Seattle Seahawks Coach Mike Holmgren hasn't given the campaign the major boost it needs.

The goal is to build near the Seattle Veterans Affairs medical center on Beacon Hill a facility that would provide temporary housing for the families of wounded veterans, much like the Ronald McDonald houses next to children's hospitals throughout the country.

Skaar, a retired lieutenant colonel in the Washington Air National Guard, volunteered for the fundraising committee because of his military roots. However, like other campaign volunteers, he lacks significant fundraising experience and has a full-time job.

And because the law prohibits federal employees from directly raising money, the Seattle Veterans Affairs medical center staff, who will manage the family-housing facility after it opens, cannot help.

's a daunting process," Skaar said. "It lot of time, energy and commitment."

e 16,000-square-foot Seattle Fisher House, which could house seven families at a time, is the brainchild of the Rockville, Md.-based Fisher Foundation, which provides matching funds to start such facilities around the nation.

The foundation said that its network of 30 existing Fisher Houses — including one near Fort Lewis south of Tacoma — saved military families more than $10 million in lodging costs in 2006.

Medical and rehabilitation care for wounded soldiers and veterans came to national attention in February, when *The Washington Post* reported on substandard facilities and care at Walter Reed Medical Center in Washington, D.C. Subsequent media reports have added to the firestorm.

The planned Seattle Fisher House is part of a four-year plan to build 10 additional facilities at veterans hospitals throughout the country, a direct response to the growing number of soldiers returning from Iraq and Afghanistan with horrific injuries that require months of rehabilitation.

Unlike the Seattle campaign, fundraising efforts in other cities have gone much more smoothly.

When a campaign to put a Fisher House in Houston's Texas Medical Center was launched, the campaign chairman called a friend for help — former President George H. W. Bush. Five weeks later, the group reached its goal of $1.2 million.

Late last year in Richmond, Va., the Fisher House campaign led by a senior-level fundraiser collected just under $2 million in six months.

Experts say that in addition to a compelling cause that donors can connect with, leadership and experience are the most important aspects to executing any fundraising campaign.

"It's really all about the value and the worthiness of what they are trying to do and the relationship they have with the donors," said David Siebert, senior vice president and chief administrative officer with the Alford Group, a Seattle-based, nationwide consultant to nonprofit organizations.

With more than 600,000 outpatient and 9,000 inpatient visits a year, and centers for excellence in prosthetics engineering and mental illness research, as well as programs in trauma and post-deployment health, the Seattle VA medical center should continue to be a very busy facility as the wars in Iraq and Afghanistan continue.

Despite the fundraising challenges, Fisher Foundation officials say the foundation will make sure the facility is built in Seattle. But raising more money locally means there would be more money available for the next Fisher House somewhere else.

"It's important to note that fundraising is an ongoing process, and it continues through the start of the construction," said Jim Weiskopf, a vice president and director with the Fisher Foundation.

While the facility, which is expected to break ground some time in the next few months, will help soldiers returning from combat missions abroad, it will also help many soldiers who are injured stateside.

Garan Ruebush, an Army sergeant who was stationed at Fort Lewis, said having his family around to help has undoubtedly hastened his recovery. Today, the 31-year-old soldier is walking again and he hopes to return to his unit soon.

Every day since January, when her son slipped a disc and was paralyzed from the waist down, Jerrie Ruebush has commuted from the Fisher House at Fort Lewis to the Seattle Veterans Affairs hospital.

Without the Fisher House, Ruebush, who lives in Gentry, Ark., said she would not have been able to stay close to her son.

Having a Fisher House near the VA hospital in Seattle would be even better.

"That would be a blessing to have that so close," she said.

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Attachment 8

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Georgian Heights (by HS)						
Parcel #	Sale Date	Sale Price	Address	Built	Sq ft	
2738630010	**12/14/2005**	**$589,950**	13552 NE 200TH ST	2006	3,780	12,986
2738630020	**3/8/2006**	**$609,950**	13546 NE 200TH ST	2006	3,780	5,100
2738630030	**10/6/2005**	**$579,950**	13540 NE 200TH ST	2005	3,780	5,126
2738630040	**3/6/2006**	**$579,950**	13536 NE 200TH ST	2006	3,020	6,068
2738630050	**3/14/2006**	**$589,950**	20020 135TH AVE NE	2006	3,020	5,280
2738630060	**6/27/2006**	**$617,000**	20024 135TH AVE NE	2006	3,220	6,418
2738630070	**1/25/2006**	**$607,520**	20019 135TH AVE NE	2006	3,240	5,224
2738630080	**6/7/2006**	**$600,000**	20015 135TH AVE NE	2006	3,110	5,269
2738630090	**2/9/2006**	**$609,950**	13525 NE 200TH ST	2006	3,130	7,877
2738630100	**11/18/2005**	**$659,950**	13531 200TH AVE NE	2006	4031	6,694
2738630110	**2/22/2006**	**$579,950**	13537 NE 200TH ST	2006	4030	6,332
2738630120	**10/26/2005**	**$619,950**	13543 NE 200TH ST	2005	4,030	5,757
2738630130	**5/12/2006**	**$589,950**	13549 200TH AVE NE	2006	3,130	5,089
	N	13				
	Min	$579,950			3,020	5,100
	Max	$659,950			4,030	12,986
	Avg	$602,617			3,385	7,021
	Median	$600,000				
Hedges (way east of Avondale)						
Note: RA-5-P zoning; 2 acre lots, #316500020, 316500010, zip is 98077						
Nolan Woods (2005 St of Dreams)						
Norman Court 124th Av NE and NE 155th Pl						
6108850120	**9/12/2006**	**$719,000**	12400 NE 155TH PL	**2006**	3,180	13,187
6108850110	**8/4/2006**	**$710,000**	12410 NE 155TH PL	**2006**	3190	6,803
6108850100	**3/26/2007**	**$690,000**	12420 NE 155TH PL	**2006**	3,180	6,455
6108850090	**5/24/2006**	**$699,000**	12430 NE 155TH PL	**2006**	3,370	6,484
6108850080	**5/17/2006**	**$685,000**	12440 NE 155TH PL	**2006**	3370	9,172
6108850070	**10/11/2006**	**$704,000**	12450 NE 155TH PL	**2006**	3,080	6,228
6108850060	**8/4/2006**	**$704,530**	12455 NE 155TH PL	**2006**	3080	6,570
6108850050	**3/21/2006**	**$710,000**	12445 NE 155TH PL	**2006**	3370	8,763
6108850040	**4/12/2006**	**$665,000**	12435 NE 155TH PL	**2006**	3080	5,623
6108850030	**5/24/2006**	**$700,500**	12425 NE 155TH PL	**2006**	3,190	5,540
6108850020	**4/27/2006**	**$716,733**	12415 NE 155TH PL	**2006**	3180	6,358
6108850010	**8/3/2006**	**$710,000**	12405 NE 155TH PL	**2006**	3190	6,359
	N	12				
	Min	$665,000			3,080	5,540
	Max	$719,000			3,370	13,187
	Avg	$701,147			3,200	7,295
	Median	$704,265				

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Attachment 2 – King County Benchmarks Affordable Housing 2006

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King County Benchmarks 2006 Affordable Housing

Affordable Housing Not Available for Many King County Households

The factors that influence affordable housing have aligned to produce a discouraging outlook for a significant number of the county's households. While the home ownership rate in King County has increased since 1990, the percent of owner households paying more than 30% of their income toward housing has also grown. Likewise, nearly one-half of renter households pay more than they can afford for housing, a notable increase since 1990. This signals a worrying trend in housing and is the focus of this bulletin.

Rental Affordability. More than four out of five rental households earning less than half of median income do not have affordable housing in King County, paying more than 30% of their income toward housing. Consequently, these households must divert their resources from other necessities such as food and healthcare, and are at greater risk of homelessness.

The proportion of King County households earning less than half of median income rose over the last decade, as highlighted in the 2006 Economic Development bulletin. Should this trend continue without a corresponding increase in low-income rental housing, even more households will be burdened by high housing costs.

Changes in rental housing suggest that this is already happening. Apartment vacancy rates declined in 2005, signaling increased demand for rentals and portending higher rents. In fact, average rent did increase in 2005 after relative stability the previous three years.

Home Ownership Opportunities. Following several years of economic growth in the late 1990's, the early years of this decade saw a regionwide recession that slowed income gains. Still, demand for housing remained strong, and although low interest rates provided homebuyers with greater purchasing power, the market responded with increased home prices. Consequently, the gap widened between what typical households could afford and what typical homes cost, making home ownership less affordable for many King County households.

In 2005, the home purchase affordability gap for a median-priced home more than doubled what it was only two years prior. Only one in 10 single-family home sales in the county were affordable to the median income household. However, homebuyers found more affordable alternatives in the condominium market; over half of all condo sales were affordable to the typical King County household in 2005. Condominiums also provided an affordable home ownership option for moderate income households with nearly one-third of the 2005 condo sales being affordable to those households.

What's Inside

The ***Supply of Affordable Rental Housing*** is insufficient with a deficit of affordable housing for nearly 69,000 households earning less than $24,300 *(Indicator 21, page 3).*

One-half of renters and one-third of owner households pay more than 30% of ***Income for Housing Costs*** *(Indicator 22, page 4).*

It is estimated that 24,000 people in King County will experience an episode of ***Homelessness*** in the course of a year *(Indicator 23, page 5).*

The ***Home Purchase Affordability Gap*** for median-income households grows to 46% in 2005 *(Indicator 24, page 6).*

At 61%, the ***Home Ownership Rate*** in King County lags behind other metropolitan areas nationwide *(Indicator 25, page 7).*

For the first time since 2002, the ***Apartment Vacancy Rate*** has dipped below 6% *(Indicator 26, page 8).*

The ***Trend of Housing Costs in Relation to Income*** continued in 2005, as the median home price increased nearly 15% from the previous year while median income rose less than 1% *(Indicator 27, page 9).*

Public Dollars Spent for Low Income Housing increased in 2005 as King County jurisdictions dedicated $18.6 million to create, preserve or repair over 1,000 affordable housing units *(Indicator 28, page 10).*

Most ***Housing Units Affordable to Low-Income Households*** are concentrated in south county cities, including over 40% of the apartments affordable to households that earn half of median income *(Indicator 29, page 12).*

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Countywide Planning Policy Rationale

"Planning and monitoring for affordable housing should use the median household income for King County indexed by household size, published annually by the U.S. Department of Housing and Urban Development [H.U.D.] Calculations of affordable house prices should assume standard Federal Housing Administration lending criteria and minimum down payments." (AH-5)

2005 Income Levels and Housing Costs

Percent of Median Income		One Person	Two Person	Average Household (2.4 Person)	Three Person	Four Person
30%	**Annual Income**	**$ 15,200**	**$ 17,300**	**$ 18,200**	**$ 19,500**	**$ 21,700**
	Affordable Monthly Hsg Payment	$ 317	$ 360	$ 379	$ 406	$ 452
	Affordable Rent	$ 380	$ 433	$ 455	$ 488	$ 543
	Affordable Home Price	$ 57,100	$ 65,000	$ 68,400	$ 73,300	$ 81,500
40%	**Annual Income**	**$ 20,200**	**$ 23,100**	**$ 24,300**	**$ 26,000**	**$ 28,900**
	Affordable Monthly Hsg Payment	$ 421	$ 481	$ 506	$ 542	$ 602
	Affordable Rent	$ 505	$ 578	$ 608	$ 650	$ 723
	Affordable Home Price	$ 75,900	$ 86,800	$ 91,300	$ 97,700	$ 108,600
50%	**Annual Income**	**$ 25,300**	**$ 28,900**	**$ 30,400**	**$ 32,500**	**$ 36,100**
	Affordable Monthly Hsg Payment	$ 527	$ 602	$ 633	$ 677	$ 752
	Affordable Rent	$ 633	$ 723	$ 760	$ 813	$ 903
	Affordable Home Price	$ 95,100	$ 108,600	$ 114,200	$ 122,100	$ 135,700
60%	**Annual Income**	**$ 30,400**	**$ 34,700**	**$ 36,400**	**$ 39,000**	**$ 43,400**
	Affordable Monthly Hsg Payment	$ 633	$ 723	$ 758	$ 813	$ 904
	Affordable Rent	$ 760	$ 868	$ 910	$ 975	$ 1,085
	Affordable Home Price	$ 114,200	$ 130,400	$ 136,800	$ 146,600	$ 163,100
80%	**Annual Income**	**$ 40,500**	**$ 46,200**	**$ 48,600**	**$ 52,000**	**$ 57,800**
	Affordable Monthly Hsg Payment	$ 844	$ 963	$ 1,013	$ 1,083	$ 1,204
	Affordable Rent	$ 1,013	$ 1,155	$ 1,215	$ 1,300	$ 1,445
	Affordable Home Price	$ 152,200	$ 173,600	$ 182,600	$ 195,400	$ 217,200
100%	**Annual Income**	**$ 50,600**	**$ 57,800**	**$ 60,700**	**$ 65,000**	**$ 72,250**
	Affordable Monthly Hsg Payment	$ 1,054	$ 1,204	$ 1,265	$ 1,354	$ 1,505
	Affordable Rent	$ 1,265	$ 1,445	$ 1,518	$ 1,625	$ 1,806
	Affordable Home Price	$ 190,100	$ 217,200	$ 228,100	$ 244,300	$ 271,500
120%	**Annual Income**	**$ 60,700**	**$ 69,400**	**$ 72,800**	**$ 78,000**	**$ 86,700**
	Affordable Monthly Hsg Payment	$ 1,265	$ 1,446	$ 1,517	$ 1,625	$ 1,806
	Affordable Rent	$ 1,518	$ 1,735	$ 1,820	$ 1,950	$ 2,168
	Affordable Home Price	$ 228,100	$ 260,800	$ 273,600	$ 293,100	$ 325,800

For the affordable home price this table uses a 5% down payment on a 30-year mortgage at 5.75% interest (estimate). This table calculates household incomes by household size and percent of median income based on HUD data. HUD calculated 2005 median household income (for a four person household) of the Seattle-Bellevue area to be $72,250, as shown above. This table includes an income category for a 2.4 person household, which more closely identifies the average household size in King County.

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Supply and Demand for Affordable Rental Housing

Outcome: Provide Sufficient Affordable Housing for All King County Residents

Countywide Planning Policy Rationale

"All jurisdictions shall plan for housing to meet the needs of all economic segments of the population." (AH 1).. .Each jurisdiction shall participate in developing Countywide housing resources and programs to assist the large number of low and moderate-income households who currently do not have affordable, appropriate housing. These Countywide efforts will help reverse current trends which concentrate low-income housing opportunities in certain communities, and achieve a more equitable participation by local jurisdictions in low income housing development and services. Countywide efforts should give priority to assisting households below 50% of median-income that are in greatest need and communities with high proportions of low and moderate income residents (AH 2)....King County shall report annually on housing development, the rate of housing cost and price increases and available residential capacity Countywide." (AH 4)

With a vacancy rate of about 6% in 2005, King County's 307,000 rental units provide a sufficient amount of housing for its 290,000 rental households. However, rental housing is not necessarily affordable to all renters. There are only 30,730 units affordable to the 99,500 renter households earning 40% of median household income or less, resulting in no affordable rental housing for two-thirds of these households. A household in this income group earns $25,000 or less, and can afford no more than $625 for rent.

Figure 21.1

Supply and Demand for Affordable Rental Housing: 2006

Percent of Median Income of HH	Number of Rental Units to Income Group	Number of Rental Households in Income Group	Cumulative Deficit or Surplus of Supply to Demand
<30%	310	73,700	(73,390)
30 - 40%	30,730	25,800	(68,460)
40 - 50%	111,860	23,800	19,600
50 - 60%	74,060	22,800	70,860
60 - 80%	69,760	39,600	101,020
> 80%	20,590	104,200	17,410
	307,310	289,900	17,410

*Estimated rental units represent market rate units and does not include units subsidized by federal, state and local funding.

The deficit in affordable rental housing is partially compensated by subsidized housing in King County. Subsidized units are available through Section 8 rental vouchers, public housing developments, or public/private projects that guarantee that a portion of their units will be affordable at below-market rents.

Close to 40% of King County's rental households- more than 100,000 renters- earn above 80% of median household income. As illustrated in figure 21.2, almost 84,000 of these households occupy rental units that would be affordable to lower income levels, which decreases the supply of housing that is actually available to the lower income households.

Figure 21.2

King County Rental Housing Supply and Demand (2006)

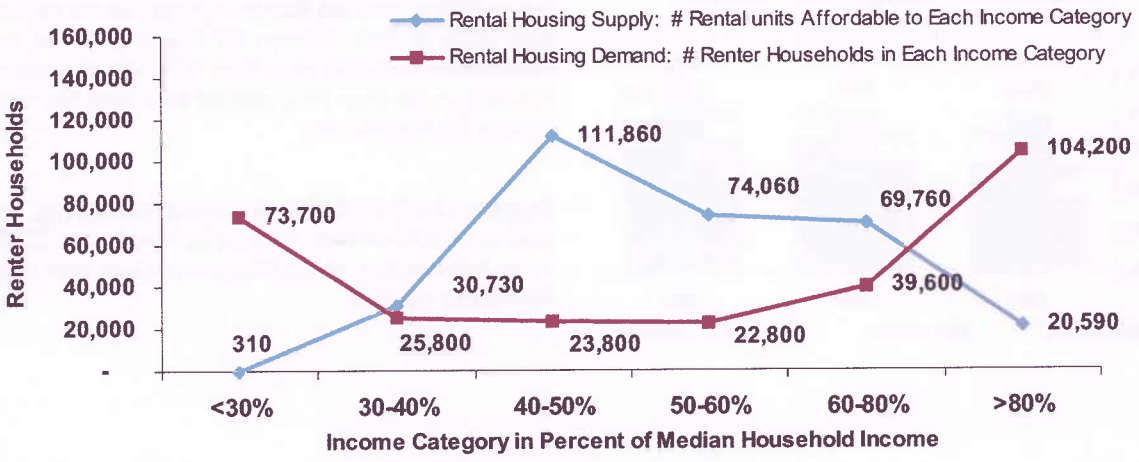

EXHIBIT 161
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Percent of Income Paid for Housing

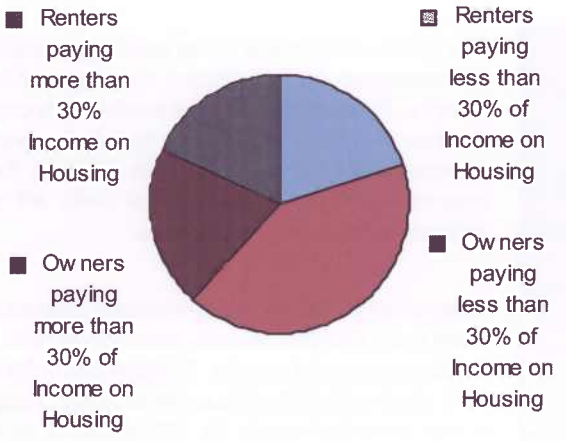
Outcome: Provide Sufficient Affordable Housing for All King County Residents

Countywide Planning Policy Rationale

"All jurisidictions shall provide for a diversity of housing types to meet a variety of needs and provide housing opportunities for all economic segments of the population. All jurisdictions shall cooperatively establish a process to ensure an equitable and rational distribution of low-income and affordable housing throughout the County..." (FW 28). "The Growth Management Planning Council...shall evaluate achievement of Countywide and local goals for housing for all economic segments of the population. [It] shall consider annual reports prepared under policy AH-5 as well as market conditions and other factors affecting housing development. If the Growth Management Planning Council... determines that housing planned for any economic segment falls short of need for such housing, the Growth Management Planning Council...may recommend additional actions." (AH-6)

Figure 22.1

Proportion of Income Dedicated to Housing Costs: Renter and Owner Households (2005)



According to the U.S. Department of Housing and Urban Development, 30% of gross income is the maximum that all but wealthy households can pay in housing costs without creating an excessive housing cost burden. This threshold is a measure of housing affordability; housing that requires more than 30% of income is considered to be "unaffordable."

In 2005, over 280,000 of King County's 746,000 households paid more than 30% of their income for housing, representing 38% of all King County households. Nearly half of these households were renters, despite the fact that renters represent less than 40% of all County households.

Figure 22.2

Percent of Households Paying More than 30% of Income for Housing Costs: 1990-2005

Renters About half of all renter households in King County paid over 30% of their income for housing. Those renter households in lower income categories were more likely to pay a higher percentage of their income for housing. In fact, four out of five renter households earning below 60% of median income in King County paid more than 30% of their income for housing. Of all renter households that paid more than 30% of their income for housing, more than 97% earned less than the median income for King County.

Owners One-third of all owner households in King County paid over 30% of their income for housing in 2005. Of those households, about 60% earned less than median household income.

EXHIBIT 161
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Homelessness

Outcome: Provide Sufficient Affordable Housing for All King County Residents

Countywide Planning Policy Rationale

"Countywide programs should provide the following types of housing and related services: 1) Low income housing development, including new construction, acquisition, and rehabilitation; 2) Housing assistance, such as rental vouchers and supportive services; 3) Assistance to expand the capacity of nonprofit organizations to develop housing provide housing related services; 4) Programs to assist homeless individuals and families; 5) Programs to prevent homelessness; and 6) Assistance to low and moderate-income buyers. (AH-2A)

Between 2000 and 2004, the estimated homeless population in King County increased nearly 30%, ten times the rate of population growth experienced by the County as a whole. Estimates suggest that over 8,300 people in King County are homeless on a typical night in 2004, or about 0.47% of the County population. According to the Committee to End Homelessness in King County, 24,000 people in King County will experience an episode of homelessness in the course of a year.

The Seattle-King County One Night Count (ONC) is a tally of unsheltered persons and a survey of the sheltered homeless community. In January 2006, ONC counted 1,946 persons on the street and surveyed another 5,964 in emergency and transitional housing.

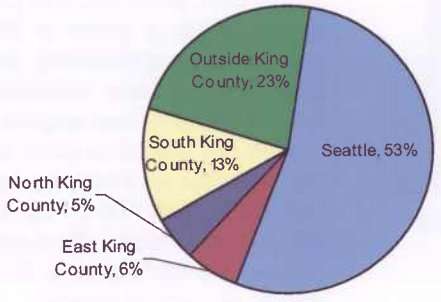
Figure 23.1

Estimated Number and Percent of Homeless Persons				
	2000	2002	2004	2006
Street Count	1,085	2,040	2,216	1,946
Sheltered Homeless	4,500	4,675	4,636	5,964
Estimated Uncounted	915	1,265	1,484	na
Total	6,500	7,980	8,336	na
Percent of Population	0.37%	0.45%	0.47%	na

About 83% of the 1,946 unsheltered homeless persons were in Seattle. Of the 5,964 sheltered homeless persons, 41% were in emergency shelters with the remainder in transitional housing. Of those surveyed, 36% were single men and another 48% were individuals in families with children. Almost one-third of the homeless sheltered persons were children under the age of 18.

Figure 23.2

Origin of Homeless Households in King County's Emergency Shelters and Transitional Programs (2006)



The majority of homeless persons in King County have some source of income, with 16% of the population surveyed by ONC earning income through employment. There is a large deficit of affordable rental housing for households earning less than 30% of median income. In 2006, a household earning $18,200 (30% of median income) can afford no more than $455 per month in rent.

In a survey of 24 U.S. cities in 2005, The United States Conference of Mayors - Sodexho, Inc identified the lack of affordable housing as the leading cause of homelessness in America. Other causes included (in order of frequency cited by surveyed cities) low-paying jobs, mental illness and the lack of needed services, substance abuse and the lack of needed services, domestic violence, unemployment, poverty and prisoner re-entry.

EXHIBIT 161
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Home Purchase Affordability Gap

Outcome: Promote Affordable Home Ownership Opportunities

Countywide Planning Policy Rationale

"Within the Urban Growth Area, each jurisdiction shall demonstrate its ability to accommodate sufficient affordable housing for all economic segments of the population. Local actions may include zoning land for development of sufficient densities, revising development standards and permitting procedures as needed to encourage affordable housing, reviewing codes for redundancies and inconsistencies, and providing opportunities for a range of housing types, such as accessory dwelling units, manufactured homes, group homes and foster care facilities, apartments, townhouses and attached single family housing." (AH-1)

Figure 24.1

The home purchase affordability gap is defined as the gap between the price that a typical household can afford to pay for a house and the median price of housing on the market. This indicator analyzes both the housing affordability gap for households earning median household income and households earning 80% of median household income (typical first-time buyers).

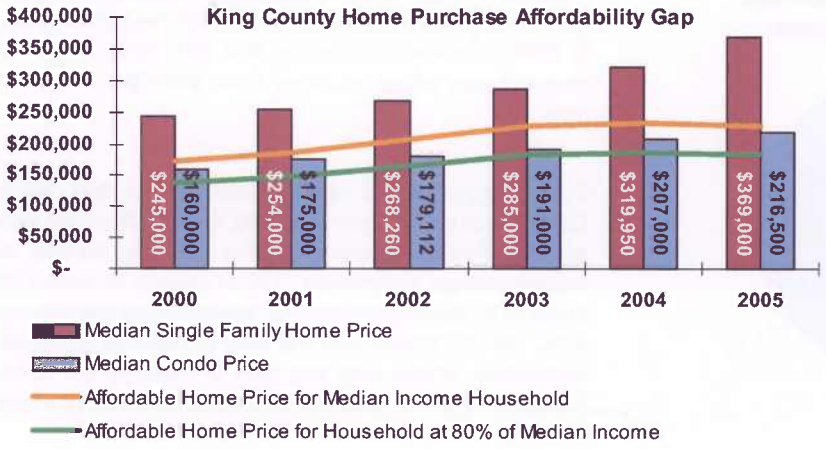
A strong housing market fueled by low interest rates in the early years of this decade made home ownership more affordable for the median-income household in King County. Having remained below 30% from 2001 to 2004, the affordability gap jumped in 2005, reflective of levels also displayed in previous decades (see Figure 24.1).

Home Purchase Affordability Gap for the Average King County Homebuyer

	Home Price		Affordability Gap	
	Median	Affordable	Dollars	Percentage
1970	$ 21,700	$ 26,900	$ (5,200)	-19%
1980	$ 71,700	$ 46,600	$ 25,100	54%
1990	$ 140,100	$ 95,500	$ 44,600	47%
1970-1990 figures are based on U.S. Census Survey data				
2000	$ 225,000	$ 171,000	$ 54,000	32%
2001	$ 235,000	$ 184,300	$ 50,700	28%
2002	$ 249,000	$ 206,600	$ 42,400	21%
2003	$ 265,000	$ 228,600	$ 36,400	16%
2004	$ 289,950	$ 233,300	$ 56,650	24%
2005	$ 332,000	$ 228,100	$ 103,900	46%
2000-2005 figures are based on King County Recorder data				

Median Income Households. In 2005, the median home price in King County was $332,000, however the median-income household could only afford a $228,100 home, resulting in a $103,900 affordability gap. In order to purchase the median-priced home, a household would need an income of almost $88,400, which is 46% more than King County's actual 2005 median household income of $60,700. However, as shown in Figure 24.2, households earning median income *could* afford the median-priced condominium. As in previous years, condominiums appear to provide an affordable home ownership option for median income households.

Figure 24.2



First-Time Buyer Households. With a household income of $48,600, the typical first-time homebuyer, could afford to spend $182,600 for a home in 2005, resulting in an affordability gap of over 82% for these households. Neither median-priced single family homes nor condominiums were affordable to these households. In fact, fewer than 11% of the home sales in 2005 were affordable to households earning up to 80% of median household income.

EXHIBIT 161
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Home Ownership Rate

Outcome: Promote Affordable Home Ownership Opportunities

Countywide Planning Policy Rationale

"Countywide programs should provide...low-income housing development, including new construction, acquisition, and rehabilitation, [and]...assistance to low and moderate income home buyers. (AH-2A)

Figure 25.1

The rate of homeownership has been increasing appreciably throughout the United States since 1990, reaching 69% in 2005. Despite the national trend, King County has experienced a slower rate of increase. While the homeownership rate in the western United States increased 6 percentage points to 64% in this time period, the ownership rate in King County grew only 2 points to 61%.

Home Ownership Rate					
Year	1970	1980	1990	2000	2005
King County (overall)	63%	62%	59%	60%	61%
Seattle / Bellevue / Everett Metropolitan Area	65%	64%	65%	63%	65%
Washington State	67%	67%	62%	65%	68%
Western United States	60%	60%	58%	61%	64%
United States	63%	64%	64%	67%	69%

Figure 25.2

King County Renter and Owner Households: Percent in Each Income Group (2005)

The Seattle-Bellevue-Everett metropolitan area held steady with a homeownership rate of 65%. Compared with the 75 largest metropolitan areas in the U.S., the homeownership rate for the Seattle-Bellevue-Everett area ranks lower than the median of 68.5% in 2005.

As shown in figure 27.2 the rate of homeownership increases as income increases. In 2005, two-thirds of all *owner* households in King County earn more than the median income. In contrast, about three-quarters of all *renter* households earn less than the median income. In fact, half of all renter households earn less than 60% of median income.

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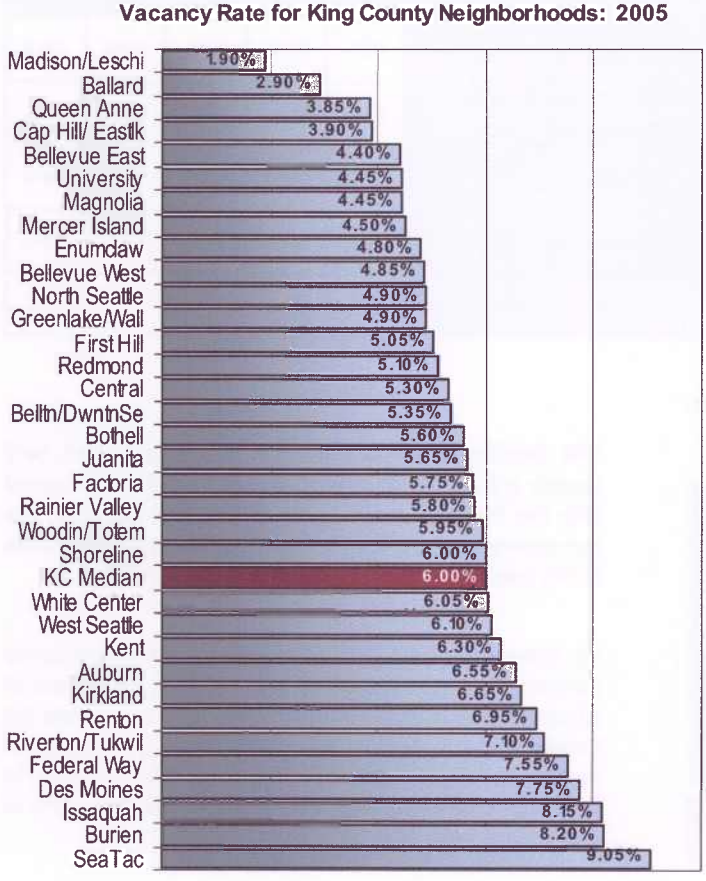
Apartment Vacancy Rate

Outcome: Provide Sufficient Affordable Housing for all King County Residents

Countywide Planning Policy Rationale

"The distribution of housing affordable to low and moderate-income households shall take into consideration the need for proximity to lower wage employment, access to transportation and human services, and the adequacy of infrastructure to support housing development ...avoid over-concentration of assisted housing; and increase housing opportunities and choices for low and moderate-income households in communities throughout King County. Each jurisdiction shall give equal consideration to local and and Countywide housing needs." (AH-2)...All jurisdictions shall monitor residential development within their jurisdictions....Housing prices and rents also should be reported...King County shall report annually on housing development, the rate of housing cost and price increases and available residential capacity Countywide." (AH-5)

Figure 26.1

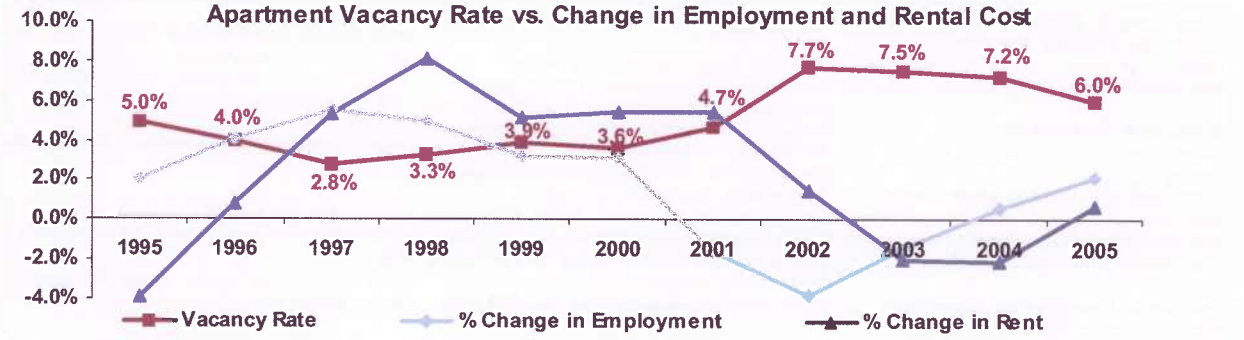


Rental vacancy rates are influenced by the availability of housing stock, and measure the capacity to accommodate household demand. A vacancy rate of 5% is generally regarded as a normal market rate. Lower vacancy rates suggest high demand for units and upward pressure on rents while higher vacancy rates suggest excess capacity and downward pressure on rents.

As shown in figure 26.2, after a three-year period of relatively high rates, apartment vacancy in King County declined noticeably in 2005. The chart also shows the correlation between the vacancy rate and employment in King County; as the number of jobs increase, the vacancy rate decreases.

The vacancy rate differs by sub-region within the county. According to the survey, most South County neighborhoods displayed a higher vacancy rate than the county average of 6.0% in 2005. In contrast, most neighborhoods in the SeaShore area displayed lower vacancy rates than the county average.

Figure 26.2



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Trend of Housing Costs in Relation to Income

Outcome: Promote Affordable Home Ownership Opportunities

Figure 27.1

Percent Change in Median Income, Median Home Price and Average Rent: 1990 - 2005						
Year	Median Household Income	Annual Percent Change in Median Income	Median Home Price (SF and Condo)	Annual Percent Change in Median Home Price	Average Rent (2 BR/ 1 BA)	Annual Percent Change in Average Rent
1990	$ 36,200		$ 140,000		$ 537	
2000	$ 53,200	3.9%	$ 225,000	4.9%	$ 784	3.9%
2001	$ 55,900	5.1%	$ 235,000	4.4%	$ 826	5.3%
2002	$ 58,000	3.8%	$ 249,000	6.0%	$ 838	1.5%
2003	$ 59,200	2.1%	$ 265,000	6.4%	$ 821	-2.0%
2004	$ 60,400	2.0%	$ 289,950	9.4%	$ 803	-2.3%
2005	$ 60,700	0.5%	$ 332,000	14.5%	$ 810	0.9%

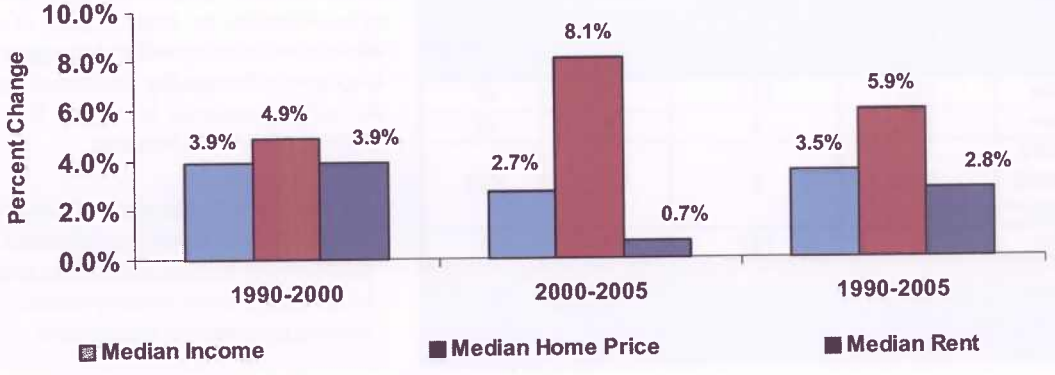
Home Ownership Costs. In 2005, the median-priced home in King County sold for $332,000, an increase of nearly 15% from the previous year. Since 2000 the median home price has increased nearly 50% while median household income increased only 17%, from $53,200 in 2000 to $60,700 in 2005. As the increase in home prices outpaces the rise in incomes, home ownership is becoming less affordable for King County residents.

Home price increases have outpaced income growth since at least 1980, but the trend worsened when recession caused income growth to stall. Responding to a regionwide recession, income averaged only 2.7% annual growth from 2000 to 2005. During the same period however the median home price increased 8.1% per year. The median single family home price increased by an average of 8.5% while the median condominium home price averaged 6.2% annual growth.

Rental Costs. Rents provided more affordable housing to King County residents, averaging 0.7% annual growth from 2000 to 2005. Since 1990, rents have averaged 2.8% annual growth, while income has averaged 3.5% annual growth. With a median rent of $810 in 2005, a 2 BR/ 1 BA apartment in King County was affordable to a household earning about $32,500 per year-- or 54% of median household income. As income growth has outpaced rental cost increases, the same apartment would have been affordable to a household earning 59% of median household income in 1990.

Figure 27.2

Average Annual Change in Household Income, Home Price and Rent: 1990-2005



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Public Dollars Spent for Low Income Housing

Outcome: Provide Equitable Distribution of Affordable Low-Income Housing

Countywide Planning Policy Rationale

"All jurisdictions shall share the responsibility for achieving a rational and equitable distribution of affordable housing to met the housing needs of low and moderate-income residents in King County...The distribution shall... recognize each jurisdiction's past and current efforts to provide housing affordable to low and moderate-income households; avoid over-concentration of assisted housing; and increase housing opportunities and choices for low and moderate-income households....Each jurisdiction shall participate in developing Countywide housing resources and programs to assist the large number of low and moderate-income households who currently do not have affordable, appropriate housing. These Countywide efforts will help reverse current trends which concentrate low-income housing in certain communities, and achieve a more equitable participation by local jurisdictions in low income housing...Countywide efforts should give priority to assisting households below 50% of median income...[a GMPC committee]...shall recommend...new Countywide funding sources for housing production and services; participation by local governments, including appropriate public and private financing, such that each jurisdiction contributes on a fair share basis...Each jurisdiction should apply strategies which it determines to be most appropriate to the local housing market. For example, units affordable to low and moderate income households may be developed through new construction, projects that assure long-term affordability or existing housing, or accessory housing units added to existing structures....Small, fully-built cities and towns that are not planned to grow substantially....may work cooperatively with other jurisdictions and/or subregional housing agencies to meet their housing targets." (AH-2) "Each jurisdiction shall evaluate its existing resources of subsidized and low-cost non-subsidized housing and identify housing that may be lost due to redevelopment, deteriorating housing conditions, or public policies or actions. Where feasible, each jurisidiction shall develop strategies to preserve exising low-income housing and provide relocation assistance to low income residents who may be displaced." (AH-3) "Success will require cooperation and support for affordable housing from the state, federal and local governments, as well as the private sector." (AH-6)

Figure 28.1

Local and Federal CDBG Dollars Dedicated to New and Preserved Low-Income Housing: 1996-2005

Figure 28.2

	Units Created or Preserved with Public Funds*	Units Created or Preserved Through Incentive Programs	ADU's Permitted	Units Repaired
Seattle	306	297	67	47
Auburn	60	0	0	42
KC HOME and CDBG Consortia**	637	0	42	529
MPD's	0	137	0	0
Total Units	1,003	434	109	618

*Supported by the $15,465,282 in CDBG and local dollars dedicated to new and preserved affordable housing in Figure 28.3. **Consortia includes King County and partner cities outside Seattle.

In 2005, King County jurisdictions dedicated over $18.6 million toward the creation, preservation and repair of affordable housing. Local public dollars are funds that are controlled by an individual jurisdiction. These funds include bonds, levies, general fund and in-kind contributions that can be quantified such as a waiver of fees or donation of land. Federal dollars here include only Community Development Block Grant (CDBG) funds.

As shown in figure 28.2, King County jurisdictions created or preserved 1,437 low-income housing units, permitted 127 new Accessory Dwelling Units, and repaired 618 units in 2005. A preserved unit is an existing unit of housing which is required to remain or to become affordable housing for a specific period of time. A repaired unit refers to the rehabilitation or restoration of existing affordable housing without the guarantee of long-term affordability; therefore, such units do not necessarily increase the existing stock of affordable housing.

As identified in the endnote on page 16, King County jurisdictions dedicated another $32.6 million in other local, state and federal funds to affordable housing-related activities serving low-income households.

