

Chapter 2

Neighborhood Character in the R-1 Zone Report

Neighborhood Character in the R-1 Zone

City of Woodinville

Prepared January 2007
Revised February 2007
Revised August 2007
Revised October 2007

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List of Acronyms

CC&Rs	Covenants, Conditions & Restrictions
CD	Community Design
City	City of Woodinville
ENV	Environmental
GMA	Growth Management Act
LU	Land Use
NB	Neighborhood Business
R	Residential

1.0. Preface

The purpose of this report is to evaluate neighborhood character as one of the tools for determining residential density in the areas of the City of Woodinville (City) zoned Residential (R)-1. The end result could contribute to maintaining the R-1 zone or amending the zone by increasing density to a more compact urban development pattern. This report is also a part of a larger study referred to as the Sustainable Development Project, which includes three other reports: environmental, transportation, and capital facilities (utilities). The results of the project are intended to provide the basis for recommended revisions, if any, to the Comprehensive Plan and Maps, housing and land use policies, and regulatory requirements.

The Growth Management Act (GMA) of the State of Washington (36.70A.070) discusses, in its housing element, the need for a plan, scheme, or design for housing that ensures the vitality and character of established residential neighborhoods. The housing element also discusses the need for an inventory and analysis of existing and projected housing needs, among other things, and a statement about population densities.

This neighborhood character/housing study searched for commonality in four key elements to distinguish neighborhoods, including physiographic, human-made or physical improvements, socioeconomic, and visual elements. To use these key elements, neighborhood identification, definition of neighborhood character, application of character principles to geographic areas, and measures to maintain and enhance neighborhood character were necessary.

- The following steps were taken to determine “neighborhood character” and subsequently to correlate residential densities (see Figure 1, Neighborhood Character Method.). Step 1. Geographic features, physical improvements, socio-economic data, and visual maps were overlaid to determine patterns of commonality.
- Step 2. Using Step 1 data, general neighborhood subareas were identified on a broad scale.

- Step 3. To each neighborhood subarea identified in Step 2, 12 character indicators were applied to determine the level of consistency of those indicators throughout the neighborhood subareas. The greater the number of indicators having more consistency in the neighborhood subareas, the greater the neighborhood character in that subarea.
- Step 4. Apply a threshold to the neighborhood neighborhood character indicators used in Step 3. Use this threshold to determine neighborhood subareas that should receive neighborhood character recognition. This process only evaluated neighborhood character as defined in this section and did not take into consideration the remainder of the other elements in the Sustainable Development Study: environment, transportation, and capital facilities. These elements have been evaluated in other sections of the report.

1.1. Introduction

The City of Woodinville is one of 39 cities in King County and is adjacent to Snohomish County’s boundary. In 2002, the City compared its demographics to King County as a whole and several Eastside and other nearby cities. Compared with Seattle, Mill Creek, Bothell, Kirkland, Redmond, Bellevue, and Issaquah, the city of Woodinville had the largest household size, the greatest population younger than 19 years old, the least growth between 1990 and 2000, and the smallest population. Since its inception, the City has promoted the desire to maintain a “Northwest Woodland Character,” identifying that desire in numerous places, including its Comprehensive Plan goals, Land Use (LU) Goal LU-1, Community Design (CD) Goal CD-2, and Environmental (ENV) Goal ENV-6. Houses in the R-1 zone are mostly homes built in the 1960s through the 1980s on large lots, but in other R-zoned areas they are newer homes on smaller lots.

The City occupies approximately 3,600 acres, of which about 60% is zoned residential. Approximately 33% of the total City (approximately 1,200 acres) is zoned R-1. The R-1 residential neighborhood is located on the city’s eastern uplands (see Figure 2, 2006 Zoning Map), currently referred to as the R-1 Area, or the Leota and Wellington Neighborhoods. The R-1 area is the largest of the residential zones and one of seven neighborhoods in the city. There are large areas of R-4, R-6, and R-8, with five residential designations making up the multifamily areas.

Major access to the R-1 zone is via the Woodinville-Duvall Road, which generally bisects the area into a northern district and a southern district. The northern area is, in turn, somewhat divided by a minor arterial (156th Avenue NE) into a western portion and an eastern portion. Woodinville-Duvall Road is classified as a major arterial that carries a high volume of pass-through traffic between downtown Woodinville and Duvall and the eastern outlying areas of King County. A moderate amount of pass-through traffic to and from Snohomish County also utilizes 156th Avenue NE.

In geological terms, the area is characterized by a scoured marginal feature from a previous ice-contact slope located at the western edge of the area and acts as a major physical boundary

between the valley below to the west and the city proper. The whole study area is a till-mantled upland undulating plain consisting of north-south trending broad ridges and narrow plains eroded by recessional outwash channels. Lake Leota, a major water feature, is a rare and unique ancient kettle in the area.

Most of the land in the study area consists of mid-successional native conifer forests that have been converted from large tracts of land in the last half of the 20th century to large lot tracts (20 or more acres) and then to short-plat-sized lots (1 to 4 acres). This division has resulted in a haphazard ownership pattern, with reduced roadway connectivity that is common in urban and suburban fringe areas of Puget Sound counties.

1.2. Background

1.2.1. Districts

City builders over many millennia divided their cities into districts. The preservation of the functional attributes of each district was an important factor in the success of the city, be it protection from invaders, economic vitality, spatial insulation, purposeful association, or quality of life reasons such as cultural preservation, aesthetics, social amenity, sovereignty, or health.

The concept of city districts in America has been studied for decades. Perhaps the most fundamental study was performed by Kevin Lynch and was published in his *Image of the City* in 1960 (Lynch 1960). This book served as a primary text for urban design and city planning students for several decades. As Lynch's title suggests, he found ways to describe the city in terms of its form and function and the structural elements that define that form.

Most cities contain districts with varieties of functions. Some districts are predominantly residential in nature and function. Seattle has Madison Park, Laurelhurst, Mt. Baker, and Seward Park, all of which are characterized by exclusive residential development. San Francisco has Russian Hill, Pacific Heights, the Marina or Telegraph Hill, distinctive residential neighborhoods with notable character.

Other kinds of districts would be university districts, ports, central business districts, or a tourist district, to name a few. Many of these have special regulatory overlays placed on them to insulate and protect the vitality of their functions. Districts intended primarily for residential purposes commonly have minimum or maximum lot size or density requirements for a variety of purposes.

1.2.2. Woodinville Districts

The Comprehensive Plan for the City of Woodinville (City of Woodinville 2006) defines the R-1 study area as the Leota Neighborhood (or district according to Lynch's definition). The Sustainable Development Project, of which this report is a part, extracts a great deal more detail from the concept of "neighborhood" definition. As Lynch describes in his book, cities have five basic elements.

- **Paths.** Paths are the channels along which an observer moves. They may be streets, walkways, transit lines, or railroads.
- **Edges.** Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: cliffs, shores, edges of development zones, or walls. They are lateral references rather than coordinate axes. Such areas may be barriers, more or less penetrable, which close one area off from another; or they may be seams, lines along which two areas are related and joined together. These elements are important organizing features, particularly in the role of holding together generalized areas.
- **Districts.** Districts are the medium-to-large sections of the city, conceived of as having two-dimensional extent, which the observer mentally enters inside of, and which are recognizable as having some common identifiable character. Always identifiable from the inside, they are also used for exterior reference if visible from the outside. Most people structure their city to some extent in this way, with individual differences as to whether paths or districts are the dominant elements.
- **Nodes.** Nodes are points, the strategic spots in a city into which an observer can enter, and which are the intensive foci to and from which he or she is traveling. They may be primarily junctions, places of a break in transportation, a crossing or convergence of paths. Or a node may be simply concentrations, which gain their importance from being the condensation of some use or physical character, as a street-corner hangout or an enclosed square. Some of these concentration nodes are the focus and epitome of a district, over which their influence radiates and of which they stand as a symbol. In any event, some nodal points are to be found in almost every image, and in certain cases they may be the dominant feature.
- **Landmarks.** Landmarks are another type of point reference, but in this case the observer does not enter within them, they are external. They are usually a rather simply defined physical object: building, sign, store, or mountain. Their use involves the singling out of one element from a host of possibilities.

The Leota District is defined by paths-edges (natural environment factors) and political boundaries. Thus, Snohomish County on the north, and King County on the eastern and southern edge provide political boundaries, and ice-scoured steep slopes on the western and southern edges of the study area become perceived strong edges to the district. Paths, even though they may be viewed as unifiers, may also be perceived as boundaries such as 156th Avenue NE, Woodinville-

Duvall Road, and the loop road around Lake Leota. The following section describes how neighborhood subareas were determined, according to the aforementioned step-wise process.

2.0. Neighborhood Character

2.1. Steps 1 and 2: Determining Neighborhood Subareas

Neighborhoods are places where the composition of elements constitutes an identity that is generally based on commonality. The identity is usually a pattern or perceived pattern that manifests itself in a visual framework. Elements of this framework include the natural environment on which the neighborhood rests and the products of human development. In some ways, the pattern is seen in two dimensions, as though it were a map; in other ways, it has a sculptural or three-dimensional form. The following is a detailed description of the process for determining neighborhood subareas and is the first and second steps in the process of evaluating neighborhood character.

2.1.1. Step 1. Overlay of natural and physical features to determine patterns of commonality

The first step in the neighborhood character analysis (see Figure 1) is to overlay natural and physical features to determine patterns of commonality. For purposes of defining patterns that reveal neighborhood boundaries, a system of inventory and evaluation of data sets was introduced for extracting local information. Natural environment maps, maps of physical development, maps showing social and economic phenomena, and interpretive maps describing elements of the visual environment were developed and then evaluated. Although socio-economic data was examined for relevance in this step in the neighborhood character evaluation (see Appendix 2C), the results were found to be irrelevant to the review of neighborhood character and delineating neighborhood subareas.

The following information was relevant and useful in defining neighborhood subareas in the R-1 zone.

Geographic areas

- relative elevation (Figure 3)
- physiography (common land forms) (Figure 4)
- Parcels with low vegetation/canopy cover (lack of unified woodland character) (Figure 5)
- transitional landform features (ridge and plain separator slopes) (Figure 6)
- drainage basins (see Appendix 2A)

Human-made phenomena or physical improvements

- parcel size commonality
- age of housing
- building footprints

Socio-economic data (revealed no characteristics useful in contributing to neighborhood delineation)

- land improvement value
- total parcel value

Data and map interpretation field reconnaissance and visual recording, resulted in the production of the following interpretive maps:

- areas of common parcel size (Figure 7)
- building texture/rhythm (Figure 8)
- buildable lands (land available for development or redevelopment)

A series of map overlays and visual surveys were used in this report to describe neighborhoods. Mapped phenomena described patterns and define districts/neighborhoods as outlined by Lynch's five elements of a city. Neighborhood description methods utilized for this report also borrow in part from studies that precede it. Such studies include *Cities*, by Laurence Halprin, and *The Urban Design Plan for the City of Seattle*, published by the Seattle City Planning Department, among others.

2.1.2. Step 2. Results of the commonality overlay analysis

At some level or on several levels (depending on geographic extent), much of the mapped units create patterns and places that lend definition to geographic boundaries and that ultimately define the neighborhoods in this study. Some, such as Leota, are defined very rigidly; others, such as South Wellington, have loose edges. The product of this analysis is shown on Figure 9,

Conceptual Subareas, that identifies 12 neighborhood subareas and is Step 2 on Figure 1. A description of these neighborhood subareas follows:

Northwest Wellington

The neighborhood is heavily wooded, has excellent spatial order and building texture, cohesive circulation, and is visually cohesive in terms of buildings, block patterns, and streets that together crisply define neighborhood boundaries.

Southwest Wellington

Accessibility and lot configuration largely define this neighborhood. External access is limited, which makes for an enclave-like place. The wooded setting adds immensely to a sense of place.

North Wellington

With few exceptions, this neighborhood is defined by its location in a physiographic plain and by the degree of road connectivity. External accessibility also defines boundaries and encloses the neighborhood.

Central Wellington

There is only one major access into this neighborhood, NE 195th Street. Other minor roads connect from different directions and are closed off or dead ends. Central Wellington is somewhat more defined by adjacent neighborhoods than it is unto itself.

South Wellington

This area is commonly accessed off of 156th Avenue NE. It contains many unimproved or private roads that are the result of short plat activity. Its boundaries, similar to those of Central Wellington, are easily defined by adjacent neighborhoods.

Northeast Wellington

This is a neighborhood defined primarily by the constricted nature of access. There is only one way in and one way out via 168th Avenue NE. It is further isolated by school property occupying the major portion of its southern extremity.

North Leota

North Leota is characterized by its adjacency to Woodinville-Duvall Road and by its broad range of lot sizes. There is no connectivity in any sense of the term, but this neighborhood occupies the greatest extent of the Leota outwash plain niche.

Leota

This neighborhood is the best defined in the study area. Common views, common access, lot configuration enclosure, and wooded nature make this one of Woodinville's most distinct places.

South Leota

This is a well-defined neighborhood, all on an even grade, facing northeast, shaded in the afternoon, wooded slope. Political boundaries and transportation network provide strong elements to boundary definition.

Laurel Plateau

Terrace-flat topography defines this neighborhood. Steep slopes and formal subdivision boundaries confine this area into one neighborhood.

Woodway-Laurel Hills

This neighborhood predominantly consists of two formal subdivisions that have similar street networks and topography. Ridge and slope topography characterize its common physiographic niche, and its richly manicured landscape amidst tall woods creates a common definitive sense of place.

Lower Woodway

This neighborhood located in the southwest fringe of the study area has common access off of NE 173rd Street. Steep slopes are common throughout. Its identity is defined by its adjacency to its neighbor and by its isolation because of topography and access limitations.

2.2. Step 3: Determining Neighborhood Character

Defining neighborhood character is the next step (Step 3 shown on Figure 1) in this process whereby evaluations are made from visual surveys, physical and environmental data, and other inventory information assembled and ranked by order.

Character may be described as the aggregate of qualities that distinguishes one place from another; thus an area having good commonality and distinguished qualities may be described as an area of high character.

The neighborhood subareas defined in the previous section of this report have various degrees of image and character in their respective aggregate patterns. These aspects depend on such things as views, topography, streets, building form, and landscaping. These patterns give an organization and sense of place, denote their special nature, and often help make human activity and interactions an important part of the neighborhood subarea. The pattern also assists orientation for travel. Neighborhood patterns that affect the vitality and character of neighborhood subareas should be recognized and enhanced.

This study applies 12 indicators of neighborhood character to the 12 neighborhood subareas mentioned above in Step 2 (Figure 10). Some indicators were more or less important to some neighborhood subareas over others. This analysis did not discriminate among indicators, nor did it assume that the indicators were inclusive. The study consulted prominent urban design sources such as Paul Spreiregen, *Urban Design: The Architecture of Towns and Cities*, and Christopher Alexander, *A Pattern Language*.

Neighborhood character for purposes of this study is described as the degree of presence and relative aggregate of qualities perceived from visual surveys and high commonality of data. The impression of their relative presence in neighborhood subareas from high association to low association is the result of this analysis. The neighborhood character indicators used in this evaluation are defined below followed by an explanation of how they were applied in the analysis to determine their levels of consistency and commonality throughout the conceptual neighborhood subareas. The methodology of applying neighborhood character indicators to the R-1 area to come up with a ranking of neighborhood character association in each subarea is detailed below. City staff (Bob Wuotila, Senior Planner) toured the study area and reviewed maps and other visual images of the area to develop his recommendations for neighborhood character.

2.2.1. Physiographic Niche

Niches may be ridges, terraces, plateaus, plains, or slopes. The relative impression that they contribute to a sense of place defines character, including assessing high order or commonality for the neighborhood subareas once the subareas were defined. A review of maps showing physiographic features, as well as follow-up reconnaissance visits were used as the principle means of rating physiographic niche of each neighborhood subarea (Figures 3, 4, and 6 were also used to evaluate the physiographic niche indicator, as well as originally helping to define the neighborhood subarea).

2.2.2. Canopy Cover: >75% of the parcels with canopy cover >50%

Presence of tall native conifers provides shade and shadows, adds timeless beauty to the place, and maintains “woodland character.” Visual observation identified those parcels within each subarea having >50% vegetative cover. Then an analysis was made to determine if those parcels constituted more than 75% of the parcels in the subarea. Figure 5 shows the parcels within the R-1 area that have low vegetation/canopy cover. The conceptual subareas map (Figure 9) was overlaid on Figure 5 to develop a composite map (Figure 11) showing which neighborhood subareas had greater than 75% of their parcels with greater than 50% cover.

2.2.3. Manicured Landscape

Visual impression of pruned shrubs, expansive, neat lawns and groomed appearance could add value and identity to the neighborhood. Field surveys of the various neighborhood subareas were used to indicate high, moderate, and low association of manicured landscape for each subarea. There was not a map created for this neighborhood indicator. The study’s author used field reconnaissance and local knowledge to develop his assessment for manicured landscape.

2.2.4. Common Viewshed

Common viewshed is defined by presence of available viewshed to significant local or regional features, such as mountain, lake, or city views of significant local or regional features. An example of a significant local feature is Lake Leota, while a significant regional feature would be the Cascade mountain range. The neighborhoods with the most parcels with common viewsheds of these significant features, such as the Leota neighborhood subarea, were noted for their common viewshed and had higher common viewshed numeric values.

2.2.5. Circulation Connectivity

Circulation connectivity refers to the presence of good, easy access available throughout the neighborhood subarea—good orientation, no confusion. A map was created (Figure 12) that overlays public roads with neighborhood subareas to show subareas with higher areas of circulation connectivity.

2.2.6. Parcel Accessibility

Parcel accessibility refers to the presence of well-defined roads with consistent right-of-way width and an inviting sense of circulation. Figure 12 is also useful as part of the analysis of areas with higher and lower parcel accessibility. Other parts of this analysis required review of maps and field visits to assist in determining topographic features (such as slopes) that contribute to poor parcel accessibility.

2.2.7. Cohesive Block Configuration

Roads laid out with sensitivity to contour, repetitive scale between intersections, and unified edge treatment comprise cohesive block configuration. There was no single figure created for cohesive block configuration; however, Figure 12 and field surveys were used as means of assessment.

2.2.8. Areas of Common Parcel Size

Areas of common parcel size refers to the presence of lots of similar size, repetition, and spatial order. Pattern offers a sense of security, stability, and harmony. Figure 7 was developed and used to help determine which neighborhood subareas had higher association in terms of common parcel sizes than others. An overlay of neighborhood subareas on this map helped provide information on which subareas had higher common parcel size associations than others as depicted on Figure 13.

2.2.9. Sense of Scale and Fabric

A sense of scale and fabric refers to the impression that a neighborhood is serene and orderly due to house setbacks and repetition of form, presence of shrubs, and shadow from canopy trees. Neighborhoods with common setbacks, repetition of form, and similar features had higher association for sense of scale and fabric. This indicator relied heavily on the City's field surveys of the neighborhood subareas (Wuotila pers. comm.). No figure was created for this indicator.

2.2.10. Cohesive Street Presence

Cohesive street presence refers to streets that have a common motif: street lighting, street landscaping, and street roadway profiles (i.e., roadway sections, walks, and edges). Streets that have higher association with cohesive street presence have a higher indicator value. No figure was created for this indicator, which relied heavily on field surveys of the various neighborhood subareas.

