



**City of Woodinville
Department of Development Services**

425-489-2700 • 17301 133rd Avenue NE • Woodinville, WA 98072
Office Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am-4:00pm

**STAFF REPORT TO THE HEARING EXAMINER
FOR
SITE SPECIFIC ZONING MAP AMENDMENT ZMA09004**

PUBLIC HEARING at 10:00 a.m. on December 17, 2009
Council Chambers
17301 133rd Ave NE
Woodinville, WA 98072

To: Ted Hunter, City of Woodinville Hearing Examiner
From: Hal Hart, Development Services Director *HHH*
Hearing Date: December 17, 2009
Subject: Woodcreek Center Zoning Map Amendment ZMA09004

I. INTRODUCTION

On October 21, 2009, Asian American Enterprises, Incorporated proposes to rezone a parcel of land from GB (General Business) to CBD (Central Business District). The City of Woodinville's Comprehensive Plan identifies the subject parcel as Central Business District. The property was re-designated from Auto Service/General Commercial to Central Business District, as part of the 2009 Annual Docket, adopted by Ordinance No. 480. The rezone would make the zoning of the subject parcel consistent with the parcel's Comprehensive Plan designation.

The applicant proposes in Exhibit 4 that the "purpose of the of the Zoning Map Amendment request is to improve the economic viability of the existing structures on the subject site by allowing a wider array of retail, services, and office uses on the site than currently allowed under the GB zone".

The subject site, known as the Woodcreek Center, is located at 13110 NE Little Bear Creek Parkway (NE 177th Street), at the northeast corner of the Little Bear Creek Parkway and 131st Avenue NE intersection (Exhibit 5).

II. PROCEDURAL DISCUSSION

The Woodcreek Center Zoning Map Amendment application is a Type III project permit pursuant to WMC 17.070.030 and WMC 21.42.100-110. Pursuant to these sections, the Hearing Examiner will make a recommendation to the City Council regarding the applicant's requested rezone. An appeal of the City Council's decision would be a judicial appeal to King County Superior Court.

III. BACKGROUND DISCUSSION AND ANALYSIS

The Woodcreek Center parcel is located at the northeast corner of the Little Bear Creek Parkway and 131st Avenue NE intersection (Exhibit 5). The 1.11 acre parcel contains two 2-story commercial buildings and is accessed via Little Bear Creek Parkway and 131st Avenue NE.

As Figure 1 indicates, the properties to the west are designated in the Comprehensive Plan and zoned as Central Business District, while the land to the east is designated Auto Service/General Commercial with GB zoning. The adjacent parcel to the north is the State Route 522 right-of-way and includes a portion of Little Bear Creek, a designated shoreline of state-wide significance. The parcel slopes significantly downhill from east to west to such an extent that the east elevation of the 2- story buildings on site appear to be single story structures. The Burlington Northern & Santa Fe Railway right-of-way is located to the south on the other side of Little Bear Creek Parkway from the subject parcel.

Asian American Enterprises, Inc. submitted application for a site specific Zoning Map Amendment to the City of Woodinville Development Services Department on October 21, 2009 (Exhibit 2, 3 & 4). This followed City Council approval of Ordinance No. 480 on October 20, 2009, which changed the designation of the subject parcel to Central Business District.

A. Summary of Proposed Action: Asian American Enterprises, Inc proposes to rezone the project site from General Business (GB) to Central Business District (CBD). The property is located at 13110 NE Little Bear Creek Parkway, Woodinville, WA (Figure 1), in the SE ¼ of Section 9, Township 26 North, Range 5E, Willamette Meridian, King County. The legal description is provided in Exhibit 5.

B. General Information:

Applicant/Owner:	Asian American Enterprises Incorporated 19419 184 th Place NE/PO Box 2558 Woodinville, WA 98072
Location:	13110 & 13120 NE Little Bear Creek Parkway, Woodinville, WA.
Section/Township/Range:	NE 9-26-05 WM, King County
Parcel Number:	7269100020
Comprehensive Plan:	Central Business District
Existing Zoning:	General Business (GB)
Proposed Zoning:	Central Business District (CBD)
Acreage:	1.11 acres (48,315 square feet)
Sewage Disposal:	Woodinville Water District
Water Supply:	Woodinville Water District
Solid Waste:	Waste Management
Fire District:	Woodinville Fire & Life Safety District No. 36
School District:	Northshore School District No. 417
Electricity:	Puget Sound Energy
Natural Gas:	Puget Sound Energy
Telephone:	Verizon
Cable:	Comcast Cable

Proposed Change to Central Business District (ZCA09004)



