

## Public Comments Regarding Sustainable Development Phase 2A

The public was invited to submit written public comments until 5 PM, January 31, 2008. Comments were submitted in writing or by email and addressed to Hal H. Hart, Development Services Director.

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15641 NE 202<sup>nd</sup> ST  
Woodinville, WA 98072  
January 30, 2008

CC :  
Sell-File  
Hart  
Sturtz

COPY

Hal H. Hart  
Development Services Director  
City of Woodinville  
17301 133<sup>rd</sup> AVE NE  
Woodinville, WA 98072

**RE: SUSTAINABLE DEVELOPMENT STUDY PHASE 2a**

Dear Mr. Hart;

Janice L. Culpepper and I, Steven M. Paulson, reside on 3.3 acres at 15641 NE 202<sup>nd</sup> ST, Woodinville, WA 98072. Together with two neighbors we own 15 contiguous acres of prime developable land with easy access to major arterials, freeways, and the downtown Woodinville commercial district.

We would like to provide Northshore School District documentation (attached) addressed to the Board of Directors from Mr. Dan Vaught on the subject of SCHOOL CONSOLIDATION CRITERIA, dated January 8, 2008. The documentation is important information that should be considered as part of the Sustainable Development Study Phase 2a.

The Northshore School District may be forced to close schools and in particular schools in the Woodinville High School pathway. The report states that "enrollment at these schools has been slowly declining for the last 8-10 years. Current demographic analysis indicates that this trend is not expected to change appreciably over the next several years." It should be noted that the district has recently redrawn its school boundaries to accommodate the declining enrollment.

Implementing development of no less than one-acre lots most certainly will exacerbate the slowly declining enrollment trend. Combined with the past 8-10 year declining enrollment and projected future declining enrollment the city of Woodinville must encourage planned higher density development. To allow policies that perpetuate non-growth in the R-1 areas of the city of Woodinville, the specific area of concern to the Northshore School District, is unconscionable and outright contrary to the Growth Management Act.

Sincerely,

Steven M. Paulson  
Janice L. Culpepper



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JAN 31 2008

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES



Northshore School District

Support Services

22105 23<sup>rd</sup> Drive S.E.  
Bothell, WA 98021-4400

RECEIVED

TO: Board of Directors  
FROM: Dan Vaught  
DATE: January 8, 2008  
SUBJECT: SCHOOL CONSOLIDATION CRITERIA

JAN 31 2008

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

BACKGROUND

Over the last several years the district has experienced a decline in enrollment resulting in reduced revenues. Concurrently both labor and non-labor costs have escalated significantly resulting in annual budget shortfalls. District administration has responded by eliminating non-critical services, reducing staff, consolidating departments, and limiting new program offerings in an effort to reduce operating overhead. The current three-year budget projection indicates an additional shortfall of approximately eight million dollars from 2008–2011.

Another direct impact of declining enrollment is increased school capacity. Currently the district has capacity for over 3,500 students available in its schools (including portable classrooms). Most of this available capacity is in the eastern part of the district, specifically in the Woodinville feeder pattern at the elementary level. The enrollment at these schools has been slowly declining for the last 8-10 years. Current demographic analysis indicates that this trend is not expected to change appreciably over the next several years.

Given the consistent decline in revenues and enrollment and the increase in available classroom capacity, staff recently recommended that the Board consider adopting a plan to consolidate some of the elementary schools in the Woodinville High School feeder pattern. This recommendation is consistent with a previous recommendation from the Enrollment Demographics Task Force. As a result of the recommendation, the Board suggested staff draft a preliminary timeline that outlines the major activities associated with a consolidation plan. That timeline was presented to the Board at the December 11, 2007 Board study session that focused on budget forecasts and enrollment/demographic trends. A key element of the timeline was the adoption of the criteria that the district would use to move forward in the selection of a site(s), should the Board choose to move forward with a consolidation plan that could be implemented prior to the 2008 school year. The date indicated on that draft timeline for criteria adoption was January 8, 2008.

The current School Board Policy No. 9270 includes the baseline criteria staff is recommending for Board consideration (see attached items A-H). This criteria addresses all the major elements the district would include in the evaluation process associated with school consolidation:

- Instructional equity
- Enrollment/capacity
- Financial/operational considerations
- Capital expenditures
- Transportation impacts
- Staffing considerations

RECOMMENDATION

The administration recommends that the Board approve the school consolidation (closure) criteria to evaluate the elementary schools in the Woodinville feeder pattern.

**BOARD POLICY**

JAN 31 2008

No. 9270

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

SCHOOL FACILITIES

Closure of Facilities

The Board of Directors has the authority to close a school building when an unforeseen natural event, mechanical failure or changing educational needs causes a facility to become unsafe, inappropriate, unhealthy, inaccessible, or inoperable.

Prior to the closure of a school facility for foreseen circumstances, the Board shall have prepared a written analysis that considers the following issues:

- A. Projected or actual enrollment declines and the likelihood that they shall remain permanent;
- B. How changing educational needs have affected the proposed closure;
- C. The effect that the disposition or retirement shall have on other facilities and on the district's educational program offering;
- D. Student and staff displacement, including transportation costs to new facilities and staff reassignment;
- E. Potential for renovation;
- F. Financial considerations in terms of such factors as staff costs, operating and maintenance cost, the potential revenue from sale or lease of property, the cost of closure and transferring operations elsewhere;
- G. Safety, health and fire regulations; and
- H. Whether or not the facility may effectively be used for other purposes.

During a ninety-day period following the development of a written analysis, the Board shall conduct one or more hearings to receive testimony on any issues related to the closure of a school.

Legal References:

RCW 28A.150.290 (2) State superintendent to make rules and regulations  
RCW 28A.320.010 Corporate powers  
RCW 28A.335.020 School Closures

Adopted by the Board: November 23, 1992

Reaffirmed: 1/11/05

**Recommendations for 2008-09**

<b>Program</b>	<b>Recommendation</b>	<b>Estimated Savings</b>	<b>Percent of Total</b>
Woodmoor Pool	Close big pool, keep open therapy pool	\$40,000	1.19%
Junior High Athletics	Reduce offerings	\$150,000	4.46%
Elementary School	Close	\$700,000	20.80%
HSN enrichment programs	Eliminate	\$92,000	2.73%
Camp Casey	Increase fee to cover costs plus 15% indirects	\$64,800	1.93%
Building classified staffing	Reduce allocations to buildings	\$600,000	17.83%
Alternative Programs	Consolidate Alternative Programs and delay SAS move	\$200,000	5.94%
Elem Before School Music Program	Raise fee to \$90	\$24,000	0.71%
Curriculum/adoption budgets	Reduce by 50%	\$80,000	2.38%
Central Office/Support Svcs	Reductions in central office & support services staff and eliminate program subsidies	\$650,000	19.31%
Building Budgets	Reduce NERCs by 10%	\$140,000	4.16%
Elementary Certificated Staffing	Reduce positions	\$525,000	15.60%
Heat/Light/Air Conditioning	Define standards and increase efficiencies	\$100,000	2.97%
<b>TOTAL</b>		<b>\$3,365,800</b>	
<b>Other Action:</b>			
7.5 Hours tech/training	Shift cost to Technology levy	\$410,000	

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Northshore

School District

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

## **School Closure Talking Points**

**Jan. 9, 2008**

- We have to adjust our general fund budget by \$3.4 million for the 2008-2009 school year.
- One adjustment being considered is to close a school, which would save about \$700,000 per year.
- Teachers would not lose their jobs, but they would have to be reassigned to another school, as would their students.
- In the past two years, we've seen an enrollment decline of 598 students (443 FTE), which equals an elementary school.
- All factors indicate that this trend of declining enrollment will continue and will be focused in the Woodinville feeder pattern, as it has been over the past several years.
- Last year the Enrollment Demographics Task Force recommended that the School Board consider closing a school as part of last year's boundary changes.
- At its Jan. 8 meeting, the School Board directed district staff to begin the analysis that is required when you are considering closing a school.
- The analysis will include all eight Woodinville elementary schools and must include consideration of eight issues, which are listed in School Board Policy 9270 (see reverse).
- There will be multiple opportunities for input about school closure during the next several months.
- A decision about which school may close will be made before the end of this school year.

**School Board Policy No. 9270 - Closure of Facilities**



**Northshore  
School District**

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- G. Safety, health and fire regulations; and
- H. Whether or not the facility may effectively be used for other purposes.

During a ninety-day period following the development of a written analysis, the Board shall conduct one or more hearings to receive testimony on any issues related to the closure of a school.

**Legal References:**

RCW 28A.150.290 (2) State superintendent to make rules and regulations  
RCW 28A.320.010 Corporate powers  
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**Adopted by the Board: November 23, 1992**

**Reaffirmed: 1/11/05**

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**JAN 31 2008**

**CITY OF WOODINVILLE  
DEVELOPMENT SERVICES**

15638 NE 202<sup>nd</sup> Street  
Woodinville, WA 98072  
January 29, 2008

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JAN 30 2008

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

Hal H. Hart  
Development Services Director  
City of Woodinville  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

CC: File - Sell  
Hart  
Stutz

**RE: SUSTAINABLE DEVELOPMENT STUDY PHASE 2a**

Dear Mr. Hart:

We own and have resided on 3.3 acres at 15638 NE 202<sup>nd</sup> Street, Woodinville, WA 98072 for the last 18 years. Our contiguous neighbors own an additional 12+ acres, bringing the total of our parcels to over 15 acres of prime developable land with easy access to major arterials and freeways as well as the downtown commercial district.

We wish to make the following comments regarding the proposed continuation – as Phase 2a – of the Sustainable Development Study:

**1. Is further study necessary?**

We were dismayed that Phase 1 of the Study did not provide enough definitive evidence to enable the City Council to show more leadership and vision in planning for the future of Woodinville. We are disappointed that the Council continues to ignore its responsibility as a city to abide by the Growth Management Act. We wonder if Phase 2a of the Study will be a means by which the Council continues to side-step its duty to plan for change and growth.

**2. If further study is necessary, who will it serve?**

The City has bowed to the political pressure of a group of homeowners who wish its elected officials and civic employees to ignore the City's responsibility to plan for Woodinville's long-term viability. This group certainly advocates continuation of the Study since it will delay the Council's making any changes from its existing rural zoning to zoning more suitable to an urban area.

In addition, one thing that became apparent to us as the first Study was being presented was that *the majority of CAP members were also members of the homeowners' group – Concerned Neighbors of Wellington* – that opposes any

change to the status quo. Certainly this constitutes a conflict of interest. Those predisposed to a particular opinion cannot be relied upon to view the evidence of any study in an objective manner nor provide reasonable conclusions or recommendations. *We wish to propose that members of Concerned Neighbors of Wellington be barred from serving on the CAP* so that all the citizens of Woodinville can be assured of representative and non-partisan input.

We wish to also point out that these Concerned Neighbors site protecting the environment as a primary reason for their anti-growth stance. They, however, are behind the times. Gone are the days of big rural lots with large isolated houses being environmentally correct. Our inevitable population growth - specifically, that which King County anticipates in the next 10-20 years - necessitates that Woodinville plan wisely and accordingly. Cities with true environmentally-sound vision - such as Bellingham - are creating affordable housing within their urban borders. Density - and its accompanying community-oriented services - is now the buzz word of environmentalists. The Study should consider environmentally-friendly ways to mitigate the impacts of added density, not simply dismiss growth as ecologically unsound and undesirable.

**3. If further study is necessary, what will it encompass?**

The original Study mentioned Lake Leota as a vulnerable area. It mentioned the impact run off, etc. might have on its health and future. However, we are not certain that enough study was done to determine if Lake Leota was even salvageable. If Phase 2a proceeds, we believe that it should include Lake Leota - to determine if the lake can be returned to health or if it is so degraded that the contributing factors need no longer be considered.

Also, the category of "Neighborhood Character" is, to us, a subjective and arbitrary designation. Since it can not be rationally quantified, it should not be included in the Study. Our adjacent neighbors and ourselves own a considerable portion of the trees, open area, etc. that contribute to the Wellington area's "Neighborhood Character." The tax burden to maintain this "Character" is ours, not the City's. To include so-called "data" regarding "Neighborhood Character" - which essentially evaluates private property - in any City study is unscientific at best.

**4. Why are we conducting this study?**

The Council last stated that it wished to concentrate development in the downtown area. This may have seemed like a good idea at the time - but given

Patricia & Randall Baird  
15638 NE 202<sup>nd</sup> Street

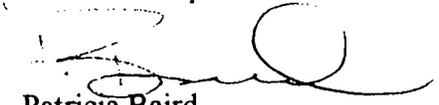
Page 2 of 3  
January 29, 2008

the flooding of early December, which turned downtown Woodinville into a lake and required rescue of its residents (we even made the *national* news), it no longer seems like such a good idea. Locating residences above and outside the downtown area with alternate travel routes appears to be a better plan.

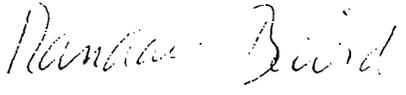
*Not that we favor extending the Study to the downtown area.* Rather, we want to point out – in addition to downtown development not being the best or only plan – that this Study could go on for longer than the City should take to resolve to plan its evolution and development as a bona fide city.

In summary, if the Sustainable Development Study is extended, we hope you will ensure 1) that the appropriate parties are involved, 2) that the Study is limited to absolutely necessary areas and 3) that it is not used as a ploy for the City to postpone fulfilling its obligations under the Growth Management Act and prevent the City from exercising vision and leadership in building a viable future Woodinville.

Thank you for your consideration,



Patricia Baird



Randall Baird

Hal H. Hart  
Sew. Services Director  
City of Woodinville

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JAN 30 2008

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

**From:** CDambrosia@aol.com [mailto:CDambrosia@aol.com]  
**Sent:** Monday, January 14, 2008 5:35 PM  
**To:** Hal Hart  
**Subject:** Sustainable Development Study

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JAN 14 2008

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

*via email*

January 14, 2008

Hal H. Hart, Development Services Director  
City of Woodinville,  
17301 - 133 rd Ave NE  
Woodinville, WA 98072

halh@ci.woodinville.wa.us

Dear Mr. Hart,

My name is Charles D'Ambrosia. My wife Mary and I live at 15406 NE 182<sup>nd</sup> Pl. in Woodinville. We have been Woodinville residents for 24 years and have lived at our current address for over 10 years. It is located in what the city has identified in the sustainable development studies as "Laurel Plateau".

We purchased our property, as a quiet place to live and as an investment for our retirement. The property zoning listed in the city code at the time of purchase was R-1, with the provision of up-zoning to R-4 with sewers. We were assured by the Woodinville planning department, up to the time of the moratorium, that our property could be rezoned to R-4 when sewers were available. Our property is 3.47 acres on flat ground and is mostly pasture and lawn.

The sustainable development studies done by the city indicate that there are no environmental issues associated with our property. Our greater neighborhood is made up of houses which are on varying lot sizes. Many of them are smaller than 1 acre lots. The builders that have looked at our property suggest that they can get 10 10,000 square foot lots on our property. The homes that would be built would be in the 3,000 to 3,500 sq. ft. size with adequate area for lawns, streets and any other requirements that the city might impose. It would work out to about 2.9 houses per acre. Access to the property would probably be directly to the Woodinville Duvall road and would not impact our neighborhood what-so-ever.

We request that our property be afforded R-4 zoning with sewers as provided for in the Woodinville City code when we purchased our property. The property is within an Urban Growth Area. According to the Washington State Growth Management Act, R-4 zoning is the minimum zoning allowed in an Urban Growth area. The only exceptions are where the Litowitz criteria can be applied. The sustainable development study done by the city is clear that there are no "Litowitz issues associated with our property

Please give our request for R-4 zoning serious consideration.

Regards,

Charles J. D'Ambrosia

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CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

Hand-delivered

T S and M Associates

20002 156<sup>th</sup> Ave NE

Woodinville, WA 98072

[pgr@tsandm.com](mailto:pgr@tsandm.com) 425-486-5649

January 31, 2008

Hal H. Hart  
Development Services Director  
City of Woodinville  
17301 133<sup>rd</sup> Ave NE  
Woodinville, WA 98072

Re: Sustainable Development Study, Phase 2

Dear Mr. Hart:

I am a resident of the City residing in what is defined as the North Wellington area of the city. I own, and live, on a parcel of approximately 8.5 acres which abuts 156<sup>th</sup> Ave. NE and adjoins two 3.5 acre parcels – a total of 3 houses on 15+ acres within the city limits and with direct access to a “feeder” road, a few minutes from the downtown city core, a golf course and access to our freeway system.

I was very sad to see that the Sustainable Development Study had evolved into a document/plan more attuned to the politics of the area rather than the law and facts. It became painfully obvious to me that the authors of the “Study” were more concerned with a politically correct outcome than a legal one by the fact that the “Study” does not even recognize the Hensley v. Woodinville decision(s) of the Growth Management Hearings Board. Nor, of course, do the authors refer to the very recent decision of the same Board in the Phoenix v. Woodinville case. By not even bothering to discuss how these two decisions, both of which are directly involved with the City and its R1 zone, the “Study” has destroyed any semblance of balance or creditability.

Why are those decisions important?

First of all, the Hensley decision(s) mandate certain actions on the part of the City – actions the City has yet to take and, if the “Study” is followed, the City will not take. The core of the Hensley cases can be distilled to:

***The Board has previously held that “that which is urban (i.e., exhibits a land use pattern that meets the definition of urban growth RCW 36.70A.030(14)) should be municipal (i.e., within an incorporated city).” City of Poulsbo v. Kitsap County, CPSGPHB Case No. 92-3-0009, Final Decision and Order (April 6, 1993), at 22. The***

*corollary is “that which is municipal must be urban,” which is to say, must generally have residential densities at 4 du/acre or higher. The Act is clear in providing that urban governmental services are to be available and provided in urban areas. This is in keeping with the role of cities as the primary providers of urban governmental services (RCW 36.70A.110(4) and .210(1)) and the GMA’s planning goals to encourage development in urban areas where adequate facilities exist or can be provided in an efficient manner and to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. RCW 36.70A.020(1) and (2). Simply stated, Woodinville may not engender or perpetuate a near-term land use pattern (one-acre lots) that will effectively thwart long-term (beyond the twenty-year planning horizon) urban development within its boundaries. See Robison v. Bainbridge Island, CPSGMHB Case No. 94-3-0025, Final Decision and Order (May 3, 1995), at 30. Also, encouraging a pattern of new one-acre lots constitutes sprawl. See Bremerton v. Kitsap County, CPSGMHB Case No. 95-3-0039, Final Decision and Order (Oct. 6, 1995), at 49.*

[Hensley vs. Woodinville, 96-3-0031, Final Decision and Order, Feb. 1997]

By carefully ignoring this case, the “Study” ignores and law which specifically applies to the City and specifically applies to the area in which I live. This careful ignorance yields a study which, unfortunately, ignores the law and thus the study itself should be ignored by the City Council. As in many things, “ignorance of the law” is not a defense – and here the City is, if anything, NOT ignorant of the law regarding this case.

The “Study” suggests that the City should retain the current R1 zoning in my area. This means, of course, that were the 15+ acres of developable land to which I have referred were to be developed per the concept of the “Study” that they would be “(one acre lots) that will effectively thwart long term (beyond the twenty-year planning horizon) urban development within (the) boundaries” of the City. This, the City has already been prohibited from doing.

Secondly, the “Study” ignores the very recent Phoenix v. Woodinville decision. (07-3-0029, Oct. 2007) While the majority of the Board refused to rule on the merits of the case, there was a dissent which did discuss the merits. I was a practicing attorney long enough to know that citing a dissent is not typically a good idea, but, in these circumstances the dissent can be a good indicator of the validity of the substantive arguments. Here the dissent wrote:

***1. The conclusion of the Hensley III case that a low density of one dwelling unit per acre is an inappropriate urban density for Woodinville still stands. That decision was not based upon a “bright-line” rule.***

...

***4. The Sustainable Development Study was virtually completed at the time the Council acted to adopt the interim measure – Ordinance No. 431. Based on the completed***

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*analysis, the Planning Commission recommended that the one dwelling unit per acre be adopted as a permanent regulation.*

5. *The Sustainable Development Study, particularly the environmental analysis (Litowitz test) did not support the need for low density plan designations and zoning because of environmental factors. In fact, the one area where the SDS suggested low density may be appropriate – the Lake Leota area – would benefit by being sewerred to prevent further degradation and eutrophication of the lake.*
6. *Provisions of urban services, particularly sanitary sewer services, in the area is necessary in order to solve environmental concerns and to comply with the GMA's mandate to permit urban development in urban areas. RCW 36.70A.020(10); .110(12).*
7. *The Neighborhood Characteristics portion of the SDS articulated vague and subjective factors that emphasized commonality as the desired characteristic, not diversity in housing densities and housing types as is articulated by the Act.*
8. *RCW 36.70A.110(2) mandates: Each urban growth area shall permit urban densities.*

*For all of the above reasons, I would have found the City of Woodinville noncompliant with the challenged provisions of the GMA....*

In addition to the dissent's comments regarding the "Study" and its unlawful proposals, the City Council should take cognizance of comments from the Board during oral argument on the merits of the case. I'm sure the Council has been, or could be, briefed by its attorney regarding those comments. But I'd just like to highlight one area of discussion that runs contrary to the "Study's" discussion of the issues.

The "Study" places great emphasis on the "Litowitz tests" which the authors use to justify maintaining the R1 urban sprawl of one acre lots within the City's urban growth boundaries. However the City Council should be aware that it is likely this reliance is greatly misplaced.

The *Litowitz v. City of Federal Way, CPSGMHB No. 96-3-0005, 1996* case is about zoning and "critical areas." This case is the lynchpin used by the authors of the "Study" to justify the continuation of urban sprawl within the City's urban growth area. However the "Study" does not contemplate the use of actions less broad than zoning for urban sprawl to protect the critical areas of the City. This is wrong and a misreading of both the statutes and the case law.

As shown in the maps of critical areas in the "Study" the vast majority of the R1 area (especially the area of North Wellington) is NOT a "critical area" environmentally (or any other way). To the contrary, the vast majority of the R1 area is already developed. To the extent that more low density development is allowed in the area, specific restrictions will be more than sufficient to maintain the environment – thus permitting

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DEVELOPMENT SERVICES

urban development to occur in the City's urban growth area along with protecting the City's identified critical areas.

Over ten years ago the City agreed to "urban" development within its urban growth boundaries. It is past time for the City to meet that commitment. It is past time for the City to rezone its low density areas to be at least R4. It is now the time for the City to act within the letter and spirit of the Growth Management Act.

Sincerely,



Peter Rothschild

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CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

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JAN 17 2008

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

*via email*

January 17<sup>th</sup>, 2008

Mr. Hal Hart, Development Services Director  
City of Woodinville  
17301 133<sup>rd</sup> Ave NE  
Woodinville, WA 98072

Subject: Public Comments to City's Sustainable Development Study Phase 2a

Dear Mr. Hart,

Thank you for this opportunity to comment on the subject issue. My name is Randy Koetje, I live within the city limits and within the Wellington area of the R-1 Zone. My comments are focused on the Sustainable Development Study Planning Commission Recommendations dated October 17<sup>th</sup>, 2007, in particular the Facts, Findings and Conclusions for retaining R-1 zoning, and amendments to WMC 21.04.080. The intent of my comments is that the Planning Commission, City Staff and Council consider these comments prior to taking action on these matters. There are several critical issues summarized below, that in my opinion, need to be addressed before Phase 2a can be concluded:

1. The recommendations will stifle any residential development within the R-1 Zone, in particular a very large urban growth area that has considerable potential, rather than encourage responsible development.
2. The recommendations add development restrictions to the R-1 Zone, that will not prevent traffic congestion from getting worse, will not stop the demise of environmentally critical areas like Lake Leota, and will not stop development in other parts of the City that reduce the woodland character.
3. The recommendations take a position that in the entire R-1 Zone, one residential zoning density fits all, and does not allow any means for exceptions or specific circumstances, that might favorably allow for some land areas to be developed at a slightly higher density (2 du/acre). The recommendations should allow a path for landowners to present their case before the City, that a subdivision is fit for slightly higher density.
4. The recommendations do not provide a scope of work or schedule as to when the Planning Commission and City will conclude its focus on the central business district, and start evaluating responsible development standards for the R-1 Zone.
5. The amendments for Zoning Code 21.04.080, use such terms as "near the site", "few if any", and "adjacent to". Lack of precise definition of these terms

will lead to ambiguities, which will more than likely need to be addressed at a later date.

Discussion:

It appears that the Planning Commission's recommendations are based on the premise that perpetuating R-1 zoning will stop traffic problems from escalating, will arrest degradation of environmentally critical areas, and will maintain the City's woodland character; this is erroneous. The R-1 area in question has existed for at least twenty-five years, yet has not prevented the traffic issues we face today, has not prevented the eutrophication of Lake Leota (steady demise), nor prevented landowner's from reducing the woodland character of Woodinville (minimal development within the R-1 Zone has not spared other parts of the city from development, and reducing the woodland character). Since the City is defined as being an urban growth area (UGA), there should be a priority for residential development within the UGA, to spare those areas outside the UGA. We need to minimize the development in rural areas outside of the City, and not vice versa. One only has to look at a surrounding area development map such as the Woodinville Water District Build-out Conditions Map, prepared by BHC Consultants, LLC, dated June 2006, to see the sprawl that has been occurring for decades. Any local jurisdiction's focus should not be just within the borders of the City of Woodinville, but should take into consideration the region as a whole. If King County was to rule that any unincorporated land within a UGA shall be developed at a minimum R-4 density (assuming not environmentally constrained), this will certainly eat away at, if not consume, any City efforts to reduce traffic congestion, save environmentally critical areas, and protect rural areas. The Planning Commission recommendations should be encouraging responsible residential development in the R-1 Zone, not making it more difficult.

One aspect of the Planning Commission's recommendations is that any development in the R-1 area will be at 1 du/acre only (not including the duplex or accessory dwelling unit exception). The commission should consider allowing 2 du/acre in the R-1 zone, evaluated on a case by case basis. The perpetuation of the R-1 zoning for such a large area will basically stop any development in this zone, and is not an environmentally or economically responsible action. There are several vacant and redevelopable lands within the R-1 Zone that could be developed at 2 du/acre or 3 du/acre densities, without any adverse impacts to transportation, critical areas, neighborhood character, etc. Individual landowners within the R-1 Zone should have the opportunity to present a short plat or subdivision proposal at the 2 du/acre density, that if shown to not adversely affect transportation, critical areas, neighborhood character, etc., would be approved for development. Instead, the Planning Commission's recommendations as written will not allow any opportunity for creative thinking regarding residential land development.

The Planning Commission Facts, Findings and Conclusions states in several places that the City Council focus is on the downtown central business district, due to limited resources and funding constraints (for example, refer to Facts & Findings #16, 17, 26, 27). This seems to be at variance with the prospect of increasing the city's funding base

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by encouraging responsible development in the R-1 Zone. Woodinville is in very limited company in this regard, in that it is a municipality that discourages increasing its funding base, by severely limiting single family detached residential housing development. For a relatively young city, this seems conflicting. (Note: This may be a contributing factor to declining school enrollment in the Wellington area.) The R-1 area has significant potential for single family detached type housing, and there is certainly a need and market for this. This type of housing is critical for the diversity, growth and vitality of the City. At this critical time for establishing development standards and regulations for the betterment of the community at large, the City has basically deferred any action on the main issue of UGA versus rural development, and turned this into a more shortsighted CBD competing with R-1 housing issue. The zoning recommendations and amendments as written will eliminate any competition to the CBD from the R-1 area. This seems rather limited in that people desiring to move to Woodinville will mostly be given only one choice of living downtown (since this is where most of the new housing opportunities will be). At a bare minimum, the Sustainable Development Study process should not proceed without providing a scope of work and schedule for completion of the City's focus on the downtown central business district. At a bare minimum, the City and Planning Commission should make a commitment as to when work on the R-1 Zone will start.

The Planning Commission Facts, Findings and Conclusions have selectively chosen words from the Growth Management Act, King County 2007 Buildable Lands Report Summary, and the County's Countywide Planning Policies to support a position that ultimately results in minimal residential development in the R-1 Zone. This seems to be based on personal preference of the City Council, Planning Commission, Citizen's Advisory Panel, etc. Each group seems to have expressed their own reasons for reaching these conclusions. If these groups were so inclined to have been in favor of allowing 2 du/acre or 3 du/acre densities in parts of the R-1 zone, I'm sure that the above mentioned documents would have been interpreted to support these claims. If it's true that personal preference is the governing principal, then code amendments should be written to allow landowners to individually state their case, for developing property within the R-1 Zone with a 2 du/acre density. If the City at this time does not have the funds or resources to establish code amendments for responsible development in the R-1 zone, then at least allow a path for landowners to do the work and prove to the City that responsible development opportunities do exist. The proposed zoning code amendments as written will allow none other than R-1 development, even if the land is not constrained by environmentally critical areas. In 21.04.080 (2) (a) of the proposed zoning code, adding items (ii), (iii), and (iv) will ensure none other than R-1 development. I appeal to the City and Planning Commission, to really evaluate if this is consistent with the GMA. If there are no other overriding conditions (critical area, covenants, etc.), the Central Puget Sound Growth Management Hearing Board has stated that perpetuating R-1 development, even within well-established neighborhoods, is at variance with the GMA. The tree canopy or transition area requirements don't seem to be specifically addressed in the GMA, and may be at variance with the GMA.

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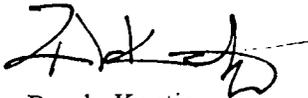
CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

Lastly, the Planning Commission should provide definitions for the following terms, or elaborate in the code text:

- 1) "near the site" in 21.04.080 (1) (a) (i); for example, does "near" mean within 100 feet, but outside 100 feet is not applicable?
- 2) "few if any environmental constraints" in 21.04.080 (1) (a) (ii); does "few" mean three constraints are ok? Shouldn't this read "R4 zone...with no environmentally critical areas"?
- 3) "adjacent to" in 21.04.080 (2) (a); does this mean any lot that shares a border with property containing a designated environmentally critical area, or is in a well-established subdivision of the same density, etc., is hereby excluded from any development other than 1 du/acre? How do we define the boundaries of a "well-established" neighborhood?

In conclusion, I would ask that the Planning Commission and Council strongly consider providing recommendations and zoning amendments that will encourage and allow responsible development in the R-1 Zone now. This does not mean that the entire R-1 Zone must be in filled at once, but rather that a path is available for continual progress. It is not clear that focusing just on the downtown and deferring development in the R-1 Zone is in the best interests of the City or region as a whole. That being said, I hope there is some value in this perspective and I look forward to further discussion. Thank you for your kind consideration.

Sincerely,



Randy Koetje  
Woodinville citizen

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**From:** robert harman [mailto:harmanhouse@verizon.net]  
**Sent:** Tuesday, January 08, 2008 8:40 AM  
**To:** Council; Debra Crawford; Hal Hart; Les Rubstello; Ray Sturtz  
**Subject:** Errors & omissions from the Sustainable Development Report

JAN 8 2008

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

*ma email*

TO: Council Members; City Planning Commission, Cap members

Hal Hart, Ray Sturtz, Les Rubstello, Deb Crawford January 8, 2008

FROM: Robert A. Harman, resident geologist 14949 N.E. 202<sup>nd</sup> St.

TOPIC: Errors & Omissions from the Sustainable Development Study Report

The city sent an invitation for residents to examine the Sustainable Development Study Report of Phase 2a. My brief encounter with Ray Sturtz recognize that the report did not include many of the contested topics and corrections listed below.