2.2.11. Building Rhythm and Order

Building rhythm and order refers to the presence of orderly texture exhibited by building spacing and orientation and magnitude of repetition. Figure 8 was used as the basis for assessing which areas had higher association of building rhythm and order than others. Review of this figure with an overlay of neighborhood subareas provided the basis for this indicator's rating found on Figure 14.

2.2.12. Low In-Fill Potential

Due to patterns of building and parcel layout, most lots in the neighborhood lose visual privacy; acoustical privacy; and feeling of security, safety, and social association if infill is allowed. A sense of whether infill development would infringe on visual and acoustical privacy on surrounding parcels was the factor taken into account for this indicator's effect on neighborhood character. Figures 15 and 16 were developed to show both an existing neighborhood development pattern and an example of how development of a parcel within the neighborhood would impact neighborhood character. These figures also show the process and thinking behind the assessment of this indicator within the neighborhood subareas.

Figures 15 and 16 show one theoretical example of infill development that may or may not affect the five neighborhoods with distinctive character. In the “after” example in Figure 16, new development could potentially occur in a yard or lot having sufficient area and space to accommodate allowable density under R-4 zoning. Public or private roads may be constructed into rear or side yards of existing lots. Dependent on the design and layout of infill development, visual and acoustical privacy, trees and vegetation, balance, unity, spatial order, and social associations could be redefined, and require careful consideration. These issues were espoused by Chermayeff in *Community and Privacy* and by Alexander in *A Pattern Language* years ago and remain valid now and in the future.

As stated, all of the above indicators were given the same value or importance as contributions to neighborhood character in the R-1 area. Different strategies, such as ranking or weighting variables, would result in different impressions.

Figure 10 is a matrix of the 12 neighborhood character indicators shown on the horizontal axis and the 12 neighborhood subareas on the vertical axis. Each indicator was evaluated for its relative presence in each subarea and each relationship was tested by visual survey and map evaluations. The application of formal urban design criteria, together with personal judgment and experience, produced a range of impressions and relationships that ranged from high to low association or order. Other means, such as value settings by neighborhood residents may refine the results found in Figure 10, *Neighborhood Characteristic Typologies*.

Figure 10 presents a point scale—three points for high association, two points for medium association, and one point for low association for each indicator for each subarea. Additionally, the point scale was used to determine which areas profited most or least from maintaining a sufficient degree of sense of place and character. After ranking or ordering each subarea by neighborhood character, those with the highest order were overlain by parcel size (Figure 17) to determine what prevalent density existed in the subarea.

2.3. Step 4: Applying Neighborhood Character Thresholds to Subareas

The final step in this neighborhood character analysis was to calculate the point total for each subarea, and to select a threshold that would call out subareas that have a greater commonality and therefore would be more supportive of maintaining current prevalent densities to ensure their established character was maintained. Neighborhood subareas that had less commonality would be less supportive of maintaining prevalent densities.

Figure 10 presents values assigned to each indicator in each neighborhood subarea, resulting in total numeric values. Figure 10 also shows which neighborhood subareas have a larger number of high and medium scores associated with them than low. If a neighborhood subarea has at least seven of 12 indicators with a high or medium association, then it was judged to have enough character associations to designate it as a neighborhood subarea that should have its character preserved. Under this system, six of 12 neighborhood subareas were deemed to have high enough order and sense of commonality to qualify for neighborhood character recognition (see Figure 18). Recognition of neighborhood subareas with high order of neighborhood character would lend itself to maintenance of the predominant parcel size in those subareas in order to avoid incompatible infill development that could negatively affect neighborhood character.

The following subareas had the highest association of neighborhood character indicators:

- Northwest Wellington
- Southwest Wellington North Wellington
- Leota
- Woodway-Laurel Hills
- South Leota

It should be noted that this neighborhood character study does not account for the findings of the Environmental, Transportation, or Capital Facilities reports.

Neighborhood character is qualitative in nature; therefore the City conducted an independent follow-up review of neighborhood character in January 2007, applying well-defined metrics to the neighborhood character indicators within each identified neighborhood subarea. The results of this independent follow-up analysis can be found in Appendix 2C of this report. Scored results were similar except for one of the 12 subareas. These differences are discussed in Appendix 2C. However, when ranking neighborhood subareas by those that received medium or high association scores in at least seven out of 12 categories, all except one subarea in the independent analysis maintained the same result as the analysis contained in this report. This independent analysis reinforces the conclusion reached in the City's neighborhood character analysis.

3.0. Covenants, Conditions, and Restrictions

3.1.1. Covenants to Protect Neighborhood Character

The City of Woodinville compiled a list of recorded plats within the R-1 Study Area to use as the basis for research on Covenants, Conditions, & Restrictions (CC&Rs) that would affect neighborhood character or the possibility of further subdivision within the study area. According to the list compiled by City staff members, the study area contains portions of 20 recorded plats that include five lots or more. Pacific Northwest Title provided Jones & Stokes with copies of all these plats, as well as any attached CC&Rs. The plats and CC&Rs were reviewed for the presence of covenants, conditions, or restrictions intended to establish or protect neighborhood character. Examples include:

- Architectural controls, including minimum square footage of dwelling, suggested building materials, and site design requirements;
- Limitations on the removal of trees;
- Restrictions on the presence of animals, specifically horses; and
- Any other protective covenant whose stated purpose is the preservation of a certain character of development or natural amenity.

Eight of the plats had only a blanket restriction on land subdivision to comply with local land use laws. These blanket restrictions were judged to not have a bearing on neighborhood character or subdivision.

Twelve subdivisions were identified as possessing CC&Rs intended to preserve the character of the neighborhood:

- Ten subdivisions contain architectural standards, requiring buildings and additions to be reviewed and approved by an architectural control or design committee.
- Four contain provisions allowing the presence of non-commercial equestrian activities.
- Seven restrict the removal of trees above a certain size or in certain locations.
- Two prohibit the future subdivision of lots.
- One contains special protective measures designed to maintain the environmental quality and beauty of Lake Leota.

Figure 19 shows the identified subdivisions; the overlaid symbols indicate the nature of the recorded protective covenants. Based on this analysis, Jones & Stokes believes that the following five subdivisions show distinct concentrations of protective covenants and should be considered for neighborhood character preservation, based on the criteria listed below:

- **Wellington:** This subdivision contains provisions for architectural controls, equestrian activities, and retention of trees over 8 inches in diameter. This subdivision is located in the North Wellington Neighborhood Subarea.
- **Laurel Hills:** This subdivision contains provisions for architectural controls, equestrian activities, and retention of trees 5 inches in diameter or larger within setback areas. This subdivision is located in Woodway-Laurel Hills Neighborhood Subarea.
- **Woodview Crest:** This subdivision contains provisions for architectural controls, retention of trees greater than 6 inches in diameter, and prohibition of future subdivision of lots. This subdivision restriction is discussed further in the Obstacles to Subdivision section below. Woodview Crest includes lots in both the R-1 and R-6 zones. This subdivision is located in Woodway-Laurel Hills Neighborhood Subarea.
- **Woodway Country Estates:** This subdivision contains provisions for architectural controls, retention of trees greater than 6 inches in diameter, equestrian activities, and prohibition of future subdivision of lots. This subdivision restriction is discussed further in the Obstacles to Subdivision section below. Woodway Country Estates is located in Woodway-Laurel Hills Neighborhood Subarea.
- **Lake Leota Farms:** This subdivision contains very few restrictions compared to the other subdivisions selected, but the entire subdivision is organized around the protection and shared enjoyment of Lake Leota. Recorded covenants indicate that no sewer discharge to the lake shall be allowed, and shoreline areas are to be reserved for recreational uses. The age of this neighborhood, combined with its organization around a common natural amenity, would qualify it for neighborhood character protection. Lake Leota Farms is located in the Leota Neighborhood Subarea.

All of the five identified subdivisions are located in Neighborhood Subareas identified in Figure 18 as neighborhoods of higher order, having the highest association of neighborhood character indicators. The presence of protective covenants in these neighborhoods demonstrates a desire on the part of property owners to preserve a certain character and supports this report's conclusions regarding recognition of these areas as areas with distinct neighborhood character.

3.1.2. Obstacles to Subdivision

Another purpose of CC&R research in the study area was to determine if any conflicts with recorded covenants would arise if the area were rezoned to a higher density in the future. This analysis was conducted using a two-tiered approach:

- Direct Obstacles are those covenants or restrictions that specifically address the ability of owners to subdivide their lots or construct buildings on those subdivided lots. Examples of this include outright prohibition of subdivision, as seen in Woodview Crest and Woodway Country Estates, and conditions upon subdivision. Wellington Hills Estates contains a covenant stating that no dwelling may be constructed on a lot whose rear width is less than 75 feet. The Summers Addition plat allows subdivision only to lots served by public sewer. It should be noted that the Summers Addition plat is controlled by a single owner, a condition which allows the owner to change recorded CC&Rs.
- Indirect Obstacles are those covenants or restrictions that do not directly deal with subdivision of lots, but may, in combination with each other, create difficulties in subdividing individual properties. These factors may include measures such as restrictions on removal of trees, ability of an architectural control committee or similar entity to approve or disapprove placement of buildings on lots within the subdivision, or large setbacks. Individually, these factors may present no obstacle at all, but in combination, they may restrict the building footprint in such a way that subdivision for redevelopment at increased density becomes infeasible. Analysis of indirect obstacles is intended only to gauge the potential for conflicts, and subdivision of individual properties should be evaluated on a case-by-case basis.

The presence of direct and indirect obstacles to subdivision is summarized in Table 1. The ID numbers listed on the table correspond to the subdivision labels on Figure 20, which illustrates the locations of the subject subdivisions and whether they are influenced by direct or indirect obstacles.

Table 2-1. Direct and Indirect Obstacles to Future Subdivision

ID No.	Subdivision Name	Avg. Lot Size (acres)	Direct Obstacles		Indirect Obstacles		
			Subdivision Prohibited	Subdivision Restricted ¹	Minimum Dwelling Size	Tree Removal Restrictions	Setbacks Greater than 30 feet
1	Beverly Hills Estates	0.92			✓	✓	
2	Falcon Point	0.98			✓		
3	Laurel Hills	0.80			✓	✓	✓
4	Leota Meadows	0.88			✓		
5	Stonegate II	1.08				✓	
6	Summers Addition ²	3.31		✓			
7	Wellington	1.05			✓	✓	
8	Wellington Hills #4	0.80			✓		
9	Wellington Hills Estates	0.68		✓	✓		
10	Woodview Crest ³	0.95	✓		✓	✓	✓
11	Woodway Country Estates	1.13	✓		✓	✓	
12	Nolan Woods	0.95			✓	✓	✓

¹ This category indicates that some necessary condition has been specified that must be satisfied before subdivision will be allowed. The Summers Addition requires connection to public sewer, and Wellington Hills Estates specifies that no dwelling may be built on a lot with a rear width of less than 75 feet.

² All lots in Summers Addition are owned by a single owner. This is a condition that allows recorded CC&Rs to be changed or rescinded.

³ Woodview Crest also includes property within the R-6 zone to the west. Parcels not within the R-1 study area, as well as tracts dedicated as open space, were not included in average lot size calculations.

Based on this analysis, future increases in density through rezoning of portions of the study area have a potential to cause conflicts with the subdivision of Woodview Crest, Woodway Country Estates, and Wellington Hills Estates, which are all located within neighborhood subareas identified as having high neighborhood character association in Figure 18. While the Summers Addition plat has a direct restriction on subdivision, the restriction in place is one that can be overcome through provision of capital facilities (sewer). Due to concentrations of indirect obstacles, the subdivisions of Beverly Hills Estates, Laurel Hills, Nolan Woods (Street of Dreams) and Wellington may also experience conflicts, though to a lesser degree. The City has no obligation to enforce private covenants or prevent violation of them. However, it would be

counterproductive to designate areas for a higher density where perpetual covenants make achievement of that density unachievable in the foreseeable future. Of these four subdivisions, only Beverly Hills Estates and Nolan Woods are not located within a neighborhood identified as having high neighborhood character association in Figure 18.

4.0. Conclusion

This report on neighborhood character reveals that the R-1 area of Woodinville has six neighborhood subareas with distinctive character that could be diminished if redevelopment occurred at higher than existing densities. This conclusion is based on methods of character identification that included visual surveys and overlay mapping iterations of human-made, physical, and environmental phenomena. This analysis was performed with the intent of identifying neighborhood character and validating its importance as a vital element in certain neighborhoods of Woodinville.

The conclusions derived from the Neighborhood Character study were supported by research and analysis of CC&Rs for plats located within the study area. This analysis revealed that there is a correlation between several of the neighborhoods identified as having high character association, and those with subdivisions containing CC&Rs intended to preserve and maintain a neighborhood character, or that directly or indirectly prevent further subdivision. This correlation is shown in Figure 21.

There is no great difference of opinion as to what makes a neighborhood a good place to live from an urban design standpoint. People wish to have a comfortable living environment, be in touch with the beauty of nature, and to be safe and free from stress. Many of the elements that make up such an environment have been considered in this report. People also wish to know that their neighborhoods will be guarded against physical deterioration and against loss of safety, privacy, and security. Preservation of existing character supports these objectives and promotes neighborhood loyalty and pride.

In conclusion, neighborhood character has an important place along with environment, transportation, and capital facility concerns in the Sustainable Development Study. The presence of CC&Rs within a neighborhood helps to reinforce and preserve a neighborhood's character.

5.0. References Cited

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Figure 2-1. Neighborhood Character Method

Step 1: Overlay natural & physical features to determine patterns of commonality

Geographic/Natural Features/Physical Improvements/Socio Economic

2006 Zoning Map: Figure 2

Relative Elevation: Figure 3

Physiography: Figure 4

Parcels of Low Vegetation/Canopy Cover: Figure 5

Transitional Land Form Features: Figure 6

Areas of Common Parcel Size: Figure 7

Building Texture/Rhythm: Figure 8

Step 2: Identify general neighborhood subareas using information gathered in Step 1

Conceptual Subareas: Figure 9

Step 3: Apply character indicators to determine level of consistency throughout conceptual neighborhood subareas

R-1 Area Neighborhood Characteristic Typologies: Figure 10

Physiographic Niche: revisit Figures 3, 4 & 6

Vegetation/Canopy Cover > 75%: Fig. 11

Manicured Landscape

Common Viewshed

Circulation Connectivity: Fig. 12

Parcel Accessibility

Cohesive Block Configuration

Areas of Common Parcel Size: Fig. 13

Sense of Scale and Fabric

Cohesive Street Presence

Building Texture/Rhythm: Fig. 14

Low Infill Potential: Fig. 15 & 16

Step 4: Review current densities in neighborhood subareas

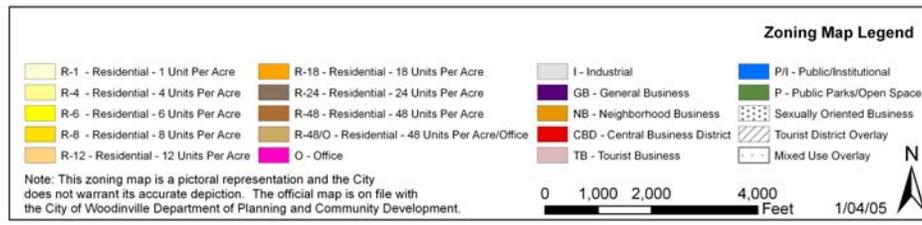
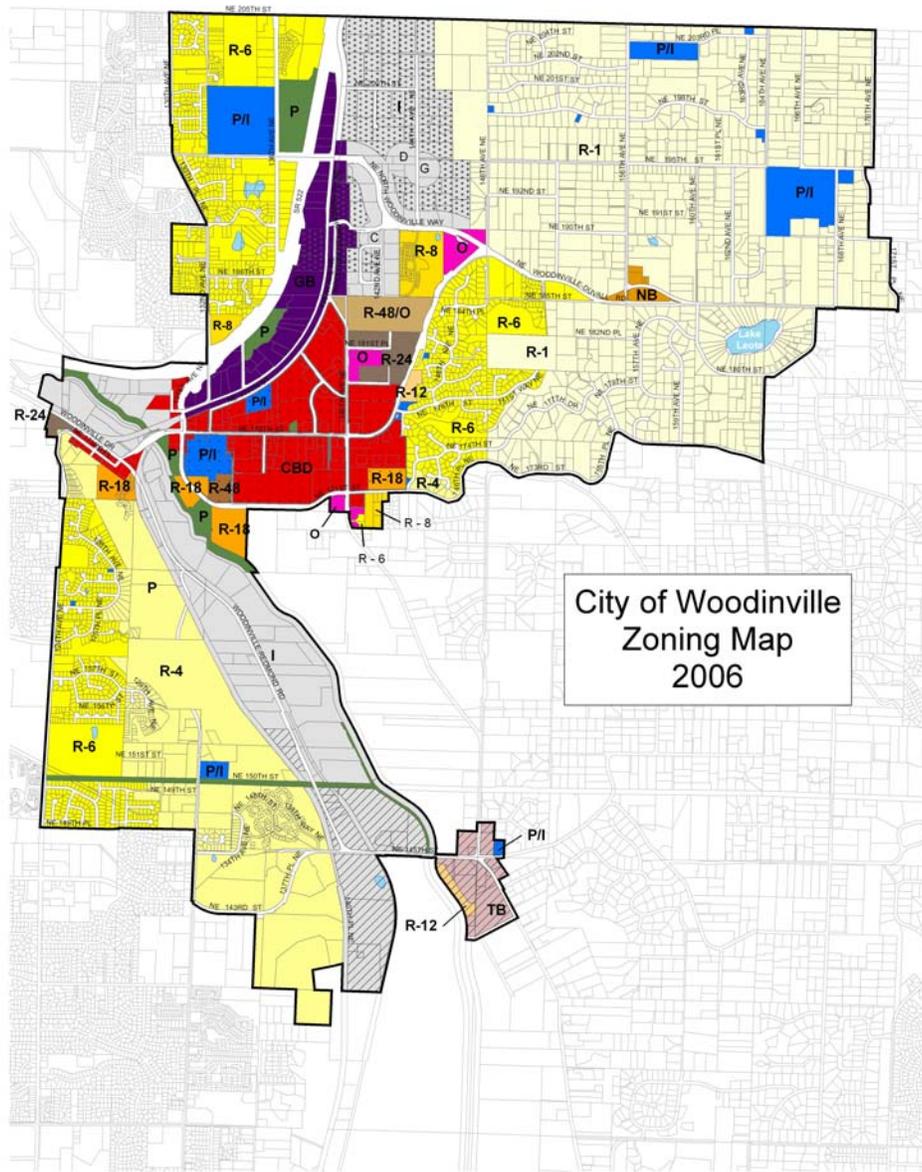
Determine Neighborhood Subareas of Higher Neighborhood Character Order: Figure 17

Review Parcel Size Map as means of determining zoning densities that recognize existing neighborhood character: Figure 18