Current Designation General Business

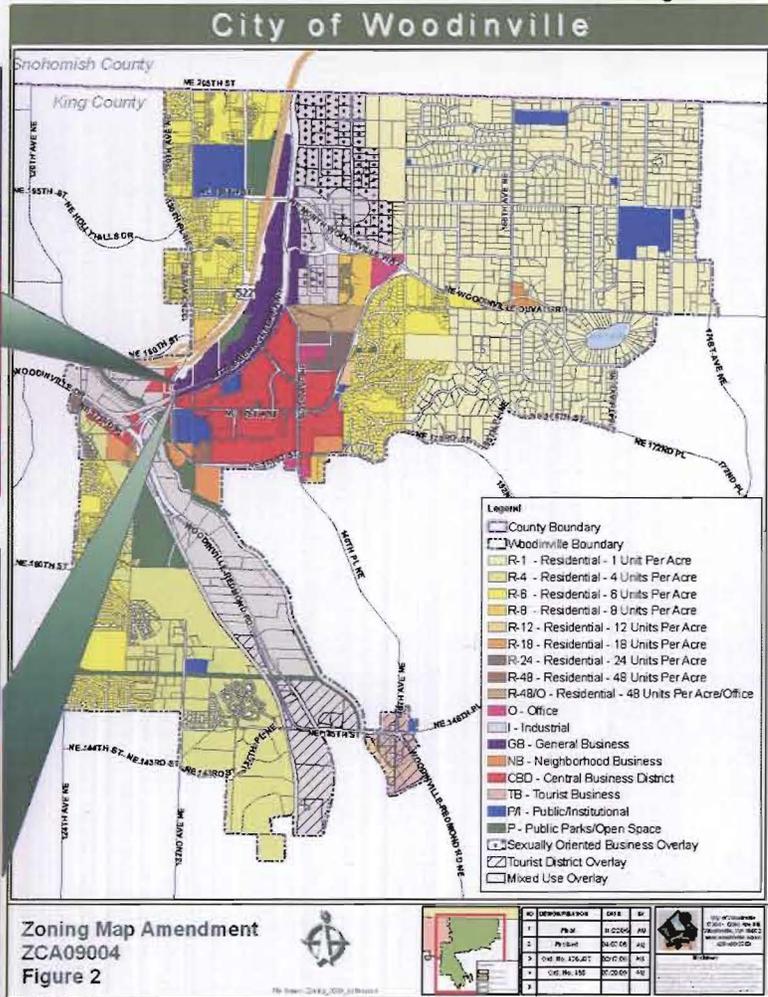


Figure 1: Future Land Use Map

C. SEPA Determination of Non-significance: Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible SEPA official of the City of Woodinville issued a Determination of Non-significance (DNS) by adoption of existing environmental documents (re: Comprehensive Plan Map Amendment for the subject parcel) on November 24, 2009 for the proposed Zoning Map Amendment (Exhibit 6). The public comment period ended on December 7, 2009 without any comments received. This DNS was based on the review of an environmental checklist and other pertinent documents, resulting in the conclusion that the proposal, a site specific zoning map amendment, would not cause probable significant impacts to the environment.

D. Compliance with the Comprehensive Plan: This proposal is governed by the City of Woodinville Comprehensive Plan amended on October 20, 2009 by the City Council's adoption of Ordinance No. 480. The ordinance included a change in the Comprehensive Plan Future Land Use Map designation for the subject property from Auto Service/General Commercial to Central Business District. The proposed rezone to Central Business District (CBD) will provide consistency between the Comprehensive Plan and the City's Zoning Map.

In addition, the applicant's proposal appears to be in keeping with the overall intent of Woodinville's Comprehensive Plan policies. The proposal would allow for the long-term use of the 1.11 acre site for retail business and commercial services (office) in proximity to the town center and other Central Business District designated properties located across the street (131st Avenue NE). Topographically,

the site is oriented more towards the Central Business District designated properties than the General Business designated parcels located up hill along Little Bear Creek Parkway. The existing retail shops and offices on site front onto 131st Avenue NE (SR 202) which serves as a major gateway to the City's downtown.

Shoreline Designation/Critical Area Requirements. The site is within the State Shoreline designation for Little Bear Creek and any re-development of the site would be impacted by the required 150 foot critical areas setback from the creek which runs along the site's northern boundary (Exhibit 9). The 150 foot setback can be reduced to 100 feet with an enhancement (restoration) of the stream's shoreline. Approximately 25% of the site is within the 100 foot buffer setback area. One of the two existing structures on site is well within 100 feet of Little Bear Creek and is considered a legally established pre-existing non-conforming ("grandfathered") use that predates the current shoreline and critical area regulations. Therefore, the building in its existing configuration (i.e. no additions) can continue to be used for any permitted (zoned) use indefinitely, pursuant to WMC 231.32.050-.090. However, any redevelopment of the property that removes the building or if the building is damaged beyond 50% of its assessed value would require compliance with the critical area setbacks and shoreline regulations.

The applicant's reasoning for finding the proposal consistent with the Comprehensive Plan is provided in Exhibit 4.

E. Compliance with Woodinville Municipal Code: The criteria for a rezone are found in WMC 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 is submitted and complies with the following criteria:

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

Comment: The above analysis demonstrates that the subject property's physical orientation and the design of existing buildings on the site are better suited for CBD zone rather than GB zone at this location. The applicant has experienced a number of requests for a variety of retail, office, and service type uses which are not allowed in the GB zone, but which would be economically viable at this high visibility location at the SR 202 gateway to Woodinville's Downtown

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

Comment: The proposed zone reclassification is consistent with the CBD zoning designation to the west and compatible with the GB zoning to the east of the subject parcel.

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

Comment: The size of the property, its orientation towards the SR 202 gateway to the City of Woodinville's Downtown, and the physical design of the buildings on the subject property all make it better suited to a CBD zone classification than a GB zone classification.

The applicant's detailed response to the criteria is provided in Exhibit 4.

Spot Zoning/Zone Creep. As shown in Figure 1, the subject property is adjacent (across the street) to parcels zoned Central Business District (CBD). The proposal, if approved, would be considered an extension of the abutting CBD zoning. The streets are shown without a zoning designation color to facilitate locating any given parcel; technically the designation extends to the centerline of each street. Therefore the concern with creating an illegal "spot zone" is avoided as far as the subject map amendment is concerned. Spot zoning occurs when a parcel is zoned differently from surrounding parcels in a way that gives the property owner an unfair advantage and perhaps greater economic opportunity than property owners of adjacent properties with the same characteristics. All of the adjacent parcels to the west zoned CBD (and the site in question) are located within the major gateway from SR 522 to downtown. Said parcels also front onto a designated pedestrian-oriented street, 131st Avenue NE. Little Bear Creek Parkway, on the subject parcel's southern boundary, is the frontage street for the properties zoned General Business (GB) to the east of the subject property. The Parkway is not designated as a pedestrian-oriented street and does not have the same level of streetscape design requirements as 131st Avenue. A distinction can be made between the subject property and the properties to the east due to the pedestrian-oriented street frontage, gateway location and topography (the site is at a lower elevation than the other GB zoned parcels to the east). This provides the reasoning for not extending the CBD zoning designation further to the east and thus avoids the possibility of "zone creep" along the Little Bear Creek Parkway which would be in conflict with the Comprehensive Plan and the Downtown Little Bear Creek Corridor (DTLBCC) Master Plan.