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Figure 28.3

Local Public Dollars Toward Low-Income Housing in King County: 2004 & 2005						Additional Contributions		
	Year	New & Preserved (CDBG)	New & Preserved (Local)	Housing Repair (CDBG & Local)	Total Discretionary Funding (CDBG & Local)	Operating Subsidies	Units Repaired	ADUs Permitted
Auburn	2004	$ -	$ -	$ 141,674	$ 141,674	$ 53,800	48	-
	2005	$ 49,900	$ -	$ 125,298	$ 175,198	$ 53,800	42	-
Bellevue	2004	$ 50,000	$ 140,000	$ 653,543	$ 843,543	$ 236,857	80	7
	2005	$ 90,000	$ 76,261	$ 653,543	$ 819,804	$ 241,357	83	1
Bothell	2004	$ 78,826	$ -	$ -	$ 78,826	$ 33,605	-	-
	2005	$ 23,330	$ -	$ -	$ 23,330	$ 34,205	-	-
Burien	2004	$ -	$ -	$ -	$ -	$ -	-	-
	2005	$ -	$ -	$ 43,931	$ 43,931	$ -	7	5
Clyde Hill*	2004	$ -	$ 7,500	$ -	$ 7,500	$ -	-	-
	2005	$ -	$ 10,000	$ -	$ 10,000	$ -	-	-
Covington	2004	$ -	$ -	$ 59,349	$ 59,349	$ 12,792	6	-
	2005	$ -	$ -	$ 80,325	$ 80,325	$ 11,962	8	-
Des Moines	2004	$ -	$ -	$ 32,838	$ 32,838	$ -	2	-
	2005	$ -	$ -	$ 123,772	$ 123,772	$ -	8	-
Enumclaw	2004	$ -	$ -	$ -	$ -	$ 8,011	-	-
	2005	$ 67,743	$ -	$ -	$ 67,743	$ -	-	-
Federal Way	2004	$ 118,726	$ 88,200	$ 80,469	$ 287,395	$ 29,640	12	1
	2005	$ 92,339	$ 80,200	$ 52,857	$ 225,396	$ -	8	1
Issaquah	2004	$ -	$ -	$ -	$ -	$ 27,000	-	-
	2005	$ 39,939	$ 85,000	$ -	$ 124,939	$ 31,500	-	11
Kenmore*	2004	$ -	$ 132,500	$ -	$ 132,500	$ -	-	3
	2005	$ -	$ 75,000	$ -	$ 75,000	$ -	-	5
Kent	2004	$ -	$ -	$ 363,550	$ 363,550	$ 90,620	151	-
	2005	$ -	$ -	$ 269,816	$ 269,816	$ 57,500	139	1
Kirkland	2004	$ 200,756	$ 240,157	$ 12,791	$ 453,704	$ 129,792	2	3
	2005	$ 5,967	$ 106,350	$ 10,426	$ 122,743	$ 147,797	2	2
Lake Forest Park	2004	$ -	$ -	$ 16,902	$ 16,902	$ -	2	-
	2005	$ -	$ -	$ 15,931	$ 15,931	$ -	2	-
Medina	2004	$ -	$ 7,500	$ -	$ 7,500	$ -	-	-
	2005	$ -	$ 10,000	$ -	$ 10,000	$ -	-	-
Mercer Island	2004	$ -	$ 8,817	$ 11,322	$ 20,139	$ -	2	6
	2005	$ 61,411	$ 10,000	$ 8,291	$ 79,702	$ -	1	1
New castle*	2004	$ -	$ 87,060	$ -	$ 87,060	$ -	-	3
	2005	$ -	$ 23,500	$ -	$ 23,500	$ -	-	2
Redmond	2004	$ 50,000	$ 350,000	$ -	$ 400,000	$ 89,972	-	2
	2005	$ -	$ 4,000	$ -	$ 4,000	$ 128,444	-	1
Renton	2004	$ 15,000	$ -	$ 247,750	$ 262,750	$ 9,600	-	2
	2005	$ 80,323	$ -	$ 233,280	$ 313,603	$ -	160	-
Sammamish	2004	$ -	$ -	$ -	$ -	$ -	-	-
	2005	$ -	$ -	$ -	$ -	$ 10,424	-	-
SeaTac	2004	$ -	$ -	$ 102,720	$ 102,720	$ -	36	-
	2005	$ -	$ -	$ 25,846	$ 25,846	$ -	24	-
Seattle	2004	$ 1,581,369	$ 8,012,586	$ 1,200,535	$ 10,794,490	$ 794,997	348	51
	2005	$ 821,369	$ 10,682,930	$ 681,147	$ 12,185,446	$ 786,213	47	67
Shoreline	2004	$ 70,000	$ 17,000	$ 188,669	$ 275,669	$ -	8	4
	2005	$ 20,000	$ 18,345	$ 139,804	$ 178,149	$ -	36	3
Tukw ila	2004	$ -	$ -	$ 89,875	$ 89,875	$ 43,000	29	-
	2005	$ 103,694	$ -	$ 67,037	$ 170,731	$ 46,000	25	-
Uninc. King Cty*	2004	$ 118,000	$ 2,169,260	$ 555,508	$ 2,842,768	$ 219,141	50	8
	2005	$ 118,000	$ 2,697,181	$ 667,565	$ 3,482,746	$ 206,222	26	9
Woodinville*	2004	$ -	$ 7,500	$ -	$ 7,500	$ 98,000	-	-
	2005	$ -	$ 12,500	$ -	$ 12,500	$ 98,020	-	-
County Total	2004	$ 2,282,677	$ 11,268,080	$ 3,757,495	$ 17,308,252	$1,876,827	776	90
	2005	$ 1,574,015	$ 13,891,267	$ 3,198,869	$ 18,664,151	$1,853,444	618	109

* Allocations are administered through the County and Small Cities Fund of the King County CDBG Consortium by King County

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Existing Housing Units Affordable to Low Income Households

Outcome: Promote Equitable Distribution of Affordable Low-Income Housing

Countywide Planning Policy Rationale

"Each jurisdiction shall specify the range and amount of housing affordable to low and moderate-income households to be accommodated in its comprehensive plan [and]... shall plan for a number of housing units affordable to to households with incomes between 50 and 80 percent of the County median household income that is equal to 17% of its projected net household growth each jurisdiction shall plan for a number of housing units affordable to households with incomes below 50% of median income that is either 20 percent or 24 percent of its projected net household growth...(AH-2) "All jurisdictions shall... determine annually the total number of new and redeveloped units receiving permits and units constructed, housing types, developed densities and remaining capacity for residential growth. Housing prices and rents also should be reported, based on affordability to four income categores: zero to 50 percent of median income, 50 to 80 percent...80 to 120%...and above 120 percent." (AH-5)) "[The GMPC]...shall review local performance in meeting low and moderate income housing needs. The basis...shall be a jurisdiction's participation in Countywide or subregional efforts to address existing housing needs and actual development of the target percentage of low and moderate-income housing units as adopted in its comprehensive plan. (AH-6)

Single Family Sales. In King County, just 10% of all single family homes sold in 2005 were affordable to the median income household. Nearly half of these homes were purchased in South King County, while just 3% were found in East King County.

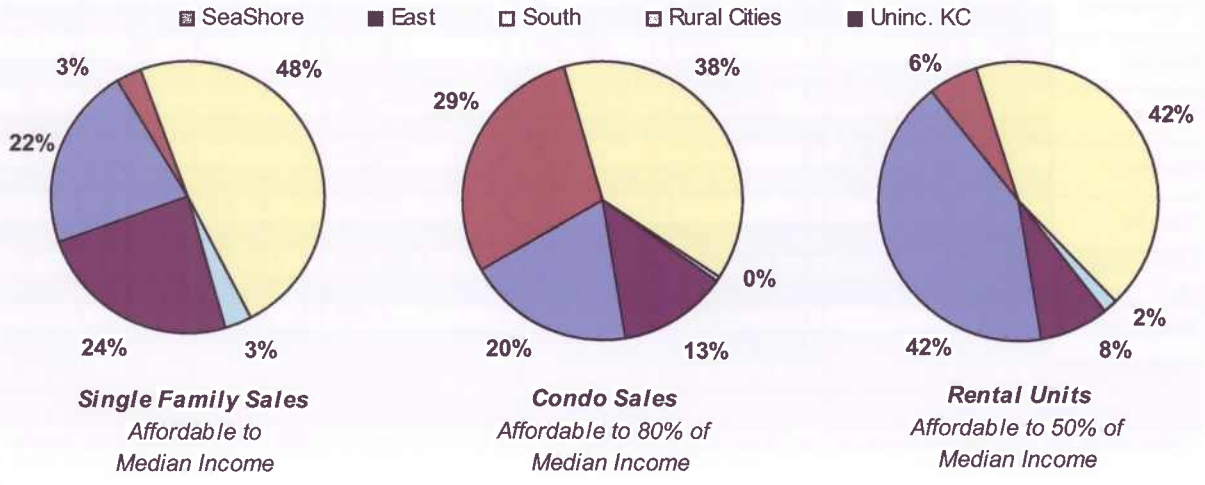
Condo Sales. For lower income households interested in homeownership, condominiums provide more affordable housing opportunities. Over a third of all condo sales in 2005 were affordable to households at 80% of median income in 2005, and such units were relatively evenly distributed among King County's sub-areas. However, condo ownership is less viable for households earning 50% of median income; less than 7% of all condos sold in King County were affordable to that income category in 2005.

Rental Units. Alternatively, more than nine out of ten rental units in King County were affordable to households earning 80% of median income, and nearly half of all rental units were affordable to households earning 50% of median income. Of all rental units affordable to this latter income group, nearly 85% were split evenly between South King County and the SeaShore sub-area; only 6% were located in East King County.

Of all rental units in the SeaShore sub-area, nearly 40% were considered affordable to households earning 50% of median income. In East King County, less than 15% of all rental units were affordable to such households. The highest rate of rental affordability for households earning 50% of median income is in South King County, where nearly 80% of all rental units were affordable.

Figure 29.1

Distribution of Housing Stock in King County for Different Income Groups



Single Family Sales
Affordable to Median Income

Condo Sales
Affordable to 80% of Median Income

Rental Units
Affordable to 50% of Median Income

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Figure 29.2

Percent of King County Housing Affordable to Moderate- and Low-Income Households (2005)

	Single Family Sales			Condo/Townhome Sales			Rental Units		
	Total	Percent Affordable by Income Category		Total	Percent Affordable by Income Category		Est. Total	Percent Affordable by Income Category	
	#	<80%	<50%	#	<80%	<50%	#	<80%	<50%
Lake Forest Park	225	1.8%	0.0%	21	38.1%	0.0%	1,020	98.4%	76.0%
Seattle	11,199	2.8%	0.5%	4,123	15.0%	0.5%	148,945	88.6%	37.7%
Shoreline	1,009	2.5%	0.3%	299	62.9%	1.7%	6,909	99.9%	66.7%
SEA-SHORE	12,433	2.7%	0.4%	4,443	18.3%	0.6%	156,874	89.2%	39.3%
Beaux Arts*	9	0.0%	0.0%	0	N/A	N/A	5	0.0%	0.0%
Bellevue	1,987	0.8%	0.2%	1,269	28.3%	5.8%	20,215	92.1%	23.3%
Bothell	234	4.7%	0.4%	106	45.3%	5.7%	2,372	99.9%	24.4%
Clyde Hill*	101	0.0%	0.0%	0	N/A	N/A	44	0.0%	0.0%
Hunts Point*	22	0.0%	0.0%	0	N/A	N/A	27	0.0%	0.0%
Issaquah	926	0.1%	0.0%	567	24.7%	0.0%	3,929	85.3%	3.9%
Kenmore	492	1.6%	0.2%	101	16.8%	6.9%	2,374	99.3%	46.3%
Kirkland	968	0.8%	0.1%	991	31.5%	5.3%	10,097	77.5%	9.5%
Medina*	88	2.3%	0.0%	0	N/A	N/A	98	25.0%	0.0%
Mercer Island	444	0.0%	0.0%	83	14.5%	0.0%	1,768	89.5%	5.4%
Newcastle	283	0.4%	0.0%	101	38.6%	1.0%	870	98.4%	5.1%
Redmond	907	1.2%	0.3%	488	39.8%	9.0%	10,120	91.9%	2.4%
Sammamish	1,488	0.5%	0.1%	213	7.0%	0.5%	1,389	77.6%	0.0%
Woodinville	274	1.8%	0.7%	106	57.5%	9.4%	1,118	99.1%	16.7%
Yarrow Point*	34	0.0%	0.0%	0	N/A	N/A	18	0.0%	0.0%
EAST	8,257	0.8%	0.1%	4,025	29.7%	4.8%	54,444	89.8%	14.5%
Auburn	705	13.0%	0.9%	169	84.6%	27.8%	8,526	99.9%	83.9%
Black Diamond*	99	7.1%	0.0%	8	25.0%	0.0%	168	83.4%	66.7%
Burien	524	6.9%	1.0%	59	91.5%	23.7%	6,043	99.9%	81.4%
Covington	682	7.2%	0.4%	3	0.0%	0.0%	536	99.1%	0.0%
DesMoines	536	4.9%	0.9%	169	68.0%	20.1%	4,632	99.8%	83.5%
Federal Way	1,728	5.4%	0.4%	504	85.7%	25.8%	15,227	99.9%	85.2%
Kent	1,416	4.6%	0.4%	650	54.8%	13.1%	18,268	99.9%	84.8%
Maple Valley	916	2.3%	0.1%	13	0.0%	0.0%	790	99.4%	0.0%
Milton (KC part)*	27	3.7%	3.7%	0	N/A	N/A	133	99.3%	75.3%
Normandy Park	112	0.9%	0.0%	6	33.3%	0.0%	597	98.9%	97.8%
Pacific	147	12.9%	2.0%	0	N/A	N/A	1,013	99.8%	98.8%
Renton	1,518	3.1%	0.5%	637	58.4%	11.5%	13,450	96.2%	57.0%
SeaTac	439	9.1%	1.1%	76	65.8%	23.7%	4,739	99.8%	86.2%
Tukwila	274	11.7%	1.8%	88	89.8%	42.0%	4,548	99 9%	87.2%
Algona*	63	19.0%	0.0%	4	75.0%	0.0%	178	100.0%	0.0%
SOUTH	9,186	5.9%	0.6%	2,386	67.4%	18.4%	78,848	99.2%	78.9%
Carnation*	38	7.9%	0.0%	0	N/A	N/A	141	91.9%	47.1%
Duvall*	233	0.0%	0.0%	28	10.7%	0.0%	221	100.0%	73.3%
Enumclaw	253	9.9%	0.0%	21	66.7%	9.5%	1,622	100.0%	98.6%
North Bend	102	2.9%	2.0%	12	0.0%	0.0%	811	89.7%	10.2%
Skykomish*	4	75.0%	25.0%	0	N/A	N/A	36	91.9%	47.1%
Snoqualmie*	517	1.0%	0.0%	54	3.7%	3.7%	1,009	82.9%	62.9%
RURAL CITIES	1,147	3.4%	0.3%	115	16.5%	3.5%	3,840	94.4%	56.9%
UNINC. KC	8,605	3.9%	0.4%	1,111	47.3%	13.1%	28,857	96.0%	39.4%
KC TOTAL	39,628	3.4%	0.4%	12,080	34.5%	6.7%	322,862	93.2%	46.4%

**View rental data with caution due to small sample size*

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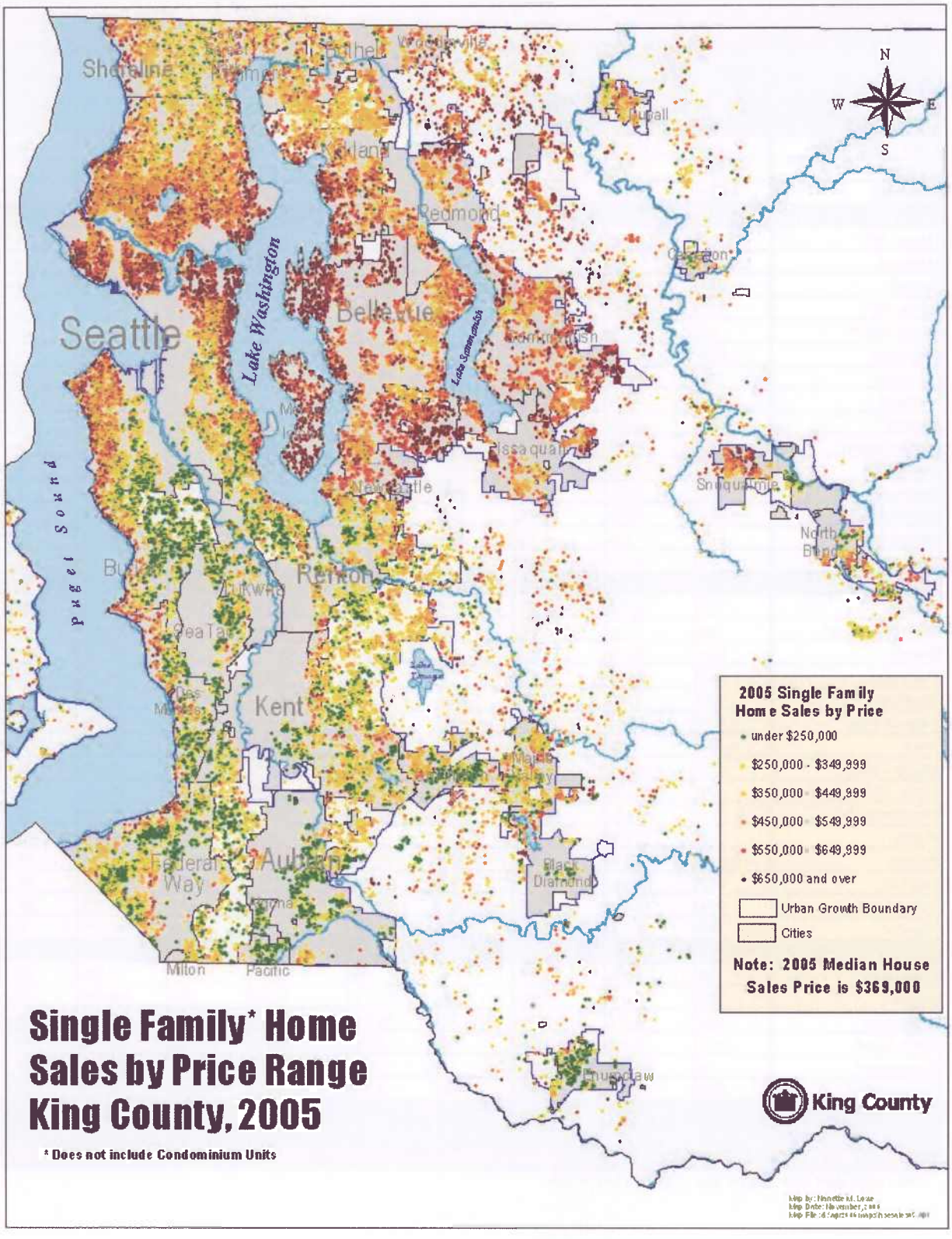

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Affordable Housing Benchmark Endnotes

Indicator 21: Supply and Demand for Affordable Rental Housing

Number of renter households by income group derived from Table DP-3, *2005 American Community Survey (ACS)*, available at http://factfinder.census.gov/. Number of rental units available to income groups derived from *2006 King County Rental Housing Affordability Report*, prepared by Dupre + Scott Apartment Advisors, Inc. Number of rental units available to income groups is understated as it does not include subsidized units. The last count of both market rate and subsidized units was taken by U.S. HUD in 2000. As per *2000 Comprehensive Housing Affordability Data*, there were a total of 31,600 rental units available to households earning at or below 30% of area media income (AMI) and an additional 70,200 units affordable to households earning 31% to 50% of AMI in 2000. Complete 2000 CHAS Data available at http://www.huduser.org/datasets/cp.html. Indicator assumes an average vacancy rate of 6%, taken from *Spring/ Fall 2005 Central Puget Sound Real Estate Research Report (RERR), Vol. 57, Numbers 1 and 2*, prepared by the Central Puget Sound Real Estate Research Committee.

Indicator 22: Percent of Income Paid for Housing

Proportion of income dedicated to housing costs for renter/owner households derived from Tables DP-3 and DP-4, *2005 American Community Survey (ACS)*, available at http://factfinder.census.gov/. Total households excludes 11,900 households with zero or negative income or paying no cash rent. Affordability defined by U.S. Department of Housing and Urban Development (HUD), http://www.hud.gov/offices/cpd/affordablehousing/.

Indicator 23: Homelessness

Figure 23.1 data provided by King County Department of Community and Human Services/ Community Services Division, taken from the *Seattle-King County One Night Count (ONC)*, http://www.homelessinfo.org/onc.html. Estimated uncounted homeless persons not available at time of publication. Annual population percentages derived from King County population estimates provided by the Washington State Office of Financial Management (OFM), http://www.ofm.wa.gov/pop/. Figure 23.2 data from the Committee to End Homelessness King County website, (http://www.cehkc.org/hikc-facts.shtml), accessed 11/07/2006. Causes of homelessness taken from the *Hunger and Homelessness Survey*, 2005, by The United States Conference of Mayors - Sodexho, Inc., available at http://www.usmayors.org/uscm/news/publications/.

Indicator 24: Home Purchase Affordability Gap

1970, 1980 and 1990 median home price uses home value as proxy for sales price as reported by U.S. Census Bureau, http://www.census.gov/. It exludes condominiums. 2000-2005 median home price data taken from the King County Records, Elections and Licensing Services Division/ Recorder's Office, http://www.metrokc.gov/recelec/records/. Census data affordable home price assumes a 10% down payment on a 30-year mortgage with a mortgage payment at 25% of monthly income. A 5% down payment is assumed from 2000-2005. This bulletin assumes that housing is considered affordable when no more than 30% of monthly income is expended on housing costs, which include both a mortgage payment and other incidental housing costs such as utilities. For Affordable Housing Bulletins previously published, annual home sales data obtained from Northwest Multiple Listing Service.

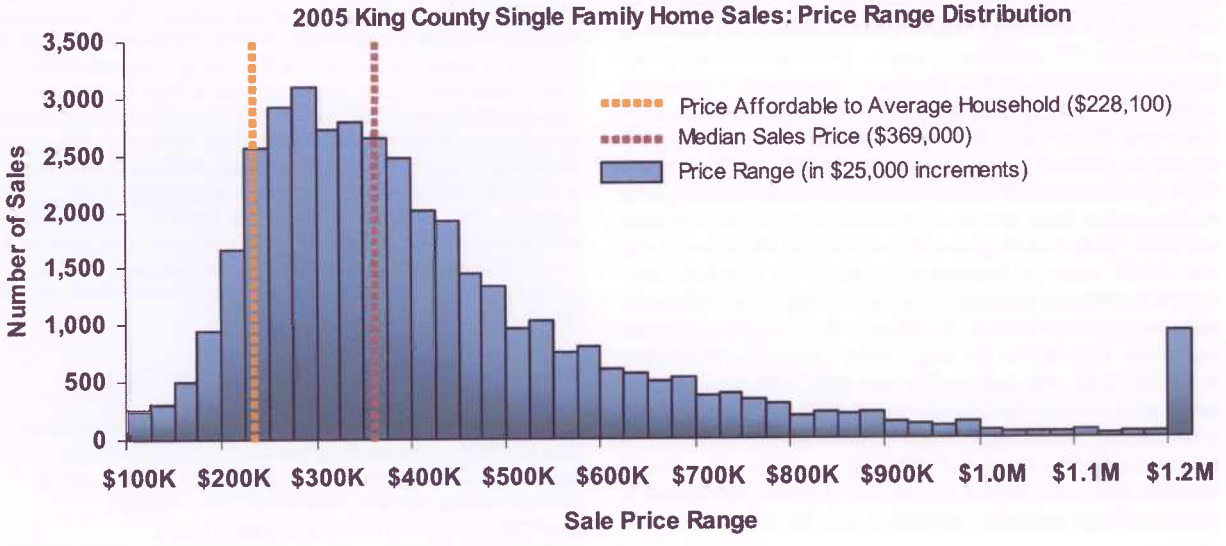
Indicator 25: Home Ownership Rate

2005 home ownership rates for the metropolitan area, state, region and country provided by U.S Census, *Housing Vacancy and Homeownership Survey*, (http://www.census.gov/hhes/www/housing/hvs/hvs.html). 2005 home ownership rate for King County, including tenure by household income category taken from *2005 American Community Survey*, available at http://factfinder.census.gov/.

Indicator 26: Apartment Vacancy Rate

Rental vacancy rates based on a biannual survey of apartment properties by Dupre + Scott Apartment Advisors, Inc. and reported in *King County Rental Housing Affordability Report.* The annual vacancy rate is an average of the vacancy rates over the course of a calendar year.

Figure A



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Indicator 27: Trend of Housing Costs in Relation to Income
1990 median home price uses home value as proxy for sales price as reported by U.S. Census Bureau, http://www.census.gov/. It exludes condominiums. 2000-2005 median home price data taken from the King County Records, Elections and Licensing Services Division/ Recorder's Office, http://www.metrokc.gov/recelec/records/. Median household income derived from U.S. Department of Housing and Urban Development (HUD), http://www.huduser.org/datasets/il.html. Median household income figures for 2000 - 2003 are interpolations, based on the fact that HUD overestimated household income in this region during the recession period. The 2004 median income is derived from a revised HUD estimate. Average annual rent (2 BR/ 1 BA unit) is an average taken from *the biannual Central Puget Sound Real Estate Research Report (RERR),* prepared by the Central Puget Sound Real Estate Research Committee. Annual percent change in median household income, median home price, and average rent from 1990 to 2000 averages the percent change over the ten-year period.

Indicator 28: Public Dollars Spent for Low Income Housing
Those cities that dedicated local public dollars toward low-income housing in 2004 and 2005 are identified in Figure 28.3. Data on local dollars spent and regulatory incentives is supplied by the King County and Small Cities Consortium, by the Seattle Office of Housing, by A Regional Coalition for Housing (ARCH) and by individual cities. Data was compiled by King County Department of Community and Human Services/ Community Services Division. Data on units funded, ADU's created, number of units built through regulatory incentives and units repaired also provided by these sources. Comprehensive data for 2001 is not available or included herein. In addition to those dollars/ efforts specified in Indicator 28, jurisdictions have dedicated other dollars in 2005 including the following. Bellevue provided $81,246 to support homelessness prevention. An additional 13 units were preserved or created in Federal Way through density bonuses. Kent provided $24,150 in housing stability grants. Seattle's contribution includes $21,637,521 in federal and local funds for affordable housing-related activities serving low-income households. Local Levy and CDBG funds (discretionary) include: $11,504,299 (included above) for 461 units of newly constructed or preserved multifamily housing; Local Levy funds include: $681,147 for repair of 47 single-family homes and $786,213 (included above) for operating subsidies for 372 multifamily units. Non-discretionary funds include: $3,216,507 HOME for newly constructed or preserved multifamily housing (supporting the 461 units aforementioned). Additional discretionary funds for multifamily housing originally funded in previous years include $1,185,902 Local Levy and $520,728 transferable development rights proceeds. State and local weatherization funds include: $790,365 for 700 multifamily units and $899,360 for 213 single-family units. $2,053,000 in local Levy and HOME funds for homebuyer assistance for first-time, low-income homebuyers supported 66 loans. In addition, 297 affordable units were provided through Multifamily Tax Examption Program incentives. On behalf of the King County Consortium $4,080,000 in HOME funds were dedicated for new units, $500,000 in HOME funds were dedicated to housing repair, $300,000 was dedicated to a Housing Stabilization Project, $194,772 was dedicated to Emergency Shelter grants and $200,000 was dedicated to Rental Rehabilitation loans.Master Planned Development agreements at Redmond Ridge secured 67 ownership units for households at 80-100% Area Median Income (AMI), 56 ownership units for households at 100-120% AMI and 14 ownership units for households over 120%. An additional $5,602,112 in Regional Affordable Housing Program (RAHP) funds were awarded through an injurisdictional process for affordable housing development.

Indicator 29: Existing Housing Units Affordable to Low Income Households
Median sales price data of single family homes and condominium units taken from the King County Records, Elections and Licensing Services Division/ Recorder's Office, http://www.metrokc.gov/recelec/records/. Tenure and type of housing units derived from the *2000 Census*, U.S. Census Bureau, http://www.census.gov/ and April 2006 estimates by the Washington State Office of Financial Management (OFM), http://www.ofm.wa.gov/. Rental unit affordability from *2006 King County Rental Housing Affordability Report*, prepared by Dupre + Scott Apartment Advisors, Inc. Total rental units likely overestimated. It is speculated that home ownership has increased from the rate reported in *2000 U.S. Census* but is not verifiable at time of this publication. Total rental units also differs from that of Indicator 21, derived from *2005 American Community Survey* and *2006 King County Rental Housing Affordability Report*, prepared by Dupre + Scott Apartment Advisors, Inc.

Map: 2005 Single Family Home Sales by Price Range
Sales data includes 39,628 single family home sales as reported in Indicator 29, Figure 29.2. Data taken from the King County Records, Elections and Licensing Services Division/ Recorder's Office, http://www.metrokc.gov/recelec/records/.

Figure A: 2005 King County Single Family Home Sales: Price Range Distribution
Sales data includes 39,628 single family home sales as reported in Indicator 29, Figure 29.2. Data taken from the King County Records, Elections and Licensing Services Division/ Recorder's Office, http://www.metrokc.gov/recelec/records/.

The **King County *Countywide Planning Policies* Benchmark Program** is a program of the Metropolitan King County Growth Management Planning Council. Established in 1995, the program monitors the effectiveness of the Countywide Planning Policies, a long-range planning framework to promote smart and sustainable growth in the county. Reports on the 45 Benchmark Indicators-- which provide a high-level review of growth and development trends-- are published annually by the King County Office of Management and Budget. A companion to these reports is the **King County Annual Growth Report.** All reports are available on the Internet at http:// www.metrokc.gov/budget/. For information about the **Benchmark Program**, please contact Lisa Voight, Program Manager (206) 296-3464, or e-mail lisa.voight @metrokc.gov. The Benchmark Program address is King County Office of Management and Budget, 701 Fifth Ave, Suite 3200 Seattle, WA 98104.

King County Office of Management and Budget
Bob Cowan, Director
Chandler Felt, Demographer/ Growth Information Team Lead
Lisa Voight, Benchmark Program Manager, Lead Analyst
Nanette M. Lowe, Growth Information Team, G.I.S. Analyst
Jeremy Valenta, Growth Information Team, Analyst
Brad Dillman, Growth Information Team, Intern

Attachment 3 – Housing prices from Seattle Times Real Estate Section Sunday April 15, 2007

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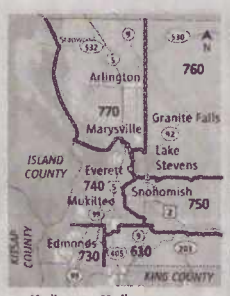
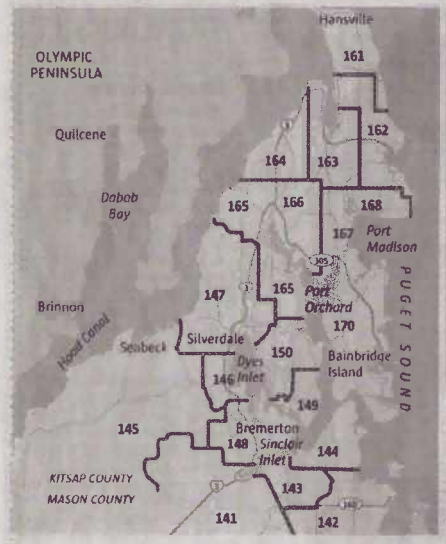
March home sales

Single-family home sales by county



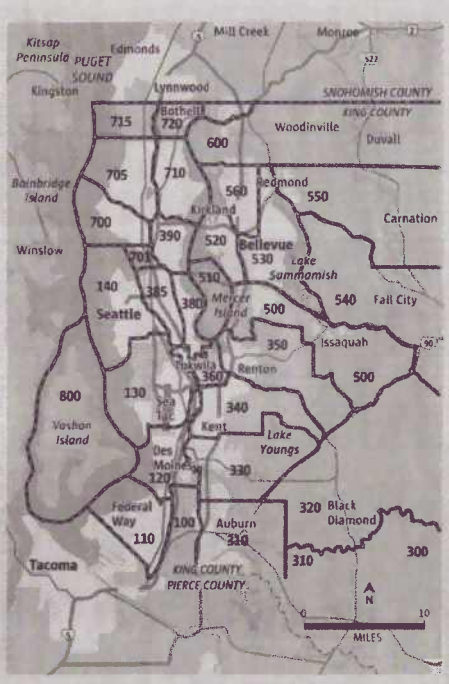
Snohomish County

AREA	Closed sales March 2006	Closed sales March 2007	Percent change	Median price March 2006	Median price March 2007	Percent change
610	161	165	2.5%	$425,000	$483,176	13.7%
730	223	197	-11.7	394,950	404,950	2.5
740	356	259	-27.2	343,130	379,777	10.7
750	132	93	-29.5	309,475	359,000	16.0
760	158	103	-34.8	270,933	335,000	23.6
770	263	206	-21.7	272,000	329,475	21.1



Kitsap County

AREA	Closed sales March 2006	Closed sales March 2007	Percent change	Median price March 2006	Median price March 2007	Percent change
141	21	23	9.5%	$325,000	$334,000	2.8%
142	24	20	-16.7	314,125	290,000	-7.7
143	32	37	15.6	213,500	247,500	15.9
144	21	26	23.8	265,000	296,250	11.8
145	15	05	-66.7	289,900	325,000	12.1
146	02	04	100.0	247,950	302,000	21.8
147	20	20	0.0	297,500	332,000	11.6
148	35	39	11.4	179,000	203,500	13.7
149	24	25	4.2	197,000	236,500	20.1
150	30	32	6.7	289,925	265,000	-8.6
161	05	05	0.0	349,900	308,200	-11.9
162	11	08	-27.3	350,000	415,000	18.6
163	01	02	100.0	300,000	304,000	1.3
164	08	05	-37.5	233,200	641,000	174.9
165	11	09	-18.2	415,000	450,000	8.4
166	25	31	24.0	389,900	371,280	-4.8
167	08	05	-37.5	313,400	206,000	-34.2
168	03	05	66.7	474,000	342,000	27.8
170	15	31	106.7	555,000	670,000	20.7



King County

AREA	Closed sales March 2006	Closed sales March 2007	Percent change	Median price March 2006	Median price March 2007	Percent change
SOUTHWEST						
100	61	56	-8.2%	$315,000	$346,200	9.9%
110	97	90	-7.2	298,450	322,250	8.0
120	41	44	7.3	276,900	331,944	19.9
130	107	74	-30.8	285,000	320,000	12.3
SOUTHEAST						
300	27	33	22.2%	$283,000	$298,850	5.6%
310	122	95	-22.1	309,000	325,500	5.3
320	112	124	10.7	363,475	390,023	7.3
330	138	132	-4.4	320,212	363,679	13.6
340	82	71	-13.4	334,475	375,000	12.1
350	95	79	-16.8	388,450	445,000	14.6
360	35	25	-28.6	350,000	345,000	-1.4
SEATTLE						
140	155	169	9.0%	$410,000	$399,698	-2.5%
380	48	67	39.6	326,000	375,500	15.2
385	23	30	30.4	335,000	407,475	21.6
390	95	84	-11.6	605,000	562,881	-7.0
700	48	62	29.2	669,750	682,500	1.9
701	0	0	0.0	-	-	-
705	211	172	-18.5	425,000	499,975	17.6
710	135	114	-15.6	455,000	485,000	6.6
EAST						
500	87	87	0.0%	$660,000	$649,950	-1.5%
510	26	29	11.5	901,000	900,000	-0.1
520	19	38	100.0	1,285,000	1,463,200	13.9
530	78	59	-24.4	508,250	564,000	11.0
540	177	174	-1.7	576,251	639,500	11.0
550	74	80	8.1	546,475	581,000	6.3
560	62	79	27.4	679,000	835,000	23.0
600	148	135	-8.8	454,000	527,448	16.2
NORTH						
715	30	34	13.3%	$348,000	$425,000	22.1%
720	37	37	0.0	398,000	369,000	-7.3
VASHON						
800	16	13	-18.8%	$477,500	$555,000	16.2%

Source: Northwest Multiple Listing Service

THE SEATTLE TIMES

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Attachment 4- Seattle Time article about Greenbrier Heights

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Local News Thursday, May 13, 2004
E-mail article
Print view

Correction: The article on Greenbrier Heights affordable housing community in Woodinville failed to include King County as a major partner in the project. The county provided property and about $1.7 million in funding.

Affordable housing opens in Woodinville

By Young Chang
Seattle Times Eastside bureau

Timothy Lopez lucked out moving to **Woodinville**.
The 6-year-old not only got his own room, but his own floor. His wing of the home features a high ceiling and a miniature walk-in closet just his height.

"He was excited to have his own room," said his mother, Amanda Lopez, who moved to Woodinville's **Greenbrier** Heights with her husband and children last December from Dallas. There, she said, Timothy shared a room with two siblings.

The Lopez family is among the renters in the city's new affordable housing community who officials say are helping address a lack of such housing. The neighborhood will celebrate its grand opening Saturday.

With 170 units — 50 rentals, 50 senior apartments and 70 ownership units — **Greenbrier** Heights is the first integrated affordable housing project in **Woodinville**. Twenty of the 70 ownership units sold as affordable housing, and 100 units total were for low-income or senior residents.

Greenbrier Heights opening

Greenbrier Heights' grand opening, 11 a.m. to 1:30 p.m. Saturday, **Greenbrier** Neighborhood Park, 18746 144th Ave. N.E., **Woodinville**, 425-398-9327

"We found several other places we could have lived in **Woodinville**, but we wouldn't have gotten brand new and large," said the 26-year-old Lopez, who stays home with her four children, ages 10 months to 6 years old, while husband Marc Lopez, a pastor, earns the family's single income. The family pays about $600 a month for the four-bedroom, three-story, two-bathroom home, painted a sunny yellow.

In a city where the average home price hit more than $409,000 during the first quarter of 2003 — compared to an average home price of $361,200 that quarter for Eastside cities in general — one of Woodinville's concerns has always been affordability, said Ray Sturtz, community development director for the city.

"It's made it very difficult particularly for young families and retirees to find housing or to remain in **Woodinville**," he said. For some young families, "this is their first opportunity to own their own homes."

Greenbrier's homes, including its one- and two-bedroom cottages and three- and four-bedroom homes, sold for $115,000 to $230,580. The rental units range from $403 to $1,037 a month.

Construction on **Greenbrier** began in September 2001. The homes were completed and sold first, while the senior apartments were rented last year. All but 12 of the 50 family rentals, completed in December, have been leased.

The city partnered with private developer Cam West; A Regional Coalition for Housing (ARCH), a group of 15 cities in King County that works to increase the affordability and diversity of housing; Downtown Action to Save Housing (DASH), a nonprofit affordable housing real estate development company; and other funders.

Kids bike around the neighborhood's narrow streets once school lets out in late afternoon. They play in the communal jungle gym. Adults take brisk strolls at night, confident their enclosed community is safe.

Amanda Lopez said she loves working on scrapbooks monthly with other women in the neighborhood.

Marc Lopez, 31, said it's nice to have the senior residents nearby.

"The financial part was important," he said, "but the aspect of community really was important to us as well."

Affordable communities are needed on the Eastside as a whole, officials said.

Between 1990 and 2000, 27,000 new households (an increase of 28 percent) moved into East King County, according to Allan Johnson, affordable housing planner for the county. The Seattle/Shoreline area saw an increase of 24 percent.

"Generally, most of the (Eastside) private sector housing tends to be targeted more toward households with middle or upper incomes," said Johnson.

Janet Lewine, housing planner for ARCH, said the biggest unmet challenge on the Eastside is affordable housing for those who make less than 30 percent of the median income. The area also offers a difficult market for homeowners earning as much as 80 percent of the median income.

The average Eastside home cost about $56,000 more than the average King County home during the first quarter of 2003, Lewine said.

"Like all the communities, we're trying to provide our share of affordable housing," said Sturtz of **Greenbrier**. "This is one of those few opportunities."

Young Chang: 206-748-5815 or ychang@seattletimes.com

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Attachment 5 – NW News article on Greenbrier

Community News Since 1976

Edition Date: May 10, 2004

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Woodinville celebrates Greenbrier Heights Completion

Family event celebrates affordable housing

How do you build a brand new neighborhood from scratch and make sure it has affordable housing for families, seniors and singles? How do you make sure that it is close to living-wage jobs and that residents have good transportation options, and plenty of close by shopping and recreation? Some would say it can't be done, especially in King County, but the City of Woodinville, private developers Cam West, Shelter Resources (SRI), A Regional Coalition for Housing (ARCH), Downtown Action to Save Housing (DASH) and a consortium of funding partners will celebrate a new Woodinville neighborhood that does all that and more.

King County Executive Ron Sims and Woodinville Mayor Don Brocha will kick off the free family event on Saturday, May 15, from 11 a.m. to 1:30 p.m. at the new Greenbrier Neighborhood Park, 18746 - 144th Avenue NE, that includes games, rides, music and barbeque.

Greenbrier Heights features single family ownership homes, senior housing, and multi-family rental apartments. Community facilities include a central neighborhood park, trails and 10 acres of protected forest in addition to a 2,400-square-foot community center building. King County offered the surplus land and dedicated it to the affordable housing development.

Woodinville's Mayor Don Brocha comments, "I don't know of any other affordable housing project that has such a great balance of housing types, common spaces, parks, trails, and easy access to downtown shopping." A unique arrangement between the City's Parks and Recreation Department, DASH and SRI will make the new Community Center available to the public as well as Greenbrier Heights residents, for receation and classes and activities. DASH Executive Director Mark Hometz, whose agency was responsible for coordinating the senior housing and multi-family housing on the site, calls the partnership a cause for celebrations.

"People want to live in Woodinville. But the cost of housing here can be daunting for a young person or a family with only one income. This project shows how the private and public sector can join forces to keep housing costs down and quality and appearance at the forefront," said Hometz.

The multi-family housing, complete in February 2004 has one 10 vacant units, with steady interest from families seeking good schools and nearby recreation facilities.