Zoning Consistency with Neighborhood Character: Figure 19

Those with high character – maintain predominant density

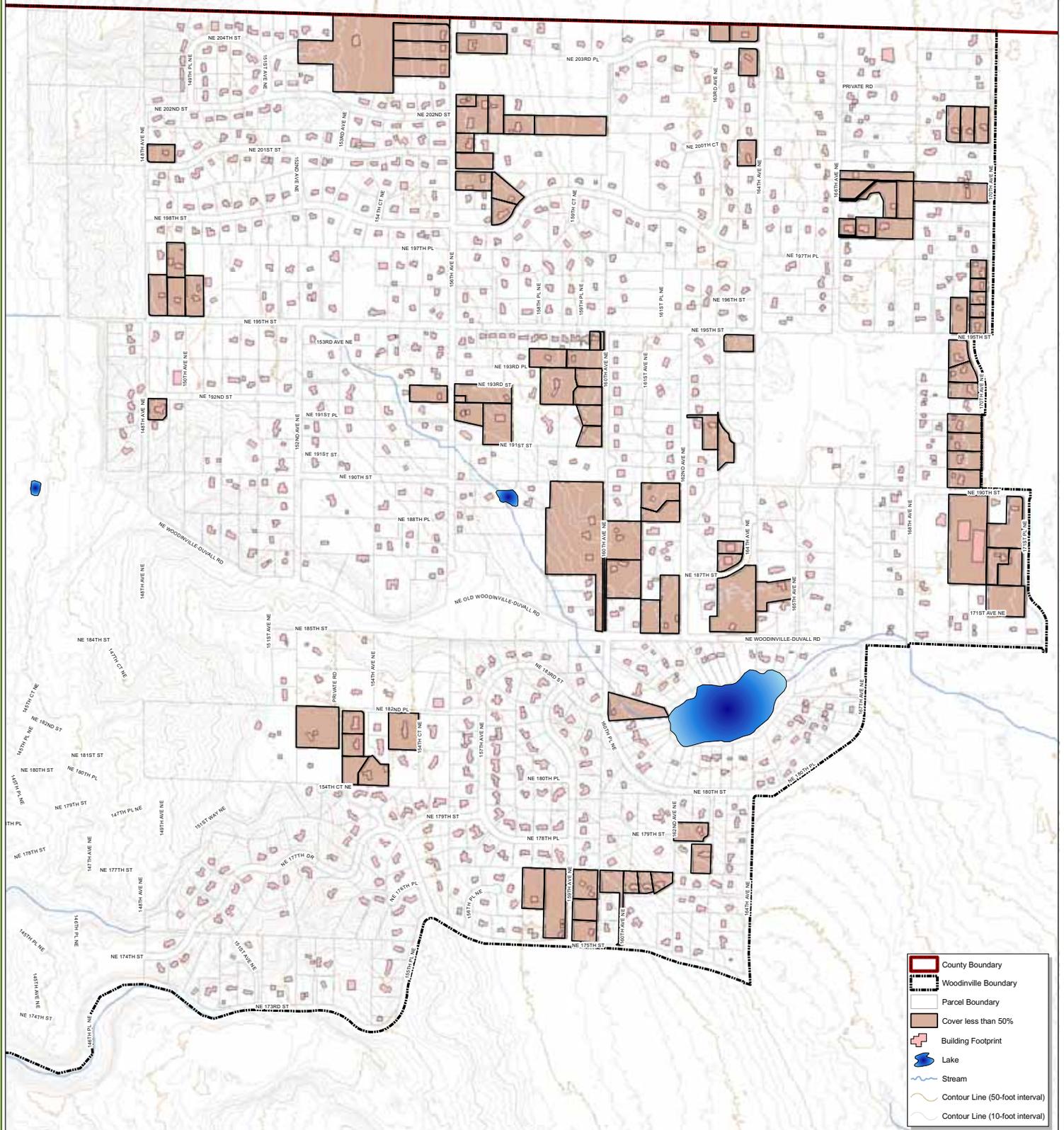
Those with least character – less likely to maintain particular density



City of Woodinville Zoning Map 2006 Figure 2-2

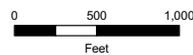
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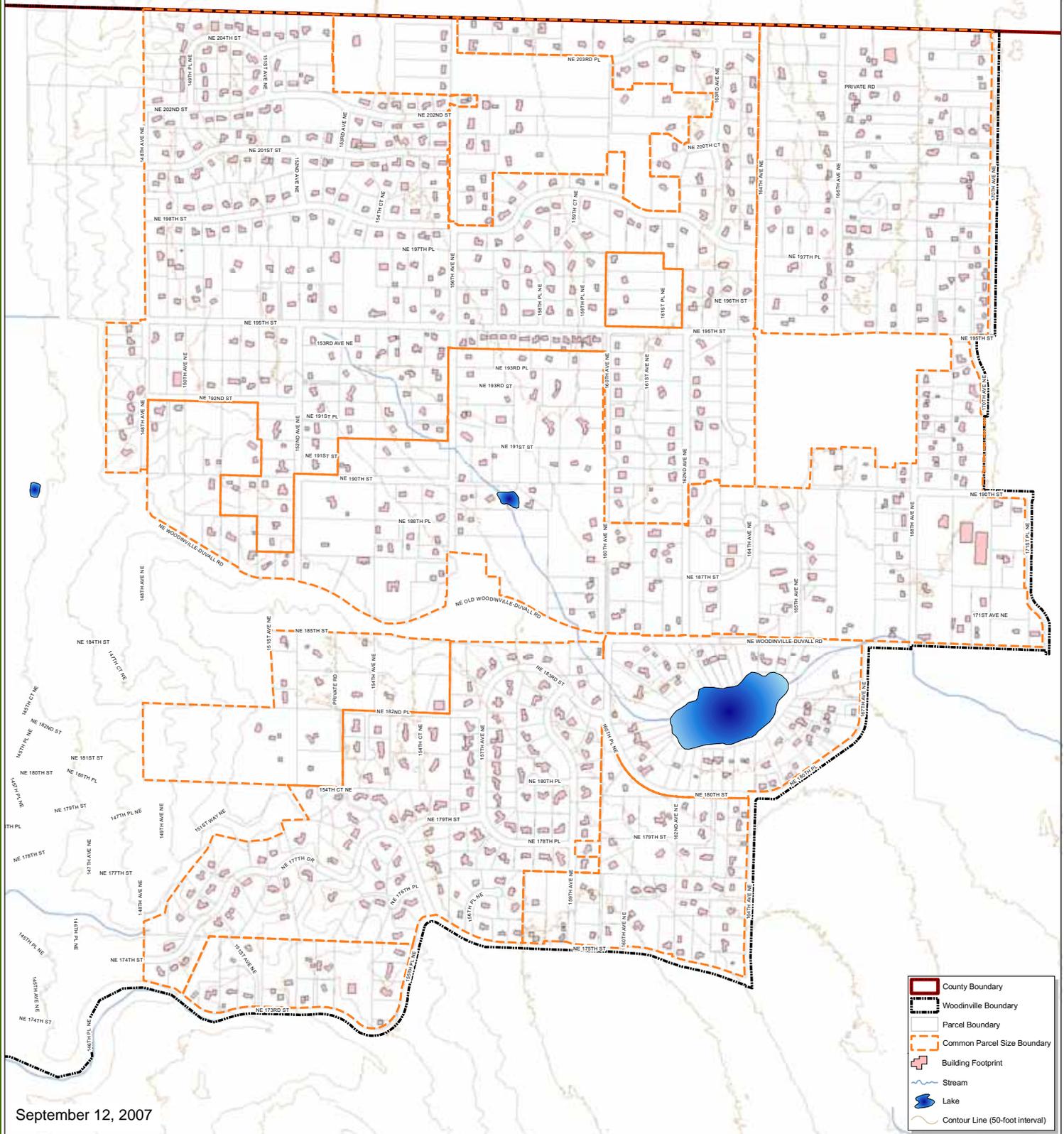
Parcels with Low Vegetation/Canopy Cover

Figure 2-5



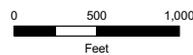
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Areas of Common Parcel Size

Figure 2-7

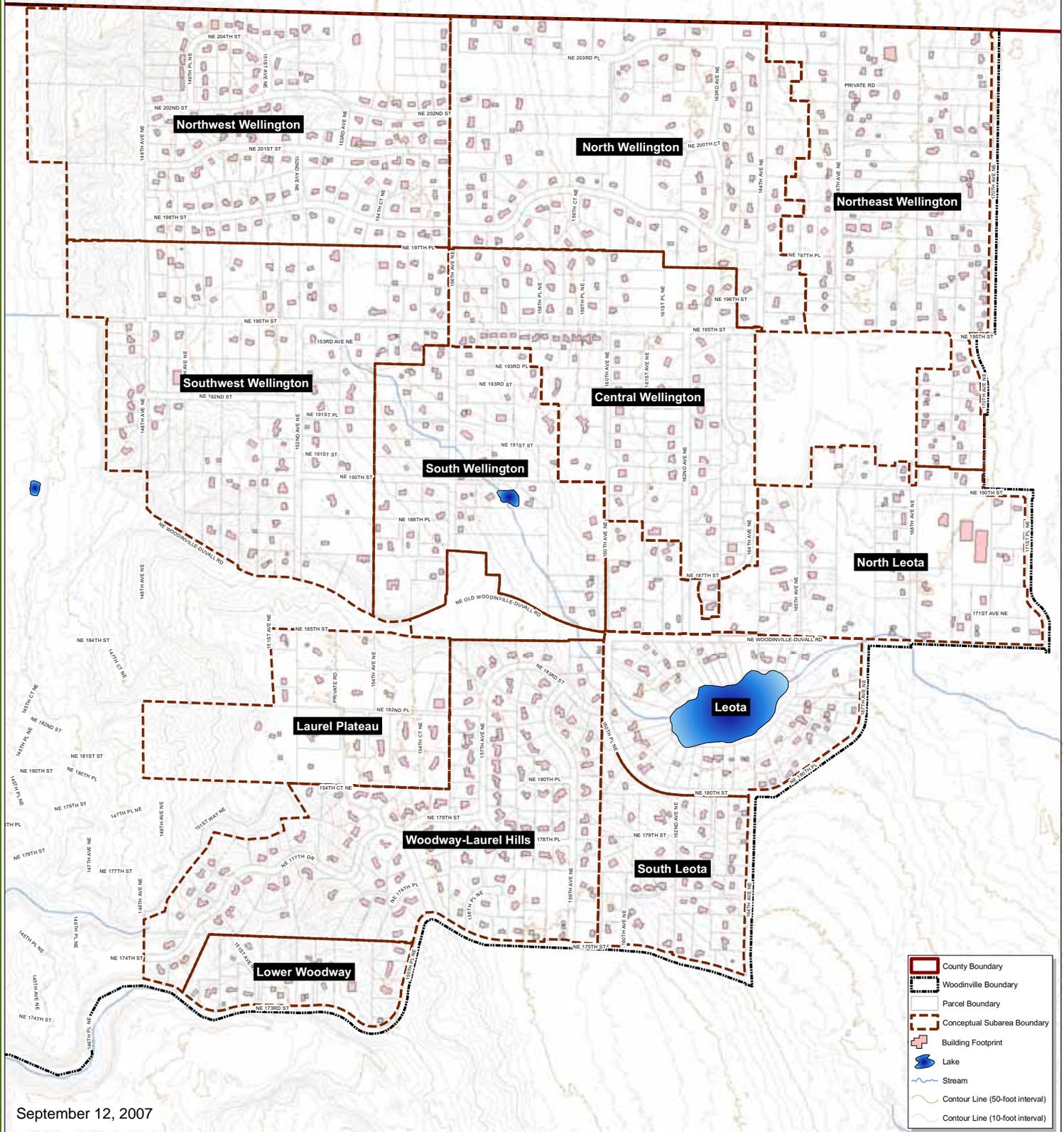


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Conceptual Subareas

Figure 2-9

0 500 1000
Feet



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R-1 AREA Neighborhood Characteristic Typologies	INDICATORS	Physiographic Niche	Canopy Cover > 75%	Maintained Landscape	Common View shed	Circulation Connectivity	Parcel Accessibility	Cohesive Block Configuration	Areas of Common Parcel Size	Sense of Scale and Fabric	Cohesive Street Presence	Building Texture/Rhythm	Low Infill Potential
NEIGHBORHOODS													
Northwest Wellington*	32												
Southwest Wellington*	24												
North Wellington*	33												
Central Wellington	19												
South Wellington	15												
Northeast Wellington	16												
North Leota	16												
Leota*	25												
South Leota	23												
Laurel Plateau	21												
Woodway Laurel Hills*	33												
Lower Woodway	19												

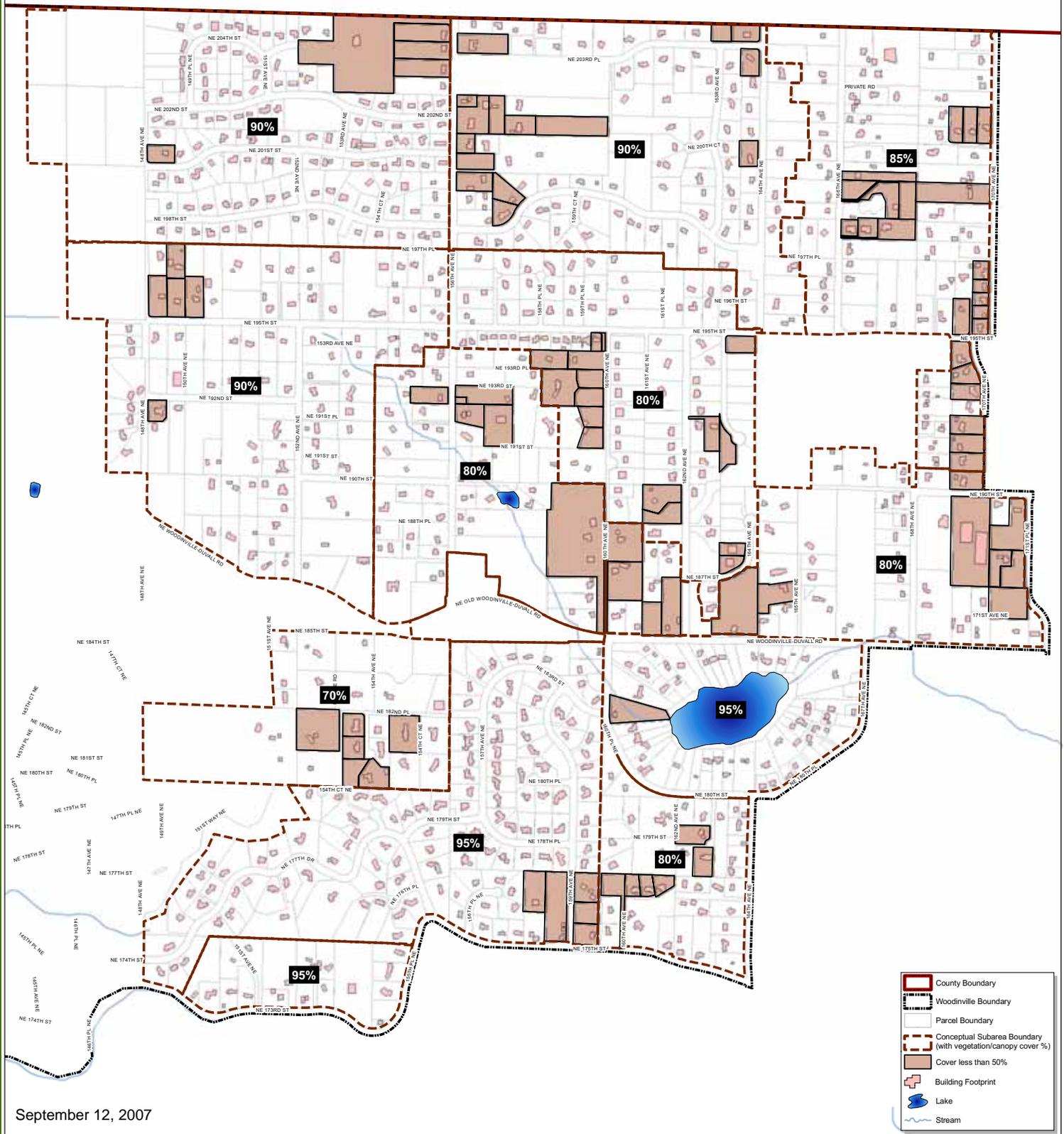
 = HIGH ASSOCIATION
 = MEDIUM ASSOCIATION
 = LOW ASSOCIATION

* Recommended for Neighborhood Character Protection

Neighborhood Characteristic Typologies **Figure 2-10**

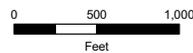
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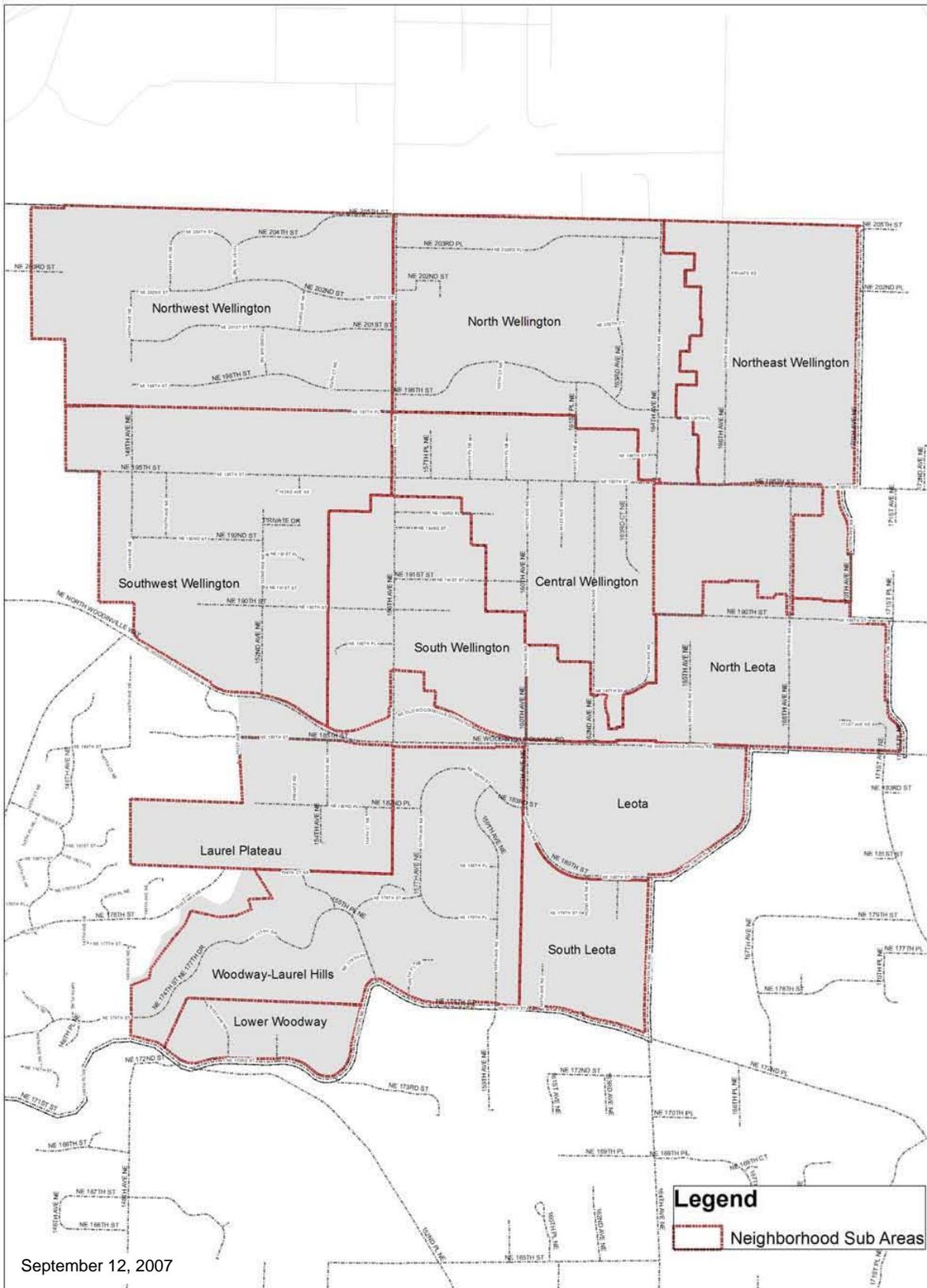