1. The **Golf Course Basin is incorrectly illustrated** both as a Litowitz and Drainage Divide city basin maps. The city & CAP created a "corrected" Drainage Area map although not all boundaries followed standard hydrological identifications (Leota Basin incorporated adjacent Drainage Areas sites). The resulting omission makes the Golf Course nearly half its actual size (Snohomish Co. area excluded). The consultants must have used this uncorrected city basin map which then invalidates many of their conclusions (size was a factor) and did not recognize Litowitz boundaries based on covenants or critical areas.
2. **Creek and Ground Water Discharge flows were inaccurately mapped.** Cold Creek was shown as a perennial creek instead as ground water flow. The only perennial creek is found in the Golf Course Basin. The role of Lake Leota is over exaggerated at the expense of near surface ground water flows that creates ponds and year round wetland ponds. The salmon spawning role of Cold Creek is outside the city basins and doesn't emphasize the role of the surface ground water in the Daniels Basin and the closest unmapped basin. The major role of surface ground water flow that create pressure gradient formed wetlands were not mapped or discussed. No mention is made of Lake Leota's threatening role in creating potential catastrophic landslides in the Woodin Creek Basin. Likewise, no mention was made of the similar Deep Ground Water Flows that influenced creek outflows, sediments & pollutants transported under the city drains into the major rivers. This is important since it explains why the Golf Course Canyon can have such large eroding discharges.
3. **Omitted were the Critical Areas of the Golf Course Basin.** The Drainage Divide of this basin next to Wood Trails has the steepest slopes and contains the best city examples of slump landslides and ground water erosion. No mention was made of the large sediment erosive creek canyon discharges and impact on the city drains and Little Bear Creek. The present design of the Montevallo Detention Pond would have created home and street floods in the Wellington Hills Golf Course neighborhood. No mention was made of probably the best example of a possible fault that runs between the canyon and Lake Leota. Omitted was ant discussion of the origin of a 25 foot high terrace probable slump feature that occurs across Wood Trails. No mention is how the Hillside Basin Canyons were formed by erosion when vegetation is lacking (importance since greater erosion during R-4 development construction)
4. **Omitted was the Class 1 Wetland of the Golf Course Basin.** The wetlands of the Golf Course Basin represents a high percentage area cover. A visit by the city wetland expert indicated that it contains a class 1 wetland.
5. **High nearby Traffic and safety concerns are present** if present developments are approved. Neighborhood character would be changed.

McCULLOUGH HILL, PS

cc File: Sel  
Hart, H  
Sturtz, R.

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January 30, 2008

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COPY

VIA HAND DELIVERY

Hal H. Hart  
Development Services Director  
City of Woodinville  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

Re: Sustainable Development Study and Planning Commission Recommendations

Dear Mr. Hart:

This is on behalf of Phoenix Development ("Phoenix"). It responds to the City's invitation for public comment on the Sustainable Development Study and Planning Commission Recommendations.

The Planning Commission recommends retaining the existing R-1 zoning designation in the Leota-Wellington neighborhood studied in the Sustainable Development Study, and recommends amending the WMC 21.04.080 residential zone purpose statement to delete the requirement that property be developed at R-4 densities when services are available.

For the reasons stated in this letter and the attached documents, the Planning Commission recommendation should be rejected. The Leota-Wellington neighborhood should be designated at R-4 densities.

The City's own Sustainable Development SEPA Checklist Supplemental Sheet for Nonproject Actions acknowledges that designating these properties at R-1 densities would violate the Growth Management Act:

The project study (itself) is not in conflict with any laws (this study is a natural resource inventory). Political decision outcomes (i.e. maintaining the R-1 zone as R-1) may be in conflict with the Washington State Growth Management Act (GMA) laws. GMA requires cities in Washington State to take appropriate growth densities within their urban growth boundaries. Densities in urban growth areas at a minimum are R-4, 4 Residential Units per Acre.

See Attachment A.

As stated in Phoenix's Memorandum in support of its appeal of Ordinance 431 to the Growth Management Hearings Board (Attachment B), adoption of the Planning Commission's recommendation would also violate the Growth Management Act, violate the Board's prior ruling in *Hensley v. Woodinville*, and be inconsistent with the City's Comprehensive Plan.

As explained in the reports of Ed Sewall dated October 2, 2007 (already in the record) and November 14, 2007 (Attachment C), neither the Golf Course Basin, the Hillside Drainages, nor the Lake Leota Basin meet the Litowitz criteria. R-4 development is appropriate in all of these drainage basins.

As set forth in the report of Triad Associates (also in Attachment C), the City has overstated its residential building capacity. Its margin for error is very low. Additional R-4 density is required in the City.

As stated in the reports of Bob Vick and Matthew Gardner (already in the record) the perpetuation of sprawling, one-acre estate zoning in the City deprives many people of the opportunity to afford to live in the City, violating the City's goals to provide a diversity of housing. The provision of multi-family housing in the downtown valley does not satisfy the need for single family housing on the hills above town.

As explained in the planning studies of G. Zovanyi, D. Porter, and J. Tovar (already in the record), in *Higher Density Development: Myth and Fact* (Attachment D), and in *Understanding Smart Growth Savings* (Attachment E), compact urban development is smart, sustainable growth. Sprawling suburban development is environmentally unsound, costly growth. There is no justification for the City of Woodinville to perpetuate sprawling, suburban development over 30% of its land area. See also the correspondence from Futurewise to Tim Trohimovich dated October 3, 2007 (already in the record).

Finally, the neighborhood character analysis set forth in the Sustainable Development Study is faulty. R-4 development can proceed in a manner perfectly consistent with existing neighborhood character. See attached report from Michael J. McCormick (Attachment F).

Hal H. Hart  
January 30, 2008  
Page 3 of 3

Phoenix appreciates the City Council's consideration of these important issues. Phoenix urges the City Council to embrace the tenets of smart growth, rather than to adhere to the now long discredited practice of perpetuating suburban sprawl.

Sincerely,



G. Richard Hill

Enclosure

cc: Larry Sundquist  
Bob Vick  
Loree Quade  
Jennifer Kuhn  
Greg Rubstello  
Peter Eglick

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# **ATTACHMENT A**

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

The study project will not deplete energy or natural resources.

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

The study will help the City to determine the importance of preserving energy and natural resources.

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

The project will have a positive affect on the natural environment as it will help with the determination of preserving natural resources in the R-1 zone.

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

Not applicable

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

The project proposal will not affect land or shoreline use. The outcome of the study may preserve natural resources in the Woodinville area.

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

Conduct the project study.

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

The project would not increase demand on transportation or public services. On the contrary, if the project study analytically and quantifiable proves that a higher density development in the R-1 zone will impact public services, less development may occur, thus less demand upon public services.

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

Conduct the project study.

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

~~The project study (itself) is not in conflict with any laws (this study is a natural resource inventory). Political decision outcomes (i.e. maintaining the R-1 zone as R-1) may be in conflict with the local and State Growth Management Act (GMA) laws. GMA requires cities in Washington State to take appropriated growth densities within their urban growth boundaries. Densities in urban growth areas at a minimum are R-4, 4 Residential Units per Acre.~~

# **ATTACHMENT B**



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BEFORE THE CENTRAL PUGET SOUND  
GROWTH MANAGEMENT HEARINGS BOARD  
STATE OF WASHINGTON

PHOENIX DEVELOPMENT, LLC,  
and  
PETER ROTHSCHILD

Petitioners,

vs.

CITY OF WOODINVILLE,

Respondent.

CONCERNED NEIGHBORS OF  
WELLINGTON,

Intervenor.

Consolidated Case No. 07-3-0029c

PHOENIX DEVELOPMENT'S  
PREHEARING BRIEF

**I. INTRODUCTION**

On February 25, 1997, the Central Puget Sound Growth Management Hearings Board ruled that, pursuant to RCW 36.70A.110, the City of Woodinville may not "perpetuate an inefficient pattern of one-acre lots." The Board stated that "[f]or the Board to conclude otherwise would sanction the inappropriate conversion of undeveloped land into sprawling low-density development, which would effectively thwart long-term urban development within the City's boundaries..." *Hensley v. Woodinville, (Hensley IV)*, GPSGMHB Case No. 01-3-0004c, FDO at 9-10 (February 24, 1997).

1 Following this ruling, the City of Woodinville adopted WMC 21.04.080(1)(a) which reads in part:  
2 “Developments with densities less than R-4 are allowed only if adequate services cannot be provided.” Supp.  
3 Ex. 3.

4 Beginning in 2005, however, in response to citizen opposition to certain proposed R-4 developments  
5 in the Leota/Wellington neighborhood, the City retained consultants to come up with a “defensible legal  
6 strategy” to seek to overturn the Board’s ruling in *Hensley IV* and to provide the City with cover to continue  
7 to perpetuate sprawl.  
8

9 This effort culminated on March 12, 2007 with the City’s adoption of Ordinance 431. Ex. 9.  
10 Ordinance 431 repeals WMC 21.04.080(1)(a). The purpose of this repeal is to prevent R-4 developments  
11 from being approved throughout the over 50% of the City’s residentially zoned land that is currently zoned  
12 R-1. The effect of this repeal is that it will perpetuate an inefficient pattern of one-acre lots, inappropriately  
13 convert land into sprawling low-density development, and thwart long-term urban development within the  
14 City’s boundaries. The question for the Board on this appeal is whether the City has succeeded in its mission  
15 to arrive at a “defensible legal strategy” to justify this sprawl.  
16

17 Petitioner Phoenix Development (“Phoenix”) owns property currently zoned R-1 in the  
18 “Northwest Wellington” neighborhood. Ex. 158 (1/31/07 letter from Phoenix to Woodinville Planning  
19 Commission). Phoenix respectfully asks the Board to rule that Ordinance 431 is inconsistent with the  
20 requirements of the Growth Management Act and to invalidate the Ordinance. The Board should not  
21 sanction the efforts of the City to enable its citizens to thrust the obligations of growth management onto  
22 outlying areas.  
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1 II. STATEMENT OF FACTS

2  
3 A. *Hensley v. Woodinville* and WMC 21.04.080.

4 The City of Woodinville, incorporated in 1995, adopted its initial GMA comprehensive plan on June  
5 24, 1996, by passing Ordinance 157. On August 29, 1996, Corrine R. Hensley submitted a petition for  
6 review to the Central Puget Sound Growth Management Hearings Board.

7 Among other things, Ms. Hensley challenged Policy LU-3.6, which provided: "Allow densities higher  
8 than one dwelling unit per acre only when adequate services and facilities are available to serve the proposed  
9 development." She focused the Board's scrutiny on the Plan's use of 1 du/acre densities in the Leota  
10 neighborhood, an area which comprises a significant part of the City's land mass. In response to her appeal,  
11 the Board held:  
12

13 No evidence or argument was presented by Woodinville that there was an environmental justification  
14 for such a widespread pattern of one-acre lots. Instead, the City points to Policy LU-3.6 to argue  
15 that, in effect, lack of service capacity serves as justification for a FLUM with densities significantly  
below 4 du/acre. The Board disagrees with the City...

16 Because the Act requires that cities make available and provide urban services throughout their  
17 UGAs, the Board cannot construe Goal U-3 to perpetuate an inefficient pattern of one-acre lots. For  
18 the Board to conclude otherwise would sanction the inappropriate conversion of undeveloped land  
19 into sprawling low-density development, which would effectively thwart long-term urban  
development within the City's boundaries...

20 Policy LU-3.6 allows densities greater than 1 du/acre only where adequate services and facilities are  
21 available. This policy reads as though new development cannot exceed 1 du/acre unless sewer  
service is available – this is inconsistent with Goal U-3 and the intent of the Act...

22 Policy LU-3.6 is inconsistent with Goal U-3, therefore, the Plan is internally inconsistent in violation  
23 of RCW 36.70A.070(1). Policy LU-3.6 will be remanded with instructions for the City to bring the  
Plan into compliance.

24 *Hensley IV, supra*, at 9-10.

25 Subsequently, in 1997, the City amended its comprehensive plan and its development regulations to  
26 comply with the Board's directive. WMC 21.04.080 directly responds to the Board's order. Supp. Ex. 3. In  
27 order to avoid "the inappropriate conversion of undeveloped land into sprawling low-density development,  
28

1 which would effectively thwart long-term urban development within the City's boundaries," WMC  
2 21.04.080(1)(a) states clearly that "[d]evelopments with densities less than R-4 are allowed only if adequate  
3 services cannot be provided."

4 **B. Subsequent Application of WMC 21.04.080(1)(a).**

5 In the years following 1997, WMC 21.04.080(1)(a) was implemented in accordance with its intent:

6 Since incorporation, the City's Comprehensive Plan and zoning have allowed areas zoned for one  
7 dwelling unit per acre (R-1) to be converted through a public hearing process to up to four dwelling  
8 units per acre (R-4), contingent upon the provision of sanitary sewer service through a developer  
9 provided extension of sewer lines.

10 Ex. 19, p. 2.

11 **C. Proposed Developments in Leota Generate Controversy.**

12 So long as R-4 development steered clear of the Leota Neighborhood (also known as the Wellington  
13 Neighborhood), all was relatively calm in Woodinville. However, that situation changed in 2005:

14 Historically, very few of these sewer extensions have occurred in the Leota Neighborhood, east of  
15 Downtown. However, this situation has changed, as illustrated by the recent applications for  
16 residential density increases in areas zoned R-1. In addition to the current applications already  
17 submitted, the City has received preliminary information indicating interest in conversion of other  
18 areas from R-1 to R-4 zoning.

19 Those existing and potential future applications for upzones have led to opposition by some in the  
20 community due to concerns regarding potential development impacts. As mentioned, this puts the  
21 City in the position of needing to reconcile the competing forces of community resistance to  
22 upzones, with the GMA's requirement to protect critical areas while also accommodating growth at  
23 "urban" densities.

24 Ex. 19, p. 2.

25 **D. Sustainable Development Plan.**

26 On January 17, 2006, a White Paper was presented to the City Council Land Use Committee. The  
27 subject was a proposed "Sustainable Development Plan."

28 The purpose of the Plan was stated as follows:

At its Fall 2005 retreat, the City Council received a report on a series of Central Puget Sound GMA  
Hearings Board decisions over the past few years that had found against some cities with stated

1 residential zoning densities below the accepted "appropriate urban density" level of 4 units per acre.  
2 Called the "bright line" rule, it was thought by many cities to take away options of local control to  
3 attempt to steer density to areas with more appropriate infrastructure and capacity while protecting  
4 neighborhood character.

5 In light of a recent State Supreme Court case which found that interpreting such "bright lines" into  
6 the language of the GMA was beyond the mandate of the Hearings Boards, subsequent GMA  
7 Hearings Board rulings have shown more deference to cities' efforts to plan growth in more flexible  
8 ways. In these rulings, lower residential densities have been supported primarily through findings  
9 backed by science that lower densities are appropriate for maintaining the integrity of environmental  
10 resources. This type of environmental study is recommended for Woodinville to ascertain the level  
11 of resource sensitivity and potential impact from development...

12 **To support a City decision to limit residential densities in certain areas, a multi-faceted work  
13 program is recommended...**

14 Supp. Ex. 1, p. 1 (emphasis added). Identified tasks included formation of a citizen's advisory panel  
15 ("CAP"); critical areas studies; transportation studies; increasing level of service standards; higher  
16 development standards; an equestrian overlay zone; comprehensive plan amendments; and retention of  
17 expert legal and GMA assistance.

18 **E. Further Evolution of Sustainable Development Program.**

19 On March 13, 2006, City staff presented a report to the City Council that indicated further evolution  
20 of the Sustainable Development Program. In its report, staff discussed the policy context:

21 **Recent development activity in Woodinville has given rise to concerns in the community  
22 regarding the amount, location and effects of growth, and some calls to slow or even halt  
23 certain types of development, especially in low density residential areas. This puts the City in  
24 the difficult position of balancing pressure from the local community to limit growth, while also  
25 effectively addressing outside pressure to develop at higher densities from advocacy groups as well as  
26 State policy and law under the GMA.**

27 The GMA declares that development within urban growth areas must be "urban" in nature, meaning  
28 at least four dwelling units per acre according to case decisions emanating from the Growth  
Management Hearings Board.

Ex. 19, p. 2 (emphasis added).

The Staff Report continues by recommending that the City embark on a "Litowitz" study "to  
ascertain the level of resource sensitivity and potential impact from development and to document the

1 resulting appropriate development density.” This is based on staff’s understanding that “lower residential  
2 densities have been supported mainly through scientific studies documenting why lower densities in certain  
3 areas are necessary for maintaining the integrity of environmental resources.” Ex. 19, p. 4.

4 The Staff Report cautions that “[i]t should be noted that attempts to perpetuate low density zoning  
5 due to other kinds of historic character have not been successful under challenge to date.” Ex. 19, p. 5.

6 The Staff Report attaches an Action Plan. Item 9 in the Plan is “Moratorium Option.” The Staff  
7 Report states “[t]his is a last resort option where a resource may be lost if an issue is not addressed quickly.”  
8 Staff adds that they will “[p]ursue this only if directed by Council.” Ex. 19, Attachment A, p. 5.

9  
10 **F. Moratorium Ordinance 419.**

11 Council apparently directed staff to pursue this “last resort option.” Only one week later, on March  
12 20, 2006, the City Council adopted Moratorium Ordinance 419. The Ordinance imposed a six-month  
13 moratorium upon the receipt and processing of building permit applications, land use applications, and any  
14 other permit application within the R-1 zoning district, which, the Ordinance acknowledges, is the largest  
15 residential zone in the City, comprising 1291 acres, approximately 30% of the entire municipality. Ex. 6.

16 The Staff Report on the Ordinance states that adoption of the moratorium would give the City time  
17 to study the potential environmental impacts of further development, and provide information on which the  
18 City Council can make future decisions on the appropriate intensity of development. Ex. 22, p. 1.

19  
20  
21 **G. Community Development Director Report on History of Adoption of WMC 21.04.080(1)(a).**

22 On Friday, April 14, 2006, Community Development Director Ray Sturtz responded to a zoning  
23 code question posed by Deputy Mayor Stecker as follows:

24 Dear Deputy Mayor Stecker,

25 The code section developers refer to when proposing an R-1 to R-4 rezone to justify their request is  
26 WMC 21.04.080(1)(a) which reads in part:

1 ...."Development with densities less than R-4 are allowed only if adequate services cannot be  
2 provided." They also point to Comp Plan Goals and Policies as well as Growth Management  
Hearing Board cases that support a minimum density of 4-units per acre.

3 ... [T]he current WMC 21.04.080(1)(a) language first appeared in the Draft GMA Zoning  
4 Code [dated June 1997]. This document follows (and takes its direction from) the attached  
5 Growth Management Hearings Board decision of February 25, 1997, in which Legal Issue  
No. 5 indicates the City of Woodinville can not perpetuate one-acre development.

6 Supp. Ex. 3 (emphasis added).

7 **H. Steward and Associates Contract for Sustainable Development Program Studies.**

8 On June 5, 2006, the proposed contract with Steward and Associates was presented to the City  
9 Council for approval. The contract was to prepare the Sustainable Development Program environmental  
10 studies and alternative development standards.

11 The Staff Report stated that "[t]he subject contract will provide a consultant team to prepare the  
12 Sustainable Development studies and related work to provide the analysis necessary to: Substantiate the  
13 need to maintain the low-density (R-1) designation in the eastern portion of the City for  
14 environmental, endangered species, infrastructure adequacy, and other Growth Management reasons..." Ex.  
15 40, p. 1 (emphasis added).  
16

17 The other stated purpose of the contract was to develop policies and regulations in response to the  
18 R-1 zone area moratorium. Ex. 40, p. 1.  
19

20 The Council approved the contract.

21 **I. Adoption of Moratorium Ordinance 424.**

22 On July 10, 2006, after having held a public hearing on Ordinance 419, the City Council adopted  
23 Ordinance 424. This Ordinance incorporated supplemental findings of fact in support of the moratorium,  
24 and revised and clarified certain exemptions. Ex. 7. See also Ex. 46.  
25  
26  
27  
28

1 **J. Contract for Sustainable Development Attorney Services.**

2 On July 17, 2006, the City Council authorized the City Manager to negotiate a contract with the  
3 law firm of Eglick Kiker Whited to provide "Sustainable Development Attorney Services." The Staff  
4 Report states:

5  
6 The issue before the Council is managing growth in a manner consistent with outside policy and  
7 legal drivers such as the Growth Management Act... while also upholding King County and City  
8 goals for community quality of life.

9  
10 There are potential strategies available to the City in this regard that are collectively referred to as  
11 "sustainable development."...Developing a defensible compliance strategy is an integral part of  
12 the overall sustainable development strategy. The City's efforts to sustain growth could be  
13 overturned without a solid legal strategy. **The purpose of the contract is to craft and present  
14 defensible solutions concurrent with the policies, plans, and regulations.**

15 Ex. 49, pp. 1-2 (emphasis added).

16  
17 In his response to the City's RFP, Attorney Peter Eglick advised the City that he had represented  
18 the City of Bothell in a 2005 CPSGMHB appeal related to the adoption of Bothell's new GMA  
19 Comprehensive Plan. Mr. Eglick advised the City that **"Bothell prevailed completely in this complex  
20 case which required turning the Board away from rigid imposition of a four-dwelling-unit-per-acre  
21 "bright line" density requirement."** Ex. 49, Attachment A, p. 2 (emphasis added).

22 **K. Renewal of Moratorium Ordinance.**

23  
24 The original moratorium ordinance was set to expire on September 17, 2006. However, as that  
25 date approached, it became clear that the City's Sustainable Development Study would not be complete  
26 by that time. Accordingly, on September 11, 2006, the City adopted Ordinance No. 427, renewing the  
27 moratorium for a period of six additional months. The Council determined that the renewal was  
28 necessary "in order to prevent land use permit applicants from obtaining vested development rights  
inconsistent with the anticipated code amendments that will likely result from the Sustainable  
Development study." Ex. 8. See also Ex. 58.

1 L. Continued Development of Sustainability Study.

2 Following the adoption of Ordinance 427, the Sustainable Development Study continued to be  
3 developed. On September 20, 2006, a status report was provided to the City Planning Commission. Ex.  
4 139. On January 3, 2007, a comprehensive plan, zoning code and regulatory amendment proposal was  
5 presented to the Planning Commission. Ex. 147.  
6

7 On January 17, 2007, Susan Boundy-Sanders, a member of the Citizen's Advisory Panel  
8 ("CAP"), expressed her concern about the comprehensive plan, zoning code and regulatory amendment  
9 proposal in an email to the Council. She felt the proposal was premature:

10 If a map of recommended zoning changes is to be constructed, it should be done by the CAP *after*  
11 we have all project reports in hand, and in consultation with the project's attorney Peter Eglick...

12 Peter Eglick has explained that the strongest legal argument for keeping R-1 zoning inside the  
13 Urban Growth Boundary is the Litowitz Test, and the only well-documented applications of the  
14 Litowitz test are for wetlands and streams critical for salmon habitat. He explained that the  
15 farther you get from that standard, the more difficult job he will have trying to defend it legally.

16 At the other end of the spectrum, we have a "neighborhood character" study. Neighborhood  
17 character does have some legal defensibility based on the Viking v. Holm decision, but Mr.  
18 Eglick makes the educated guess that the GMHB would like nothing better than to discredit  
19 neighborhood character as a defense of low density.

20 The data that fills the gap between Litowitz and neighborhood character – critical areas – is not  
21 yet in hand.

22 Making maps without the data, and without Mr. Eglick's input on defensibility, is premature. It  
23 forces you to make uninformed decisions, it deprives you of useful policy tools, and because of  
24 the nature of the missing data it threatens citizens' safety and quality of life.

25 I'd like to state that [City staff member] Bob Wuotila has been extremely careful to let the CAP  
26 drive the proposed Comp Plan changes – he has successfully avoided doing anything that could  
27 be construed as a Staff person trying to hijack the project. I believe it's even more important to  
28 have the CAP drive the zoning changes, and I believe Bob is the perfect staff member to  
facilitate that piece of the project.

1 Supp. Ex. 7 (emphasis added). Her recommendation was that the moratorium be extended once again,  
2 until all types of critical area studies are complete, and then to allow the CAP to generate maps and  
3 recommendations for all issues that are presented to the Planning Commission.

4 On January 24, 2007, a summary report on the status of the Sustainable Development Project was  
5 presented to the Planning Commission. Ex. 152-153, 155.

6 At the January 24, Planning Commission Meeting, Planning Commission Chair Rubstello stated  
7 the intent of the Sustainable Development Study: “[T]he intent of the Sustainable Development Study  
8 was to prove to the GMHB that the R-1 area was unique and that the R-1 zoning should be  
9 retained.” Ex.155, p. 6 (emphasis added).  
10

11 On February 14, 2007, Phoenix submitted a comment letter to the Planning Commission  
12 commenting on the preliminary recommendations of the Sustainable Development Study. Ex. 158  
13 (1/31/07 letter from Phoenix to Woodinville Planning Commission). On that same date, the CAP also  
14 sent a letter to the Planning Commission, urging the retention of R-1 zoning throughout the existing R-1  
15 zoned areas of the City, while additional environmental studies are completed. Ex. 172.  
16

17 **M. Sustainable Development Study.**

18 The Sustainable Development Study was finally published on February 20, 2007. Ex. 95, 98  
19 (“Study”).  
20

21 While the Study’s Executive Summary includes a lengthy discussion of GMHB decisions on  
22 urban density, the Study nowhere mentions the most apposite case, *Hensley IV, supra*. It is as if *Hensley*  
23 *IV* had been removed from the City’s history books.  
24

25 In the Study’s Executive Summary, the purpose of the Study is stated as follows: What zoning  
26 densities should occur on lands currently classified as R-1? Four individual studies are included:  
27 environmental, neighborhood character, transportation, and capital facilities. Ex. 95, 98, p. 1.  
28

1 The Study states that the residential zones in the City make up approximately 60% of the City's  
2 3500 acres, with the R-1 zone encompassing approximately 30% or 1100 acres. The R-1 zone is located  
3 on the northeastern uplands of the City, and is referred to generally as the Leota and Wellington  
4 Neighborhoods. Ex. 95, 98, p. 1.

5 The environmental portion of the Study analyzes the six drainage basins located in this area:  
6 Hillside Drainages, School Basin, Daniels Creek Basin, Woodin Creek Basin, Lake Leota Basin, and  
7 Golf Course Basin. Ex. 95, 98, Figure ES-2.

8 With respect to environmental considerations, the Study concludes that only one of the drainage  
9 basins meets the Litowitz criteria justifying a potential R-1 designation: the Lake Leota Basin. The  
10 reason for this conclusion is, according to the Study, that Lake Leota, located in the basin, is part of the  
11 Cold Creek headwaters which flows to Bear Creek. Bear Creek is a high salmon spawning tributary to  
12 Lake Washington. Ex. 95, 98, p. 21. With appropriate environmental mitigation, the Study finds that R-  
13 4 zoning would be acceptable (in terms of environmental criteria) for all of the other drainage basins. Ex.  
14 95, 98, pp. 22-25.

15 Attachment A to the Study is the Steward and Associates Environmental Report ("Study  
16 Environmental Report"). Close analysis of the Study Environmental Report casts doubt on the Lake  
17 Leota Basin "Litowitz" conclusions summarized above.

18 At page 18 of the Study Environmental Report, the following information is set forth:

19 The most important fish and wildlife habitat conservation area (FWHCA) in or adjacent to the R-  
20 1 zone is Cold Creek, a tributary to Cottage Lake Creek within the Bear Creek basin, which is  
21 predominantly to the east of the R-1 area. **While Cold Creek's functions and values are**  
22 **affected by the conditions in the R-1 zone, just how much they are affected is less clear.** As  
23 discussed in Appendix A, **groundwater from most of the R-1 zone appears to flow to the west,**  
24 **away from Cold Creek.** The Lake Leota basin is part of the headwaters of Cold Creek, but the  
25 lake's outlet stream (which directly connects to Cold Creek...) flows only intermittently, when  
26 the lake is high. Cold Creek is primarily fed by groundwater from a large receiving area to the  
27 north, as well as by groundwater discharge from Lake Leota... **Cold Creek's steady flow of**

1 cold water is most important to the Bear Creek system in the summer and early fall, when  
2 Cold Creek currently has little if any surface connection with Lake Leota.

3 (Emphasis added). Moreover, the actual groundwater sources for Cold Creek extend further north into  
4 Snohomish County, into an area that is almost completely zoned rural. Ex. 95, 98, (Environmental  
5 Report) p. 28.

6 The Study's Hydrogeologic Analysis confirms this conclusion. It finds that Cold Creek is fed by  
7 groundwater, not by Lake Leota, because the temperature of Cold Creek varies only minimally, while  
8 that of Lake Leota varies more dramatically. Ex. 95, 98, (Appendix A, Hydrogeologic Report), pp. 5, 8.  
9 The Hydrogeologic Analysis also concludes that based on available information, a significant reduction  
10 in groundwater base flow to Cold Creek Springs from R-4 development is not anticipated, because of the  
11 configuration of the groundwater divide. Ex. 95, 98, (Appendix A, Hydrogeologic Report), p.12.

12 Moreover, Lake Leota is clearly not of high rank order. It is advancing toward eutrophy. Algae  
13 blooms are common. Heavy metals are also accumulating in lake sediments. Ex. 95, 98, (Environmental  
14 Report) p. 29.

15 In a nutshell, the Study Environmental Report finds that the key issue for the health of Lake Leota  
16 is the provision of sewer, which would remediate the primary contributor to Lake Leota's ill health:  
17 existing septic systems. Lake Leota, healthy or unhealthy, however, imposes no demonstrable effect on  
18 the provision of cold, clean water in Cold Creek.

19 Accordingly, the conclusion set forth in the Study, namely that R-1 zoning must be maintained to  
20 protect Cold Creek, is simply not supported by the science set forth in the Study.

21 As for transportation and capital facilities, the Study makes it clear that the R-1 areas of the City  
22 are fully suited to accommodate R-4 zoning. Ex. 95, 98, (Executive Summary) pp. 21-25.

23 Finally, the Study includes a "Neighborhood Character" Report. Ex. 95, 98, (Attachment B,  
24 Neighborhood Character). The Study does two things. First, it seeks to determine the quality of  
25

1 neighborhoods in Woodinville. It concludes that those neighborhoods that have the most “commonality”  
2 deserve R-1 protection against increased density. Second, it conducts a housing allocation and carrying  
3 capacity analysis to seek to support the conclusion that the City has sufficient capacity to accommodate  
4 its growth allocation even if it maintains all of its existing R-1 zoning.

5  
6 With respect to the first task, the Report applies character indicators to determine levels of  
7 “consistency” throughout conceptual neighborhood subareas. Ex. 95, 98, (Attachment B, Neighborhood  
8 Character), p. 2. If there is consistency, then the Report concludes that no increase in density should be  
9 allowed. However, the report includes no explanation or analysis as to how it is that an R-4 density  
10 would in and of itself have an adverse impact upon neighborhood character, or why it is that  
11 “consistency” or “commonality” are critical components of a healthy neighborhood. See, e.g., D. Porter,  
12 *Making Smart Growth Work* (Urban Land Institute 2002), Chapter 7 (Growing Smart through Infill and  
13 Redevelopment). (Attached as Phoenix Brief Ex. 1).

14  
15 As for the second task, the Report fails to demonstrate that the City has sufficient capacity to  
16 accommodate its growth allocation while maintaining existing R-1 zoning. The calculation set forth in  
17 the Study’s Attachment B is not based on an updated inventory of vacant or redevelopable land. No  
18 updated inventory map has been created as part of the analysis. Moreover, land developed between 2002  
19 and 2007 has not been removed from the inventory, and actual observed densities on the lands developed  
20 between 2002 and 2007 have not been used to determine capacity on remaining land. Finally, remaining  
21 vacant and redevelopable lands have not been adjusted to reflect new critical area buffers and stormwater  
22 detention requirements adopted after 2002. See also Ex. 4, 5 (4/3/07 letter from Bill Mandeville to Ray  
23 Sturtz).

24  
25  
26 In the absence, then, of an updated inventory, the City’s assertion that it has sufficient capacity to  
27 accommodate its growth targets lacks a credible factual foundation.