The Lopez family moved into the Greenbrier Community this past year. Amanda Lopez says, "We have four children and have all been enjoying the Greenbrier Community. We have met wonderful neighbors and made great friends. We enjoy the closeness of the playgrounds and walking trails. It is less than five minutes to Woodinville's shops and grocery stores. We look forward to activities and parties in the wonderful new community center. We are so glad we made the choice to live in this great community in Woodinville."

For more information on Greenbrier Heights, upcoming recreation programs and scheduling for the Greenbrier Community Center, see the City of Woodinville Webs ite at www.ci.woodinville. wa.us or contact the Woodinville Parks and Recreation at (425) 398-9327. For information about Greenbrier housing available, contact Quantum Management Services at (425) 776-1294 or A Regional Coalition for Housing (ARCH) at (425) 861-3677 or visit www.archhousing.org.

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Attachment 6 – Letter to Hearing Examiner from Matt Jensen, April 19, 2007

EXHIBIT 161
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Expanded Numerical Rebuttal of Need

April 19, 2007

Greg Smith, Hearing Examiner
Woodinville City Hall
17301 – 133rd AVE NE
Woodinville, WA 98072

Dear Hearing Examiner Smith,

Please consider this document to be a *significant* expansion of my previous analysis entered into the record as Wood Trails Exhibit #108. The analysis that follows includes the following critical changes:

1. A data set that is expanded to include 2003, in addition to 2004-2006.
2. A data set that is substantially more complete, including the correction of improperly entered data (see first section for details).
3. A more accurate assignment of neighborhood of each address.
4. Several modes of analysis that expand beyond just "Median Days on Market."

You have a great deal to read in the coming days, so I have attempted to minimize my words as much as possible. This was easy to do because the numbers really do speak for themselves. I hope that you find this evidence as compelling as I that there is no compelling "need" for the up-zone proposed for Wood Trails & Montevallo (WT/M).

For your convenience, the following table of contents is provided:

1 BACKGROUND ON THE DATA SET 2
2 NEED ANALYSIS BY "PRICE PER SQFT" 3
2.1 PRICE PER SQFT BY NEIGHBORHOOD 4
2.2 PRICE PER SQFT BY LOT SIZE 5
2.3 PRICE PER SQFT BY SQFT 6
3 NEED ANALYSIS BY "DAYS ON MARKET" 7
4 WT/M IS NOT LOW DENSITY HOUSING 8
5 WT/M IS DETRIMENTAL FOR HOUSING DIVERSITY 9
APPENDIX 1: SUMMARY OF MLS DATA SET 10
APPENDIX 2: FULL LISTING OF MLS DATA SET 13

Sincerely,

Matthew Jenson, MSEE
19122 148th AVE NE
Woodinville, WA 98072

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1 Background on the Data Set

The base data set for the analysis shown herein was is sales data for Woodinville as listed in the Multiple Listing Service (MLS) for all single family dwellings with a sale price of $300k - $2M sold and a sale date between January 1st, 2003 and December 31, 2006.

In some cases, key data attributes (e.g. square footage of the house and/or the lot size) were blank or incorrectly entered as zero. In such cases, bad values were corrected to the extent possible with data obtained from the Property Report link found on King County's Parcel Viewer tool (see www.metrokc.gov) for each respective address.

In addition, each address was located with Parcel Viewer and assigned to its respective neighborhood per the neighborhood map found on the city's website (see www.ci.woodinville.wa.us).

For the reader's convenience, a summary of the data by neighborhood is shown in Attachment 1. In addition, the entire data set (non-material columns excluded) is listed in Attachment 2.

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2 Need Analysis by "Price per SqFt"

This section will numerically demonstrate that, in Woodinville, R-1 houses of the type found in Wellington are in more demand (i.e. they are more "needed" by the consumer) than are houses of the type Phoenix proposes to develop in Wood Trails and Montavello (WT/M).

Assertion #1:
A basic tenet of the Law of Supply and Demand is that in a free market goods and services in higher demand can and will fetch higher prices, especially if they are in limited supply.

Assertion #2:
Per Phoenix's preliminary plat, the average size of the proposed WT/M lots is roughly 7500 square feet. Further, based on previous developments by this developer, it is reasonable to expect that proposed WT/M houses will be roughly 3,000 square feet in size.

Assertion #3:
Many of the key characteristics (e.g. lot size, SqFt, proximity to downtown Woodinville / SR-522, etc.) of homes proposed for WT/M very closely resemble the characteristics of the houses that exist today in Woodinville's "Wedge" neighborhood (see Attachment 1). To a slightly lesser extent this is also true of the Upper West Ridge neighborhood.

Based on these three assertions, it will be demonstrated that R-1 Wellington style properties fetch a higher price per SqFt than do properties of other neighborhoods, including: Woodinville as a whole, the Wedge, and the Upper West Ridge.

Thus, it follows that within Woodinville there is a greater "need" for more "R-1 Wellington" style properties as opposed to "WT/M" style properties of the type currently found in the Wedge & Upper West Ridge neighborhoods.

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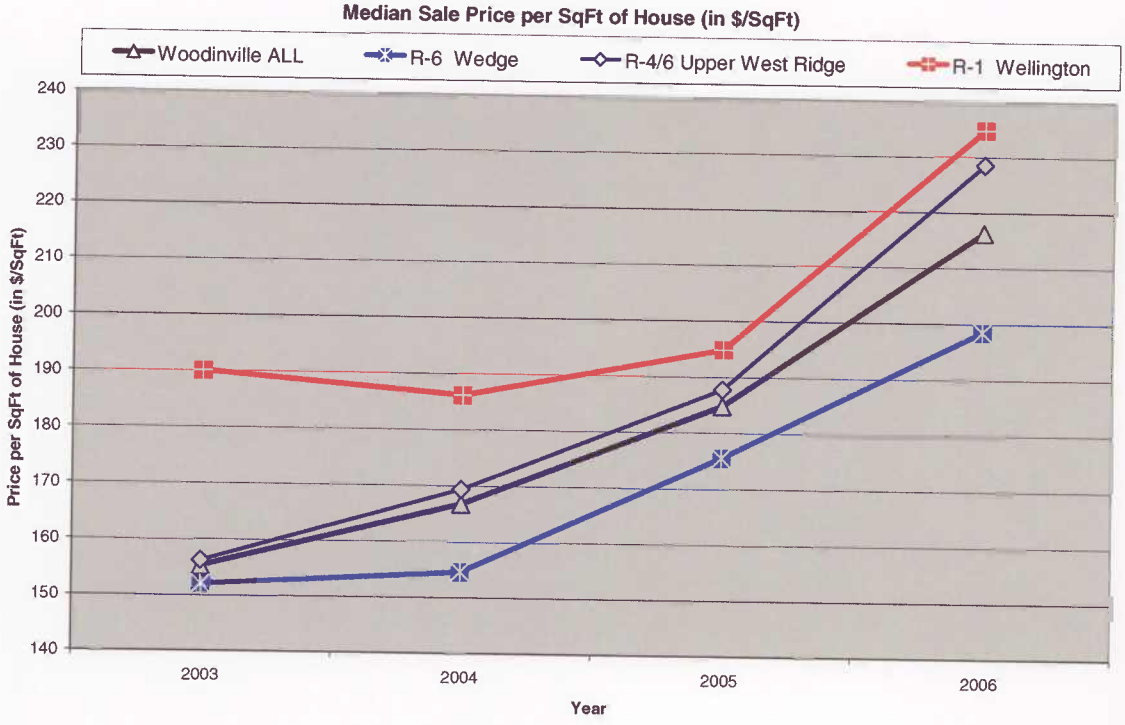
2.1 Price per SqFt by Neighborhood

The following graph displays the Median Price per Square Footage of sold houses by key neighborhoods from 2003 through 2006.



As is clearly shown, sales of Wellington homes consistently fetch a much higher price per square foot of house than do sales in the two neighborhoods that most closely resemble Phoenix's proposal for WT/M. Stated more plainly, homes of the type that presently exist Wellington have a higher demand and shorter supply than do the homes proposed by Phoenix.

<u>Conclusion</u>: From a market standpoint, there is a *greater need* for more R-1 Wellington homes than there is for the proposed WT/M homes.

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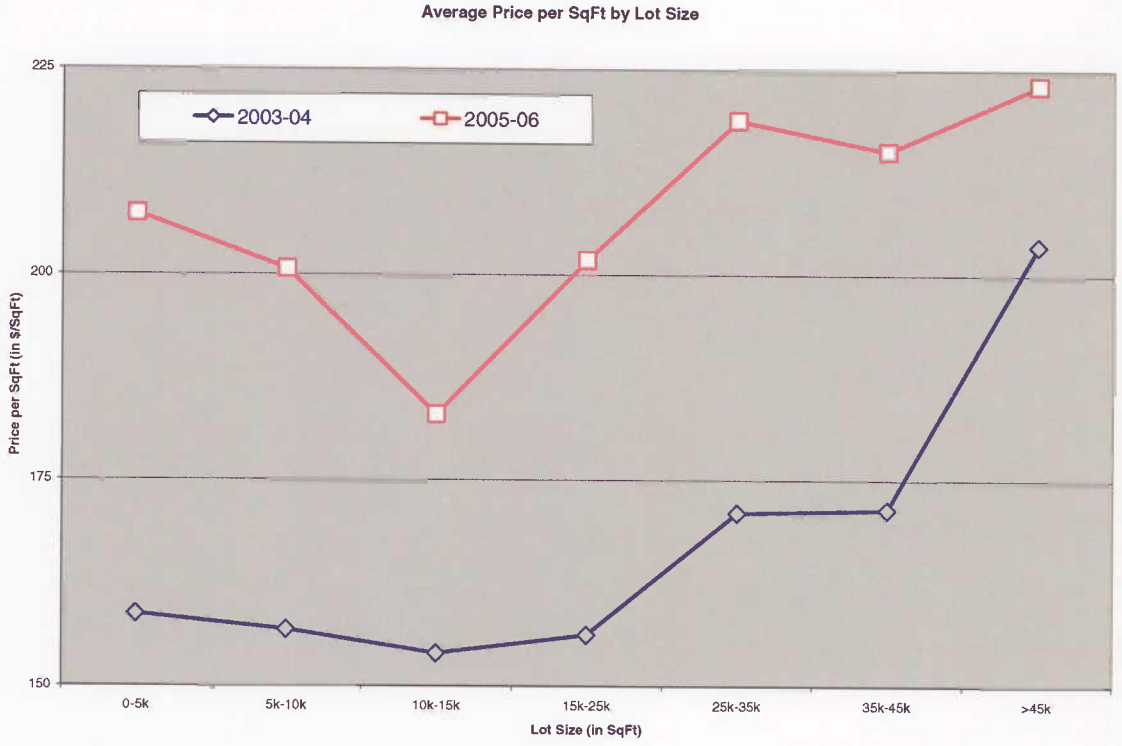
2.2 Price per SqFt by Lot Size

The following graph displays the Average Price per Square Footage of sold houses by lot size from 2003 through 2006.



As is clearly shown, sales of properties with lots in the 35,000-45,000 sqft range (i.e. typical Wellington lots) fetch a much higher price per square foot of house than do sales of properties with lots in the 5,000-10,000 square foot range as proposed for WT/M. Once again, it is demonstrated that Wellington properties have a higher demand and shorter supply than the properties proposed by Phoenix.

Conclusion: From a market standpoint, there is a *greater need* for more R-1 Wellington homes than there is for the proposed WT/M homes.

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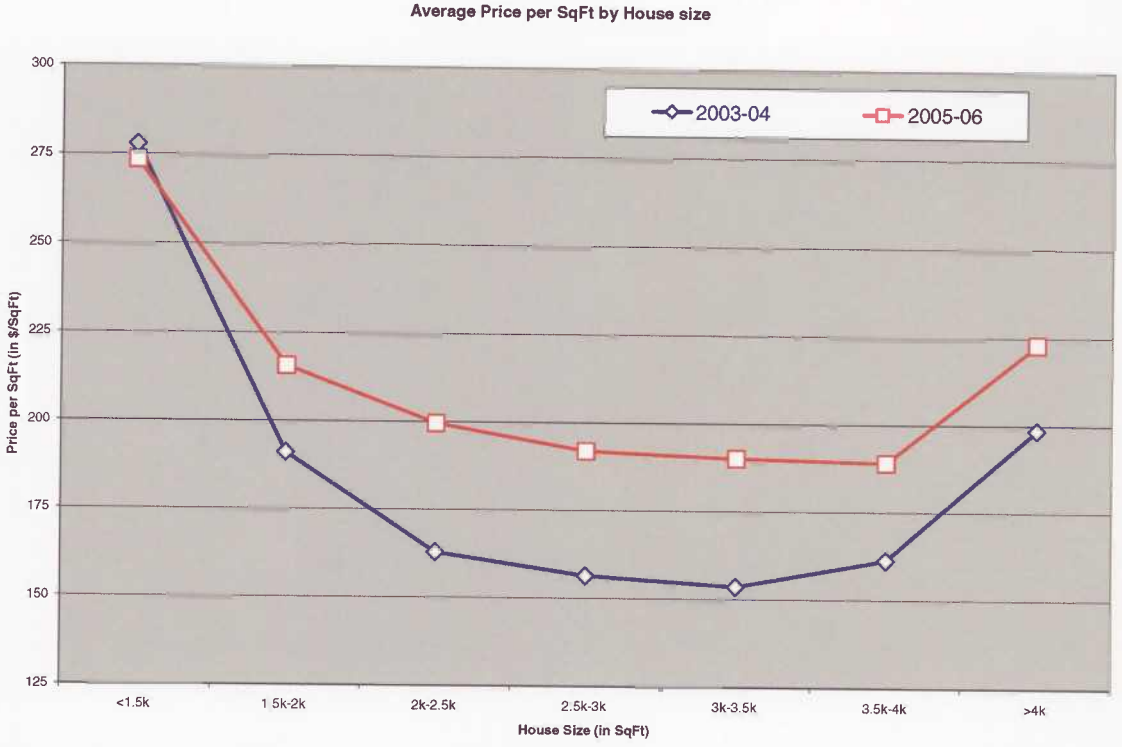
2.3 Price per SqFt by SqFt

The following graph displays the Average Price per Square Footage of sold houses by house size from 2003 through 2006.



Based on previous developments by Phoenix, it is reasonable to expect the proposed WT/M homes will be about 3,000 square feet. The median house size of all houses in the Wellington area close to WT/M developments, however, is only 2350 sq ft. (see the "In Well-Established Neighborhoods" section of the CNW analysis under zoning). Per the curve above, the nearby "R-1 Wellington" homes will fetch a higher price per square foot than the proposed WT/M. Again, it is demonstrated that Wellington properties have a higher demand and shorter supply than the properties proposed by Phoenix.

<u>Conclusion</u>: From a market standpoint, there is a *greater need* for more R-1 Wellington homes than there is for the proposed WT/M homes.

Ironically, existing R-1 Wellington homes are already *less* expensive than newer R-6 developments like Norman Court. Similarly, with anticipated list prices of about $700,000, the nearby R-1 Wellington homes will also be *less* expensive than those proposed for WT/M.

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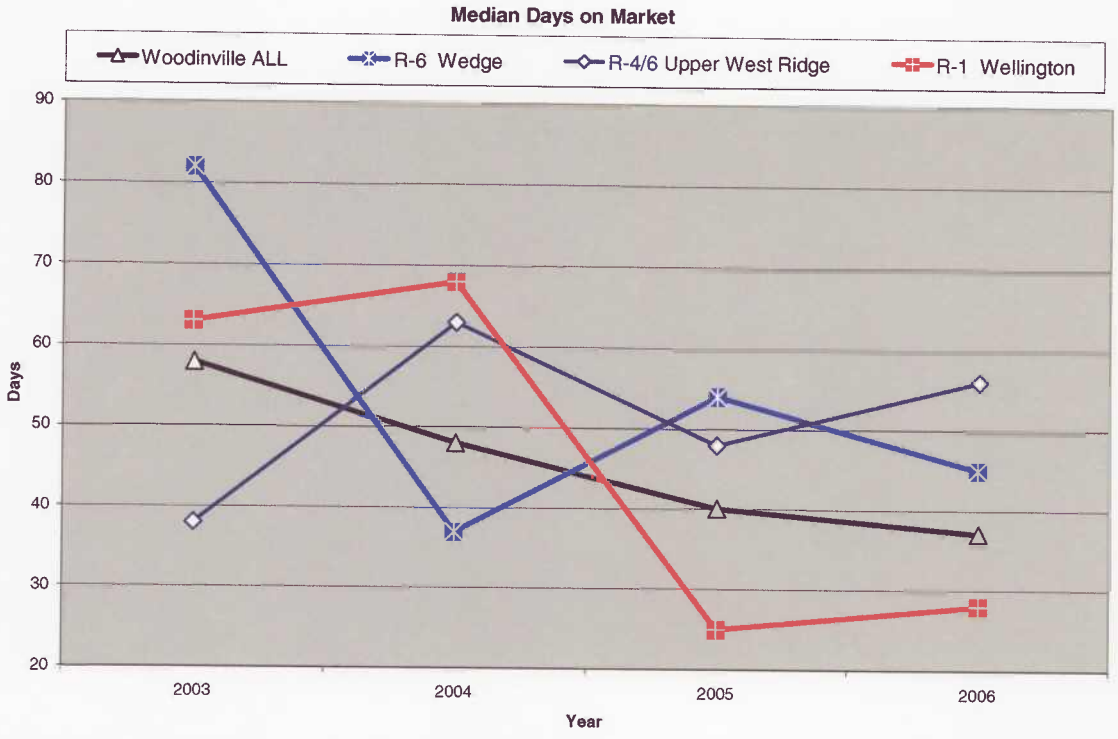
3 Need Analysis by "Days on Market"

The following graph displays the Median Days on Market of sold houses by neighborhood across time.



As is shown, R-1 Wellington homes sold significantly faster in 2005 & 2006 than did homes in the two neighborhoods that most closely resemble the proposed WT/M neighborhoods. Furthermore, the data trend is clear: The time on market for R-1 Wellington homes is generally decreasing while the time on market for higher density housing is more or less stagnant.

Thus, it is demonstrated that Wellington properties have a higher demand and shorter supply than the properties proposed by Phoenix.

Conclusion: There is a *greater need* for more R-1 Wellington homes than there is for the proposed WT/M homes.

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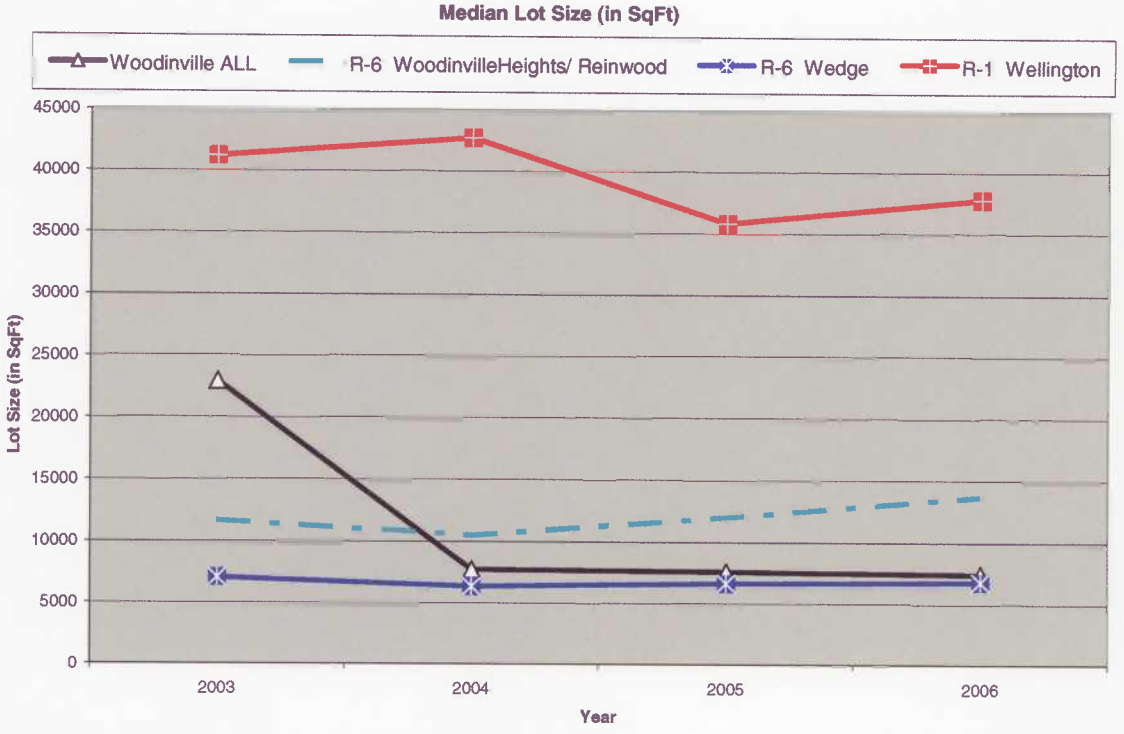
4 WT/M is Not Low Density Housing

The following graph displays the Median Lot Size of sold houses by neighborhood across time.



Per Phoenix's preliminary plat, the average size of the proposed WT/M lots is roughly 7500 square feet. This is very clearly in line with the median lot size for the Wedge neighborhood, which is designated R-6. Further, the lot sizes are significantly smaller than the R-6 neighborhood of Woodinville Heights / Reinwood.

Though, the current proposal would be technically classified as "R-4" through density transfers, it is de facto R-6^{+} (high density) housing and does not meet the bar set in WMC 21.44.070 (2) regarding "consistent and compatible" uses.

<u>Conclusion</u>: The proposed WT/M developments do not fulfill the "consistent and compatible" criterion set in WMC 21.44.070 (2).

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5 WT/M is Detrimental for Housing Diversity

Phoenix asserts that WT/M would help to diversify Woodinville's per LU-3.7 and H-1.1. In fact, WT/M would *decrease* Woodinville's diversity of properties, particularly with respect to lot size.

The proposed WT/M lots are in the range of 5,000 - 10,000 square feet, which are very similar to lots that already exist in the Wedge, the Upper West Ridge, and much of the Eastside. More precisely, the neighborhoods of the Wedge & Upper West Ridge account for roughly 45% (~1254) of existing Woodinville single family dwellings. Wellington homes account for only 23% (~620) of homes. Adding 132 more lots of 5,000 – 10,000 square feet will further **decrease** the diversity of Woodinville's properties.

Further, income diversity will not occur because WT/M home will sell for at least $700,000, based on current selling prices for Cedarhurst homes built by Sundquist.

Conclusion: The proposed WT/M developments do not fulfill the diversity goals set forth in LU-3.7 and H-1.1 and act to reduce housing diversity.

Moreover, if the proposed sites for Wood Trails and Montevallo are up-zoned R-4, it will set a legally defensible precedent that will ensure further R-4 infill the supply of the more needed R-1 properties are exhausted. Where is the diversity in that course of action?

Appendix 1: Summary of MLS Data Set

DoM = Days on Market; SqFt = Square Footage of House; $/ SqFt = Sale Price per Square Footage of House.

Woodinville ALL

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	100	58	22954	2646	$ 404,975	155.33	94	28154	2869	$ 469,698	162.22
2004	166	48	7700	2555	$ 407,773	166.8	80	17373	2630	$ 436,245	167.08
2005	204	40	7575	2405	$ 439,855	184.79	70	14026	2525	$ 481,861	192.45
2006	142	37	7405	2723	$ 560,975	216.32	62	16329	2697	$ 579,668	221

69 = Total Units (as of early 2007)

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	0	0	0	0	$ -	0	0	0	0	$ -	0
2004	1	31	2339	1780	$ 307,950	173.01	31	2339	1780	$ 307,950	173.01
2005	11	37	2684	1650	$ 340,000	198.38	42	2736	1620	$ 337,731	212.13
2006	6	31	1998	1530	$ 393,500	260.11	46	2227	1608	$ 389,667	247.64

R-6 WoodinvilleHeights/ Reinwood

366 = Total Units (as of early 2007)

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	12	22	11676	2625	$ 330,500	128.15	42	12371	2614	$ 343,758	132.32
2004	18	43	10503	2375	$ 343,250	137.53	66	11942	2476	$ 346,918	144.31
2005	19	20	12000	2310	$ 400,000	176.59	29	12675	2332	$ 402,083	176.46
2006	4	15	13684	2290	$ 495,000	238.41	41	18601	2217	$ 528,125	239.8

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R-6 Wedge

573 = Total Units (as of early 2007)

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	27	82	7054	2472	$ 364,950	152.06	98	16120	2523	$ 384,807	155.57
2004	55	37	6328	2758	$ 409,925	154.71	57	6484	2665	$ 406,977	154.43
2005	69	54	6626	2410	$ 421,000	175.57	82	6762	2450	$ 432,193	181.55
2006	50	45	6751	3050	$ 574,180	198.54	74	9740	2890	$ 566,095	200.39

R-4/6 Upper West Ridge

681 = Total Units (as of early 2007)

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	13	38	7397	2420	$ 365,000	156.27	41	11106	2396	$ 367,131	153.45
2004	49	63	6209	2480	$ 456,950	169.38	113	6926	2573	$ 436,395	169.78
2005	55	48	6290	2460	$ 484,950	187.72	82	7773	2490	$ 474,791	192.62
2006	40	56	7177	2360	$ 499,500	228.53	62	7116	2315	$ 524,437	234.42

R-4 Lower West Ridge

133 = Total Units (as of early 2007)

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	4	245	4312	2115	$ 323,500	157.88	274	5042	2220	$ 349,488	157.03
2004	4	30	3710	2270	$ 368,750	146.66	31	3654	2448	$ 364,025	149.89
2005	6	19	3700	1875	$ 399,000	208.07	24	4491	2004	$ 400,167	205.91
2006	9	17	3710	2280	$ 500,000	229.06	18	6667	2547	$ 519,495	213.23

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R-1 Wellington

620 = Total Units (as of early 2007)

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	25	63	41226	3250	$ 495,000	190.04	112	45138	3354	$ 629,060	183.23
2004	28	68	42712	2501	$ 465,000	186.14	87	47764	2818	$ 529,825	188.2
2005	31	25	35850	2640	$ 529,950	194.83	57	39131	3048	$ 650,105	207.16
2006	18	28	37819	2815	$ 665,500	234.72	63	47292	3131	$ 739,625	238.09

R-1 Leota

260 = Total Units (as of early 2007)

Year	# of Sales	Median DoM	Median Lot Size	Median SqFt	Median Sale Price	Median $ / SqFt	Avg DoM	Avg Lot Size	Avg SqFt	Avg Sale Price	Avg $ / SqFt
2003	19	71	38768	3230	$ 549,950	168.01	98	49404	3346	$ 555,671	170.01
2004	11	33	35000	2381	$ 485,000	195.3	77	55254	2616	$ 527,818	207.57
2005	13	75	34848	2844	$ 606,000	194.3	97	34537	3117	$ 650,465	214.94
2006	15	41	35580	3160	$ 656,000	215.88	63	36099	3208	$ 706,093	222.39

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Appendix 2: Full Listing of MLS Data Set

The following is a complete listing of all MLS data relevant to the analysis performed in previous sections of this document.

```
column pkid format 9999;
column address format a25;
column sqft format 9999;
column lotsz format 999999;
column year format 9999;
column dom format 999;
column neighborhood format a25;


SELECT pk AS PKID
     , address
     , year
     , sqft
     , lotsz
     , map
     , grid
     , TO_CHAR(sold_on,'MM/DD/YYYY') AS SALE_DATE
     , sale_price
     , cdom  AS "DoM"  -- Days on Market
     , neighborhood
  FROM mls
 WHERE neighborhood NOT LIKE 'NOT%'
 ORDER BY neighborhood, sale_date;
```

PKID	ADDRESS	YEAR	SQFT	LOTSZ	MAP	GRID	SALE_DATE	SALE_PRICE	DoM	NEIGHBORHOOD
348	18624 144th Ave NE	2003	2030	1980	476	J5	01/06/2006	359000	23	Wdvl Greenbrier
18	14325 NE 186th Ct	2002	1650	3574	476	J5	01/25/2005	305000	79	Wdvl Greenbrier
117	14211 186 Pl NE	2003	1800	3546	476	J5	02/16/2005	324000	102	Wdvl Greenbrier
193	14223 NE 187th Ct	2003	1910	3461	476	J5	04/19/2005	337000	3	Wdvl Greenbrier
298	18813 143rd Ct NE	2002	1843	2684	476	J5	05/13/2005	350000	37	Wdvl Greenbrier
136	14326 NE 186th Ct	2003	1550	2955	476	J5	05/23/2005	326000	22	Wdvl Greenbrier
580	14326 186th Ct	2003	1550	2955	476	J5	05/31/2006	396000	26	Wdvl Greenbrier
553	18620 144th Ave NE	2003	1370	2014	476	J5	06/08/2006	391000	36	Wdvl Greenbrier
601	18614 144th Ave NE	2003	1509	1982	476	J5	07/12/2006	399500	18	Wdvl Greenbrier
134	18612 144th Ave NE	2003	1370	1959	476	J5	07/13/2005	325950	30	Wdvl Greenbrier
225	18618 144th Ave NE	2003	1370	1982	476	J5	07/20/2005	340000	20	Wdvl Greenbrier
318	18824 144th Ave NE	2002	1390	2614	476	J5	08/31/2005	354950	15	Wdvl Greenbrier
274	14317 NE 186th Pl	2003	1760	3024	476	J5	10/28/2005	349151	45	Wdvl Greenbrier
514	18836 144th Ave NE	2003	1390	1910	476	J5	10/28/2006	385000	138	Wdvl Greenbrier
26	14361 NE 189 Ct	2002	1780	2339	476	J5	11/24/2004	307950	31	Wdvl Greenbrier
247	14323 NE 186th Ct	2003	1808	2280	476	J5	11/30/2005	344990	59	Wdvl Greenbrier
659	14213 NE 186th Pl	2003	1800	2520	476	J5	12/01/2006	407500	36	Wdvl Greenbrier
344	18620 144th Ave NE	2003	1370	2014	476	J5	12/27/2005	358000	46	Wdvl Greenbrier
2278	18137 154 Ave NE	2004	4100	39630	477	B6	01/04/2005	1240000	346	Wdvl Leota

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1521	16520	NE 180th Pl	2005	2578	15682	477	C6	01/18/2006	588000	147 Wdvl Leota
1557	16116	NE 179th St	1998	3630	36755	477	C6	01/20/2004	596000	33 Wdvl Leota
1563	15700	NE 183rd St	1984	3010	46609	477	B6	01/24/2003	599000	114 Wdvl Leota
2268	15410	NE 173rd	2000	4490	209088	477	B7	01/30/2004	1195000	226 Wdvl Leota
297	16614	NE 180th Pl	1959	1960	22950	477	C6	02/11/2005	350000	26 Wdvl Leota
750	16006	NE 175 St	1983	1405	34848	477	B7	02/18/2005	424000	200 Wdvl Leota
1420	18120	159th Ave NE	1986	4590	35580	477	B6	02/21/2003	560000	153 Wdvl Leota
1343	15130	NE 173rd St	1991	2704	130680	477	A7	03/02/2003	545000	71 Wdvl Leota
1648	15617	NE 179th St	1983	3330	34412	477	B6	03/07/2003	624000	96 Wdvl Leota
1980	18143	154th Ave NE	1987	3080	34848	477	B6	03/10/2005	748000	32 Wdvl Leota
1370	15130	NE 173rd St	1991	2704	132422	477	A7	03/11/2003	549950	226 Wdvl Leota
1777	15402	NE 176 Pl	1987	3160	66124	477	B6	03/15/2006	660000	7 Wdvl Leota
2080	18120	159th Ave NE	1986	4590	35580	477	B6	03/17/2006	810000	45 Wdvl Leota
2214	18146	154th Ave NE	1994	3850	35540	477	B6	03/17/2006	990000	217 Wdvl Leota
1595	15722	NE 183rd St	1987	3170	43082	477	B6	03/30/2006	606000	17 Wdvl Leota
999	17720	159th Ave NE	1984	3230	28296	477	B7	03/31/2003	472500	214 Wdvl Leota
1057	15020	NE 173rd St	1977	2310	47916	477	A7	04/15/2004	485000	204 Wdvl Leota
1803	18103	159th Ave NE	1984	4058	36590	477	B6	04/20/2005	675000	92 Wdvl Leota
1384	17541	156th Pl NE	1986	2844	37157	477	B7	04/21/2005	550000	107 Wdvl Leota
2152	18046	160th Ave NE	1964	4100	40020	477	C6	04/24/2006	895000	99 Wdvl Leota
1447	15725	NE 178th Pl	1983	3583	35134	477	B6	04/25/2003	569950	19 Wdvl Leota
1025	17420	151st Ave NE	1977	2447	55757	477	A7	04/25/2005	475450	165 Wdvl Leota
1575	17401	155th Pl NE	1990	3952	41592	477	B7	04/29/2003	600000	36 Wdvl Leota
785	15914	NE 183rd St	1988	3060	27855	477	B6	05/08/2003	429000	27 Wdvl Leota
1593	16106	NE 175th St	1998	3510	23759	477	C7	05/10/2005	606000	8 Wdvl Leota
573	16426	NE 180th St	1983	2360	15070	477	C6	06/03/2004	395000	33 Wdvl Leota
1747	15010	NE 177th Dr	1989	3100	31172	477	A7	06/09/2006	649950	27 Wdvl Leota
1242	15805	NE 178th Pl	1983	3040	34670	477	B6	06/13/2003	525000	19 Wdvl Leota
1399	15222	NE 182nd Pl	1982	2700	108900	477	B6	06/18/2004	555000	24 Wdvl Leota
1469	16516	NE 180th Pl	1937	2130	53143	477	C6	06/19/2003	575000	450 Wdvl Leota
129	15636	NE 175th St	1942	1170	26136	477	B7	06/23/2004	325000	19 Wdvl Leota
1491	16028	NE 184th Pl	1992	3630	30492	477	C6	07/14/2004	580000	135 Wdvl Leota
936	15208	NE 173rd St	1977	2310	38333	477	B7	07/21/2006	459000	9 Wdvl Leota
1768	15710	NE 183rd St	1987	3150	35940	477	B6	07/21/2006	656000	54 Wdvl Leota
2065	15219	NE 177th Dr	1986	5050	60113	477	B6	07/22/2005	799950	70 Wdvl Leota
1805	18046	160th Ave NE	1964	4100	40075	477	C6	07/29/2005	675000	75 Wdvl Leota
1588	17521	156th Pl NE	1977	2100	35284	477	B7	08/11/2006	600000	41 Wdvl Leota
605	18057	167th Ave NE	1983	2950	31363	477	C6	08/13/2003	399950	15 Wdvl Leota
1732	15530	NE 179th St	1983	3860	35719	477	B6	08/14/2003	648500	6 Wdvl Leota
1988	16505	NE Woodiniville-Duv	2005	2725	19689	477	C6	08/16/2005	750000	26 Wdvl Leota
1549	18071	167th Ave NE	1987	2420	21000	477	C6	08/25/2006	593950	57 Wdvl Leota
1347	18046	160th Ave NE	1964	4100	40075	477	C6	08/26/2003	545000	121 Wdvl Leota
361	17933	164th Ave NE	1996	1890	15246	477	C6	08/30/2004	360000	57 Wdvl Leota
2089	18210	157th Ave NE	1984	4000	38768	477	B6	09/13/2006	823500	14 Wdvl Leota
1317	15506	NE 179th St	1983	3000	38333	477	B6	09/16/2003	538900	30 Wdvl Leota
1562	16025	NE Woodinville-Duva	2005	2770	15228	477	B6	09/22/2006	598000	204 Wdvl Leota
1993	15815	NE 180 Pl	1983	3300	34848	477	B6	09/26/2006	750000	6 Wdvl Leota
1625	18210	157th Ave NE	1984	4000	38768	477	B6	09/29/2003	615000	11 Wdvl Leota
1504	16025	NE Woodinville-Duva	2005	2707	15246	477	B6	10/21/2005	582650	110 Wdvl Leota
1121	15009	NE 177th Dr	1985	3540	40458	477	A7	10/27/2003	496000	141 Wdvl Leota
967	15734	NE 183rd St	1989	2381	57050	477	B6	10/28/2004	465000	52 Wdvl Leota

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2072	18224	157th Ave NE	1983	4057	39520	477	B6	10/31/2003	805000	102	Wdvl Leota
296	15636	NE 175th	1942	1260	26136	477	B7	11/15/2004	350000	26	Wdvl Leota
1494	15608	NE 175th St	1977	2540	28314	477	B7	11/29/2005	580000	9	Wdvl Leota
1157	18122	157th Ave NE	1983	2960	35000	477	B6	12/03/2004	500000	33	Wdvl Leota
944	16307	NE 180th St	1990	2730	74052	477	C6	12/08/2003	460000	9	Wdvl Leota
240	14607	134th Ave NE	1991	2030	8834	506	H2	02/11/2005	343000	6	Wdvl Lower West Ridge
561	14649	138th Way NE	1993	1880	3500	506	J2	02/25/2005	393000	18	Wdvl Lower West Ridge
711	13625	NE 146th Ln	1993	1870	3700	506	H3	03/01/2005	415000	19	Wdvl Lower West Ridge
824	13517	NE 148th St	1991	2030	3850	506	H2	03/13/2006	435000	23	Wdvl Lower West Ridge
881	14643	138th Way NE	1994	2350	3710	506	J2	03/15/2006	448000	13	Wdvl Lower West Ridge
65	13515	NE 148th St	1991	2030	3833	506	H2	03/18/2003	316000	352	Wdvl Lower West Ridge
1361	14820	137th Ln NE	1994	3190	3703	506	J2	05/18/2006	547507	17	Wdvl Lower West Ridge
1262	13440	NE 148 St	1990	2280	3710	506	H2	05/25/2006	525000	19	Wdvl Lower West Ridge
1686	14524	132 Ct NE	1993	2710	7785	506	H2	05/25/2006	634950	16	Wdvl Lower West Ridge
1160	14712	134th Ct NE	1990	2030	3485	506	H2	05/31/2006	500000	11	Wdvl Lower West Ridge
199	13516	NE 148th St	1988	2230	3710	506	H2	06/03/2004	338000	39	Wdvl Lower West Ridge
299	14613	135th Ct NE	1986	1690	3500	506	H2	06/10/2005	350000	10	Wdvl Lower West Ridge
109	14608	134th Ave NE	1988	2200	4791	506	H2	06/30/2003	322000	585	Wdvl Lower West Ridge
638	14814	137th Ln NE	1994	3020	3710	506	H2	07/02/2004	402500	48	Wdvl Lower West Ridge
969	14719	134th Ct SE	1991	2030	3485	506	H2	07/07/2006	465000	38	Wdvl Lower West Ridge
1661	15106	132 Ave NE	1963	4400	26789	506	H2	07/17/2006	625000	17	Wdvl Lower West Ridge
1115	14638	138 Way NE	1994	3023	3710	506	J2	08/01/2005	495000	25	Wdvl Lower West Ridge
126	14632	138th Way NE	1994	2030	3703	506	H2	09/19/2003	325000	137	Wdvl Lower West Ridge
815	13253	NE 145th Pl	1993	2620	7841	506	H2	10/17/2003	434950	23	Wdvl Lower West Ridge
1120	14817	137th Ln NE	1994	1900	3485	506	H2	11/09/2006	495000	12	Wdvl Lower West Ridge
67	14623	135th Ct NE	1986	2230	3485	506	H2	11/12/2004	316100	17	Wdvl Lower West Ridge
650	14628	138th Way NE	1994	1530	3700	506	H2	12/16/2005	405000	64	Wdvl Lower West Ridge
600	14804	137th Ln NE	1993	2310	3710	506	H2	12/21/2004	399500	21	Wdvl Lower West Ridge
1021	14502	NE 174th St	1978	2210	10815	476	J7	01/12/2006	475000	22	Wdvl Reinwood
113	14643	NE 174th St	1978	2340	15540	477	A7	03/26/2003	324000	201	Wdvl Reinwood
712	17320	146th Pl NE	1978	2260	16000	477	A7	04/29/2005	415000	12	Wdvl Reinwood
398	17410	145th Pl NE	1978	2130	13634	477	A7	05/16/2005	365500	20	Wdvl Reinwood
1366	17401	143rd Pl NE	1979	3528	26136	476	J7	06/17/2005	549500	15	Wdvl Reinwood
322	14331	NE 174th St	1979	2730	11155	477	A7	06/18/2003	355000	53	Wdvl Reinwood
786	17433	145th Pl NE	1978	2448	12197	477	A7	07/18/2003	429000	12	Wdvl Reinwood
693	14509	NE 174th St	1978	2540	10000	477	A7	08/18/2005	412000	35	Wdvl Reinwood
534	17320	146th Pl NE	1978	2737	16117	477	A7	08/26/2003	389900	19	Wdvl Reinwood
330	14423	NE 173rd St	1979	3240	28750	477	A7	08/31/2004	355000	74	Wdvl Reinwood
262	14325	NE 174th St	1978	2330	15000	476	J7	09/15/2004	346500	16	Wdvl Reinwood
431	17323	146th Pl NE	1978	2540	11326	477	A7	10/21/2004	371000	74	Wdvl Reinwood
173	17326	146th Pl NE	1978	2180	15370	477	A7	11/03/2003	333000	39	Wdvl Reinwood
593	14642	NE 174 St	1978	2890	16560	477	A7	11/08/2004	398000	31	Wdvl Reinwood
855	17414	143rd Pl NE	1978	2448	15000	476	D7	11/15/2005	440000	26	Wdvl Reinwood
474	17125	143 Pl NE	1979	2900	10350	476	J7	11/19/2004	379500	91	Wdvl Reinwood
733	14429	NE 173 St	1979	2310	25175	477	A7	12/13/2005	420000	25	Wdvl Reinwood
1009	15335	128th Ave NE	2004	2536	4829	506	G2	01/03/2005	474950	152	Wdvl Upper West Ridge
1045	15327	128th Ave NE	2004	2955	5127	506	G2	01/03/2005	481950	39	Wdvl Upper West Ridge
959	15325	128th Ave NE	2004	2170	5158	506	G2	01/05/2005	462950	20	Wdvl Upper West Ridge
254	12621	NE 166th Ct	1985	2288	10173	476	G7	01/14/2005	345000	207	Wdvl Upper West Ridge
158	12410	NE 149th St	1976	2200	7275	506	G2	01/14/2005	330000	12	Wdvl Upper West Ridge
1201	12420	NE 154th Pl	2004	2776	5818	506	G1	01/19/2005	512800	330	Wdvl Upper West Ridge