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Figure 2-11
Vegetation/Canopy Cover by Neighborhood Subarea
 (Percentages shown are percent of parcels in each subarea with greater than 50% canopy cover)



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Circulation Connectivity

Figure 2-12



1 inch equals 456 feet

File Name: R1 Zone - Street ROW.mxd

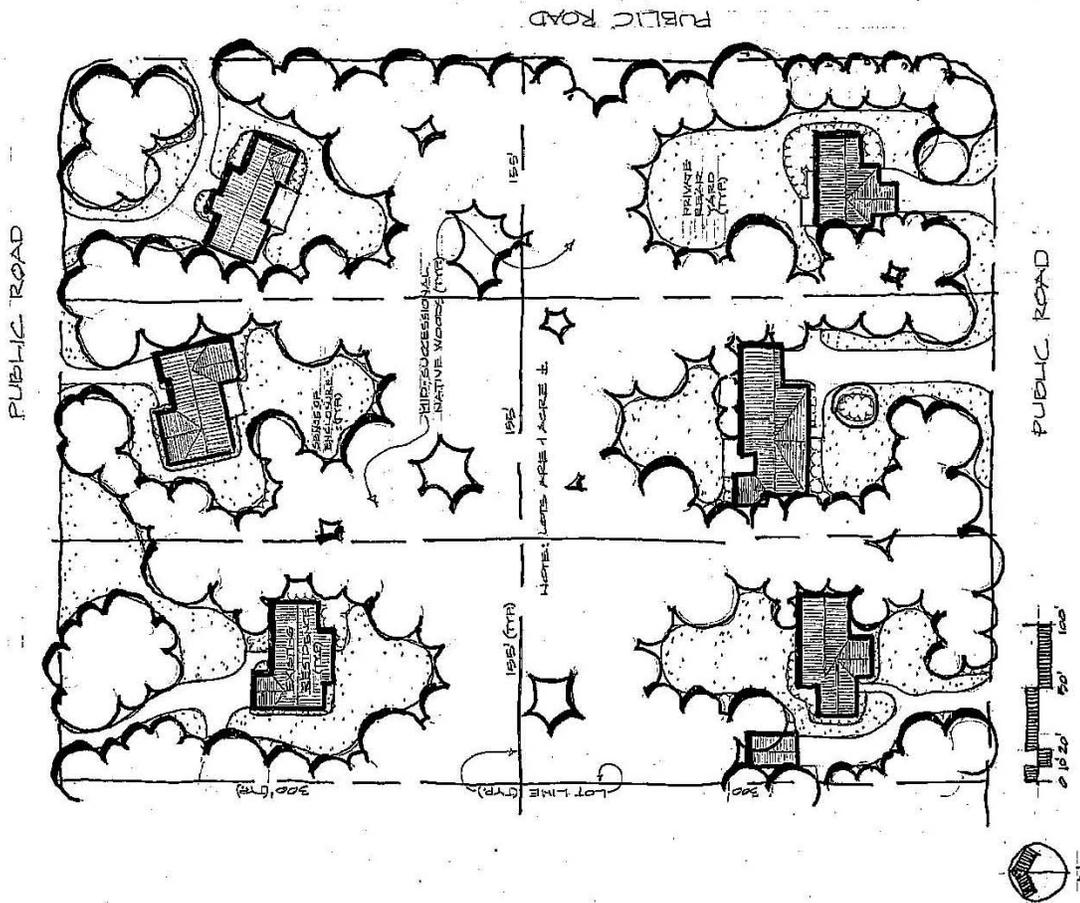


NO	DESIGN/REVISION	DATE	BY
1	Start	09/05/07	PHB
2			
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TYPICAL EXISTING DEVELOPMENT PATTERN R-1 AREA



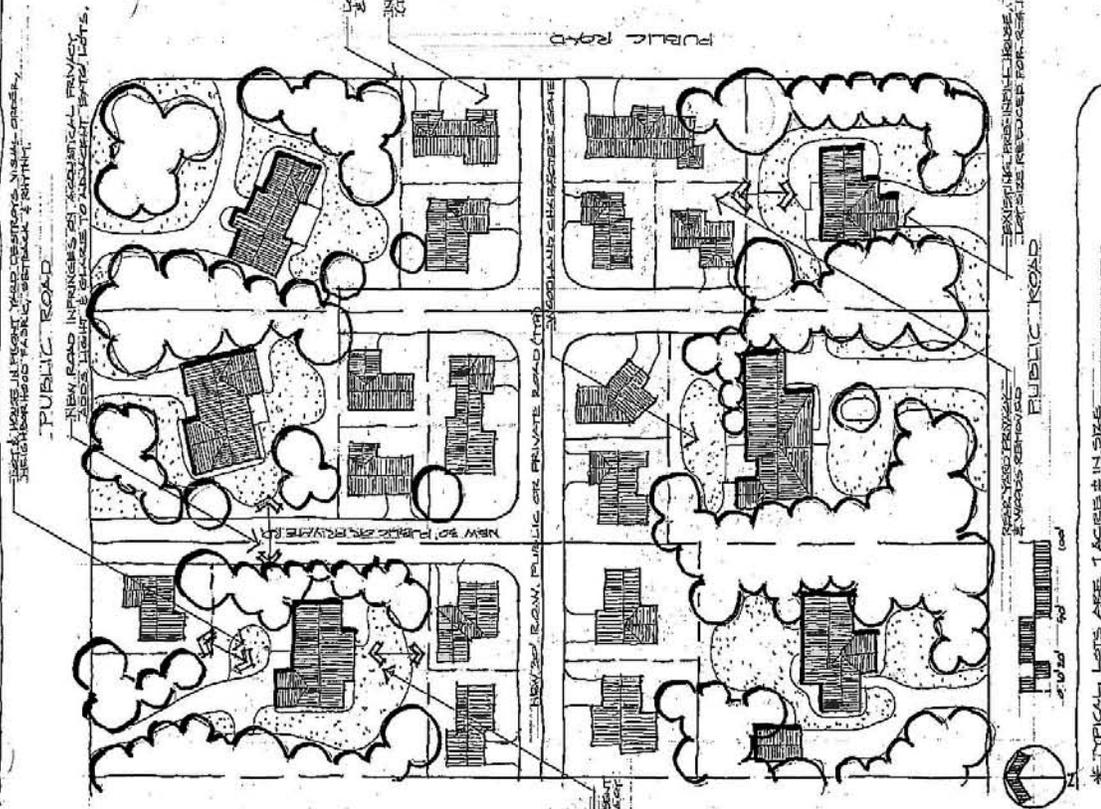
ATTRIBUTES OF EXISTING LOTS

- WOODLAND CHARACTER (50-75% CANOPY)
- CLIMATE MODERATION OF WIND & SUN BY PRESENCE OF TREES
- REPETITIVE BUILDING & LOT PATTERN PROVIDES BALANCE AND SENSE OF SERENITY & COMFORT
- VISUAL PRIVACY
- ACOUSTICAL PRIVACY
- SENSE OF ENCLOSURE
- EASE OF ACCESS & ROAD VISIBILITY PROVIDES SENSE OF SAFETY & SECURITY
- SPATIAL ORDER PROMOTED BY BUILDING SETBACKS AND COMMON ORIENTATION PROVIDES SENSE OF SYMMETRY & TRANQUILITY
- COMMON ROAD TREATMENT (WIDTH, SHOULDER SWALES) CREATES SENSE OF PLACE THAT UNIFIES NEIGHBORHOOD & ENHANCES SOCIAL FABRIC

Typical Existing Development Pattern

Figure 2-15

LOT CONVERSION - INFILL IMPACT ANALYSIS R-1 AREA*



NEIGHBORHOOD CHARACTER INFILL LIABILITIES

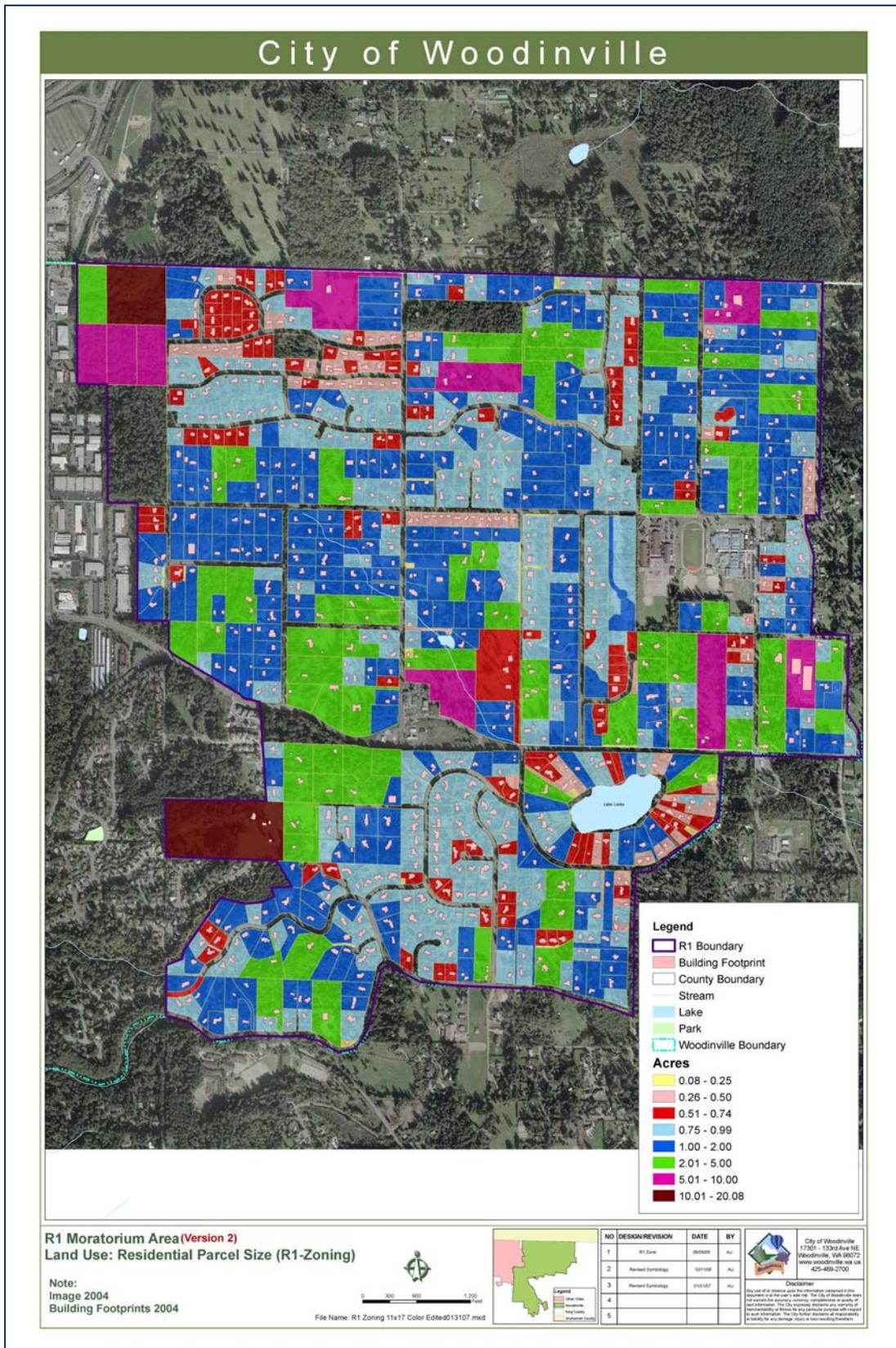
- LOSS OF WOODLAND CHARACTER
- DESTROYS RHYTHM & FABRIC BY CHANGING BUILDING SETBACKS, ORIENTATION & LOT PATTERNS
- NEIGHBORHOOD VIEWS, VISUAL ACCESS, REDDEFINES VISUAL ORDER & SOCIAL FABRIC
- SECURITY & SAFETY DIMINISHED BY DEAD-END ROADS & LIMITED VISIBILITY TO NEIGHBORHOOD & BY SAFETY PROVIDERS
- UPSETS NEIGHBORHOOD SYMMETRY & BALANCE AND SENSE OF PLACE
- ELIMINATES OR REDUCES VISUAL PRIVACY IN YARDS, BETWEEN YARDS
- ELIMINATES OR REDUCES ACoustICAL PRIVACY BETWEEN BUILDINGS & LOTS
- DISRUPTS VISUAL UNITY OF EXISTING ROAD PATTERN

LAND CONVERSION MANDATES FOR MAINTAINING NEIGHBORHOOD CHARACTER

- PROTECT VISUAL PRIVACY & PROTECT ACoustICAL PRIVACY
- RETAIN WOODLAND CHARACTER & CLIMATE MODERATION BENEFITS
- MAINTAIN THE SENSE OF SAFETY & SECURITY
- MAINTAIN ORDER, PHYSICAL, VISUAL & SOCIAL ASSOCIATION EXHIBITED BY THE SPACING & ORIENTATION OF BUILDING AND LAND PARCELS

Lot Conversion - Infill Impact Analysis Figure 2-16

Figure 2-17. Parcel Size Map Version 2



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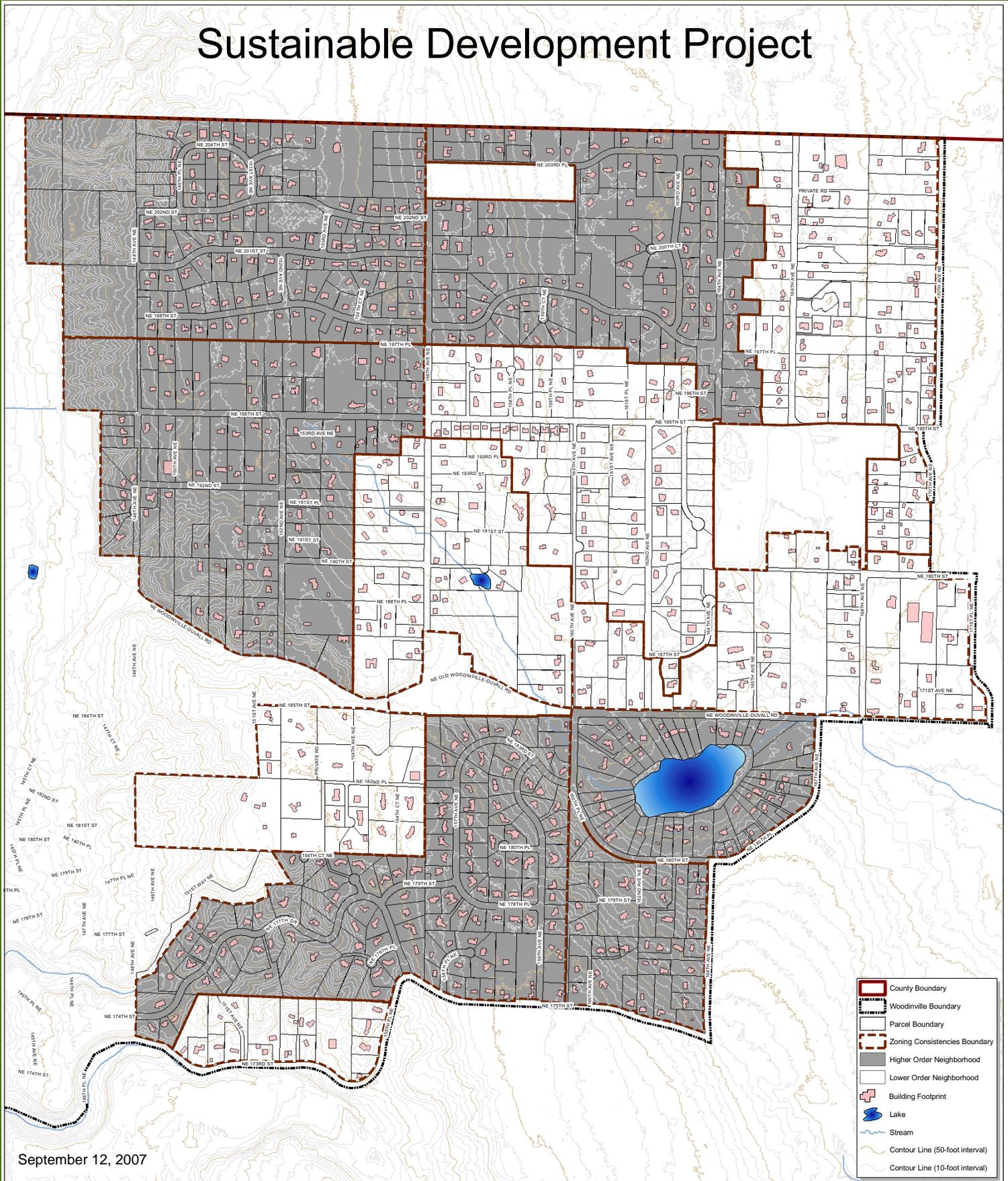