1 In summary, then, the Study provides no support for the maintenance of R-1 zoning in any  
2 portion of Woodinville.

3 **N. Post Sustainable Development Study Steps.**

4 On February 26, 2007, the City Council held a Study Session to review the results of the Study,  
5 and to consider the Planning Commission recommendations to the Council. The Planning Commission  
6 had recommended to the Council that the Council should retain the current R-1 zoning in the City,  
7 without the option to rezone to R-4. The zoning code, the Planning Commission advised, should be  
8 amended to repeal the WMC 21.04.080 provision requiring new subdivisions to provide a minimum  
9 density of 4 dwelling units per acre. Ex. 95, 96.

10  
11 The Council held a public hearing on the Sustainable Development Study and the Planning  
12 Commission recommendations on March 5, 2007. Ex. 98. At the hearing, Phoenix submitted a letter to  
13 the Council protesting against the Planning Commission's recommendations. Ex. 98 (3/5/07 letter from  
14 Phoenix to City Council).

15  
16 On March 6, 2007, Councilmember Brocha sent an email to Interim Planning Director Cindy  
17 Baker stating that "[o]f the 13 GMA precepts the one we meet the least with the R1 zone is the  
18 'inappropriate conversion of undeveloped lands to low density'...My thinking is that by allowing R4  
19 only on undeveloped land that we are meeting the letter of the GMA... **If we did this it might be  
20 another arrow for Peter Eglick's quiver.**" Ex. 188 (3/6/07 email from Don Brocha to Cindy Baker)  
21 (emphasis added).

22  
23 **O. Interim Zoning Ordinance 431.**

24 On March 12, 2007, the City Council held a public hearing and considered whether to extend the  
25 proposed moratorium, or whether to adopt permanent or interim zoning code amendments. Ex. 102. It  
26 held a subsequent meeting on May 7, 2007 for the purpose of receiving additional testimony regarding  
27  
28

1 Ordinance No. 431. Phoenix submitted a comment letter to the Council opposing the adoption of any  
2 ordinance removing the provisions of WMC 21.04.080(1)(a). Ex. 114 (5/7/07 letter from Phoenix to City  
3 Council).

4 The Council chose to adopt Ordinance 431, which deleted the provision of WMC 21.04.080(1)(a)  
5 providing that development with densities less than R-4 are allowed only if adequate services cannot be  
6 provided. The interim ordinance is in full force and effect for six months unless earlier terminated or  
7 subsequently extended by the City Council. Ex. 9. In the Ordinance, the Council states that its purpose  
8 is to provide additional time to review the zoning code amendments recommended by the Planning  
9 Commission, and to conduct further analysis regarding appropriate changes to the City's existing  
10 development regulations.  
11

12  
13 **P. Ordinance 431 Comments and Aftermath.**

14 The State of Washington Department of Community, Trade and Economic Development  
15 ("CTED") commented on Ordinance 431 in a letter dated April 3, 2007. Ex. 4, 5 (4/3/07 letter from Bill  
16 Mandeville to Ray Sturtz). CTED expressed concern with the "termination of Woodinville's intent to  
17 allow higher density development in its existing R-1 zone" (emphasis added). CTED observed that  
18 the City had not updated its housing capacity analysis since 2002, and therefore could not  
19 demonstrate that it had the capacity to accommodate its allocated growth. CTED also notes that the  
20 City has failed to address King County CWPP AH-2 on affordable housing. Finally, CTED points out  
21 that the City's existing housing density is less than one dwelling unit per acre, and that in order to meet  
22 its planned density, new development in Woodinville would need to occur at a rate of 4.5 dwelling units  
23 per acre. Ordinance 431, CTED implies, is moving in the wrong, not the right, direction.  
24  
25

26 On May 17, 2007, Susan Boundy-Sanders, a member of the CAP, wrote to the City's Director of  
27 Long Range Planning (Ray Sturtz), to the Planning Commission, and to her fellow CAP members:  
28

1 Here's what I've been talking about at the past couple Council meetings: **Over the course of a**  
2 **few Council and CAP meetings and a few brief conversations with Peter Eglick, it became**  
3 **clear that with a small amount of effort the City could find itself in a lot stronger position**  
4 **with respect to R-1 than it did with respect to the Brightwater building permits.**

5 With Brightwater the City felt it needed, but didn't have, the words "identified fault" from its  
6 experts. I'm guessing there are similar words that would enable us to protect the Bear Creek and  
7 Little Bear Creek salmon runs, and **I'm confident Peter Eglick could tell us what those words**  
8 **are with a minimum of research. Is it as simple as "Chinook" and "cold clear water"? We**  
9 **just need to know.**

10 Supp. Ex. 8 (emphasis added).

11 On May 29, 2007, three of the former members of the CAP wrote to the City Council and  
12 provided a different perspective from that shared by Ms. Boundy-Sanders:

13 **There is a proposal under discussion to maintain the "R-1 Only" designation throughout the**  
14 **study area. However, we, former members of the Citizens Advisory Panel on Sustainable**  
15 **Development (CAP), feel that this is not the appropriate measure to take.**

16 **We each volunteered to be a part of this CAP last summer so that we might be able to**  
17 **engage, discuss, and create a plan for urban growth in Woodinville, founded in sustainable**  
18 **design practices that would ensure the protection and enhancement of Woodinville's citizens,**  
19 **businesses and its natural environment. And those of us who are now former members were**  
20 **there, so we thought, to provide our direct relevant experience in sustainable design and policy**  
21 **making. The committee started strong, as we developed goals. But at the conclusion of goal-**  
22 **setting, it was quickly apparent that there wouldn't be any more discussions about the**  
23 **future and how we, as a group of citizens could shape that future. Rather, much time and**  
24 **energy was devoted to developing an argument to support the continuation of an ultra-low**  
25 **zoning designation of R-1. And the three of us, outnumbered and unheard by the**  
26 **neighborhood preservationist members, each under our own will, resigned from the committee,**  
27 **conceding to the remaining members their "unanimous" voice for the continuation of R-1 zoning.**

28 Supp. Ex. 6 (emphasis added). The group of three former CAP members then enumerate six reasons  
against maintaining the R-1 only option: (1) Maintaining ultra-low density in Woodinville pushes the  
burden of addressing growth to beyond the perimeters of the community and contributes to sprawl; (2)  
Lower densities contribute more to environmental degradation than higher densities; (3) Higher densities  
make urban settings more attractive, not less; (4) Maintaining R-1 delays the provision of sewers,  
increasing the risk of pollution from septic systems; (5) Many of the R-1 zoned areas are close to

1 transportation corridors; and (6) the current R-1 zone precludes the integration of affordable housing into  
2 the community.

3 No response to this letter is contained in the City's record on review.

### 4 III. AUTHORITY

#### 5 A. Summary of Argument.

6 The City of Woodinville has an obligation under RCW 36.70A.110 and *Hensley IV, supra*, to  
7 accommodate urban growth. That obligation means that it may not perpetuate an inefficient pattern of  
8 one-acre lots. Until the adoption of Ordinance 431, the City fulfilled that obligation, by requiring new  
9 developments to accommodate four dwelling units per acre when services could be provided. WMC  
10 21.04.080(1)(a).  
11

12 By adopting Ordinance 431, the City seeks to set back the clock. The City now requires  
13 development in over 50% of its residentially zoned land to sprawl. This is not smart growth. This is  
14 dumb growth.  
15

16 The City purports to defend its decision in reliance on a Sustainable Development Study. It is  
17 clear from the record, however, that the City had made up its mind to perpetuate existing one-acre density  
18 even before the Study was initiated. The City's development of the Study and its retention of Bothell's  
19 former special land use legal counsel was an exercise in cynicism. The City sought to keep its density  
20 low, and charged its consultants with the task of finding whatever arguments they could to make that  
21 decision "defensible." The City was willing to spend whatever it took in an effort to relieve itself of the  
22 growth management obligations articulated in the Board's ruling in *Hensley IV*.  
23

24 However, the City's professional staff, its consultants, and its general and special legal counsel  
25 are all persons of integrity. As a result, the Sustainable Development Study for the most part correctly  
26 states the environmental, transportation, neighborhood character, and public facilities facts.  
27  
28

1 The Study makes it clear that with respect to five of the six drainage basins in the City's R-1  
2 zoned area, there is no environmental reason to preclude R-4 zoning. Although the Study suggests in its  
3 conclusions that R-4 zoning may be of benefit to the Lake Leota Basin, the substance of its technical  
4 analyses does not support that conclusion. The Study also concludes that the R-1 zoned areas have  
5 sufficient transportation and other public facilities to accommodate R-4 development. As to  
6 neighborhood character, the Study concludes that areas that have a great degree of "commonality" should  
7 be preserved. However, the Study makes no effort to evaluate how R-4 zoning can be developed in a  
8 way to be consistent and even improve neighborhood quality, and fails to demonstrate that R-4 zoning  
9 would negatively impact neighborhood character. See, e.g., D. Porter, *Making Smart Growth Work*,  
10 (Urban Land Institute: 2002), Chapter 7 (Growing Smart through Infill and Redevelopment).  
11

12  
13 The Prehearing Order has identified three issues for Phoenix to address in this appeal. First,  
14 Ordinance 431 violates RCW 36.70A.020(1)-(2) and RCW 36.70A.110. There is no contest that  
15 densities of one dwelling unit per acre are not urban densities. Moreover, the City can cite to no  
16 environmental constraints that justify limiting development to one dwelling unit per acre. Accordingly,  
17 Ordinance 431 is unlawful and invalid.  
18

19 Second, Ordinance 431 is inconsistent with the City's Comprehensive Plan, in violation of RCW  
20 36.70C.040(3). In particular, LU-3.6 states that the City should "[e]ncourage moderate (5-8 d.u.) and  
21 medium (9-18 d.u.) density housing throughout the community where sufficient public facilities and  
22 services are available, where the land is capable of supporting such uses, and where compatible with  
23 adjacent land uses." To preclude any development more dense than R-1 throughout over 50% of the  
24 City's residentially zoned land is clearly inconsistent with this and other policies of the Comprehensive  
25 Plan. Accordingly, Ordinance 431 is unlawful and invalid.  
26  
27  
28

1 Third, Ordinance 431 fails to encourage affordable housing and fails to adequately consider its  
2 impacts on the City's ability to meet its mandated housing targets, in violation of RCW 36.70A.020(4)  
3 and RCW 36.70A.070(2). Instead, Ordinance 431 perpetuates the R-1 zoned area's existing pattern of  
4 sprawling, unaffordable one-acre lots, and precludes compact urban development which will contribute  
5 toward meeting the City's mandated housing targets. Accordingly, Ordinance 431 is unlawful and  
6 invalid.  
7

8 **B. Standard of Review.**

9 Phoenix acknowledges that Woodinville's Ordinance No. 431 is presumed valid upon adoption,  
10 and the burden is on Phoenix to demonstrate that the action taken by the City is not in compliance with  
11 the goals and requirements of the GMA. *RCW 36.70A.320(2); WAC 242-02-632.*

12 To prevail, Phoenix must demonstrate that the agency action is clearly erroneous. RCW  
13 36.70A.320(3), *see also* RCW 36.70A.320(1). To find the City's adoption of Ordinance No. 431 clearly  
14 erroneous, the Board must be "left with the firm and definition conviction that a mistake has been made."  
15 *Dep't of Ecology v. PUD 1*, 121 Wn.2d 179, 201, 849 P.2d 646 (1993).  
16

17 However, local discretion is limited. "Local discretion is bounded...by the goals and  
18 requirements of the GMA." *King County v. Central Puget Sound Growth Management Hearing Board*,  
19 142 Wn.2d 543, 561, 14 P.3d 133, 142 (2003). As such, the Board "acts properly when it foregoes  
20 deference to a...plan that is not 'consistent' with the requirements and goals of the GMA." *Cooper Point*  
21 *Association v. Thurston County*, 108 Wn. App. 429, 444, 31 P.3d 28 (2001), *aff'd* *Thurston County v.*  
22 *Western Washington Growth Management Hearings Bd.*, 148 Wn.2d 1, 15, 57 P.3d 1156 (2002);  
23 *Quadrant*, 154 Wn.2d 224 at 240. The Board need not defer to a jurisdiction's decision that is clearly an  
24 erroneous application of the GMA. *Thurston County v. Western Washington Growth Management*  
25 *Hearings Bd.*, 137 Wn. App. 781, 790, 154 P.3d 959 (2007), citing *Quadrant*, 154 Wn.2d at 238.  
26  
27  
28

1 Accordingly, the Board may not afford the City discretion when its ordinance openly flouts the  
2 basic requirements and goals of the GMA. In this case, Ordinance No. 431 flies in the face of several  
3 central elements of the GMA. The Board should therefore invalidate Ordinance 431.

4 **C. Issue One (Urban Density): Ordinance 431 is inconsistent with RCW 36.70A.110, and RCW**  
5 **36.70A.020(1)-(2).**

6 Since the GMA's adoption in 1990, one of its "bedrock principles has been to direct urban  
7 development into urban growth areas" to protect from low-density sprawl. *Burrow v. Kitsap County*  
8 (*Burrow*), CPSGMHB Case No. 99-3-0018, FDO (Mar. 29, 2000) at 18. RCW 36.70A.020(1) states that  
9 jurisdictions should "encourage development in urban areas where adequate public facilities and services  
10 exist or can be provided in an efficient manner." RCW 36.70A.020(2) states that jurisdictions should  
11 also "reduce the inappropriate conversion of undeveloped land into sprawling, low-density  
12 development." In considering Goals 1 and 2 of the GMA, the Board looks to the ruling in *Quadrant,*  
13 *supra*, where the Court indicated that the "primary method for meeting the goals of subsections .020(1)  
14 (urban growth) and .020(2) (reduce sprawl) is set forth in RCW 36.70A.110. *Camwest v. City of*  
15 *Sammamish, (Camwest II)* CPSGMHB Case No. 05-3-0041, FDO (Feb. 21, 2006) at 23. RCW  
16 36.70A.110 states that "each urban growth area shall permit urban densities..." (emphasis added).

17 Ordinance 431 mandates densities of one dwelling unit per acre in over 50% of the residentially  
18 zoned land in the City's urban growth area. Densities of one dwelling unit per acre in an urban area have  
19 been found to be inconsistent and noncompliant with RCW 36.70A.110, and 36.70A.020(1) and (2). See  
20 *Bremerton v. Kitsap County*, CPSGMHB Case No. 95-3-0039c, FDO (October 6, 1995) ("A pattern of  
21 one..acre lots is not an appropriate urban density...an urban land use pattern of one...acre lots would  
22 constitute sprawl"), accord *LMI/Chevron v. Woodway*, CPSGMHB Case No. 98-3-0012, FDO (January  
23 8, 1999); *Association of Rural Residents v. Kitsap County*, CPSGMHB Case No. 93-3-0010, FDO (June  
24  
25  
26  
27  
28

1 3, 1994). It follows, then, that Ordinance 431, which mandates one dwelling unit per acre in an urban  
2 area, is inconsistent with RCW 36.70A.110, and RCW 36.70A.020(1) and (2).

3 The Board's current framework for analyzing challenges to urban density is set forth in *Kaleas v.*  
4 *City of Normandy Park*, CPSGMHB Case No. 05-3-0007c, FDO (July 19, 2005), at 5-6. *See also*  
5 *Fuhriman v. City of Bothell (Fuhriman II)*, CPSGMHB Case No. 05-3-0025c, FDO (August 29, 2005).

6 The factors the Board considers in determining whether a City's urban densities comply with the GMA  
7 include:  
8

- 9 • Whether the jurisdiction is able to accommodate its share of the 20-year growth forecast by  
10 the Office of Financial Management, now and in the future,
- 11 • Whether the jurisdiction is encouraging and stimulating urban growth within its borders
- 12 • Whether the jurisdiction is providing for compact urban growth consistent with GMA goals
- 13 • Whether the jurisdiction has determined that its critical areas regulations do not adequately  
14 protect identified and designated critical areas
- 15 • For those areas designated below 4 du/acre, do those areas:
  - 16 • Contain critical areas protected by the *Litowitz* test;
  - 17 • Contain existing equestrian communities;
  - 18 • Perpetuate an existing low density pattern;
  - 19 • Fall within a phasing area;
- 20 • Whether the jurisdiction as a whole is providing for appropriate net urban densities as  
required by the goals and requirements of the Act, considering:
  - 21 ○ The portion of the jurisdiction's residential land that is designated at densities of 4  
22 du/acre or more (in particular, the extent to which considerably higher densities are  
23 allowed and encouraged);
  - 24 ○ The portion of the jurisdiction's residential land that is designated at densities of less  
25 than 4 du/acre, and what portion of this land is vacant, underdeveloped, and  
26 appropriate for redevelopment and infill
  - 27
  - 28

1 *Kaleas*, at 10-13.<sup>1</sup>

2 In addition to the fact that Ordinance 431 on its face unlawfully perpetuates low-density sprawl in  
3 over 50% of the residentially zoned land in Woodinville, Ordinance 431 finds no justification when  
4 analyzed under the “general framework” outlined by the Board above. The City has, in other words,  
5 failed in its effort to arrive at a “defensible legal strategy” to maintain its current R-1 zoning. Ordinance  
6 431 is therefore inconsistent with RCW 36.70A.110 and must be found invalid.

8 **1. The City has not demonstrated that it is able to accommodate its share of the 20-year  
9 growth forecast now and in the future.**

10 The City claims, in its Findings supporting Ordinance 431, that the “City contains a surplus  
11 supply of buildable lands to accommodate the 20-year housing and population projection required by the  
12 GMA.” Ex. 9, at 3. However, the City has no factual basis to make this statement. The City has not  
13 updated its Buildable Lands Survey since December 2002. Ex. 120 (Woodinville Comprehensive Plan,  
14 Table A3-3). It has not updated its Residential Carrying Capacity since 2001. In fact, in a letter  
15 commenting on Ordinance 431, the Department of Community Trade and Economic Development  
16 (“CTED”) stated that RCW 36.70A.070(2)(a) “requires that jurisdictions include an inventory and  
17 analysis of existing and projected housing needs that identifies the number of housing units necessary to  
18 manage projected growth...Since Ordinance 431 affects the potential development of nearly one-third of  
19 Woodinville, we recommend the City of Woodinville update its inventory and analysis of its housing  
20 needs prior to taking final action on the interim ordinance.” Ex. 4 (4/3/07 letter from Bill Mandeville to  
21 City), pp. 1-2. In addition, the CTED letter states:

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25 <sup>1</sup> As the Board knows, the Board’s ruling in *Kaleas* was overturned based on *Viking Properties v. Holm*, 155 Wn.2d 112, 118  
26 P.3d (2005). Although the Board overturned its overall decision in *Kaleas*, see *Kaleas v. City of Normandy Park*, CPSGMHB  
27 Case No. 05-3-0007c, Order on Remand (July 31, 2006), it did so to the extent that the Board based its Final Decision and  
28 Order on the “bright-line” rule. *Id.* at 6. However, the Board did not invalidate its approach to determining cases in which a  
City’s urban densities are challenged. Finally, although the *Viking* case called into question the Board’s authority to issue  
“bright-line” rules, it says nothing about the Board’s approach to determining urban density cases. Thus, the case simply  
stands for the proposition that the Board may not have the authority to issue “bright-line” rules.

1 King County CWPP LU-25 assigns Woodinville a housing target of 1,869 additional dwelling  
2 units, which equates to a planned density of approximately 1.37 dwelling units per acre.  
3 Woodinville's current density is slightly less than one dwelling unit per acre. IN order to meet its  
4 planned density, new development in Woodinville would need to occur at a rate of 4.5 dwelling  
units per acre or higher. The proposed ordinance limits development in the R-1 zone, which  
represents a large portion of Woodinville, to no more than one unit per acre."

5 Ex.. 4 (4/3/07 letter from Bill Mandeville to City), p. 2.

6 Thus, as the documents on which the City relies are five and six year old, there is no evidence of  
7 current conditions to support the City's claim that the City will be able to accommodate its share of the  
8 20-year growth forecast. The Board has stated that a jurisdiction's Buildable Lands Survey should be  
9 part of the record and use to verify the basis for development regulation amendments, especially UGA  
10 adjustments. See *S/K Realtors*, CPSGMHB Case No. 04-3-0028, FDO (May 31, 2005), at 16. This is  
11 because the information derived from the Buildable Lands Survey should provide better data than  
12 "theoretical densities" and serve as a basis for determining whether jurisdictions have planned for the  
13 capacity to accommodate assigned growth. *Pilchuck VI*, CPSGMHB Case No. 06-3-0015c, FDO (Sept.  
14 15, 2006), at 17. Here, although the City blindly claims that it has enough capacity to accommodate  
15 growth in the future, the City failed to complete any sufficient analysis as to whether Ordinance No. 431  
16 would negatively impact the City's ability to accommodate its share of growth. Judging from the CTED  
17 letter, it is clear that Ordinance 431 will undermine the City's ability to plan for growth. As such,  
18 Ordinance 431 must be invalidated. See also *infra*, pp. 12-13.

19 Moreover and in any event, the Board has held that the requirement for urban densities set out in  
20 RCW 36.70A.110 cannot be trumped by a City's apparent ability to accommodate the allocated  
21 population projection. "[A city] may not close its eyes, or borders, to growth just because it can  
22 accommodate the growth targets it is assigned." *Kaleas v. City of Normandy Park*, CPSGMHB Case No.  
23 05-3-0007c, FDO (July 19,2005) at 13; accord *Master Builders, et al v. City of Sammamish (Camwest*  
24 *III)*, CPSGMHB Case No 05-3-0041, FDO February 21, 2006, at 29. The Board has held that the GMA  
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1 duty to “encourage urban growth” and “permit urban densities” is an ongoing duty; which is separate and  
2 independent from the requirement to accommodate the allocated population projection. *Benaroya v. City*  
3 *of Redmond (Benaroya II)*, CPSGMHB Case No. 97-3-0010c, FDO (Mar. 17, 1997). Thus, whether the  
4 City of Woodinville can or cannot meet the projected 20-year targets does not relieve it of its duty to  
5 comply with the urban density requirements of the GMA.  
6

7 **2. The City does not encourage or provide for compact urban growth within its**  
8 **borders.**

9 The City attempts to justify its decision to limit over 50% of its residentially zoned area to one  
10 dwelling unit per acre by stating that two mixed use projects in the downtown area and Tourist District  
11 will provide adequate urban growth. Ex. 9 (Ord. 431, Finding 13b). While such projects are admirable, it  
12 is abundantly clear that Ordinance 431 undermines the City’s ability to provide for compact urban growth  
13 within its borders. According to the CTED letter, Woodinville’s current density is slightly less than one  
14 dwelling unit per acre. Ex. 4 (4/3/07 letter from Bill Mandeville to City). To meet its planned density,  
15 new development in Woodinville would need to occur at a rate of 4.5 dwelling units per acre or higher,  
16 including in the R-1 area. Restricting over 50% of the City’s residentially zoned area to densities of one  
17 dwelling unit per acre will only drive up the required densities in the rest of the City. According to the  
18 City’s Residential Carrying Capacity, not updated since 2001, it appears that only 12.5 total net acres of  
19 high density residential zoning (which include R-24 and R-48 zoned land) are available for development  
20 in the City of Woodinville, out of a total land area of 3500 acres. Ex. 120 (Woodinville Comprehensive  
21 Plan, Table A3-2).  
22

23  
24 However, like the Buildable Lands Study, the Residential Carrying Capacity Study has not been  
25 updated in six years. The City uses the 2001 Residential Carrying Capacity Study as a basis for a  
26 perfunctory look at its ability to attain GMA housing goals. Ex. 95 (Attachment B, Neighborhood  
27 Character), pp. 37-39. Thus, any analysis the City has done is based on a study that is six years old and  
28

1 that likely does not reflect the actual situation in the City of Woodinville. As a result, the City has no  
2 current basis for its claims that two recently-approved mixed use projects will supply the necessary  
3 density required by the GMA. As the City has failed to demonstrate that it encourages compact urban  
4 development (and Ordinance 431 is obviously the antithesis of encouraging compact urban  
5 development), the Board must invalidate Ordinance 431.  
6

7 **3. The City has not demonstrated that such widespread low-density zoning is justified**  
8 **under the Litowitz test, and the City has not demonstrated that its regulations are**  
9 **inadequate to protect critical areas.**

10 The City has conducted a comprehensive environmental review of urban-density zoning in the R-  
11 1 area, none of which has demonstrated the need for low-density zoning to protect environmental values.  
12 As such, the City cannot justify such low-density zoning in an urban area. Ordinance 431 must be found  
13 to be inconsistent with RCW 36.70A.110, and 36.70A.020(1) and (2).

14 The only Board-recognized exception to the rule that urban growth be located in urban areas is  
15 known as the "Litowitz test." In *Litowitz*, the City of Federal Way limited urban growth to densities of  
16 less than four dwelling units per acre when located on or near environmentally sensitive areas. Federal  
17 Way claimed such an approach was not inconsistent with RCW 36.70A.020(2) (reduce sprawl). The  
18 Board agreed with Federal Way, and found that when "environmentally sensitive systems are large in  
19 scope (e.g. a watershed or drainage sub-basin), their structure and functions are complex and their rank  
20 order value is high, a local government may also choose to afford a higher level of protection by means  
21 of land use plan designations lower than 4 du/acre." *Litowitz v. City of Federal Way*, CPSGMHB Case  
22 No. 96-3-0005, FDO (July 22, 1996), at 24-25. However, to be granted such an exception to the  
23 requirement of urban density, the record must clearly show that the critical area is of "a high rank  
24 order...that amply justifies the lower residential density." *Id.* at 24.  
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1 Here, the record does not clearly show that densities of one dwelling unit per acre are justified in  
2 any portion of the R-1 zone. As part of a futile attempt to support the building moratoria and ultimately  
3 Ordinance 431 through the *Litowitz* test, the City conducted a Sustainability Study, led by a Citizen's  
4 Advisory Panel ("CAP"). The CAP worked with City-hired consultants to determine the impacts of  
5 urban density on the environment in the R-1 area. Most of this Study supports higher density zoning.  
6 For example, in terms of geological impacts of higher density zoning, the consultants concluded that  
7 "geologically hazardous areas in and adjacent to the R-1 zone depend primarily on proper development  
8 practices and stormwater management, not maintenance of R-1 zoning." Ex. 95 (Executive Summary) p.  
9 26. The Study also found that to the extent that critical aquifer recharge areas within the R-1 zone are  
10 threatened by contamination, "the greatest current threat is from inadequate or poorly maintained septic  
11 systems...[T]his threat...would decrease or be eliminated by development accompanied by sewers  
12 serving new and existing development."<sup>2</sup> Ex. 95 (Executive Summary) p. 27. It also found that  
13 transportation issues were not a basis to preclude R-4 zoning ("transportation is not a distinguishing  
14 factor in the R-1 study"), and that capital facilities were available to support R-4 zoning. Ex. 95  
15 (Executive Summary) p. 16-18.

16 The Study did identify one critical "area" that it asserted may meet the *Litowitz* criteria, the Lake  
17 Leota basin. The Lake Leota basin comprises approximately 40 percent of the entire R-1 zone. Ex.95  
18 (Environmental Report) at vi. However, the Study only identifies Lake Leota as being potentially  
19 impacted enough to warrant less dense zoning. Ex. 95 (Environmental Report) p. 33. The Study  
20 affirmatively stated that R-1 zoning is not the only action the City could take to protect Lake Leota. It  
21 also did not state that the City's existing critical areas ordinance was unable to adequately protect Lake  
22 Leota. In fact, the Study identified that "there are a wide variety of actions, or combination of actions,  
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28 <sup>2</sup> It is ironic that Ordinance No. 431 struck the very portion of WMC 21.08.080(1) that would have prohibited development

1 that could be taken to protect” these critical areas. Ex. 95 (Environmental Report) p. 30. Such actions  
2 could include simple measures such as initiating education programs for lakefront property owners  
3 regarding best management practices, improving stormwater and channel improvements upstream of the  
4 lake, and management of aquatic plants. Ex. 95 (Environmental Report) p. 33-35. Additionally, the  
5 Study stated that “connecting lakeside homes to sewer service would reduce nutrient input by reducing  
6 septic systems...and could create a positive net benefit to water quality even if the R-1 density was  
7 amended to R-4.” Ex. 95 (Environmental Report) p. 34 (emphasis added). Thus, perpetuating R-1  
8 sprawl is not the only possible method of protecting Lake Leota. In fact, the Study finds that the  
9 retention of R-4 zoning, which would require adequate urban-level utility services (including sewer)  
10 could be beneficial to the Lake. As such, the Study produced by the City to support Ordinance 431 does  
11 not include evidence that lower density zoning would be warranted under the *Litowitz* test. See also the  
12 summary of the Lake Leota Basin technical analyses supra at pp. 10-12.

15 Finally, the Study identified and evaluated 12 “theoretical” neighborhoods for “distinct  
16 neighborhood characteristics.” Ex. 95 (Executive Summary) p. 12. In this, the Neighborhood Character  
17 portion of the Study, each “neighborhood” was evaluated to determine the level of consistency with 12  
18 neighborhood “character indicators.” Character indicators included such items as manicured landscape,  
19 circulation connectivity, cohesive block configuration, areas of common parcel size, and low infill  
20 potential. Ex. 95 (Attachment B, Neighborhood Character), p. 2. The indicators are vaguely defined in  
21 the Study; for example, “low infill potential” is defined as the loss of “visual privacy, acoustical privacy,  
22 and feeling of security, safety, and social association if infill is allowed. A sense of whether in-fill  
23 development would infringe upon visual and acoustical privacy on surrounding parcels was the factor  
24 taken into account for this indicator’s effect on neighborhood character.” Ex. 95 (Attachment B,  
25

27  
28 when adequate services could not be provided.

1 Neighborhood Character), p. 27. It is unclear exactly how the indicators were chosen by the study's  
2 author, City Planner Bob Wuotila. Neighborhoods with the greatest number of "indicators" present were  
3 found to have the greatest amount of neighborhood character. Ex. 95 (Attachment B, Neighborhood  
4 Character) p. 2. Not surprisingly, the Study concluded that five neighborhoods in the R-1 zone,  
5 Northwest Wellington, Southwest Wellington, North Wellington, Leota, and Woodway-Laurel Hills had  
6 the most "character."  
7

8 Ultimately the Study is flawed because it is based on sameness. According to the Study, the more  
9 a neighborhood is the same, the more character it contains. There was absolutely no analysis of whether  
10 or not a change to higher density zoning in the R-1 zone could create high levels of character, but instead  
11 it was assumed that any higher density would automatically diminish character. Certainly the City cannot  
12 feel this way about every neighborhood in the City; it is hoped that the highly touted multifamily projects  
13 in the City's central business district will include some type of character, despite the fact that they will be  
14 developed at higher densities. See also D. Porter, *Making Smart Growth Work* (Urban Land Institute:  
15 2002), Chapter 7 (Growing Smart through Infill and Redevelopment), Phoenix Brief Ex. 1.  
16

17 In reality, the Neighborhood Character Study was designed to support the City's intention to  
18 perpetuate low density zoning, due to certain vocal and politically powerful citizens' resistance to  
19 change. This Study, however, is far too slender a reed to accomplish that intention. Although ensuring  
20 the vitality and character of neighborhoods is directed by RCW 36.70A.070(2), it is "neither a mandate,  
21 nor an excuse, to freeze neighborhood densities at their pre-GMA levels. The Act clearly contemplates  
22 that infill development and increased residential densities are desirable in...urban areas." *Benaroya I v.*  
23 *City of Redmond*, BPSGMHB Case No. 95-3-0072c, FDO (March 25, 1996), at 21 (cited by *1000*  
24 *Friends of Washington v. City of Issaquah (1000 Friends VII-Issaquah)*, CPSGMHB Case No. 05-3-  
25 0006, FDO (July 20, 2005), at 48-50. Thus, even though the Neighborhood Character Study calls for R-  
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28

1 zoning, neighborhood character alone cannot perpetuate low-density, 1 du/acre zoning. Ordinance No.  
2 431 fails to meet any of the Litowitz tests, and Ordinance 431 must be invalidated.