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671	16210	126th Ave NE	1989	2620	32234	506 G1	01/20/2003	410000	13 Wdvl Upper West Ridge
703	16210	126th Ave NE	1989	2620	32234	506 G1	01/22/2003	415000	4 Wdvl Upper West Ridge
690	12410	NE 149th St	1976	2300	7200	506 G2	01/27/2006	411000	80 Wdvl Upper West Ridge
1150	16345	124 Pl NE	1992	2190	9348	506 G1	01/30/2006	499999	7 Wdvl Upper West Ridge
198	15671	126th Ave NE	1969	1000	8268	506 G1	02/08/2006	337500	24 Wdvl Upper West Ridge
433	12433	169th St NE	1983	2130	6290	476 G7	02/24/2005	372000	17 Wdvl Upper West Ridge
1077	15375	129th Ave NE	2004	2481	6001	506 G2	02/28/2005	488950	113 Wdvl Upper West Ridge
1037	15371	129th Ave NE	2004	2245	5693	506 G2	02/28/2005	479950	12 Wdvl Upper West Ridge
930	15339	128th Ave NE	2004	2170	5362	506 G2	02/28/2005	456950	148 Wdvl Upper West Ridge
902	12812	NE 154th St	2004	2245	4245	506 G2	02/28/2005	450000	195 Wdvl Upper West Ridge
1006	15333	128th Ave NE	2004	2481	5035	506 G2	02/28/2005	474000	207 Wdvl Upper West Ridge
961	16423	124th Ct NE	1991	2530	6970	506 G1	03/01/2005	463000	19 Wdvl Upper West Ridge
85	12911	NE 147th Pl	1979	2040	11685	506 G2	03/11/2005	319400	163 Wdvl Upper West Ridge
1274	12400	NE 154th Pl	2004	2827	11623	506 G1	03/11/2005	528800	221 Wdvl Upper West Ridge
500	16880	128th Pl NE	2001	2070	4871	476 G7	03/14/2005	384500	2 Wdvl Upper West Ridge
520	16320	124 Pl NE	1992	2290	6630	506 G1	03/17/2004	386600	3 Wdvl Upper West Ridge
948	14623	129th Ave NE	1979	2430	7500	506 G2	03/17/2006	460000	104 Wdvl Upper West Ridge
419	17080	128th Pl NE	2001	2110	5703	476 G7	03/19/2004	370000	53 Wdvl Upper West Ridge
454	16327	124th Pl NE	1993	2420	6098	506 G1	03/21/2003	375000	74 Wdvl Upper West Ridge
1450	15382	129th Ave NE	2004	3143	5233	506 G2	03/23/2005	569950	46 Wdvl Upper West Ridge
977	14647	124th Pl NE	1975	2710	10800	506 G2	03/24/2006	468000	8 Wdvl Upper West Ridge
1387	12453	NE 162 St	1989	2600	6975	506 G1	03/27/2006	550000	4 Wdvl Upper West Ridge
1906	12445	NE 155th Pl #Lot 5	2006	3194	8764	506 G1	03/28/2006	710000	97 Wdvl Upper West Ridge
1078	15377	129th Ave NE	2004	2510	5138	506 G2	03/29/2005	488950	106 Wdvl Upper West Ridge
15	16523	126 Ave NE	1985	2060	5794	506 G1	03/31/2004	305000	3 Wdvl Upper West Ridge
884	12416	NE 149th St	1976	2710	7200	506 G2	04/03/2006	449000	76 Wdvl Upper West Ridge
1172	15379	129th Ave NE	2004	2955	5250	506 G2	04/05/2005	505950	58 Wdvl Upper West Ridge
962	12524	NE 168 Ct	1983	2420	7841	476 G7	04/06/2006	464000	10 Wdvl Upper West Ridge
90	12932	NE 147th Pl	1979	2090	6885	506 G2	04/07/2004	319950	8 Wdvl Upper West Ridge
1217	12455	NE 154th Pl	2003	3050	6209	506 G1	04/09/2004	517800	235 Wdvl Upper West Ridge
1788	12435	NE 155th Pl #Lot 4	2006	3068	5624	506 G1	04/13/2006	665000	113 Wdvl Upper West Ridge
327	16548	126th Ave NE	1986	2480	19536	506 G1	04/14/2004	355000	9 Wdvl Upper West Ridge
306	12907	NE 149th St	1981	2000	7905	506 G2	04/15/2005	352000	12 Wdvl Upper West Ridge
732	12512	NE 167th Pl	1985	1850	5334	476 G7	04/18/2005	420000	41 Wdvl Upper West Ridge
794	16014	125th Pl NE	1991	2622	10372	506 G1	04/19/2004	430000	10 Wdvl Upper West Ridge
1087	15373	129th Ave NE	2005	2955	6074	506 G2	04/20/2005	489950	18 Wdvl Upper West Ridge
1355	15515	129th Ave NE	1997	2183	6010	506 G1	04/24/2006	545000	20 Wdvl Upper West Ridge
1581	15378	129th Ave NE	2004	3264	5178	506 G2	04/25/2005	600000	11 Wdvl Upper West Ridge
1507	15380	129th Ave NE	2004	3536	5095	506 G2	04/25/2005	584950	48 Wdvl Upper West Ridge
1052	15381	129th Ave NE	2004	2170	5200	506 G2	04/28/2005	484950	127 Wdvl Upper West Ridge
1918	12415	NE 155th Pl #Lot 2	2006	3130	6358	506 G1	04/28/2006	716733	105 Wdvl Upper West Ridge
1567	13001	NE 149th St	1986	2460	48787	506 G2	04/29/2005	599500	155 Wdvl Upper West Ridge
1174	12405	NE 154th Pl	2004	3000	5905	506 G1	04/30/2004	507800	180 Wdvl Upper West Ridge
22	14617	128th Ave NE	1976	2260	8100	506 G2	05/03/2004	307000	14 Wdvl Upper West Ridge
16	16632	126th Ave NE	1985	1850	6970	476 G7	05/05/2004	305000	14 Wdvl Upper West Ridge
1451	15372	129th Ave NE	2005	3143	5852	506 G2	05/09/2005	569950	78 Wdvl Upper West Ridge
101	12411	NE 169TH St	1984	1800	6085	476 G7	05/10/2004	320000	234 Wdvl Upper West Ridge
771	14674	126th Ave NE	1976	1900	6080	506 G2	05/12/2006	425500	1 Wdvl Upper West Ridge
133	14638	124th Pl NE	1975	2440	8400	506 G2	05/14/2004	325900	187 Wdvl Upper West Ridge
1298	12425	NE 154th Pl	2004	2927	4987	506 G1	05/16/2005	532800	638 Wdvl Upper West Ridge
1269	12450	NE 154th Pl	2004	3040	6004	506 G1	05/18/2004	527800	258 Wdvl Upper West Ridge

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747	16627	126th Ave NE	1985	1990	6174	506 G1	05/19/2005	423500	35	Wdvl Upper West Ridge
75	12521	NE 148th St	1976	1910	7200	506 G2	05/21/2004	317500	176	Wdvl Upper West Ridge
1832	12440	NE 155th Pl #Lot 8	2006	3194	9173	506 G1	05/26/2006	685000	102	Wdvl Upper West Ridge
1175	12405	NE 154th Pl	2004	3246	8773	506 G1	05/28/2004	507800	293	Wdvl Upper West Ridge
1270	12450	NE 154th Pl	2004	3050	6004	506 G1	05/28/2004	527800	292	Wdvl Upper West Ridge
1218	12435	NE 154th Pl	2004	3050	5411	506 G1	05/28/2004	517800	124	Wdvl Upper West Ridge
1368	12445	NE 154th Pl	2004	3246	8773	506 G1	05/28/2004	549800	292	Wdvl Upper West Ridge
1407	12430	NE 154th Pl	2004	3302	6233	506 G1	05/28/2004	556800	293	Wdvl Upper West Ridge
1219	15320	128th Ave NE	2005	2536	7365	506 G2	05/31/2005	517950	31	Wdvl Upper West Ridge
1637	15324	128th Ave NE	2005	3588	5459	506 G2	05/31/2005	619950	91	Wdvl Upper West Ridge
1862	12430	NE 155th Pl #Lot 9	2006	3194	6484	506 G1	05/31/2006	699000	84	Wdvl Upper West Ridge
1883	12425	NE 155th Pl #Lot 3	2006	3130	5540	506 G1	06/01/2006	700500	84	Wdvl Upper West Ridge
48	12912	NE 146th	1979	2240	9100	506 G2	06/02/2004	314500	22	Wdvl Upper West Ridge
1508	15374	129th Ave NE	2005	3588	6484	506 G2	06/05/2005	584950	154	Wdvl Upper West Ridge
811	16422	124 Ct NE	1991	2400	6800	506 G1	06/11/2004	434000	47	Wdvl Upper West Ridge
139	16804	126th Ave NE	1984	1825	10261	476 G7	06/14/2004	326800	14	Wdvl Upper West Ridge
682	12936	NE 149th St	1985	2090	8857	506 G2	06/14/2005	410000	5	Wdvl Upper West Ridge
1289	15522	129th Ave NE	1998	2490	12449	506 G1	06/15/2005	530000	7	Wdvl Upper West Ridge
640	14624	125th Ave NE	1975	2072	13050	506 G2	06/17/2005	403000	6	Wdvl Upper West Ridge
1483	15376	129th Ave NE	2005	3143	7140	506 G2	06/20/2005	579950	94	Wdvl Upper West Ridge
245	15714	126th Pl NE	1971	980	8520	506 G1	06/28/2006	344900	12	Wdvl Upper West Ridge
106	15619	125th Pl NE	1969	1550	7575	506 G2	06/29/2005	320000	7	Wdvl Upper West Ridge
1229	12504	NE 163rd St	1989	2500	7592	506 G1	06/30/2006	520000	43	Wdvl Upper West Ridge
1598	15328	128th Ave NE	2005	3296	6100	506 G2	07/01/2005	607950	5	Wdvl Upper West Ridge
1338	16121	125th Pl NE	1989	2433	6889	506 G1	07/06/2006	542400	5	Wdvl Upper West Ridge
180	16900	124th Ave NE	1983	2058	6534	506 G1	07/14/2004	334950	42	Wdvl Upper West Ridge
473	15507	128th CT NE	1998	2440	6098	506 G1	07/16/2003	379000	57	Wdvl Upper West Ridge
1092	12820	NE 154th St	2004	2955	5634	506 G2	07/17/2004	490000	80	Wdvl Upper West Ridge
927	12514	NE 162nd St	1989	2520	6588	506 G1	07/21/2005	455500	60	Wdvl Upper West Ridge
1466	12415	NE 154 Pl	2004	2870	5889	506 G1	07/22/2005	574900	21	Wdvl Upper West Ridge
1236	12440	NE 154th Pl	2004	3246	9119	506 G1	07/23/2004	522800	299	Wdvl Upper West Ridge
130	14525	129th Ave NE	1979	2090	8000	506 G2	07/27/2004	325000	38	Wdvl Upper West Ridge
523	16906	126th Ave NE	1984	2230	12928	476 G7	08/03/2004	387500	9	Wdvl Upper West Ridge
257	12431	NE 146 Pl	1975	2130	9380	506 G2	08/05/2005	345000	8	Wdvl Upper West Ridge
826	12417	163rd Pl NE	2001	2790	6195	506 G1	08/08/2003	436000	38	Wdvl Upper West Ridge
237	17190	128th Pl NE	1998	2300	4746	476 G7	08/10/2004	342950	59	Wdvl Upper West Ridge
825	12547	NE 156th St	1969	2190	7500	506 G1	08/11/2006	435000	58	Wdvl Upper West Ridge
1889	12455	NE 155th Pl #Lot 6	2006	3068	6571	506 G1	08/11/2006	704530	141	Wdvl Upper West Ridge
1267	12819	NE 154th St	2005	2170	5000	506 G2	08/12/2005	527000	52	Wdvl Upper West Ridge
1908	12405	NE 155th Pl #Lot 11	2006	3130	6359	506 G1	08/14/2006	710000	146	Wdvl Upper West Ridge
47	12808	NE 149th	1976	1900	7350	506 G2	08/15/2003	314500	15	Wdvl Upper West Ridge
1119	17160	128 Pl NE	1999	2120	4581	476 G7	08/17/2006	495000	16	Wdvl Upper West Ridge
1197	17220	128th Pl NE	2000	2110	4225	476 G7	08/17/2006	511000	36	Wdvl Upper West Ridge
1909	12410	NE 155th Pl #Lot 11	2006	3130	7483	506 G1	08/18/2006	710000	79	Wdvl Upper West Ridge
1076	12420	NE 169th St	1984	1900	6955	506 G1	08/21/2006	488000	86	Wdvl Upper West Ridge
795	12802	NE 156th St	1997	2100	12338	506 G2	08/23/2004	430000	6	Wdvl Upper West Ridge
1062	12433	NE 162nd St	1989	2290	8675	506 G1	08/25/2005	485000	14	Wdvl Upper West Ridge
1190	15502	128th Ct NE	1997	2100	7319	506 G1	08/26/2005	510000	21	Wdvl Upper West Ridge
207	17240	128th Pl E	1998	2130	3948	476 G7	08/27/2004	339450	10	Wdvl Upper West Ridge
1543	15326	128th Ave NE	2005	3143	4760	506 G2	08/29/2005	590000	155	Wdvl Upper West Ridge
278	16805	126th Ave NE	1983	1960	6798	476 G7	08/31/2004	349800	17	Wdvl Upper West Ridge

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1273	12410	NE 154th Pl	2004	3070	6935	506 G1	08/31/2004	528800	287 Wdvl Upper West Ridge
519	12627	NE 157th St	1969	1540	7296	506 G1	08/31/2006	386000	49 Wdvl Upper West Ridge
155	16639	126th Ave NE	1984	2100	9169	506 G1	09/03/2003	330000	46 Wdvl Upper West Ridge
935	12800	NE 154th St	2004	2309	6314	506 G2	09/05/2004	457950	65 Wdvl Upper West Ridge
1143	12817	NE 154th St	2004	2955	5000	506 G2	09/05/2004	499950	63 Wdvl Upper West Ridge
314	14605	127th Ave NE	1976	1290	8064	506 G2	09/06/2006	353000	53 Wdvl Upper West Ridge
748	12500	NE 163rd St	1989	2750	8276	506 G1	09/11/2003	423950	19 Wdvl Upper West Ridge
1920	12400	NE 155th Pl ## 12	2006	3130	12507	506 G1	09/15/2006	719000	49 Wdvl Upper West Ridge
1211	12449	NE 164h St	1992	2490	6686	476 G7	09/28/2005	515000	93 Wdvl Upper West Ridge
525	12415	NE 149th St	1975	2090	7140	506 G2	09/29/2005	387800	69 Wdvl Upper West Ridge
484	12600	NE 166th Ct	1984	2223	6181	476 G7	09/30/2004	380000	90 Wdvl Upper West Ridge
97	16913	126 Ave NE	1987	2000	10000	476 G7	10/01/2003	320000	32 Wdvl Upper West Ridge
953	12816	NE 154th St	2004	2481	5000	506 G2	10/01/2004	461950	103 Wdvl Upper West Ridge
1462	12430	NE 154th Pl	2004	3302	6233	506 G1	10/01/2004	572192	410 Wdvl Upper West Ridge
1888	12450	NE 155th Pl #Lot 7	2006	3068	6228	506 G1	10/13/2006	704000	172 Wdvl Upper West Ridge
226	12416	NE 149th St	1976	2090	7200	506 G2	10/17/2005	340000	22 Wdvl Upper West Ridge
1354	12504	NE 160th Pl	1991	3280	8361	506 G1	10/19/2005	545000	27 Wdvl Upper West Ridge
188	17171	128th Pl NE	1998	2300	4356	476 G7	10/20/2003	335450	73 Wdvl Upper West Ridge
371	12447	NE 163rd Ct	1992	2290	7397	506 G1	10/24/2003	361300	99 Wdvl Upper West Ridge
485	16920	128 Pl NE	2001	2100	5088	476 G7	10/26/2004	380000	30 Wdvl Upper West Ridge
649	16700	126th Ave NE	1984	1860	5990	506 G1	10/27/2005	405000	59 Wdvl Upper West Ridge
1232	12415	NE 154th Pl	2004	2827	5889	506 G1	10/28/2004	520800	413 Wdvl Upper West Ridge
1085	12454	NE 162nd St	1989	2350	6300	506 G1	10/28/2005	489880	75 Wdvl Upper West Ridge
1411	15408	129th Ave NE	2004	3143	4727	506 G2	11/01/2004	558950	133 Wdvl Upper West Ridge
929	12775	153rd Pl NE	2004	2245	4450	506 G2	11/01/2004	456950	0 Wdvl Upper West Ridge
1477	15422	129th Ave NE	2004	3264	6000	506 G2	11/01/2004	576950	143 Wdvl Upper West Ridge
1291	12443	NE 164th St	1992	2220	6298	476 G7	11/02/2006	531000	105 Wdvl Upper West Ridge
385	12517	NE 162nd St	1989	2540	6362	506 G1	11/21/2003	365000	45 Wdvl Upper West Ridge
1513	15517	129th Ave NE	1998	2687	9113	506 G1	11/21/2005	585000	11 Wdvl Upper West Ridge
1050	12814	NE 154th St	2004	2955	4890	506 G2	11/22/2004	484950	124 Wdvl Upper West Ridge
1075	12777	153rd Pl NE	2004	2481	4693	506 G2	11/23/2004	487950	17 Wdvl Upper West Ridge
809	16913	126 Ave NE	1984	2000	6845	476 G7	11/23/2005	433000	8 Wdvl Upper West Ridge
1138	17170	128 Pl NE	1999	2300	4221	476 G7	11/30/2006	499000	86 Wdvl Upper West Ridge
1439	12421	NE 163rd Pl	2001	2470	5086	506 G1	11/30/2006	565000	71 Wdvl Upper West Ridge
397	12418	NE 157th St	1968	1200	7350	506 G1	12/01/2006	365000	26 Wdvl Upper West Ridge
950	16632	126 Ave NE	1985	1850	7154	506 G1	12/04/2006	460000	59 Wdvl Upper West Ridge
452	15405	125th Pl NE	1976	1290	6273	506 G2	12/05/2006	374950	19 Wdvl Upper West Ridge
836	12516	NE 168th Ct	1985	1790	7376	506 G1	12/07/2006	439000	6 Wdvl Upper West Ridge
917	15337	128th Ave NE	2004	2245	4227	506 G2	12/09/2004	454950	118 Wdvl Upper West Ridge
1003	15329	128th Ave NE	2004	2536	5096	506 G2	12/09/2004	472950	14 Wdvl Upper West Ridge
1059	12439	NE 163rd Ct	1992	3030	7512	506 G1	12/09/2004	485000	15 Wdvl Upper West Ridge
434	12613	NE 166 Ct	1986	1940	17649	476 G7	12/09/2005	372000	128 Wdvl Upper West Ridge
24	14609	128th Ave NE	1976	2380	8610	506 G2	12/11/2003	307500	19 Wdvl Upper West Ridge
908	12800	NE 149 St	1976	1730	7560	506 G2	12/11/2006	450000	18 Wdvl Upper West Ridge
1365	12401	NE 171st Pl	2006	2572	5879	476 G7	12/12/2006	549450	202 Wdvl Upper West Ridge
171	12611	NE 157th St	1969	1540	7800	506 G1	12/15/2005	332000	56 Wdvl Upper West Ridge
1423	15384	129th Ave NE	2004	3536	4857	506 G2	12/20/2004	560000	153 Wdvl Upper West Ridge
1086	15331	128th Ave NE	2004	2955	5065	506 G2	12/20/2004	489950	52 Wdvl Upper West Ridge
187	15712	126th Ave NE	1970	1220	7500	506 G1	12/29/2006	335000	20 Wdvl Upper West Ridge
1532	13552	NE 200th St (lot1)	2005	3632	12986	476 H4	01/03/2006	589950	6 Wdvl Wedge
973	18508	131st (Lot 3) Pl N	2004	3364	6589	476 H5	01/07/2005	466115	185 Wdvl Wedge

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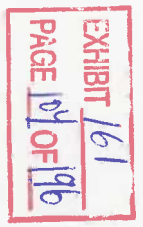
540	20119	137th(lot10) Ave NE	2004	2216	4159	476	H4	01/10/2005	389950	15	Wdvl Wedge
1458	18485	130th Pl NE	2004	2830	8276	476	H5	01/11/2006	570000	57	Wdvl Wedge
844	18485	130th (Lot 11) Pl N	2004	2842	8460	476	H5	01/27/2005	439990	133	Wdvl Wedge
527	20235	130th Ct NE	1986	2574	9148	476	H5	01/28/2003	388000	90	Wdvl Wedge
92	13402	NE 190 Pl	1976	1890	10496	476	H5	02/01/2005	319950	218	Wdvl Wedge
1261	13516	NE 188th Pl	1987	2570	50965	476	H5	02/01/2006	525000	65	Wdvl Wedge
552	13630	NE 203rd St	2005	2222	3352	476	H4	02/03/2005	390925	147	Wdvl Wedge
1597	20019	135th(lot 7) Ave NE	2005	3197	5391	476	H4	02/07/2006	607520	4	Wdvl Wedge
1526	19409	132nd Pl NE	2005	3059	6751	476	H5	02/10/2006	589800	400	Wdvl Wedge
1163	18505	130th (Lot 13) Pl N	2004	3271	7783	476	H5	02/11/2005	501507	46	Wdvl Wedge
1798	19415	132nd Pl NE	2005	3670	8470	476	H5	02/14/2006	672800	377	Wdvl Wedge
104	13249	NE 184th Pl	1975	2240	10019	476	H6	02/16/2005	320000	63	Wdvl Wedge
521	13615	NE 203rd St	2005	2270	2979	476	H4	02/17/2005	386925	230	Wdvl Wedge
215	19710	131ST Pl NE	1993	2210	7007	476	H4	02/19/2003	340000	92	Wdvl Wedge
448	13608	NE 202nd St	2004	2025	2925	476	H4	02/22/2005	374925	79	Wdvl Wedge
50	13001	NE 198 Pl	1993	2670	7841	476	H4	02/24/2004	314950	223	Wdvl Wedge
88	13216	NE 201st Ct	1998	1650	4176	476	H4	02/24/2005	319900	11	Wdvl Wedge
563	13655	NE 203rd St	2005	2260	3506	476	H4	02/25/2005	394000	196	Wdvl Wedge
839	18530	130th (Lot 29) Pl N	2005	2741	5500	476	H5	02/28/2005	439720	124	Wdvl Wedge
1430	19345	132nd Pl NE	2005	3050	6844	476	H5	02/28/2006	564800	146	Wdvl Wedge
691	13230	NE 202nd(lot7) Ct	2004	2652	6400	476	H4	03/01/2004	411150	77	Wdvl Wedge
350	13612	NE 202nd St	2005	2050	3173	476	H4	03/01/2005	359925	97	Wdvl Wedge
424	13036	NE 198th Ct	1993	2170	6863	476	H4	03/03/2005	370000	90	Wdvl Wedge
1601	13525	NE 200th(lot 9) St	2005	3064	7877	476	H4	03/03/2006	609950	73	Wdvl Wedge
814	18510	130th (Lot 27) Pl	2005	2741	6034	476	H5	03/07/2005	434763	129	Wdvl Wedge
910	18535	130th (Lot 16) Pl N	2005	2842	7206	476	H5	03/10/2005	451452	136	Wdvl Wedge
1122	18960	131 Pl NE	2004	2908	5569	476	H5	03/10/2005	496000	285	Wdvl Wedge
197	13533	NE 190th Pl	1988	2100	38333	476	H5	03/14/2003	337500	79	Wdvl Wedge
1487	13536	NE 200th(lot4) St	2005	2929	6068	476	H4	03/14/2006	579950	89	Wdvl Wedge
1810	19355	132nd Pl NE	2005	3670	7475	476	H5	03/14/2006	676034	157	Wdvl Wedge
256	13207	NE 201 St Ct	1998	1650	4416	476	H4	03/16/2005	345000	17	Wdvl Wedge
1429	20316	132 Ave NE	2005	3300	10000	476	H4	03/17/2006	564000	147	Wdvl Wedge
469	13650	NE 203rd St	2005	2035	3414	474	H4	03/25/2005	376950	47	Wdvl Wedge
1602	13546	NE 200th(lot2) St	2005	3795	5100	476	H4	03/28/2006	609950	4	Wdvl Wedge
1046	18940	131 Pl NE	2004	2792	5569	476	H5	03/30/2005	482000	239	Wdvl Wedge
1061	18920	131 Pl NE	2004	2878	7376	476	H5	03/30/2005	485000	232	Wdvl Wedge
1178	13070	NE 185th St	2005	2996	10270	476	H5	03/31/2005	508433	26	Wdvl Wedge
1233	13072	NE 186th St	2005	2996	6060	476	H5	03/31/2005	522261	24	Wdvl Wedge
1533	20020	135th(lot5) Ave NE	2006	2961	5280	476	H4	03/31/2006	589950	2	Wdvl Wedge
1182	13690	NE 203rd St	2004	2250	7405	476	H4	03/31/2006	509000	14	Wdvl Wedge
1293	19806	131 Pl NE	1993	3390	6000	476	H4	04/05/2006	531500	271	Wdvl Wedge
738	13660	NE 203rd St	2005	2380	4493	474	H4	04/07/2005	421000	6	Wdvl Wedge
475	13665	NE 203rd St	2005	2110	3506	474	H4	04/13/2005	379925	50	Wdvl Wedge
1431	19370	132nd Pl NE	2005	3095	6930	476	H5	04/14/2006	564800	55	Wdvl Wedge
148	13111	NE 193rd Pl	1968	1870	10400	476	H5	04/15/2005	329500	21	Wdvl Wedge
536	13148	NE 202nd Ct	1991	2860	8003	476	H4	04/25/2003	389950	55	Wdvl Wedge
923	20231	130th Court NE	1989	2670	13225	476	H4	04/25/2005	455000	57	Wdvl Wedge
163	19111	136th Ave NE	1976	1890	9800	476	H5	04/26/2005	330500	18	Wdvl Wedge
1527	19335	132nd Pl NE	2005	3112	7620	476	H5	04/28/2006	589800	321	Wdvl Wedge
412	13620	NE 202nd St	2005	2050	3189	476	H4	05/02/2005	369925	127	Wdvl Wedge
305	13023	NE 196 Pl	1993	1990	7700	476	H4	05/04/2004	352000	13	Wdvl Wedge



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1118	13031	NE 198th Ct	1993	2100	7349	476	H4	05/04/2006	495000	22 Wdvl Wedge
607	20128	137th (lot16) Ave N	2004	2931	3995	476	H4	05/05/2004	399950	39 Wdvl Wedge
1002	18528	131st (Lot 1) Pl NE	2005	3364	7550	476	H5	05/11/2005	472741	55 Wdvl Wedge
1146	13038	NE 197th Pl	1993	2210	7794	476	H4	05/12/2006	499950	11 Wdvl Wedge
1234	13021	NE 197th Pl	1991	2570	6621	476	H4	05/16/2006	522473	19 Wdvl Wedge
1534	13549	NE 200th(lot13) St	2006	3088	5089	476	H4	05/22/2006	589950	174 Wdvl Wedge
502	20152	137th (lot21) Ave N	2004	2931	4799	476	H4	05/24/2004	384950	81 Wdvl Wedge
1001	13062	NE 186th (lot 20) S	2005	2842	6060	476	H5	05/24/2005	472506	13 Wdvl Wedge
1026	18518	131st (Lot 2) Pl N	2005	3364		476	H5	05/27/2005	476000	127 Wdvl Wedge
1500	13115	NE 185th (Lot 4) St	2004	2996	9068	476	H5	05/27/2005	581650	87 Wdvl Wedge
952	13055	NE 185th (Lot 10)	2005	2842	6533	476	H5	05/27/2005	461925	63 Wdvl Wedge
381	18625	134th Pl NE	2003	2400	6632	476	H6	05/28/2003	364950	235 Wdvl Wedge
386	20144	137th (lot19) Ave N	2004	2931	4359	476	H4	05/28/2004	365000	12 Wdvl Wedge
655	20108	137th(lot11) Ave NE	2004	2931	4105	476	H4	06/02/2004	405620	97 Wdvl Wedge
537	20136	137th (lot18) Ave N	2004	2931	4065	476	H4	06/02/2004	389950	32 Wdvl Wedge
36	13216	NE 190th Pl	1977	2470	13504	476	H5	06/04/2004	310000	36 Wdvl Wedge
338	20002	130th Ave NE	1930	3280	18300	476	H4	06/08/2004	356000	92 Wdvl Wedge
1413	20144	137th Ave NE	2004	2970	4359	476	H4	06/12/2006	559000	8 Wdvl Wedge
152	19232	133rd Pl NE	1968	1280	10198	476	H5	06/13/2005	329950	8 Wdvl Wedge
535	13616	NE 202nd St	2005	2050	3453	476	H4	06/15/2005	389925	203 Wdvl Wedge
1302	19615	130th Pl NE	1991	2660	7011	476	H4	06/16/2006	534000	18 Wdvl Wedge
542	13008	NE 202nd Pl	1989	3220	9732	476	H4	06/20/2003	390000	50 Wdvl Wedge
1587	20015	135th (lot8) Ave NE	2006	2889	5103	476	H4	06/20/2006	600000	14 Wdvl Wedge
1481	19410	132nd Pl NE	2005	3050	6901	476	H5	06/21/2006	579800	31 Wdvl Wedge
1035	13103	NE 203rd Pl	1989	2410	11095	476	H4	06/22/2005	479750	25 Wdvl Wedge
586	13607	NE 202nd St	2005	2050	3973	476	H4	06/23/2005	397000	140 Wdvl Wedge
286	13208	NE 201st Ct	1998	1480	4322	476	H4	06/23/2005	349950	33 Wdvl Wedge
643	13506	NE 190 Pl	1976	2700	10840	476	H5	06/25/2004	404950	9 Wdvl Wedge
334	20009	131 Pl NE	1998	1480	3487	476	H4	06/27/2005	355000	51 Wdvl Wedge
1324	13065	NE 185th St	2005	2996	6500	476	H2	06/29/2005	539975	236 Wdvl Wedge
559	13611	202nd St NE	2005	2075	3670	476	H4	06/30/2005	392925	151 Wdvl Wedge
471	13245	NE 184th Pl	1975	2460	10000	476	H6	06/30/2005	377000	12 Wdvl Wedge
1235	18511	131st (Lot 25) Pl N	2005	3271	6892	476	H5	06/30/2005	522718	57 Wdvl Wedge
1631	20024	135th (lot6) Ave NE	2006	3187	6438	476	H4	06/30/2006	617000	69 Wdvl Wedge
310	18635	134 Pl NE	2003	2400	7415	476	H6	07/10/2003	352950	277 Wdvl Wedge
33	13112	NE 187th Pl	1977	2710	26803	476	H5	07/11/2003	310000	54 Wdvl Wedge
979	20116	137th Ave NE	2004	2870	3298	686	G4	07/11/2005	469000	54 Wdvl Wedge
1036	18915	131 Pl NE	2004	2612	8161	476	H5	07/13/2004	479950	61 Wdvl Wedge
140	13538	NE 188th Pl	1988	2060	40075	476	H5	07/14/2003	327000	83 Wdvl Wedge
311	18650	134 Pl NE	2003	2400	6381	476	H6	07/15/2003	352950	91 Wdvl Wedge
498	20312	132nd NE	1991	3314	21780	476	H4	07/21/2003	383102	349 Wdvl Wedge
678	13039	NE 197th Pl	1993	2540	7401	476	H4	07/23/2004	410000	37 Wdvl Wedge
1650	19380	132nd Pl NE	2006	3112	6315	476	H5	07/25/2006	624800	79 Wdvl Wedge
352	18640	134 Pl NE	2003	2400	7054	476	H6	07/27/2003	359950	101 Wdvl Wedge
1031	13007	NE 202nd Pl	1992	2400	6839	476	H4	07/27/2005	478000	12 Wdvl Wedge
1310	13039	NE 197th Pl	1993	2540	7401	476	H4	07/27/2006	535000	13 Wdvl Wedge
724	20112	137th(lot12) Ave NE	2004	2931	5818	476	H4	07/29/2004	419950	9 Wdvl Wedge
1426	18530	130th Pl NE	2004	2720	5500	476	G5	07/31/2006	562000	11 Wdvl Wedge
497	20103	136th Ave NE	1968	2580	15281	476	H4	08/02/2005	383000	52 Wdvl Wedge
746	13214	NE 201st Ct	1998	1650	4716	476	H4	08/04/2006	423000	18 Wdvl Wedge

835	13115	NE 186th Pl	1999	2700	7997	476	H6	08/05/2004	439000	55 Wdvl Wedge
610	20132	137th(lot17) Ave NE	2004	2758	3467	476	H4	08/05/2004	399950	118 Wdvl Wedge
1478	20232	134th (lot 50) Ave	2006	2725	3600	476	H4	08/09/2006	578360	8 Wdvl Wedge
1184	18613	132nd Ave NE	2005	2611	6000	476	H5	08/11/2005	509950	138 Wdvl Wedge
394	18591	134 Pl NE	1999	1600	2930	476	H6	08/12/2005	365000	25 Wdvl Wedge
38	19440	136th Ave NE	1986	1800	50965	476	H5	08/15/2006	310000	98 Wdvl Wedge
141	19409	131st Ave NE	1968	1520	9600	476	H5	08/16/2005	327000	87 Wdvl Wedge
1110	18955	131 Pl NE	2004	2655	8971	476	H5	08/17/2004	495000	94 Wdvl Wedge
1395	13005	NE 200th Pl	1997	3100	7771	476	G4	08/18/2005	553000	1 Wdvl Wedge
838	18541	134th Pl NE	1999	1670	3369	476	H5	08/18/2006	439700	17 Wdvl Wedge
302	19618	131st Pl NE	1993	2480	6970	476	H4	08/20/2003	351000	107 Wdvl Wedge
656	13295	NE 202nd(lot 6) Ct	2003	2472	5249	476	H4	08/22/2003	405950	71 Wdvl Wedge
1341	19624	131st Pl NE	1992	2970	7000	476	H4	08/24/2006	544585	41 Wdvl Wedge
549	13510	NE 190th Pl	1977	2530	12184	476	H5	08/25/2005	390000	43 Wdvl Wedge
1158	20132	137th Ave	2004	2870	3049	476	H4	08/25/2005	500000	16 Wdvl Wedge
1183	13002	NE 197 Pl	1992	1990	8249	476	H4	08/25/2006	509000	36 Wdvl Wedge
837	13082	NE 186th (Lot22) S	2004	3000	5638	476	H5	08/26/2004	439306	25 Wdvl Wedge
61	13518	NE 190 Pl	1977	1652	9829	476	H5	08/26/2004	315000	21 Wdvl Wedge
1794	13211	NE 195th St	1928	1960	103237	476	H5	08/29/2003	670000	76 Wdvl Wedge
2141	20117	136th Ave NE	1969	4320	64904	476	H4	09/01/2006	875000	59 Wdvl Wedge
477	20123	137th (lot9) Ave NE	2004	2780	3140	476	H4	09/03/2004	379950	118 Wdvl Wedge
356	19416	133rd Ct NE	1989	1840	9674	476	H5	09/03/2005	359950	51 Wdvl Wedge
582	13275	NE 202nd(lot5) Ct	2003	2603	6182	476	H4	09/08/2003	396950	1 Wdvl Wedge
78	13025	NE 198th Ct	1993	2130	8276	476	H4	09/08/2004	318000	13 Wdvl Wedge
1416	18611	132nd Ave NE	2005	3156	7000	476	H5	09/09/2005	559950	175 Wdvl Wedge
759	13195	NE 186th Pl	1999	2490	6766	476	H5	09/13/2004	425000	32 Wdvl Wedge
941	20147	137th(lot3) Ave NE	2005	2484	4243	476	H4	09/21/2005	459950	29 Wdvl Wedge
27	18541	134th Pl NE	1999	1670	3369	476	H6	09/22/2004	309000	49 Wdvl Wedge
1375	20452	134th (lot55) Ave N	2006	3201	3600	476	H4	09/25/2006	549950	44 Wdvl Wedge
96	18318	132nd Pl NE	1974	2060	9545	476	H6	09/26/2003	320000	191 Wdvl Wedge
653	18626	132nd Ave NE	1976	2000	21357	476	H5	09/26/2006	405000	58 Wdvl Wedge
538	20127	137th(lot8) Ave NE	2004	2655	2811	476	H4	09/27/2004	389950	86 Wdvl Wedge
641	20120	137th(lot14) Ave NE	2004	2763	3345	476	H4	09/27/2004	404500	3 Wdvl Wedge
29	18551	134th Pl NE	1999	1670	3367	476	H6	09/30/2004	309500	8 Wdvl Wedge
539	20148	137th(lot20) Ave NE	2004	2758	3659	476	H4	09/30/2004	389950	112 Wdvl Wedge
980	13105	NE 185th (Lot 5) St	2004	3000	6500	476	H5	09/30/2004	469334	10 Wdvl Wedge
602	13670	NE 203rd St	2004	2330	4561	474	H4	10/01/2004	399925	74 Wdvl Wedge
956	18980	131 Pl NE	2004	2715	5178	476	H5	10/15/2004	462450	157 Wdvl Wedge
98	13502	NE 190th Pl	1977	2370	10137	476	H5	10/17/2003	320000	16 Wdvl Wedge
1485	13540	NE 200th(lot3) St	2005	3632	5126	476	H4	10/18/2005	579950	12 Wdvl Wedge
1202	18615	130th (Lot 18) Pl N	2004	2996	8171	476	H5	10/20/2004	512958	20 Wdvl Wedge
200	18558	132nd Pl NE	1969	1250	9786	476	H5	10/20/2006	338000	44 Wdvl Wedge
1695	19420	132nd Pl NE	2006	3059	7941	476	H5	10/20/2006	636839	71 Wdvl Wedge
778	13215	NE 202nd(lot 2) Ct	2003	3336	5084	476	H4	10/24/2003	427300	4 Wdvl Wedge
115	13318	NE 190th Pl	1977	2470	13312	476	H5	10/27/2004	324000	72 Wdvl Wedge
267	19500	130 Ave NE	1998	2150	6612	476	H5	10/28/2004	348000	12 Wdvl Wedge
243	13408	NE 184TH Pl	1995	1170	8091	476	H6	10/28/2005	344000	85 Wdvl Wedge
887	13095	NE 185th (Lot 6) St	2004	2842	6500	476	H5	10/29/2004	449315	28 Wdvl Wedge
1224	18975	131 Pl NE	2004	3093	9136	476	H5	10/29/2004	519950	45 Wdvl Wedge
830	18501	131st (Lot 26) Pl	2004	2842	7095	476	H5	10/29/2004	437111	22 Wdvl Wedge
150	13012	NE 196 Pl	1992	1930	6653	476	H4	10/30/2003	329900	38 Wdvl Wedge