Figure 2-18
Neighborhoods of Higher Order

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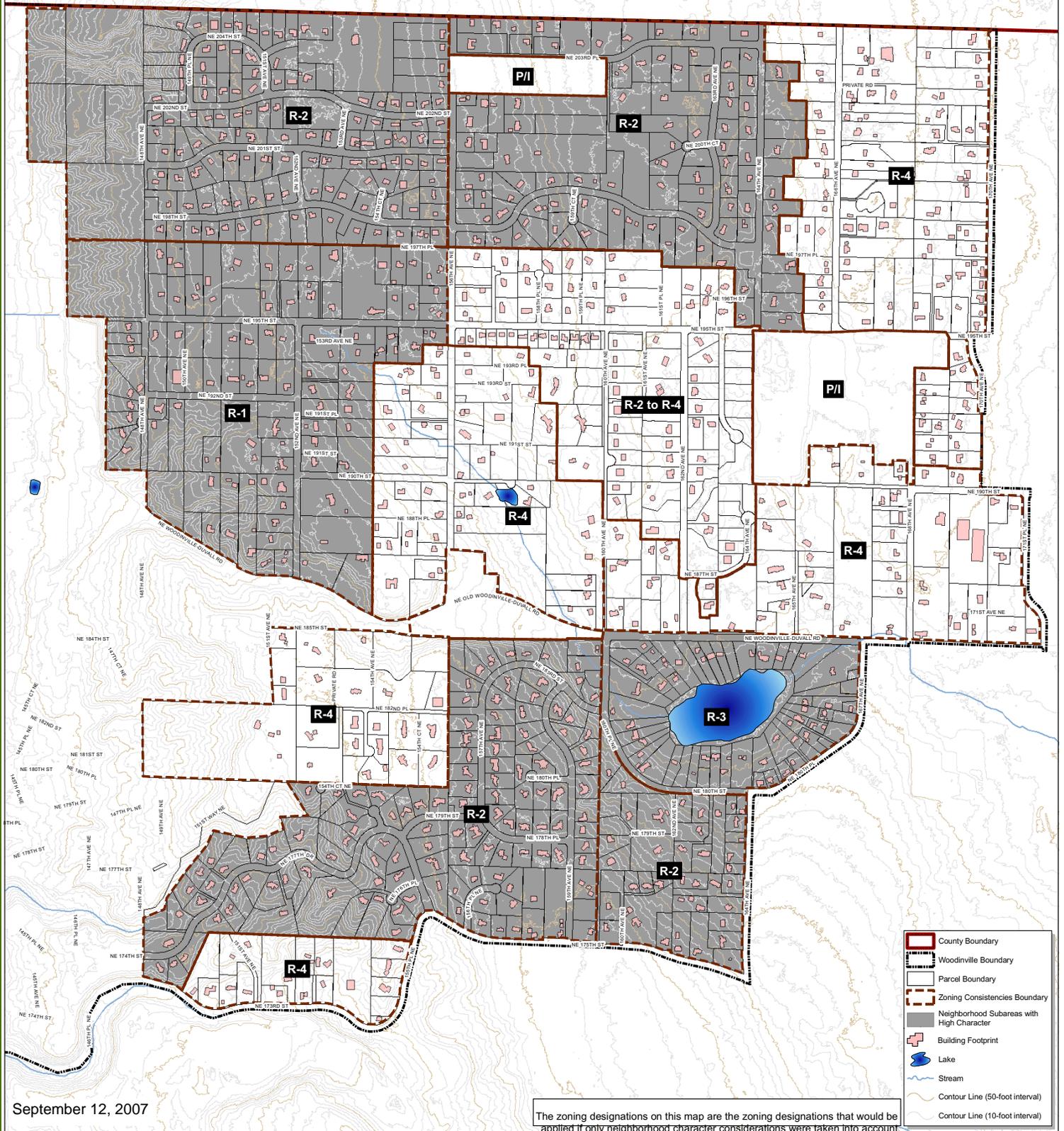


Figure 2-19
Zoning Consistencies with Neighborhood Character
 (Version 1)

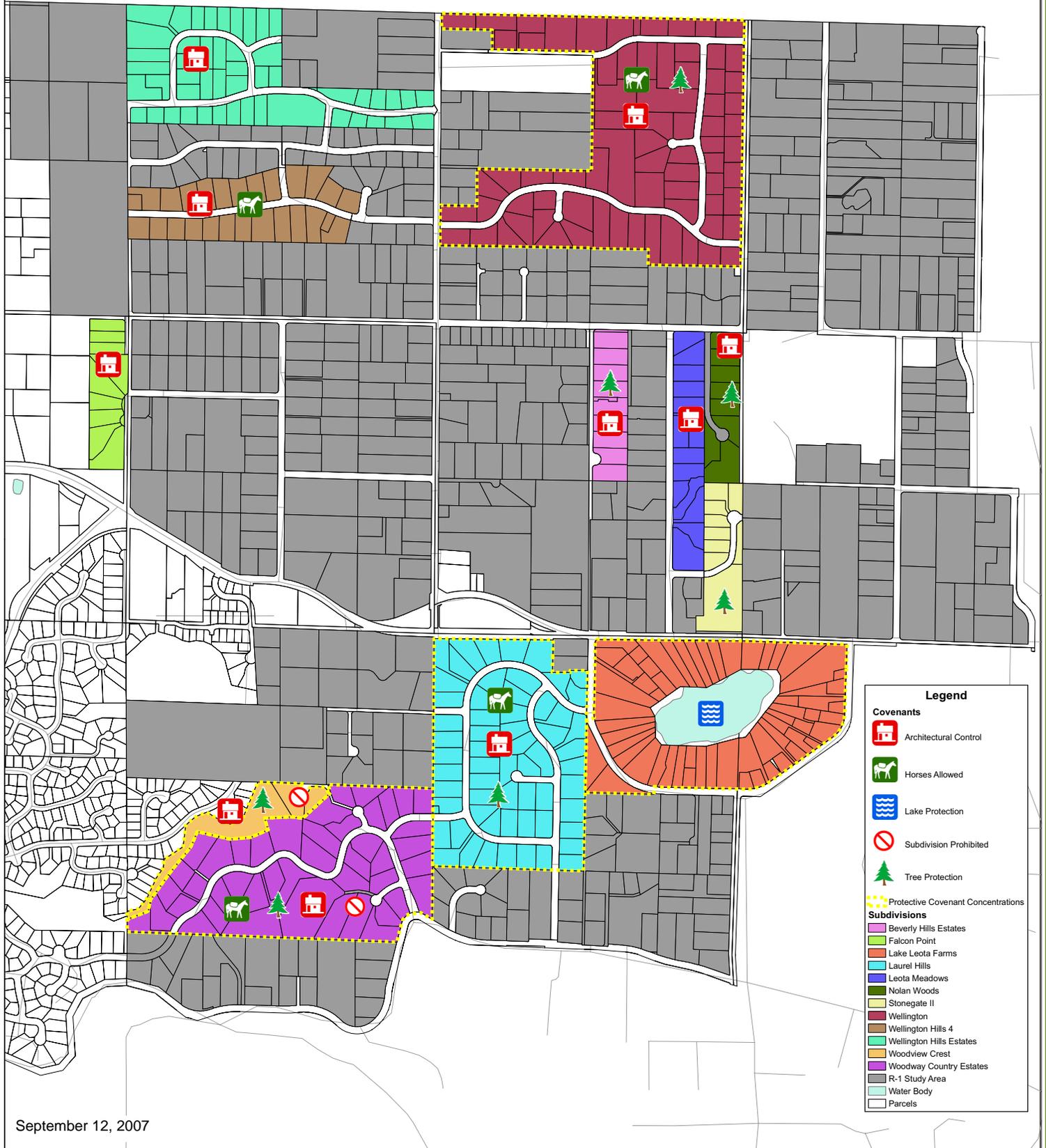


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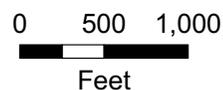
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Figure 2-20
Concentrations of Restrictive Covenants



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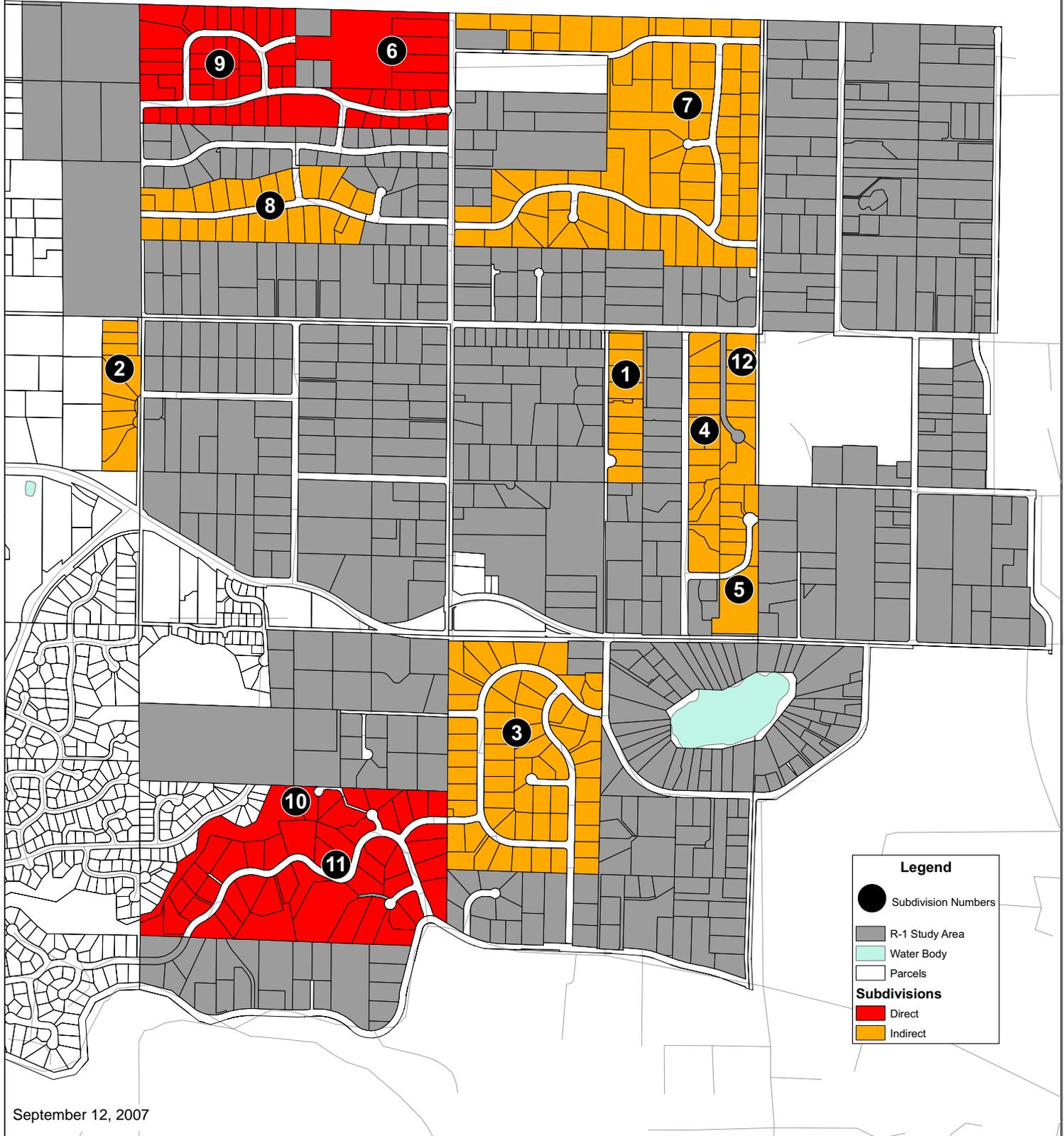
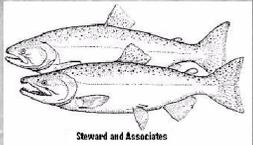
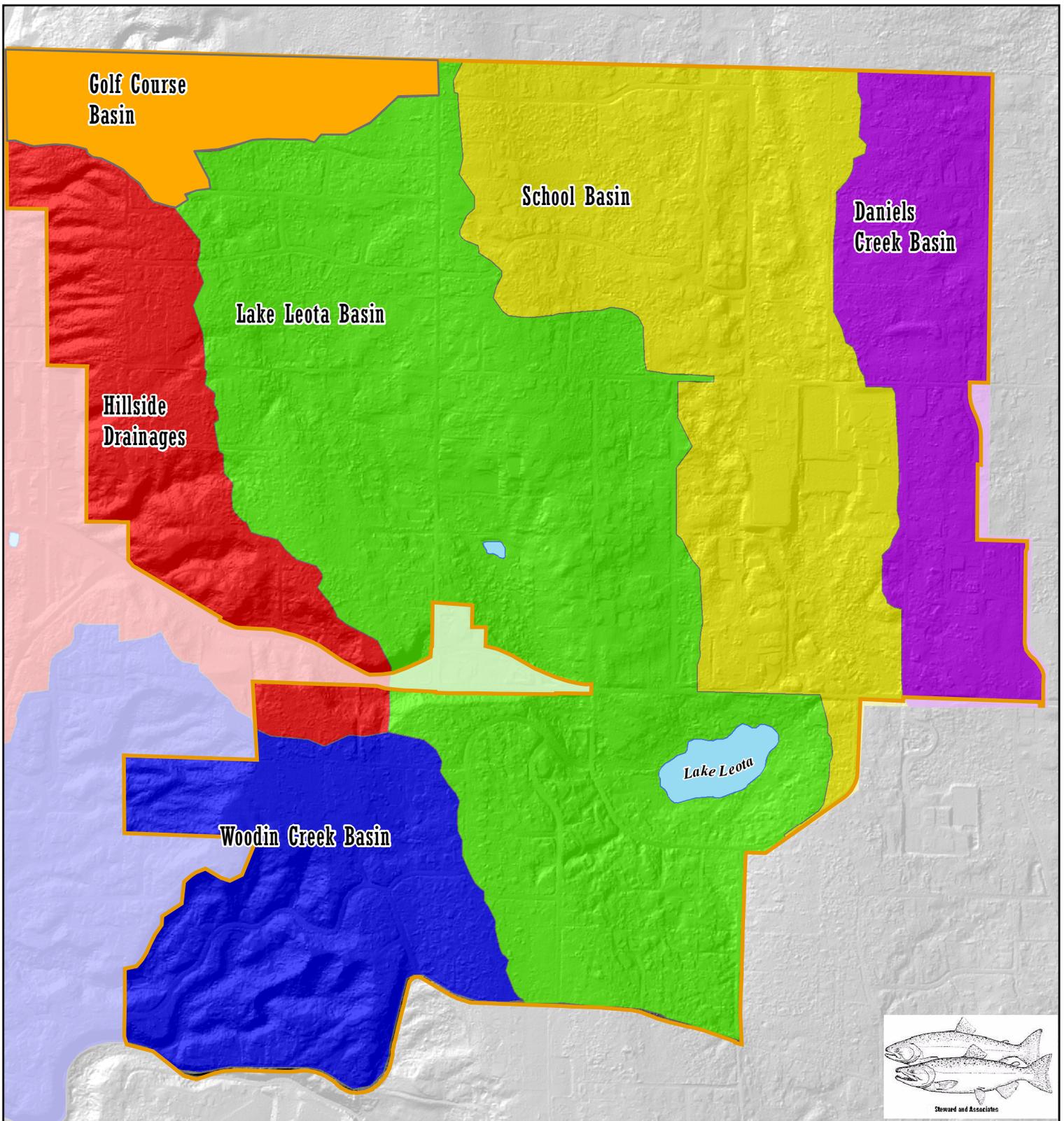


Figure 2-21
Obstacles to Subdivision

Appendix 2A

Woodinville Drainage Areas

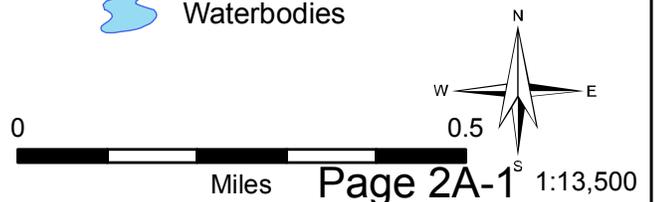


Appendix 2A. Woodinville Drainage Areas

Drainage areas

- | | | | |
|---|---------------------|---|--------------------|
|  | Hillside Drainages |  | Woodin Creek Basin |
|  | School Basin |  | Lake Leota Basin |
|  | Daniels Creek Basin |  | Golf Course Basin |

-  R-1 boundary
-  Waterbodies



Miles

Page 2A-1 1:13,500

Appendix 2B

Socio-Economic Review

Memorandum

Date:	June 21, 2007
To:	Ray Sturtz, Planning Manager
From:	Gil Cerise, Senior Planner; Kevin Gifford, Urban Planner
cc:	Lisa Grueter, Senior Planner
Subject:	Sustainable Development Study Area Social and Demographic Characteristics

Introduction & Purpose

Recently, Jones & Stokes was asked to research demographic and social attributes of the Sustainable Development Study Area (i.e., R-1 zoned area) that could provide a basis for delineation of neighborhood subarea boundaries and for incorporation into the Neighborhood Character Report. Jones & Stokes staff reviewed data collected from the Study Area during the 2000 U.S. Census, both at the block and block group level, covering such factors as median income, level of education, race/ethnicity, age, presence of children, resident tenure, and home ownership levels. Additional information regarding school enrollment trends was obtained from the Northshore School District, and crime statistics were obtained from the King County Sheriff's Department. This memorandum briefly describes the results of this analysis.

It should be noted that the boundaries of the Study Area do not exactly coincide with established Census geographies, school district enrollment zones, or Sheriff's Department patrol areas. Therefore, the data presented here often covers portions of the City of Woodinville that are not part of the Study Area and should be considered a general characterization of the Study Area.

Income

Data on median household income is released by the Census Bureau down to the Block Group level. Portions of the Study Area lie within four Census Block Groups: Block Groups 1, 2 and 4 of Census Tract 323.19, and Block Groups 1 and 3 of Census Tract 323.20 (illustrated in Figure 1). Table 1 shows the 1999 median household income for each of these five block groups.

Table 1. Median 1999 Household Income by Census Block Group

Block Group 1, Census Tract 323.19	\$109,962
Block Group 2, Census Tract 323.19	\$80,919
Block Group 4, Census Tract 323.19	\$77,934
Block Group 1, Census Tract 323.20	\$77,437
Block Group 3, Census Tract 323.20	\$100,000

Source: US Census Bureau, Summary File 3, 2000.

Block Group 1 of Census Tract 323.19 and Block Group 3 of Census Tract 323.20 have noticeably higher median income values than the other three Census Tracts, though all five are above the median household income reported for the City of Woodinville (\$68,114), as well as that for King County (\$53,157).

While this data would suggest a significant variation of income levels within the Study Area, it should be noted that, with the exception of Block Group 3 of Census Tract 323.20, all the examined Block Groups contain land that lies outside the Study Area. As such, the data provided for these Block Groups by the Census Bureau should be viewed only as a general indicator of economic conditions in the various parts of the Study Area.

Education

Like income, data on level of education is released by the Census Bureau only down to the Block Group level. Table 2 presents a breakdown of highest level of educational attainment for each of the five Census Block Groups.

Table 2. Highest Level of Educational Attainment by Percentage of Population 25+

	Less than HS Graduate	High School Graduate	Some College, No Degree	Bachelor's Degree	Master's or Professional Degree	Doctorate Degree
Block Group 1, Census Tract 323.19	2.78%	7.87%	14.81%	37.96%	20.14%	4.40%
Block Group 2, Census Tract 323.19	2.54%	26.81%	25.91%	21.92%	14.13%	0%
Block Group 4, Census Tract 323.19	3.77%	12.34%	20.71%	36.40%	25.31%	0%
Block Group 1, Census Tract 323.20	1.08%	15.77%	31.54%	29.65%	11.32%	0%
Block Group 3, Census Tract 323.20	0%	20.85%	26.15%	34.28%	15.90%	0%

Source: US Census Bureau, Summary File 3, 2000.

Block Group 1 of Census Tract 323.19 stands out as the most highly educated portion of the Study Area; 62.5% of its population over 25 years old has at least a Bachelor's degree, which is significantly higher than comparable figures for the City of Woodinville (42.8%) and King County (40%). Block Group 4 of the same Tract has a similar percentage at 61.7%

As noted in the income discussion, all Block Groups except Block Group 3 of Census Tract 323.20 cover land outside the Sustainable Development Study Area.

Race and Ethnic Group

Unlike income and education, data on race and ethnicity is available from the U.S. Census Bureau at the Block level. Taken as a whole, the Study Area is 91.4% white, which is higher than the City of Woodinville as a whole (84%), or King County (75.7%). Within the Study Area, racial composition is relatively similar. With one exception¹, all Census Blocks within the Study Area are 75% white or greater. No significant concentrations of minority population are observed within the Study Area, and no strong trends in ethnic distribution are apparent.

¹ The Census Block in question reports as 25% white, 25% African American, and 50% Other. This Block was not considered statistically significant due to the fact that the total population of the Block is just 4 individuals. The small sample size greatly skews the above percentages and does not represent a significant concentration of minority population.