IV. FINDINGS AND CONCLUSIONS

A. Findings:

1. The applicant, Asian American Enterprises Incorporated, submitted an application for a Zoning Map Amendment on October 21, 2009 (Exhibit 2, 3 & 4). The application was determined complete on November 3, 2009.
2. The site of the proposed rezone is located at the northeast corner of Little Bear Creek and 131st Avenue NE intersection at 13110 Little Bear Creek Parkway, Woodinville, WA; see Figure 1 and Exhibit 5.
3. The proposal is to rezone a 1.11 acre site from GB (General Business) to CBD (Central Business District), see Figure 1.
4. On October 20, 2009, the City Council approved a Comprehensive Plan Future Land Use Map Amendment for the subject property. The City Council approved the amendment as part of the 2009 Annual Docket by adopting Ordinance No. 480. That ordinance changed the designation of the subject property from Auto Service/General Commercial to Central Business District
5. A Notice of Application was issued on November 9, 2009 (Exhibit 7); the site was posted, and the notice was published in the Woodinville Weekly.
5. Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible SEPA official of the City of Woodinville issued a Determination of Non-significance by the adoption of existing environmental documents on November 24, 2009 (Exhibit 6). No comments or appeals were received.
6. WMC 17.11.040 Public Hearing Notice Requirements, a public meeting notice was published in the Woodinville Weekly, mailed to nearby property owners and posted on-site for a public hearing on November 30, 2009 (Exhibit 8).

B. Conclusions: The subject rezone complies with the goals and objectives of the City of Woodinville Comprehensive Plan and complies with the requirements of the Zoning Code and other controls of the City of Woodinville.

1. This proposal meets the Goals and Policies of the Comprehensive Plan;
2. This proposal meets the regulations and requirements of the Zoning Code WMC 21;
3. The Hearing Examiner has jurisdiction to conduct a public hearing for and render a final recommendation on an application for a zoning map amendment pursuant to the Woodinville Municipal Code (WMC). A zoning map amendment application is a Type III project permit pursuant to WMC 17.07.030;
4. The criteria used by the Hearing Examiner to review and decide an application for a rezone is described in WMC 21.44.070. The proposed rezone conforms to the criteria established under WMC 21.44.070.

V. RECOMMENDATION

Recommendation: Staff recommendation to the Hearing Examiner is for a recommendation of approval of the Woodcreek Center Zoning Map Amendment, ZMA09004, as requested by Asian American Enterprise, Inc.

VI. EXHIBITS

Exhibits:

1. Staff Report for Woodcreek Center Zoning Map Amendment ZMA09004
2. General Application Form ZMA09004, received dated October 21, 2009
3. Environmental Checklist
4. Applicant's Amendment Analysis and Response to WMC 21.44.070, Zone reclassification criteria
5. Legal Description and Vicinity Map
6. SEPA Determination of Non-significance dated November 24, 2009
7. Notice of Application dated November 9, 2009
8. Notice of Public Hearing dated November 30, 2009
9. Woodcreek Center Critical area Setbacks/Buffers Map

Woodcreek Center Zoning Map Amendment ZMA09004 - EXHIBIT 2



**City of Woodinville
GENERAL APPLICATION**

Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday • 7:30am – 5:00pm • Friday 7:30am - 4:00pm

GENERAL INFORMATION:

Name of Development/Project: Woodcreek Center ZMA
Applicant Name: Asian American Enterprises, Inc.
Applicant Address: 19419 184th Pl. NE / P O Box 2558, Woodinville, WA 98072-2558
Phone Number: (425) 788-9741 / (425) 844-9819 / (206) 915-0979
Description of Proposed Action: Change current zoning of General Business (GB) to Commercial Business District (CBD) on the Subject Property listed below.

OTHER PERMITTING INFORMATION:

Are you applying for a consolidated permit review? <input type="checkbox"/> YES <input type="checkbox"/> NO (Consolidated Permit Reviews require all applications be submitted concurrently.)
If yes, what other permits/applications are you submitting at this time?

PROPERTY INFORMATION:

Location of Subject Property: 13110 & 13120 NE 177th Place, Woodinville, WA 98072			
Legal Description: Rich bottom add less por for STS & less por for RDS per REC # 20010813000053			
Tax Parcel Number: 726910-0020-05	¼ Sec.:	Sec.:	Twn.:
Size (ac/sq ft): 48,315 sq ft (1.11ac)	Comp. Plan Designation: General Business		Zone: GB
Current Use: Office and Retail space			
Are there Sensitive Areas on Property? Yes.			

AUTHORIZATION TO FILE:

SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY

Name Herbert Washburn, Vice President	Name
Signature <i>Herbert Washburn</i>	Signature
Tax No. or Lot & Subdivision 726910-0020-05	Tax No. or Lot & Subdivision
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser (Owners signature also required) Option Expiration Date: _____	<input type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser (Owners signature also required) Option Expiration Date: _____

CERTIFICATION:

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.	
Signature: <i>Herbert E. Washburn</i>	Date: 10/21/09

RECEIVED

OCT 21 2009

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

File # &	<i>09004</i>
Appl. Type	<i>ZMA</i>
TRC Date	
Fee Paid	
Date Rec'd	<i>10-21-09</i>

ZMA09004

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Woodcreek Center Zoning Map Amendment

2. Name of applicant:

Asian American Enterprises, Incorporated

3. Address and phone number of applicant and contact person:

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OCT 21 2009

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

**Herbert T. Washburn, Vice President
Asian American Enterprises, Incorporated
19419 184th Place NE
Woodinville, WA 98072
(425) 844-9819**

4. Date checklist prepared:

October 15, 2009

5. Agency requesting checklist:

City of Woodinville

6. Proposed timing or schedule (including phasing, if applicable):

Zoning Map Amendment expected to follow Comprehensive Plan Amendment (expected to be approved by Council on October 20, 2009). Nonproject proposal – no physical development is currently planned.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Nonproject proposal – does not apply