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784	20139	137th(lot5) Ave NE	2004	3060	4730	476	H4	11/03/2004	428930	1	Wdvl Wedge
1639	13543	NE 200th St(lot12)	2005	3839	5757	476	H4	11/04/2005	619950	7	Wdvl Wedge
308	13203	NE 201 Ct	1998	1650	7841	476	H4	11/04/2005	352000	12	Wdvl Wedge
1547	20353	134th (lot23) Ave N	2006	3197		476	H4	11/07/2006	592950	3	Wdvl Wedge
722	19603	130th Pl NE	1993	2470	10852	476	H4	11/08/2004	419900	1	Wdvl Wedge
1697	19409	132 Pl NE	2005	3059	6664	476	H5	11/09/2006	637000	60	Wdvl Wedge
636	20124	137th(lot15) Ave NE	2004	2919	3475	476	H4	11/16/2004	402000	3	Wdvl Wedge
1942	19416	132nd Pl NE	2006	3150	8046	476	H5	11/17/2006	728865	151	Wdvl Wedge
700	20135	137th(lot6) Ave NE	2004	3060	4057	476	H4	11/18/2004	414950	6	Wdvl Wedge
974	18605	130th (Lot 17) Pl N	2004	3271	6256	476	H5	11/18/2004	466287	0	Wdvl Wedge
119	13253	NE 184 Pl	1974	2100	8822	476	H6	11/19/2004	324900	236	Wdvl Wedge
1793	13530	NE 200th (lot 14) S	2006	3632	5013	476	H4	11/21/2006	669950	3	Wdvl Wedge
1774	13531	NE 200th St (lot10)	2005	3920	6694	476	H4	11/22/2005	659950	1	Wdvl Wedge
668	20131	137th(lot7) Ave NE	2004	2810	3596	476	H4	11/24/2004	409950	51	Wdvl Wedge
74	19609	130th Pl NE	1993	2000	6665	476	H4	11/25/2003	317500	98	Wdvl Wedge
1544	19127	136th Ave NE	1986	2960	52708	476	H6	11/26/2003	591000	222	Wdvl Wedge
1044	13052	NE 186th (Lot 19) S	2004	2996	6142	476	H5	11/30/2004	480866	3	Wdvl Wedge
1334	19812	131st Pl NE	1996	3133	8199	476	H4	12/02/2005	540000	11	Wdvl Wedge
723	13235	NE 202nd(lot3) Ct	2003	3354	6001	476	H4	12/03/2003	419950	82	Wdvl Wedge
590	13610	NE 203rd St	2004	2225	3501	476	H4	12/03/2004	397925	175	Wdvl Wedge
716	13008	NE 197th Pl	1994	2480	7405	476	H4	12/03/2004	415500	50	Wdvl Wedge
773	20223	131st Pl NE	1989	2650	7528	476	H4	12/06/2004	426000	117	Wdvl Wedge
1428	19419	132nd Pl NE	2005	3050	8482	476	H5	12/06/2005	562752	207	Wdvl Wedge
526	13610	NE 203rd St	2004	2200	3501	476	H4	12/08/2004	387925	175	Wdvl Wedge
1048	18525	130th (Lot 15) Pl N	2004	2996	7726	476	H5	12/09/2004	484418	4	Wdvl Wedge
984	13085	NE 185th (Lot 7) St	2004	2996	6500	476	H5	12/10/2004	469978	4	Wdvl Wedge
1706	20237	134th (lot28) Ave N	2006	3632	5693	476	H4	12/12/2006	639950	0	Wdvl Wedge
666	13690	NE 203rd St	2004	2260	7254	474	H4	12/14/2004	409925	10	Wdvl Wedge
365	13202	NE 186th St	1976	2090	10229	476	H5	12/15/2005	360000	83	Wdvl Wedge
787	19609	130th Pl NE	1993	1990	6663	476	H4	12/15/2005	429850	43	Wdvl Wedge
1356	20128	137th Ave NE	2004	2970	3995	476	H4	12/15/2006	545900	46	Wdvl Wedge
34	13514	NE 190th Pl	1977	2100	9579	476	H5	12/16/2003	310000	14	Wdvl Wedge
442	13635	NE 203rd St	2004	2200	3346	476	H4	12/17/2004	373000	101	Wdvl Wedge
788	13685	NE 203rd St	2004	2870	4467	476	H4	12/17/2004	429925	147	Wdvl Wedge
1488	20236	134th (lot51) Ave N	2006	2725	3600	476	H4	12/20/2006	579950	76	Wdvl Wedge
1419	20344	134th (lot53) Ave N	2006	3221	3600	476	H4	12/20/2006	559950	119	Wdvl Wedge
1757	20340	134th (lot 52) Ave	2006	3943	3600	476	H4	12/20/2006	651000	5	Wdvl Wedge
937	18550	130th (Lot 30) Pl N	2004	3000		476	H5	12/21/2004	459767	1	Wdvl Wedge
749	13155	NE 186th Pl	1999	2590	6004	476	H5	12/22/2003	423950	20	Wdvl Wedge
642	13255	NE 202nd(lot 4) Ct	2003	2603	6000	476	H4	12/23/2003	404950	117	Wdvl Wedge
646	13210	NE 202nd(lot8) Ct	2003	2652	6856	476	H4	12/26/2003	405000	26	Wdvl Wedge
632	13534	NE 190th Pl	1977	1890	9801	476	H5	12/28/2005	400000	17	Wdvl Wedge
110	18430	134th Pl NE	1999	1410	8625	476	H6	12/28/2005	322500	10	Wdvl Wedge
775	13210	NE 201st Ct	1998	1650	6237	476	H4	12/29/2006	426000	77	Wdvl Wedge
852	19722	131st Pl NE	1993	3410	6000	476	H4	12/30/2004	440000	76	Wdvl Wedge
823	13150	NE 203rd Pl	1989	2670	8276	476	H4	12/30/2005	435000	47	Wdvl Wedge
2185	18875	164th Ave NE	2002	4456	21780	477	C5	01/15/2003	949900	100	Wdvl Wellington
2053	19175	162 Ave NE	1997	3420	43560	477	C5	02/14/2005	792500	22	Wdvl Wellington
1545	16325	NE 203rd Pl	1984	2450	34848	477	C4	02/21/2006	592250	139	Wdvl Wellington
1247	18704	160th Ave NE	1977	3000	98010	477	B6	03/11/2004	525000	199	Wdvl Wellington
554	20340	156th Ave NE	1983	1840	43560	477	B3	03/14/2003	391950	63	Wdvl Wellington

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2107	18906	160th Ave NE	2001	3689	36124	477	B5	03/30/2006	840000	21	Wdvl	Wellington
1388	20107	164th Ave NE	1985	3350	29621	477	C4	03/31/2006	550000	254	Wdvl	Wellington
1017	20121	164th Ave NE	1988	2560	28001	477	C4	04/19/2004	475000	31	Wdvl	Wellington
991	20020	166 Ave NE	1977	2160	43560	477	C4	04/26/2006	470000	9	Wdvl	Wellington
624	19709	170th Ave NE	1973	2448	73181	477	D4	04/27/2004	400000	10	Wdvl	Wellington
404	16119	NE 198th St	1982	1970	71438	477	C4	05/02/2003	368000	64	Wdvl	Wellington
1446	19320	162 Ave NE	1998	3250	36155	477	C5	05/02/2003	569900	31	Wdvl	Wellington
763	19801	166th Ave NE	1977	2231	50965	477	C4	05/13/2005	425000	2	Wdvl	Wellington
2321	19337	160th Ave NE	2005	5250	35288	477	C5	05/20/2005	1500000	242	Wdvl	Wellington
458	19002	156th Ave NE	1976	2580	41535	477	B5	05/26/2005	375000	28	Wdvl	Wellington
1592	16005	NE 203rd Pl	1989	2680	90169	477	B4	05/28/2004	605000	11	Wdvl	Wellington
776	16116	NE 203rd Place	1988	2760	34848	477	B4	06/12/2003	427000	97	Wdvl	Wellington
833	16332	NE 198 St	1984	2310	31799	477	C4	06/13/2003	439000	28	Wdvl	Wellington
2262	18987	164th Ave NE	2003	4725	33106	477	C6	06/13/2003	1148000	417	Wdvl	Wellington
2164	19619	166th Ave NE	1998	4690	87556	477	C4	06/19/2006	910000	25	Wdvl	Wellington
2303	18975	164th Ave NE	2003	5360	33108	477	C6	06/21/2005	1375000	241	Wdvl	Wellington
2230	18825	164th Ave NE	2003	5220	23958	477	C6	06/22/2004	1035000	130	Wdvl	Wellington
1671	19545	158th Pl NE	1985	2770	38612	477	B5	06/23/2006	629000	8	Wdvl	Wellington
1123	19050	NE 162nd Ave	1995	2570	34848	477	C5	06/30/2003	497000	58	Wdvl	Wellington
1885	16326	NE 196th St	1988	2870	36590	477	C5	07/13/2006	702000	12	Wdvl	Wellington
921	15711	NE 198 St	1982	2260	43865	477	B4	07/14/2004	455000	11	Wdvl	Wellington
1039	16224	NE 187th St	1996	2451	26572	477	C6	07/15/2004	480000	27	Wdvl	Wellington
1254	20004	166th Ave NE	2000	2730	51836	477	C5	07/20/2004	525000	182	Wdvl	Wellington
933	17015	NE 190th St	1979	2000	38638	477	D5	07/22/2005	457000	8	Wdvl	Wellington
1435	19914	163rd Ave NE	1988	2850	28190	477	C4	07/28/2004	565000	107	Wdvl	Wellington
2020	19738	166 Ave NE	2003	3100	51370	477	C4	08/02/2004	770000	83	Wdvl	Wellington
2281	19171	160th Ave NE	2002	4700	67082	477	B5	08/11/2003	1250000	29	Wdvl	Wellington
382	19717	159 Ct NE	1983	1648	42253	477	B4	08/20/2004	364950	9	Wdvl	Wellington
1028	19180	162 Ave NE	1996	2370	37026	477	C5	08/29/2003	477000	36	Wdvl	Wellington
2028	16005	NE 203rd Pl	1989	2680	93218	477	B4	09/08/2006	775000	5	Wdvl	Wellington
1106	16011	NE 203rd Pl	1988	2720	41226	477	B4	09/09/2003	495000	14	Wdvl	Wellington
1040	15921	NE 198th St	1987	2550	55757	477	B4	09/15/2004	480000	58	Wdvl	Wellington
925	15816	NE 193rd Pl	1977	2430	50530	477	B5	09/16/2005	455000	17	Wdvl	Wellington
2239	18825	164th Ave NE	2003	4720	24128	477	C6	09/22/2003	1065000	171	Wdvl	Wellington
2029	20101	163 Ave NE	1988	2770	116741	477	C4	10/02/2006	775000	3	Wdvl	Wellington
2304	19237	160th Ave NE	2005	4493	33379	477	C5	10/03/2005	1375000	83	Wdvl	Wellington
1512	16224	NE 187th St	1996	2451	26136	477	C6	10/05/2005	585000	25	Wdvl	Wellington
767	20355	170th Ave NE	1955	2310	39204	477	D4	10/07/2005	425000	56	Wdvl	Wellington
1934	19736	166th Ave NE	2003	3671	43560	477	C4	10/31/2003	725000	246	Wdvl	Wellington
2179	19225	162nd Ave NE	2003	3620	35850	477	C5	11/02/2005	928000	27	Wdvl	Wellington
2186	19060	160th Ave NE	2001	5087	34848	477	B5	11/10/2004	949950	97	Wdvl	Wellington
2287	19319	160th Ave NE	2004	5045	39778	477	C5	11/12/2004	1280000	141	Wdvl	Wellington
402	19818	156th Ave NE	1984	2100	24583	477	B4	11/17/2004	367500	118	Wdvl	Wellington
259	16651	NE 190th St	1951	1280	22554	477	C5	11/17/2006	345000	7	Wdvl	Wellington
895	15721	NE 193rd St	1967	1830	103673	477	B5	11/19/2004	449950	223	Wdvl	Wellington
1775	20345	166th Ave NE	2003	3280	43560	477	C4	11/20/2003	660000	194	Wdvl	Wellington
2334	19139	160th Ave NE	2006	4700	33420	477	C5	12/01/2006	1700000	102	Wdvl	Wellington
2223	19734	166th Ave NE	2003	3760	52708	477	C4	12/05/2006	1011000	16	Wdvl	Wellington
2245	15728	NE 193 St	1994	5600	91476	477	B5	12/08/2003	1079900	258	Wdvl	Wellington
1058	18902	160th Ave NE	1978	3760	37200	477	A4	12/09/2004	485000	145	Wdvl	Wellington
1100	16212	NE 200th Ct	1986	4318	39640	477	C4	12/10/2003	492000	31	Wdvl	Wellington

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1041	15127	NE 198th St	1986	1880	41628	477	A4	01/13/2006	480000	55 Wdvl Wellington
28	15002	NE 201st St	1978	2450	37026	477	A4	01/17/2003	309500	125 Wdvl Wellington
246	15305	NE 198th St	1986	1860	43170	477	B4	01/23/2004	344950	48 Wdvl Wellington
1722	19141	148th Ave NE	1996	4100	35936	477	A5	01/25/2005	645000	16 Wdvl Wellington
798	15333	NE 201 St	1969	3340	18295	477	B4	04/08/2005	430000	3 Wdvl Wellington
706	19218	152nd Ave NE	1981	2310	53579	477	A5	04/27/2004	415000	5 Wdvl Wellington
1351	19009	156th Ave NE	1977	2230	98446	477	B5	05/04/2005	545000	39 Wdvl Wellington
2221	14825	NE 192nd St	1997	5250	28012	477	A5	05/22/2006	1000000	186 Wdvl Wellington
558	15526	NE 195th St	1975	2590	37462	477	C5	06/10/2005	392500	19 Wdvl Wellington
727	15225	NE 201 St	1972	2370	22425	477	B4	06/13/2005	419950	18 Wdvl Wellington
584	15208	NE 201st St	1973	2330	27880	477	A4	06/15/2004	397000	11 Wdvl Wellington
1263	14925	NE 202nd St	1967	2860	19723	477	A4	06/22/2006	525000	31 Wdvl Wellington
399	14835	NE 202nd St	1968	2350	20038	477	A4	06/24/2005	366950	169 Wdvl Wellington
1841	14869	NE 195th St	2003	3600	46564	477	A5	06/26/2003	689000	42 Wdvl Wellington
363	19337	156th Ave NE	1975	2140	34848	477	B5	06/27/2005	360000	7 Wdvl Wellington
387	15100	NE 204th St	1974	2100	35750	477	A4	06/29/2004	365000	38 Wdvl Wellington
1155	19122	148th Ave NE	1996	2410	79279	477	A5	07/01/2004	500000	92 Wdvl Wellington
939	14807	NE 201st St	1980	3440	31197	477	A4	07/03/2003	459950	28 Wdvl Wellington
284	19203	156 Ave NE	1976	2130	44823	477	B5	07/07/2004	349950	16 Wdvl Wellington
60	18501	134 Pl NE	1999	1510	3650	476	H6	07/27/2004	315000	47 Wdvl Wellington
1525	15218	NE 198th St	1986	2270	43560	477	C4	07/31/2006	589000	39 Wdvl Wellington
438	19807	156th Ave NE	1976	1990	34848	477	B4	08/04/2005	372500	78 Wdvl Wellington
689	15207	NE 201st St	1971	1400	21840	477	B4	08/05/2005	411000	11 Wdvl Wellington
1321	15021	NE 198th St	1986	2640	34848	477	A4	08/10/2005	539950	20 Wdvl Wellington
1406	15321	NE 198 St	1987	2850	40946	477	B4	08/11/2005	555600	5 Wdvl Wellington
1283	15020	NE 198th St	1986	2279	34848	477	A4	08/15/2005	529950	83 Wdvl Wellington
1837	19133	148th Ave NE	1997	3940	43996	477	A5	08/15/2005	687500	18 Wdvl Wellington
2251	148-XX	NE 192nd Street	2002	4899	47916	477	A5	08/22/2003	1100000	11 Wdvl Wellington
1573	19417	148th Ave NE	1981	3100	30056	477	A5	08/22/2005	599950	18 Wdvl Wellington
2339	14816	NE 192 St	2001	6012	46609	477	A5	08/24/2005	1825000	31 Wdvl Wellington
1864	15014	NE 195th St	2000	4070	78408	477	A5	08/25/2004	699950	42 Wdvl Wellington
292	15008	NE 198 St	1986	2744	34848	477	A4	09/02/2003	350000	63 Wdvl Wellington
1859	19131	148th Ave NE	1998	4200	68389	477	C1	09/10/2003	695500	38 Wdvl Wellington
800	18550	152 Ave NE	1928	2080	94525	477	A5	09/19/2005	430000	16 Wdvl Wellington
893	15206	NE 202 St	1977	3160	34848	477	A4	09/20/2004	449950	98 Wdvl Wellington
1831	14849	NE 195 St	2000	3000	46609	477	A5	09/22/2005	685000	241 Wdvl Wellington
95	20337	156th Ave NE	1976	1800	72745	477	B4	09/23/2003	320000	169 Wdvl Wellington
517	19119	156th Ave NE	1976	2410	54014	477	B5	10/07/2004	385950	78 Wdvl Wellington
1746	19405	148th Ave NE	1982	4000	28967	477	A5	10/24/2005	649950	99 Wdvl Wellington
2191	19107	152nd Ave NE	1972	4650	55757	477	A5	10/24/2006	950000	70 Wdvl Wellington
721	15104	NE 195th St	1979	3160	46609	477	B5	10/31/2003	419900	378 Wdvl Wellington
266	15110	NE 195th	1978	2300	47916	477	A5	10/31/2003	348000	112 Wdvl Wellington
1063	15305	NE 201st St	1969	3210	20500	477	B4	11/14/2005	485000	30 Wdvl Wellington
626	14950	NE 204 St	1968	3300	28750	477	A4	11/19/2004	400000	379 Wdvl Wellington
1285	14818	NE 198th St	1986	2720	38811	477	A4	12/14/2005	529950	92 Wdvl Wellington
993	15002	NE 201 St	1978	2276	37026	477	A4	12/15/2006	470000	159 Wdvl Wellington
45	14652	NE 179th St	1981	2340	10656	477	A6	02/02/2004	314000	62 Wdvl Woodinville Heights
156	14812	NE 177th St	1988	1890	10193	477	A6	02/17/2004	330000	15 Wdvl Woodinville Heights
258	18217	145 Ct NE	1983	1290	9583	476	J6	03/03/2006	345000	7 Wdvl Woodinville Heights
10	18320	147th Ct NE	1984	2850	16553	477	A6	04/11/2003	303000	22 Wdvl Woodinville Heights
56	17910	146th Ave NE	1979	2330	7841	477	A6	04/14/2004	315000	12 Wdvl Woodinville Heights

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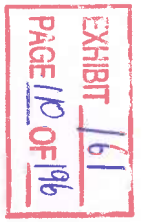
23	14603 NE 178th St	1979	2440	10120	477 A6	04/25/2003	307500	18	Wdvl Woodinville Heights
9	17830 147th Pl NE	1981	2200	8364	477 A6	04/26/2004	302620	195	Wdvl Woodinville Heights
332	14518 NE 178th Pl	1979	2560	8270	477 A6	04/26/2005	355000	3	Wdvl Woodinville Heights
52	17819 147th Pl NE	1980	2610	9583	477 A6	04/30/2003	315000	2	Wdvl Woodinville Heights
100	18327 147th Ct NE	1984	2409	16474	477 A6	04/30/2004	320000	16	Wdvl Woodinville Heights
411	14508 NE 178th Pl	1980	2370	13858	476 J6	05/10/2005	369500	5	Wdvl Woodinville Heights
261	18210 145th Ct NE	1984	1960	12182	476 J6	05/18/2005	346118	42	Wdvl Woodinville Heights
283	14500 NE 184th Pl	1983	1850	16117	477 A6	05/26/2004	349950	11	Wdvl Woodinville Heights
764	14618 NE 180th Pl	1981	2330	13896	477 A6	06/07/2005	425000	5	Wdvl Woodinville Heights
1213	18320 147th Ct NE	1984	2370	16553	477 A6	06/08/2006	515000	6	Wdvl Woodinville Heights
328	14809 NE 177th St	1987	1800	10890	477 A6	06/30/2004	355000	2	Wdvl Woodinville Heights
189	14308 NE 177th Ct	1980	2640	8800	477 A6	07/01/2003	335700	22	Wdvl Woodinville Heights
393	14637 NE 179th St	1981	3100	9747	477 A6	07/28/2005	365000	36	Wdvl Woodinville Heights
544	17801 149th Ave NE	1987	3020	8275	477 A6	08/20/2003	390000	77	Wdvl Woodinville Heights
54	14621 NE 179th St	1981	2610	15886	477 A6	08/25/2003	315000	34	Wdvl Woodinville Heights
630	17829 146th Ave NE	1979	2640	7575	477 A6	09/08/2005	400000	11	Wdvl Woodinville Heights
131	14343 Wooodinville Duvall	1982	1380	10199	476 J6	09/12/2005	325000	29	Wdvl Woodinville Heights
990	17849 149th Ave NE	1984	2230	7502	477 A6	09/16/2005	470000	14	Wdvl Woodinville Heights
83	17837 146th Ave NE	1979	2320	7519	477 A6	09/24/2004	319000	55	Wdvl Woodinville Heights
616	14639 NE 178th St	1980	1910	10000	477 A6	10/11/2005	399950	67	Wdvl Woodinville Heights
2033	14909 NE Woodinville Duva	1975	2996	37452	477 A5	10/12/2006	777500	130	Wdvl Woodinville Heights
103	14616 NE 179th St	1981	2430	11020	477 A6	10/15/2004	320000	24	Wdvl Woodinville Heights
210	17621 148th Ave NE	1979	3360	8250	477 A7	10/22/2004	339950	267	Wdvl Woodinville Heights
587	14627 NE 178th St	1979	2280	12000	477 A6	11/14/2005	397000	82	Wdvl Woodinville Heights
273	18004 146th Ave NE	1979	1800	7500	477 A6	11/28/2005	349000	97	Wdvl Woodinville Heights
812	14515 NE 184th Pl	1983	2100	12041	477 A6	11/28/2005	434000	13	Wdvl Woodinville Heights
447	14751 NE 178th St	1987	1950	8189	477 A7	12/03/2004	374000	64	Wdvl Woodinville Heights
223	17908 145th Pl NE	1979	2996	8712	476 J7	12/03/2004	340000	161	Wdvl Woodinville Heights
637	14603 NE 178Th St	1979	2440	10106	477 A6	12/15/2005	402000	14	Wdvl Woodinville Heights
710	14511 NE 178th St	1980	2800	8750	477 A6	12/16/2004	415000	13	Wdvl Woodinville Heights
142	17913 145th Pl NE	1979	2760	8856	476 J6	12/17/2003	328000	5	Wdvl Woodinville Heights



JEFF GLICKMAN

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Jeff Glickman
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Board Certified Forensic Examiner
Fellow, American College of Forensic Examiners
Diplomate, American College of Forensic Examiners

April 18, 2007

Greg Smith, Hearing Examiner
Woodinville City Hall
17301 - 133rd Ave NE
Woodinville, WA 98072

RE: WMC 21.44.070 Zone reclassification

Dear Hearing Examiner Smith,

My name is Jeff Glickman and I am the former Chairman of the City of Hood River Planning Commission. Oregon's land-use and planning statutes and procedures are similar to those of Washington with one substantive exception: Planning Commissions are responsible for the quasi-judicial process in the State of Oregon. Thus, as I directed the quasi-judicial process for the City of Hood River's Planning Commission, unlike the applicant, the applicant's attorney, or City employees, I am qualified to interpret land-use ordinances from the Woodinville Municipal Code (WMC).

The Applicant must meet *all three* testable criteria of WMC 21.44.070 Zone reclassification for the density they have requested for both Applications. WMC 21.44.070 reads as follows:

21.44.070 Zone reclassification.

A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the Comprehensive Plan and applicable functional plans at the time the application for such zone reclassification is submitted, and complies with the following criteria:

(1) There is a demonstrated need for additional zoning as the type proposed.

(2) The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties.

(3) The property is practically and physically suited for the uses allowed in the proposed zone reclassification. (Ord. 400 § 20, 2005; Ord. 175 § 1, 1997)

Let's step through each of these three testable criteria.

Criteria 1: There is a demonstrated need for additional zoning as the type proposed.

> The Applicant has incorrectly argued that because the word need is not defined in the WMC that the correct legal interpretation is to use the dictionary definition. This is incorrect. The correct procedure is to determine the legislative intent behind the Ordinance. This means that "need" **MAY ONLY** be interpreted from the standard point of the legislative intent, or the author, of the document. That being said, the correct and accurate question is "What are the City's needs?" Does it need to meet GMA goals? No, it has already done that. Much other analysis has been done within this 4 volume set that has conclusively determined that there is no need. **The applicant does not meet this criteria for a rezone.**

Criteria 2: The zone reclassification is consistent and compatible with the uses and zoning of the surrounding properties.

> For Wood Trails the adjacent uses in the north, south and east directions are 1-acre per-lot density housing. The west direction is a buffer area as established by Resolution 93 of the Woodinville City Council (Attached are Resolution 93, and a partial transcript of the City Council session at which it was approved showing the legislative intent). The Applicant has requested R-6 to R-8 density based with the density credits. This is incompatible with all adjacent uses and will materially damage the neighborhood character.
>
> Montevallo has 1-acre per-lot density housing in the south, east and west directions, and rural housing to the north. This is incompatible in all directions and also violates the GMA Consistency at the inter-jurisdictional boundary with Snohomish County. **The Applicant does not meet this criteria for a rezone.**

Criteria 3: The property is practically and physically suited for uses allowed in the proposed zone reclassification.

> All parcels on Wood Trails are flagged as an erosion hazard on their titles and there is no economical engineering solution for managing the high-impact of R-6 to R-8 densities when the density credits are included. Only portions of this property are suited for R-1 density, and none of it, due to the erosion hazard, is suited for R-6 to R-8 density. **The Applicant does not meet this criteria for a rezone.**

Conclusion: The Applicant does not meet any of the testable criteria for a rezone, and the Applicant's **request for a rezone must be denied**.

Sincerely,

Jeff Glickman
Board Certified Forensic Examiner
Fellow, American College of Forensic Examiners
Diplomate, American Board of Forensic Examiners

ORIGINAL

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RESOLUTION NO. 93

A RESOLUTION OF THE CITY OF WOODINVILLE, WASHINGTON, RECOGNIZING THE NATURAL SLOPE BARRIER BETWEEN THE NORTH INDUSTRIAL NEIGHBORHOOD AND THE ADJOINING RESIDENTIAL DESIGNATED AREA TO THE EAST.

WHEREAS, the City encourages maintaining the integrity of residential neighborhoods; and

WHEREAS, residential areas should be buffered from industrial areas; and

WHEREAS, steep slopes provide a natural boundary and buffer between adjoining land uses; now, therefore,

THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON RESOLVES AS FOLLOWS:

Section 1. The boundary between the north Woodinville industrial area and the adjoining residential zoning to the east shall be bounded by the 300 foot contour line, except that it shall be the eastern boundary of the Huse property (tax parcel #032605-9038-09) extending from the southern boundary of the Huse property north to the county line.

Section 2. No new industrial designation shall be allowed east of the boundary described in Section 1, above, and a low density residential designation shall be retained between said boundary and 148th Avenue NE, extended, due to the steep slope sensitive area located adjacent to and west of said street.

Section 3. This policy is to be followed in the implementation of the Interim Comprehensive Plan and the Comprehensive Plan currently being developed to comply with the Washington State Growth Management Act.

ADOPTED BY THE CITY COUNCIL AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 13th DAY OF MARCH, 1995.

Lucy DeYoung, Mayor

ATTEST:

James K. Katica
City Clerk/Treasurer

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Mr. Meneghini advised the Hearing Examiner could work from the record or reopen the public hearing and take new information. Mayor DeYoung said the Council wanted to reopen the public hearing and take new information.

Vote: All voted in favor of the amendment and the amendment passed (5-0).

Vote: All voted in favor of the motion as amended, and the motion passed (5-0).

(b) Resolution establishing steep slopes as natural boundaries

Councilmember Brocha moved to adopt Resolution 93, a resolution of the City of Woodinville, Washington, recognizing the natural slope barrier between the North Industrial Neighborhood and the adjoining residential designated area to the east. Deputy Mayor Miller seconded the motion.

To a request for additional comments from Councilmember Jessup who was not at the last Study Session, Deputy Mayor Miller, Mayor DeYoung, and Councilmember Brocha commented on the natural boundary provided by the steep slope.

Mr. Sturtz commented the Resolution assisted the staff in interpreting the policies referenced in the staff report.

Vote: All voted in favor of the motion except Councilmember Engel, and the motion passed (4-1).

(c) Approve City Council Regular Meeting Minutes of February 27, 1995

Councilmember Jessup asked for a correction on page 862 of the minutes, third paragraph, which showed him making and seconding the motion.

A review of the meeting tape determined Councilmember Brocha moved to amend the motion and Councilmember Jessup seconded the amendment.

10. CITY MANAGER'S REPORT - None

11. PUBLIC COMMENTS - None

12. REPORTS OF COUNCILMEMBERS

Deputy Mayor Miller commented the adoption of the Interim Design Principles set the tone for Woodinville and made the area more aesthetically pleasing.

Councilmember Engel announced the Kiwanis were having a Slough Cleanup on Saturday and help was needed.

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I move to adopt Resolution 93 a resolution of the city of Woodinville, Washington recognizing the natural growth area between North industrial neighborhood and the adjoining residential designated area __.

It has been moved __ adopt Resolution 93.

Mr. __?.

As you recall from the last study session I proposed this resolution be applied to satisfy some concerns about I guess for lack of a better term 'creeping industrialization' from the North Woodinville industrial area to the residential areas to the East __ very steep slope that provides a natural barrier for uh, for the zoning and I wanted to codify that or put it in strong language in this resolution. We heard from several of the residents of that area that they were concerned with what would happen on the steep slope itself whether it was not neccessarily industrial but could go to multifamily. Looking at our zoning code we have several policies and comprehensive plans that Gregg has pulled out and is in this memorandum here that describes, uh recognizes that those are steep slopes and that the, uh the zoning would not be appropriate for the types of uses that residents are concerned with so the modified language __see in the resolution here. Once again __ try to uh put in as strong language as possible our intention as far as steep slopes and the boundary between the industrial and and the residential area.

Do you have any questions or comments Mr.Jessup?

I actually would like to ask other council members if they have any other further comments on this as I was not in attendance at the last study session and relied upon my study __ and minutes of the last meeting if there are any other comments that the other council members would like to__.

Mr. Miller?

I think this puts in one of the main things __ review commission reviewing several of the cases and I don't think I have ever seen them reviewed and left out which is putting in natural boundaries and significant natural boundaries like this do lend themselves well to the separation of uses, the steep slope um is just a good boundary, it's natural and it makes common sense.

? My comment would be I agree very much, if you look up there at the map what you really see is, you see roads and development and then you see this yellow space with nothing in it, and that really is the steep slope boundary and as we know from our discussions that the lower part of some that property is not as steep and I think that it makes a lot more sense to set the demarcation between the industrial and the residential at a steep slope rather than by property lines which I think is a more artificial means of doing it, and I think, so I think that what that does is it provides a natural barrier since our roads, we can't go more than a 15%, that the likelihood of roads going through a steep slope are minimal and costly, so what it does is that that provides a natural breakline

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between the industrial and the residential. Not to say that those people can't develop that property R1 which is what it's zoned if they so choose and make it residential but what it does is it creates, it sets us on record as saying where we see the natural barrier being.

If I may?

Mr. __?

If I may respond to Mr. Jessup's question and also to speak somewhat for Mr. __ as he is not here tonight, he expressed some concern about setting, uh um setting specific zoning say in a residential designation in this language and once again Mr. _? has done a very good job of providing language that talks about low density residential designations and recognizing that because of the steep slope that is the appropriate designation for this, and so while it doesn't set any specific zoning it does address the concerns that were raised and does tie that very much to our comprehensive plan and I don't know Gregg if you have any additional comments to make on that or not.

No, other than to add that this helps the staff __ interpret _ policies and procedures __ memo __ and again working to maximize _____ clearly defines __ and I think back that during incorportion ___understood there would be moments like this in our near history __ council specific direction and help define specific terms.

Mr. Jessup?

Anybody else?

All in favor of the Resolution signify by saying 'Aye'

'Aye'.

Opposed?

No.

Resolution 93 is __ 5 to 1 with __single __ voting against it.

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Below are responses to the Memorandum from Michael Swenson of The Transpo Group, dated, April 5th, 2007. The memorandum provided responses and additional analysis related to Wood Trails/Montevallo Subdivision. The responses address the four primary issues mentioned in the memorandum which is attached for reference.

Analysis of Local Roads Providing Access to Wood Trails

Sight distance deficiencies were identified in the FEIS, however additional deficiencies exist, and there was no indication of what improvements would be necessary to mitigate for them. The City informed the Applicant in TRC Meeting No. 2 (see attached) that widening NE 195th Street, NE 201st and NE 202nd Street would be required to address deficiencies; however the Applicant has not incorporated any such improvements into the proposal to date.

It appears from the Transpo memo that the Applicant is assuming that speed bumps, signing, and minor widening will adequately mitigate these deficiencies. This assumption is premature considering the lack of any detailed safety or design analysis.

The "precedent" mentioned for 152nd Ave NE involved the very recent installation of a speed bump in an existing R-1 residential street, where some new R-1 homes had been previously built at the end of the street. This "precedent" example did not involve a rezone to higher density development located at the end of a deficient street. Furthermore, as a part of this R-1 development (Falcon Pointe), the City actually vacated a segment of 148th Ave NE between NE 192nd Street and NE 195th Street which severed the potential for ever connecting to NE 195th Street. The decision to vacate 148th Ave NE is proof the City has acknowledged that area-wide topographic constraints in this area prohibit building a network of streets to serve higher density development.

Minimalizing these safety issues in order to avoid the costs of properly addressing them is a band-aid approach that exposes the City to liability.

The impacts of spot improvements or widening have not been defined or discussed in the FEIS. There has been no analysis of alternatives, impacts, costs, or any detail as to what solutions are possible. Resolving these deficiencies are complex and would involve modifications and impacts to residential frontages for roadway re-grading and widening, tree removal, driveway re-grading, retaining walls, stormwater, and utility services, among others.

As stated by the City's consultant (Mr. Birchman, Perteet) in the April 5th hearing, these sight distance deficiencies present a life-safety risk and must be improved with the development. He further noted that improvements to address these deficiencies would be significant enough to change the character of the street and neighborhood. Changing the existing neighborhood character to provide access to higher density housing is inconsistent with the Comprehensive plan and further justifies denying the rezone.

Risk Assessment of Local Roads

To date there has been no assessment of future safety performance along these deficient local access roads. Significant traffic volume increases will change the crash risk profile; and historical trends will not necessarily be indicative of future risk. The statement: "...we believe the risk for future conflicts to be low" is somewhat alarming considering the lack of any analysis.

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Sight Distance Analysis of the Local Road Connections with 156th Ave NE

Transpo's review of the entering sight distance analysis in Table 7 includes a description of how measurements were taken using different methodology and concludes that entering sight distances meet AASHTO guidance except at two locations. The AASHTO methodology for the sight triangle uses a 14.5 ft setback from the edge of traveled way.

Setback values for sight triangles can vary and are sometimes formally established by the jurisdiction. For instance, the City of Woodinville Standard Detail 316 shows the sight distance triangle with a setback of 20 ft. Generally, a larger setback reduces the sight distance. Using the City Standard of 20 ft, none of these intersections would have adequate sight distance.

Transpo's review quotes guidance from the AASHTO Policy page 657 indicating that 14.5 ft is the correct value for the sight triangle setback. In this same paragraph the guidance states: "Where practical, it is desirable to increase the distance from the edge of the major-road traveled way to the vertex of the clear sight triangle from 14.5 to 18 ft. This increase allows 10 ft. from the edge of the major-road traveled way to the front of the stopped vehicle, providing a larger sight triangle." Transpo also references AASHTO as stating that vehicles stop as little as 6.5 ft from the edge of the traveled way – implying that 6.5 ft is a minimum setback to 14.5 ft. To clarify, and as described in the same paragraph, the 14.5 ft setback is a minimum and is derived by adding the 6.5 ft from the edge of traveled way to the front of the vehicle, and the 8 ft from the front of the vehicle to the drivers eye.

The setback used in my analysis uses methodology that suggests the setback should be 10ft behind the stop bar or at the stop sign - which is consistent with AASHTO's desirable distance. Since stop bars do not exist at any of the four intersections, stop sign locations were used; except for NE 202nd where 15 ft was used due to the stop sign having an excessive setback (31.5 ft). Table 1 compares the difference between the stop sign offset and the 14.5 ft used by Transpo in their analysis.

Table 1

Street	Setback from edge of traveled way to stop sign	Difference between stop sign and 14.5 ft setback
NE 202nd. Street	31.5 ft	* 17 ft
NE 201st. Street	18.5 ft	4 ft
NE 198th Street	16 ft	2 ft
NE 195th Street	17 ft	3 ft

* 15 ft offset was used for measurements due to excessive setback.

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Due to the significant variance in entering sight distance values, a field check of measurements using the Transpo/AASHTO setback values was performed on 3 of the intersections. Table 2 provides the results.

Table 2

Street	Field Check Measurements	Transpo Measurements	AASHTO – ESD	AASHTO ESD Met?
NE 202nd. Street	RT = 457 ft LT = 550 ft	RT = 560 ft LT = 640 ft	RT = 430 ft LT = 500 ft	Yes Yes
NE 201st. Street	RT = 373 ft LT = 370 ft	RT = 600 ft LT = 490 ft	RT = 430 ft LT = 500 ft	*No* No
NE 198th Street	RT = 414 ft LT = 267 ft	RT = 550 ft LT = 385 ft	RT = 430 ft LT = 500 ft	*No* No
NE 195th Street	Did not measure	RT = 600 ft LT = >600 ft	RT = 430 ft LT = 500 ft	Did not measure

Note: Stopping Sight Distance = 360 ft

Conclusion

The field check measurements are significantly less than the Transpo measurements – 5 of the 6 measurements are more than 100 ft less and 1 of the measurements is over 200 feet less.

The field check measurements are longer than my original measurements due to the decreased setback, and a more generous technique that assumed vegetation and mailboxes that currently obscure the sightline could be removed to maximize the distance. Where distances were not met it was due to large tree trunks or utility poles blocking the sight line.

This analysis concludes that even using the Transpo/AASHTO setbacks, entering sight distance is not met at two of the three intersections checked. This analysis also concludes stopping sight distance is not met for the right turn movement at NE 198th Street. NE 195th was not field checked and based on the variances, should be.

The west shoulder of 156th Ave NE serves as a bike/pedestrian lane that varies in width from 6-8 ft at these intersections. Using 14.5 ft offset requires vehicles to encroach into this lane at some locations creating a potential conflict with pedestrians or bicyclists.

Considering the increase in volumes at these intersections, along with the increased volumes along 156th Ave NE, turning movements should be reviewed, and the addition of stop bars and crosswalks should be considered. Further review will likely result in setbacks longer than 14.5 ft and sight triangles that require tree removal and utility pole relocation, which will reduce entering sight distance and stopping sight distance.

Actual Traffic Growth

Transpo states my analysis only used two points of data to conclude a 16% growth in traffic volumes on 156th Avenue NE. This part of my analysis simply reported the results of a rigorous before and after traffic study performed for the City at their request. It should be noted that this study was the basis of determining mitigation for traffic impacts to 156th Ave NE resulting from the Costco Development at SR 9 and SR 522 in Snohomish County. The City of Woodinville was

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involved in the development of criteria and methods for this study which required Costco to pay the City impact fees if Costco traffic exceeded 16 peak hour trips along 156th. Ave NE. The study concluded that Costco traffic did not exceed 16 trips, and the City accepted the results of the study. Transpo's comments question the results of this study stating that construction activity along SR 9 may have affected the volumes reported. This is speculation, and if the City felt that construction on SR 9 skewed the results of this study, they surely would have contested the results considering what they had to lose.

My analysis considers and accepts traffic count data provided in the FEIS (TrafficCount Inc Counts and Existing 2006 volumes), and my analysis actually uses the 2008 baseline volume in the FEIS to reach the conclusion that traffic volumes have increased and will continue to increase at a rate of approximately 12.75% in order to reach the 2008 baseline volume - which is the applicants volume number reported in the FEIS.

The information presented in Figure 4 is supported by the data provided in my appendix: "Analysis of Actual Traffic Growth Rate and 2008 Baseline Volumes", and "Analysis of Costco Before/After Traffic Count Data". Simply put, my analysis does nothing more than report the traffic data and growth rates used in the FEIS. The method in which the traffic information is presented in the FEIS is unclear, inconsistent and misleading as it relates to growth rates

Conclusion

The information presented in Figure 4 and Figure 5 is consistent, and incorporates existing and forecasted traffic volumes reported in the FEIS. Traffic volumes are growing much faster than 2.5% per year for this corridor, and the reference to and use of "regional" (PSRC) growth percentages is misleading.

Attachments:

Memo from Michael Swenson, The Transpo Group
TRC Meeting Notes
Standard Detail 316
Figure 4 and 5
Analysis of Actual Traffic Growth Rate and 2008 Baseline Volumes - Analysis of Costco Before/After Traffic Count Data

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The Transpo Group

MEMORANDUM

Date:	April 5th, 2007	**TG:**	04007.00
To:	Rich Hill, McCullough Hill, PS		
From:	Michael Swenson, The Transpo Group		
cc:	Loree Quade, Phoenix Development		
Subject:	Wood Trail/Montevallo - Review of Public Comments		

This memorandum provides responses and additional analysis related to issues raised at the March 15, 2007 public hearing by Roger Mason, representing the Concerned Neighbors of Wellington (CNW). Based on the testimony provided by Mr. Mason, the four primary issues raised include the following:

- Analysis of local roads providing access to Wood Trails
- Risk assessment of local roads (NE 195th St/NE 198th St/NE 201st St/NE 202nd St
- Sight distance analysis of the local road connections with 156th Avenue NE
- Actual Traffic Growth

Analysis of Local Roads Providing Access to Wood Trails

Included in both the draft and final environmental impacts statements prepared by The Transpo Group and Perteet Engineering, respectively, is a comprehensive analysis of the existing conditions; including a review of traffic operations, safety, and geometrics.

One issue raised by Mr. Mason is the existing sight distance deficiencies along the four local roadways providing access to the site. These roadways include NE 195th Street, NE 198th Street, NE 201st Street, and NE 202nd Street. This condition was acknowledged early on based on citizen comment. A detailed analysis of this condition was included in the DEIS and also included in Appendix T-5 of the FEIS.

As noted by Mr. Mason, there are several driveways along each of these four roadways that are located within the sight distance deficient zone. When considering the impacts to these locations, resulting from the increased level of traffic, it is important to consider the existing accident history and the forecast traffic volumes. The percent increase in traffic does not necessarily equal the increase in risk potential.

As with any increase in traffic, there exists the potential for an increase in the risks of accidents along these four roads. The accident data presented in the FEIS (Table 3.5-

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4) shows that there is little to no accident history on the four access roads. Based on the minor increase in peak hour volumes and the past accident history, it is our opinion that the risk is low for an increase in accident potential.