3 **4. Low-density, sprawling densities in the City of Woodinville have already been**  
4 **invalidated by the Board.**

5 The Board has already directly addressed the densities required in the R-1 zone in Woodinville.  
6 In *Hensley v. Woodinville (Hensley IV)*, CPSGMHB Case No. 96-3-0031, FDO (February 25, 1997), the  
7 Board held unequivocally that the City could not perpetuate low-density one-acre zoning. Instead, the  
8 Board ruled, the GMA requires urban densities in an urban area.

9 In *Hensley*, the petitioner Corinne Hensley challenged the City's initial GMA comprehensive  
10 plan, adopted in 1996. Among other things, the petitioner challenged Policy LU-3.6, which provided:  
11 "Allow densities higher than one dwelling unit per acre only when adequate services and facilities are  
12 available to serve the proposed development." She focused the Board's scrutiny on the Plan's use of 1  
13 du/acre densities in the Leota neighborhood, which is part of the R-1 zone that is the subject of this  
14 appeal. The Board stated:  
15

16  
17 Because the Act requires that cities make available and provide urban services throughout their  
18 UGAs, the Board cannot construe Goal U-3 to perpetuate an inefficient pattern of one-acre lots.  
19 For the board to conclude otherwise would sanction the inappropriate conversion of undeveloped  
20 land into sprawling low-density development, which would effectively thwart long-term urban  
21 development within the City's boundaries...

22 *Hensley IV, supra*, at 9-10.

23 The City did not appeal this decision. Instead, the City amended its Comprehensive Plan to  
24 comply with the Board's directive. *Hensley v. Woodinville, (Hensley IV)*, CPSGMHB Case No. 96-3-  
25 0031, Finding of Compliance (October 10, 1997).

26 The portion of WMC 21.04.080(1)(a) that Ordinance 431 eliminated was a direct result of  
27 Hensley IV. See Supp. Ex. 3, Email to Council from Ray Sturtz, "[21.04.080(1)(a)] follows (and takes  
28

1 its direction in part from) the...Growth Management Hearings Board decision of February 25, 1997, in  
2 which Legal Issue No. 5 indicates the City of Woodinville cannot perpetuate one-acre development”.

3 The City cannot perpetuate low-density development. As the Board stated in 1997, “any  
4 opportunity to perpetuate an ‘historic low-density residential’ development pattern, [in the sub area],  
5 ended in 1994 when the County included the area in the UGA.” *Hensley IV, supra*. See also *MBA/Brink*,  
6 *CPSGMHB Case No. 02-3-0010, FDO (Feb. 4, 2003) at 14-15*. By its passage of Ordinance 431, the  
7 City seeks to perpetuate a low-density pattern of zoning that has already been ruled unlawful by the  
8 Board in *Hensley IV*. Ordinance 431 is accordingly unlawful and invalid.

10 **5. Current Planning Literature Supports Compact Urban Growth.**

11 A survey of current planning literature demonstrates a unanimity of expert planning opinion.  
12 Compact urban growth is smart growth and is sustainable growth. It is irrefutable that sprawling, one-  
13 acre minimum lot sizes constitute unsustainable, environmentally unsound growth. The fact that the City  
14 of Woodinville has had the gumption to call its effort to provide legal cover for the perpetuation of  
15 sprawl a “Sustainable Development Study” can only be described as Orwellian. There is in fact nothing  
16 so non-sustainable as one-acre, suburban sprawl.  
17

18 The most pertinent study is J. Tovar, *Appropriate Urban Densities in the Central Puget Sound*  
19 *Region: Local Plans, Regional Visions, and the Growth Management Act*, (Puget Sound Regional  
20 Council: 2005) (attached as Ex. 157). Mr. Tovar, a former member of the Central Puget Sound Growth  
21 Management Hearings Board, provides information and perspective on the topic of appropriate urban  
22 densities, reviews statutory provisions and relevant GMHB and appellate case law and discusses actions  
23 the PSRC could take to clarify the issue. He points out that “although multi-family housing at various  
24 densities will be a major component of future growth accommodation, it will be important to provide a  
25 broad range of single family lot sizes and forms as part of the housing choices within the UGA.” Ex. 157  
26  
27  
28

1 p.1. He confirms that “one of the key organizing principles in the GMA is to concentrate urban  
2 development within urban growth areas and to prohibit it in rural areas and resource lands... The long  
3 term viability of the UGA... depends upon the ability to utilize serviceable and environmentally  
4 unconstrained land in an efficient manner.” Ex. 157 p. 8.

5  
6 Mr. Tovar cites the CPSGMHB’s decision in *Bremerton I* for the proposition that “the regional  
7 physical form required by [GMA] is a compact urban landscape, well designed and well furnished with  
8 amenities, encompassed by natural resource lands and a rural landscape...” Now, ten years later, Mr.  
9 Tovar observes that the public policy rationales for a compact urban landscape have been augmented by  
10 two worsening national trends: one in public health and one in energy. The evidence is increasingly  
11 clear that sprawl leads to health problems and energy wastage. Ex. 157 p. 11.

12  
13 Mr. Tovar cites existing land use designations in Central Puget Sound. King, Pierce and  
14 Snohomish Counties have all adopted the four units per net acre minimum urban density threshold, as  
15 have many cities. 16 cities have designated 100% of their single family residential land at 4 dwelling  
16 units per acre or higher. 10 cities have designated over 90% at that density. 8 cities have designated over  
17 70% at that density. Woodinville has designated only 49% of its residential zoned land above 4 dwelling  
18 units per acre. In all of Snohomish, Pierce and King Counties, there are only seven cities with lower  
19 percentages: Medina, Hunts Point, Clyde Hill, Bainbridge Island, Brier, Woodway, and Normandy Park  
20 – the seven least affordable cities in the region. Ex. 157 pp. 18-21.

21  
22 At the conclusion of his study, Mr. Tovar clarifies that the Board has not used the phrase “bright  
23 line” in any of its decisions since 1995, over twelve years ago. He affirms that the four dwelling unit per  
24 acre threshold remains a “safe harbor” for cities which are concerned about a future allegation of urban  
25 density non-compliance. The Board will, he predicts, continue to review challenged plans for  
26 compliance with both the goals of GMA and its requirements, most prominently RCW 36.70A.110. He  
27  
28

1 emphasizes that “[i]t is neither practical nor equitable for those cities that are stepping up to meet new  
2 growth demands, that outlying jurisdictions consider a pattern of large lots to be frozen in perpetuity.”  
3 Ex. 157 pp. 25-26.

4 There are also two excellent recent publications on “Smart Growth.” The first is *The Principles*  
5 *of Smart Development*, (American Planning Association: 1998). It emphasizes the importance of  
6 compact urban growth for efficient use of land resources and full use of urban services. It emphasizes the  
7 importance of design to assure compatibility with existing development.  
8

9 The second is D. Porter, *Making Smart Growth Work*, (Urban Land Institute: 2002) (pertinent  
10 chapters attached as Phoenix Brief Ex. 1). It defines smart growth, sets forth its principles, emphasizes  
11 the importance of compact multiuse development, discusses the importance of expanded mobility,  
12 demonstrates how compact urban growth can enhance livability, and prescribes solutions for growing  
13 smart through infill and redevelopment. Mr. Porter states: “The bottom line is that communities that  
14 zone large amounts of land for minimum lot sizes of land for minimum lot sizes of one to three acres are  
15 facilitating sprawl and denying many households an opportunity to live at higher, affordable densities.”  
16

17 He also points out:  
18

19 Clustering a mix of housing types at a relatively moderate density – say six to ten units per acre in  
20 suburban locations or 15 to 20 or more units per acre in urban locations – would produce a more  
21 significant change in terms of the efficient use of land and resources. Raising densities need not  
22 decrease resident satisfaction...

23 Ewing also notes that site development costs are nearly halved at the higher densities...

24 The reality is that large lots can consume an amazing amount of land...

25 PB Ex. 2, p. 17.

26 In Chapter 7, Mr. Porter explains how infill and redevelopment at compact urban densities can not  
27 only be compatible with existing development. It can revitalize and energize the surrounding area.  
28

1 Accordingly, the current planning literature is unanimous. There is no place for sprawling one-  
2 acre residential development in a smart growth world. Ordinance 431 should be declared unlawful and  
3 invalid.

4 **D. Issue Two (Internal Consistency): The City failed to comply with the internal consistency**  
5 **requirements of RCW 36.70A.070 and RCW 36.70A.040(3) when it adopted the Ordinance,**  
6 **because it is inconsistent with the Woodinville Comprehensive Plan.**

7 RCW 36.70A.040(3) requires that development regulations must be consistent with and  
8 implement the comprehensive plan adopted pursuant to RCW 36.70A.070.

9 Ordinance 431 is inconsistent with various goals and policies of the Woodinville Comprehensive  
10 Plan.

11 Policy LU-1.2(1) states: "Encourage future development in areas... With the capacity to absorb  
12 development (i.e. areas with vacant or underdeveloped land and available utility, street, park, and school  
13 capacity, or where such facilities can be cost effectively provided)..."

14 Ordinance 431 is inconsistent with this policy. As the Sustainable Development Study  
15 demonstrates, the R-1 zone has the capacity to absorb future compact urban development. Ordinance 431  
16 is intended to prohibit that development.

17 Goal LU-3 states: "To attain a wide range of residential patterns, densities, and site designs  
18 consistent with Woodinville's identified needs and preferences."

19 Ordinance 431 is inconsistent with this goal. It is designed to create a two tiered city: a high  
20 density residential in the valley downtown, and a one-acre sprawling estate community on the hill in the  
21 Leota-Wellington neighborhood, comprising over 50% of the residentially zoned land in the City.

22 Policy LU-3.6 states: "Encourage moderate (5-8 d.u.) and medium (9-18 d.u.) density housing  
23 throughout the community where sufficient public facilities and services are available, where the land is  
24 capable of supporting such uses, and where compatible with adjacent land uses."

1 Ordinance 431 obviously frustrates the implementation of this policy as well. It freezes over 50%  
2 of the residentially zoned land area to a non-urban land use density of one dwelling unit per acre.

3 Policy LU 3.7 states: "Permit a range of densities to encourage a variety of housing types that  
4 meet the housing needs of residents with a range of incomes."

5 Ordinance 431 flouts this policy. As stated above, it creates a two-tiered City, with affordable  
6 housing in the valley below, and estate housing on the hill above. As Douglas Porter stated in the Urban  
7 Land Institute publication discussed infra, development of such sprawling one-acre lots denies people the  
8 ability to live at higher, more affordable densities.

9 Policy LU 3.9 states: "Where appropriate, allow larger parcels with moderate density land use  
10 designations to develop with a mix of housing types, including single family, townhouse, apartment, and  
11 senior-assisted residences."  
12

13 Ordinance 431 frustrates this policy by precluding the development of larger parcels with a mix of  
14 housing types in over 50% of the residentially zoned land of the City.  
15

16 Policy H 1.2 states: "Promote housing ownership opportunities for people at all economic levels  
17 in the City."  
18

19 Ordinance 431 takes over 50% of the residentially zoned land in the City out of the reach of all  
20 but the most affluent members of the community. This result is clearly inconsistent with Policy H 1.2.

21 Policy H 1.3 states: "Adopt and periodically update, a Housing Strategy Plan and Work Program  
22 which outlines specific housing strategies to be considered in addressing the City's housing needs and  
23 goals."  
24

25 Ordinance 431 makes no reference to the City's Housing Strategy Plan and Work Program. To  
26 the extent that Program is designed to promote Policy H 1.2, Ordinance 431 is clearly inconsistent.  
27  
28

1 Ordinance 431 sets forth a housing strategy to prevent all but the most affluent members of the  
2 community from owning single family housing.

3 Policy H 1.4 states: "Define residential land use regulations to allow for development that will  
4 accommodate a range of incomes by providing for a variety of housing types and cost. Regulations shall  
5 include provisions such as: (1) Requiring minimum densities for subdivisions to ensure full land use  
6 where urban services are provided..."

7  
8 This policy is fully consistent with the "smart growth" recommendations of Joseph Tovar and  
9 Douglas Porter, discussed infra. However, Ordinance 431 is wholly inconsistent with this policy. It  
10 requires development at a sprawling one unit per acre which will result in the wastage of valuable urban  
11 land.

12  
13 Policy H 1.10 states: "Encourage the building of affordable housing compatible with existing  
14 residential development."

15 Ordinance 431 flies in the face of this policy as well. It encourages only one thing: the building  
16 of opulent estate housing affordable only to the most affluent.

17 Section 3.3 of the Comprehensive Plan discusses urban growth areas, and states at p. 9: "2.  
18 Urban growth should be located in areas already characterized by urban growth that have existing public  
19 facility and service capabilities to serve such development, and 3. Urban growth should be located in  
20 areas already characterized by urban growth that will be served by a combination of both existing public  
21 facilities and services and any additional needed public facilities and services that are provided by either  
22 public or private sources."

23  
24 Ordinance 431 is inconsistent with this provision of the Comprehensive Plan which requires the  
25 City to allow urban growth throughout its boundaries. Ordinance 431 precludes urban growth within  
26 over 50% of its residentially zoned land.  
27  
28

1 Since Ordinance 431 is a development regulation, it must be consistent with the City's  
2 comprehensive plan. *Children's et al v. City of Bellevue (Children's I)*, CPSGMHB Case No. 95-3-0001  
3 FDO (May 17, 1995) at 12. Since it is so obviously inconsistent, it is unlawful and should be invalidated.

4 **E. Issue Three (Housing Issue): Ordinance 431 is inconsistent with the goal of RCW**  
5 **36.70A.020(4) and violates RCW 36.70A.070(2).**

6 RCW 36.70A.020(4) states the following planning goal pertinent to Housing: "Encourage the  
7 availability of affordable housing to all economic segments of the population of this state, promote a  
8 variety of residential densities and housing types, and encourage preservation of existing housing stock."  
9

10 It is indisputable that Ordinance 431 flouts this statutory goal. It places over 50% of the  
11 residentially zoned land in Woodinville off limits for the development of affordable housing.

12 In addition, RCW 36.70A.070(2)(a) requires that Comprehensive Plans include a housing element  
13 that, among other things: (1) includes "an inventory and analysis of existing and projected housing needs  
14 that identifies the number of housing units necessary to manage projected growth"; (2) includes a  
15 statement of goals and policies for the development of housing, including single family housing; (3)  
16 identifies sufficient land for housing, including affordable housing; and (4) makes adequate provision for  
17 existing and projected needs of all economic segments of the community.  
18

19 Phoenix will address each of these four requirements in turn.

20 Policy H-1.3 in the City's Comprehensive Plan mirrors the first requirement, stating that  
21 "Woodinville will periodically adopt and update a housing strategy to meet its housing needs." However,  
22 Table 4.3-2 in the Comprehensive Plan, which includes the statutorily-required housing inventory, has  
23 not been updated since 2002. Evidence suggests the City of Woodinville will need to develop at  
24 densities of 4.5 dwelling units per acre or higher to meet its planned development density of 1,869  
25 additional dwelling units. See Ex. 4 (4/3/07 letter from Bill Mandeville to City). While the Sustainable  
26 Development Study makes an effort to justify its claim that the City can meet its growth targets, it is clear  
27  
28

1 that claim is faulty. Since the housing inventory has not been updated since 2002, and the analysis set  
2 forth in the Sustainable Development Study fails to meet the minimum requirements of an available lands  
3 analysis, it is clear the City's adoption of Ordinance 431 is inconsistent with this first requirement of  
4 RCW 36.70A.070(2).

5  
6 Ordinance 431 falls short of meeting the second requirement as well. It is not designed to  
7 encourage the development of housing. It is designed, rather, to prevent the development of housing.

8 As for the third requirement, it is undisputed that Ordinance 431, rather than providing "sufficient  
9 land for housing," has as its purpose rather to remove from the "compact urban growth" housing  
10 inventory over 50% of the residentially zoned land in the City.

11  
12 Finally, Ordinance 431 clearly runs counter to the fourth requirement as well. The effect of  
13 Ordinance 431 is to create a two-tiered City: multi-family development on the valley floor, and  
14 sprawling one-acre minimum estate development on the hills above. Ordinance 431 expresses no interest  
15 in the provision of housing to meet the projected needs of all economic segments of the community.  
16 Rather, Ordinance 431 is designed to meet the needs of only one small, privileged segment of the  
17 community: the existing residents of Leota and Wellington. See attached citizen comment letters, Ex. 4,  
18 197.

20 Ordinance 431 is reactionary legislation. It is designed to protect the interests of the wealthy and  
21 politically powerful who already enjoy acre-sized estates and to preclude other members of the  
22 community from affording homes in over 50% of the residentially zoned land of the City. As such, it is  
23 inconsistent with the Planning Goal of RCW 36.70A.020(4) and the requirements of RCW  
24 36.70A.070(2). It is unlawful and invalid.  
25  
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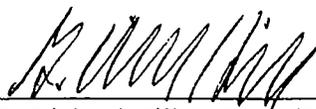
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IV. CONCLUSION

For the reasons stated herein, Ordinance 431 does not comply with the GMA. Phoenix respectfully asks the Board to find that the City of Woodinville's adoption of Ordinance 431 is not in compliance with the Act, and to invalidate the Ordinance in accordance with RCW 36.70A.302.

DATED this 10<sup>th</sup> day of August, 2007.

MCCULLOUGH HILL, P.S.

By:   
G. Richard Hill, WSBA #8806  
Jessica M. Clawson, WSBA #36901  
Attorneys for Petitioner Phoenix Development

## Index of exhibits

(Exhibits are listed in the order in which they appear in Phoenix's prehearing brief)

Tab	Document Title	Index Exhibit Number
1.	4/14/06 email from Ray Sturtz to City Council,	Supp. Ex. 3
2.	1/31/07 letter from Phoenix to Planning Commission	Ex. 158
3.	3/13/06 City Council Staff Report	Ex. 19
4.	1/17/06 City Council Land Use Comm. White Paper	Supp. Ex. 1
5.	Ordinance No. 419	Ex. 6
6.	3/20/06 City Council Staff Report	Ex. 22
7.	6/5/06 City Council Staff Report re: Ord. 424	Ex. 40
8.	Ordinance No. 424	Ex. 7
9.	6/5/06 City Council Staff Report re: contract approval	Ex. 40
10.	7/10/06 City Council Staff Report re: Ord. 424	Ex. 46
11.	7/17/06 City Council Staff Report re: contract approval	Ex. 49
12.	Ordinance No. 427	Ex. 8
13.	9/11/06 City Council Staff Report re: Ord. 427	Ex. 58
14.	9/11/06 City Council Staff Report re: public hearing	Ex. 58
15.	9/20/06 Planning Commission Staff Report re: Sustainable Development program status report	Ex. 139
16.	1/3/07 Planning Commission Staff Report re: Sustainable Development comp plan, etc.	Ex. 147
17.	1/3/07 Planning Commission meeting minutes	Ex. 148
18.	1/17/07 email from Susan Boundy-Sanders to City Council	Supp. Ex. 7
19.	1/24/07 Planning Commission Staff Report re: Sustainable Development Summary Report 1/24/07 Power Point Presentation to Planning Comm. 1/24/07 Residential Options Table	Ex. 152-154
20.	1/24/07 Planning Commission meeting minutes	Ex. 155
21.	2/14/07 letter from CAP to Planning Commission	Ex. 172
22.	2/26/07 City Council Staff Report re: Study Session Sustainable Development Study Sustainable Development Study Sections cited: Executive Summary Environmental Report (Att. A) Neighborhood Character (Att. B) Hydrogeologic Analysis (Appendix A)	Ex. 95
23.	2/26/07 City Council meeting minutes	Ex. 96
24.	3/5/07 letter from Phoenix to City Council	Ex. 98
25.	3/5/07 City Council Staff Report re: public hearing	Ex. 98
26.	3/6/07 email from Don Brocha to Cindy Baker	Ex. 188
27.	5/7/07 letter from Phoenix to City Council	Ex. 114
28.	3/12/07 City Council Staff Report re: public hearing	Ex. 102

- |     |  |                     |
|-----|--|---------------------|
| 29. | Ordinance No. 431  | Ex. 9               |
| 30. | 4/3/07 letter from Bill Mandeville to City   | Ex. 4               |
| 31. | 5/17/07 email from Susan Boundy-Sanders to Ray Sturtz  | Supp. Ex. 8         |
| 32. | 5/29/07 letter from Ameer Quiriconi, et al to City Council   | Supp. Ex. 6         |
| 33. | Sections of Woodinville Comp Plan  | Ex. 120             |
| 34. | J. Tovar, <i>Appropriate Urban Densities in the Central Puget Sound Region: Local Plans, Regional Visions, And the Growth Management Act</i><br>(Puget Sound Regional Council: 2005) | Ex. 157             |
| 35. | D. Porter, <i>Making Smart Growth Work</i><br>(Urban Land Institute: 2002)   | Phoenix Brief Ex. 1 |
| 36. | Citizen letters regarding R-1 development<br>Received by City Council and Planning Commission  | Ex. 4, Ex. 187      |

# **ATTACHMENT C**

# MCCULLOUGH HILL, PS

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December 4, 2007

VIA HAND DELIVERY

Woodinville City Council  
c/o Ray Sturtz, Long Range Planning  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

Re: Sustainable Development Code Amendments

Dear City Council Members:

This is on behalf of Phoenix Development ("Phoenix"). Phoenix understands that the City Council will be considering the Planning Commission's recommendations on Sustainable Development code amendments in December 2007 or January 2008.

Phoenix has already written to request that the Council hold a public hearing on these recommendations, and to ask that the City conduct appropriate environmental review on these recommendations.

The purpose of this letter is to enclose two studies from expert consultants that are relevant to the Council's consideration of the Planning Commission recommendations.

The first is a report from Sewall Wetland Consulting Inc. dated November 14, 2007. It reaches two conclusions. First, the maps utilized for the Sustainable Development Report mis-locate the boundary line between the Lake Leota and Golf Course basins. It incorrectly includes a portion of the Montevallo property in the Lake Leota basin, when in fact all water in the Montevallo project site drains into the Golf Course basin. Second, the Report incorrectly states that the Lake Leota basin meets the Litowitz criteria. For the reasons stated in Mr. Sewall's analysis, the Lake Leota basin does not meet the Litowitz criteria.

The second is a report from Triad Associates, which is a review of the City of Woodinville Buildable Lands Report. It finds that the Buildable Lands Report overstates capacity in the City by between 316 and 484 dwelling units. Thus, the surplus capacity in the City, rather than 652 units, is between 182-348 dwelling units. This leaves very little margin for error, and also leaves very little

Woodinville City Council  
November 7, 2007  
Page 2 of 2

room to accept additional capacity in the future. This underscores the importance of accommodating urban densities in the City's existing R-1 zoned neighborhoods.

Thank you for your consideration of these additional reports.

Sincerely,

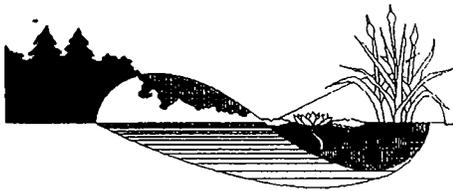


G. Richard Hill

Enclosures

cc: Larry Sundquist (via U.S. mail)  
Bob Vick (via U.S. mail)  
Loree Quade (via U.S. mail)  
Jennifer Kuhn (via hand delivery)  
Hal Hart (via hand delivery)  
Greg Rubstello (via U.S. mail)  
Peter Eglick (via U.S. mail)

L:\Sundquist\Woodinville\CORR\Ray Sturtz 02.doc



## Sewall Wetland Consulting, Inc.

1103 W. Meeker St. Suite 101  
Kent, WA 98032-5751

Phone: 253-859-0515  
Fax: 253-852-4732

November 14, 2007

Richard Hill  
Attorney at Law  
McCullough Hill, PS  
701 Fifth Avenue, Suite 7220  
Seattle, Washington 98104

RE: Review of Findings City of Woodinville Draft Sustainability Development Study  
SWC Job#A4-166

Dear Rich,

At your request I have conducted a more thorough review of the *Draft Sustainability Study – R-1 Zone: Environmental Report* (referred to after this point as “the report”) prepared for the City of Woodinville by Steward and Associates and Jones & Stokes, with a revised date of September 2007. Prior to this I had sent you a letter dated October 2, 2007 referring to review of the Golf Course and Hillside Basin areas. The following are some of my observations of this study;

### ***Drainage Basin limits***

In reviewing the maps utilized for the report I find the basin limits for the Lake Leota and Golf Course Basins to be incorrect. Specifically, the Golf Course Basin actually extends south to approximately NE 201<sup>st</sup> Street and from this point east to 156<sup>th</sup> Avenue NE. During my study of the Montevallo project site we identified all water in this area drains to the north and west into the area referred in the report as the Golf Course Basin. This area does not drain to the Lake Leota Basin as the report infers. I have attached a copy of the Basin Areas map from the report which I have marked to show the discrepancy.

### ***Lake Leota Basin***

Page ES-4 indicates one of the conclusions for the Lake Leota Basin being a unique natural resource is the fact that Lake Leota is the only lake in Woodinville. This does not make the feature a rare, unique or significant feature on the local landscape as this rarity is only a result of the placement of City limit lines, which is an artificial boundary from a natural resource standpoint. A short distance away to the north and east of the City limits are several lakes including Paradise Lake, Crystal Lake, Little Lake, Cottage Lake, Welcome Lake and Tuck Lake to name a few.

Page 2-1 of the report indicates that Lake Leota has three inlets, two of which (the north and south) are called stormwater channels. The third is a channel called Cold Creek “*on at least one city map*”. It also states that this channel had no water within its banks during review by the report authors. They also state on the top of Page 2-2 that a local resident indicated was unknown if it had any flow the last few years, whereas it did prior to the 1980’s. This conflicts with information given on Page 2-12 which states “there is no obvious connection between Lake Leota and Cold Creek Springs”. The prior statement from page 2-1 indicates Cold Creek is connected to Lake Leota and therefore Cold Creek Springs.

The main argument made in the report for the Lake Leota Basin meeting the Litowitz criteria is in relation to water quality issues which ultimately affect Bear creek located outside the City limits to the southeast. This creek contains endangered Chinook salmon. The report indicates no pristine or high quality wetlands. It also states none would warrant a Category 1 rating as they are all degraded. So the entire argument is on water quality and quantity feeding Bear Creek from his basin.

In general, the report indicates that Lake Leota is a degraded lake/wetland feature that has been impacted by nutrient and sediment loading which is filling the lake in and causing eutrophication. As can be seen from the following photograph of the lake, it is currently surrounded by single family development all on septic systems. As stated in the report, septic systems are one of the main sources of nutrients to the lake as well as untreated and uncontrolled stormwater runoff. The report does not compare or address how groundwater contamination levels would be affected by the change from R-1 which uses septic systems exclusively, to R-4 which would remove septic systems as this density would require sanitary sewers. Additionally, any development at the R-4 level would require stormwater systems that would also include water treatment. It seems this is an important consideration as it is possible an R-4 zoning which would require sewer and stormwater systems may actually benefit the surrounding natural water features by removing these contaminants from runoff and groundwater dispersion such as in existing septic systems.



In the conclusion section of the report 2.2 Litowitz test, the report states *“The Litowitz criteria are best applied at the landscape scale because the analysis has revealed substantial environmental functions cannot be adequately protected simply by designation of critical areas”*. However, the report does not truly look at the area from a landscape perspective as it focuses on the area within the boundary of the City and not to the other major contributing areas to the north and east that provide much of the function of Bear Creek. Bear Creek is the ultimate focus of protection through this exercise identified in the report. In the overall landscape of the Bear Creek basin the Lake Leota portion is a minor contributor. Major areas of contribution to Bear Creek are located north and east of this area.

In 2.2.2 (page 2-17) of the report, conflicting information about Cold Creeks impact to Bear Creek is presented saying *“Cold Creek is a major tributary to the Bear Creek system”* and then further on stating *“Cold Creek provides a fraction of total tributary flow to the Bear Creek Basin”*. The report also states that groundwater flows originating in the R-1 zone of Lake Leota, School, and Daniels Creek Basin represent up to 12% of the total discharge volume of Cold Creek springs”, and that a loss of groundwater input would result in groundwater temperature changes of 1 degree Fahrenheit. It is unclear if this means if all groundwater recharge in this area was cutoff if this would be the change. The report seems to infer this and the actuality of cessation of all groundwater recharge

under any development scenario, R-1 or R-4, to this area seems highly unlikely. If appropriate stormwater systems were utilized in these areas groundwater recharge should be able to be maintained at nears current standards under a higher density.

Again in the conclusions on Lake Leota Basin (page 2-18 2<sup>nd</sup> paragraph) it states Lake Leota is fed by Cold Creek, conflicting earlier information indicating Cold Creek flows infrequently to Lake Leota and is at best a minor contributor. Cold Creek may be an important feature to downstream Bear Creek, but Lake Leota and the surrounding developed areas at R-1 density do not appear to have any significant impact on Cold Creek as they are generally hydrologically isolated from the Leota and its drainage basin except when the lake overflows in high water years.

### Conclusion

We agree with the Litowitz findings on the remainder of the basins with the exception of the Lake Leota Basin.

The Lake Leota Basin does have a somewhat complex structure and function. However, the system does not appear large in scale or of high rank and order as all of the critical areas are generally small in size and degraded to a degree. Cold Creek does appear to be an important hydrologic input to downstream salmon resources. However, specific critical area protections in and around this feature (Cold Creek) by itself would appear to protect the functions this waterbody provides. Lake Leota is a highly degraded feature. In the late 1950's the lake contained a significant Sphagnum bog on its north side. The outlet from the lake was altered prior to 1958 lowering the level of the lake somewhat (Briggs 1958). This bog is no longer present having been developed as lawns and single family homes. The Lake although unique within the artificial landscape limits of the City, is not unique in the local area, particularly just east of the City limits where numerous lakes are located. Lake Leota's water quality could be preserved and potentially improved by the installation of sewers under an R-4 zoning removing existing septic systems, and the implementation of modern stormwater systems that will treat, release and infiltrate stormwater that currently runs in many cases in un-detained and untreated in ditches.

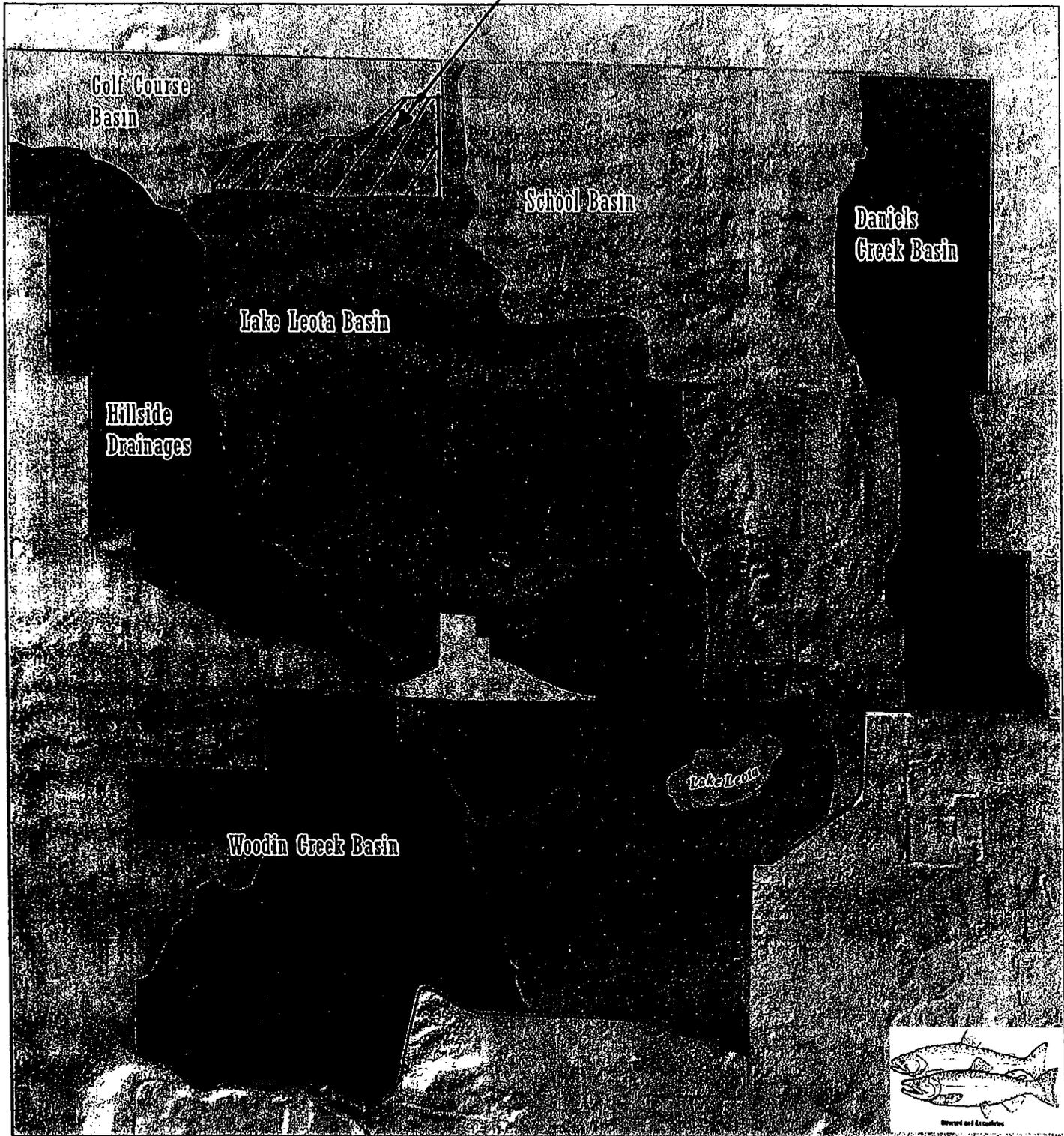
Accordingly, the Lake Leota Basin clearly does not meet the Litowitz criteria. In addition, the mapping of the boundary Between the Lake Leota Basin and the Golf Course basin is inaccurate and should be revised as indicated in this report.