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Nonproject proposal – no environmental information has been assembled for proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no applications pending for governmental approvals.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Comprehensive Plan amendment is expected to be approved on October 20, 2009 (date of 2nd reading of Ordinance No. 480). Zoning Map Amendment is expected to require Hearing Examiner review and decision.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant has requested a proposed Zoning Map Amendment (Proposed Amendment) to be consistent with the property's new Central Business District Comprehensive Plan designation:

Current Zoning designation: General Business (GB);

Requested Zoning designation: Central Business District (CBD)

The purpose of the Proposed Amendment is to allow continued economic viability of existing buildings located on the subject site which are designed for use as office, including medical

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office, service, and retail uses. Rezone to CBD will allow a wider variety of office, service, and commercial uses than found in the GB zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**Woodcreek Center
13110 NE 177th Place & 13120 NE 177th Place
Woodinville, WA 98011
Parcel number 72691-00020
Township 26N, Range 5E, Section 9 (NE ¼)**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

**Generally flat with gentle slope up to the east.
Nonproject action – please see Section D for nonproject analysis.**

- b. What is the steepest slope on the site (approximate percent slope)?

No steep slopes are indicated from a review of City critical areas map. See Section D for nonproject analysis.

See map to
Comp Plan
Environmental
Element
Appendix

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Unknown – nonproject action. Please see Section D for nonproject analysis.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Please see Section D for nonproject analysis.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

Not applicable - Please see Section D for nonproject analysis.

- f. Indicate source of fill.

Not applicable - Please see Section D for nonproject analysis.

- g. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable - Please see Section D for nonproject analysis.

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EVALUATION FOR AGENCY USE ONLY

- h. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable - Please see Section D for nonproject analysis.

- i. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable - Please see Section D for nonproject analysis.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable - Please see Section D for nonproject analysis.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable - Please see Section D for nonproject analysis.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable - Please see Section D for nonproject analysis.

3. Water

- a. Surface:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Little Bear Creek adjoins the subject site to the north.

✓
See
Zoning Map

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable - Please see Section D for nonproject analysis.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable - Please see Section D for nonproject analysis.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable - Please see Section D for nonproject analysis.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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EVALUATION FOR AGENCY USE ONLY

Portions of the subject site adjoining Little Bear Creek appear to be located within 100-year floodplain per review of King County IMap (March 27, 2009).

✓
See
SMP Pg 2
Map 3.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

b. Ground:

- (1) 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

c. Water runoff (including stormwater):

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

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EVALUATION FOR AGENCY USE ONLY

- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Natural vegetation area is located on the northern boundary of the site adjoining Little Bear Creek. The remainder of the site includes formal landscaping of parking lot and area between building and parking. More detail would be provided on this section if and when a project land use application is made on this site. Please see Section D for nonproject analysis.

✓ site visit
11/3/09

- b. What kind and amount of vegetation will be removed or altered?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- c. List threatened or endangered species known to be on or near the site.

There are no known endangered plant species on or near the site. A more detailed reconnaissance would be conducted if a land use project-related application is made for this site. The Zoning Map Amendment is a nonproject action.

✓ see
Camp Plan
EVALUATION
Amendment

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Nonproject Action. More detail would be provided on this section if and when a project land use application is made on this site. The Zoning Map Amendment is a nonproject action. Please see Section D for nonproject analysis.

✓

- b. List any threatened or endangered species known to be on or near the site.

Little Bear Creek, located north of the site, is a salmon-bearing stream. A more detailed reconnaissance would be conducted if a project land use application is made for this site. The Zoning Map Amendment is a nonproject action.

✓ see
ZMA
09004

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EVALUATION FOR AGENCY USE ONLY

c. Is the site part of a migration route? If so, explain.

Nonproject action. Please see Section D for nonproject analysis.

✓

d. Proposed measures to preserve or enhance wildlife, if any:

Nonproject action. Please see Section D for nonproject analysis.

✓

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

(1) Describe special emergency services that might be required.

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

(2) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

8. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

c. Proposed measures to reduce or control noise impacts, if any:

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EVALUATION FOR AGENCY USE ONLY

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

9. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The subject site includes two retail/office buildings. Properties to the west (west of SR 202) include a variety of auto-oriented commercial uses (restaurant, gas station, car wash), and a some vacant parcels. The property adjacent to the east includes three warehouse structures. The subject property is physically separated from residential uses to the north by SR 202, SR 522, and Little Bear Creek, and is physically separated from commercial/retail uses to the south by Little Bear Creek Parkway (NE 177th Street) and the Burlington Northern Santa Fe Rail right-of-way.

✓ site visit
11/3/09

b. Has the site been used for agriculture? If so, describe.

No

✓

c. Describe any structures on the site.

Two office/retail buildings constructed in the mid-1980's.

✓ site visit
11/3/09

d. Will any structures be demolished? If so, what?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

e. What is the current zoning classification of the site?

General Business (GB)

✓ see zoning map

f. What is the current comprehensive plan designation of the site?

Central Business District (CBD) per Ordinance No. 480.

✓ see updated comp plan future land use map

g. If applicable, what is the current shoreline master program designation of the site?

Urban Conservancy

✓ see SMP map 3

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Little Bear Creek is on the northern boundary of the property. The creek is considered a critical area by City of Woodinville's critical areas ordinance WMC 21.24.

✓ see WMC 21.24 comp plan ENVIRONMENT

i. Approximately how many people would reside or work in the completed project?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

j. Approximately how many people would the completed project displace?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

k. Proposed measures to avoid or reduce displacement impacts, if any:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

10. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

11. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

12. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

✓

- d. Proposed measures to reduce or control light and glare impacts, if any:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

13. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? ✓

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

b. Would the proposed project displace any existing recreational uses? If so, describe. ✓

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: ✓

Not applicable – Nonproject action. Please see Section D for nonproject analysis.

14. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no known places or objects listed on or proposed for national, state, or local preservation registers on or next to the site. Please see Section D for nonproject analysis. ✓ See list of historical places

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

c. Proposed measures to reduce or control impacts, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

15. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

131st Avenue NE (SR 202) abuts the subject property to the west, and Little Bear Creek Parkway (NE 177th Street) abuts the subject property to the south. ✓ See zoning map

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There is no transit service immediately adjacent to the subject site, although bus transit stops are located at the SR 522/SR 202 interchange to the north, and at 131st Avenue NE near NE 175th Street to the south. ✓ Site Visit 11/3/09

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

- g. Proposed measures to reduce or control transportation impacts, if any:

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

16. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Nonproject action. Please see Section D for nonproject analysis. ✓

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

17. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

The subject site is currently served by electricity, water, refuse service, telephone, and sanitary sewer. All necessary utilities are available.

✓ site visit
11/3/09

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable – Nonproject action. Please see Section D for nonproject analysis. ✓

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

Signature: *Gil Cerise*
Gil Cerise, Senior Planner, ICF Jones & Stokes

Date Submitted: October 20, 2009

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Proposed Amendment is not expected to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The subject site's new zoning designation of CBD, would allow a similar commercial land use intensity and similar development standards to those of the existing GB designation. The CBD zone allows slightly higher on-site impervious surface percentage compared to the GB zone which may cause marginal increase in discharge of surface water of future redevelopment compared to current site conditions.

✓ See
CPA 09001
staff Report
Exhibit 20a.

Proposed measures to avoid or reduce such increases are:

Any redevelopment on the subject site would need to comply with City of Woodinville critical area regulations and shoreline regulations related to adjoining Little Bear Creek.

✓ See:
WML 21.24
+ SMP

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The subject site is located adjacent to Little Bear Creek, which is identified as a Type 1 stream Critical Area. It is anticipated that the zoning map amendment from General Business will allow reuse of existing buildings and on-site improvements which is unlikely to affect animals, fish, or marine life. However, any new development on the subject site would be required to meet the City's critical area and shoreline regulations and related environmental review related to the Type 1 stream on the northern boundary. This is expected to mitigate any affect to plants, animals, or fish.. New CBD zone uses are expected to be similar in intensity to current GB zone uses; thus, the Proposed Amendment is not expected to affect plants, animals, fish, or marine life.

✓ See:
WML 21.24
+ SMP

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Future development's compliance with the City of Woodinville critical areas and shoreline regulations.

✓ See
WML 21.24
+ SMP

3. How would the proposal be likely to deplete energy or natural resources?

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

The Proposed Amendment changing from GB zone to CBD zone, and the possible change in uses allowed in that designation, is not expected to significantly increase energy consumption; therefore, future uses are not expected to deplete energy or natural resources.

✓ see
WMC 21.08

Proposed measures to protect or conserve energy and natural resources are:

N/A

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Similar to Question 2 – Woodcreek Center is adjacent to Little Bear Creek. Current plans for the site with redesignation to CBD zone would involve reuse of existing buildings and site improvements. Therefore, the proposal is not expected to affect sensitive environmental areas. New CBD uses would be similar in intensity to existing GB uses.

✓ site visit
11/3/09
see SMP
WMC 21.24

Proposed measures to protect such resources or to avoid or reduce impacts are:

Compliance with City of Woodinville critical areas and shoreline regulations if the site is redeveloped in the future.

✓ see
SMP
WMC 21.24

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Proposed Amendment would make the zoning designation on the subject site consistent with the Comprehensive Plan designation approved under Ordinance No. 480 (Central Business District). The subject site is currently used for small scale retail and office commercial uses. The Proposed Amendment would allow CBD zone commercial uses, which includes a wider array of retail, office, and service uses, but to be similar and compatible with nearby land uses particularly to the west and south. The land uses allowed under the CBD zone would be consistent with those envisioned for the gateway to Woodinville's Downtown area. The subject site is more suited in terms of physical layout and orientation to a designation similar to that of the CBD zone found to the west and south, than to existing GB zoning. The change in designation would allow a mix of retail, service, and office development, and it would no longer allow large-scale auto-oriented uses typical of what is found farther to the east on Little Bear Creek Parkway.

✓ see
Ord. #480
WMC 21.08
Downtown Master Plan

Proposed measures to avoid or reduce shoreline and land use impacts are:

Future redevelopment on the subject site would be required to conform to the City's CBD zoning development standards, the City's critical areas regulations, and Shoreline Master Program goals, policies and provisions, as well as other land use regulations.

✓ see SMP,
WMC 21.08
WMC 21.24

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed Amendment land uses are consistent with existing and previously planned development patterns. While future uses could provide more attractive business opportunities and increase pedestrian and automotive traffic to the subject site, overall uses are expected to be consistent with current demand for roads, transit, utilities, and public services, such as fire, police, and emergency medical service.

✓ see Comp
Plan. Land
Use Amend

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

Proposed measures to reduce or respond to such demand(s) are:

Any project development requiring environmental review will need to provide an estimate of transportation demand on the site from the resulting development.

*see
WMC 21.28*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The Proposed Amendment is not expected to conflict with any local, state, or federal laws or requirements for protection of the environment.

*see
WMC 21 +
WMC 14.04*



Technical Memorandum

Date: October 20, 2009

To: Herbert Washburn, Vice President
Asian American Enterprises, Inc.

From: Gil Cerise, AICP, ICF Jones & Stokes *GC*

cc:

Subject: Woodcreek Center Zoning Map Amendment Analysis

Introduction

Asian American Enterprises, Incorporated (the applicant) requests a proposed Zoning Map Amendment (Proposed Amendment) to the City of Woodinville Zoning Map for the following property:

Woodcreek Center
13110 NE 177th Place & 13120 NE 177th Place
Woodinville, WA 98011
Parcel number 72691-00020

The subject property is the subject of Comprehensive Plan Amendment (CPA) 09001 which the City Council is expected to approve at a 2nd reading of Ordinance No. 480 on October 20, 2009. The ordinance takes effect several days after 2nd reading.