Age

At the time of the 2000 Census, residents of the Study Area appeared to be mostly in their thirties and forties. Of the 22 Census Blocks within the Study Area, 12 report a median age under 40 (representing 1,680 residents) and 10 report a median age over 40 (representing 1,299 residents). The blocks with a median age over 40 are grouped primarily in two portions of the Study Area. One concentration lies in the northwest corner of the Study Area, north of NE Woodinville-Duvall Road and west of 156th Avenue NE, and a smaller cluster exists in the southeast corner of the Study Area, near Lake Leota.

Home Ownership and Length of Residency

Home ownership rates throughout the Study Area are generally comparable to, or in excess of, City and County levels. Home ownership within the Study Area is highest in the northwestern and southeastern corners, which generally correspond to the areas observed to have slightly higher median ages.

The Woodinville Chamber of Commerce reports that the average length of residency in the City of Woodinville is 6.6 years. Data on the year homeowners moved in for the five Study Area Block Groups was compiled from the Census Bureau and compared to this citywide average. The results are displayed in Table 2.

Table 2. Year of Homeowner Move-In by Census Block Group

Geography	1999-2000	1995-1998	1990-1994	1980-1989	1970-1979	Before 1970	Residency at least 6 years.
Block Group 1, Census Tract 323.19	16%	28 %	5%	22%	22%	7%	56%
Block Group 2, Census Tract 323.19	5%	31%	20%	44%	0%	0%	64%
Block Group 4, Census Tract 323.19	4%	41%	28%	28%	0%	0%	56%
Block Group 1, Census Tract 323.20	4%	23%	25%	34%	6%	8%	73%
Block Group 3, Census Tract 323.20	9%	23%	7%	39%	11%	11%	68%

Source: US Census Bureau, Summary File 3, 2000.

Table 2 indicates that a large portion of the Study Area's residents as of the 2000 Census had established themselves in the area in the 1980's and early 1990's. Block Group 4 of Census Tract

323.19 is distinguished, however, by the fact that it contains no homeowners who moved to the area prior to 1980 and experienced its highest percentage of homeowner move-in from 1995 – 1998. While Block Group 2 of Tract 323.19 also has no pre-1980 homeowners, its period of greatest in-migration was much earlier.

Families and Children

At the time of the 2000 Census, approximately 30% of households in the City of Woodinville reported as married couples with children under the age of 18 years living in their home. The Study Area, by contrast, reported generally higher percentages of families with children. Though small pockets exist with proportionally fewer children than the City average, most of the Census Blocks within the Study Area reported between 30% and 50% of their households as married families with children, and two blocks reported in excess of 60%. The distribution of these blocks is illustrated in Figure 2.

This data provides only a general idea of current conditions in the Study Area, due to the length of time that has passed since it was collected. Any child over the age of 11 who resided in the Study Area at the time of the 2000 Census has since become an adult, and additional children may have been born or moved into the Study Area in the interim. The City of Woodinville does not currently meet the population threshold necessary to be included in the American Community Survey (conducted annually for all jurisdictions with a population of greater than 65,000), so no more current data is available from the Census Bureau. Other customary sources of demographic data, such as the Puget Sound Regional Council (PSRC), and the State Office of Financial Management (OFM), do not have estimates available on such a specialized topic for such a narrowly defined geography as this analysis requires.

In order to bridge this gap, the Northshore School District, which provides public educational services to Woodinville, was consulted regarding current trends in enrollment. A 2006 report indicates that, in recent years, the District has been experiencing substantial increases in enrollment at its northern schools due to rapid growth in the area, while enrollment at its eastern schools, including Woodinville, has been declining. Wellington Elementary, which serves the Study Area, is one of ten Northshore schools projected to experience negative enrollment growth during the period 2004 – 2010. By 2010, the school is expected to be approximately 19% under capacity, with 117 of its 605 seats going unused. (Northshore School District, 2006)

One possible explanation for these trends could be that the population of the Study Area has experienced a transition since the last Census, shifting from young families to primarily mature families with older children and “empty nesters.”

Crime Statistics

The City of Woodinville contracts with the King County Sheriff’s Department for police services. Crime statistics are currently available for each of the Department’s patrol areas through the end of May 2007. The City of Woodinville, however, is considered a single patrol area, so crime

statistics are reported citywide, and no differentiation is made between the Study Area and the rest of the city.

The most commonly reported criminal activity in the City of Woodinville for 2006 was non-vehicular theft (437), followed by traffic accidents (427), family and juvenile issues (112), fraud (101), commercial burglary (98), and auto theft (80). Rape was the least-reported offense (3), along with robbery (5), and other sexual offenses (6). (King County Sheriff, 2007)

Equestrian Amenities

At the request of the Sustainable Development Citizens Advisory Panel (CAP), Jones & Stokes investigated the possibility of considering the Study Area an “equestrian community.” While data on the number of horses owned and housed within the Study Area was not available, review of the City’s zoning ordinance revealed that, for livestock not housed in a commercial dairy, a limit of one horse or cow per 2 acres of fenced grazing area is imposed. [WMC 21.30.032(2)(c)(ii)]

Out of 912 parcels in the Study Area, only 85 are larger than 2 acres in size, and only 3 are larger than 10 acres. City staff may wish to conduct a survey of the area to determine the extent and location of equestrian ownership, but it is doubtful that the Study Area as a whole could be considered an equestrian community, given that horses are not permitted on 91% of the parcels (69% of the land area).

The King County Comprehensive Plan includes a map of Equestrian Communities in its Rural Element (Chapter 3, 2004 King County Comprehensive Plan). The unincorporated areas bordering the study area east and south of Woodinville are considered equestrian communities by the County. The map includes a handful of parcels in the northeastern corner of the City. However, King County’s definition of “equestrian communities” is based upon a number of factors being present in the County’s rural area, outside of the urban growth area.

Conclusions

Review of the demographic data available indicates that the Study Area is a relatively homogeneous district within the City of Woodinville. The northwestern corner of the Study Area (generally contained by Block Group 1 of Census Tract 323.19) distinguished itself by exhibiting higher median ages, higher levels of educational attainment, higher home ownership rates, and greater levels of income than the rest of the Study Area.

The presence of families with children also served as a distinguishing factor. As illustrated in Figure 2, the Study Area as a whole exhibited higher percentages of children than the City as a whole, but concentrations existed just west of Lake Leota and in the northeast corner of the Study Area.

While the preceding analysis revealed variations in socio-economic factors throughout the Study Area, the factors examined do not seem to provide any clear bearing on neighborhood character, nor do they provide a solid basis for the creation of sub-neighborhoods within the Study Area.

References

- King County Sheriff. 2007. *Crime Web Statistics – Cities*. Last Revised: n.d. Available: <http://www.metrokc.gov/sheriff/news/crime_mapstatistics/index.aspx?agree=0>. Accessed: June 18, 2007.
- Northshore School District. 2006. *Trends and Balance*. Bothell, WA. Enrollment Demographics Task Force. March 2006.
- United States Census Bureau. 2000. *Census 2000*. Last Revised February 27, 2007. Available: <<http://www.census.gov>> Accessed: June 18, 2007.

Figure 2B-1. Analyzed Census Block Groups

- Legend**
- Census Block Groups**
- Zoning
 - CBD - Central Business District
 - GB - General Business
 - I - Industrial
 - NB - Neighborhood Business
 - O - Office
 - P - Public Parks/Open Space
 - PII - Public/Institutional
 - R-1 - Residential - 1 Unit Per Acre
 - R-4 - Residential - 4 Units Per Acre
 - R-6 - Residential - 6 Units Per Acre
 - R-8 - Residential - 8 Units Per Acre
 - R-12 - Residential - 12 Units Per Acre
 - R-18 - Residential - 18 Units Per Acre
 - R-24 - Residential - 24 Units Per Acre
 - R-48 - Residential - 48 Units Per Acre
 - R-48/O - Residential - 48 Units Per Acre/Office
 - TB - Tourist Business

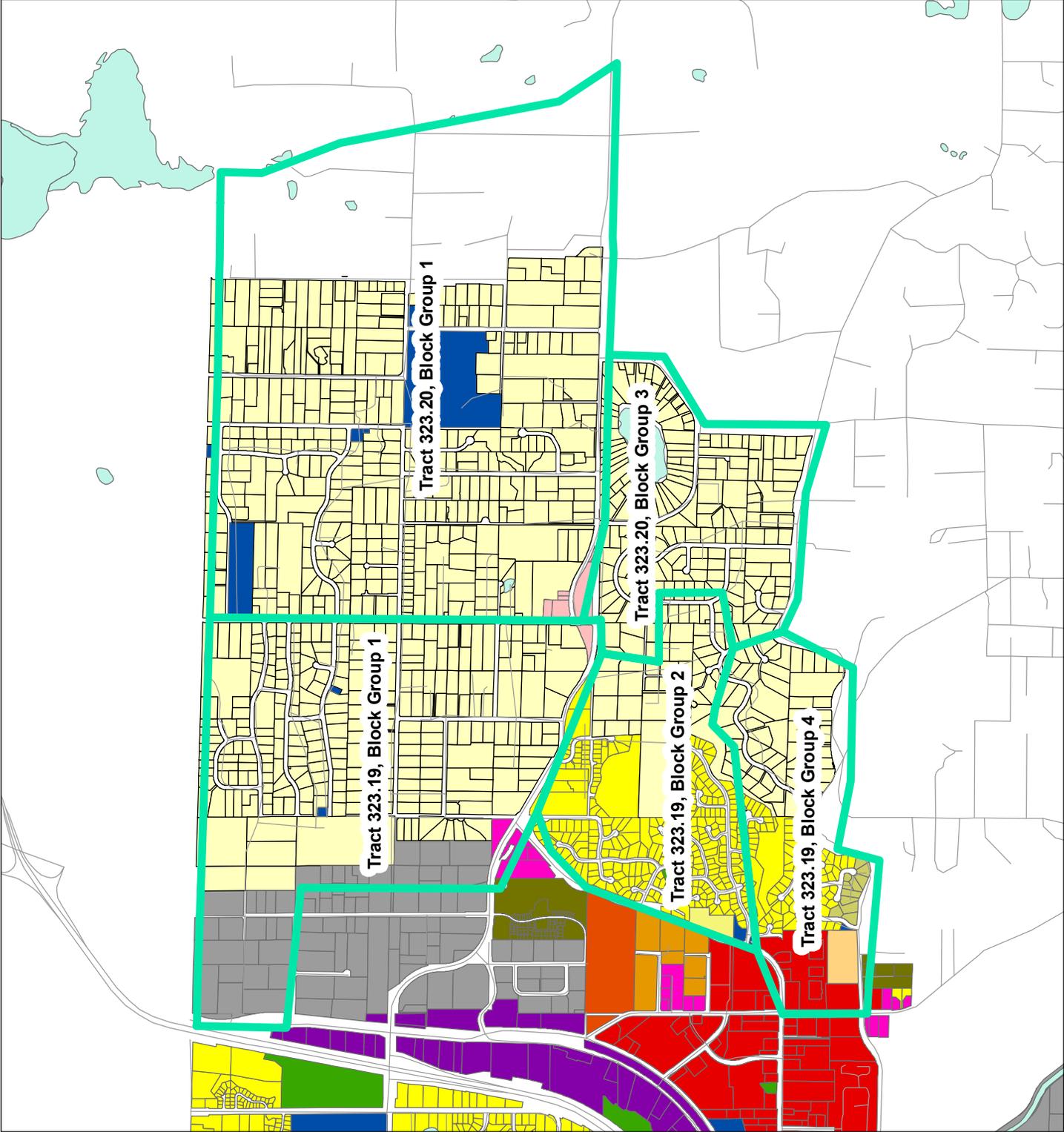
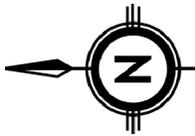


Figure 2B-2. Married Families with Children Under 18 years by Census Block

Legend

Water Body

Parcels

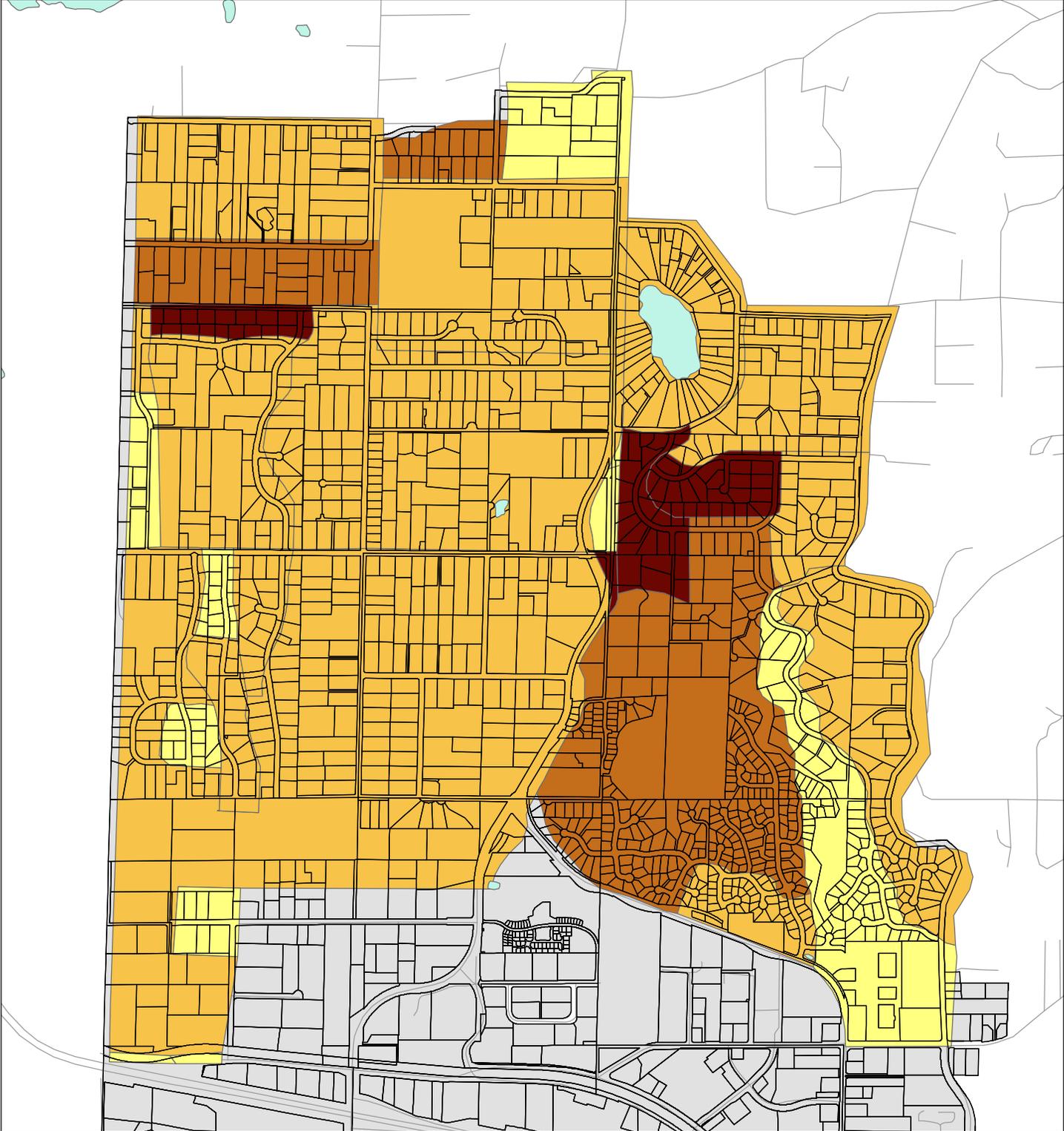
Percentage Families with Children

0 - 30%

30 - 50%

50 - 60%

> 60%



Appendix 2C

Independent Second Assessment of Neighborhood Character

Appendix C. Independent Second Assessment of Neighborhood Character

C.1. Introduction

Following an initial analysis by Bob Wuotila, Senior Planner, City of Woodinville, other city staff conducted a follow-up analysis of neighborhood character using a well-defined system of how numerical values were assigned to each of the twelve neighborhood indicators outlined in the Neighborhood Character report in Attachment B. After developing the methodology for how numeric values are allocated, city staff made field reconnaissance of the neighborhood subareas and applied the methodology to allocate numeric values in each of the twelve neighborhood subareas in the R-1 area. This appendix does the following:

1. Outlines the methodology of allocating numeric values among neighborhood subareas;
2. Shows the results of the neighborhood character reconnaissance conducted by city staff;
3. Shows a revised matrix (Figure C-1, a revised version of Figure 10 from Attachment B); and
4. Shows a revised version of Figure 18 from Attachment B, showing the neighborhoods with high enough numeric value to rank as being recognized for neighborhood character.

The results of the analysis, though different in the ultimate numeric value totals for each neighborhood subarea, are generally the same. Only one neighborhood subarea changed in ranking of recognition for neighborhood character based upon criteria requiring medium or high association in seven out of 12 categories. Five of the six neighborhood subareas that were recognized as having important neighborhood character in Bob Wuotila's analysis retained that recognition in the city's follow-up analysis. One of the six neighborhoods recognized for neighborhood character had its score drop enough that it was no longer recognized for its neighborhood character (Southwest Wellington). The resulting analysis points both to the qualitative nature of this neighborhood character analysis, but also the level of commonality between the two analyses: five of the twelve neighborhood subareas retain high ranking neighborhood character rankings in two independent neighborhood character analyses.

C.2. Methodology of Applying Indicators to Neighborhood Character Evaluation:

The methodology of applying indicators of neighborhood character to the individual neighborhood subareas is outlined below. The methodology indicates how staff judged whether or not a specified indicator received a certain score.

Physiographic Niche (PN)

See Figure 4 of Attachment B.

- One indicator of PN is ranked a “3”,
- Two PN indicators would rate a “2” and
- Three types or more of PN would be rated a “1”.

Canopy Cover > 75% (CCov)

Each parcel on the parcel map was reviewed to see where parcels with 50% canopy cover existed. A figure was created that shows parcels with less than 50% canopy cover in brown (see Figure 11).

- Neighborhoods with 75% or greater canopy cover was ranked a “3”;
- Neighborhoods with 50% - 74% canopy cover was ranked a “2”.
- There were no neighborhoods less than 50% canopy cover.

Manicured Landscape (ML)

- Neighborhoods with 90% or greater ML was rated a “3”,
- Neighborhoods with 70%-89% ML rated a “2” and
- Neighborhoods with less than 70% ML rated a “1”.

Common View Shed (CVS)

Views of significant features such as lakes and mountains were rated.

- Neighborhoods with multiple views CVS rated a “3”,
- Neighborhoods with one view CVS rated a “2”, and
- Neighborhoods with no view rated a “1”.

Circulation Connectivity (CCon)

- More than two interior connections rated a “3”,
- Two connections rated a “2”, and
- One connection rated a “1”.

Parcel Accessibility (PA)

In addition to presence of well-defined roads with consistent rights-of-way, this indicator also includes consistent spacing of driveway accesses.

- A neighborhood that had 90% or more PA spacing characteristic was rated a “3”,
- A neighborhood with 70% - 89% PA was rated a “2”, and
- A neighborhood with less than 70% PA was rated a “1”

Cohesive Block Configuration (CBC)

- Neighborhoods with 90% or more CBC characteristic was rated a “3”,
- Neighborhoods with 70% - 89% CBC was rated a “2”, and
- Neighborhoods with less than 70% CBC was rated a “1”

Pattern of Lot Size (PLS)

See Figure 13 of Attachment B.