In order to fully eliminate the existing deficiency, significant and costly road improvements would be required. This would undoubtedly impact the driveway locations and provide challenges with respect to grade as the road would be dropped in elevation. In this light, full elimination of the existing deficiency by the developer would not be proportional, as the cost and disruption of doing so would not be reasonable when balanced against the low risk for increase in accident potential.

Given that there is some, albeit low, potential increase in risk, there are several reasonable mitigation measures that can be considered through the design process with the City Engineer. As required through SEPA, the project is required to mitigate its impacts on the adjacent road system. In this case, the project applicant would be responsible to mitigate the increased risk that would result from the increased traffic levels. The increased risk at these sight deficient areas could be mitigated through localized road improvements. For example these improvements could include minor road widening, construction of dedicated pedestrian walkways, advance warning signs, and traffic calming measures. The installation of traffic calming measures along these streets has a precedent in the City, as traffic calming measures were installed on 152nd Avenue NE north of the crest of the vertical curve that does not accommodate the required sight distances. The traffic calming measures installed include signing and small speed bumps on the outside wheel paths.

Risk Assessment of Local Roads

Mr. Mason provided a detailed risk assessment of the potential for collisions along the four access roads in Table 5 (page 9 of 19) of the Transportation section of the CNW submittal. The results of his risk assessment indicated that with the proposed action, the risk potential will double along NE 195th Street, increase by 36 percent along NE 198th Street, increase by 53 percent along NE 201st Street, and increase by 56 percent along NE 202nd Street. As noted in Table 5, the risk factors applied to both the frequency and severity are based on engineering judgment and not a standard methodology.

As described in the previous section, when considering the future potential for accidents, it is important to note the historical trends as well as the increase in hourly volumes, relative to the capacity of the road. Based on these factors we believe the risk for future conflicts to be low. That being said, the applicant could construct improvements along the four access roads within the sight deficiency areas that would reduce the risk potential for collisions and offset the impacts associated with the increased traffic.

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Sight Distance Analysis of the Local Road Connections with 156th Avenue NE

A sight distance analysis was conducted by Transpo staff to verify the results reported by Mr. Mason in Table 7 of the CNW submittal. Based on the analysis conducted by Mr. Mason, all four local roads are deficient with respect to the minimum entering sight distance recommendations. The notes identified in Table 7 indicate that the measurements were taken from the stop signs on the minor street approaches. The methodology outlined in A Policy on Geometric Design of Highways and Streets, 2004, published by American Association of State Highways and Transportation Officials (AASHTO) indicate that the measurements be taken from a point 14 feet back from the traveled way (A Policy on Geometric Design of Highways and Streets, 2004, published by AASHTO, page 657). AASHTO states that "The vertex (decision point) of the departure sight triangle on the minor road should be 4.4 m or 14.5 feet back fro the edge of the major traveled way" The manual goes on to state that field observations have shown vehicles stopping as little as 6.5 feet from the edge of the traveled way. As noted, the methodology used by Mr. Mason is different from the methodology highlighted in AASHTO, which is also the City of Woodinville's standard.

In general, stopping sight distance is the distance necessary to enable a motorist to stop before reaching a stationary object in its path. In contrast, entering sight distance is the distance necessary for a motorist to enter the traffic stream without causing traffic on the major street to reduce its travel speed. By definition, substandard stopping sight distance can affect traffic safety while substandard entering sight distance can affect traffic operations. A Policy on Geometric Design of Highways and Streets, 2004, published by AASHTO provides guidance and further definition of both the entering and stopping sight distance criteria. AASHTO is also referenced in the City of Woodinville's road standard as the applicable criteria.

A sight distance analysis was conducted at four intersections along 156th Avenue NE. The intersections include 156th Avenue NE / NE 202nd Street, 156th Avenue NE / NE 201st Street, 156th Avenue NE / NE 198th Street, and 156th Avenue NE / NE 195th Street. The posted speed along 156th Avenue NE is 35 mph, thus a design speed of 45 mph was used to calculate the stopping sight distance (SSD) and the entering sight distance (ESD). Sight distance standards were based upon the AASHTO. This includes the methodology used to measure the entering and stopping as well as the numerical requirements themselves.

Entering sight distance measurements were performed on the minor street approaches (NE 202nd Street, NE 201st Street, NE 198th Street, and NE 195th Street) with the decision point measured 14 feet from the edge of the major street travel way (156th Avenue NE). The driver height at the decision point was measured at 3.5 feet.

Stopping sight distance measurements were performed on the major street (156th Avenue NE) with the object located on 156th Avenue NE at each minor street approach. The driver height was measured at 3.5 feet and the object height was

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measured at 2 feet. Table 1 summarizes the results of the stopping and entering sight distance analyses.

Table 1. Sight Distance Analysis along 156th Avenue NE

Entering Sight Distance	Measured[1]	AASHTO Standard	Standard Met?
NE 202nd Street			
RT to 156th Ave NE	560'	430	Yes
LT to 156th Ave NE	640	500	Yes
NE 201st Street			
RT to 156th Ave NE	600'	430'	Yes
LT to 156th Ave NE	490'[3]	500'	No
NE 198th Street			
RT to 156th Ave NE	550'[4]	430'	Yes
LT to 156th Ave NE	385'	500'	No
NE 195th Street			
RT to 156th Ave NE	600	430'	Yes
LT to 156th Ave NE	>600	500'	Yes
Stopping Sight Distance	**Measured[1]**	**Standard**	**Standard Met?**
NE 202nd Street			
To the North	>400'	360'	Yes
To the South	>400'	360'	Yes
NE 201st Street			
To the North	>400'	360'	Yes
To the South	>400'	360'	Yes
NE 198th Street			
To the North	>400'	360'	Yes
To the South	>400'	360'	Yes
NE 195th Street			
To the North	>400'	360'	Yes
To the South	>400'	360'	Yes

1. Rounded to nearest five feet; approximated based on field measurement
2. Based on 45 mph design speed
3. Could be improved with the removal of vegetation
4. Although mailboxes exist in the sight triangle, drivers can see beyond the mailboxes to the value reported.

Based on the analysis prepared by Transpo and highlighted in Table 1, all locations meet the entering sight distance requirements accept for the left-turn from NE 201st Street and the left-turn from NE 198th Street.

When addressing the issue of deficient entering sight distance, AASHTO offers the following guidance on page 655.

> *"Sight distance is also provided at intersection to allow the drivers of stopped vehicle a sufficient view of the intersecting highway to decide when to enter the*

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> *intersecting highway or to cross it. If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then the drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations intersection sight distances that exceed stopping sight distances are desirable along the major road." (emphasis added)*

Since in the case of both NE 201st Street and NE 198th Street the stopping sight distances are met, cars traveling along 156th Avenue will have adequate time to stop when a vehicle pulls out. Thus, while there may be some impact on travel speeds along NE 156th Avenue as vehicles pull out from either NE 201st Street or NE 198th Street, the intersection and turning movements are still considered safe based on AASHTO guidelines.

As noted in Table 1, the required 360 feet of stopping sight distance is met at all locations assuring that the access points can operate safely.

Actual Traffic Growth

Transpo has reviewed the discussion and analysis provided by Mr. Mason with respect to the actual growth rates occurring on NE 156th Avenue. We have identified two errors associated with his analysis. The first error relates to his calculation of a 16 percent annual growth rate, while the second, is his misunderstanding relative to the methodology used to establish the future baseline traffic volumes.

First, the data used by Mr. Mason to establish a 16 percent annual growth rate is based on just two traffic counts separated by only 20 months. However, it is general practice for professional transportation engineers, when establishing a growth rate, to utilize more than just two data points. The use of two data points will not address anomalies that can be caused by construction, accidents, or special events that could be ongoing. Such anomalies can skew results. In the case of Mr. Mason's calculation, it appears that this skewing has in fact occurred. For example, the analysis prepared by TSI for Costco, referenced by Mr. Mason, notes that caution should be used when interpreting the 16 percent growth rate identified, due to construction activity on SR 9. That construction artificially could have increased the traffic growth rate at the measured streets.

Secondly, Mr. Mason's discussion of the 2.5 percent annual growth rate is misleading. He is correct in his quotation of Section 3.5.1.3 Traffic Volumes. For purposes of establishing 2006 volumes 2004 traffic counts, data was increased at an annual rate of 2.5 percent. What has been excluded from his discussion is the methodology used to develop future baseline volumes. Per the direction of City staff, the baseline traffic volumes were developed by applying a 2.5 percent annual growth rate as well as the traffic associated with approved, but not yet constructed development projects. In total, 18 pipeline projects were included in the analysis (Section 3.5.2.2 Proposed Action Traffic Volumes). Based on comments received on the DEIS, Perteet included

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traffic associated with the Costco development within the FEIS. With the inclusion of the annual growth rate and the pipeline projects, a comparison of the 2006 traffic volumes and the 2008 baseline traffic volumes at the NE 203rd Street/ 156th Avenue showed a 16 percent increase in traffic volumes along 156th Avenue. This equates to an annual growth rate of approximately 8 percent during the study horizon year of 2006 to 2008.

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CITY OF WOODINVILLE
TRC MEETING COMMENTS

PERMIT CENTER
17301 133RD AVENUE NE
WOODINVILLE WA 98072
(425) 489-2754
FAX (425) 789-2756

TRC Proj: TRC03033
TRC Lev I: 10/01/2003
TRC Lev II: 02/03/2004
TRC Lev III: 04/28/2004

PROJECT: WOOD TRAILS

Cond: CON0003412
TRC II - TRANSPORTATION PLANNER

TIA - Trip Generation and Distribution, LOS analysis, impacts to CIP, Mitigation. Include analysis on non-motorized trip generation and mitigation. Provide non-motorized connection to 144th Ave via Viewridge. Include any TDM components. Signal warrant analysis for 201st St/156th Ave will be required.

Provide internal full roadway connection on east property limit.

Frontage Improvements - High Density Residential Steet 104A, 60 ft ROW.

201ST Street is the primary route. 195th Street is the secondary route.

ROW dedication - per 104A, 60 ft.

Driveways - residential driveway standards. 14 ft. minimum width, meet minimum spacing, sight distance requirements per City standards. Consolidate driveways where possible.

Intersection Analysis - provide analysis for new intersections (sight distance, geometery, left turn analysis) City standards section 1-4. Left turn analysis - left turn pocket may be warranted.

Off site road improvements on 201ST, 202ND ST, and 195TH ST will be 36 foot grind and overlay section with 8 foot gravel shoulders. Limits are from proposed development to 156th Ave.

Cul-de-Sacs must meet City standard section 1-4.2.9 (standard detail 314).

Provide traffic calming features and or devices. Propose Traffic Calming Plan for City review.

Transportation Impact Fee Ordinance being considered by City Council - see attached staff report.

Street Illumination per City standards 1-4.7.

The proposed 48'-to 50' street right of way width will require a request for variance and approval by the City Engineer.

Submit proposed truck haul route during construction. Will require a ROW permit.

All deviation letters need to be a part of the submittal.

Cond: TRC002

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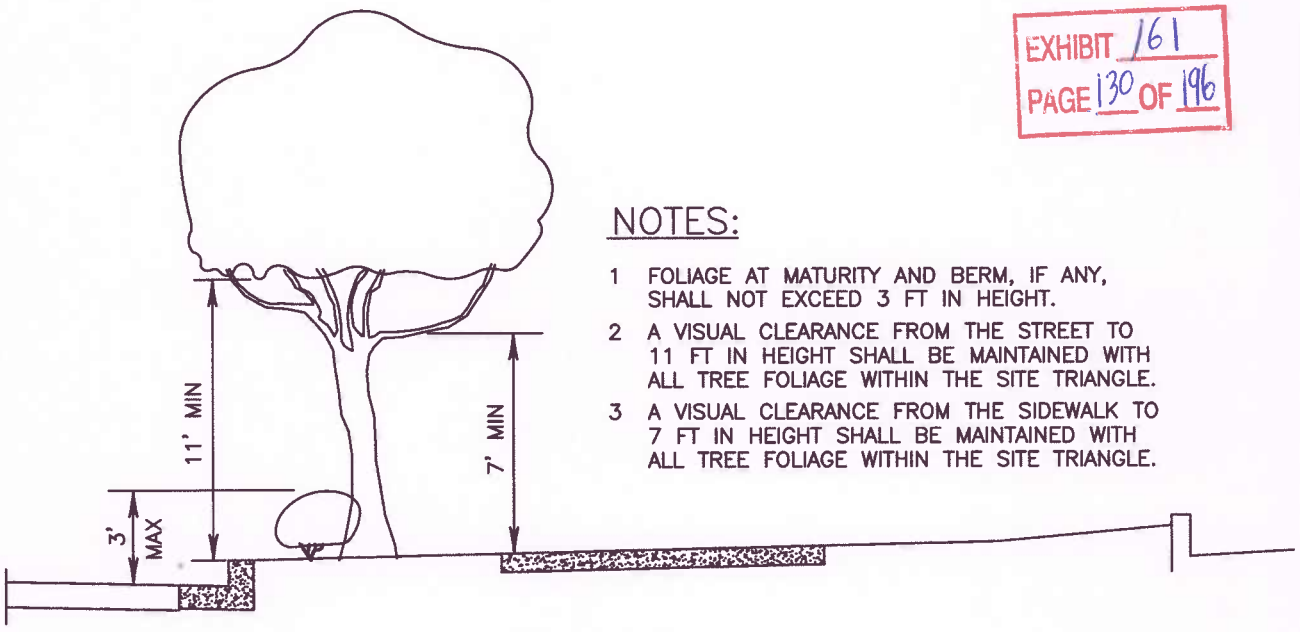


NOTES:

1 FOLIAGE AT MATURITY AND BERM, IF ANY, SHALL NOT EXCEED 3 FT IN HEIGHT.

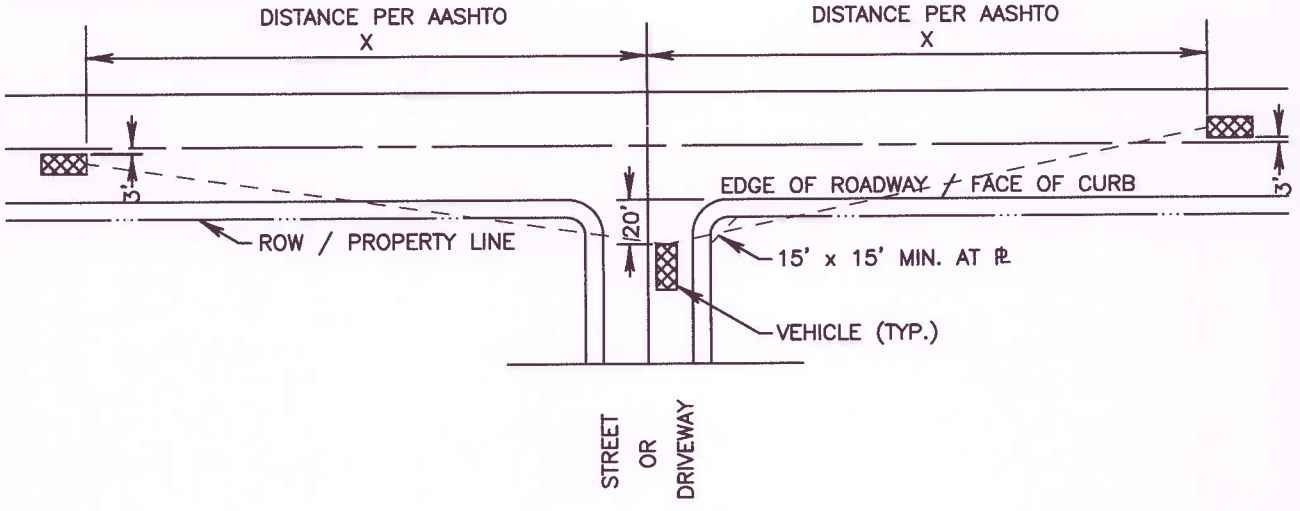
2 A VISUAL CLEARANCE FROM THE STREET TO 11 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGLE.

3 A VISUAL CLEARANCE FROM THE SIDEWALK TO 7 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGLE.

AASHTO

POSTED SPEED LIMIT (MPH)	DESIGN SPEED (MPH)	MINIMUM X (DISTANCE (FT)
25	30	200'
30	35	250'
35	40	325'
40	45	400'
45	50	475'
50	55	550'
55	60	650'

PUBLIC STREET



N.T.S.

City of Woodinville DEPARTMENT OF PUBLIC WORKS	DRIVEWAY & INTERSECTION SITE TRIANGLES	316 revision date NOV, 98

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Figure 4

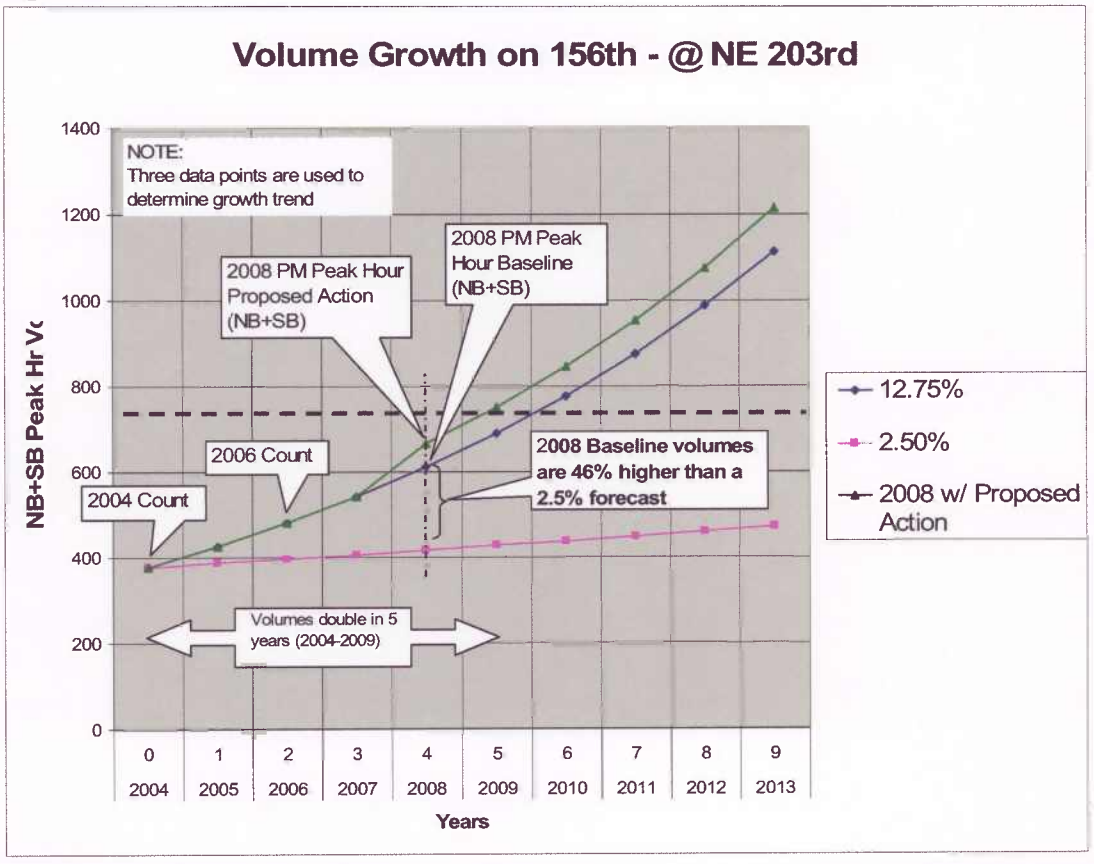
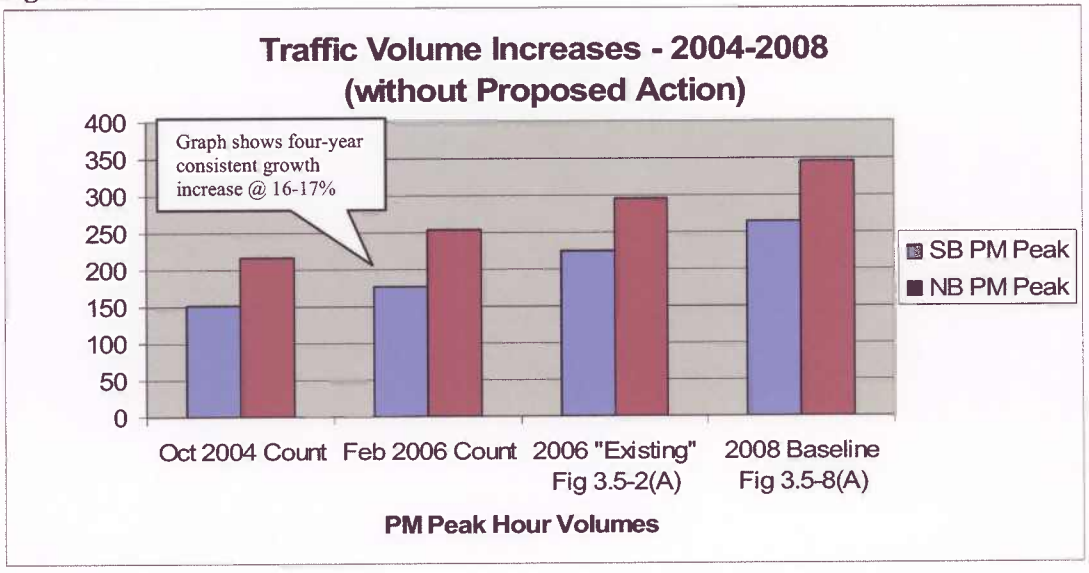


Figure 5 below shows the consistency of the Traffic Volume Increases between October 2004, and the 2008 baseline.

Figure 5



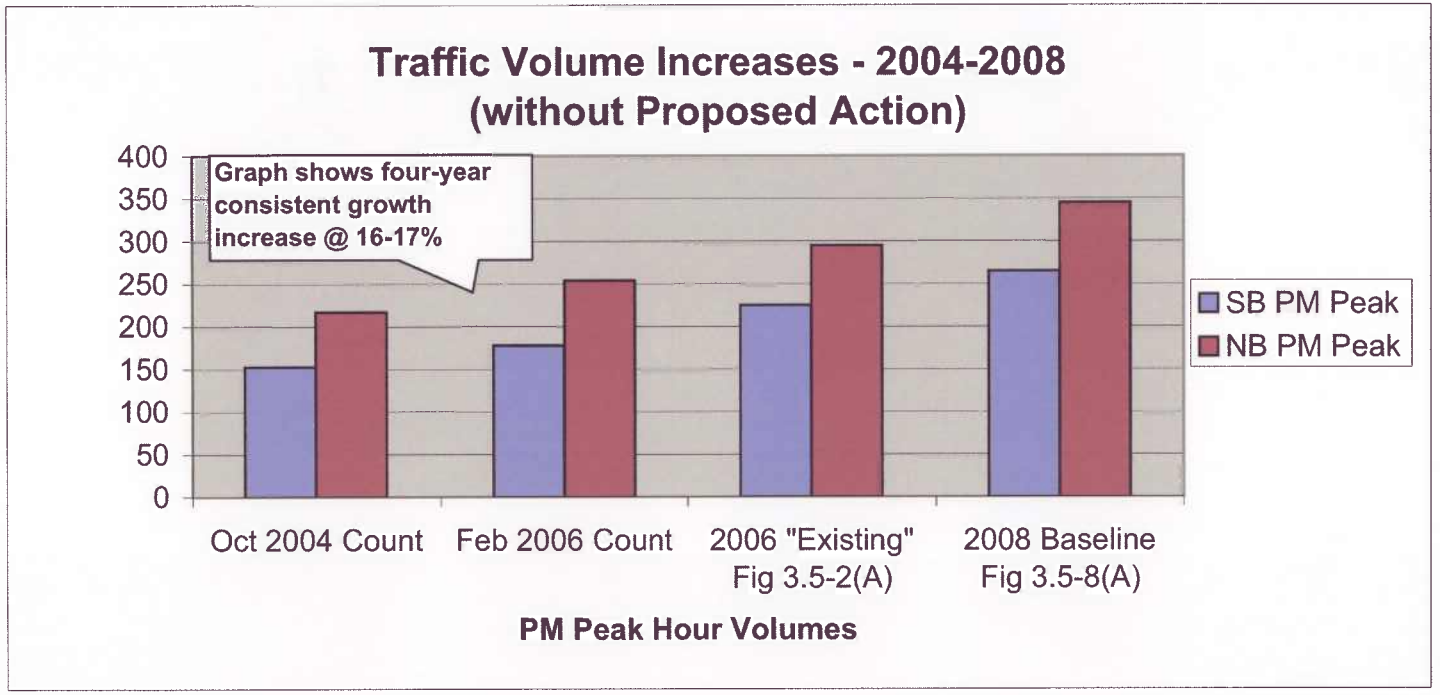
Analysis of Actual Traffic Growth Rate and 2008 Baseline Volumes

	Field Counts - (Costco Study)		
156th Ave NE / NE 203rd	*Oct 2004 Count*	*Feb 2006 Count*	2004-2006 Growth
SB PM Peak	153	178	*16.34%*
NB PM Peak	217	254	*17.05%*
NB+SB PM Peak	370	432	*16.76%*

156th Ave NE volumes are increasing greater than the 2.5% stated in 3.5.1.3 Traffic Volumes

EIS Traffic Data		
2006 "Existing" Fig 3.5-2(A)	2008 Baseline Fig 3.5-8(A)	2006-2008 Growth
225	265	*17.78%*
295	345	*16.95%*
520	610	*17.31%*

Figures in Section 3.5 are consistent with Field Counts provided by Costco study - but inconsistent with Section 3.5 text



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Analysis of Costco Before/After Traffic Count Data

	SB+NB PH	SB Peak	NB Peak	NB Daily	SB Daily	Total Daily
2006 PM	455	178	254	2264	2265	4529
2004 PM	378	153	217	2014	1905	3919
% Delta	20%	16%	17%	12%	18.9%	15.6%
Annual %	15.3%	12.2%	12.7%	9.3%	14.2%	11.7%

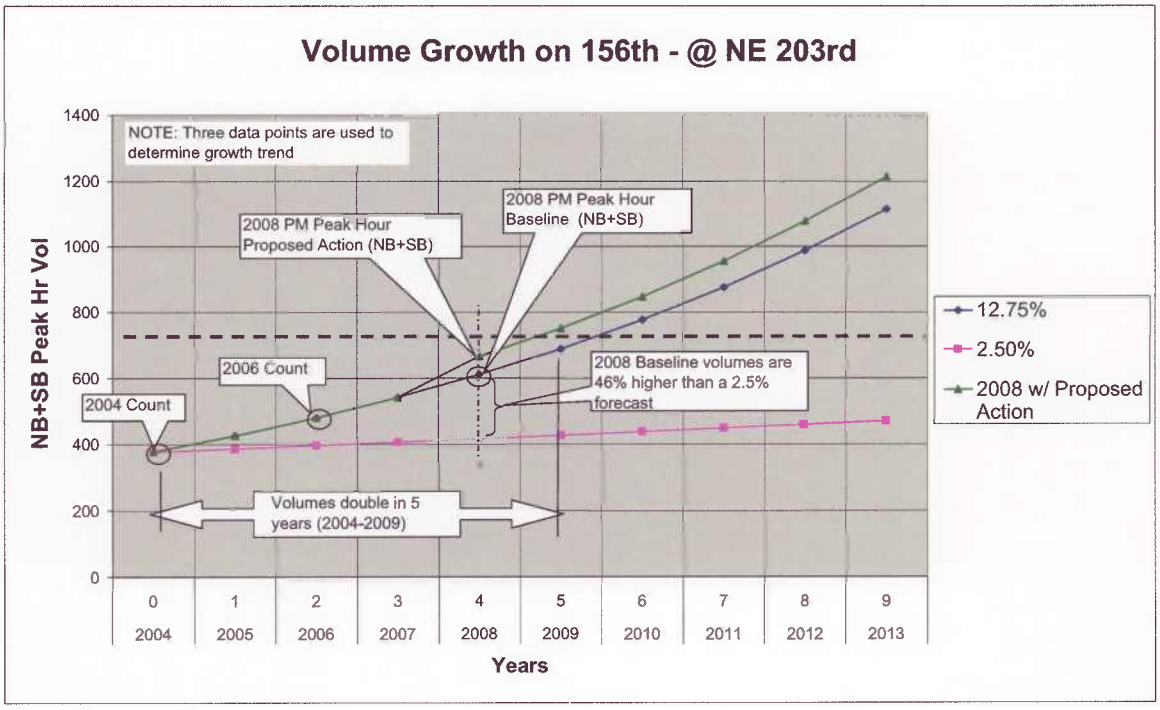
12.75% annual growth results in 2008 Baseline Volume

2.5% annual growth does not match actual counts or Section 3.5 text

Year		12.75%	2.50%	2008 w/ Proposed Action	
2004	0	378	378	378	Original Counts by Costco
2005	1	426	387	426	
2006	2	481	397	481	
2007	3	542	407	542	
2008	4	611	417	666	Baseline Year
2009	5	689	428	751	
2010	6	777	438	847	
2011	7	876	449	955	
2012		987	461	1076	
2013		1113	472	1214	
2014		1255	484	1368	
		1415	496	1543	
		1595	508	1739	
		1799	521	1961	
2018	14	2028	534	2211	
2019	15	2287	547	2493	
2020	16	2578	561	2811	
2021	17	2907	575	3169	
2022	18	3278	590	3574	
2023	19	3696	604	4029	
2024	20	4167	619	4543	

2008 Baseline - Fig 3.5-8(A) NB+SB PM Pk = 611

2008 w/Proposed Action - Fig 3.5-8(A) NB+SB PM Pk = 666



JEFF GLICKMAN

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Board Certified Forensic Examiner
Fellow, American College of Forensic Examiners
Diplomate, American College of Forensic Examiners

April 18, 2007

Greg Smith, Hearing Examiner
Woodinville City Hall
17301 - 133rd Ave NE
Woodinville, WA 98072

RE: COMMENTS ON PERTEET TRANSPORTATION PRESENTATION

Dear Hearing Examiner Smith,

Scientifically acceptable methods for statistical analysis require the specification and treatment of sample size and confidence interval, the purpose of which is to assure that conclusions drawn from data are valid. If the sample size is too small, the data's confidence interval may be too low to allow conclusions to be drawn from the data. Such is the case with the traffic analysis performed by Perteet.

Perteet's oral and written presentations exclude scientifically acceptable statistical analysis because the sample size is too small. Standard practice is to compute the confidence interval and display it on a graph as error bars. This provides a visual indication of the accuracy the statistical analysis affords. In the case of Perteet's analysis the size of the error bars exceeds the difference in samples, which means that trend

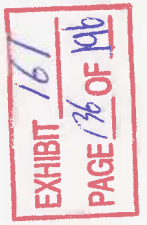
information cannot be concluded from their data. To do so is fallacious and is a substantive and material misrepresentation of fact[1].

Sincerely,

Jeff Glickman
Board Certified Forensic Examiner
Fellow, American College of Forensic Examiners
Diplomate, American Board of Forensic Examiners

[1] See "How to Lie with Statistics" by Darrel Huff for additional information.

SECTION 3



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CNW Comments on Wood Trails Exhibit 131:
Earth Solutions NW LLC Addendum Report *"Geologic Hazards, Response to Neighborhood Concerns, Proposed Woodtrails Project, Woodinville Washington"* dated April 5, 2007.

Introduction and Background

The Addendum Report prepared by Earth Solutions NW, LLC (ESNW) was submitted in response to geologic hazard issues identified by the "community" during the public hearing process for the proposed Wood Trails development. The ESNW Addendum Report concludes that the development as proposed is feasible with regards to geotechnical considerations. For the most part, the ESNW Addendum Report reiterates information, interpretations, and opinions that were previously stated in the referenced geotechnical reports and the FEIS.

The ESNW Addendum Report provides no additional information or analyses which would refute the relevant findings and conclusions presented in the document titled *Analysis of Wood Trails Rezone and Preliminary Plat Application* prepared by the Concerned Neighbors of Wellington (CNW) and submitted at the Public Hearing on March 15, 2007. Area-wide environmental constraints are present at the Wood Trails site, as the site is located within both an identified Landslide Hazard Area and an Erosion Hazard Area. Descriptions of these area-wide environmental constraints are included in the CNW document submitted at the Public Hearing.

As noted in the previous CNW submittal, according to WMC 21.040.080 (2) (a), the R-1 zoning designation is appropriate for lands, or areas adjacent to lands, where area-wide environmental constraints are known to exist. There is no additional information provided in the ESNW Addendum Report that would refute that the Wood Trails site is located within lands, or areas adjacent to lands, where these area-wide environmental constraints are present. These area-wide constraints are the identified Landslide Hazard Area and Erosion Hazard Area shown and described in the CNW document.

In addition, according to WMC 21.04.080 (2) (b), the R-4 zoning designation is appropriate for urban lands that are predominantly environmentally unconstrained. However, the Wood Trails site is predominantly environmentally constrained, and therefore the R-4 zone is not appropriate for the site. The known erosion hazards comprise about 80 percent of the Wood Trails site area. The known, assumed and/or probable landslide hazards areas comprise about 50 to 70 percent of the total site area.

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Discussion of ESNW Principal Justifications for Geologic Hazard Conclusions

The ESNW Addendum Report focuses on the following three main lines of reasoning for developing their conclusion that there are no geotechnical constraints regarding construction of the Wood Trails site as currently proposed:

1. Sufficient data has been obtained from the site to confirm the absence of geologic hazards.
2. The subsurface soils exhibit high strength characteristics.
3. There is no current evidence of landslide, slope instability, or active erosion observed at the site.

ESNW uses these three principal lines of reasoning to conclude that geologic hazards are not impediments to developing the Wood Trails site as currently proposed, without acknowledging the presence of area-wide environmental constraints. The following sections provide CNW's comments on each of three principal justifications put forth by ESNW.

Sufficient Data

As noted in the ESNW Addendum Report, a total of 45 test pits and 2 soil borings have been completed at the site. However, the subsurface data collected to-date at the site is insufficient, and often unusable, for evaluating landslide hazards at the site. The data limitations and obvious resulting data gaps are as follows:

- The vast majority of the test pits were completed at shallow depths: 38 of the 45 test pits were completed at depths of less than or equal to 12 feet; and 17 of the test pits were completed at depths of less than or equal to 6 feet.
- Earth Consultants and ESNW have not presented any analysis regarding correlation of soils encountered at the site, and have not presented an evaluation of subsurface stratigraphic conditions beyond some non-specific glacial geology characteristics. Having an understanding of subsurface stratigraphy is critical for evaluating potential landslide hazard and slope stability issues.
- There has been no ground water information collected at the site. Understanding where water-bearing zones, including perched aquifers, exist is a key component for evaluating potential landslide hazards. This is of particular importance at sites such as Wood Trails, where existing steep slopes and the proposed constructed grading cuts intersect contacts between sediments with contrasting permeabilities. Notes regarding observed seepage in the text pit exploration logs are the only available ground water information, although Nelson Geotechnical Associates, Inc. (Nelson Geotechnical) and other individuals have noted areas of surface and near-surface ground water seepage in several areas of the site. It should be noted that 30 of the 45 explorations were completed during periods of low seasonal

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precipitation (June – September), with many of these time periods also corresponding to years with below-average annual rainfall. It can be anticipated that the volume and rate of ground water flowing along the observed stratigraphic contacts would be significantly higher during periods of high seasonal precipitation.

Some of the restated interpretations and opinions included in the ESNW Addendum Report continue to remain unsupported because of the limited available subsurface information obtained from the site. For example, conclusions regarding "deep-seated" slope movements or landslide hazards are unsupported given the dearth of subsurface information beyond depths of about 10 feet for most of the site. At some locations, the test pit explorations are shallower than the proposed depths of the grading cuts. Subsurface data need to be obtained at depths greater than proposed cuts/grading to evaluate slope stability issues and landslide hazards. This lack of subsurface information and appropriate technical analyses has been stated previously by CNW, and other individuals with relevant technical expertise, during previous public comment opportunities for the Wood Trails application, the DEIS, and the Public Hearing. The ESNW Addendum Report does not provide any additional subsurface information that would overcome any of these inherent shortcomings in understanding subsurface conditions beneath the site.

The ESNW report concludes that the level of study completed to-date "satisfies the Critical Area Study requirement". CNW disagrees with this assertion. Although some degree of geotechnical evaluation has been completed, the primary purpose of these initial geotechnical studies was to assist with preliminary design of the proposed Wood Trails plat. There has not been a specific exploration program, analysis, or report completed for the explicit purpose of evaluating geologic hazards, which would be the reason why a Critical Area Study is required for this site. The EIS basically rehashed the information provided in the geotechnical engineering reports. Although comments were submitted as part of the DEIS review about the data limitations and the need for a Critical Area Study, many of these comments were not addressed directly in the FEIS, and no rationale has been provided by the City for why this requirement has been ignored. However, the comment responses in the FEIS did include the following statement: "Additional, more detailed information relative to the critical area performance standards will be required from the applicant prior to a final decision on the applications, consistent with City procedures for critical areas review" (FEIS, p. 4-52).

The Wood Trails site has extensive areas of steep (> 40 percent) slopes, is within an identified Landslide Hazard Area, and has known and probable landslide hazards on the site. Clearly, a more focused and thorough evaluation of the geologic hazards on the site was and continues to be warranted. A Critical Area Study needs to be prepared, and should meet generally accepted practices for evaluating the types of issues associated with the Wood Trails proposal (constructing higher-density residential developments on a site with steep slopes, and identified as a landslide and erosion hazard area). At a minimum, the as-yet-to-be completed Critical Areas Study for the Wood Trails site should follow the Washington State Geologist Licensing Board *Guidelines for Preparing*

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Engineering Geology Reports in Washington. A few of the applicable recommendations noted in the *Guidelines for Preparing Engineering Geology Reports in Washington* include the following:

- "Each report should include sufficient data and interpretation regarding geologic materials, structure, processes, and history to support conclusions and recommendations regarding the suitability of the site or area for the proposed activity, modification, or use." (page 1 of document).
- "The process descriptions [referring to geologic processes] should be applied directly to specific locations in the project area, and should be related to the hazards that could be imposed as a result of the proposed development or use." (page 4 of the document).
- "All engineering geologic information gathered for the project evaluation should be synthesized to allow an assessment of (1) the effect of the geologic conditions on the project and (2) the effect of the project on geologic processes (i.e., slope instability and erosion). This may take the form of geologic profiles, maps, sketches, and text to explain a logical train of thought for the conclusions and recommendations that will be presented in the following section. Report conclusions should not be made that cannot be supported by the geologic information and a logic that has not been established in this section of the report."(page 6 of the document).

A complete copy of the *Guidelines for Preparing Engineering Geology Reports in Washington* is attached.

<u>There presently exists no clear fundamental understanding of subsurface conditions and stratigraphy needed to evaluate landslide hazards at the site.</u> The only synthesis of available geologic data was completed by Nelson Geotechnical Associates, Inc. (Nelson Geotechnical) included as Appendix M of the FEIS. Although there are some questionable interpretations presented in the Nelson Geotechnical report, some of these are probably the direct result of the limitations posed by the shallow exploration depths and lack of critical subsurface information.. Additional concerns arise as some of the information and interpretations presented by Nelson Geotechnical contradicts the interpretations, opinions and conclusions stated by (1) Earth Consultants and Earth Solutions NW in the referenced geotechnical reports, and (2) the author(s) of Chapter 3.1 of the FEIS. These discrepancies in describing subsurface conditions, site stratigraphy, observed seepage and noted areas of existing slope instabilities cast additional doubt on ESNW's assertions regarding the lack of existing landslide hazards on the Wood Trails site.

<u>Soil Strength Characteristics</u>

ESNW appears to be relying on the relatively high "soil strength" characteristics observed at the site as one of the primary reasons to conclude there are no landslide hazards on the Wood Trails site. Almost all glacially-consolidated sediments and soils

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are typically characterized as being medium dense to very dense (or stiff to hard) when in-place and undisturbed. However, this does not equate to the absence of landslide hazards. Many landslides in the Puget Sound regions occur in glacially-consolidated sediments with physical characteristics and stratigraphic relationships similar to the sediments encountered beneath the Wood Trails site. It is not justifiable to negate the presence of any landslide hazards that could occur from the proposed development solely because the glacially-consolidated soils have high "soil strength" characteristics.

The ENSW Addendum Report describes soil conditions at a property located at 20250 – 144th Avenue NE, and adjacent to the northwest part of the Wood Trails site, as consisting of similar very dense silty sand deposits defined as glacial drift. It is unclear exactly how ESNW concluded that the presence of consolidated glacial deposits at the neighboring site, located below the steep slopes present on the Wood Trails site, indicates the absence of landslide hazards posed by the proposed development of the Wood Trails site. To reiterate: the presence of glacially-consolidated sediments does not equate to the absence of landslide hazards, as many landslides in the Puget Sound region occur in glacially-consolidated sediments. It is interesting to note that the descriptions of the soils in the report prepared for the neighboring property includes outwash sediments, and no correlation of this data with the existing on-site data for Wood Trails has been presented.

Observed Evidence - Current Site Conditions

The Addendum Report reiterates that field observations did not indicate any evidence of large scale landslide activity. Because the site is relatively stable in the undisturbed condition does not refute the conclusion that the site is located within a Landslide Hazard Area. Given that the site is heavily vegetated and in a somewhat "natural" condition with no apparent landslide triggering mechanisms, it is not surprising that the site is relatively stable in the existing undisturbed state. However, the proposal includes stripping of vegetation / surface soils, grading, hillslope cuts, and fill placement throughout much of the site, resulting in a change of conditions with respect to slope stability and erosion hazard issues. This "changed condition" is what needs to be evaluated more thoroughly for assessing site-specific geologic hazards.