Current FLU designation: Central Business (per Ordinance No. 480)

Current Zoning: General Business (GB);

Requested Zoning: Central Business District (CBD).

The purpose of the Zoning Map Amendment request is to improve the economic viability of existing structures on the subject site by allowing a wider array of retail, service, and office uses on the site than currently allowed under the GB zone.

RECEIVED

OCT 21 2009

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Woodcreek Center Zoning Map Amendment Analysis

This memorandum constitutes the Zoning Map Amendment analysis of decision criteria for review and consideration of a Zoning Map Amendment (WMC 21.44.070).

Zoning Map Amendment Decision Criteria

The Woodinville Municipal Code (WMC) includes Zone reclassification criteria found in WMC 21.44.070. This section of the Zoning Code indicates that a zone reclassification must be consistent with the Comprehensive Plan as well as meeting three enumerated 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.

This narrative describes how the Proposal meets the criteria outlined in WMC 21.44.070.

Consistent with Comprehensive Plan

With approval of Ordinance No. 480, (scheduled for 2nd reading and approval on October 20, 2009), the subject property has a Comprehensive Plan designation of Central Business District. The City has one zone which is consistent with the Central Business District Comprehensive Plan designation: Central Business District (CBD). The requested Zoning Map Amendment changing the subject property from General Business (GB) to CBD will make the zoning on the subject site consistent with its Comprehensive Plan Future Land Use designation.

Therefore, the Proposal is consistent with the Comprehensive Plan as amended in Ordinance No. 480.

Demonstrated need for additional zoning as proposed type

The City's Central Business District Future Land Use designation is intended to provide a broad mix of comparison retail, moderate to high density residential, professional, services, and recreational/cultural uses that serve the regional market (Chapter 3, page 10 of City of Woodinville Comprehensive Plan).

The purpose of the implementing CBD zone is to provide for the broadest mix of comparison retail, higher density residential (R-12 through R-48), service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment and housing opportunities. The CBD zone encourages compact development that is supportive of transit and pedestrian travel, and concentrates large scale commercial and office

uses to facilitate the efficient provision of public facilities and services.

As indicated in the applicant's Comprehensive Plan amendment application (CPA 09001) the subject property is physically oriented and existing buildings on the site designed in a manner that are better suited for the wide array of retail, office, and service uses allowed in the CBD zone rather than the more limited retail, office, and service uses allowed in the GB zone at this location. Because the subject property is located adjacent to Woodinville's busy gateway to its Downtown, the applicant has experienced a number of requests for a variety of retail, office, and service type uses which are not allowed in the GB zone, but which would be economically viable at this high visibility location at the SR 202 gateway to Woodinville's Downtown.

The numerous requests received by the applicant for retail, services, and medical office uses that are not allowed in the GB zone over the past number of years provide a demonstrated indication for the need for additional CBD zoning at the subject property's location.

Zone reclassification is consistent and compatible with uses and zoning of surrounding properties

The proposed change in Zoning Map designation from GB to CBD, would allow a wider array of commercial retail and office uses that would complement the land uses allowed in the CBD zone to the west of the subject property. Properties located west of the subject property currently consist of a fast food restaurant, vacant property, a gas station, and a car wash. Although all uses are currently auto-oriented retail, long-term redevelopment opportunities on these properties could include multi-story buildings with a mix of retail and office uses that would be in keeping with uses envisioned for the subject property, which is also oriented towards SR 202. Rezone of the subject property to CBD is expected to have a near-term effect of attracting a mix of retail, service, and office uses to the subject property and thus enhancing economic development opportunities for businesses and properties located west of SR 202.

The proposed amendment would make the subject property's eastern property line the dividing point between the CBD and the GB zone. Although the subject property is physically oriented to attract business from SR 202 and its intersection with Little Bear Creek Parkway (NE 177th Street), its neighbor to the east is a property that is oriented towards Little Bear Creek Parkway (NE 177th Street) and a dead-end street (132nd Avenue NE). While the subject property is physically designed for small-scale retail and professional office uses, the neighboring property to the east consists of three warehouses which are more generally suited to the array of uses allowed in the GB zone. The difference in orientation of the two properties and their physical relationship to the meandering Little Bear Creek to their north makes for a logical transition in land uses between the CBD zone designation on the subject property and GB zone designation to the east.

The change in land use designation is not expected to have an impact on land uses to the north or south due to the buffer that the Little Bear Creek and SR 202 and SR 522 have to residential areas located to the north, and the Little Bear Creek Parkway (NE 177th Street) and the BNRD right-of-

Woodcreek Center Zoning Map Amendment Analysis

way have between the subject property and CBD designated properties to the south. However, future redevelopment of the BNRD right-of-way into a transportation corridor and/or trail could have an additional mutually beneficial impact that could tie the subject property closer to the CBD-designated properties to the south, as residents from the north walk or bike to and from the current rail right-of-way for either transportation or recreational use.

The request is consistent and compatible with uses and zoning of surrounding properties as described above.

Property is practically and physically suited for the uses allowed in the proposed zoning reclassification

As described above and in the applicant's Comprehensive Plan Amendment application (CPA 09001) the size of the property, its orientation towards the SR 202 gateway to the City of Woodinville's Downtown, and the physical design of the buildings on the subject property all make it better suited to a CBD zone classification which allows a wider array of retail, services, and office uses than the existing GB zone.

The subject property is practically and physically suited for the uses allowed in the proposed CBD zone.

Conclusion

With enactment of Ordinance No. 480, the subject site's Comprehensive Plan Land Use designation is Central Business District. The only City of Woodinville zone that is consistent with this Comprehensive Plan land use designation is Central Business District.