Sincerely,  
Sewall Wetland Consulting, Inc.



Ed Sewall  
Senior Wetland Ecologist (PWS #212)

*Area that should be removed from Lake Leota Basin and added to the Golf Course Basin.*



**Figure ES-2. Woodinville Drainage Areas**

**Drainage areas**

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

-  R-1 boundary
-  Waterbodies





## MEMORANDUM

---

Date: November 30, 2007  
To: Rich Hill  
From: Erika Jensen *Erika Jensen*  
Re: City of Woodinville Buildable Lands Report  
Triad Job No.: 03-208, 03-248  
Copies To: George Newman

---

We have been asked to review the City of Woodinville's buildable lands summary (Appendix B of the Phase II-A Sustainability Study) to determine if it is an accurate portrayal of residential capacity and the city's ability to meet its 20 year growth targets.

In order to comprehensively review the summary contained in Appendix B, we requested the background documents used to formulate the report from the City. Specifically, we requested the GIS (Geographic Information System) tables that were the basis for the report. The City provided the following items that we have used in our review of Appendix B:

- A printout of a GIS table entitled "Woodinville\_Buildable\_Lands\_Summary 10/08/2007" (33 pages). This table contains gross square feet, square feet of critical areas, zoning, status (redevelopable, vacant etc), number of dwelling units, appraised land value, present use codes, and taxpayer name for each redevelopable or vacant parcel in the City. The taxpayer name column was truncated, and thus unusable. This table is important because it is the only way we can determine the status of individual parcels and whether or not the totals contained in Appendix B were correctly calculated. This table is attached as Attachment U. We have noted errors/inconsistencies in the right margin.
- A printout of completed Tables 1- 16, undated. Six of the tables have "City of Woodinville 2007 King County Buildable Lands Report" in the footer. Amongst other information, these tables contain summary information on gross acres, critical area acres, net acres and capacity for vacant and redevelopable land by zone. Since we requested the information that had been sent to King County for its buildable lands report, we have assumed that these tables are what was sent. We have verified with King County demographers that empty versions of these tables were provided by the County to the Cities (Attachment V).

In addition to the above information, we also reviewed King County Buildable Land Report Pages VII-74 through VII-77 (Attachment W). This is the section of the Buildable Lands Report that provides detail on the gross acres, critical area acres, net acres and capacity for vacant and redevelopable land. It is summarized by zone. It appears that the Tables 1-16 contained in Attachment V are consistent with the King County Buildable Lands Report (Attachment W).

## Methodology for Review

The parcel number, gross square feet, critical area square feet, status and zoning for all parcels in the R-4, R-6 and R-8 zones in the GIS summary table were entered into an excel spreadsheet. The gross square feet and critical area square feet were summed by zone and status (redevelopable or vacant), and the totals were converted to acres. We also linked these tables to the King County parcel map in GIS. This enabled us to compare the source data with the summary data contained in City of Woodinville Tables 1-16 and against the City's Buildable Lands Map (05/02/2007).

Attachment X contains the printouts of the excel spreadsheets for these zones, with annotations showing errors and inconsistencies.

Since Appendix B contains only capacity, not acreages, we compared its capacity with City of Woodinville tables to determine that the table was the source for Appendix B. Since Appendix B has the same capacities as the City of Woodinville Tables 1-16, it is assumed it was the source for Appendix B, and the acreages shown in the City's tables correlate to the capacities reported in Appendix B.

Finally, based on the actual differences between the data in the GIS table, and the data in the City's tables 1-16, we estimated the resulting capacity differences based on the City's assumptions for ROW, Public Purpose, market factors, and future densities for each zone.

Attachment Y contains a comparison by zone for these documents against the actual totals from the GIS data (from Attachment X). It also contains a column that roughly estimates the impact on capacity reported in Appendix B.

The review was made more difficult because the City's Buildable Lands Map does not match the GIS summary table. Properties that we initially identified on the City's map as being incorrectly categorized as redevelopable were not included in the 10/08/2007 database, indicating that they are no longer considered redevelopable. For example, we identified properties zoned R-24 that were incorrectly categorized as redevelopable on the City's 05/02/07 map. However, the most recent City Tables 1-16 do not report any redevelopable R-24 zoned land. The GIS database contains no redevelopable or vacant land zoned R-24.

## Conclusions

Based on the limited review described above and the attached documents, it appears that Appendix B overstates capacity in the City by between 315 and 484 dwelling units in the R-4, R-6 and R-8 zones. Thus, the City surplus capacity (reported at 652) is actually probably between approximately 183-348 dwelling units. This surplus may be further impacted upon recalculation of the R-4 zone.

The reason there is a range of capacity is primarily due to interpretations of redevelopable and vacant R-6 land. The lower end of capacity would occur if the parcels, such as the Vibrant Plants Nursery, that were removed from the database are not considered to be redevelopable. The higher end occurs if these parcels are considered to be redevelopable R-6.

The following inconsistencies in the analysis led to these conclusions:

- The R-4 and Industrial zone calculations are incorrect because critical areas were incorrectly merged and calculated. It appears that the critical areas layer was not merged into one layer – thus resulting in parcels with two or more entries in the summary table – with transposed or incorrect gross square feet and critical area calculations. The properties where this has occurred were found by comparing KC assessor data square feet against the gross square feet in the summary table provided by the City. Reference notes in Attachment U.
- Redevelopable R-4 gross acres reported as 61 acres more than what is listed in the GIS summary table. With critical areas considered, actual impact is approximately - 9 acres.

- Redevelopable R-6 gross acres reported as 38-74 acres more than what exists per the GIS summary table.
- Redevelopable R-8 gross acres reported as 6.79 acres more than what exists per the GIS summary table.
- Vacant R-8 reported as 7.33 acres more than what exists per the GIS summary table. R-1 zoning included in the calculation of vacant R-8.

Triad Associates  
Memorandum Dated November 30, 2007  
To: Rich Hill  
From: Ericka Jensen  
Re: City of Woodinville Buildable Lands Report  
Triad Job No.: 03208, 03-248

## Attachment U

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
012605	9007	0126059007	104347.84	0	R-1
012605	9011	0126059011	107409.02	0	R-1
012605	9019	0126059019	94605.86	0	R-1
012605	9027	0126059027	130566.51	6222.91	R-1
012605	9029	0126059029	423365.65	11.56	R-1
012605	9037	0126059037	96380.86	0	R-1
012605	9068	0126059068	234188.93	0	R-1
012605	9070	0126059070	97144.75	2455.14	R-1
012605	9074	0126059074	134633.37	3472.72	R-1
012605	9075	0126059075	97920.09	5.92	R-1
012605	9080	0126059080	103325.48	6293.50	R-1
012605	9085	0126059085	121387.56	0	R-1
012605	9088	0126059088	102046.75	0	R-1
012605	9098	0126059098	98748.01	11901.38	R-1
012605	9102	0126059102	105298.46	0	R-1
012605	9103	0126059103	55640.36		R-1
012605	9106	0126059106	104592.02	0	R-1
012605	9112	0126059112	87040.93	44496.02	R-1
012605	9116	0126059116	11751.67		R-1
012605	9134	0126059134	24550.39		R-1
012605	9148	0126059148	87718.33		R-1
012605	9182	0126059182	106555.16	0	R-1
012605	9190	0126059190	52219.09		R-1
012605	9217	0126059217	87672.29	0	R-1
012605	9218	0126059218	96375.67	0	R-1
012605	9260	0126059260	48764.95		R-1
012605	9287	0126059287	63738.54	4407.67741545	R-1
012605	9311	0126059311	52254.01	5324.28868874	R-1
022605	9014	0226059014	61963.02		R-1
022605	9031	0226059031	127815.69	0	R-1
022605	9032	0226059032	105007.09	23738.44	R-1
022605	9050	0226059050	205381.50	0	R-1
022605	9055	0226059055	172619.68	23399.97	R-1
022605	9064	0226059064	5410.58	6.23	NB
022605	9068	0226059068	32315.14	0	NB
022605	9070	0226059070	9244.72	0	NB
022605	9076	0226059076	313671.06	61296.1659906	R-1
022605	9081	0226059081	321376.76	0	R-1
022605	9082	0226059082	43785.88		R-1
022605	9097	0226059097	119915.72	9450.96	R-1
022605	9098	0226059098	410229.29	24861.78	R-1
022605	9109	0226059109	98446.69	4951.03	R-1
022605	9110	0226059110	112006.94	0	R-1
022605	9127	0226059127	44658.23		R-1
022605	9128	0226059128	145046.13	0	R-1
022605	9134	0226059134	98245.45	12872.69	R-1

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	2	Unknown	165000	2
Redevelop Resi	Unknown	1	Unknown	184000	2
Redevelop Resi	Unknown	1	Unknown	186000	2
Redevelop Resi	Unknown	2	Unknown	333000	2
Redevelop Resi	Unknown	1	Unknown	184000	2
Redevelop Resi	Unknown	1	Unknown	253000	2
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	1	Unknown	194000	2
Vacant Reside	Unknown	0	Unknown	151000	300
Redevelop Resi	Unknown	1	Unknown	194000	2
Redevelop Resi	Unknown	1	Unknown	168000	2
Vacant Reside	Unknown	0	Unknown	9000	300
Vacant Reside	Unknown	0	Unknown	134000	300
Vacant Reside	Unknown	0	Unknown	184000	300
Redevelop Resi	Unknown	1	Unknown	194000	2
Vacant Reside	Unknown	0	Unknown	27000	300
Redevelop Resi	Unknown	1	Unknown	164000	2
Redevelop Resi	Unknown	1	Unknown	184000	2
Vacant Reside	Unknown	0	Unknown	151000	300
Vacant Reside	Unknown	0	Unknown	151000	300
Vacant Reside	Unknown	0	Unknown	151000	300
Vacant Reside	Unknown	0	Unknown	106000	300
Redevelop Resi	Unknown	1	Unknown	207000	2
Redevelop Resi	Unknown	1	Unknown	184000	2
Redevelop Resi	Unknown	1	Unknown	202000	2
Redevelop Resi	Unknown	1	Unknown	193000	2
Vacant Comme	Unknown	0	Unknown	10000	309
Redevelop Co	Unknown	0	Unknown	228100	106
Redevelop Co	Unknown	0	Unknown	84200	159
Vacant Reside	Unknown	0	Unknown	220000	300
Redevelop Resi	Unknown	1	Unknown	293000	2
Vacant Reside	Unknown	0	Unknown	151000	300
Redevelop Resi	Unknown	1	Unknown	184000	2
Redevelop Resi	Unknown	1	Unknown	388000	2
Redevelop Resi	Unknown	1	Unknown	184000	2
Redevelop Resi	Unknown	1	Unknown	185000	2
Vacant Reside	Unknown	0	Unknown	151000	300
Redevelop Resi	Unknown	1	Unknown	207000	2
Redevelop Resi	Unknown	1	Unknown	184000	2

TAXPAYERNA
DAY DENNIS
BUTEUX DOU
HANSEN BRE
MEYER DONA
SPARKS DEB
JANECEK DAV
JOHNSON JA
RENTSCHLER
HILL WESLEY
HILL DELBERT
BOGDAN WILL
CARLISLE RO
CRICK ANDRE
PETRIE THOM
ORR DOUGLA
ZIELINSKI RIC
DESPAIN JAM
POWERS THO
HARDER DAV
AUSTIN DOUG
BAUMAN CAR
HUTTON GWE
HENKE JUDIT
WHITE STEVE
WITMER MIKE
CARLISLE RO
HILL JAMES G
BROMAN DAVI
WOODINVILLE
FERRIN DAVI
KROGH PHILI
PATRICK JAN
WORL JOHN
WOODINVILLE
STALLION HIL
NORMAN R VI
LEXINGTON D
ROTHSCHILD
ROTHSCHILD
DONNEL VICK
RICKARD JEF
KELLEY JOSE
DRENNAN FR
KENT HAROL
BAIRD LUCILL
HOLMDAHL MI

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
022605	9137	0226059137	44579.51		R-1
022605	9145	0226059145	49581.52		R-1
022605	9147	0226059147	99728.79		R-1
022605	9171	0226059171	93250.46	0	R-1
025500	0340	0255000340	23979.11	18996.33	R-6
025500	0350	0255000350	19148.69	12670.11	R-6
025500	0430	0255000430	23424.40	14549.56	R-6
032605	9001	0326059001	215668.73	11103.92	I
032605	9009	0326059009	112320.96	108918.69	R-6
032605	9011	0326059011	838216.82	39518.5695686	R-6
032605	9014	0326059014	33528.98	17212.80	I
032605	9015	0326059015	64786.18	18004.89	GB
032605	9032	0326059032	222442.86		R-1
032605	9033	0326059033	79827.72	0	I
032605	9034	0326059034	73395.42	23043.40	R-6
032605	9037	0326059037	223536.17	19038.44	I
032605	9038	0326059038	222710.66		R-1
032605	9042	0326059042	222113.06		R-1
032605	9044	0326059044	222971.00		R-1
032605	9045	0326059045	444052.41		R-1
032605	9047	0326059047	63540.71	0	GB
032605	9048	0326059048	7272.47	0	I
032605	9049	0326059049	50799.62	0	R-6
032605	9054	0326059054	196196.00	92580.42	R-6
032605	9056	0326059056	40125.62	0	GB
032605	9057	0326059057	23902.16	0	I
032605	9062	0326059062	187077.55	35303.07	GB
032605	9064	0326059064	231347.58	205891.04	R-6
032605	9066	0326059066	64662.72	27943.02	R-6
032605	9070	0326059070	74366.81	15057.90	R-6
032605	9073	0326059073	73119.62	38982.69	I
032605	9074	0326059074	22500.22	4797.04	R-6
032605	9076	0326059076	22305.43	7275.06	R-6
032605	9087	0326059087	6239.52	0	I
032605	9089	0326059089	78833.72	0	GB
032605	9090	0326059090	43366.61	13831.8528971	R-6
032605	9093	0326059093	55148.18	0	GB
032605	9094	0326059094	71416.29	0	GB
032605	9095	0326059095	79369.73	84.84	R-6
032605	9096	0326059096	21969.03	21616.22	R-6
032605	9098	0326059098	24950.30	20183.74	R-6
032605	9099	0326059099	42775.57	12141.59	R-6
032605	9101	0326059101	157587.75	0	I
032605	9105	0326059105	112123.28	11171.35	I
032605	9106	0326059106	43765.52	13750.30	I
032605	9107	0326059107	45782.16	0	GB

TRIAD  
COMMENTS

Georgian  
Heights Phase  
IV

NGPE  
TRACT 997  
506,489 SF

51 ACTUAL  
LOT YIELD

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Vacant Reside	Unknown	0	Unknown	142000	300
Vacant Reside	Unknown	0	Unknown	151000	300
Vacant Reside	Unknown	0	Unknown	184000	300
Redevelop Resi	Unknown	1	Unknown	184000	2
Redevelop Resi	Unknown	1	Unknown	148000	2
Redevelop Resi	Unknown	1	Unknown	133000	2
Redevelop Resi	Unknown	1	Unknown	148000	2
Redevelop Co	Unknown	0	Unknown	1731500	195
Redevelop Resi	Unknown	1	Unknown	212000	2
Vacant Reside	Unknown	0	Unknown	1177000	300
Vacant Comme	Unknown	0	Unknown	200700	316
Redevelop Co	Unknown	0	Unknown	644700	216
Vacant Reside	Unknown	0	Unknown	201000	300
Redevelop Co	Unknown	0	Unknown	636100	195
Redevelop Resi	Unknown	1	Unknown	331000	2
Redevelop Co	Unknown	0	Unknown	1792800	195
Vacant Reside	Unknown	0	Unknown	201000	300
Vacant Reside	Unknown	0	Unknown	201000	300
Vacant Reside	Unknown	0	Unknown	201000	300
Vacant Reside	Unknown	0	Unknown	289000	300
Redevelop Co	Unknown	0	Unknown	1010500	223
Redevelop Co	Unknown	0	Unknown	6600	332
Redevelop Resi	Unknown	2	Unknown	165000	2
Redevelop Resi	Unknown	2	Unknown	289000	2
Redevelop Co	Unknown	0	Unknown	635600	216
Vacant Comme	Unknown	0	Unknown	192300	316
Redevelop Co	Unknown	0	Unknown	1868000	216
Redevelop Resi	Unknown	1	Unknown	296000	2
Redevelop Resi	Unknown	1	Unknown	212000	2
Redevelop Resi	Unknown	1	Unknown	224000	2
Vacant Comme	Unknown	0	Unknown	218800	316
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Co	Unknown	0	Unknown	1000	332
Redevelop Co	Unknown	0	Unknown	1254400	180
Vacant Reside	Unknown	0	Unknown	165000	300
Redevelop Co	Unknown	0	Unknown	899200	195
Redevelop Co	Unknown	0	Unknown	1127300	216
Redevelop Resi	Unknown	1	Unknown	237000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	249000	2
Vacant Comme	Unknown	0	Unknown	400000	309
Redevelop Co	Unknown	0	Unknown	897300	195
Vacant Comme	Unknown	0	Unknown	175000	316
Redevelop Co	Unknown	0	Unknown	733300	216

TAXPAYER	NA
GRISHAM CA	
LAMOREE MY	
CULPEPPER J	
WELCH DARR	
SKILES RAND	
BEARDSLEY E	
CAPPELLETTI	
UNIVERSAL/L	
BABCOCK GE	
GEORGIAN H	
MACKINNON	
EGGE RICHAR	
PHOENIX DEV	
EDERER D A	
NELSON JUDY	
KIEWIT CONS	
PHOENIX DEV	
PHOENIX DEV	
HORTON KAT	
PHOENIX DEV	
HIGHWAY 9 L	
UNIVERSAL/L	
CHURCH RON	
CAMBY KELLI	
NORTH WOO	
FORMO NOR	
JARVIS TERR	
ATTIC LEARNI	
GONZALES M	
BURCHETT E	
COLLINS INVE	
GIANCOLI SIN	
DOPPS BRUC	
HENRY II LLC	
JARVIS TERR	
GONZALES H	
LIFFRIG WILLI	
LIFFRIG WILLI	
NUTU EMANUI	
LLERA DANIE	
SANDBERG L	
JOHNSON MA	
COLLINS INVE	
MAZZAFERRO	
PENITSCH GA	
NORTH WOO	

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
032605	9111	0326059111	874709.87	6004.77634213	R-1
032605	9115	0326059115	141047.38	45339.54	I
032605	9116	0326059116	8842.85	2856.73	I
032605	9127	0326059127	136998.08	46274.09	I
032605	9129	0326059129	39407.61	0	I
032605	9131	0326059131	5817.84	0	I
032605	9134	0326059134	19471.03	19471.11	I
032605	9147	0326059147	61011.65	0	I
032605	9148	0326059148	32381.64	32283.20	I
032605	9150	0326059150	18141.19	3024.35	R-6
032605	9153	0326059153	12340.86	3014.08	GB
032605	9155	0326059155	8939.30	0	O
032605	9159	0326059159	10232.31	10232.3584878	R-6
042605	9021	0426059021	6097.36		R-6
042605	9031	0426059031	46715.25	7302.77	R-6
042605	9047	0426059047	29357.99	0	R-6
042605	9048	0426059048	29374.60	0	R-6
042605	9049	0426059049	26873.48	0	R-6
042605	9050	0426059050	32846.34	0	R-6
042605	9055	0426059055	35404.57	0	R-6
042605	9056	0426059056	30700.76	0	R-6
042605	9057	0426059057	31397.95	1453.33	R-6
042605	9060	0426059060	20726.48	0	R-6
062210	0005	0622100005	53708.48	0	GB
062210	0021	0622100021	160910.08	90046.81	GB
062210	0024	0622100024	23214.84	12546.9584429	R-6
062210	0026	0622100026	35466.08	22392.08	R-6
062210	0040	0622100040	24570.20	12360.25	R-6
062210	0041	0622100041	20527.61	11769.83	R-6
062210	0043	0622100043	22044.68	12004.21	R-6
062210	0044	0622100044	27756.75	16455.06	R-6
062210	0050	0622100050	52068.78	27531.55	R-6
062210	0051	0622100051	78492.21	499.10	GB
062210	0052	0622100052	70130.43	65.31	GB
062210	0056	0622100056	58857.58	32562.38	R-6
062210	0059	0622100059	34169.86	13296.53	GB
062210	0060	0622100060	63260.29	47704.8468005	R-6
062210	0061	0622100061	56835.91	12612.41	GB
062210	0071	0622100071	59810.32	0	R-6
062210	0072	0622100072	47143.46	0	R-6
062210	0073	0622100073	61745.01	25.01	R-6
062210	0074	0622100074	76665.08	19771.14	R-6
062210	0075	0622100075	59426.45	9776.02	R-6
062210	0076	0622100076	46801.07	4935.77	R-6
062210	0077	0622100077	52314.58	18425.57	R-6
062210	0090	0622100090	194219.58	2.20597617297	R-6

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Vacant Reside	Unknown	0	Unknown	422000	300
Redevelop Co	Unknown	0	Unknown	1123500	223
Redevelop Co	Unknown	0	Unknown	8900	332
Vacant Comme	Unknown	0	Unknown	1084500	316
Redevelop Co	Unknown	0	Unknown	313500	246
Redevelop Co	Unknown	0	Unknown	6000	332
Redevelop Co	Unknown	0	Unknown	19000	332
Redevelop Co	Unknown	0	Unknown	456700	195
Vacant Comme	Unknown	0	Unknown	32600	309
Redevelop Resi	Unknown	1	Unknown	130000	2
Vacant Comme	Unknown	0	Unknown	123000	316
Vacant Comme	Unknown	0	Unknown	1000	316
Vacant Reside	Unknown	0	Unknown	105000	300
Vacant Reside	Unknown	0	Unknown	1000	300
Redevelop Resi	Unknown	1	Unknown	224000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Vacant Comme	Unknown	0	Unknown	439000	316
Redevelop Co	Unknown	0	Unknown	1930900	195
Vacant Reside	Unknown	0	Unknown	40000	300
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	118000	2
Redevelop Co	Unknown	0	Unknown	1071100	223
Redevelop Co	Unknown	0	Unknown	982800	223
Redevelop Resi	Unknown	1	Unknown	118000	2
Vacant Comme	Unknown	0	Unknown	479900	316
Vacant Reside	Unknown	0	Unknown	118000	300
Redevelop Co	Unknown	0	Unknown	784800	195
Redevelop Resi	Unknown	1	Unknown	212000	2
Redevelop Resi	Unknown	1	Unknown	189000	2
Redevelop Resi	Unknown	1	Unknown	201000	2
Redevelop Resi	Unknown	1	Unknown	224000	2
Redevelop Resi	Unknown	1	Unknown	212000	2
Redevelop Resi	Unknown	1	Unknown	201000	2
Redevelop Resi	Unknown	1	Unknown	201000	2
Vacant Reside	Unknown	0	Unknown	605000	300

TAXPAYER NAME
G&S SUNDQUI
P F C PARTNE
JARVIS TERR
FORMOST PA
VIEWRIDGE D
VIEWRIDGE D
G&S SUNDQUI
19230 BUILDIN
KING COUNTY
HEMMING RO
RIJON LLC
ZAHNOW ALVI
CIRILLO CHRI
KING COUNTY
DUPART DAVI
DUPART DAVI
MURPHY DAL
DICKINSON J
CLAYTON JAM
VILETA JEFFR
GRAVELY WIL
BARTON DAVI
JU HSIU SHAN
PLYWOOD SU
CROWN ENTE
SCHUCK RAL
JOHNSON TR
MARTIN JOSE
WILLIAMS MIC
VILLASENOR
KEO REGAN+
MEYERS ANT
HOWDY PART
BURLEY JERO
WATSON ROB
ANDERSON M
DONOVAN-SE
STUART AND
GAN TEK-MIN
KIENEKER HE
WILLIAMS LAV
PEACE JEFFR
MCNATT CHRI
WEST JANET
MOE DENNY A
SLOCUM JEA

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
062210	0092	0622100092	19591.19	0	R-6
062210	0093	0622100093	19548.19	0	R-6
062210	0094	0622100094	19768.20	0.49	R-6
062210	0098	0622100098	24988.84	11567.46	R-6
062210	0099	0622100099	23800.98	2390.95	R-6
062210	0100	0622100100	25271.96	0	R-6
062210	0101	0622100101	21445.10	0	R-6
062210	0104	0622100104	21382.14	0	R-6
062210	0105	0622100105	21693.93	6985.81	R-6
062210	0106	0622100106	21925.06	1423.33905412	R-6
062210	0107	0622100107	20524.35	0	R-6
062210	0108	0622100108	21839.54	412.87	R-6
062210	0109	0622100109	20614.15	2874.76	R-6
062210	0110	0622100110	44217.11	0	R-6
062210	0111	0622100111	21409.59	389.13	R-6
062210	0112	0622100112	38205.42	0	R-6
062210	0128	0622100128	301368.86	231795.024409	R-6
062210	0131	0622100131	18893.23	10192.15	R-6
092605	9031	0926059031	31867.16	13818.9762368	CBD
092605	9071	0926059071	4089.74	4089.75	CBD
092605	9087	0926059087	9816.49		CBD
092605	9090	0926059090	15851.16		CBD
092605	9091	0926059091	3907.33	0	CBD
092605	9101	0926059101	14964.81	0	CBD
092605	9103	0926059103	140261.18	76611.69	I
092605	9104	0926059104	49250.39	45207.02	CBD
092605	9124	0926059124	61574.78	50977.011735	R-4
092605	9133	0926059133	84315.47	84315.793272	R-4
092605	9136	0926059136	41641.97	0	I
092605	9140	0926059140	37256.97	37257.11	I
092605	9147	0926059147	8933.09	0	CBD
092605	9153	0926059153	34038.35	10412.14	CBD
092605	9182	0926059182	26561.25		CBD
092605	9184	0926059184	897.84	0	I
092605	9185	0926059185	36471.54	29884.26	I
102605	9002	1026059002	994960.64	700192.611391	R-48/O
102605	9003	1026059003	281892.92		CBD
102605	9019	1026059019	14503.58	0	CBD
102605	9042	1026059042	179318.93	90677.3795709	CBD
102605	9047	1026059047	107639.40		CBD
102605	9055	1026059055	49045.29		CBD
102605	9060	1026059060	189779.47		CBD
102605	9065	1026059065	7986.86		CBD
102605	9068	1026059068	36498.30		CBD
102605	9070	1026059070	10225.66	0	CBD
102605	9072	1026059072	6095.42	0	P/I

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Redevelop Resi	Unknown	1	Unknown	118000	2
Redevelop Resi	Unknown	1	Unknown	130000	2
Redevelop Resi	Unknown	1	Unknown	130000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	111000	2
Redevelop Resi	Unknown	1	Unknown	111000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Vacant Reside	Unknown	0	Unknown	154000	300
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	158000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	158000	2
Vacant Reside	Unknown	0	Unknown	153000	300
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Mix	Unknown	0	Unknown	570600	183
Vacant Mixed	Unknown	0	Unknown	63000	309
Redevelop Mix	Unknown	0	Unknown	196300	172
Redevelop Mix	Unknown	0	Unknown	388800	101
Vacant Mixed	Unknown	0	Unknown	79200	309
Vacant Mixed	Unknown	0	Unknown	299200	309
Vacant Comme	Unknown	0	Unknown	1125000	316
Vacant Mixed	Unknown	0	Unknown	398400	309
Vacant Reside	Unknown	0	Unknown	159000	300
Vacant Reside	Unknown	0	Unknown	59100	301
Redevelop Co	Unknown	0	Unknown	412100	223
Redevelop Co	Unknown	0	Unknown	391800	223
Vacant Mixed	Unknown	0	Unknown	240800	309
Vacant Mixed	Unknown	0	Unknown	487800	309
Redevelop Mix	Unknown	0	Unknown	607800	171
Redevelop Co	Unknown	0	Unknown	5000	332
Vacant Comme	Unknown	0	Unknown	241500	316
Vacant Reside	Unknown	0	Unknown	6016500	316
Redevelop Mix	Unknown	0	Unknown	5083500	180
Vacant Mixed	Unknown	0	Unknown	388800	309
Redevelop Mix	Unknown	0	Unknown	2520900	137
Redevelop Mix	Unknown	0	Unknown	1721400	137
Redevelop Mix	Unknown	0	Unknown	750100	195
Redevelop Mix	Unknown	0	Unknown	3038700	137
Redevelop Mix	Unknown	0	Unknown	245700	101
Redevelop Mix	Unknown	0	Unknown	717200	106
Vacant Mixed	Unknown	0	Unknown	174800	309
Vacant Comme	Unknown	0	Unknown	170100	309

TAXPAYERNA
GOREE KENN
PAXSON JOH
VANDEHEY M
KRISTOFFERS
VAN A P
KERESZTURI
VALITON KEN
JOHNSON RO
CARDILLO AN
BENRUD JAM
SULLIVAN MA
BOUDREAUX
HEALD TORE
MARGOSHES
BENRUD JAM
BAUMGARTN
KUSULOS HA
BUTTERFIELD
MCCORRYS O
VW I L L C
CITY OF WOO
C/O EPROPER
CMTW PROPE
TAYLOR MILT
PREVIS STEP
KERFIELD EN
MORGAN INV
CITY OF WOO
DEROULET JE
BOILEAU PRO
KERFIELD EN
SCRIVANCICH
DATA & STAF
KING COUNTY
RJM HOLDING
MOLBAK FAMI
MOLBAK FAMI
DEYOUNG LO
MOLBAK FAMI
HENNIG JULIE
BATES JERAL
CITY OF WOO
PLAYACOM L