Nelson Geotechnical surmised that some past roadway cuts and fills may have contributed to the observed slope instabilities described as soil slumps / earthflows in the northern portion of the site (Appendix M of the FEIS). Therefore, it is reasonable to assume that additional slope instabilities are likely to ensue from the significant stripping, grading, cuts and fills that will be needed to construct the proposed Wood Trails development.

The Wood Trails site is located within an identified Erosion Hazard Area, and most of the site consists of soils described as having a severe erosion potential. On page 5 of the ESNW Addendum Report, it is noted that there is little evidence of widespread erosion on the site. This is not surprising given that almost the entire site is heavily vegetated with no large areas of exposed soils, and there are no significant overland surface water flows except in the vicinity of the small stream located immediately north of the site.

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ESNW appears to opine that the lack of observed evidence of widespread erosion for the undisturbed conditions existing at the site should reduce the erosion hazard potential to "moderate". However, widespread clearing, stripping, grading, and construction of the proposed development on and immediately adjacent to steep slopes will increase, not reduce, the risk of severe soil erosion. Although mitigation measures can minimize the impacts of soil erosion during and after site development, the presence of the identified erosion hazards remains an area-wide environmental constraint.

Additional Specific Comments

The following list provides additional comments on some of the statements and conclusions included in the ESNW Addendum Report.

1. ESNW is equating "relatively permeable sediment" as consisting of "clean" sand. The key point regarding relative permeability (or hydraulic conductivity) is that the change in permeability between two sediment layers causes downward flow of ground water to be somewhat impeded relative to flow within the overlying sediments. The presence of "clean" sand is not needed for this condition to occur, and contribute to landslide hazards along hillslopes due to ground water seepage or flow along the contact with underlying lower permeability strata.

2. It is unclear why the author(s) of the ENSW Addendum Report use their own opinion from the initial geotechnical report prepared by Earth Consultants that "infiltration of site stormwater is not feasible" as confirmation of the absence of relatively permeable sediment. There are reasons why "infiltration of site stormwater is not feasible" is a sensible conclusion given site development constraints, but equating this opinion/conclusion as support for the absence of relatively permeable sediments is not appropriate within the context of evaluating landslide hazards. There is no supporting information regarding existing infiltration rates and capabilities of soils at the site. Although much of the site appears to be underlain by silty sand at shallow depths based on the test pit logs, the existing soils do have some degree of infiltration capacity as evidenced by the complete infiltration of runoff discharging from areas upgradient of the Wood Trails site within a few tens of feet from the discharge points.

3. The geologic maps referenced by ESNW (Minard; Booth et al) are not geologic hazard maps. The referenced geologic maps would only identify areas where actual landslide deposits or mass-wasting deposits were observed or documented from other sources. Alternatively, landslide hazard areas are typically identified on geologic hazard maps (or critical areas or sensitive areas maps) as areas susceptible to landslides. As recommended in the recent Sustainable Development Study report, the Hillsides Drainage area should be classified as a Landslide Hazard Area. It is anticipated that the outdated Critical Areas / Sensitive Areas maps for the City of Woodinville will be updated in the near future to correspond to the recent information and conclusions presented in the Sustainable Development Study report.

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4. The FEIS (p. 3.1-14) states that "Due to the very dense glacial deposits underlying the site, as demonstrated by the subsurface conditions encountered at the test sites, there is a low susceptibility to large-scale, deep-seated slope movements at the site." This unsupported conclusion appears to only address what is termed "large-scale, deep-seated slope movements" as the only relevant landslide hazard. Landslides do not have to be "large-scale" to present a hazard to proposed development. Nelson Geotechnical has identified two areas of slope instabilities that might have been associated with prior road grading activities at the site. In addition, because the vast majority of the test pit explorations were completed at shallow depths of less than about 10 to 12 feet, there is insufficient information to conclude much of anything specific about "deep-seated" slope movements.

5. The ESNW Addendum Report incorrectly states that the authors of the Sustainable Development Study report concluded that the Hillside Drainages area is a Landslide Hazard Area based on a worst-case geologic condition. The authors of the Sustainable Development Study report based their conclusions and recommendations regarding the identification of the Landslide Hazard Areas on their evaluation of geologic conditions. There is no mention of this conclusion being a "worst case geologic condition". The only statement concerning "worst case" in the Sustainable Development Study report is in reference to the preliminary assessment of stormwater infiltration as it relates to slope stability.

6. The ESNW Addendum Report restates a prior recommendation to significantly reduce the required setback distances from the top of steep slopes. The rationale for reducing the minimum buffers (setbacks) required by the City of Woodinville has not been clearly stated or substantiated beyond using "soil strength" criteria from field observations. According to WMC 21.24.310 (1), a minimum 50-foot buffer is required to be established from all edges of erosion or landslide hazards areas. Although the buffer can be reduced with approval from the Planning Director, the objective of the established buffer is to minimize risks resulting from erosion and landslide hazards caused by development, and a critical area report is required before any reduction in buffers can be approved. As noted in the previous CNW submittal, at least half of the proposed lots do not comply with the minimum buffer requirement of 50 feet for landslide hazard areas associated solely with steep slopes. The preliminary plat is completely dependent on obtaining a "variance" to reduce the minimum buffer width of 50 feet from the top of steep slopes, and does not acknowledge that additional buffers might be needed for other landslide and erosion hazard areas on the site.

   As stated previously, a thorough Critical Area Study, although clearly warranted, has yet to be completed for the Wood Trails site. The goal of the Critical Area Study would be to verify the nature and extent of geologic hazards on the project site, and evaluate potential development-related impacts associated with the geologic hazards. Only then can mitigation measures, such as establishing appropriate buffers, be evaluated to compensate for any impacts. Clearly, recommending a significant reduction in buffers (setback) for at least half of the proposed lots cannot be considered without first completing the Critical Area

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Study, which should have been completed and submitted as part of the initial application for the preliminary plat approval.

At a site with known steep slopes, landslide hazards, and erosion hazards, the establishment of minimum buffers should not be based on maximizing the number of lots that can be squeezed into the "buildable" area. Rather, the objective of using buffers is to mitigate the impacts posed by the risks associated with geologic hazards. Mitigation for landslide hazards should be viewed as actions that reduce or eliminate long-term risks to property and life. As noted on the Washington State Department of Ecology website, sites that are too small to allow a safe setback from the slope should be avoided, and "local setback requirements should be viewed as absolute minimums" (http://www.ecy.wa.gov/programs/sea/landslides/prevent/prevent.html).

7. The ESNW comments concerning ground water recharge are unsupported and misleading. There is no data concerning existing ground water conditions beneath the site, except for the seepage noted in some of the explorations. The site is not completely covered by glacial till according to the FEIS. According to the geology map presented in the FEIS and the Nelson Geotechnical report, Vashon Advance Outwash deposits comprise the surficial sediments throughout a large portion of the site. Vashon Advance Outwash deposits typically have a higher permeability and infiltration capacity than Vashon glacial till. Ground water recharge is occurring at the site based on (1) the noticeable absence of surface water runoff from direct precipitation and (2) the complete infiltration of runoff discharging from areas upgradient of the Wood Trails site within a few tens of feet from the discharge points. The construction of extensive impervious surfaces will result in a reduction in ground water recharge, and no proposed mitigation measures have been proposed for this adverse impact.

Concluding Comments

The ESNW Addendum Report provides no additional information or analysis that refutes the fact that the site is environmentally constrained with respect to landslide and erosion hazards. Although there are many plat-specific geologic hazard issues that remain unresolved, it is clear that the rezone request should be denied because of the presence of environmental constraints. Developing the site as proposed at the R-4 density is not warranted or reasonable given the combination of steep slopes, erosion hazards, and landslide hazards.

Avoidance is often the most effective mitigation measure for undeveloped landslide hazard areas, and has been successful in reducing landslide losses. Use of appropriate zoning can provide a direct benefit for mitigating landslide hazards before land is developed. Utilizing appropriate land use policies is often cited as an effective tool for municipalities to address existing landslide hazards. This approach to landslide hazard mitigation is discussed in many frequently-referenced documents including: (1) Landslides: Investigation and Mitigation, Transportation Research Board Special

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Report 247 (1996), and (2) National Landslide Hazards Mitigation Strategy – A Framework for Loss Reduction, USGS Circular 1244 (2003).

If residential development of the Wood Trails site is to occur, it should happen at the lowest density possible to reduce the risks associated with the site being located within both a Landslide Hazard Area and an Erosion Hazard Area. Maintaining the existing R-1 zoning designation provides some flexibility in avoiding the landslide hazards on the Wood Trails site, including maintaining the required minimum buffers. The R-1 zoning designation is appropriate for the Wood Trails site, and the rezone request to increase density to R-4 should be denied.

Attachment: Guidelines for Preparing Engineering Geology Reports in Washington

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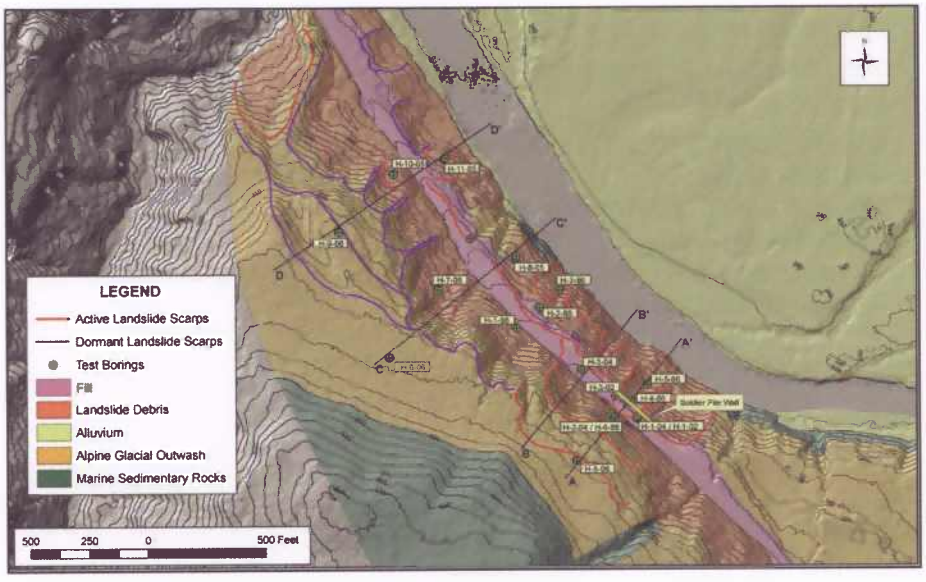
DEPARTMENT OF LICENSING

Guidelines for Preparing Engineering Geology Reports in Washington



Prepared by:
Washington State Geologist Licensing Board

November 2006

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Acknowledgements:

The Washington State Geologist Licensing Board would like to thank the following individuals for their contributions towards creating this document:

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The Department of Licensing has a policy of providing equal access to its services. If you need special accommodation, please call (360) 902-3600 or TTY (360) 664-8885.

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Guidelines for Preparing Engineering Geology Reports in Washington

I. Introduction

The Washington State Department of Licensing's (DOL) Geologist Licensing Board provides these guidelines for the following purposes:

1. to serve as a resource for consumers who engage the services of engineering geologists; and
2. to act as a reference for engineering geologists as they practice their profession.

These guidelines are intended to improve the quality and consistency of engineering geology reports in Washington.

The elements of the practice of engineering geology are outlined in Washington Administrative Code (WAC) 308.15.053. The elements define a process whereby geologic information and data are gathered, interpreted, synthesized, evaluated, analyzed, and then used for a specific application, at a scale and level of intensity appropriate for that application.

The following information is intended to provide guidance for the preparation and review of engineering geology and geotechnical reports prepared by engineering geologists in Washington. The actual scope of services for each engineering geology study will vary depending on the level of detail and accuracy needed for the intended application. Each report should include sufficient data and interpretation regarding geologic materials, structure, processes, and history to support conclusions and recommendations regarding the suitability of the site or area for the proposed activity, modification, or use.

The guidelines do not include systematic descriptions or all available techniques or topics, nor is it suggested that all techniques or topics be applied to every project. The guidelines are intended to be flexible and tailored to the specific project, based on the project complexity and scope of work. All elements of these guidelines should be considered during the preparation and review of reports prepared by engineering geologists.

This document contains elements from guidance publications for preparing engineering geology reports by the Guidelines Committee of the Utah Section of the Association of Engineering Geologists, the California Board for Geologists and Geophysicists, and the Oregon State Board of Geologist Examiners. These and other

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references are presented in Section III.

The Geologist Licensing Board has prepared these guidelines in the spirit of service to the public and to assist public officials and professional engineering geologists to better understand the requirements of our state laws and codes. They are not intended to affect or limit the trade or business of individuals or firms that provide support services to the profession. If any portion of these guidelines is determined to conflict with or contradict Washington State law or rules, or those local ordinances governing these practices, Washington State law or rules or local ordinances will take precedence.

II. Report Content

A. General Information

Each report should include adequate background information to inform the reader of the reason for doing the project, who commissioned the work, the location of the site, the general site setting, the proposed land use, and the purpose and scope of the geologic investigation. The following items should be addressed:

1. Name of the party or entity that commissioned the report.
2. Location and size of area investigated, the proposed use of the site, and the reason the site is being evaluated (include specific regulatory references, as appropriate).
3. Purpose and scope of the report and geologic investigation, including specific tasks that were performed. A clear and complete description of the scope of the report is an essential component that enables readers and reviewers to understand the purpose of the geologic investigation as well as the methods employed.
4. Methodology used in the project, including dates specific tasks were completed, name(s) of geologist(s) and others who completed each task, and specific details about how data were actually gathered.
5. A description of prior work on the site or in the immediate area, including the nature and source of available subsurface information and geologic reports or maps. Suitable explanations of the available data should provide a technical reviewer with the means of evaluating the reliability of the data, if they are referenced in the report. Reference to cited works or field observations should be made to substantiate opinions and conclusions.

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B. Site Characterization

The report should document the methods used to characterize the geology of the site and potential geologic and seismic processes that could impact the site and its suitability for the proposed use. This geologic evaluation should include a review and summary of pertinent existing geologic information and data, results of field assessment and exploration, and field and laboratory testing of rock, soil, and water to characterize the site conditions to the level of detail appropriate to meet the project objectives. The sources of existing information and data should be clearly documented using standard scientific bibliographic citations. Figures and maps based on existing sources should have the sources referenced on the graphic. The scope of field exploration and methods and laboratory procedures used should be described. Documentation and characterization of the site geology and geomorphic processes should include a written report with appropriate maps, figures, cross-sections, and appendices. Geologic features and data that were directly observed and measured should be clearly distinguished from existing information and inferences and interpretations. Laboratory test and geophysical survey results should be tabulated or summarized appropriately in the report and the test and survey reports appended.

1. Report Text

The following is a topical outline of site characteristics commonly described in the body of the report. In each case, references should be cited where applicable.

a. Topography, vegetation, and current land use, including the high and low elevations on the site, the total relief, slope inclination, form, and aspect, vegetation type and size, ground cover, and changes (both in vegetation and topography) due to past development or use. Where there is more than one slope, or there are a variety of different landforms on a project, the site should be subdivided into areas having similar characteristics, and each area should be described.

b. Regional and site geology, including a general description of relevant geologic history in the area. Descriptions should be written in a manner understandable to the client and the reviewer, and should include a review of previous geologic work conducted in the region and at the project location.

c. Site geology, soil and rock unit descriptions and classifications, including where the unit was encountered (including in explorations), and other pertinent information. Figures (geologic maps,

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cross-sections and logs of explorations) should be referenced where applicable. References should be cited for the classification systems applied to the project.

d. Geologic processes, including surficial processes (slope movement, erosion and deposition, channel avulsion and migration, flooding, expansive and collapsible soils, and subsidence, etc.), coastal processes, seismic processes (including strong ground shaking, surface fault rupture, liquefaction, lateral spreading, and local tectonic deformation, tsunamis, seiches, etc.), and volcanic processes (ash-fall, pyroclastic flows, lahars, etc.), potentially affecting the site should be described. The process descriptions should be applied directly to specific locations in the project area, and should be related to the hazards that could be imposed as a result of the proposed development or use.

2. Illustrations

One or more of the following types of illustrations are typically included in a report:

- maps;
- annotated photographs;
- cross-sections;
- logs of explorations or geophysical testing; and
- actual results of laboratory test data.

The following paragraphs describe what are typically contained in the respective types of illustrations:

a. Vicinity Map
A vicinity map should include the specific project site in relation to known or familiar locations.

b. Engineering Geologic Maps and Cross-Sections
Engineering geologic maps of the area should be prepared at a scale that shows sufficient detail to adequately define the geologic conditions present, given the context of the proposed application. For most purposes, available published geologic maps are too general to provide a basis for understanding site-specific conditions, so a more site-specific geologic map may be needed. Depending on the nature of the project, the map may extend into adjacent areas to adequately define significant geologic conditions. Maps used for engineering geologic applications typically include site- or project-specific soil and rock units, landforms, drainage characteristics, and slope and other conditions related to development, such as existing cut and fill slopes, roads, proposed building footprints, etc.

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Mapping should be done on a suitable planimetric or topographic base map or aerial photograph, at an appropriate scale with satisfactory horizontal and vertical control. Each map or photo should include the date and source of the base. Limitations of maps and remote sensing data (source and accuracy) should be clearly described.

Where detailed site-specific characteristics are important to the specific application, such as slope stability or foundation analysis, detailed cross-sections portraying actual ground measurements, slope breaks, contact and ground water relationships, and the locations of borings and other explorations should be included. Cross-sections should display both horizontal and vertical control, and should be drawn at a scale appropriate for site conditions and the specific application and should include the date of preparation and the name(s) of the person(s) who prepared the cross-section.

The engineering geologist should report the nature of bedrock and surficial materials, structural features and relationships, and the three-dimensional distribution of earth materials exposed and inferred within the area. A clear distinction should be made between observed and inferred features and relationships.

c. Logs of Subsurface Explorations
The scope and methods of subsurface explorations and geophysical surveys should be clearly summarized and include the following:

- type of exploratory and geophysical survey equipment and techniques used;
- operator and contractor's name(s);
- detailed information about sampling and testing techniques; and
- classification systems used.

The log of each exploration should describe the geologic materials encountered including the location, depth, top and bottom elevation, and a detailed description of drilling or excavation characteristics, individual samples and tests, water levels, changes in materials, and the details of installations of monitoring equipment for water levels, slope movement, or other expected changes.

Locations of explorations and surveys should be clearly and accurately shown on the site base map and cross-sections. When the exploration is not located immediately on the location of a

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cross-section, the exploration location should be noted, and the data should be projected into the plane of the section where appropriate.

d. Laboratory and Field Test Results
Include documentation of laboratory and field-testing as an appendix. The laboratory and other subcontractors responsible for the field and laboratory testing, data processing, and data interpretation should be identified.

C. Assessment and Analysis

All engineering geologic information gathered for the project evaluation should be synthesized to allow an assessment of (1) the effect of the geologic conditions on the project and (2) the effect of the project on geologic processes (i.e., slope instability and erosion). This may take the form of geologic profiles, maps, sketches, and text to explain a logical train of thought for the conclusions and recommendations that will be presented in the following section. Report conclusions should not be made that cannot be supported by the geologic information and a logic that has not been established in this section of the report. For instance, interpreted geologic profiles should be commensurate with the subsurface information provided and relate to the proposed project.

Models, such as those for slope stability and erosion, may be used to support the analyses, but should not purport to convey legitimacy to situations where the collected information is insufficient. Assumptions of the model and the method of data collection should be stated. The analytical process being used should be described, along with the types of information needed, how it is processed, and the meaning and limitations of potential results. Assumptions such as ground water levels and seismic coefficients should be described, including the reasoning for their use. Variations should be described, where appropriate. The strength values or other data developed during synthesis should be listed. The results of the analyses for each assumption or variation should be described. Graphical or tabular results should be displayed.

D. Conclusions and Recommendations

This portion of the report documents the outcome of the study, based on the syntheses, assessments and evaluations, and analyses of geologic information, data, and interpretations used to characterize the project area or site. This section should describe the suitability of the site for the proposed development or use, and should

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clearly state the likely effects of the proposed development or use on the geologic environment, as well as the likely effects of geologic processes on the proposed development or use.

Engineering geologic recommendations may cover one or more of the following topics, depending on the nature of the project:

- foundation strength characteristics of soil and rock;
- excavations and earthwork;
- slopes and slope stability;
- suitability of materials for use;
- surface and subsurface drainage;
- management of vegetation;
- temporary sediment control; and
- relevant regulatory issues.

This section should include recommendations regarding additional work needed to supplement the report, including, but not limited to, monitoring of geological conditions (ground water, slope movement, etc.), review of plans and specifications, and construction monitoring. Relative to the intended land use include a statement concerning the degree of confidence in and limitations of the data and conclusions.

E. Limitations

The limitations section should briefly restate the location, intended purpose, intended audience of the report, and what tasks were accomplished in meeting these ends. The limitations should include a statement regarding the limits of the intended use of the report, including scope and extent, and should restate any additional needs beyond the stated scope of work.

F. Signature and Stamp

All final reports or other documents must be signed and sealed/ stamped by the engineering geologist who prepared and/or was in responsible charge of the engineering geology report (WAC 308-15-075).

G. Report References

Reference all pre-existing information used in the report using standard bibliographic citations. Include:

1. Literature, maps, and records cited and reviewed.
2. Aerial photographs or images interpreted, listing the type, scale, source, and index numbers etc.

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3. Other sources of information, including well records, personal communications, or other data sources.

III. References

The following references are provided for use in preparing engineering geologic and geotechnical reports. In addition to the references listed, most county and city critical areas ordinances, as well as the Washington Forest Practices Rules (WAC 222) contain a section on reporting requirements.

California Department of Conservation. 1999. Guidelines For Engineering Geologic Reports For Timber Harvesting Plans. Division of Mines and Geology, Note 45.

California Department of Conservation. 2001. Guidelines For Preparing Geologic Reports For Regional-Scale Environmental and Resource Management Planning, Note 52. Division of Mines and Geology, 801 K Street, MS 14-34, Sacramento, CA 95814-3532.

California Geological Survey. 2004. Guidelines for Reviewing Geologic Reports. CGS Note 41.
http://www.consrv.ca.gov/cgs/information/publications/cgs_notes/note_41/index.htm

Oregon State Board of Geologist Examiners. 2005. Guidelines For Preparing Engineering Geologic Reports in Oregon. Oregon Board of Geologist Examiners, 707 13th Street SE, Suite 275, Salem, OR 97301.

Rogers, D.J. 2004. Standards For Geotechnical and Engineering Geology Reports. Karl F. Hasselman Chair in Geological Engineering, Department of Geological Engineering, University of Missouri-Rolla, 129 McNutt Hall, 1870 Miner Circle, Rolla, MO 65409-0230.
http://web.umr.edu/_rogersda/umrcourses/peer_review/standards.htm

Slosson, J.E. 1992. Guidelines For Preparing Engineering Geology Reports. Association of Engineering Geologists. pp. 2-12.

State of California-State and Consumer Services Agency, 1998. Guidelines for Engineering Geologic Reports. Board for Geologists and Geophysicists. 2535 Capitol Oaks Drive, Suite 300A, Sacramento, CA 95833-2926.

Utah Geological and Mineral Survey. 1986. Guidelines For Preparing Engineering Geologic Reports in Utah. 1594 W. North Temple, Ste. 3110, Salt Lake City, Utah 84116.

Washington State Department of Licensing. 2005. The Law Relating to Geologists. 18.220 RCW, 308-15 WAC, The Uniform Regulation of Business and Professions Act, 18.235. Geologist Licensing Board, PO Box 9045, Olympia, WA 98507-9045.
dol.wa.gov

SECTION 4

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Responses to Ed Sewell Letter of April 5, 2007

This letter is in response to the April 5, 2007 letter from Ed Sewell concerning plants, animals, and other issues.

Response to Sewell Item 2, Critical Areas/Native Growth Protection Easements:

Mr. Sewell makes a number of speculative decisions about the construction conditions near the stream within the Wood Trails development and misleading statements about the significance of the stream and Little Bear Creek.

The stream is within the Wood Trails site to the north of the footprint of development about 100 feet. It is easy to say that there is no encroachment if one could just drop the roads in from space. To place the roads and houses as proposed will require backfill and very delicate placement of large rocks to make a wall. It will be very easy to push soil across the footprint toward the stream, or there may be slope failures during construction.

Mr. Sewell indicates that "the hydrologic input to Little Bear Creek, while important, is minimal…" He cannot make this statement because the flow of the stream hasn't been measured. Based on observations from Bob Harmon, who knows the area as well as anyone, the flows are greater than people think. It's easy to say that "this little stream can't make a difference" except for a least two reasons. First, one cannot take the attitude that my little piece of the drainage basin doesn't affect Little Bear Creek, because then Little Bear Creek dies 20 acres at a time. Second, the stream in question probably flows at less than 5 cubic feet per second (cfs), but there are times when all of Little Bear Creek flows at less than 5 cfs. While it is not the only source of water to Little Bear Creek, it is, as Mr. Sewell himself says, important. So each little stream feeding Little Bear Creek does matter.

Mr. Sewell provided excerpts from a King County web site for Little Bear Creek. An important note in these excerpts is that "Stream Segment 3 (between NE 195th and the Snohomish/King County line … was rated medium-high habitat quality." The areas most likely to be affected by the proposed developments are among the highest quality reaches of the creek.

Jim Matilla is a local fisheries specialist who probably knows Little Bear Creek better than anyone else because he mapped the entire length of the stream as part of the WRIA 8 study and other studies. Jim describes Little Bear Creek as being on the cusp of being seriously damaged by the alteration of the water flows into Little Bear Creek (higher than normal high flows and lower than normal low flows). It's easier to understand problems with low flows because we all know fish need water. To understand why high flows are harmful, consider that spawning fish needs a certain gravel size to lay eggs, and high flows wash the gravel downstream and disturb the gravel bed. So the incremental alteration of flow rates and water quality adversely affect the creek habitat.

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Storm water may leave the detention systems at rates between 5 and 10 cfs (the exact flow depends on the amount and duration of rain storms). Five cfs may not seem like much, but every bit matters for a stream on the verge of being unproductive for fish spawning.

In conclusion, Mr. Sewell underestimates the effects of the streams and storm water impacts to Little Bear Creek, and disregards the sensitivity of the proposed developments on the spawning of salmonids, especially the threatened Chinook Salmon, in Little Bear Creek. The regular flow of cool, clear water will be adversely affected by the proposed development.

Response to Sewell Item 5, Wetland Mitigation

The proponent is proposing to enhance the vegetation around the stream to compensate for destroying a wetland. This is an accepted trade-off according to wetlands-related regulations. However, the stream bank is doing just fine without adding native vegetation, and will naturally re-vegetate. It would be better to create a new wetland.

The water from the dispersion trenches is characterized by Mr. Sewell as being "clean treated water." This is another speculative statement. Storm water treatment systems are designed to settle out solids, and if a leaf compost filter is included, it will help remove some organic compounds. But neither system will reliably remove pesticides, fertilizers, dissolved metals, and certain vehicle oils. Unfortunately, these are not just exotic chemicals but are present in our lawn fertilizer, car wash run-off water, "weed-and-feed," wood preservative, and road grit. The consequence is that whereas we had long stretches of grass and soil to naturally capture these materials, the developer is now proposing to create large amounts of impervious surface. **The proposed storm water systems will not capture the pollutants sufficiently to protect the wetland inhabitants.**

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RESPONSE TO COMMENTS FROM ED SEWELL DATED APRIL 5, 2007

RE: MONTEVALLO / WOOD TRAILS PROPOSED DEVELOPMENTS

The following discussion is in response to the letter dated April 5, 2007 from Ed Sewell concerning plant, animal, and other environmental issues at the proposed Wood Trails and Montevallo developments.

Executive Summary

As important as the details are to a good rebuttal, and these will be further described, more relevant are the overarching considerations which are omitted or disregarded. In this instance, the larger point is the developer has not followed the prescribed sequence of planning and documentation required for permit application. Woodinville Municipal Code 21.16.130-200, 21.17; 21.06.268, and 14.04 require a plan be submitted concurrent with permit application. This is factual, not emotional, not opinion. This has not been done; therefore no application can be approved.

Clarification of issues raised by the developer regarding comments made pertaining to critical areas, wildlife corridors, habitat enhancement, wetland mitigation, and site wildlife follows. That these issues weighed in heavily in the citizen comments on the DEIS/FEIS highlights the importance neighboring homeowners ascribe to the wildlife which in large part defines the neighborhood character.

Clarification

Phoenix Developers has presented drawings throughout the hearing which show scores of large changes and areas of vague description to be fleshed out at some unidentified later date. This is not accepted practice even for a preliminary plat application. Environmental issues cannot be ironed out after development starts.

For instance, a preliminary plat in Woodinville must have a tree plan. If there is no such documentation it is not a preliminary plat but rather a conceptual plan. Conceptual plans are exactly that, a precursor, an artist's concept, not a documented commitment to a particular plan of development. It is required a tree plan be submitted and approved prior to a hearing on the proposed development. No documented tree plan was submitted to the City before this hearing therefore all plans are strictly conceptual in nature.

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If it were a preliminary plat, small changes would be allowed. However, a change of 10% or greater to a preliminary plat is generally seen as material and requires reapplication. Since application was made, the developer's renderings have changed significantly, even from day to day, and were submitted as plats, not as conceptual drawings.

Conclusion: The preliminary plat is incomplete, therefore plat approval cannot be recommended.

Furthermore, please scrutinize carefully the rebuttal of the environmental section submitted by Phoenix Developers. It glosses over and omits many important points elaborated on in the following document (using the common numbering system from the Concerned Neighbors of Wellington's, hereafter known as CNW, Executive Report and the developer's rebuttal):

2. Critical Areas/Native Growth Protection Easements

a. The developer refutes a stream north of Wood Trails in the summer "may be the sole source of water for Little Bear Creek at this point..." The "point" is not the entire length of the Creek as argued but rather within the immediate area, i.e., the entire western slope of the R-1 area of Woodinville. This stream is fed by surface water from the proposed developments, surface water which the developer would re-route through tight-lining. Piping surface runoff denies water to wildlife and plant life and raises the temperature of the water putting federally endangered salmon in Little Bear Creek at risk.
b. The small Type 4 stream...is "100' away from its closest point to any proposed lot." As previously noted, the proposed plat continues to change from day to day. Any reassurances are suspect without a concrete application to which they apply.

Conclusion: Water issues are vital to the hillside's and the wildlife's health. Development plans are capricious and therefore unreliable.

3. Wildlife Corridors

a. "Wildlife will be able to pass through the site relatively unencumbered in this area." Steep slopes which are unbuildable will also be an encumbrance for some species. The wildlife must go down, then back up, or fight wind currents, to traverse that area. The fact that the wildlife

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currently does not do that, but instead uses the flatter eastern slope, speaks for itself. If built out, animals still attempting to use the upper slope would now encounter predators, dogs, traffic, children, open gaps, and pavement, too often to its detriment or use precious energy to travel the steep hillside.

b. "No standing water is ever present in this wetland." This is a bold statement made from only two visits, April 2005 and June 2006, as recorded in the DEIS.
c. "No future disturbance of the area on the east side of the pond will be needed or anticipated." It follows then there will be present disturbance. This is promised to be "replanted as specified". No tree plan has been submitted. The developer does not specify sizes, numbers, or exact locations of trees or their replacements or recognize trees of special status called heritage trees. Also the water detention plan continues to change even now. These are simply empty promises.

Conclusion: Wildlife will, and has, chosen its own best path; an attempt to redirect this to distinctly different terrain is detrimental to the wildlife. Disturbance to soil, water, and plant life always alters use by wildlife.

4. Habitat Enhancement

a. The rebuttal claims the general comments made by CNW "does not accurately represent the mitigation measures." However, the developer claims "placement of stumps and logs throughout the site in a specific pattern will add woody material to the forest floor to increase foraging habitat for pileated woodpeckers over that which exists..." The Washington Department of Fish and Wildlife (WDFW) is sited by the developer as its source for guidance.
However, the *WDFW Priority Habitat and Species Management Recommendations, Volume IV: Birds 2003*, actually states, "In contrast to foraging behavior east of the Cascade Range, downed logs are rarely used as foraging substrate in wet coastal areas (Aubry and Raley 2002b). Therefore, large stumps on the ground may be a "pattern", but not one appealing to western Washington's pileated woodpeckers.
b. In the rebuttal the developer asserts "... this (proposed mitigation measures) does not represent a way to dispose of clearing debris." However, the developer's words on page 3.3-19 of the FEIS were, "Transfer of large woody debris, such as logs and stumps, from clearing operations to the western portion of the site would also provide foraging materials for pileated woodpeckers..." This shows obvious intent to do just that.
c. Again according to the WDFW report: "In areas used for both nesting and roosting, an average of 7 large snags/acre and 3 decaying trees/acre should be retained. Trees > 90 ft in height and 61-122dbh should be

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retained. In addition 12 10-30" dbh snags should be retained. Forest patches with high densities of existing snags and live trees in the largest size classes should be targeted when selecting areas to retain during the planning process." A substantial percentage of the trees in the proposed development appear to be over 100 years old as demonstrated by growth ring-aged trees of equal height and identical species in adjacent properties. These larger trees must be retained as foraging and nesting habitat.

d. Also from the WDFW report: "Mature and old-growth coniferous forest are considered high quality foraging habitat, but forests as young as 40 years of age are used if large snags are present." There is no documentation supporting this plan, rather live trees are to be girdled which will take several years to convert into snags.

   The proposed enhancement will not "increase foraging habitat on the site." There are numerous trees being removed; this will decrease habitat. There is no tree plan in place. There are only promises that something is in the developer's mind. The trees in this area are often 100 years old or older, currently prime for supporting pileated woodpeckers and other cavity-nesting animals. Because of their great height these older trees offer several layers of surface area exponentially greater than the width of their branches. Girdled trees less than 40 years old cannot begin to take their place.

Conclusion: The wildlife and plant life in this area does not need to be "enhanced", rather it needs to be left intact, in place, and protected.

5. Wetland Mitigation

a. Nowhere does the CNW Environmental Report state we believe "wetland mitigation does not work" as asserted by the developer's rebuttal in the first sentence of this section. This is an inaccurate assessment.
b. Our comment about wetland mitigation being an inexact science was supported by WDFW findings "compensatory mitigation for adverse impacts has risk and uncertainty of success" *(WDFW, Habitat Technical Assistance, General Guiding Principles for Project Planning and Implementation, 2000, #5)*. Wetland mitigation is rightly attempted but success is not always assured which is why acreage is above 1:1.
c. It is incorrect to state there "are no impacts to this wetland proposed." There are always impacts, even if mitigation is made.

Conclusion: Wetland mitigation may meet the requirements but better environmental protection and monitoring is required.

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6. Site Wildlife

a. The developer quotes CNW as describing numerous songbirds observed near the site "on birdfeeders". This comment was never made. Yard lists are not feeder lists. Songbirds may use feeders in residential areas but during nesting season most birds eat huge numbers of insects, even those subsisting on seeds during other parts of the year. Yard lists are an organized method of enumerating visits to the property. This allows prediction of potential impact on residential wildlife. One yard list was submitted by Mrs. Laura Glickman, a homeowner within 500' of the proposed development site. Listed birds have been seen and heard in the proposed development sites.
Although the FEIS states no nest site was seen upon visual inspection, this inspection was not performed during the nesting season. Nests are, by necessity to avoid predation, difficult to find. It is quite possible to miss evidence of nesting in the off season. The Glickmans see or hear both male and female pileated woodpeckers, coming from and returning to the proposed Wood Trails site multiple days per week, year round. This is highly suggestive of a nesting site in the proposed Wood Trails development. This is corroborated by the developer's own consultant, The Watershed Company, who in their May 6th, 2005 memorandum entitled, "Wood Trails & Montevallo Preliminary Draft Environmental Impact Statement – Section 3.3 Plants/Animals" wrote:

> *Wood Trails* notes that a pair of pileated woodpeckers was observed foraging on the site and that abundant pileated woodpecker foraging sign was observed. The discussion further implies that because no active nests were observed, pileated woodpeckers are not nesting on the site. Unless each potential nest tree on the site was surveyed, it is recommended that pileated woodpecker nesting use of the site be assumed and discussed accordingly.

b. The developer casts aspersions on CNW's photos of wildlife near the proposed development sites. Pictures of the pileated woodpecker and the bobcat initially submitted by CNW were taken by Mrs. Laura Glickman from her property. Further photos identifying her property overlooking the warehouse district, as does Wood Trails which is less than 500' from the Glickmans' property, are enclosed herein. There were eight witnesses to the bobcat on that particular occasion. Another couple at a house nearby also reported seeing the bobcat that day. Mrs. Glickman has also photographed the bobcat in her yard on two other occasions in the last year.

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c. Photos of a blue heron were discounted because there are "no roofs in the proposed development area"—these photos were taken by Mrs. Glickman of a house adjoining the Wood Trails proposed development site. It then flew into the proposed site.
d. Contrary to the developer's comments, there are band-tailed pigeons in the community during the nesting season, and they are seen with juveniles. The author has herself taken fledglings fallen from a nest located on 202nd to the nearby wildlife sanctuary. Juveniles come regularly to yards in the neighborhood during the summer. Therefore, some source of calcium adequate for egg formation must exist within reasonable distance of this locale.
e. Hunting seasons are irrelevant to this discussion as no hunting is allowed within the Woodinville city limits. Pests such as rats can be trapped or killed but all other wildlife is protected by law or eliminated only with intense scrutiny and licensure.

Conclusion: A wide variety of wildlife abounds in this area, some of it unusual for suburban areas, as proven by numerous citizen submissions and cannot be dismissed.

Summary

The area proposed for high-density development is rich in wildlife. The wildlife is dependent on the site's plant life and water availability. These co-exist with outstanding results in part because large plots of contiguous land offer protection and rest. Large, uninterrupted parcels of land are few in urban areas; this is one of the last within the R-1 area of Woodinville, as sited by the applicant. The two sites being proposed, Wood Trails and Montevallo, have different but equally important contributions to make: the heavily treed parcel making up Wood Trails and the wetland in Montevallo, the source of a year-round stream.

The population of Woodinville and surrounding areas is increasing. Thus available land for wildlife rearing its young, and for humans restoring their connection to Nature, is decreasing.

These sites need careful consideration. The developer has not documented its commitment to the community in actual numbers or sizes, it has implied that all will be taken care of in due time. The wildlife which forms a large part of the character and appeal of this special area cannot afford such a cavalier attitude. As described above, the City of Woodinville's municipal code does not allow it.

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Response to Triad Associates Memorandum of April 4, 2007

Responses to bullet points:

Bullet 1 response concerning overlap of proposed Montevallo development and Lake Leota Basin:

Triad Associates incorrectly states that the area of the proposed Montevallo development that is coincident with the Lake Leota Basin is "a small sliver, (approximately 0'-30' wide) that roughly parallels the south property line…." Triad also mistakenly continues in saying that in "the revised site plan this area remains undisturbed as it is within the new 50' landscape buffer." In fact, the coincident area in question is about 250 feet north to south as measured from the southeast corner of the proposed development, and extends about 750 west of this same corner. There is a triangular shape comprising the western side of the coincident area, such that the top of the area measures about 500 feet east to west. It is incorrect to state that "None of the proposal's impervious surfaces will be within the Lake Leota Basin." The attached figure shows the coincident areas.

[need attachment]

The attachment shows that the coincident area is not a minor sliver, but is on the order of 3 acres, much of which is within proposed housing footprints

Bullet 2 concerning downstream capacity analysis:

The evaluation of the downstream capacity analysis identified that there are limitations on downstream capacity. Further documentation of this situation was provided by the Woodinville citizens. It is particularly troubling that the proponent did not accurately and completely identify areas contributing to the drainage. Not only are there areas above the area proposed for drainage along the NE 195th corridor (drainage basin C) that have been neglected, there are areas to the south of NE North Woodinville Way that discharge into the same system. Moreover, field evidence (provided in the original submittal of Concerned Neighbors of Wellington) has demonstrated that system is over capacity in its present condition.

Triad asserts that upgrading the existing piping system "if needed" would resolve this issue, and the right-of-way exists to install these upgrades. The fact is that the stormwater drainage system within the entire industrial park is undersized. In field trips during the winter of 2006 and 2007 by Woodinville citizens, all three drainage basins that the proponent suggests for discharge are at or above capacity, undersized, and not at current standards. Additional photos showing the storm water swale in drainage basin A are included at the end of this report. The photos show that the storm water swale cannot accommodate any additional storage. The suggestion that the proponent can simply resolve these issues during final design shows their lack of knowledge of the current

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situation. The suggested resolution is to upgrade pipe to a downstream location. There has been no consideration given to possible effects downstream of these new locations.

This issue would not be raised if there were typical constraints. **The fact is that one cannot dismiss these matters to a "final design" review.** This is tantamount to saying that you'll figure out how you'll attach the wings to an airplane after you've built the body of the plane.