The above analysis demonstrates how the Proposal to amend the City of Woodinville Zoning Map meets the following criteria outlined in WMC 21.44.070 for zone reclassifications:

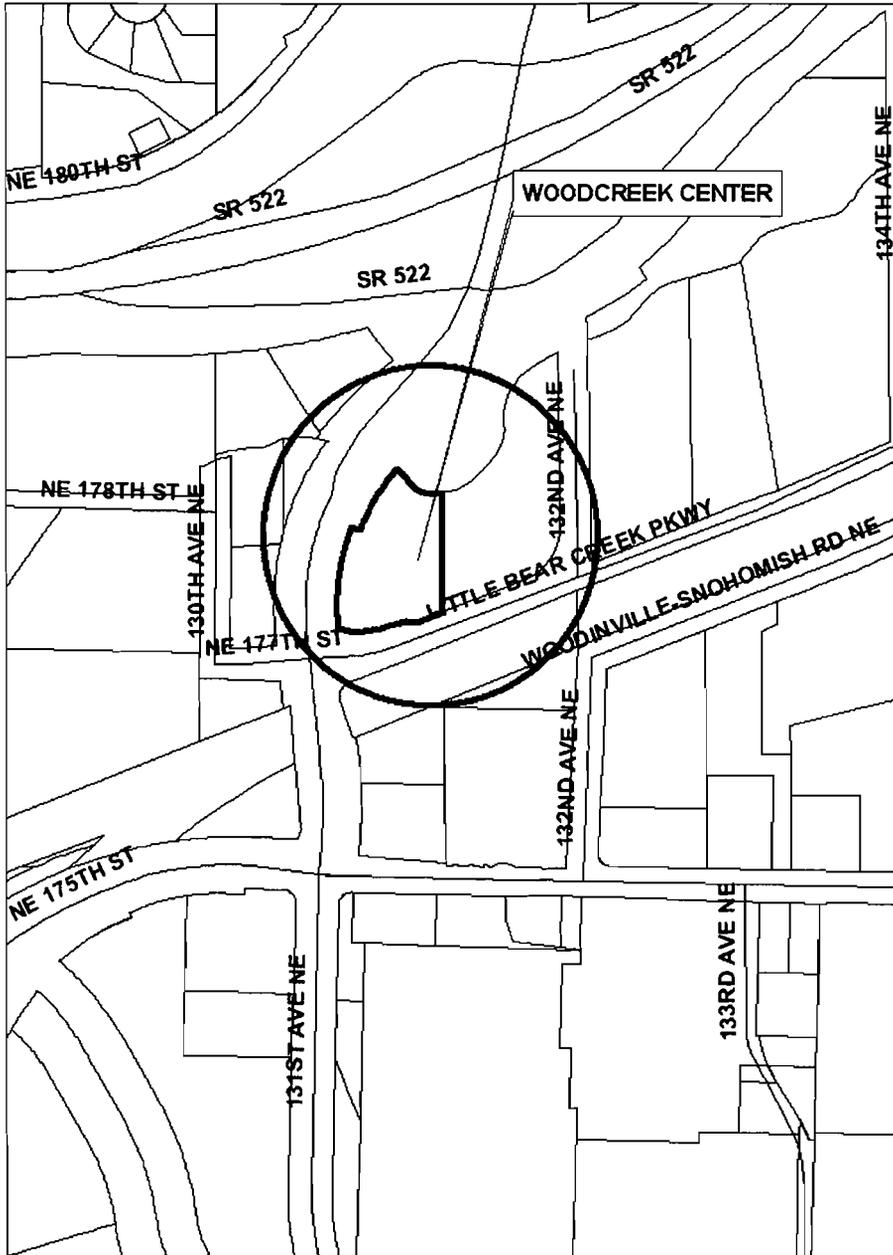
1. The proposal is consistent with the Comprehensive Plan.
2. The proposal meets a demonstrated need for additional CBD zoning at the subject property.
3. The proposal is consistent and compatible with uses and zoning of surrounding properties.
4. The subject site is practically and physically suited for the uses allowed in the proposed zoning reclassification.

Woodcreek Center Legal Description & Vicinity map

Legal Description: Lot 4 & 5 of Richbottom Add less portion for Streets & less portion for Roads per Rec #20010813000053



WOODCREEK CENTER
13110 - 13120 NE 177TH PLACE
PARCEL # 7269100020



Woodcreek Center ZMA SEPA DNS

CITY OF WOODINVILLE
17301 133rd Avenue NE
WOODINVILLE, WA. 98072
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE BY ADOPTION
OF EXISTING ENVIRONMENTAL DOCUMENTS
PROJECT: Woodcreek Center Zoning Map Amendment



File Number(s): ZMA09004/SEP09005

Description of current proposal: Proposed Zoning Map Amendment to change the current zoning designation of General Business to Central Business District for Parcel #7269100020 to bring the City of Woodinville Zoning Map in to compliance with the Comprehensive Plan Future Land Use Map designation for said parcel.

Proponent: Asian American Enterprises Inc

Location of current proposal: 13110 and 13120 NE 177th Place, Woodinville, King County, Washington

Title of document being adopted: Determination of Non-Significance; SEP09005

Agency that prepared document being adopted: City of Woodinville

Date adopted document was prepared: May 11, 2009

Description of document being adopted: A SEPA threshold determination for file number SEP09005 providing information on the subject parcel and designating the parcel Central Business District on the Comprehensive Plan Future Land Use Map.

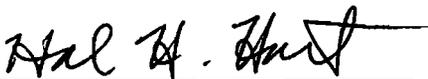
Describe if the document being adopted has been challenged (WAC 197-11-630): Document has not been challenged

Document is available to be read at: City of Woodinville, Department of Development Services
17301 133rd Avenue NE, Woodinville, WA 98072
weekdays 7:30 a.m. to 5:00 p.m. excluding holidays.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker. Any interested party may submit written comments on this determination. Written comments or appeals must be received in the City of Woodinville, Department of Development Services **before 5:00 p.m. on December 7, 2009**. Any appeal shall state with specificity the reasons why the determination should be reversed. **All appeals must be accompanied by a non-refundable filing fee.** Comments or appeals should be addressed to the responsible official designated below.