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
102605	9076	1026059076	155799.07	35397.554601	CBD
102605	9084	1026059084	40467.45	0	R-8
102605	9087	1026059087	109111.10	0	R-8
102605	9096	1026059096	47282.35		CBD
102605	9101	1026059101	18078.22	0	R-6
102605	9102	1026059102	45561.41		CBD
102605	9106	1026059106	20812.76	0	R-6
102605	9107	1026059107	33053.41		CBD
102605	9114	1026059114	14693.33	0	R-8
102605	9117	1026059117	19547.36	0	R-8
102605	9122	1026059122	41874.38	0	R-8
102605	9125	1026059125	13910.38	0	R-8
102605	9127	1026059127	73049.92	6073.79378468	CBD
102605	9131	1026059131	25583.49		CBD
102605	9140	1026059140	12529.64		CBD
102605	9141	1026059141	134724.19		CBD
102605	9142	1026059142	8967.19		CBD
102605	9153	1026059153	22780.07		CBD
102605	9174	1026059174	13900.16	0	O
102605	9175	1026059175	776.80		CBD
102605	9176	1026059176	7221.90		R-18
112605	9007	1126059007	149940.08	0	R-1
112605	9023	1126059023	211278.57	99575.27	R-1
112605	9024	1126059024	129842.84	0	R-1
112605	9059	1126059059	51866.91		R-1
112605	9099	1126059099	110080.05	0	R-1
112605	9101	1126059101	108115.32	0	R-1
112605	9115	1126059115	133248.85	16172.29	R-1
112605	9144	1126059144	131176.38	0	R-1
112605	9150	1126059150	148940.71	8757.85	R-1
112605	9152	1126059152	115114.68	9027.90175683	R-1
112605	9153	1126059153	98064.03		R-1
112605	9155	1126059155	108915.94	25967.73	R-1
112605	9156	1126059156	108563.97	44516.48	R-1
112605	9157	1126059157	107876.75	0	R-1
112605	9160	1126059160	35022.82		R-1
112605	9161	1126059161	109552.98	36056.69	R-1
112605	9162	1126059162	122883.55	50591.47	R-1
112605	9191	1126059191	37710.39		R-1
112605	9227	1126059227	41847.01		R-1
142605	9028	1426059028	44795.81	32190.8488254	TBD
142890	0040	1428900040	169614.77	8018.87	R-6
142890	0050	1428900050	33920.31	1143.69	R-6
142890	0055	1428900055	136462.40	0	R-6
142890	0117	1428900117	46404.18	0	R-6
142890	0118	1428900118	75028.14	0	R-6

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Redevelop Mix	Unknown	0	Unknown	2935400	165
Redevelop Resi	Unknown	1	Unknown	214000	2
Redevelop Resi	Unknown	1	Unknown	429000	2
Redevelop Mix	Unknown	0	Unknown	929800	104
Redevelop Resi	Unknown	1	Unknown	121000	2
Redevelop Mix	Unknown	0	Unknown	820600	171
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Mix	Unknown	0	Unknown	587300	159
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Resi	Unknown	1	Unknown	214000	2
Redevelop Resi	Unknown	1	Unknown	105000	2
Redevelop Mix	Unknown	0	Unknown	1631500	162
Redevelop Mix	Unknown	0	Unknown	615600	162
Redevelop Mix	Unknown	0	Unknown	224900	216
Redevelop Mix	Unknown	0	Unknown	2160500	137
Redevelop Mix	Unknown	0	Unknown	207900	159
Redevelop Mix	Unknown	0	Unknown	510700	168
Vacant Comme	Unknown	0	Unknown	177600	309
Redevelop Mix	Unknown	0	Unknown	1000	332
Vacant Reside	Unknown	0	Unknown	202800	309
Redevelop Resi	Unknown	1	Unknown	425000	2
Redevelop Resi	Unknown	1	Unknown	467000	2
Redevelop Resi	Unknown	1	Unknown	477000	2
Vacant Reside	Unknown	0	Unknown	202000	300
Redevelop Resi	Unknown	1	Unknown	379000	2
Redevelop Resi	Unknown	1	Unknown	447000	2
Redevelop Resi	Unknown	1	Unknown	238000	2
Redevelop Resi	Unknown	1	Unknown	477000	2
Redevelop Resi	Unknown	1	Unknown	328000	2
Vacant Reside	Unknown	0	Unknown	270000	300
Vacant Reside	Unknown	0	Unknown	279000	300
Redevelop Resi	Unknown	1	Unknown	447000	2
Redevelop Resi	Unknown	1	Unknown	357000	2
Redevelop Resi	Unknown	1	Unknown	447000	2
Vacant Reside	Unknown	0	Unknown	166000	300
Redevelop Resi	Unknown	1	Unknown	334000	2
Redevelop Resi	Unknown	1	Unknown	465000	2
Vacant Reside	Unknown	0	Unknown	60000	300
Vacant Reside	Unknown	0	Unknown	152000	300
Redevelop Mix	Unknown	0	Unknown	276300	166
Redevelop Resi	Unknown	1	Unknown	533000	2
Redevelop Resi	Unknown	1	Unknown	154000	2
Redevelop Resi	Unknown	1	Unknown	450000	2
Redevelop Resi	Unknown	1	Unknown	189000	2
Redevelop Resi	Unknown	1	Unknown	319000	2

TAXPAYERNA  
WOODINVILLE  
HECK E A  
HANSON MAR  
DEYOUNG LO  
TROVATO DE  
ILAHIE HOLDI  
COTTAGE LAK  
MOLBAK FAMI  
BUCK LISA A  
VITULLI EMMA  
AMIRI, AHMA  
BRADRICK JA  
BANK OF AME  
WASHINGTON  
HIMMELSPAC  
MOLBAK FAMI  
FIRST INTER  
PHO RICHARD  
OLSSON HAR  
CITY OF WOO  
PLAYACOM L  
D'AMBROSIA  
DEY MARTIN  
PADGETT GE  
HOFSTETTER  
LAWRENCE J  
SCHOEN CUR  
MAU JOSEPH  
BECK MOLLY  
PRICE CHARL  
KHATCHADOU  
KING COUNTY  
BELLS B W  
SCHIFERL RO  
ALBERT DAVI  
GENERAUX G  
KERNAN DEN  
NUSS RICHA  
SAULNESS AR  
GENERAUX G  
SAMMAMISH  
CARLETON R  
HANNIGAN CA  
SORG LOUIS  
WHITAKER M  
WHITAKER SH

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
142890	0119	1428900119	27556.74	0	R-6
143753	0040	1437530040	6289.56		R-6
143753	0050	1437530050	7460.91		R-6
143753	0060	1437530060	8027.07		R-6
143753	0070	1437530070	7653.15		R-6
143753	0080	1437530080	6976.99		R-6
143753	0090	1437530090	6239.09		R-6
143753	0100	1437530100	6755.63		R-6
143753	0110	1437530110	7954.03		R-6
143753	0120	1437530120	7853.20		R-6
152605	9015	1526059015	6315.34		R-4
152605	9016	1526059016	49040.18	34205.31	I
152605	9025	1526059025	110245.26	0	I
152605	9031	1526059031	23696.11	10885.57	I
152605	9038	1526059038	50290.95	2858.72	I
152605	9046	1526059046	132187.81	82251.50	I
152605	9053	1526059053	158936.33	89068.81	I
152605	9054	1526059054	103291.27	30090.12	I
152605	9063	1526059063	211408.73	152343.29	I
152605	9067	1526059067	346663.42	161815.31	R-4
152605	9077	1526059077	189953.89		R-4
152605	9086	1526059086	166507.83	0	I
152605	9094	1526059094	136924.46	657.01	I
152605	9095	1526059095	141407.40	28775.03	I
152605	9096	1526059096	35174.96	8141.03	I
152605	9097	1526059097	40387.13	6554.53	I
152605	9098	1526059098	38830.08	2467.42	I
152605	9105	1526059105	46176.16	46176.3529894	R-4
152605	9117	1526059117	7774.93	1195.76	I
152605	9119	1526059119	601178.65	601181.051603	R-4
152605	9120	1526059120	363452.09	209341.39	I
152605	9120	1526059120	18921.56	1919.34	I
152605	9120	1526059120	363452.09	1919.34	I
152605	9120	1526059120	18921.56	209341.39	I
152605	9121	1526059121	72324.33	0	I
152605	9128	1526059128	161186.93	161022.173771	R-4
152605	9129	1526059129	31548.52	24826.3770294	R-4
162605	9005	1626059005	57530.26	0	R-6
162605	9020	1626059020	8370.59	0.71	I
162605	9020	1626059020	109631.60	5341.96	I
162605	9020	1626059020	109631.60	0.71	I
162605	9020	1626059020	8370.59	5341.96	I
162605	9028	1626059028	6684.26	14250.4044588	R-4
162605	9028	1626059028	49139.57	14250.4044588	R-4
162605	9034	1626059034	134806.82	20024.65	R-4
162605	9035	1626059035	48594.11	977.79	R-4

TRIAD  
COMMENTS

Four  
entries  
conflicting  
numbers

Four  
entries

Two entries

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Redevelop Resi	Unknown	1	Unknown	142000	2
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	124000	300
Vacant Reside	Unknown	0	Unknown	1000	300
Vacant Comme	Unknown	0	Unknown	84200	316
Redevelop Co	Unknown	0	Unknown	872900	223
Redevelop Co	Unknown	0	Unknown	250000	188
Redevelop Co	Unknown	0	Unknown	286000	6
Vacant Comme	Unknown	0	Unknown	1045400	316
Vacant Comme	Unknown	0	Unknown	1240800	316
Redevelop Co	Unknown	0	Unknown	832800	195
Redevelop Co	Unknown	0	Unknown	1742400	246
Redevelop Resi	Unknown	1	Unknown	430000	2
Vacant Reside	Unknown	0	Unknown	691000	300
Vacant Comme	Unknown	0	Unknown	1449600	316
Vacant Comme	Unknown	0	Unknown	1198900	316
Vacant Comme	Unknown	0	Unknown	1198900	316
Vacant Comme	Unknown	0	Unknown	217900	316
Vacant Comme	Unknown	0	Unknown	318700	316
Vacant Comme	Unknown	0	Unknown	308100	316
Vacant Reside	Unknown	0	Unknown	10000	300
Vacant Comme	Unknown	0	Unknown	8100	316
Vacant Reside	Unknown	0	Unknown	93000	300
Vacant Comme	Unknown	0	Unknown	3059600	316
Vacant Comme	Unknown	0	Unknown	3059600	316
Vacant Comme	Unknown	0	Unknown	3059600	316
Vacant Comme	Unknown	0	Unknown	3059600	316
Vacant Comme	Unknown	0	Unknown	583000	316
Vacant Reside	Unknown	0	Unknown	159000	300
Vacant Reside	Unknown	0	Unknown	191000	300
Redevelop Resi	Unknown	1	Unknown	340000	2
Vacant Comme	Unknown	0	Unknown	870800	316
Vacant Comme	Unknown	0	Unknown	870800	316
Vacant Comme	Unknown	0	Unknown	870800	316
Vacant Comme	Unknown	0	Unknown	870800	316
Vacant Reside	Unknown	0	Unknown	60000	300
Vacant Reside	Unknown	0	Unknown	60000	300
Redevelop Resi	Unknown	1	Unknown	372000	2
Redevelop Resi	Unknown	1	Unknown	234000	2

TAXPAYERNA  
WHITAKER M  
BENNETT HO  
KING COUNTY  
UREN NICK &  
SNOW JOHN  
UREN NICK+K  
NOVELTY HIL  
SILVER LAKE  
WOODINVILLE  
NWCV ASSOC  
MATHEUS LU  
HOWELL KEIT  
HOWELL KEIT  
NORTHWEST  
ASKO PROCE  
ASKO PROCE  
NOVELTY HIL  
NOVELTY HIL  
NOVELTY HIL  
REPMAN DOU  
NOVELTY HIL  
DEININGER J  
C/O EPROPER  
C/O EPROPER  
C/O EPROPER  
C/O EPROPER  
REDHOOK AL  
132ND AVE IN  
132ND AVE IN  
WERELIUS PA  
YOUNG CORP  
YOUNG CORP  
YOUNG CORP  
YOUNG CORP  
GUNDERSEN  
GUNDERSEN  
TEUFEL WILLI  
PERKINS CHA

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING	
162605	9046	1626059046	60990.26	0	R-6	
162605	9051	1626059051	47342.80	0	R-6	
162605	9060	1626059060	38053.78	6986.22	R-4 ✓	
162605	9063	1626059063	44843.30	4889.47	R-4 ✓	
162605	9065	1626059065	130400.02	51847.42	R-4 ✓	
162605	9066	1626059066	45181.98	0	R-4	
162605	9067	1626059067	44906.88	0	R-4	
162605	9068	1626059068	91694.49	71255.36	R-4 ✓	
162605	9070	1626059070	72939.37	0	I	
162605	9073	1626059073	87699.06	0	R-4 ✓	
162605	9074	1626059074	122493.78	58586.47	R-4	
162605	9077	1626059077	90348.86	0	R-4	
162605	9080	1626059080	44500.54	29515.74	R-4	
162605	9083	1626059083	129562.46	38697.43	R-4	
162605	9086	1626059086	43737.50	17934.23	R-4	
162605	9107	1626059107	90668.97	32339.7123525	R-4	
162605	9111	1626059111	41615.19	9820.30	R-4 ✓	TRIAD Comments
162605	9115	1626059115	73472.30	14576.7327606	R-4 ✓	Four entries conflicting numbers
162605	9115	1626059115	14576.67	65846.5116141	R-4	
162605	9115	1626059115	14576.67	14576.7327606	R-4 ✓	
162605	9115	1626059115	73472.30	65846.5116141	R-4 ✓	
162605	9116	1626059116	36112.43	26796.29	R-4	
162605	9117	1626059117	82264.29	25291.8035246	R-4 ✓	
162605	9118	1626059118	187025.92	43245.72	R-4 ✓	
162605	9121	1626059121	45025.88	0	R-4	
182750	0130	1827500130	5602.45		R-6	
192730	0250	1927300250	62889.23	55.15	GB	
210600	0040	2106000040	14746.58	0	CBD	
222605	9011	2226059011	394889.16	270709.885274	R-4 ✓	
222605	9012	2226059012	55707.14	50794.5999366	R-4 ✓	Two entries
222605	9012	2226059012	6913.59	50794.5999366	R-4 ✓	
222605	9029	2226059029	232633.58		R-4 ✓	
222605	9032	2226059032	512901.77	1693.74	I	
222605	9036	2226059036	196076.95	196077.815467	R-4 ✓	
222605	9044	2226059044	439909.49	331607.720922	R-4 ✓	
222605	9047	2226059047	13155.22	0	I	
222605	9063	2226059063	67613.29	6746.60	R-4 ✓	Two entries
222605	9063	2226059063	67613.29	67613.56	R-4 ✓	
222605	9064	2226059064	135280.67	528.621882397	R-4 ✓	Two entries
222605	9064	2226059064	135280.67	135281.214492	R-4 ✓	
222605	9076	2226059076	503524.87	369862.411916	R-4 ✓	
222605	9081	2226059081	132610.51	29717.4680487	R-4 ✓	
222605	9084	2226059084	57191.31	41028.05	TBD	
222605	9085	2226059085	292460.78	292461.94	R-4 ✓	
222605	9087	2226059087	746363.26	161947.527621	R-4 ✓	
222605	9088	2226059088	710465.97	258020.17	R-4 ✓	

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Redevelop Resi	Unknown	1	Unknown	383000	2
Redevelop Resi	Unknown	1	Unknown	340000	2
Redevelop Resi	Unknown	1	Unknown	191000	2
Redevelop Resi	Unknown	1	Unknown	202000	2
Redevelop Resi	Unknown	1	Unknown	393000	2
Redevelop Resi	Unknown	1	Unknown	234000	2
Redevelop Resi	Unknown	1	Unknown	234000	2
Redevelop Resi	Unknown	1	Unknown	266000	2
Vacant Comme	Unknown	0	Unknown	566000	316
Redevelop Resi	Unknown	1	Unknown	319000	2
Redevelop Resi	Unknown	1	Unknown	319000	2
Redevelop Resi	Unknown	1	Unknown	266000	2
Redevelop Resi	Unknown	1	Unknown	148000	2
Redevelop Resi	Unknown	1	Unknown	351000	2
Redevelop Resi	Unknown	1	Unknown	234000	2
Vacant Reside	Unknown	0	Unknown	266000	300
Redevelop Resi	Unknown	1	Unknown	234000	2
Vacant Reside	Unknown	0	Unknown	117000	300
Vacant Reside	Unknown	0	Unknown	117000	300
Vacant Reside	Unknown	0	Unknown	117000	300
Vacant Reside	Unknown	0	Unknown	117000	300
Redevelop Resi	Unknown	1	Unknown	138000	2
Vacant Reside	Unknown	0	Unknown	250000	300
Redevelop Resi	Unknown	1	Unknown	446000	2
Redevelop Resi	Unknown	1	Unknown	234000	2
Vacant Reside	Unknown	0	Unknown	1000	300
Vacant Comme	Unknown	0	Unknown	634100	316
Vacant Mixed	Unknown	0	Unknown	248200	309
Vacant Reside	Unknown	0	Unknown	921000	300
Vacant Reside	Unknown	0	Unknown	119000	300
Vacant Reside	Unknown	0	Unknown	119000	300
Vacant Reside	Unknown	0	Unknown	720000	300
Redevelop Co	Unknown	0	Unknown	3701700	245
Vacant Reside	Unknown	0	Unknown	73000	300
Vacant Reside	Unknown	0	Unknown	478000	300
Redevelop Co	Unknown	0	Unknown	100500	9
Redevelop Resi	Unknown	1	Unknown	177000	2
Redevelop Resi	Unknown	1	Unknown	177000	2
Vacant Reside	Unknown	0	Unknown	227000	300
Vacant Reside	Unknown	0	Unknown	227000	300
Vacant Reside	Unknown	0	Unknown	255400	300
Vacant Reside	Unknown	0	Unknown	65300	300
Vacant Mixed	Unknown	0	Unknown	0	300
Redevelop Resi	Unknown	1	Unknown	373000	2
Vacant Reside	Unknown	0	Unknown	444000	300
Redevelop Resi	Unknown	1	Unknown	1730000	2

TAXPAYERNA
BOWERS NOR
LINARELLI DO
EHLE MICHAEL
BROOKS ERN
SNYDER HOW
CANTRICK AN
BRUNSON GL
MITCHELL J P
YOUNG CORP
EDWARDS ST
STANFIELD J
EPP HENRY
ROCKWELL RI
SCHUSTER E
ROLOFF RIAN
TEUFEL WILLI
BAFUS JEFFR
UDRIS MAIJA
UDRIS MAIJA
UDRIS MAIJA
UDRIS MAIJA
QUINDT ROBE
QUINDT ROBE
CONNELLY ST
MEUCCI GAR
WOODINVILLE
CLEARWATER
DOWNTOWN
WERTHEIMER
WERTHEIMER
WERTHEIMER
WERTHEIMER
STIMSON LAN
PUGET SOUN
STIMSON LAN
STIMSON LAN
MUELLER M J
MUELLER M J
MUELLER MIC
MUELLER MIC
STIMSON LAN
STIMSON LAN
KING COUNTY
JORGENSEN
STIMSON LAN
WERTHEIMER

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
222605	9096	2226059096	748396.05	324963.26	I
222605	9100	2226059100	293340.64	292362.27	R-4✓
222605	9111	2226059111	26808.68		TBD
222605	9112	2226059112	109614.27	0	TBD
222605	9113	2226059113	53057.40	6380.15	TBD
222605	9114	2226059114	158956.98	0	TBD
273863	0010	2738630010	13008.54	9377.43002659	R-6
273863	0020	2738630020	5091.68		R-6
273863	0040	2738630040	6080.69		R-6
273863	0050	2738630050	5290.58		R-6
273863	0060	2738630060	6422.38	297.063971316	R-6
273863	0070	2738630070	5224.61		R-6
273863	0080	2738630080	5269.18		R-6
273863	0090	2738630090	7887.22	3115.26205293	R-6
273863	0100	2738630100	6702.73	2767.23056059	R-6
273863	0110	2738630110	6341.41	2779.30997841	R-6
273863	0130	2738630130	5092.03	1630.93367114	R-6
324450	0020	3244500020	98657.52	27179.68	R-1
324450	0022	3244500022	99538.34	6709.80	R-1
324450	0025	3244500025	98291.38	0	R-1
324450	0060	3244500060	46368.34		R-1
324450	0066	3244500066	42354.98		R-1
324450	0072	3244500072	205880.95	0	R-1
324450	0077	3244500077	107113.85	32965.06	R-1
324450	0079	3244500079	134623.54	39308.5358385	R-1
324450	0088	3244500088	147125.19	116.930079916	R-1
324450	0117	3244500117	55932.45	33969.5741457	R-1
324450	0125	3244500125	227661.70	37079.22	R-1
324450	0140	3244500140	127963.60	0	R-1
324450	0153	3244500153	91405.02	0	R-1
324450	0161	3244500161	84040.07	263.594004513	R-1
324450	0165	3244500165	191798.51	34283.36	R-1
324450	0170	3244500170	129987.95	32596.13	R-1
324450	0171	3244500171	95197.27	22218.32	R-1
324450	0175	3244500175	196178.99	16404.71	R-1
324450	0180	3244500180	196466.27	0	R-1
340470	0202	3404700202	31979.59	25143.04	TBD
340470	0205	3404700205	429268.77	97.0011655309	TBD
340470	0217	3404700217	6860.68	0	NB
387648	0370	3876480370	8343.76		R-6
404590	0020	4045900020	125589.86	14143.17	R-1
404590	0038	4045900038	16265.90		R-1
404590	0065	4045900065	17734.65		R-1
404590	0100	4045900100	92089.00	9684.89	R-1
404590	0121	4045900121	34164.78		R-1
404590	0130	4045900130	29860.70		R-1



TAXPAYERNA
STIMSON LAN
BIGELOW JOH
WATERMAN R
WOODINVILLE
WOODINVILLE
WOODINVILLE
KULICZKOWS
PRECISION H
BAHL ANUJ+S
PRECISION H
PRECISION H
CONEY J DAR
WATSON STE
MCCOY NATH
PREMIER PAC
ADAMS JON C
KELLER PHYL
MISSLER LEO
OSTROM LAR
WETTER DOU
MCKILLOP DO
MCKILLOP DO
STOUT PHILLI
MINNEHAN MI
BENDER JOH
SUN DANNY D
BELLIZZI ANT
POOLE MICHA
DAHL PAUL E
JORDAN A B
KING COUNTY
WATERMAN P
KOCH-GORMA
KING COUNTY
CAMANDONA
DEVINE STEV
TOOMBS ROB
ZANDER VER
BRENTON PE
STRAND RICH

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
421525	0590	4215250590	18987.98	7651.07333438	R-1
553650	0400	5536500400	14813.64	11197.8635056	R-4✓
571160	0020	5711600020	60817.88	0	I
610400	0020	6104000020	35583.42	6866.30	R-8
610400	0030	6104000030	35535.19	6824.02	R-8
610400	0040	6104000040	35487.23	6777.64	R-8
610400	0050	6104000050	35407.55	6737.01	R-8
610400	0060	6104000060	35635.45	2622.99	R-8
610400	0070	6104000070	79628.14	18.90	R-8
610400	0080	6104000080	38842.75	0	R-8
664110	0080	6641100080	39162.69	0	I
664110	0090	6641100090	66422.45	0	I
664110	0100	6641100100	68153.67	0	I
697997	0010	6979970010	5854.13		R-4✓
697997	0080	6979970080	5064.94		R-4✓
697997	0090	6979970090	6691.57		R-4✓
697997	0210	6979970210	9809.60		R-4✓
721480	0030	7214800030	23003.30	0	R-6
721480	0100	7214800100	30943.79	5645.85	R-4✓
721480	0360	7214800360	19524.28	0	R-6
721480	0410	7214800410	18518.88	9279.19	R-6
721480	0420	7214800420	19838.46	8273.43	R-6
721480	0430	7214800430	19125.72	2975.95	R-6
721480	0450	7214800450	18404.71	3341.77	R-6
721480	0610	7214800610	19791.92	0	R-6
721480	0650	7214800650	22548.59	0	R-6
721480	0660	7214800660	24018.01	0	R-6
721480	0670	7214800670	19182.32	0	R-6
721480	0680	7214800680	24532.13	0	R-6
721481	0030	7214810030	21557.82	1822.29	R-6
721482	0080	7214820080	20799.79	13690.14	R-6
721482	0460	7214820460	22875.56	0	R-6
721482	0640	7214820640	20336.90	19828.30	R-6
726910	0006	7269100006	25029.88	14876.6066801	CBD
726910	0030	7269100030	6813.34	6760.30	CBD
726910	0035	7269100035	19923.63	18655.29	CBD
726910	0047	7269100047	130928.29	0	I
726910	0051	7269100051	32666.30	368.39	I
726910	0052	7269100052	11242.21	0	I
726910	0085	7269100085	18712.66		CBD
726910	0089	7269100089	28854.25	0	I
726910	0091	7269100091	13964.94	0	I
726910	0093	7269100093	14939.92	0	I
726910	0094	7269100094	14034.97		CBD
785996	0230	7859960230	12061.77		R-6
785996	0330	7859960330	11479.90		R-6

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Vacant Reside	Unknown	0	Unknown	1000	300
Vacant Reside	Unknown	0	Unknown	150000	300
Vacant Comme	Unknown	0	Unknown	475500	316
Redevelop Resi	Unknown	1	Unknown	365000	2
Redevelop Resi	Unknown	1	Unknown	365000	2
Redevelop Resi	Unknown	1	Unknown	365000	2
Redevelop Resi	Unknown	1	Unknown	365000	2
Redevelop Resi	Unknown	1	Unknown	309000	2
Redevelop Resi	Unknown	1	Unknown	421000	2
Redevelop Resi	Unknown	1	Unknown	365000	2
Redevelop Co	Unknown	0	Unknown	504900	223
Redevelop Co	Unknown	0	Unknown	536000	195
Redevelop Co	Unknown	0	Unknown	559200	195
Vacant Reside	Unknown	0	Unknown	79000	300
Vacant Reside	Unknown	0	Unknown	90000	300
Vacant Reside	Unknown	0	Unknown	90000	300
Vacant Reside	Unknown	0	Unknown	90000	300
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	125000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	140000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Resi	Unknown	1	Unknown	135000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Mix	Unknown	0	Unknown	460800	171
Vacant Mixed	Unknown	0	Unknown	55200	309
Vacant Mixed	Unknown	0	Unknown	156800	309
Vacant Comme	Unknown	0	Unknown	1184400	316
Redevelop Co	Unknown	0	Unknown	292500	246
Vacant Comme	Unknown	0	Unknown	130900	316
Redevelop Mix	Unknown	0	Unknown	485800	101
Vacant Comme	Unknown	0	Unknown	261000	316
Redevelop Co	Unknown	0	Unknown	244800	223
Redevelop Co	Unknown	0	Unknown	226500	195
Redevelop Mix	Unknown	0	Unknown	312400	163
Vacant Reside	Unknown	0	Unknown	142000	300
Vacant Reside	Unknown	0	Unknown	1000	300

TAXPAYERNA
KING COUNTY
CAMWEST DE
JONES NIGEL
MORKEN DON
SORENSEN B
REDMAN/ CJ
LEE THOMAS
TRUJILLO JOS
RHULE KENN
GOLDSMITH S
WEST COVE L
ORDAL ROBE
ORDAL ROBE
OLYMPIC SOU
OLYMPIC SOU
OLYMPIC SOU
OLYMPIC SOU
STEEB DAVID
WALSH GREG
KIMERER JOH
WILLIAMS JA
VANWORMER
LAWSON DAVI
CONNELL JAM
HELLER ALAN
GILL DEBRA L
HESSELGRAV
MORRIS MAR
HENRY ROSS
HUNTER DAVI
VON DERAU H
GUTMANN PE
BOGUE BRIAN
GOSSAN EDIT
THAYER THE
THAYER THE
ABP WA LLC
STANTON JAC
STANTON JO
BEUSLINCH R
ABP WA LLC
WHITAKER M
BROWER PRO
G C W CO INC
BROUSSARD
WOODINVILLE

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
803100	0010	8031000010	178997.52	14760.88	R-1
807870	0010	8078700010	431818.90	0	R-1
814150	0010	8141500010	38269.62	20613.83	R-6
814150	0020	8141500020	39863.76	27256.75	R-6
814150	0030	8141500030	45327.78	35628.55	R-6
814150	0040	8141500040	60695.29	49707.58	R-6
814150	0050	8141500050	50930.77	40210.86	R-6
814150	0060	8141500060	28528.20	9115.70	R-6
923843	0610	9238430610	110197.90	16641.89	R-1
923843	0630	9238430630	117708.93	0	R-1
923843	0700	9238430700	93217.98	0	R-1
946590	0010	9465900010	46759.35	46759.54	R-4✓
946590	0070	9465900070	31423.73	98.26	R-4✓
946590	0080	9465900080	36151.54	9673.41	R-4✓
946590	0090	9465900090	33478.36	12953.14	R-4✓
946590	0100	9465900100	27497.98	7031.67	R-4✓
946591	0190	9465910190	18289.52	3136.08	R-6
951650	0300	9516500300	42162.40	26374.4548597	R-6
951650	0310	9516500310	72070.23	52120.9914877	R-6
951710	0005	9517100005	56620.56	16824.7606281	R-48/O
951710	0018	9517100018	14852.07	772.49316364	CBD
951710	0025	9517100025	21253.00		CBD
951710	0050	9517100050	38046.76		CBD
951710	0058	9517100058	68549.08		CBD
951710	0080	9517100080	22491.42	0	CBD
951710	0081	9517100081	39409.54		CBD
951710	0085	9517100085	38832.43		CBD
951710	0090	9517100090	24661.83	0	CBD
951710	0101	9517100101	18623.76	0	CBD
951710	0105	9517100105	110560.18		CBD
951710	0140	9517100140	77415.57		CBD
951710	0170	9517100170	22759.85		CBD
951710	0190	9517100190	89452.83	36192.25	GB
951710	0195	9517100195	63321.09	25801.95	GB
951710	0210	9517100210	127340.31	65771.43	GB
951710	0220	9517100220	99295.51	99295.90	GB
951710	0227	9517100227	10739.69	10166.28	GB
951710	0262	9517100262	39882.25	65413.21	GB
951710	0266	9517100266	165025.11	60899.87	GB
951710	0268	9517100268	49601.88	8534.24	GB
951710	0270	9517100270	112678.27	48670.33	GB
951710	0271	9517100271	103276.26	59309.90	GB
951710	0275	9517100275	35732.16	0	GB
951710	0276	9517100276	511710.55	304035.62	GB
951720	0120	9517200120	21029.25	0	R-6
951720	0160	9517200160	22887.16	12933.56	R-6

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Redevelop Resi	Unknown	1	Unknown	218000	0
Redevelop Resi	Unknown	1	Unknown	388000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Resi	Unknown	1	Unknown	165000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Resi	Unknown	1	Unknown	142000	2
Redevelop Resi	Unknown	1	Unknown	225000	2
Redevelop Resi	Unknown	1	Unknown	225000	2
Redevelop Resi	Unknown	1	Unknown	222000	2
Redevelop Resi	Unknown	1	Unknown	170000	2
Redevelop Resi	Unknown	1	Unknown	159000	2
Redevelop Resi	Unknown	1	Unknown	159000	2
Redevelop Resi	Unknown	1	Unknown	159000	2
Redevelop Resi	Unknown	1	Unknown	159000	2
Redevelop Resi	Unknown	1	Unknown	148000	2
Vacant Reside	Unknown	0	Unknown	10000	300
Vacant Reside	Unknown	0	Unknown	2000	300
Vacant Reside	Unknown	0	Unknown	444800	316
Redevelop Mix	Unknown	0	Unknown	335100	9
Redevelop Mix	Unknown	0	Unknown	406000	190
Redevelop Mix	Unknown	0	Unknown	752100	101
Redevelop Mix	Unknown	0	Unknown	1167300	171
Vacant Mixed	Unknown	0	Unknown	261100	309
Redevelop Mix	Unknown	0	Unknown	707200	101
Redevelop Mix	Unknown	0	Unknown	764900	171
Vacant Mixed	Unknown	0	Unknown	285700	309
Vacant Mixed	Unknown	0	Unknown	223500	309
Redevelop Mix	Unknown	0	Unknown	1873500	195
Redevelop Mix	Unknown	0	Unknown	1379900	96
Redevelop Mix	Unknown	0	Unknown	517500	162
Redevelop Co	Unknown	0	Unknown	1157900	195
Redevelop Co	Unknown	0	Unknown	823600	195
Redevelop Co	Unknown	0	Unknown	1636800	246
Vacant Comme	Unknown	0	Unknown	149600	316
Redevelop Co	Unknown	0	Unknown	32700	159
Vacant Comme	Unknown	0	Unknown	133700	316
Redevelop Co	Unknown	0	Unknown	1266600	223
Redevelop Co	Unknown	0	Unknown	643900	195
Redevelop Co	Unknown	0	Unknown	902100	195
Redevelop Co	Unknown	0	Unknown	913400	246
Vacant Comme	Unknown	0	Unknown	285700	301
Vacant Comme	Unknown	0	Unknown	3670000	316
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	119000	2