- Neighborhoods with 90% or more PLS was rated a “3”,
- Neighborhoods with 70% - 89% PLS was rated a “2”, and
- Neighborhoods with less than 70% PLS was rated a “1”

Sense of Scale and Fabric (SSF)

- Neighborhoods with 90% or more SSF were rated a “3”,
- Neighborhoods with 70% - 89% SSF was rated a “2”, and
- Neighborhoods with less than 70% SSF was rated a “1”

Cohesive Street Presence (CSP)

- If a neighborhood had streets with three types of CSP was rated a “3”,
- If a neighborhood had two characteristics of CSP, it was rated “2”, and

- If a neighborhood had one characteristic of CSP it was rated a “1”

Building Rhythm and Order (BRO)

See Figure 14 of Attachment B.

- If 90% or more of neighborhoods had BRO, it was rated a “3”,
- If 70% - 89% of neighborhoods had BRO, it was rated a “2”, and
- If less than 70% of neighborhoods had BRO, it was rated a “1”

Low In-Fill Potential (LIFP)

- If 90% or more of neighborhoods had LIFP, they were rated a “3”,
- If 70% - 89% of neighborhoods had LIFP, they were rated a “2”, and
- If less than 70% had LIFP, they were rated a “1”

C.3. Results of City Field Survey of Neighborhood Character

This section represents the results of a field survey conducted by Ron Braun, Plans Examiner, City of Woodinville Development Services Department. Mr. Braun’s field survey used the methodology outlined in the section above to allocate numeric values to the neighborhood subareas found in Attachment B. To provide context, the neighborhood descriptions for each subarea leads into the results of the field survey for each subarea.

C.3.1. Northwest Wellington

The neighborhood is heavily wooded, has excellent spatial order and building texture, cohesive circulation, and is visually cohesive in terms of buildings, block patterns and streets that together crisply define neighborhood boundaries.

1. PN: Gentle slopes and plains. The western edge is an undeveloped ice scoured slope.
2. CC: 90% of area
3. ML: 85% of area
4. CV: The western edge does have potential view of Cascades/Olympics
5. CC: Many roads connect internally
6. PA: Roads are consistent in configuration in this planned development
7. CBC: Roads follow contours, spacing of development roads are consistent

8. PLS: 80% of neighborhood falls within ½ to 1 acre lots – two proposed development areas are the exceptions.
9. SSF: The development configuration is similar in house setbacks, landscape design, house size and building materials consistency.
10. CSP: Streets are consistent with roadway profiles and lighting – no street landscaping
11. BRO: Neighborhood homes are consistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is no potential for infill other than the two proposed development areas.

C.3.2. Southwest Wellington

Accessibility and lot configuration go far in defining this neighborhood. External access is limited, which makes for an enclave-like place. The wooded setting adds immensely to a sense of place.

1. PN: Gentle slopes and plains. The western undeveloped area is a scoured slope.
2. CC: 90% of area
3. ML: 25% of area
4. CV: The western edge does have potential view of Cascades/Olympics
5. CC: There are no through roads. This neighborhood is cut in half with separate access points.
6. PA: several choke points because of slopes
7. CBC: Roads follow a grid pattern – not connected
8. PLS: 20% of neighborhood falls within ½ to 1 acre lots, 40% of neighborhood falls within 1 to 2 acre lots & 40% of neighborhood falls within 2 to 5 acre lots.
9. SSF: Older developments with newer short plat build-outs. Each type of development has its own character.
10. CSP: There is no consistency with street roadway sections and little street lighting
11. BRO: Neighborhood homes are semi-consistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is great potential for infill

C.3.3. North Wellington

With few exceptions, this neighborhood is defined by its location in a physiographic plain and by the degree of road connectivity. External accessibility also goes far in defining boundaries and enclosing the neighborhood.

1. PN: Gentle slopes and plains.
2. CC: 90% of area
3. ML: 80% of area
4. CV: none
5. CC: Many roads connect internally
6. PA: Roads are consistent in configuration in this planned development
7. CBC: Roads follow contours, spacing of development roads are consistent
8. PLS: 80% of neighborhood falls within ½ to 1 acre lots – with the exception of a central cluster of older homes on larger lots
9. SSF: The development configuration is similar in house setbacks, landscape design, house size and building materials consistency.
10. CSP: Streets are consistent with roadway profiles and lighting – no street landscaping
11. BRO: Neighborhood homes are consistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is some potential for infill in the central cluster area

C.3.4. Central Wellington

There is only one major access into this neighborhood, NE 195th Street. Other minor roads connect from different directions and are closed off or dead ends. It is somewhat more defined by adjacent neighborhoods than it is unto itself.

1. PN: Gentle slopes and plains.
2. CC: 80% of area
3. ML: 70% of area
4. CV: none
5. CC: There are no through roads. This neighborhood is cut in half with separate access points.

6. PA: Roads are inconsistent in configuration with planned development, there is a chokepoint on 195th
7. CBC: Roads generally follow a grid pattern – not connected
8. PLS: 60% of neighborhood falls within ½ to 1 acre lots – 30% of neighborhood falls within 1 to 2 acre lots & 10% of neighborhood falls within ¼ to ½ acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 70% very high order building types/scale/landscaping
10. CSP: There is no consistency with street roadway sections and variations of street lighting, street landscape
11. BRO: Neighborhood homes are mostly consistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is some potential for infill along two of the outer edges

C.3.5. South Wellington

This area is commonly accessed off of 156th Avenue NE. It contains many unimproved or private roads which are the result of short plat activity. Its boundaries, like Central Wellington, are easily defined by adjacent neighborhoods.

1. PN: Gentle slopes and plains.
2. CC: 80% of area
3. ML: 20% of area
4. CV: none
5. CC: There are no through roads. This neighborhood is fronts 156th and old Wood-Duvall Rd.
6. PA: Roads are inconsistent in configuration in this planned development with many gravel roads
7. CBC: Roads generally follow a grid pattern – not connected
8. PLS: 20% of neighborhood falls within ½ to 1 acre lots – 30% of neighborhood falls within 1 to 2 acre lots, 30% of neighborhood falls within 2 to 5 acre lots & 20% of neighborhood falls within 5 to 10 acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 20% high order building types/scale/landscaping
10. CSP: There is no consistency with street roadway sections and little street lighting
11. BRO: Neighborhood homes are inconsistent in placement using topography to their advantage for placement and orientation.

12. LIP: There is great potential for infill

C.3.6. Northeast Wellington

This is a neighborhood defined primarily by the constricted nature of access. There is only one way in and one way out via 168th Avenue NE. It is further isolated by school property occupying the major portion of its southern extremity.

1. PN: Gentle slopes and plains.
2. CC: 85% of area
3. ML: 30% of area
4. CV: none
5. CC: There are no through roads. This neighborhood must travel through 168th to get to Woodinville Duvall rd.
6. PA: Roads are inconsistent in configuration in this planned development with many gravel roads
7. CBC: Roads generally follow a grid pattern – not connected
8. PLS: 20% of neighborhood falls within ½ to 1 acre lots – 50% of neighborhood falls within 1 to 2 acre lots, 20% of neighborhood falls within 2 to 5 acre lots & 10% of neighborhood falls within 5 to 10 acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 30% high order building types/scale/landscaping
10. CSP: There is no consistency with street roadway sections and little street lighting
11. BRO: Neighborhood homes are semi-consistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is great potential for infill

C.3.7. North Leota

North Leota is characterized by its adjacency to Woodinville-Duvall Road and by its broad range of lot sizes. There is no connectivity in any sense of the term, but occupies the greatest extent of the Leota outwash plain niche.

1. PN: Gentle slopes and mainly plains.
2. CC: 80% of area
3. ML: 15% of area

4. CV: none
5. CC: There are no through roads. This neighborhood must travel through 168th to get to Woodinville Duvall Rd.
6. PA: Roads are inconsistent in configuration in this planned development with many gravel roads
7. CBC: Roads generally follow a grid pattern – not connected
8. PLS: 20% of neighborhood falls within ½ to 1 acre lots – 20% of neighborhood falls within 1 to 2 acre lots, 30% of neighborhood falls within 2 to 5 acre lots & 30% of neighborhood falls within 5 to 10 acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 10% high order building types/scale/landscaping
10. CSP: There is no consistency with street roadway sections and little street lighting
11. BRO: Neighborhood homes are inconsistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is great potential for infill

C.3.8. Leota

This neighborhood is the most definitive in the study area. Common views, common access, lot configuration enclosure and wooded nature make this one of Woodinville's most distinct places.

1. PN: Gentle slopes and plains.
2. CC: 95% of area
3. ML: 50% of area
4. CV: Lake Leota
5. CC: There is internal circulation
6. PA: Roads are consistent in configuration with planned development
7. CBC: Roads follow contours, spacing of development roads are consistent
8. PLS: 40% of neighborhood falls within ½ to 1 acre lots – 30% of neighborhood falls within ¼ to ½ acre lots, 25% of neighborhood falls within 1 to 2 acre lots & 5% of neighborhood falls within .03 to ¼ acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 30% high order building types/scale/landscaping

10. CSP: Streets are consistent with roadway profiles and lighting – no street landscaping
11. BRO: Neighborhood homes are inconsistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is some potential for infill

C.3.9. South Leota

This is a very definitive neighborhood, all on an even grade, northeast facing, afternoon shaded, wooded slope. Political boundaries and transportation network provide strong elements to boundary definition.

1. PN: Gentle slopes
2. CC: 80% of area
3. ML: 30% of area
4. CV: Lake Leota
5. CC: There is internal circulation
6. PA: Roads are semi-consistent in configuration with planned development
7. CBC: Roads follow contours, spacing of development roads are consistent
8. PLS: 15% of neighborhood falls within ¼ to ½ acre lots – 35% of neighborhood falls within ½ to 1 acre lots, 25% of neighborhood falls within 1 to 2 acre lots & 25% of neighborhood falls within 2 to 5 acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 30% high order building types/scale/landscaping
10. CSP: Streets are consistent with roadway profiles and lighting – no street landscaping
11. BRO: Neighborhood homes are inconsistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is potential for infill

C.3.10. Laurel Plateau

Terrace-flat topography defines this neighborhood. Steep slopes and formal subdivision boundaries confine this area into one neighborhood.

1. PN: Gentle slopes and plains. The western edge is an undeveloped ice scoured slope.
2. CC: 70% of area

3. ML: 30% of area
4. CV: The western edge does have potential view of Cascades/Olympics
5. CC: There is no internal circulation
6. PA: Roads are inconsistent in configuration with planned development – many gravel roads – substandard access road
7. CBC: Roads generally follow a grid pattern – not connected
8. PLS: 20% of neighborhood falls within ½ to 1 acre lots, 20% of neighborhood falls within 1 to 2 acre lots, 30% of neighborhood falls within 2 to 5 acre lots & 30% of neighborhood falls within 10 to 20 acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 30% high order building types/scale/landscaping
10. CSP: There is no consistency with street roadway sections and little street lighting
11. BRO: Neighborhood homes are inconsistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is great potential for infill in the central cluster area

C.3.11. **Woodway-Laurel Hills**

This neighborhood predominantly consists of two formal subdivisions that have similar street networks and topography. Ridge and slope topography characterize its common physiographic niche, and its richly manicured landscape amidst tall woods create a common definitive sense of place.

1. PN: Gentle slopes and plains and ice scoured slopes
2. CC: 95% of area
3. ML: 90% of area
4. CV: A few see Lake Leota
5. CC: Many roads connect internally. There is one gravel road
6. PA: Roads are consistent in configuration in this planned development
7. CBC: Roads follow contours, spacing of development roads are consistent
8. PLS: 75% of neighborhood falls within ½ to 1 acre lots, 15% of neighborhood falls within 1 to 2 acre lots & 10% of neighborhood falls within 2 to 5 acre lots

9. SSF: The development configuration is similar in house setbacks, landscape design, house size and building materials consistency.
10. CSP: Streets are consistent with roadway profiles, lighting – no street landscaping
11. BRO: Neighborhood homes are consistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is little potential for infill in given the terrain features (3 lots)

C.3.12. Lower Woodway

This neighborhood located in the southwest fringe of the study area has common access off of NE 173rd Street. Steep slopes are common throughout. Its identity is achieved by its adjacent neighbor, and its isolation due to access and topography.

1. PN: Ice scoured slopes
2. CC: 95% of area
3. ML: 50% of area
4. CV: none
5. CC: Single access road
6. PA: Roads are inconsistent in configuration with a planned development, seem narrow because of slopes
7. CBC: Roads follow contours
8. PLS: 30% of neighborhood falls within ½ to 1 acre lots, 40% of neighborhood falls within 1 to 2 acre lots, 25% of neighborhood falls within 2 to 5 acre lots & 5% of neighborhood falls within ¼ to ½ acre lots
9. SSF: The neighborhood is divided in types in the percentages described above with 30% high order building types/scale/landscaping
10. CSP: There is no consistency with street roadway sections and little street lighting
11. BRO: Neighborhood homes are semi-consistent in placement using topography to their advantage for placement and orientation.
12. LIP: There is some potential for infill

C.3.13. Neighborhood Character Typologies Resulting from Field Survey

The results of the supplemental review of neighborhood character, applying the methodology outlined in this appendix is shown in Figure C-1 on the following page. Although there were slight variations in the scores received by most neighborhood subareas in comparison to the analysis conducted by Bob Wuotila, Senior Planner, in the body of the Neighborhood Character report, for the most part, changes were small. The main differences with regards to neighborhood character were that Southwest Wellington's score was lowered by enough when scoring by the number of categories receiving a medium or high association score to remove it from classification as a neighborhood with high enough character value to obtain recognition. A revised Figure 18 (shown as C-2), with shading based upon the revised neighborhood character analysis contained in this appendix follows Figure C-1. This analysis shows the differences that can occur in a qualitative neighborhood character review and analysis. However, what is more striking is the similarities in the results with five of the six neighborhood subareas receiving scores that qualify for neighborhood character recognition in both analyses.

Figure C-1. Neighborhood Characteristic Typologies

R-1 AREA NEIGHBORHOOD CHARACTERISTIC TYPOLOGIES	INDICATORS	PHYSIOGRAPHIC NICHE	CANOPY COVER > 75%	MANICURED LANDSCAPE	COMMON VIEW SHED	CIRCULATION CONNECTIVITY	PARCEL ACCESSIBILITY	COHESIVE BLOCK CONFIGURATION	PATTERNS OF LOT SIZES	SENSE OF SCALE AND FABRIC	COHESIVE STREET PRESENCE	BUILDING RHYTHM AND ORDER	LOW INFILL POTENTIAL
NEIGHBORHOODS													
Northwest Wellington*	30												
Southwest Wellington	16												
North Wellington*	30												
Central Wellington	19												
South Wellington	15												
Northeast Wellington	16												
North Leota	15												
Leota*	24												
South Leota*	24												
Laurel Plateau	14												
Woodway Laurel Hills*	32												
Lower Woodway	20												

* Recommendation for Neighborhood Character Protection
 = HIGH ASSOCIATION = MEDIUM ASSOCIATION = LOW ASSOCIATION

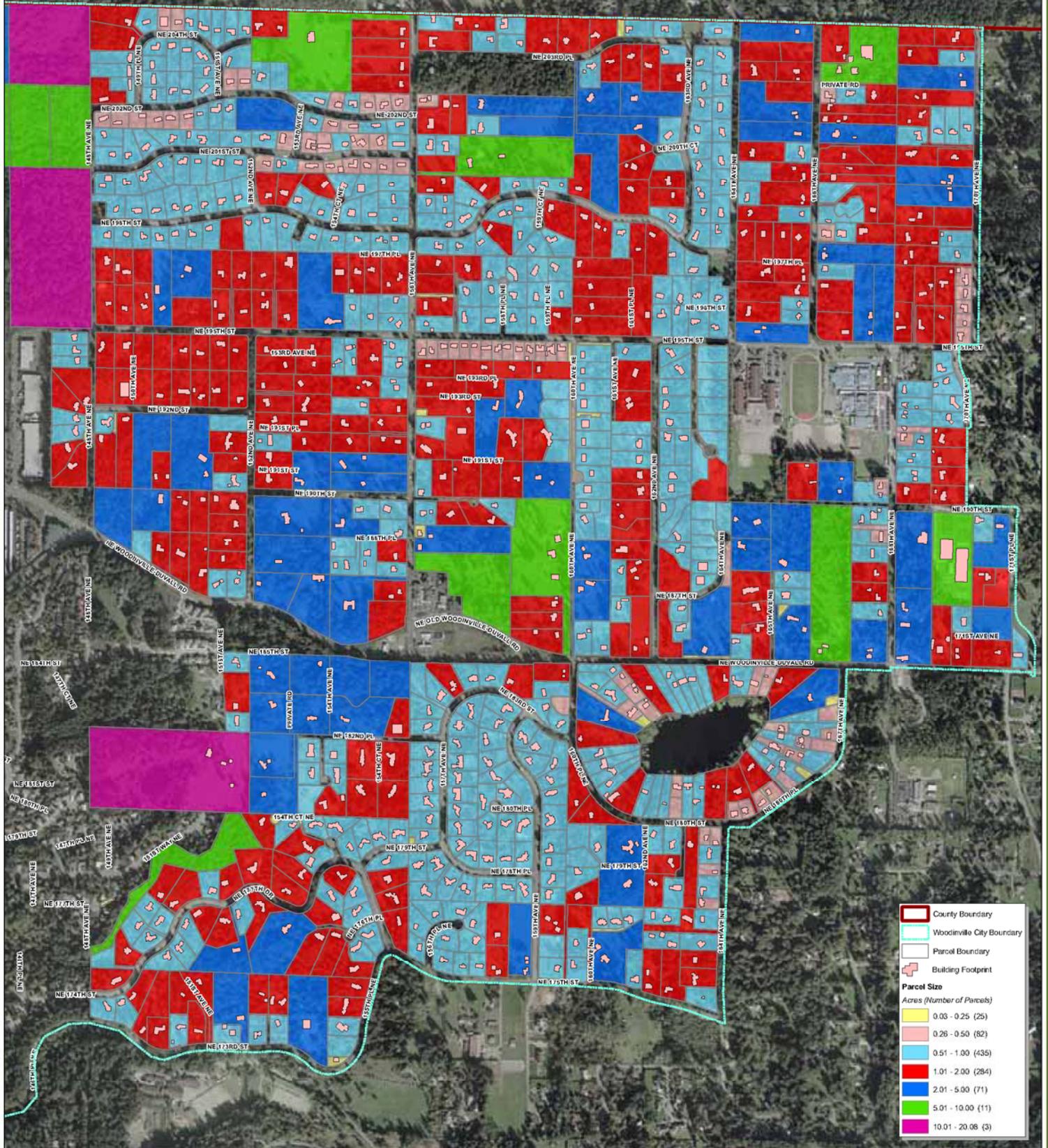
FIGURE B-1: NEIGHBORHOOD CHARACTER TYPOLOGIES BASED UPON APPENDIX B METHODOLOGY

Appendix 2D

Additional Parcel Size Map

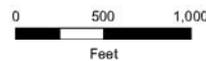
City of Woodinville

Sustainable Development Project



Parcel Size

Figure 2D-1



Appendix 2E

Covenants, Codes, and Restrictions

Memorandum

Date:	July 25, 2007
To:	Ray Sturtz, Planning Manager
From:	Kevin Gifford, Urban Planner; Gil Cerise, Senior Planner
cc:	Lisa Grueter, Senior Planner
Subject:	Sustainable Development Study Area CC&R Data

Introduction

The City of Woodinville requested that Jones & Stokes conduct research of recorded plats within the Sustainable Development Study Area (R-1 zone) for purposes of gathering information on covenants, conditions, and restrictions (CC&Rs) currently in force and assessing their impact upon the conclusions of the Neighborhood Character Report. The City also requested that Jones & Stokes research King County ordinances for other applicable restrictions that would have similar effects as CC&Rs.