Name of agency adopting document: City of Woodinville
Contact person: Ray Sturtz, Long Range Planning Manager
(425) 489-2754 ext. 2281

Responsible official: Hal H. Hart
Position/Title: Development Services Director
Address: 17301 133rd Avenue NE
Woodinville, WA 98072



Signature

November 24, 2009
Date

**CITY OF WOODINVILLE
DETERMINATION OF NON-SIGNIFICANCE
PROPOSAL: Crossfit Zoning Code Amendment**



*"Citizens, business and local government,
a community commitment to our future."*

Threshold Determination: **Determination of Non-Significance**
Date of Issuance: **May 18, 2009**
File Number: **SEP09001**
Applicant: **Robert Nibler and Kathy Price**
Proposal Location: **City-wide (Industrial Zone)**
S/T/R: **N/A – non-project action**
Proposal Description: **Proposed amendment to the Zoning Code to add NAICS # 71394
Sports Club Land Use as a Conditional Use in the Industrial Zone
City of Woodinville**
Lead Agency: **City of Woodinville**

NOTE: This determination does not constitute approval of the proposal. This proposal will be reviewed for compliance with SEPA Determination Review Procedures.

Threshold Determination:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

COMMENTS AND APPEALS:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the signature date below.

Any interested party may submit written comments on this determination. Written comments or appeals must be received in the City of Woodinville, Department of Development Services before 5:00 P.M. on June 1, 2009

Any appeal shall state with specificity the reasons why the determination should be reversed. All appeals must be accompanied by a non-refundable \$889.00 filing fee. Comments or appeals should be addressed to the responsible official designated below.

If you have any questions, please call Project Planner Sarah Ruether, at (425) 489-2754 ext. 2293.

SEPA OFFICIAL: Hal H. Hart
POSITION/TITLE: City of Woodinville SEPA Official
ADDRESS: 17301 133rd Avenue NE
Woodinville, WA 98072

SIGNATURE: Hal H. Hart DATE: May 18, 2009

CITY OF WOODINVILLE
17301 133rd Avenue NE
WOODINVILLE, WA. 98072



*"Citizens, business and local government;
a community commitment to our future."*

NOTICE OF APPLICATION

PROJECT: Woodcreek Center Zoning Map Amendment

File Number: ZMA09004/SEP09005
Applicant / Contact: Gil Cerise of Jones and Stokes on behalf of Asian American Enterprises Inc.
Date of Application: October 21, 2009
Date of Completion of Application: October 21, 2009
Proposal Location: 13110 & 13120 177th Place NE, Woodinville, King County, Washington
Parcel Number: 7269100020
Proposed Project Action: Zone reclassification for subject property from General Business to Central Business District in conformance with the Comprehensive Plan Future Land Use Map.

Project Permits and/or Studies requested under RCW36.70B.070: SEPA Checklist
Other Permits: None
Threshold Determination: To be determined
Determination of Consistency: To be determined
Hearing Date & Time (if applicable): To be determined
Hearing Location: City of Woodinville

Copies of all application documents and/or environmental studies that evaluate the proposed project are available for review at City Hall.

This notice of application is issued under Woodinville Municipal Code Chapter 17.11.010; the City will not act on this proposal for 14 days following the date of notice of application. During this period, any interested party may submit written comments and/or appeal procedures. All interested parties are encouraged to participate in any hearings and may request a copy of the decision.

If you have any questions, please contact Long Range Planning Manager Ray Sturtz at (425) 489-2754, ext. 2281.

DATE OF THE NOTICE OF APPLICATION: November 9, 2009
END OF COMMENT PERIOD: November 23, 2009

RESPONSIBLE OFFICIAL: Hal H. Hart
POSITION/TITLE: Development Services Director
ADDRESS: 17301 133rd Avenue NE
Woodinville, WA 98072

SIGNATURE: _____

DATE: November 9, 2009



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WHS Holiday Concert page 4

**CITY OF WOODINVILLE
PLANNING DEPARTMENT
17301 133rd Avenue NE
WOODINVILLE, WA 98072
(425) 489-2754**



**NOTICE OF PUBLIC HEARING
WOODCREEK CENTER REZONE**

The City of Woodinville Hearing Examiner will conduct a Public Hearing to consider public comment on the Public Hearing described below.

PROJECT NAME: Woodcreek Center Rezone
FILE NUMBER(S): ZMA09004; SEP09005
APPLICANT(S): Asian American Enterprises, Inc.
CONTACT: Gilbert Cerise, applicant representative
LOCATION: Northeast corner of 131st Avenue NE and Little Bear Creek Parkway, Woodinville, King County, Washington
SECTION OF CODE PERTINENT TO HEARING PROCEDURE: WMC 17.07.030
PROPOSAL: A Zoning Map Amendment to rezone one parcel from General Business (GB) to Central Business District (CBD), which will bring the Zoning Map into compliance with the City of Woodinville Comprehensive Plan Future Land Use Map.
PUBLIC HEARING DATE & TIME:
DATE: Wednesday, December 17, 2009
TIME: 10:00 AM

HEARING LOCATION: Woodinville City Hall, Council Chambers
17301 133rd Avenue NE, Woodinville, WA 98072
DATE OF NOTICE: November 30, 2009

Copies of all application documents are available for review or purchase at City Hall. In addition, a copy of the staff report will be available 7 days prior to the hearing date. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Development Services Department at the address shown above. If you have any questions, please call Planning Manager Ray Sturtz at (425) 489-2754 ext. 2281.

***NOTE:** The hearing subject to this notice is an **OPEN RECORD HEARING**. A record of this hearing will be created. Any party interested in the decision of this hearing must present spoken or written testimony for the record at the **OPEN RECORD HEARING**. Any appeal of this hearing is limited to an administrative appeal based on the existing record. In case of an appeal, the appeal will be heard as a **CLOSED RECORD APPEAL HEARING** with no new evidence or information allowed to be submitted.

Responsible Official: Hal H. Hart, Director of Development Services
NOTE: To view a site map for this project, please visit our web site: <http://www.ci.woodinville.wa.us/news/Notices.asp>

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Woodcreek Center Critical Area Setbacks/Buffers