Bullet 3 concerning water quality impacts to Little Bear Creek:

The King County Surface Water Design Manual (KCSWDM) specifies methods to be used in the design of storm water systems. It appears the proponent is following these methods, but believes that nothing else matters. **The KCSWDM does not trump the Endangered Species Act.** If there are other potential impacts, such altering flow rates and water quality in Little Bear Creek, especially when this creek supports runs of a Threatened Species (the Chinook Salmon), then the proponent must consider these effects. We understand that the design is intended to treat 95% of the annual average run-off. The problem with referencing this number is that it ignores the fact that most of the pollution is discharged during heavy storm events. In fact, the storm events have a nasty habit of collecting all the pollution that has accumulated and dumping it into streams during the bypass operations that are designed into the system. While Triad is factually correct in saying that the proposed system meets (if you include variances and inadequate downstream analysis) KCSWDM practices, **they are misrepresenting the pollution impacts as well.**

The proponent also defers to the FEIS, which received no peer review. The FEIS also discredits the contribution of the proposed Wood Trails development stormwater to Little Bear Creek as being insignificant. In fact, we presented in our original information data on Little Bear Creek showing flow rates as low as 3 cubic feet per second, and flows from the proposed Wood Trails Development at or above this flow rate (data provided by Triad). So flows at this level are NOT insignificant. Moreover, the proponent and the FEIS suggest that these adverse impacts are "unavoidable." We suggest that the proponent consider low-impact development methods, reducing impervious surfaces (R-1 build-out accomplishes this), and other methods. Finally, there are statements both by the proponent and in the FEIS that "Required flow control measures would maintain existing existing discharge rates and durations under most conditions …" **This is factually wrong, because the existing discharge rates and durations are ZERO for the portions of the site proposed for development, and indicated in site photographs during rain storms**.

Bullet Item 4, Dispersion trenches:

The geotechnical investigation conducted by the proponent is woefully incomplete with respect to landslide hazards. To suggest that the revised site plan includes dispersal 50 feet from the top of slope does not assure avoidance of landslide hazards. While

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alternatives are offered such as piping down the hill or dispersing water at lower elevations where slopes are less than 40%, these alternatives have their own constraints such as increasing storm water run-off or requiring excavation, with an increase in erosion, on steep slopes. There is a deference to answer these questions during final design, when in fact **there may be no design options available that don't have their own adverse impacts**. The proponent seems to have the choice to go east, west, south, or north; when told none of these options will work, they say they'll find another direction to travel. Down, perhaps.

Bullet Item 5, Snohomish County permits:

The proponent continues to hide behind their interpretation of storm water regulations to determine whether or not other parties, such as Snohomish County or the adjacent property owners have any interest in the altered flow conditions predicted for the Montevallo development. There have been numerous cases in the Puget Sound area where a developer "thought" there would be no impact on downstream property owners, which was really just an excuse to ignore the issue. It would be appropriate for the proponent to show documentation that the owners or government jurisdictions were contacted. It would also be useful for the proponent to accurately depict flow conditions. For example, there is no mention made by the proponent that the discharge from the wetland in Montevallo connects to the stream that flows within Tract A of the Wood Trails development. This hydrologic connection was established and depicted by Bob Harmon after multiple field visits.

Concluding statements of Triad:

Triad cites portions of the EIS as evidence that the developer has satisfied the Significant Unavoidable Adverse Impacts evaluation. In fact, the FEIS was dismissive of the adverse impacts. There is no surface water run-off from the site from drainage basins A and B. Under the proposed development scenario, there would be a loss of infiltration and an increase in storm water run-off. The hydrologic flow conditions would be irretrievably altered, the quantities involved are significant to the flow of Little Bear Creek, water quality would be adversely affected, and Little Bear Creek is home to an Endangered Species Act threatened Chinook Salmon. These are not minor matters, and the proponent has neither addressed these issues nor developed a satisfactory mitigation plan.

[2 swale photos go here]

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Storm Swale by the "Precor" property that is suggested for detention of stormwater discharged from proposed Wood Trails development. The photo shows that the swale is full of sediment and is not capable of storing storm water. The storm water instead will flow directly to Little Bear Creek. Photo taken 4/15/07.

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Additional photo of "Precor" storm water swale at outlet, again showing that virtually no storage capacity remains. If there were storage capacity, one would see a basin type structure with a minimal amount of water, similar to a bathtub with a few inches of water in the bottom. This swale is full of sediment. Photo taken 4/15/07.

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Southwest portion of proposed Montevallo Development falls within Lake Leota Basin.

Lake Leota Basin is proposed as R-1 based on Litowitz Test

Wood Trails development

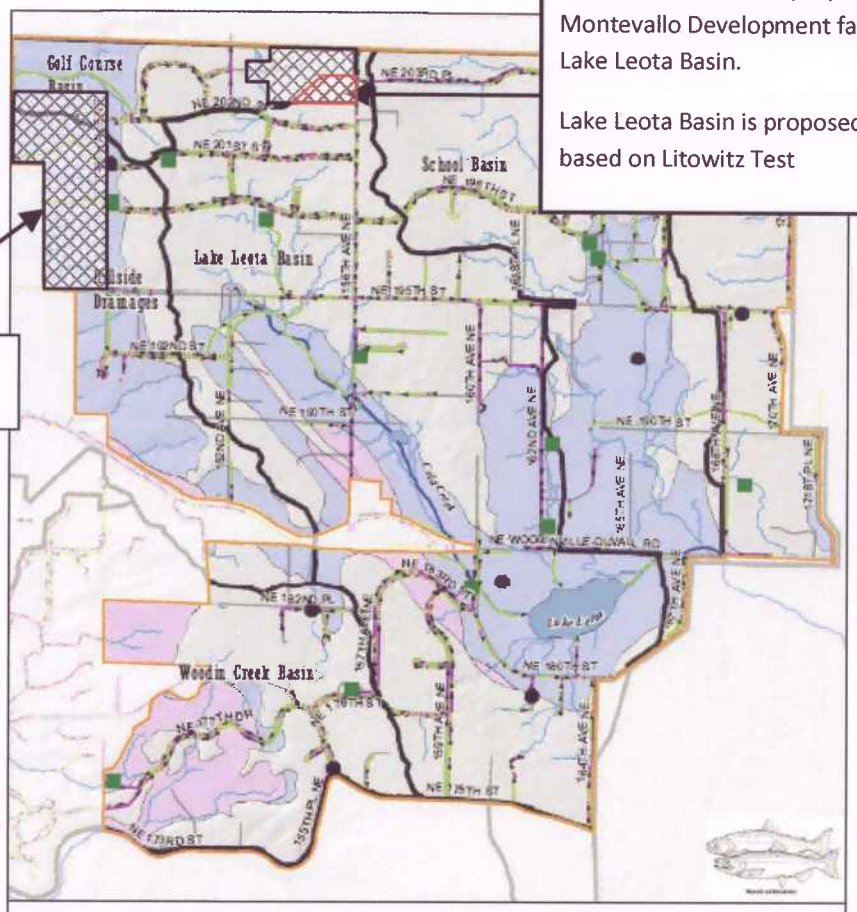

Figure II-3. Moderate & High Critical Aquifer Recharge Areas (CARAs)

CARAs
- Moderate
- High

- Stormwater pond
- Stormwater tank
- Known streams
- Potential streams
- Waterbodies
- City streets
- Stormwater pipes
- Open channel
- Drainage area

CARAs are identified wherever susceptibility to contamination the underlying geology is glacial are overlain by "moderately well outwash, which is much more drained" soils. Data is from permeable than the glacial till Appendix A to this report found under the remainder of the R-1 zone. In CARAs with "High" susceptibility to contamination, this geology is overlain by "somewhat excessively drained" soils. CARAs with "Moderate"

0 0.5 Miles

1:13,500

SECTION 6

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To: Hon. Greg Smith, Hearing Examiner *pro tem* for the City of Woodinville

Date: 18 April 2007

From: Susan Boundy-Sanders
MS Geology, Caltech
President, The Woodinville Conservancy
Member, Sustainable Development Study Citizens Advisory Panel
17859 149th Av. NE
Woodinville, WA 98072-6202

Re: **Notes from conversation with seismologist Craig Weaver**

The attached document contains the substance of communications with US Geological Survey seismologist Craig Weaver, which were the basis for the faults mapped in Exhibit 124 for the Wood Trails hearing. This exhibit discusses strands of the Southwest Whidbey Island Fault zone that cross the proposed Wood Trails and Montevallo sites.

The conclusions of Dr. Weaver and his research team, based on LIDAR, trenching, aeromagnetic, and seismic studies stretching from Brightwater to North Bend, are that multiple seismically active strands of the Southwest Whidbey Island Fault Zone cross through Woodinville.

Some of these strands apparently cross the proposed Wood Trails and Montevallo sites. Their locations, which are interpreted by me based on descriptions by Craig Weaver, are shown in Exhibit 124.

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The Woodinville Conservancy

18 April, 2007

Craig Weaver
Pacific Northwest Coordinator, U.S. Geological Survey National Earthquake Program
Co-Chief, Pacific Northwest Earthquake Studies Project

Department of Earth & Space Science
University of Washington, Box 351310
Seattle, Washington 98195-1310
craig@ess.washington.edu

Dear Craig:

Below are the results of our phone conversation of 29 March 2007 and subsequent edits via email, regarding the Southwest Whidbey Island Fault Zone (SWIF). Thank you for all the time you have spent on this interaction.

+++++ BEGIN NOTES +++++

US Geological Survey Open-File Reports (OFRs) 2004-1204 and 2005-1136 are your primary and most current published documents on the SWIF in southern Snohomish County and northern King County.

These reports contain details of the trenches dug on the Brightwater site that the USGS viewed.

They also contain your group's interpretations and conclusions from highly processed aeromagnetic data. These data reveal the presence of crustal faults that break up northern King County and southern Snohomish County along the trend of the SWIF.

Your group currently has a paper currently in review for the *Journal of Geophysical Research* (*JGR*). When it has been accepted, you will release preprints but are not doing so at this time.

The lakes and springs in and near Woodinville are not discussed in the *JGR* paper.

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Your group does not consider the modeling of the SWIF to be complete at this time. For example, why does the SWIF go from three strands across Whidbey Island to as many as ten strands through Woodinville? Your group is trying to test the observations through Woodinville.

The Mount Persis volcanics are broken into parallel faults by the SWIF through Snohomish County. The Mount Persis volcanics are discussed in OFR 2004-1204.

More work will result in firmer interpretations on the nature of the SWIF, particularly on the question of the relation of the fault zone to the Seattle and Everett basins.

The team wonders if the SWIF might explain the large number of lakes and ponds in the area. The northwest-striking SWIF, intersecting the predominant north-south glacial geology, might have allowed a large number of lakes and ponds to form. These ideas are still subject to testing and analysis, but the USGS currently has no plans to examine this suggestion in any detail.

Crystal Lake is bounded by the Cottage Lake lineament, a Holocene active strand of the SWIF on its north side, and the Lake Leota lineament is associated with Lake Leota. Other strands of the SWIF with Holocene deformation, including Little Bear Creek and Grace, cut through the area northeast of Woodinville with numerous small lakes and ponds. Again, the USGS has not investigated any relation between the active fault strands and the small lakes and ponds. Kenmore, Bothell, Woodinville, and Maltby lineaments likely have Holocene deformation or faulting, but have not yet had active field studies conducted

Once the JGR manuscript is back from the journal, the team will need a few days to revise it, then may release preprints.

Until the submitted paper is available, the aeromagnetic and lidar strands discussed in the two open-file reports are a good proxy for the more definitive discussion in the *JGR* paper.
The USGS funded Boise State University to conduct seismic profiles along the SWIF. They generated several profiles between Woodinville and North Bend. One along 195th Street NE in Woodinville shows clear evidence of faulting. Their results are incorporated into the *JGR* manuscript.

The second OFR shows dipping faults converging under Woodinville.

+++++ END NOTES +++++

Thanks again, Craig, for your time on this document. I look forward to attending your talk in Woodinville.

Susan Boundy-Sanders, President
The Woodinville Conservancy
17859 149th Av. NE
Woodinville, WA 98072-6202
425-591-3672
sbsand@hotmail.com

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To: Hon. Greg Smith, Hearing Examiner *pro tem* for the City of Woodinville

Date: 18 April 2007

From: Susan Boundy-Sanders
MS Geology, Caltech
President, The Woodinville Conservancy
Member, Sustainable Development Study Citizens Advisory Panel
17859 149th Av. NE
Woodinville, WA 98072-6202

Re: **Research techniques used to locate faults**

This document corrects a misstatement I made in my verbal testimony of 5 April 2007, relating to Exhibit 124 for the Wood Trails hearing regarding strands of the Southwest Whidbey Island Fault zone that cross the proposed Wood Trails and Montevallo sites, identified by a research team that led by U.S. Geological Survey scientists.

I stated that an aeromagnetic survey was conducted down 195th Street NE, starting just east of the proposed Wood Trails site.

In reality, the equipment used on 195th Street was seismic. An area-wide aeromagnetic study was also done, but it used airborne equipment.

Both the seismic and the aeromagnetic studies, when combined with the LIDAR and trenching studies that have also been conducted, indicate features that the USGS interprets as faults that have been active in the Holocene (last 11,000 years). Their locations, which are interpreted by me based on verbal descriptions by researcher Craig Weaver and high-resolution maps provided by the City of Woodinville, are shown in Exhibit 124.

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MEMORANDUM

TO: GREG SMITH, HEARING EXAMINER, CITY OF WOODINVILLE

FROM: JEFF GLICKMAN

SUBJECT: LAND USE PLANNING AND ECONOMICS - CISNEROS

DATE: 4/19/2007

The applicant has quoted former HUD Secretary Henry Cisneros with respect to urban planning and land use. Mr. Cisneros's ideas are quaint and outdated. The reader is referred to the book "Urban-Growth Boundaries and Housing Affordability: Lessons from Portland." by Samuel R. Staley and Gerard C. S. Mildner which addresses how UGBs artificially restrict supply in an urban setting causing all housing within a UGB to be unaffordable. Their executive summary immediately follows.

Further, Mr. Cisneros credibility has been, and remains, in grave doubt due to the following:

> *"In December 1997, a grand jury charged Cisneros with eighteen counts of conspiracy, false statements, and obstruction of justice, all stemming from the alleged payments to Medlar (who was now known as Linda Jones), which were said to total more than $250,000. On January 15, 1998, Jones pleaded guilty to 28 charges of fraud and obstruction of justice and was sentenced to 3 1/2 years in federal prison. However, Cisneros, who awaited trial in Washington, DC, was not named in the case.*
>
> *In early September 1999, after a four-year intensive investigation, jury selection was about to begin for the former mayor's trial when Cisneros reached a plea agreement with the Federal prosecutor. He pleaded guilty to a misdemeanor count of lying to the FBI. He was fined $10,000, but did not face jail time or probation."*

Source: Thompson/Gale:
http://www.gale.com/free_resources/chh/bio/cisneros_h.htm

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Urban-Growth Boundaries and Housing Affordability: Lessons from Portland

By Samuel R. Staley and Gerard C.S. Mildner
October 1999

Executive Summary

Urban-growth boundaries are emerging as one of the most popular growth-management tools in the fight against suburbanization. More than 100 cities and counties have adopted them, and statewide mandates for growth boundaries exist in Oregon, Washington, and Tennessee.

Urban-growth boundaries, however, have potentially large, if unintended, negative impacts on housing. The burden of these impacts will most likely be felt by low-, moderate-, and middle-income households since their housing choices will be the most severely constrained.

An examination of housing-production trends and home prices in Napa County, California found that:

- Housing production fell by 74.2 percent when strict growth controls in Napa County, California were implemented, creating an effective countywide urban-growth boundary; and
- Housing prices soared in rural parts of the county as demand outstripped supply, increasing the price "premium" for rural housing from 16.3 percent in 1985 to 84.8 percent over the county average in 1997.

Similar impacts were found in Portland, Oregon where a regional-growth boundary hems in 24 cities and three counties. A review of research and housing data found:

- Portland now ranks among the 10 percent least affordable housing markets in the nation;
- The average housing density has increased from five homes per acre to eight homes per acre while multifamily housing units makeup about half of all new building permits;
- Even with these increases in density, the Portland area is expected to have a housing deficit of almost 9,000 housing units by 2040;
- High rates of infill and redevelopment were associated with low overall levels of housing production; and
- More than 80,000 single-family homes became "unaffordable" to Portland residents as a result of housing-price inflation.

Several lessons were gleaned from Napa County and Portland's experience with growth boundaries:

- Growth boundaries contribute to higher housing costs, although the magnitude is uncertain. Metro, Portland's regional-planning agency, could alleviate housing costs by releasing more low-cost vacant land for development but chooses not to;

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- Growth boundaries encourage consumers to buy larger homes with fewer open-space amenities such as private yards;
- Growth boundaries create new special-interest groups that will oppose growth-boundary expansion, including high-income hobby farmers who want to protect their rural lifestyle;
- Recalls of local officials and the defeat of new funding for the regional-rail system suggests that public support for urban-growth boundaries in Portland may be weakening; and
- Higher housing prices are contributing to concerns by low- and moderate-income households that the growth boundary works against their interests, weakening overall support for regional-growth management.

Urban-growth Boundaries

Growth management has risen to the fore front of public debate in the United States. Both Vice President Al Gore and President Bill Clinton are promoting a "Livability Agenda" for cities and encouraging so-called "Smart Growth" initiatives to limit suburbanization and revitalize central cities.

On the local level, one of the most popular Smart Growth tools is the urban-growth boundary, a politically designated line around cities beyond which development is either prohibited or highly discouraged. Growth boundaries, also called urban-limit lines or rural-limit lines, exist in more than 100 cities, counties, and regions across the nation.1 California, in particular, has emerged as one of the most prolific centers for this approach to growth control.

While popular, the full consequences of adopting these growth controls have not been fully explored. While many are geared toward curbing suburban development in outlying rural areas, growth boundaries can have unintended economic and social consequences. By restricting land availability for new housing, growth boundaries could increase the price of land and, ultimately, housing. As affordable housing disappears, economically vulnerable low- to moderate-income households suffer the most. Even middle-income families may be at risk based on emerging evidence from Portland, Oregon and California.

Thus, growth boundaries may be a poor growth-management strategy, especially in areas concerned about housing affordability. Impacts such as the density versus affordability trade off are rarely discussed adequately in the heat of local growth-management debates.

California and the Burgeoning Growth- boundary Movement

Ground zero in the growing support for growth boundaries may be California. In some states (e.g., Oregon, Washington, and Tennessee), growth boundaries were mandated by a distant state legislature. Urban-growth boundaries in California are the product of local efforts. As a result, California's growth boundaries are not uniform and the data on their impacts are mixed. Public support for growth boundaries, however, continues to grow across the state, where 80 percent of the local initiatives with growth boundaries on the ballot passed in November 1998. Frustration with lost open space, traffic congestion, and

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overcrowded schools led more than 20 counties and 50 cities to adopt urban-limit lines or green belts in the 1970s and 1980s.2 In the 1990s, growth-boundary activity increased and proliferated.

Some California cities and counties are even shrinking their boundaries.3 A movement is afoot in Contra Costa County, just across the bay from San Francisco, to reduce its growth boundary and thwart development plans despite a projected deficit of 45,000 homes.4 The City of Cotati in Sonoma County (north of San Francisco) reduced the amount of developed and developable land inside its boundary by almost one-third.

More telling may be the attempts by slow-growth advocates to convert urban-service areas—boundaries beyond which public infrastructure services such as roads, sewers, and water will not be extended—into growth boundaries. Sacramento County is a case in point. Antigrowth interest groups are transforming the county's urban-service area into an urban-growth boundary by lobbying against approval for development projects outside the service area.

The most troubling characteristics of urban-growth boundaries, however, may be the inequities they create between existing homeowners and low- and moderate-income families.

The City of Napa in northern California is an example. Just north of San Francisco, Napa adopted a limit line in 1975 in an attempt to cap the city's population at 75,000. Residential development was still allowed in rural areas, providing a relief valve for the residential-housing market. Then, in the early 1990s, the county clamped down on new development. Residential-building permits plummeted by 74.2 percent from 1989 to 1996 as a moratorium on residential permits took effect in the county and a regional-housing recession took hold in the early 1990s.7 As the recession gave way to the current economic boom, building permits increased, but not as quickly as in other parts of the Bay Area without growth boundaries.8 Well after the end of the recession, building permits remain at half the levels that existed before the county growth controls were instituted.

An affordability wedge between rural and urban residents is also emerging in Napa County. As the growth controls took hold, the average value of a single-family home in unincorporated areas of Napa County climbed 158.1 percent to over $373,000 from 1985 to 1997.9 The average value of a new single-family home in the City of Napa increased by less than half the rate in rural areas (66.8 percent), but the rate of increase doubled after the county growth controls created an effective regional-growth boundary.10 Nevertheless, the housing-price "premium" for homes outside the more densely urbanized areas grew from 16.3 percent to 84.8 percent over the Napa County average.

Thus, growth boundaries potentially serve up a double whammy for homebuyers. First, reducing land supplies through growth controls drives up housing prices. Then slow-growth policies outside cities create an open-space preserve that can be tapped only by high-income households.

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Although the data for California and Napa County are not definitive, they clearly suggest urban-growth boundaries can have the unintended impact of reducing the supply of housing. Moreover, the use of urban-growth boundaries also suggests local growth controls pass the responsibility for accommodating future housing demand and growth onto other communities. In the case of Napa County, the boundary by the county's largest city (Napa), coupled with an apparent unwillingness of other cities in the county to annex territory and provide for future growth, has had the effect of increasing housing costs and limiting the availability of housing for working families.

The case of Portland, Oregon, on the other hand, provides an example of a pure urban-growth boundary that has been in place on a regional level over a longer period of time. Portland's experience should provide more direct lessons about the relationship between urban-growth boundaries and housing affordability.

The Portland Case

The State of Oregon implemented one of the nation's most comprehensive state-planning laws in the early 1970s. In Portland, a regional boundary has hemmed in 24 cities and three counties for 20 years and has become the linchpin to regional urban planning. Portland uses its growth boundary explicitly to increase housing density and redirect investment into inner cities. Thus, the Portland effort provides an excellent opportunity to examine the intended and unintended consequences of adopting growth boundaries.

While originally intended as a dynamic tool for addressing the needs of a city's population, the growth boundary in Portland has made planning for the needs of a growing population far more complex. To more fully appreciate the relationship between growth boundaries, housing prices, and housing choice, the following sections review the effects of growth boundaries in Portland, Oregon on:

- Housing cost and prices;
- Housing density;11
- Developable land and infill; and
- Consumer choice in the housing market.

The effects of growth boundaries on housing prices and consumer choice may create a political environment that may be difficult to sustain and further compound the negative, if unintended, consequences of imposing a growth boundary.

A. Housing Costs in Portland and Oregon

Since the passage of Oregon's growth-management laws, the cost of housing in urban areas has increased significantly. Oregon's housing markets now rank among the nation's least affordable in the nation and on the West Coast (see Table 1).12 Eugene holds the dubious distinction of being the least affordable Oregon housing market, ranking among the bottom 3 percent in housing affordability nationwide, according to the National Association of Home Builders. Not far behind are Portland and Medford, both ranking among the bottom 10 percent.

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One policy goal of planning in Portland and the rest of the state is to meet the housing needs of low- and moderate-income families. Housing-price trends have important implications for affordability. One local real-estate consultant estimates that, from the second quarter 1995 through second quarter 1997, housing-price appreciation alone pushed 80,000 single-family homes over thresholds of affordability.13 In other words, 80,000 fewer units were considered "affordable" in 1997 compared to 1995. Meanwhile, from 1990 to 1997, just 6,450 single-family homes and 3,530 multifamily units were approved.

Because the relationship between housing prices and land supply is complex, simple explanations for Portland's extraordinary housing-price increases are elusive. Metro has claimed that land supply is largely irrelevant for understanding Portland's recent housing-price surge, arguing that increased population growth is the primary factor influencing home prices.

Housing prices in Portland, however, are not increasing in a neutral real-estate market: the amount and quality of vacant land has been falling for 20 years as a direct result of the urban-growth boundary. As land becomes more scarce inside the boundary, the increased competition for developable land inside the growth boundary appears to be contributing to higher land prices.

These effects are evident in the Portland area's largest suburban county. Washington County is the second-largest county in the metropolitan area, but has the largest amount of new-home construction and the best data in the region on housing-lot prices. Lot prices for single-family houses in Washington County lagged inflation, as measured by the Consumer Price Index (CPI) from 1985 to 1990, the years the Portland area experienced a housing recession (Figure 1).17 After 1990, housing prices increased significantly. By 1994, home prices were one and one-half times greater than in 1985 (a 140 percent increase). Lot prices more than doubled in five years while the CPI increased by 52.5 percent.18 These trends significantly surpassed Metro's housing-price forecast, which predicted land prices would rise by 20 percent in real terms from 1995 to 2000.

A glimpse of the growth boundary's potential impacts on land prices became evident early.20 In 1980, just one year after Portland's regional-growth boundary was established, an analysis of 455 purchases of vacant lots for single-family homes found that land prices inside the boundary were significantly higher than those outside the boundary.21 The changes in market price were tied to expectations by builders and developers about the likelihood the land could be developed for residential purposes.

Land prices varied by how much local governments restricted development and developers believed those restrictions were binding.22 Rural-land values outside the boundary fell as developers recognized its availability for urban development was limited. Land values inside the boundary increased as developers recognized its potential for development and more people were competing for the same parcel of land. Thus, strict regulatory adherence to the growth boundary resulted in the largest differences in price. As Metro has become even stricter in its adherence to minimum-density targets, land prices are likely to increase even further.

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B. Housing Density

Another important goal of growth boundaries is increasing housing density within existing urban areas. Despite a national reputation as a growth-management success story, Oregon's planning system fell sufficiently short of this goal that many planners and policymakers argued for "mid-course corrections" as early as the mid-1980s.23 Actual densities inside the growth boundaries, for example, ranged from two-thirds to one-fourth below the levels permitted by local plans.24 Although Portland had the highest-allowable densities, actual densities were one-third lower than those allowed by local land-use plans.

Portland nevertheless increased housing densities by putting more people on less land even though they were below planners' targets. Densities for new development increased on average from five homes per acre (one-fifth of an acre per home) to eight homes per acre (one-eighth of an acre per home) from 1994 to 1997.26 The amount of land used for new housing development has declined as multifamily housing units have increased from 25 percent of all building permits in 1992 to 49 percent in 1997.

Even these density increases fall below the levels needed to meet Metro's (the regional planning agency) projected population increase. At current trends, without an expansion of the boundary, the Portland metropolitan area will experience a 42,060 housing-unit deficit by the year 2017.28 If densities increase to achieve those recommended in the Metro 2040 Plan, the housing deficit would still be 8,590 units.

This creates a problem for local planners: if densities are too low (and more land is used per household), the urban-growth boundary will have to be expanded sooner than they predicted. In order to increase densities further and avoid expanding the growth boundary, Metro has recently implemented a mandate for a minimum density of more than six units per net acre (which is creating new economic and political problems and trade offs).

C. Developable Land and Infill

In order to achieve higher densities within the urban-growth boundary, Metro and Portland planners are relying on "refill." Refill consists of two elements: developing vacant land (infill) inside the growth boundary and redeveloping existing property more intensely at higher densities. An examination of the Portland model reveals another unintended effect of growth boundaries: the reliance on infill development contributes to higher housing costs and impacts the availability of affordable housing.

As Metro pushes for more infill development, vacant land within the growth boundary is disappearing. Vacant land inside the boundary has fallen from 75,000 acres in 1985 to less than 55,000 today. Once environmentally sensitive and otherwise undevelopable land is considered, the amount falls to less than 38,000 acres.30 While almost 40 percent of the land in the boundary was vacant in 1980, the share of total vacant land represented just 19.8 percent of the land by 1997, less than 14 percent when undevelopable land is considered.

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Metro estimates Portland's current refill rate at 25.4 percent.32 In other words, about one-fourth of all housing units built inside the growth boundary are either infill or redevelopment of existing property. Metro, however, also found that the rate of residential redevelopment and infill was negatively related to the total housing built when the data were broken down by neighborhood.23 High refill rates, it turns out, require higher home prices to justify the development of smaller and relatively more-expensive parcels of land.34 In addition, if homebuyers cannot trade off home size for larger lots, they may invest in building bigger and more expansive homes. Thus, Portland was achieving a higher rate of infill and redevelopment because land and housing prices were increasing.

Inner-city Portland appeared to benefit from these higher rates of redevelopment. From 1990 to 1995, inner-city neighborhoods in Portland experienced a substantial increase in home-price inflation: the North, Southeast, and Northeast areas of the City of Portland saw their housing prices increase the fastest (Table 2). Home prices in North Portland doubled, rising from $41,300 in 1990 to $83,800 in 1995 (in noninflation adjusted dollars). The average home price among these cities increased from $97,684 to $152,700.

For those favoring growth boundaries, these trends suggest success. Higher refill rates and rebounding home prices in inner-city neighborhoods should mean the goals of revitalization and increasing density are being met.

These observers, however, may be ignoring the trade offs implicit in these trends. Higher housing prices are a double-edged sword. On the one hand, housing demand is pushed inward as land becomes more scarce on the fringe. Higher land prices create incentives for higher-density development in existing suburbs and inner-city neighborhoods.35 As suburban neighborhoods achieve higher densities and become less distinguishable from inner-city neighborhoods, higher-income households look at inner city and suburban locations more competitively.

Higher-housing prices, on the other hand, may also reflect a supply constraint. With the imposition of an effective growth boundary, consumers have fewer housing choices than under a freely functioning land market since developers are more limited in the kinds of homes they can provide. Rural and semi-rural settings for homes and communities will be reduced for all except the wealthiest families and long-time residents. In this case, higher-housing prices reduce the overall quality of life for residents, since they must pay more for a home that provides potentially fewer benefits (e.g., smaller lots and denser living). Many households are buying what is available in a restrictive housing environment as new homes on lots larger than one-fifth of an acre are prohibited. Higher refill rates come at a cost: higher housing prices, less affordable housing, and less private open space in the form of yards.

D. Consumer Behavior

Land, as the previous section discussed, is an important beneficial characteristic of a home. Sometimes this land is privately owned (e.g., back and front yards), and sometimes it is public open space (e.g., a neighborhood park). Not surprisingly, when land is abundant, people prefer homes with larger lots. As housing prices increase, homebuyers

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recalculate the benefits of different housing characteristics. Since houses usually provide important, high-priority benefits—bedrooms for personal privacy, shelter from the elements, kitchens, etc.—homebuyers will often choose smaller lots when home prices are high. Thus, growth boundaries influence the housing decisions by families and other households as well.

Portland, Oregon provides an interesting application of this housing "substitution" effect. When Metro began implementing its land-use plan in the early 1990s, developers were allowed to build more houses on each acre of land as maximum densities allowed by local zoning codes increased. By the mid-1990s, the effects on the local real-estate market were becoming apparent. Researchers at Metro examined almost 8,000 home sales from January 1996 through June 1997 to determine how households responded to higher housing prices and whether a lot size/building size tradeoff existed. 36 Portland-area homebuyers, it turned out, did not buy larger lots as home prices increased for houses of the same size.37 As home prices increased, homebuyers bought larger homes on smaller lots. For homes in different sizes categories (large vs. small), researchers also found that consumers traded off lot size for home size.38 Of course, these trade offs were made in an artificially constrained and manipulated market. The growth boundary is a politically designated barrier, not one chosen by consumers trading in an open market.

The Politics of Growth-boundary Expansion

Metro claims that the urban-growth boundary is not intended to prevent housing development. Rather, the goal is to manage growth. The boundary was originally expected to be a dynamic, growth-management tool: as land became more scarce, local officials and planners would expand the boundary to accommodate more growth.

Portland politics is making expansion of the growth boundary difficult. In 1997, Metro's executive officer recommended a 7,000-acre expansion of the growth boundary to accommodate new growth.39 The Metro Council voted down the recommendation five votes to two. Metro eventually expanded the boundary by 5,300 acres in 1998,40 but the expansion represents about two years of the average land take-up through development.41 More significantly, the expansion was a compromise between environmental activists, zero-expansion advocates, and prodevelopment groups. Even while local planners may favor a more dynamic approach to land supply within the growth boundary, regional politics may prevent its timely expansion. A close examination of the Portland case reveals that, once implemented, growth boundaries make planning decisions more difficult and political. As a result, responding to increased housing demand and population growth becomes a function of local and regional political forces, rather than land-use planning.

Local politics is making growth-boundary expansion difficult in part because the planning process itself is creating new winners and losers.

A. Low-income Households

Low-income households, for instance, were once considered big winners from statewide planning. Oregon's planning law included a plank supporting the housing needs of all

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residents in the state, and many believed a properly planned region would yield affordable housing.42 Strong demand for inner-city housing, however, has pushed up prices in inner-city Portland neighborhoods faster than in suburban communities, displacing some low- and moderate-income families.

Low-income housing strategies such as inclusionary zoning are unlikely to significantly improve affordable housing. Portland has considered an inclusionary-zoning program that would require developers to provide affordable housing. If the plan had been enacted during the 1990s, "affordable" homes and apartments would have represented just two percent of the units that "disappeared" as a result of escalating housing prices.43 Programs such as the one considered by Metro would make little headway in improving affordability in the Portland metropolitan area.

B. "Hobby" Farmers

The growth boundary has had another unintended side effect. A new interest group consisting of noncommercial farmers, sometimes called "hobby farmers," has emerged that is highly resistant to expansions of the growth boundary. Many of these households appear to be circumventing Metro's restrictive land-use policies by buying properties outside the growth boundary and calling them farms. Ninety percent of the farms under 160 acres where new homes were authorized in the 1980s reported no farm receipts.44 Half of the farm operations with new homes were in the Willamette Valley, which contains the City of Portland and about 60 percent of Oregon's residents.45 By planting a field of Christmas trees or a large patch of strawberries, these landowners have been able to get rural homebuilding permits under the exemption for farmers. Ironically, by building their homes on large rural parcels, these hobby farmers are creating the exurban sprawl that many of growth-boundary advocates wish to avoid. Hobby farmers are hostile to boundary expansions because higher-residential densities and development of nearby open space would diminish their quality of life.

Lessons from Portland

Several events suggest that grassroots opposition to regional planning is emerging as an important political force. Metro is experiencing significant resistance to higher-density residential development and the proposed transportation plan by grassroots groups. For example:

- A regionwide referendum to fund the region's light-rail extension was rejected in November 1998; and
- Residents of the suburban community of Milwaukie, Oregon recalled all city council members that voted to accept Metro's high-density zoning mandate to accommodate future population growth.

Growth management in the Portland region is becoming less stable politically as new interest groups and coalitions emerge to support specific aspects of the regional plan. As land inside the growth boundary becomes increasingly scarce, housing prices have increased significantly. Portland still retains many of the characteristics of suburban living that the growth boundary was intended to discourage. Ironically, achieving density

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targets may only be possible through high housing prices that make expensive and inefficient parcels of land profitable to develop through the private sector.

While some believe a substantial amount of land still exists within the urban-growth boundary for land development, Metro is predicting a housing deficit even if significantly higher densities are achieved on current land. In fact, the remaining land inside the boundary is generally less productive and more expensive to develop. Combined with a political climate supportive of zero growth, Metro will not likely expand the growth boundary significantly to moderate upward pressure on housing prices.

Several lessons can be gleaned from Portland's experience with growth boundaries.

- First, urban-growth boundaries can achieve goals such as encouraging higher residential densities and infill, but these outcomes come at a cost. If the growth boundary is successful, it will constrain vacant land and require housing development on more-expensive land and on lots much smaller than consumers would otherwise prefer.
- Second, growth boundaries encourage consumers to trade off land for larger homes with fewer open-space amenities such as private yards and reduce their overall quality of life by constraining land supply and contributing to higher land costs.
- Third, growth boundaries contribute to higher housing costs, although the magnitude is uncertain. Metro could help alleviate housing costs by releasing more low-cost vacant land for development (although it chooses not to).
- Fourth, growth boundaries will encourage the creation of new interest groups opposed to growth-boundary expansion. Local policymakers will be encouraged to maintain the boundary as a binding constraint on land development, opting for increasing densities in existing areas rather than expanding the boundary significantly.
- Fifth, the political support for growth boundaries and growth management in general will change as the full consequences of the policies become evident. Higher housing prices, for example, are contributing to concerns by low- and moderate-income households that the growth boundary may work against their interests.

To avoid the unintended side effects of urban-growth boundaries, state and local policymakers should consider alternative, market-based approaches to growth management. Market-based approaches substitute a regulatory approach to development that restricts consumer choice for one where the real-estate market and incentives are created to achieve the same goals. Examples of market-oriented approaches include reforming zoning ordinances to allow for market-determined densities, allowing for administrative review of development projects without significant negative impacts on neighboring property owners and the community more generally, privatization or full-cost pricing for public infrastructure, and voluntary conservation easements and privately funded purchase-of-development rights to protect open space.

Glossary of Terms

Density: number of people or households per acre of land.

Green belt: a strip of dedicated open space around cities where land development is prohibited except for agricultural, park land, and open-space uses.

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Growth management: the direction, control, channeling, or guidance of commercial and residential development through public policy.

Housing amenity: quality or characteristic of a home.

Housing-substitution effect: the trade offs consumers make among housing characteristics such as lot size, bedrooms, garage areas, bathrooms, etc.

Infill: the development of vacant land in already urbanized areas with existing homes and buildings.

Infrastructure: public services such as roads, sewers, water, schools, etc.

Low density: low number of people or households per acre of land. Single-family, detached homes with large lots are often defined as low density, although the actual size of the lot is rarely specified.

Metro: the regional planning agency overseeing Portland's growth boundary and the implementation of the region's 2040 long-range plan. Metro's board is the only elected regional government in the nation and is responsible for regional transportation and land-use planning.

Refill: the combination of infill development and redevelopment of existing land in urbanized areas.

Urban-growth boundaries (or urban-limit lines): politically designated line around cities beyond which development is either prohibited or highly discouraged.

Urban-service area: a boundary beyond which public infrastructure services will not be extended.

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April 18, 2007

Greg Smith, Hearing Examiner
Woodinville City Hall
17301 - 133rd Ave NE
Woodinville, WA 98072

RE: Illegal Applications

Dear Hearing Examiner Smith,

Both the Montevallo and Wood Trails Applications are materially deficient and incapable of being cured. Both the Applicant and the City of Woodinville have violated the Woodinville Municipal Code with these Applications.

King County parcel number 8078700010 belongs to the Montevallo Application. The title work clearly shows a city-dedicated right-of-way through this parcel: this right-of-way runs with the land. The Applicant is required to declare the requirement that the right-of-way be vacated by the City on their original Application, but did not. This Application is not a complete application under the WMC and City of Woodinville Staff have improperly applied the WMC to this Application.

The Wood Trails Project Permit Application consists of multiple parcels. The City of Woodinville Development Consistency Checklist for the Application identifies the parcels for this Application as: 0326059111, 0326059038, 0326059032, 0326059042, 0326059044, 0326059045 (Exhibit 102 Attachment 13)[1].

[1] Source: City of Woodinville document production in response to Public Records Request

An Application for the City of Woodinville is defined as consisting of the City of Woodinville Department of Planning & Community Development General Application Form (Exhibit 102 Attachments 7 through 10)[2], and in the case of the Wood Trails Application, a list of documents specified by the Instructions for Filing Application, Department of Planning and Community Development, Preliminary Plat (Subdivision) (Exhibit 102 Attachment 11)[3] as specified by WMC 17.09.020(8) Project permit application. Included in the list of documents required for the Application is item 2 of Exhibit 102 Attachment 11, the completed SEPA environmental checklist.

Per WMC 17.09.020 Project permit application, all documents submitted by the Applicant to the Director such that the Director can determine that the submittal requirements are met, constitute the Application in its entirety.

Attached are the Parcel Reports for each of these parcels. On the second page of each parcel report (reverse side), in the "Environmental Areas" subsection, each parcel is identified as having Erosion Hazards (Exhibit 102 Attachments 1 through 6)[4]. This designation runs with the land.

The completed SEPA environmental checklist provided by the Applicant is provided as Exhibit 102 Attachment 12.[5] On page 4, Section B Environmental Elements, 1. Earth, subparagraph f, the checklist item reads "Could erosion occur as a result of clearing, construction, or use?" The Applicant proceeds to answer the question by discussing construction erosion only, and does not address use. This is a material omission for parcels designated as erosion hazards.

The designation of Erosion Hazard runs with the land, and the Applicant did not disclose this in the appropriate location on the Application. As the Applicant performed title work recently and prior to submitting the Application, the Applicant had demonstrable knowledge of the erosion hazards. Further, the Applicant had a legal burden to disclose the erosion hazard that runs with the land on the Application which was not done.

WMC 17.09.020(2) Project permit application states "An applicant shall attest by written oath to the accuracy and completeness of all information submitted for an application;" In the case of Erosion Hazards, the Applicant has not disclosed information on the Application that was known to them by way of Title.

The Applicant has sworn that both Applications are complete and accurate and both Applications are materially defective and incapable of being cured. As such, this Hearing cannot legally be conducted, and the Hearing Examiner **must dismiss this case**.

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[2] Source: City of Woodinville document production in response to Public Records Request
[3] Source: City of Woodinville document production in response to Public Records Request
[4] Source: King County Parcel Viewer (http://www.metrokc.gov/GIS/mapportal/PViewer_main.htm)
[5] Source: City of Woodinville document production in response to Public Records Request

Both the Applicant and the City have violated the WMC and are subject to the penalties specified therein. It is illegal for the City to continue to prosecute this Application knowing that the Application is materially deficient. The City **MUST REVOKE BOTH THE WOOD TRAILS AND MONTEVALLO APPLICATIONS** or face charges for accepting and processing illegal applications

Sincerely,

Jeff Glickman
Board Certified Forensic Examiner
Fellow, American College of Forensic Examiners
Diplomate, American Board of Forensic Examiners

Analysis of Wood Trails Rezone and Preliminary Plat Application

Volume Four

Prepared by Concerned Neighbors of Wellington

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