This memorandum provides a summary of this analysis and acts as a supplement to the Neighborhood Character Report. The purpose of this research was to identify those portions of the R-1 zone covered by CC&Rs designed to establish or preserve some aspect of Neighborhood Character and determine what relationship, if any, exists between these areas and the high-order neighborhood sub-areas identified in the Neighborhood Character Report. Because lot size plays an important role in establishing Neighborhood Character, those covenants or restrictions that would have an impact on the ability of owners to subdivide their property were examined independently and are dealt with in a separate section of this memorandum.

Methodology

Jones & Stokes enlisted the services of Pacific Northwest Title Company to obtain copies of all recorded full subdivisions' (five lots or more) plat surveys and declarations of protective covenants with bearing on the study area. These documents were reviewed for the presence of conditions that were intended to establish or preserve some aspect of Neighborhood Character, as well as any conditions that could potentially limit the ability of future owners to subdivide lots for higher residential densities.

Jones & Stokes also inquired with King County Department of Development and Environmental Services (DDES) about ordinances in effect in the study area that might impose additional restrictions on development. DDES staff indicated that King County ordinances would generally restrict the subdivision and platting of lots in the event that the subject property fell within a designated environmental critical area, such as wetlands, seismic hazards, or erosion (pers. comm., Dinsmore, Florent, 2007). Based on these conversations, Jones & Stokes does not believe that review of King County ordinances will reveal any additional barriers to subdivision of property within the study area, as critical areas in the vicinity have already been researched and are presented in the Sustainable Development Study.

Covenants to Protect Neighborhood Character

According to a list compiled by City of Woodinville staff, the study area contains portions of 20 recorded plats (see Figure 2E-1) that include 5 lots or more. Pacific Northwest Title provided Jones & Stokes with copies of all these plats, as well as any attached CC&Rs. The plats and CC&Rs were reviewed for the presence of covenants, conditions, or restrictions intended to establish or protect Neighborhood Character. Examples include:

- Architectural controls, including minimum square footage of dwelling, suggested building materials, and site design requirements;
- Limitations on the removal of trees;
- Restrictions on the presence of animals, specifically horses; and
- Any other protective covenant whose stated purpose is the preservation of a certain character of development or natural amenity.

Eight of the plats had only a blanket restriction on land subdivision to comply with local land use laws. These blanket restrictions were judged to not have a bearing on neighborhood character or subdivision.

Twelve subdivisions were identified as possessing CC&Rs intended to preserve the character of the neighborhood:

- Ten subdivisions contain architectural standards, requiring buildings and additions to be reviewed and approved by an design committee;
- Four contain provisions allowing the presence of non-commercial equestrian activities;
- Seven restrict the removal of trees above a certain size or in certain locations;
- Two prohibit the future subdivision of lots; and
- One contains special protective measures designed to maintain the environmental quality and beauty of Lake Leota.

Figure 2E-2 shows the identified subdivisions; the overlaid symbols indicate the nature of the recorded protective covenants. Based on this analysis, Jones & Stokes believes that the following five subdivisions show distinct concentrations of protective covenants and should be considered for neighborhood character preservation, based on the criteria listed below:

- Wellington: This subdivision contains provisions for architectural controls, equestrian activities, and retention of trees over 8 inches in diameter. Located in the North Wellington Conceptual Sub-area, as defined in the Neighborhood Character Report.
- Laurel Hills: This subdivision contains provisions for architectural controls, equestrian activities, and retention of trees 5 inches in diameter or larger within setback areas. Located in Woodway-Laurel Hills Conceptual Sub-area, as defined in the Neighborhood Character Report.
- Woodview Crest: This subdivision contains provisions for architectural controls, retention of trees greater than 6 inches in diameter, and prohibition of future subdivision of lots. This subdivision restriction is discussed further in the next section of this memorandum. Woodview Crest includes lots in both the R-1 and R-6 zones. Located in Woodway-Laurel Hills Conceptual Sub-area, as defined in the Neighborhood Character Report.
- Woodway Country Estates: This subdivision contains provisions for architectural controls, retention of trees greater than 6 inches in diameter, equestrian activities, and prohibition of future subdivision of lots. This subdivision restriction is discussed further in the next section of this memorandum. Located in Woodway-Laurel Hills Conceptual Sub-area, as defined in the Neighborhood Character Report.
- Lake Leota Farms: This subdivision contains very few restrictions, compared to the other subdivisions selected, but the entire subdivision is organized around the protection and shared enjoyment of Lake Leota. Recorded covenants indicate that no sewer discharge to the lake shall be allowed, and shoreline areas are to be reserved for recreational uses. The age of this neighborhood, combined with its organization around a common natural amenity, qualifies it for neighborhood character protection. Located in the Leota Conceptual Sub-area, as defined in the Neighborhood Character Report.

All of the five identified subdivisions are located in Conceptual Sub-areas identified in Figure 17 of the February 2007 Neighborhood Character Report as Neighborhoods of Higher Order, having the highest association of neighborhood character indicators. The presence of protective covenants in these neighborhoods demonstrates a desire on the part of property owners to preserve a certain character and supports the Neighborhood Character Report's conclusions regarding protection of these areas.

Obstacles to Subdivision

Another purpose of CC&R research in the study area was to determine if any conflicts with recorded covenants would arise if the area were re-zoned to a higher density in the future. This analysis was conducted using a two-tiered approach:

- Direct Obstacles are those covenants or restrictions that specifically address the ability of owners to subdivide their lots or construct buildings on those subdivided lots. Examples of this include outright prohibition of subdivision, as seen in Woodview Crest and Woodway Country Estates, and conditions upon subdivision. Wellington Hills Estates contains a covenant stating that no dwelling may be constructed on a lot whose rear width is less than 75 feet. The Summers Addition plat allows subdivision only to lots served by public sewer. The Summers Addition plat is controlled by a single owner, a condition which allows the owner to change recorded CC&R's.
- Indirect Obstacles are those covenants or restrictions that do not directly deal with subdivision of lots, but may, in combination with each other, create difficulties in subdividing individual properties. These factors may include minimum dwelling sizes, restrictions on removal of trees, granting of authority to an Architectural Control Committee or other similar entity to approve or disapprove placement of buildings on any lot based upon a variety of condition in place in the CC&Rs, and large setbacks. Individually, these factors may present no obstacle at all, but in combination, they may restrict the building footprint in such a way that subdivision for redevelopment at increased density becomes infeasible. Analysis of indirect obstacles is intended only to gauge the potential for conflicts, and subdivision of individual properties should be evaluated on a case-by-case basis.

The presence of direct and indirect obstacles to subdivision is summarized in Table 2E-1. The ID numbers listed on the table correspond to the subdivision labels on Figure 2E-3, which illustrates the locations of the subject subdivisions and whether they are influenced by direct or indirect obstacles.

Table 2E-1. Direct and Indirect Obstacles to Future Subdivision

ID #	Subdivision Name	Avg. Lot Size (acres)	Direct Obstacles		Indirect Obstacles		
			Subdivision Prohibited	Subdivision Restricted*	Minimum Dwelling Size	Tree Removal Restrictions	Setbacks Greater than 30 feet
1	Beverly Hills Estates	0.92			✓	✓	
2	Falcon Point	0.98			✓		
3	Laurel Hills	0.80			✓	✓	✓
4	Leota Meadows	0.88			✓		
5	Stonegate II	1.08				✓	
6	Summers Addition**	3.31		✓			
7	Wellington	1.05			✓	✓	
8	Wellington Hills #4	0.80			✓		
9	Wellington Hills Estates	0.68		✓	✓		
10	Woodview Crest***	0.95	✓		✓	✓	✓
11	Woodway Country Estates	1.13	✓		✓	✓	
12	Nolan Woods	0.95			✓	✓	✓

* This category indicates that some necessary condition has been specified that must be satisfied before subdivision will be allowed. The Summers Addition requires connection to public sewer, and Wellington Hills Estates specifies that no dwelling may be built on a lot with a rear width of less than 75 feet.

** All lots in Summers Addition are owned by a single owner. This is a condition that allows recorded CC&R's to be changed or rescinded.

*** Woodview Crest also includes property within the R-6 zone to the west. Parcels not within the R-1 study area, as well as tracts dedicated as open space, were not included in average lot size calculations.

Based on the this analysis, future increases in density through re-zoning of portions of the study area have a potential to cause conflicts with the subdivision of Woodview Crest, Woodway Country Estates, and Wellington Hills Estates. While the Summers Addition plat has a direct restriction on subdivision, the restriction in place is one that can be overcome through provision of capital facilities (sewer). The City has no obligation to enforce private covenants or prevent violations of them. However, it would be counterproductive to designate areas for a higher density where perpetual private covenants make achievement of that density unachievable in the foreseeable future. Of these four, Beverly Hills Estates and Nolan Woods are not located within a

neighborhood identified as having high neighborhood character association in Figure 17 of the February 2007 Neighborhood Character Report.

Conclusions

With regard to protection of Neighborhood Character, CC&R research supports the conclusions of the Neighborhood Character Report in the areas listed in this memorandum. Significant concentrations of covenants and restrictions aimed at preserving unique character and standards of quality exist in these areas, and the potential negative effects of higher-density zoning should be considered.

In areas identified as having recorded covenants that restrict subdivision of lots, it may be necessary to avoid future re-zoning to higher densities. Areas with a significant number of indirect restrictions should be evaluated on a case-by-case basis to determine if subdivision is practical before the property is re-zoned at a higher density.

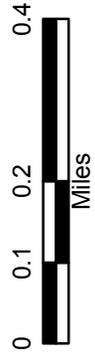
References

Personal Communication with Dinsmore, Lisa and Ray Florent. Current Planning Supervisor, Chief Land Surveyor. King County Department of Development and Environmental Services, Renton, WA. June 29, 2007 – E-mail.

Figure 2E-1. All Subdivisions Reviewed.

Legend

-  Water Body
-  Plats Reviewed
-  R-1 Study Area
-  Parcels



Jones & Stokes

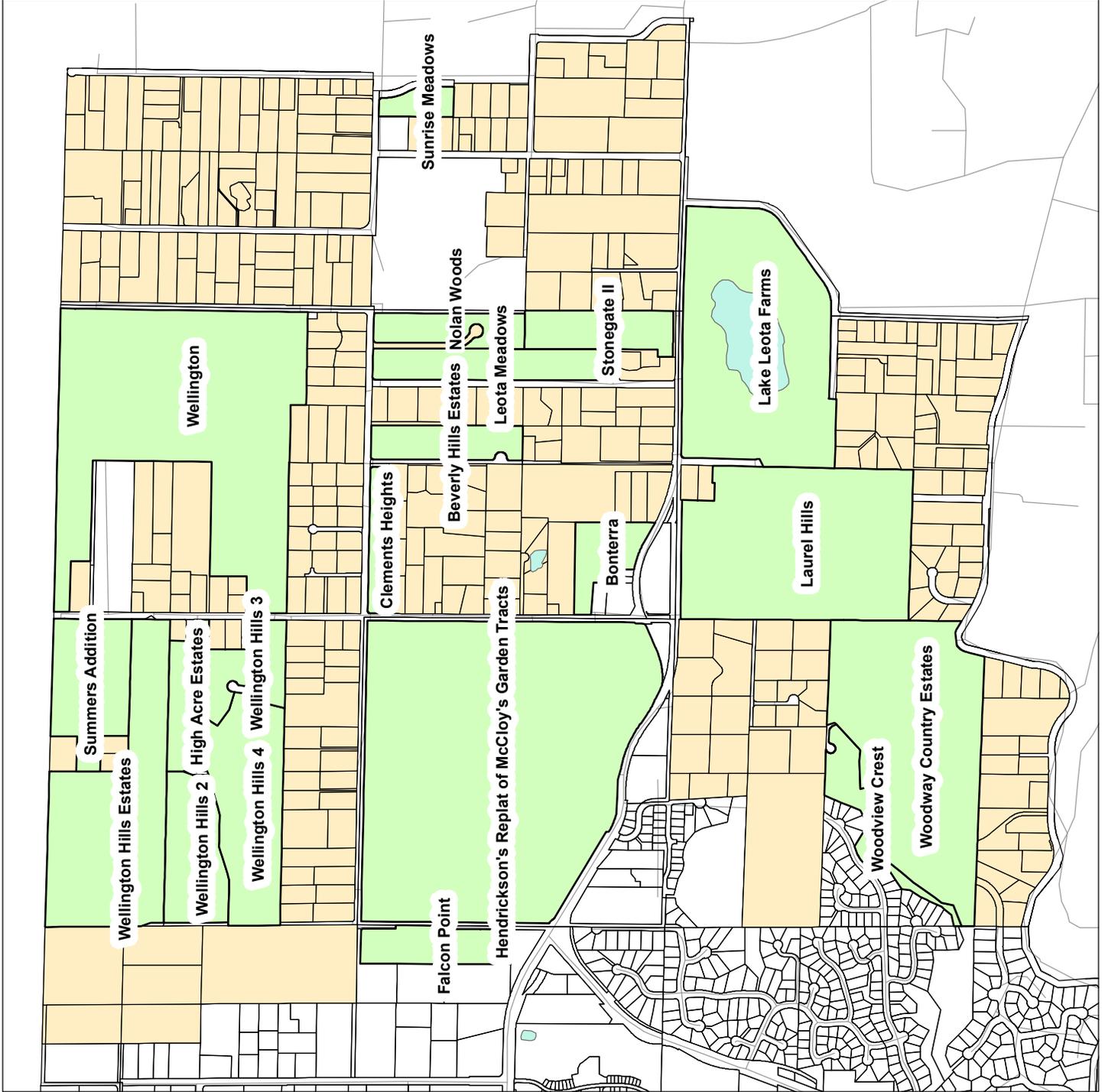


Figure 2E- 2. Subdivisions with Conditions, Covenants or Restrictions for Preservation of Neighborhood Character.

Legend

- Covenants**
-  Architectural Control
 -  Horses Allowed
 -  Lake Protection
 -  Subdivision Prohibited
 -  Tree Protection
- Subdivisions**
-  Beverly Hills Estates
 -  Falcon Point
 -  Lake Leota Farms
 -  Laurel Hills
 -  Leota Meadows
 -  Nolan Woods
 -  Stonegate II
 -  Wellington
 -  Wellington Hills 4
 -  Wellington Hills Estates
 -  Woodview Crest
 -  Woodway Country Estates
- Protective Covenant Concentrations**
-  Protective Covenant Concentrations
 -  Water Body
 -  Parcels

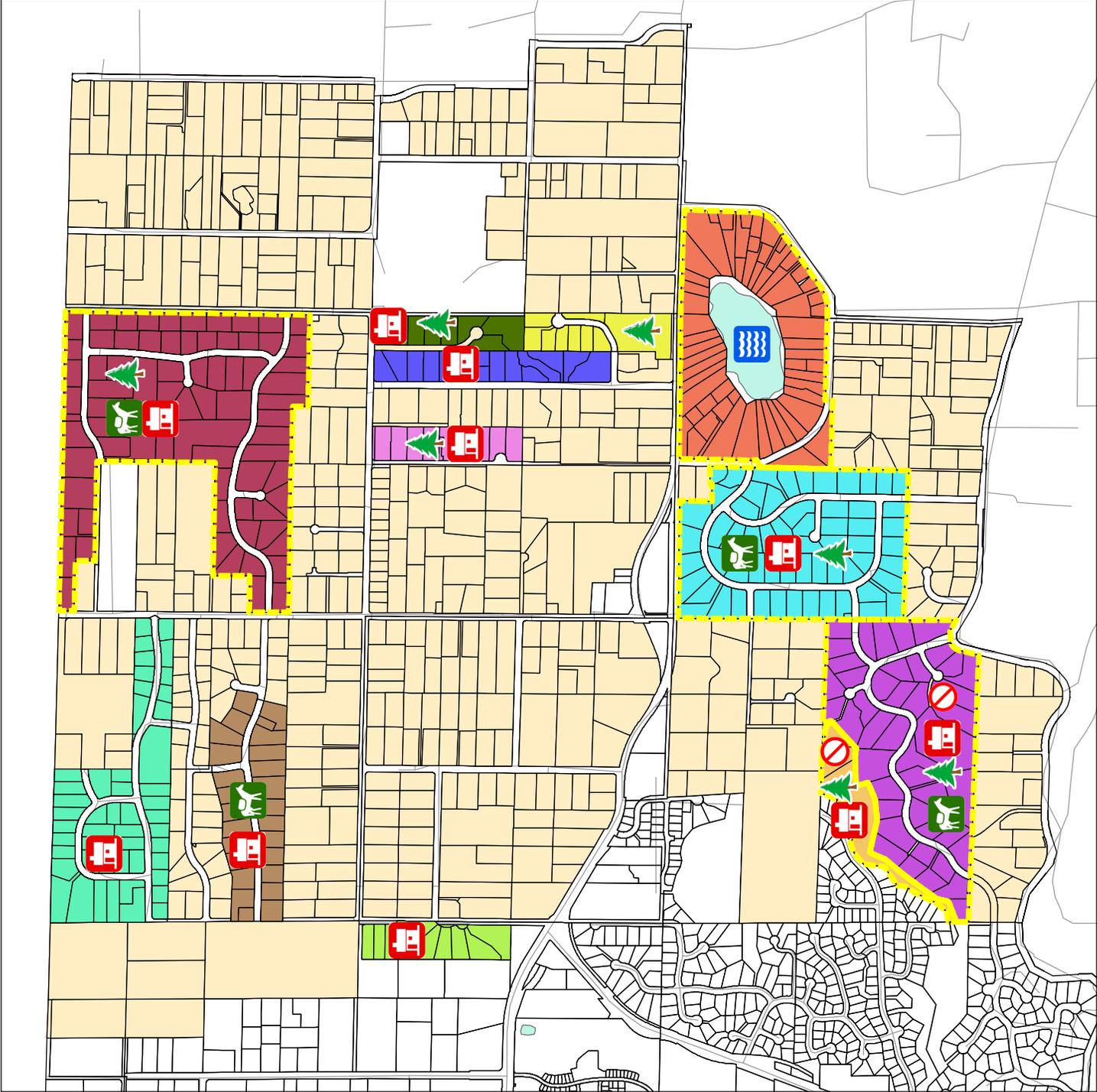
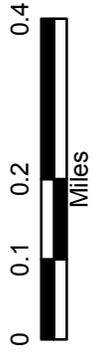


Figure 2E-3. Plats Containing Covenants, Conditions, or Restrictions that Limit Subdivision of Parcels

Legend

-  R-1 Study Area
-  Water Body
-  Parcels

● Subdivision Numbers

Subdivisions

Obstacles

-  Direct
-  Indirect