TAXPAYERNA
KOESTER DO
JUSSEL JAME
HENDERSON
CLAPHAM MA
LA MARCHE R
BAER SUSAN
SEPPA DAVID
SHERMAN AL
SCHULTZ MAT
METCALFE LE
FREUDENBER
CATHERWOO
KIM JOHN+SU
LIAO JACK+JE
OUK KORP &
CHI MARK F+
BACH MARK
WOODINVILLE
BRADLEY ARI
DATA & STAF
GORDON LAW
KRAFT SNO-
TRF EQUITIES
WHATMORE C
WOODINVILLE
WOODINVILLE
CEDAR ENTE
SPADY RICHA
SPADY RICHA
SPADY RICHA
WOODGATE A
U S BANK
KPM COGAN L
WHITESCARV
GONZALES D
STATE OF WA
SHANNON PA
WBC #1 LP C/
SMICO DEVEL
LAKEPOINTE I
DEYOUNG LO
BDM-LLC
PLYWOOD SU
PLYWOOD SU
AHLREP JAME
PEDERSEN J

MAJOR	MINOR	PIN	GROSSSQFT	CRITAREA	ZONING
951720	0170	9517200170	19315.62	9579.83	R-6
951720	0220	9517200220	18462.75	6952.33	R-6
951720	0230	9517200230	55966.91	32154.24	R-6
951720	0240	9517200240	18868.14	6825.74	R-6
951720	0250	9517200250	29105.06	16811.28	R-6
951720	0310	9517200310	18328.16	11158.29	R-6
951720	0320	9517200320	31027.12	17812.60	R-6
951720	0330	9517200330	37055.73	23560.60	R-6
951720	0340	9517200340	18197.69	7423.15	R-6
951730	0090	9517300090	18234.83	0	R-6
951730	0100	9517300100	20719.50	0	R-6
951730	0110	9517300110	20666.87	0	R-6
951730	0150	9517300150	21027.75	3878.10	R-6
951730	0190	9517300190	20745.09	1820.40	R-6
951730	0200	9517300200	18341.46	2513.05	R-6
951730	0220	9517300220	20800.81	3404.71	R-6
951730	0230	9517300230	22924.93	3401.28	R-6
951760	0060	9517600060	488296.63	338754.048517	CBD
951810	0025	9518100025	8747.39		CBD
951810	0050	9518100050	3040.07	0	CBD
951810	0055	9518100055	4562.04	0	CBD
951810	0059	9518100059	2521.39		CBD
951810	0062	9518100062	1258.71	0	P/I
951810	0070	9518100070	18468.18	12417.0841673	CBD
951810	0100	9518100100	5582.89	5582.91523592	CBD
951810	0110	9518100110	5694.68	5694.69845794	CBD
951810	0120	9518100120	5498.80	5498.82112005	CBD
951810	0125	9518100125	13826.09	8727.79	CBD
951810	0180	9518100180	27707.01	27707.12	R-4 ✓
951810	0215	9518100215	6512.09	6512.12	CBD
951810	0220	9518100220	4068.50	4068.51	CBD
951810	0235	9518100235	66078.66	65124.02	R-4 ✓
951810	0265	9518100265	8714.26	0	CBD
951810	0280	9518100280	8828.16	1373.22	CBD
951810	0305	9518100305	4561.42	3662.40	CBD
956075	0120	9560750120	5897.09	0	I
956080	0160	9560800160	18144.46	0	R-6
956220	0290	9562200290	111124.87	93860.00	R-1
956220	0330	9562200330	187198.65	161779.18	R-1

STATUS	PLANNEDUSE	DWELLUNIT	NRFLRAREA	APPRLAND	PRESENTUSE
Redevelop Resi	Unknown	1	Unknown	129000	2
Redevelop Resi	Unknown	1	Unknown	125000	2
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	119000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Resi	Unknown	1	Unknown	113000	2
Redevelop Resi	Unknown	1	Unknown	113000	2
Redevelop Resi	Unknown	1	Unknown	113000	2
Redevelop Resi	Unknown	1	Unknown	113000	2
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Mix	Unknown	0	Unknown	8537600	96
Redevelop Mix	Unknown	0	Unknown	190000	101
Vacant Mixed	Unknown	0	Unknown	75000	309
Vacant Mixed	Unknown	0	Unknown	100000	309
Redevelop Mix	Unknown	0	Unknown	85000	6
Redevelop Co	Unknown	0	Unknown	45000	172
Redevelop Mix	Unknown	0	Unknown	342000	188
Redevelop Mix	Unknown	0	Unknown	106000	6
Redevelop Mix	Unknown	0	Unknown	106000	6
Redevelop Mix	Unknown	0	Unknown	106000	6
Vacant Mixed	Unknown	0	Unknown	73900	301
Redevelop Resi	Unknown	1	Unknown	234000	2
Vacant Mixed	Unknown	0	Unknown	76500	301
Vacant Mixed	Unknown	0	Unknown	39000	301
Redevelop Resi	Unknown	1	Unknown	234000	2
Vacant Mixed	Unknown	0	Unknown	180000	301
Vacant Mixed	Unknown	0	Unknown	180000	309
Vacant Mixed	Unknown	0	Unknown	96000	309
Vacant Comme	Unknown	0	Unknown	1000	316
Redevelop Resi	Unknown	1	Unknown	134000	2
Redevelop Resi	Unknown	1	Unknown	267000	2
Redevelop Resi	Unknown	1	Unknown	328000	2

TAXPAYERNA
MALLAMO NIN
KEENAN NEIL
PEARSON DO
RANSOM RAN
WATTS LAWR
SAMBROOK J
OLSSON LAR
SKUBIC JAME
SADRI RACHE
SQUILLACEE-
EBNETER AR
TROLIO FRED
FRYE LOWEL
FRENCH RON
HOUSEKEEPE
LAWS THOMA
HENDRY JEN
BIT HOLDING
BANG KYU CH
BAXTER AIR
CARRUTHERS
BENSON LEO
WOODINVILLE
WESTPOINT P
GHODDOUSSI
BATE BRIAN+
BATE BRIAN+
GHODDOUSSI
TAYLOR MILT
WIL L C
WIL L C
BOWEN WAY
RIVERVIEW E
RYAN DANIEL
RYAN DANIEL
KING COUNTY
PROTHMAN C
BROWN KEIT
GIANT STANL

Triad Associates  
Memorandum Dated November 30, 2007  
To: Rich Hill  
From: Ericka Jensen  
Re: City of Woodinville Buildable Lands Report  
Triad Job No.: 03208, 03-248

## Attachment V

Table 1: Single-Family Subdivision Plats (2001-2005)

A	B	C	D	E	F	G	H	I	J
Zoning	Year Recorded	Plat Name or ID	Gross Area Acres	Critical Areas Acres	ROWs Acres	Public Purposes Acres	Net Area Acres	Number Lots	Achieved Net Density Lots/Acre
							D-E-F-G		I/H
R-1	2002	Thomas Short Plat	2.26	0.06	0.22	0.11	1.87	2	1.07
R-1	2002	Oppen Short Plat	1.87	0.01	0.19	0.09	1.58	2	1.27
R-1	2002	Campbell Short Plat	4.62	0.62	0.40	0.20	3.40	4	1.18
R-1	2002	Hoffin Short Plat	4.27	0.00	0.43	0.21	3.63	4	1.10
R-1	2004	Warren Short Plat	2.20	0.00	0.04	0.00	2.16	2	0.93
R-1	2004	Mudrovich Short Plat	2.23	0.00	0.16	0.00	2.07	2	0.97
R-1	2004	Nolan Woods Final Plat	8.84	0.84	1.23	0.00	6.77	8	1.18
R-1	2004	Harper Short Plat	2.40	0.21	0.00	0.33	1.86	2	1.08
R-1 (Total)			28.69	1.74	2.66	0.95	23.34	26	1.11
ROW / PP %s*					9.9%	3.5%			
R-4	2003	Miller's Ridge	15.80	7.46	1.64	1.61	5.09	40	7.86
R-4	2004	Ryan Short Plat	5.09	0.75	0.94	0.00	3.40	3	0.88
R-4	2005	Quail Ridge Heights	10.45	4.26	1.02	1.26	3.91	30	7.67
R-4 (Total)			31.34	12.47	3.60	2.87	12.40	73	5.89
ROW / PP %s*					19.1%	15.2%			
R-6	2002	A Summer Place	1.50	0.02	0.15	0.07	1.26	7	5.56
R-6	2002	Boehmer Short Plat	0.99	0.51	0.05	0.02	0.41	4	9.83
R-6	2003	Tanglin Ridge Phase I	9.00	0.00	2.01	0.32	6.67	32	4.80
R-6	2003	AmberLane	2.18	0.00	0.64	0.00	1.54	8	5.19
R-6	2003	Crescent Court	2.52	0.00	0.37	0.13	2.02	12	5.94
R-6	2003	Georgian Heights Phase I and II	8.26	3.90	0.88	0.26	3.22	38	11.80
R-6	2004	Sonoma Place Final Plat	6.60	0.00	2.47	0.26	3.87	32	8.27
R-6	2004	Mumm Short Plat	0.30	0.00	0.03	0.00	0.27	2	7.41
R-6	2004	Casswood Estates	2.47	0.00	0.34	0.00	2.13	12	5.63
R-6	2005	Georgian Heights Phase III	2.69	0.17	0.25	0.43	1.84	14	7.61
R-6	2005	Norman Court	2.48	0.00	0.54	0.14	1.80	12	6.67
R-6 (Total)			38.99	4.60	7.73	1.64	25.03	173	6.91
ROW / PP %s*					22.5%	4.8%			
All Zones			99.02	18.81	13.99	5.46	60.77	272	4.48
ROW / PP %s*					17.4%	6.8%			

\* Calculated as F or G / (D-E)

Table 2: Single-Family Building Permits (2001-2005)\*

A	B	C	D	E
Zoning	Year Issued	Land Area	Number Units	Achieved Net Density
		Acres	DUs	DUs/Acre
				D/C
R-1	2001	3.72	5	1.34
R-1	2002	8.80	10	1.14
R-1	2003	5.66	8	1.41
R-1	2004	15.54	16	1.03
R-1	2005	4.97	7	1.41
R-1 (Total)		38.69	46	1.19
R-4	2004	4.82	39	8.09
R-4	2005	2.80	29	10.36
R-4 (Total)		7.62	68	8.92
R-6	2001	0.46	2	4.33
R-6	2002	0.93	6	6.45
R-6	2003	4.31	29	6.73
R-6	2004	12.56	91	7.25
R-6	2005	6.98	43	6.16
R-6 (Total)		25.24	171	6.77
R-8	2002	5.35	70	13.08
R-18	2001	0.14	1	7.26
All Zones		77.04	356	4.62

\*Summary data.

Table 3: Multifamily Residential Building Permits, Including Residential Portions of Mixed-Use Projects (2001-2005)

A	B	C	D	E	F	G	H	I	J
Zoning	Year Issued	Project Name*	Gross Area	Critical Areas	ROWs	Public Purposes	Net Area	Number Units	Achieved Net Density
			Acres	Acres	Acres	Acres	Acres	DUs	DUs/Acre
							D-E-F-G		I/H
R8	2001	GREENBRIER	6.47	1.93	0.45	0.23	3.86	50	12.96
ROW / PP %s**					10.0%	5.0%			
CBD	2002	Creekside Gardens*	1.02	0.05	0.10	0.05	0.82	48	58.53
CBD	2004	The Creekside Phase II	1.41	0.35	0.12	0.00	0.94	43	45.74
CBD (Total)			2.43	0.40	0.22	0.05	1.76	91	51.70
ROW / PP %s**					10.7%	2.4%			
All Zones			8.90	2.33	0.67	0.28	5.62	141	25.10
ROW / PP %s**					10.2%	4.2%			

\* Flag mixed-use projects with \*\*\*

\*\* Calculated as F or G / (D-E)

Table 4: Residential Achieved Densities (2001-2005)—Consolidation by Zone

A	B	C	D	E	F	G
Zoning	SF Lots	SF Units	Basis for SF Densities	MF Units	Total Net Acres (SF + MF)	Overall Achieved Net Density
	<i>From Table 1</i>	<i>From Table 2</i>	<i>Plats or Pmts</i>	<i>From Table 3</i>	<i>From Tables 1 or 2 and 3</i>	<i>(B+E)/F or (C+E)/F</i>
R-1	26	46	Plats		23.34	1.11
R-4	73	68	Plats		12.40	5.89
R-6	173	171	Plats		25.03	6.91
R-8		70	Pmts	50	9.21	13.03
R-18		1	Pmts		0.14	7.26
CBD				91	1.76	51.70

Table 5: Miscellaneous New Units and Demolitions (2001-2005)

Year Issued	Number of Replacement Units	Number of ADUs	Number of Units Added through Conversion	Single-Family Units Demolished	Multifamily Units Demolished
2001					
2002					
2003				2	6
2004				6	6
2005				8	8
Total				16	20

Table 6: Commercial and Industrial Building Permits, Including Commercial Portions of Mixed-Use Projects (2001-2005)

A	B	C	D	E	F	G	H	I	J	K
Zoning	Year Issued	Project Name*	Gross Site Area	Critical Areas	ROWs	Public Purposes	Net Site Area	Net Site Area	Floor Area	Achieved Net FAR
			Acres	Acres	Acres	Acres	Acres	Sq. Ft.	Sq. Ft.	
							D-E-F-G	H*43560		J/I
<b>COMMERCIAL</b>										
CBD	2001	TRF Pacific	2.17	0.00	0.22	0.11	1.85	80,423	42,387	0.53
CBD	2002	Creekside Gardens*	0.39	0.02	0.04	0.02	0.32	13,892	15,827	1.14
CBD	2002	First Mutual Bank	0.26	0.00	0.03	0.01	0.22	9,627	3,046	0.32
CBD	2002	Ruby's Diner	0.43	0.00	0.04	0.02	0.37	16,075	4,995	0.31
CBD	2003	WOODINVILLE PLAZA	0.65	0.00	0.00	0.00	0.65	28,314	5,167	0.18
CBD (Total)			3.91	0.02	0.32	0.16	3.41	148,331	71,422	0.48
ROW / PP %s**					8.3%	4.2%				
GB	2001	Ride Motorsports/New Shell building	1.06	0.00	0.11	0.05	0.90	39,181	12,000	0.31
GB	2003	WOODINVILLE BUSINESS CENTER #1 PHASE III	0.94	0.13	0.00	0.04	0.77	33,541	15,441	0.46
GB	2003	WOODINVILLE BUSINESS CENTER #1 PHASE IV	1.14	0.16	0.00	0.04	0.94	40,946	15,441	0.38
GB	2005	K & M Autobody	0.77	0.34	0.00	0.04	0.39	16,988	3,592	0.21
GB (Total)			3.91	0.63	0.11	0.17	3.00	130,657	46,474	0.36
ROW / PP %s**					0.03	0.05				
Commercial Sub-Total			7.82	0.65	0.43	0.33	6.40	278,988	117,896	0.42
ROW / PP %s**					6.0%	4.7%				
<b>INDUSTRIAL</b>										
I	2002	Nobo Business Park	2.53	0.00	0.25	0.13	2.15	93,744	31,950	0.34
I	2003	WASTE MANAGEMENT	6.50	0.27	0.00	0.12	6.11	268,152	84,408	0.32
I	2003	WOODINVILLE LUMBER	2.32	0.38	0.00	0.00	1.94	84,506	25,000	0.30
I	2005	Appian Storage	1.09	0.00	0.00	0.00	1.09	47,480	4,980	0.10
I (Total)			12.44	0.65	0.25	0.25	11.29	491,882	146,338	0.30
ROW / PP %s**					0.0%	0.0%				
Industrial Sub-Total			12.44	0.65	0.25	0.25	11.29	491,882	146,338	0.30
ROW / PP %s**					0.0%	0.0%				
All Zones			20.26	1.30	0.68	0.58	17.70	770,870	264,234	0.34
ROW / PP %s**					3.6%	3.1%				

\* Flag mixed-use projects with \*\*\*

\*\* Calculated as F or G / (D-E)

Table 7: Assumed Future Residential Densities

A	B	C	
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation for Differences Between B and C
	<i>Tbl 4 Col G</i>		
R-1	1.11	1.11	
R-4	5.89	5.89	
R-6	6.91	6.91	
R-8	13.03	8	Seems a bit high. Check with staff.
R-18	7.26	16	Based on one SF permit. Seems low. Check with staff.
R-24	20	20	
CBD	51.7	51.7	
TB	0	35	mu dev
R-48/O	0	48	Insert note.

Table 9: Achieved and Assumed Future Shares of Residential and Commercial Development in Mixed-Use Zones\*

A	B	C	D	E	
Zoning	Achieved % of Net Land Developed Residential	Achieved % of Net Land Developed Commercial	Assumed Future % of Net Land Developed Residential	Assumed Future % of Net Land Developed Commercial	Reasons/Documentation for Differences Between B and D or C and E
CBD	34%	66%	25%	75%	Identified possible future mixed-use development: Playacom, Canterbury, CBD core area south 175th and Doug's Boats in addition to existing Creekside (& Canterbury existing as 100% residential)
TBD	0%	0%	22%	78%	2004 CPA allows residential as part of mixed-use development. Largest vacant parcel developing with mixed-use development

\* "Mixed-Use" includes all designations with capacity for both residential and employment uses.

Table 10: Vacant Residential Land Supply and Capacity (2006)

A	B	C	D	E	F	G	H	I	J
Zoning	Gross Acres	Deductions			Net Acres	Market Factor	Available Net Acres	Assumed Future Density	Housing Capacity
		Critical Areas	ROWs	Public Purposes					
		Acres	%	%		%		Dus/Ac	Units
					$(B-C)*(1-(D+E))$		$F*(1-G)$	Tbl 7 Col C	$H*I$
<b>Single-Family</b>									
R-1	98.03	3.85	10%	5%	80.05	15%	68.05	1.11	76
R-4	166.13	116.98	20%	10%	34.41	10%	30.96	5.89	182
R-6	52.17	13.05	20%	10%	27.38	15%	23.28	6.91	161
R-8	12.81	11.28	10%	5%	1.30	15%	1.11	8	9
Subtotal	329.14	145.16			143.14		123.39		428
<b>Multifamily</b>									
R-18	0.17	0.00	10%	5%	0.14	10%	0.13	16	2
Subtotal	0.17	0.00			0.14		0.13		2
<b>Total</b>	<b>329.31</b>	<b>145.16</b>			<b>143.29</b>		<b>123.52</b>		<b>430</b>

Table 11: Redevelopable Residential Land Supply and Capacity (2006)

A Zoning	B Gross Acres	C Deductions			F Net Acres	G Market Factor	H Available Net Acres	I Assumed Future Density	J Existing Units on Redevelopable Parcels	K Housing Capacity
		Critical Areas Acres	ROWs %	Public Purposes %						
					$(B-C)*(1-(D+E))$	%	$F*(1-G)$	Dus/Ac Tbl 7 Col C		Units $(H*I)-J$
<b>Single-Family</b>										
R-1	301	25.05	10%	5%	234.56	15%	199.37	1.11	70	151
R-4	91.39	37.51	10%	5%	45.80	15%	38.93	5.89	32	197
R-6	182.65	41.51	10%	5%	119.97	15%	101.97	6.91	111	594
R-8	11.19	0.69	10%	5%	8.93	15%	7.59	8	13	48
Subtotal	586.23	104.76			409.25		347.86		226	990
<b>Multifamily</b>										
Not applicable										
Total	586.23	104.76			409.25		347.86		226	990



Table 13: Redevelopable Commercial and Industrial Land Supply and Capacity (2006)

A Zoning	B Gross Acres	C, D, E Deductions			F Net Acres	G Market Factor	H Available Net Acres	I Assumed Future FAR	J Existing Floor Area on Redevelopable Parcels	K Floor Area Capacity	L Floor Area per Employee	M Employment Capacity
		C Critical Areas Acres	D ROWs %	E Public Purposes %								
					$(B-C)*(1-(D+E))$		$F*(1-G)$	Tbl 8 Col C		Sq. Ft.	Sq. Ft.	Jobs
										$(H*I*43560)-J$		K/L
<b>Commercial</b>												
GB	58.41	21.97	10%	5%	30.97	15%	26.33	0.36	92,228	320,636	550	583
NB	17.5	1.06	10%	5%	13.97	15%	11.88	0.24	3,240	120,936	475	255
O	1.28	0	10%	5%	1.09	15%	0.92	0.3	-	12,085	325	37
Subtotal	77.19	23.03			46.04		39.13		95,468	453,657		875
<b>Industrial</b>												
I	141.85	41.66	10%	5%	85.16	15%	72.39	0.3	92,851	853,106	700	1,219
Total	219.04	64.69			131.20		111.52		188,319	1,306,763		2,093

Table 14: Vacant Mixed-Use Land Supply and Capacity (2006)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Zoning	Gross Acres	Deductions			Net Acres	Market Factor	Available Net Acres	Land with Residential Capacity	Assumed Future Density	Housing Capacity	Land with Commercial Capacity	Assumed Future FAR	Floor Area Capacity	Floor Area per Employee	Employment Capacity
		Critical Areas	ROWs	Public Purposes											
		Acres	%	%		%		Acres	Dus/Ac	Units	Acres		Sq. Ft.	Sq. Ft.	Jobs
					$(B-C) \cdot (1-(D+E))$		$F \cdot (1-G)$	$H \cdot (Tb1 \ 9 \ Col \ D)$	$Tb1 \ 7 \ Col \ C$	$I \cdot J$	$H \cdot (Tb1 \ 9 \ Col \ E)$	$Tb1 \ 8 \ Col \ C$	$L \cdot M \cdot 43560$		$N/O$
CBD	6.91	2.51	10%	5%	3.74	10%	3.37	0.84	51.7	44	2.52	0.48	52,784	400	132
TB	4.47	0.73	10%	5%	3.18	10%	2.86	0.63	35	22	2.23	0.48	46,661	400	117
<b>Total</b>	<b>11.38</b>	<b>3.24</b>			<b>6.92</b>		<b>6.23</b>	<b>1.47</b>		<b>66</b>	<b>4.76</b>		<b>99,446</b>		<b>249</b>

Table 15: Redevelopable Mixed-Use Land Supply and Capacity (2006)

A Zoning	B Gross Acres	D Deductions		E Public Purposes	F Net Acres	G Market Factor	H Available Net Acres	I Land with Residential Capacity	J Assumed Future Density	K Existing Units on Redevelopable Parcels	L Housing Capacity	M Land with Commercial Capacity	N Assumed Future FAR	O Existing Floor Area on Redevelopable Parcels	P Floor Area Capacity	Q Floor Area per Employee	R Employment Capacity	
		C Critical Areas	D ROWs															F Acres
					$(B-C)*(1-(D+E))$		$F*(1-G)$	$H*(Tb1 8 Col D)$	$Tb1 7 Col C$		$(I*J)-K$	$H*(Tb1 8 Col E)$	$Tb1 8 Col C$		$(M*N*43560)-O$			$P/Q$
CBD	29.13	16.20	5%	5%	11.84	15%	9.80	2.47	51.7	0	128	7.42	0.48	85,048	60,126	400	150	
TB	12.84	1.47	5%	5%	10.23	15%	8.89	1.91	35	0	87	6.78	0.48	3,240	138,554	400	346	
Total	41.97	17.67			21.87		18.59	4.39		0	195	14.20		98,288	198,679		497	

**Non-Residential Land Supply (2006)**

	Gross Area (acres)	Critical Areas (acres)	ROWs (%)	Public Purpose (%)	Market Factor (%)	Net Area (acres)
<b>Vacant Land</b>						
Commercial Zones	23.7	11.3	7%	5%	15%	9.3
Mixed-Use Zones	8.7	2.5	10%	5%	10%	4.8
Industrial Zones	72.8	24.0	7%	5%	15%	36.5
<b>Vacant Total</b>	<b>105.2</b>	<b>37.7</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>50.6</b>

<b>Redevelopable Land</b>						
Commercial Zones	77.2	23.0	10%	5%	15%	39.1
Mixed-Use Zones	31.9	13.3	5%	5%	15%	14.2
Industrial Zones	141.9	41.7	10%	5%	15%	72.4
<b>Redevelopable Total</b>	<b>250.9</b>	<b>78.0</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>125.7</b>

**Employment Capacity (2006)**

	Net Land Area (s.f.)	Assumed Future FAR	Existing Floor Area (s.f.)	Floor Area Capacity (s.f.)	Floor Area/Employee (s.f.)	Job Capacity
<b>Vacant Land</b>						
Commercial Zones	405,331	.24-.36	n/a	130,377	325-550	248
Mixed-Use Zones	207,178	0.48	n/a	99,446	400	249
Industrial Zones	1,591,022	0.3	n/a	477,307	700	682
<b>Vacant Total</b>	<b>2,203,531</b>	<b>n/a</b>	<b>n/a</b>	<b>707,129</b>	<b>n/a</b>	<b>1,179</b>

<b>Redevelopable Land</b>						
Commercial Zones	1,704,529	.24-.36	95,468	453,657	325-550	875
Mixed-Use Zones	618,682	0.48	98,288	198,679	400	497
Industrial Zones	3,153,190	0.3	92,851	853,106	700	1,219
<b>Redevelopable Total</b>	<b>5,476,401</b>	<b>n/a</b>	<b>286,607</b>	<b>1,505,443</b>	<b>n/a</b>	<b>2,590</b>

In 2006, the City of Woodinville had 105 gross acres of vacant land zoned for commercial, industrial, and mixed uses. After deductions for critical areas, public uses, and market factors, 51 acres of land suitable for development remained with capacity for 1,179 jobs under current zoning. The city also contained 251 gross acres of redevelopable land, 126 net acres of which was developable with capacity for 2,590 jobs. About half of Woodinville's employment capacity was located in industrial zones. Over two-thirds of the city's employment capacity was on redevelopable land. Overall capacity in Woodinville was for 3,769 jobs, 2,244 more than necessary to attain the job growth target of 1,525 for the remainder of the planning period (2006-2022).

**Employment Capacity (2006) vs Job Growth Target (2006-2022)**

<b>Capacity (jobs)</b>	
Commercial Zones	1,123
Mixed-Use Zones	745
Industrial Zones	1,901
Job Capacity in Pipeline	0
<b>Total Job Capacity</b>	<b>3,769</b>
Remaining Job Target (2006-2022)	1,525
<b>Surplus/Deficit Capacity</b>	<b>2,244</b>

Triad Associates  
Memorandum Dated November 30, 2007  
To: Rich Hill  
From: Ericka Jensen  
Re: City of Woodinville Buildable Lands Report  
Triad Job No.: 03208, 03-248

## Attachment X

P.	Gross SQ FT	Critical Areas	Zoning	Status	64 records
1526059067	346663.42	161815.31	R-4	Redevelop Residential	y
1626059034	134806.82	20024.65	R-4	Redevelop Residential	y
1626059035	48594.11	977.79	R-4	Redevelop Residential	y
1626059060	38053.78	6986.22	R-4	Redevelop Residential	y
1626059063	44843.3	4889.47	R-4	Redevelop Residential	y
1626059065	130400.02	51847.42	R-4	Redevelop Residential	y
1626059066	45181.98	0	R-4	Redevelop Residential	y
1626059067	44906.88	0	R-4	Redevelop Residential	y
1626059068	91694.349	71255.36	R-4	Redevelop Residential	y
1626059073	87699.06	0	R-4	Redevelop Residential	y
1626059074	122493.78	58586.47	R-4	Redevelop Residential	y
1626059077	90348.86	0	R-4	Redevelop Residential	y
1626059080	44500.54	29515.74	R-4	Redevelop Residential	y
1626059083	129562.46	38697.43	R-4	Redevelop Residential	y
1626059086	43737.5	17934.23	R-4	Redevelop Residential	y
1626059111	41615.19	9820.3	R-4	Redevelop Residential	y
1626059116	36112.43	26796.29	R-4	Redevelop Residential	y
1626059118	187025.92	43245.72	R-4	Redevelop Residential	y
1626059121	45025.88	0	R-4	Redevelop Residential	y
2226059063	67613.29	6746.6	R-4	Redevelop Residential	y
2226059063	67613.29	67613.56	R-4	Redevelop Residential	y
2226059085	292460.78	292461.94	R-4	Redevelop Residential	y
2226059088	710465.97	258020.17	R-4	Redevelop Residential	y
2226059100	293340.64	292362.27	R-4	Redevelop Residential	y
7214800100	30943.79	5645.85	R-4	Redevelop Residential	y
9465900010	46759.65	46759.54	R-4	Redevelop Residential	y
9465900070	31423.73	98.26	R-4	Redevelop Residential	y
9465900080	36151.54	9673.41	R-4	Redevelop Residential	y
9465900090	33478.36	12953.14	R-4	Redevelop Residential	y
9465900100	27497.98	7031.67	R-4	Redevelop Residential	y
9518100180	27707.01	27707.12	R-4	Redevelop Residential	
9518100235	66078.66	65124.02	R-4	Redevelop Residential	
<b>Total Acres</b>	<b>80.00002225</b>	<b>37.52502181</b>	<b>Acres</b>	<b>Buildable Land Report Table 11 total is 188.56 , 103 in critical areas Where is remaining R-4 redevelopable found?</b>	
926059124	61574.78	50977.01174	R-4	Vacant Residential	
926059139	84315.47	84315.79327	R-4	Vacant Residential	
1526059015	6315.34	0	R-4	Vacant Residential	
1526059077	189953.89	0	R-4	Vacant Residential	
1526059105	46176.16	46176.35299	R-4	Vacant Residential	
1526059119	601178.65	601181.0516	R-4	Vacant Residential	
1526059128	161186.93	161022.1738	R-4	Vacant Residential	
1526059129	31548.52	24826.37703	R-4	Vacant Residential	
1626059028	6684.26	14250.40446	R-4	Vacant Residential	
1626059028	49139.57	14250.40446	R-4	Vacant Residential	
5536500400	14813.64	11197.86351	R-4	Vacant Residential	
6979970010	5854.13	0	R-4	Vacant Residential	
6979970080	5064.94	0	R-4	Vacant Residential	
6979970090	6691.57	0	R-4	Vacant Residential	
6979970210	9809.6	0	R-4	Vacant Residential	
1626059107	90668.97	32339.71235	R-4	Vacant Residential	
1626059115	73472.3	14576.73276	R-4	Vacant Residential	Actual KC assessor square feet for parcel = 88,049 sf
1626059115	14576.67	65846.51161	R-4	Vacant Residential	On the critical area intersect map, nearly the entire parcel is within critical areas
1626059115	14576.67	14576.73276	R-4	Vacant Residential	This error is due to incorrect merge of critical area buffers- more than one type of critical area is on the site.
1626059115	73472.3	65846.51161	R-4	Vacant Residential	All critical areas should be merged into one layer, otherwise the intersect will create multiple individual parcels
1626059117	82264.29	25291.80952	R-4	Vacant Residential	
2226059011	394889.16	270709.8853	R-4	Vacant Residential	
2226059012	55707.14	50794.59994	R-4	Vacant Residential	Actual KC Assessor square feet for parcel = 63, 575
2226059012	6913.59	50794.59994	R-4	Vacant Residential	Same error as above. Needs to be recalculated
2226059029	232633.58	0	R-4	Vacant Residential	
2226059036	196076.95	196077.8155	R-4	Vacant Residential	
2226059044	439909.49	331607.7209	R-4	Vacant Residential	
2226059064	135280.67	528.6218824	R-4	Vacant Residential	Actual KC Assessor square feet fc 135809 sf
2226059064	135280.67	135281.2145	R-4	Vacant Residential	Same error as above. Needs to be recalculated
2226059076	503524.84	369862.4119	R-4	Vacant Residential	
2226059081	132610.51	29717.46805	R-4	Vacant Residential	
2226059087	746363.26	161947.5276	R-4	Vacant Residential	
	4608528.51	2823997.303			
<b>Total Acres</b>	<b>105.7972569</b>	<b>64.83005746</b>		<b>Same as Table 10 of City of Woodinville Buildable Lands Report</b>	

## Attachment X

R-6 Vacant and Redevelopable Parcels in City's GIS Summary Buildable Lands Table  
(10/08/07)

PIN	Grosssqft	Critarea	zoning	status
0255000340	23979.11	18996.33	R-6	Redevelop Residential
0255000350	19148.69	12670.11	R-6	Redevelop Residential
0255000430	23424.4	14549.56	R-6	Redevelop Residential
0326059009	112320.96	108918.69	R-6	Redevelop Residential
0326059034	73395.42	23043.4	R-6	Redevelop Residential
0326059049	50799.62	0	R-6	Redevelop Residential
0326059054	196196	92580.42	R-6	Redevelop Residential
0326059064	231347.58	205891.04	R-6	Redevelop Residential
0326059066	64662.72	27943.02	R-6	Redevelop Residential
0326059070	74366.81	15057.9	R-6	Redevelop Residential
0326059074	22500.22	4797.04	R-6	Redevelop Residential
0326059076	22305.43	7275.06	R-6	Redevelop Residential
0326059095	79369.73	84.84	R-6	Redevelop Residential
0326059096	21969.03	21616.22	R-6	Redevelop Residential
0326059098	24950.3	20183.74	R-6	Redevelop Residential
0326059099	42775.57	12141.59	R-6	Redevelop Residential
0426059031	46715.25	7302.77	R-6	Redevelop Residential
0426059047	29357.99	0	R-6	Redevelop Residential
0426059048	29374.6	0	R-6	Redevelop Residential
0426059049	26873.48	0	R-6	Redevelop Residential
0426059050	32846.34	0	R-6	Redevelop Residential
0426059055	35404.57	0	R-6	Redevelop Residential
0426059056	30700.76	0	R-6	Redevelop Residential
0426059057	31397.95	1453.33	R-6	Redevelop Residential
0426059060	20726.48	0	R-6	Redevelop Residential
0622100026	35466.08	22392.08	R-6	Redevelop Residential
0622100040	24570.2	12360.25	R-6	Redevelop Residential
0622100041	20527.61	11769.83	R-6	Redevelop Residential
0622100043	22044.68	12004.21	R-6	Redevelop Residential
0622100044	27756.75	16455.06	R-6	Redevelop Residential
0622100050	52068.78	27531.55	R-6	Redevelop Residential
0622100056	58857.58	32562.38	R-6	Redevelop Residential
0622100071	59810.32	0	R-6	Redevelop Residential
0622100072	47143.46	0	R-6	Redevelop Residential
0622100073	61745.01	25.01	R-6	Redevelop Residential
0622100074	76665.08	19771.14	R-6	Redevelop Residential
0622100075	59426.45	9776.02	R-6	Redevelop Residential
0622100076	46801.07	4935.77	R-6	Redevelop Residential
0622100077	52314.58	18425.57	R-6	Redevelop Residential
0622100092	19591.19	0	R-6	Redevelop Residential
0622100093	19548.19	0	R-6	Redevelop Residential
0622100094	19768.2	0.49	R-6	Redevelop Residential
0622100098	24988.84	11567.46	R-6	Redevelop Residential
0622100099	23800.98	2390.95	R-6	Redevelop Residential
0622100100	25271.96	0	R-6	Redevelop Residential
0622100101	21445.1	0	R-6	Redevelop Residential
0622100104	21382.14	0	R-6	Redevelop Residential
0622100105	21693.93	6985.81	R-6	Redevelop Residential
0622100107	20524.35	0	R-6	Redevelop Residential
0622100108	21839.54	412.87	R-6	Redevelop Residential
0622100109	20614.15	2874.76	R-6	Redevelop Residential
0622100110	44217.11	0	R-6	Redevelop Residential
0622100111	21409.59	389.13	R-6	Redevelop Residential

## Attachment X

### R-6 Vacant and Redevelopable Parcels in City's GIS Summary Buildable Lands Table (10/08/07)

0622100112	38205.42	0	R-6	Redevelop Residential
0622100131	18893.23	10192.15	R-6	Redevelop Residential
1026059101	18078.22	0	R-6	Redevelop Residential
1026059106	20812.76	0	R-6	Redevelop Residential
1428900040	169614.77	8018.87	R-6	Redevelop Residential
1428900050	33920.31	1143.69	R-6	Redevelop Residential
1428900055	136462.4	0	R-6	Redevelop Residential
1428900117	46404.18	0	R-6	Redevelop Residential
1428900118	75028.14	0	R-6	Redevelop Residential
1428900119	27556.74	0	R-6	Redevelop Residential
1626059005	57530.26	0	R-6	Redevelop Residential
7214800360	19524.28	0	R-6	Redevelop Residential
7214800410	18518.88	9279.19	R-6	Redevelop Residential
7214800420	19838.46	8273.43	R-6	Redevelop Residential
7214800430	19125.72	2975.95	R-6	Redevelop Residential
7214800450	18404.71	3341.77	R-6	Redevelop Residential
7214800610	19791.92	0	R-6	Redevelop Residential
7214800650	22548.59	0	R-6	Redevelop Residential
7214800660	24018.01	0	R-6	Redevelop Residential
7214800670	19182.32	0	R-6	Redevelop Residential
7214800680	24532.13	0	R-6	Redevelop Residential
7214810030	21557.82	1822.29	R-6	Redevelop Residential
7214820080	20799.79	13690.14	R-6	Redevelop Residential
7214820460	22875.56	0	R-6	Redevelop Residential
7214820640	20336.9	19828.3	R-6	Redevelop Residential
1626059046	60990.26	0	R-6	Redevelop Residential
1626059051	47342.8	0	R-6	Redevelop Residential
8141500010	38269.62	20613.83	R-6	Redevelop Residential
8141500020	39863.76	27256.75	R-6	Redevelop Residential
8141500030	45327.78	35628.55	R-6	Redevelop Residential
8141500040	60695.29	49707.58	R-6	Redevelop Residential
8141500050	50930.77	40210.86	R-6	Redevelop Residential
8141500060	28528.2	9115.7	R-6	Redevelop Residential
9465910190	18289.52	3136.08	R-6	Redevelop Residential
9517200120	21029.25	0	R-6	Redevelop Residential
9517200160	22887.16	12933.56	R-6	Redevelop Residential
9517200170	19315.62	9579.83	R-6	Redevelop Residential
9517200220	18462.75	6952.33	R-6	Redevelop Residential
9517200230	55966.91	32154.24	R-6	Redevelop Residential
9517200240	18868.14	6825.74	R-6	Redevelop Residential
9517200250	29105.06	16811.28	R-6	Redevelop Residential
9517200310	18328.16	11158.29	R-6	Redevelop Residential
9517200320	31027.12	17812.6	R-6	Redevelop Residential
9517200330	37055.73	23560.6	R-6	Redevelop Residential
9517200340	18197.69	7423.015	R-6	Redevelop Residential
9517300090	18234.83	0	R-6	Redevelop Residential
9517300100	20719.5	0	R-6	Redevelop Residential
9517300110	20666.87	0	R-6	Redevelop Residential
9517300150	21027.75	3878.1	R-6	Redevelop Residential
9517300190	20745.09	1820.4	R-6	Redevelop Residential
9517300200	18341.46	2513.05	R-6	Redevelop Residential
9517300220	20800.81	3404.71	R-6	Redevelop Residential
9517300230	22924.93	3401.28	R-6	Redevelop Residential
9560800160	18144.46	0	R-6	Redevelop Residential

## Attachment X

### R-6 Vacant and Redevelopable Parcels in City's GIS Summary Buildable Lands Table (10/08/07)

	0326059150	18141.19	3024.35	R-6	Redevelop Residential	
	0721480030	23003.3		R-6	Redevelop Residential	
		4174995.2	1234623.9			
Total		95.844702	28.343065			48.38 acres mapped not in dbase
	0326059011	838216.82	39518.57	R-6	Vacant Residential	
	0326059159	10232.31	10232.358	R-6	Vacant Residential	
	0426059021	6097.36		R-6	Vacant Residential	
	0622100024	23214.84	12546.958	R-6	Vacant Residential	
	0622100060	63260.29	47704.847	R-6	Vacant Residential	
	0622100090	194219.58	2.2059762	R-6	Vacant Residential	
	0622100106	21925.06	1423.3391	R-6	Vacant Residential	
	0622100128	301368.86	231795.02	R-6	Vacant Residential	
	1437530040	6289.56		R-6	Vacant Residential	
	1437530050	7460.91		R-6	Vacant Residential	
	1437530060	8027.07		R-6	Vacant Residential	
	1437530070	7653.15		R-6	Vacant Residential	
	1437530080	6976.99		R-6	Vacant Residential	
	1437530090	6239.09		R-6	Vacant Residential	
	1437530100	6755.63		R-6	Vacant Residential	
	1437530110	7954.03		R-6	Vacant Residential	
	1437530120	7853.2		R-6	Vacant Residential	
	2738630010	13008.54	9377.43	R-6	Vacant Residential	
	2738630020	5091.68		R-6	Vacant Residential	
	2738630040	6080.69		R-6	Vacant Residential	
	2738630050	5290.58		R-6	Vacant Residential	
	2738630060	6422.38	297.06397	R-6	Vacant Residential	
	2738630070	5224.61		R-6	Vacant Residential	
	2738630080	5269.18		R-6	Vacant Residential	
	2738630090	7887.22	3115.2621	R-6	Vacant Residential	
	2738630100	6702.73	2767.2306	R-6	Vacant Residential	
	2738630110	6341.41	2779.31	R-6	Vacant Residential	
	2738630130	5092.03	1630.9337	R-6	Vacant Residential	
	3876480370	8343.76		R-6	Vacant Residential	
	7859960230	12061.77		R-6	Vacant Residential	
	7859960330	11479.9		R-6	Vacant Residential	
	1827500130	5602.45		R-6	Vacant Residential	
	9516500300	42162.4	26374.455	R-6	Vacant Residential	
	9516500310	72070.356	52120.991	R-6	Vacant Residential	
		1747876.4	441685.98			
Total		40.125722	10.139715			
		12.32				
		52.445722	??			Mapped, not in database

Triad Associates  
Memorandum Dated November 30, 2007  
To: Rich Hill  
From: Ericka Jensen  
Re: City of Woodinville Buildable Lands Report  
Triad Job No.: 03208, 03-248

## Attachment Y

R-8 Parcels contained in City's GIS Buildable Lands Summary table

PIN	Grosssqft	CritArea	Zoning	Status
1026059084	40467.45		0 R-8	Redevelop Residential
1026059087	109111.1		0 R-8	Redevelop Residential
1026059114	14693.33		0 R-8	Redevelop Residential
1026959117	19547.33		0 R-8	Redevelop Residential
1026059122	41874.38		0 R-8	Redevelop Residential
1026059125	13910.38		0 R-8	Redevelop Residential
6104000020	35583.42	6866.3	R-8	Redevelop Residential Incorrect zoning - zoned R-1
6104000030	35535.19	6824.02	R-8	Redevelop Residential Incorrect zoning - zoned R-1
6104000040	35487.23	6777.64	R-8	Redevelop Residential Incorrect zoning - zoned R-1
6104000050	35407.55	6737.01	R-8	Redevelop Residential Incorrect zoning - zoned R-1
6104000060	35635.45	2622.99	R-8	Redevelop Residential Incorrect zoning - zoned R-1
6104000070	79628.14	18.9	R-8	Redevelop Residential Incorrect zoning - zoned R-1
6104000080	38842.75		0 R-8	Redevelop Residential Incorrect zoning - zoned R-1
	535723.7	29846.86	sf	
<b>Total</b>	<b>12.29852388</b>	<b>0.685189624</b>	<b>acres</b>	

Incorrect R-1 total 296119.73 sf  
6.7979736 acres

5.500550275 Actual acres R-8 redevelopable

Actual R-8 should be 5.5 acres redevelopable based on the GIS summary table

There is no vacant R-8 in the buildable land GIS summary table although there is vacant R-8 in the City's buildable lands Table 10

## Appendix B

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Buildable Lands Report



## Memorandum

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**Date:** July 27, 2007, Revised September 11, 2007

**To:** Ray Sturtz, Planning Manager

**From:** Gil Cerise, Senior Planner

**cc:** Lisa Grueter, Senior Planner

**Subject:** City of Woodinville Buildable Lands Update

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### Introduction & Purpose

The City of Woodinville asked Jones & Stokes to review and analyze the City's preliminary 2007 Buildable Lands data both to provide information to the Planning Commission on this analysis prior to the September 2007 report being provided to the State, and to inform the Woodinville Sustainable Development CAP's efforts to update the City's Sustainable Development Report (phase 2a). In addition, the City has asked that this report be updated with the final 2007 Buildable Lands report information prior to the September 19th Planning Commission public hearing.

### What is Buildable Lands?

Buildable Lands refers to whether or not a jurisdiction has adequate land capacity to accommodate the growth projected for that jurisdiction over a twenty year period. The Buildable Lands program also tracks the amount and actual density of growth in recent years; compares densities achieved to planned densities; and examines whether urban densities are being achieved within the Urban Growth Area.

### Origin of Buildable Lands Requirement

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act (RCW 36.70A.215). The amendment requires six<sup>1</sup> Washington state counties

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<sup>1</sup> King, Pierce, Snohomish, Clark, Kitsap, and Thurston counties.

and their cities to determine the amount of land suitable for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity.

If the Buildable Lands Program finds that cities or counties are not achieving urban densities within the urban growth areas, then the jurisdictions must identify reasonable measures, other than adjusting the urban growth areas, that will be taken to comply with state law.

The six counties must report to the State every five years on their Buildable Lands results. The next evaluation is due in 2007.

## **Who Administers and Tracks Buildable Lands for Woodinville?**

The GMA requirements state that the counties subject to Buildable Lands must implement Countywide Planning Policies (CPPs) that establish the review and evaluation program. City plans and policies must be consistent with the Countywide Planning Policies.

Woodinville, as part of King County, has its Buildable Lands administered and tracked through King County. King County tracks data on a countywide basis, and also breaks it up into four subareas: East, SeaShore, South, and Rural. Woodinville is located within the East subarea. Data gathering and analysis to prepare the Buildable Lands Evaluation Report is performed by all 40 jurisdictions in King County under the auspices of the King County CPPs. Further, each jurisdiction within King County examines its data in light of its own comprehensive plan policies.

## **Countywide Methodology**

The methodology for gathering data and conducting the analysis is developed at the County level and based upon State Buildable Lands Program Guidelines (CTED, 2000). Sources of data come from:

- Countywide analyses that helps determine factors such as an appropriate amount to deduct for public rights-of-way and market analysis deductions on a county-wide scale;
- City of Woodinville's development records over the past five years, providing a sense of the types of development the City can expect in each of its zones and providing a comparison for the types of deductions that could be provided on a citywide or zone-wide basis;
- the City's critical areas information; and
- a review of household and job growth targets adopted for the twenty-year period ending December 31, 2022.

Development is not counted in Buildable Lands methodology until a building permit has been issued. At times, development can be in the pipeline for years before a building permit is issued. Sometimes, an applicant will allow a vested application to lapse. This is one reason that only development that has a building permit issued is counted towards meeting housing and employment targets.

King County parcel and assessor data is used as a primary source for Buildable Lands. For this latest evaluation, King County parcel data as of January 2006 as supplied by Suburban Cities Association, was used in this analysis. This data is used to help determine which parcels are vacant and redevelopable.

### **Assumptions Contained Within Buildable Land Residential Calculations**

The capacity numbers generated in the Buildable Lands program are based upon a number of assumptions. King County and Suburban Cities Association gathers data across the County to determine the deductions for some of the capacity. Cities have an opportunity to either use the data gathered Countywide, or to customize the assumptions with justification for why they are modified. Woodinville was able to use experience in development patterns over the past five years to customize the assumptions used in its Buildable Lands analysis. Assumptions contained in the City of Woodinville methodology are as follows:

- Acres of critical areas are derived from the City's GIS layer;
- Right-of-way assumptions are 10% in general, and 20% in the R-4 and R-6 zones;
- Public purpose assumptions (including things like parks and stormwater facilities) are 5% in general, and 10% in the R-4 and R-6 zones;
- A market factor estimates the amount of net acreage that will not be developed over the 20 year period is included in the calculation, i.e., property owners do not wish to sell. This factor is 15% in the R-1, R-6, and R-8 zones. The factor is 10% in all other zones.

Assumptions used in the Buildable Lands analysis are based upon averages, even Citywide or zone-wide averages. The discounts assumed may be higher or lower in particular cases of individual properties. However, they average out over the zone, City, or County as a whole.

### **Future Residential Density Assumptions**

An assumed future density by zone is applied to the net acreage that results after reduction factors (above) are deducted. Assumed future acreage is based upon past densities achieved in zones that have well-established development track records. Other zones, where residential development is not as common, such as the Central Business District (CBD) and Tourist Business (TB) zones, includes some assumptions on future development densities achieved.

As can be seen from a review of Table 1 below, achieved densities are generally used for the input of assumed future densities. Exceptions in this case are in the Tourist Business zone and the R-48/O zone where there are no achieved densities. In these cases, densities anticipated in proposed projects are used for the assumed densities.

**Table 1. Achieved and Assumed Densities**

Zone	Achieved Dwelling Units/Acre	Assumed Future Densities (Dwelling Units/Acre)
R-1	1.11	1.11
R-4	5.89	5.89
R-6	6.91	6.91
R-8 (1)	13.03	8
R-18 (1)	7.26	16
R-24	20	20
CBD	51.7	51.7
TBD	0	35 (based upon knowledge of proposed project)
R-48/O	0	48 (based upon knowledge of proposed project)

(1) Achieved densities in the R-8 and R-18 zones were reviewed in light of achieved dwelling units per acre and adjusted accordingly for assumed future densities.

### Assumptions Contained in Buildable Land Employment Calculations

Employment capacity is expressed in jobs. However, there are similarities in the assumptions included in Buildable Land employment calculations:

- Acres of critical areas to be deducted are taken from the City's GIS layer for critical areas;
- Right-of-way assumptions used are 7%;
- Public purposes such as parks and stormwater detention are assumed at 5%; and
- A 15% market factor is used to deduct land that is assumed not to develop over the next 20 years.

The resulting net acreage has an assumed future floor area ratio (FAR) applied to it. FAR expresses the relationship between the amount of useable floor area permitted in a building or buildings and the area of the lot on which the building stands. FAR is determined by dividing the gross floor area of a building by the total area of a lot.

### Future FAR Assumptions

Similar to future residential density assumptions, future FAR assumptions are based upon past development patterns that the City has experienced. Table 2 below shows both achieved FARs in commercial zones and assumed FARs that the City is using as a result. As can be seen, the only zone without an established track record of development is the Office zone. In this case, the FAR used in the most recent City Comprehensive Plan is used for purposes of this analysis.

**Table 2. Achieved and Assumed Floor Area Ratios (FAR)**

Zone	Achieved FAR	Assumed FAR
CBD	0.48	0.48
TB	0	0.48 - similar to the CBD zone.
GB	0.36	0.36
I	0.3	0.3
NB	0	0.24 - No activity in this zone. Based upon most recent Comprehensive Plan assumptions.
O	0	0.3 - No activity in this zone. Based upon most recent Comprehensive Plan assumptions.

## Results of Buildable Lands Analysis

The City of Woodinville undertook an effort to provide data for input into the Buildable Lands Evaluation for this year's five-year update. This report was updated in September 2007 to include King County's final 2007 Buildable Lands Report numbers for the City. Based upon the City's analysis, the City has capacity for 2,139 residential units and 3,769 employees.

### Residential Capacity

The King County 2007 Buildable Lands Report indicated that the City gained a net of 448 dwellings from 2001 to 2005. This leaves a Housing Allocation balance of 1,421 dwelling units to be provided in the 2006-2022 time frame. Another net 37 dwelling units were added in 2006 according to the City's Building Permits records. When these 2006 dwelling units are considered, the City has a Housing Allocation balance of 1,384 dwelling units to be provided in 2007-2022 time frame.

**Table 3. Housing Allocation and Permits Issued**

Housing Allocations and Permits	Housing Units
2001 - 2022 Housing Allocation	1,869
2001 - 2005 Net Housing Gain (Permitted - Demolition)	-448*
Housing Allocation Balance	1,421

\*Includes both Residential Zone Projects and known Commercial Zone Projects.

Using the findings of the 2007 Buildable Lands Analysis as a baseline, the following table indicates that there remains sufficient capacity to accommodate the remaining Housing Allocation under current zoning.

**Table 4. Preliminary 2007 Buildable Lands Residential Capacity Analysis (Dwelling Units)**

Residential Carrying Capacity*	R-1	R-4	R-6	R-8	Multi-Family (R-12 thru R-48/O)	Mixed-Use Zones**	Totals
A. Vacant Land	76	182	161	9	460	66	954
B. Redevelopable Land	151	197	594	48	0	195	1,185
Total Units Per Zone	227	379	755	57	460	261	2,139
Percentage of Capacity	10.6%	17.7%	35.3%	2.7%	21.4%	12.2%	

\*Capacity = land available for development or redevelopment current zoning

\*\* Includes capacity in the CBD & TB zones

Table 4 and 5 indicate that the City of Woodinville has a total housing unit capacity of 2,139 dwelling units. As Table 5 below indicates, with a current<sup>2</sup> housing capacity of 2,073 housing units (unit capacity minus vacancy rates for both single family and multi-family units) in all zones and an allocation balance of 1,421 (Table 3) this leaves a surplus capacity of 652 housing units.

**Table 5. Housing Allocation Surplus**

Current Unit Capacity	2,139
Current Housing Capacity (Unit Capacity - Vacancy Rates)	2,073
Housing Allocation Balance	-1,421
Housing Allocation Surplus	652

In addition, the City's Comprehensive Plan Map indicates an area of potential annexation. This annexation area is already heavily developed with commercial and industrial. Limited residential, if any, would contribute to the city's capacity.

Due to the lack of history with mixed use development, the City's previous Buildable Lands analysis conducted in 2001 did not identify the capacity in the Central Business District (CBD) and Tourist Business (TB) zones to accommodate housing units. Nevertheless, since 2002, 99 units have been permitted for three relatively small projects located in the CBD zone.

Although the City is now able to consider proposed projects in defining assumptions, the preliminary capacity numbers for the mixed-use zones (TB and CBD zones) and the multi-family

<sup>2</sup> Buildable Lands capacity figure is as of January 2006.

zones likely underestimates their growth potential. The TB zone is undergoing a current development project that is expected to bring approximately 250 new dwelling units to the TB zone, more than the 89 dwelling units anticipated in the 2007 Buildable Lands analysis for this zone. This development project does not have permits in hand, yet if this project is approved for the number of units submitted, then the Housing Allocation balance (units to be provided) would be reduced to 1,171 units. The redevelopment of a 20-acre mobile home park in downtown, zoned for 36 dwelling units per acre, and other development currently being discussed for various locations in the CBD zone indicates there is a potential for all of the City's remaining GMA Housing Allocation to be provided by mixed-use commercially zoned projects. Provided that the strong housing market continues, and these projects are approved and built, this reduces, if not eliminates, the need to rely on the residential zoned areas to fulfill the City's housing obligation under the State's GMA and King County's Countywide Planning Policies for more than 15 years.

The City's existing housing capacity of 2,139 dwelling units exceeds the entire 20-year capacity allocated to the City for the 2001-2022 time period of 1,869 dwelling units. Given that the City's Buildable Lands estimates for mixed-use zones are conservative and probably underestimate capacity in the City's mixed-use zones, we can reasonably assume that the City has enough capacity for the next 20 years.

Since incorporation in 1993, it has been an expressed goal and vision of the City to preserve "our Northwest woodland character." Approximately 33% of the total City (approximately 1,200 acres) is zoned R-1. It also contains a significant amount of the City's native tree cover and wooded hillsides, the primary elements that define Northwest woodland character. While the City strives to fulfill its obligation to provide housing, it will be important to take advantage of the carrying capacity outside of the R-1 Zone area in order to retain these important and unique elements for future generations.

## **Employment Capacity**

Buildable Land employment capacity is measured in jobs. The City of Woodinville's Preliminary 2007 Buildable Lands capacity analysis identifies capacity for approximately 3,769 new jobs in the City.

**Table 6. Preliminary 2007 Buildable Lands Employment Capacity Analysis (Jobs)**

Employment Carrying Capacity*	GB	NB	O	Industrial (I)	Mixed-Use Zones**	Totals
A. Vacant Land	178	64	6	682	249	1,179
B. Redevelopable Land	583	255	37	1,219	496	2,590
Total Jobs Per Zone	761	319	43	1,901	745	3,769
Percentage of Capacity	20.1%	8.5%	1.1%	50.4%	19.7%	

\*Capacity = land available for development or redevelopment current zoning

\*\* Includes capacity in the CBD & TB zones

As can be seen from Table 6 above, preliminary results show that approximately 50% of the City's employment capacity exists within the Industrial zoned lands located along the Sammamish Valley floor. This includes area that is within the Tourist Business overlay. Another significant portion of the City's employment capacity exists within the General Business (GB) and the mixed-use zones, consisting of the CBD and TB zones.

Woodinville's job target under the King County Countywide Planning Policies is for 2,000 jobs by December 31, 2022. This analysis shows that the City can easily meet this target, even without counting the job growth that has occurred in Woodinville since 2001.

**Attachment Y**  
**Comparison of City, King County Reports and GIS summary table**

Vacant	Capacity in Units		Gross Area (Acres)				Comment	Estimated Impact on BLR (gross acres)	Impact on Capacity (Units)
	Appendix B- Table 4	City BLR Capacity- Tables 10, 11, 15	City BLR Gross Acres - Tables 10, 11		City GIS Parcel Summary Table (Attachment X)				
			Gross Area (Acres)	Critical Area	Gross Area (Acres)	Critical Area			
R-4	182	182	166.13	116.98	105.79	64.83	City tables and Appendix B report incorrect gross acres and capacity. Critical area merge error that may result in additional reduction in capacity	-9 acres	-31.86
R-6	161	161	52.17	13.05	40.125	10.14	GIS summary table does not include Tanglin Ridge Future development tract. With this parcel (11.8) number looks consistent. Unless Tanglin Ridge is a "pipeline" project		
R-8	9	9	12.81	11.28	0	0	GIS summary table does not include any vacant R-8. City BLR and Appendix B report incorrect gross acres and capacity	-1.53 acres	-9
R-12-R24/Pipeline	460	460	0.17 + pipeline	0	0	0	Appendix B apparently lists pipeline projects here. GIS summary tables do not include data on pipeline projects		
Mixed use	66	66							
Redevelopable									
R-4	197	197	91.39	37.51	80	37.525	City tables and Appendix B report incorrect gross acres and capacity- capacity of Georgian Heights IV overstated by about 20 units or more if this parcel is in the "pipeline"	-12.3 acres	-50.7129
R-6	594	594	182.65	41.51	95.836	28.343	City tables and Appendix B report incorrect gross acres and capacity (143.696 including Vibrant plant nursery which is mapped but not in database)	-38.9 to -74 acres	-188.1593 -357.938
R-8	48	48	11.9	0.69	12.29 (5.5)	0.685 (0)	R-1 included in R-8, actual should be 5.5 acres based on GIS table. City tables and Appendix B overstate capacity by 7.33 acres.	-7.33 acres	-35.184
R-12-R24/Pipeline	0	0			0	0			
Mixed use	195	195						Capacity changes:	-314.9162 -484.6949
								City Surplus	652

# **ATTACHMENT D**

# HOUSING AND COMMUNITY DEVELOPMENT

## MYTH AND FACT



 **NHC** National Housing Conference

 **ULI** & **ATA**



**Urban Land  
Institute**

# MYTHS AND FACTS ABOUT URBAN LAND REDEVELOPMENT

## MYTH AND FACT



Urban Land  
Institute

## **About NMHC—the National Multi Housing Council**

NMHC is a national association representing the interests of the nation's larger and most prominent apartment firms. NMHC advocates on behalf of rental housing, conducts apartment-related research, encourages the exchange of strategic business information, and promotes the desirability of apartment living. One-third of Americans rent their housing, and 15 percent of all U.S. households live in an apartment home.

Doug Bibby, *President*

## **About Sierra Club**

The Sierra Club's members are 700,000 of your friends and neighbors. Inspired by nature, we work together to protect our communities and the planet. The Club is America's oldest, largest, and most influential grass-roots environmental organization.

Larry Fahn, *President*

## **About AIA—the American Institute of Architects**

Since 1857, the AIA has represented the professional interests of America's architects. As AIA members, more than 75,000 licensed architects, emerging professionals, and allied partners express their commitment to excellence in design and livability in our nation's buildings and communities. Members adhere to a code of ethics and professional conduct that assures the client, the public, and colleagues of an AIA-member architect's dedication to the highest standards in professional practice.

Douglas L. Steidl, *President*

## **About ULI—the Urban Land Institute**

ULI—the Urban Land Institute is a nonprofit educational and research institute supported by its members. Its mission is to provide responsible leadership in the use of land to enhance the total environment. ULI sponsors educational programs and forums to encourage an open exchange of ideas and sharing of experiences; initiates research that anticipates emerging land use trends and issues and proposes creative solutions based on that research; provides advisory services; and publishes a wide variety of materials to disseminate information on land use and development. Established in 1936, the Institute has more than 24,000 members and associates from more than 80 countries representing the entire spectrum of the land use and development disciplines.

Richard M. Rosan, *President*

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ULI Project Staff

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**A**s this country continues to grow and change, communities are left to figure out where all these new people will live, work, and shop. New markets are emerging for real estate that offers a more convenient lifestyle than is offered by many low-density sprawling communities. New compact developments with a mix of uses and housing types throughout the country are being embraced as a popular alternative to sprawl. At the core of the success of these developments is density, which is the key to making these communities walkable and vibrant.

Unfortunately, in too many communities higher-density mixed-use development is difficult to construct because of zoning and building codes that favor low-density development with segregated uses and because of opposition from the community. This publication looks at several myths surrounding higher-density development and attempts to dispel them with facts to help dismantle the many barriers such developments face.

ULI is proud to have partnered with NMHC—the National Multi Housing Council, Sierra Club, and AIA—the American Institute of Architects on this publication. This convergence of interests highlights the importance each organization has placed on finding a new development pattern that better fits the needs of a growing and changing country.

ULI will continue to provide forums in which all stakeholders can explore and debate issues about growth and development patterns and how properly designed and incorporated density can be used to accommodate new growth. ULI will conduct research, produce well-balanced information, and identify best practices on issues relevant to growth and density. Through these efforts, ULI and its partners hope to play a role in planning a better development pattern for the future.

Harry H. Frampton III  
*Chair*

# Myth and Fact

**A**merica's changing population is creating demand for new types of homes, offices, and retail outlets. Better solutions are needed to the challenges created by changing demographics, dwindling natural areas, smog and public health issues, shrinking municipal budgets, and traffic congestion. Communities that answer these challenges will develop into great places to live.

America will add roughly 43 million new residents—that's 2.7 million new residents per year—between now and 2020.<sup>1</sup> America is not only growing but also undergoing dramatic demographic changes. The traditional two-parent household with children is now less than a quarter of the population and getting proportionally smaller. Single-parent households, single-person households, empty nesters, and couples without children make up the new majority of American households, and they have quite different real estate needs.<sup>2</sup> These groups are more likely to choose higher-density housing in mixed-density communities that offer vibrant neighborhoods over single-family houses far from the community core.

The fact is that continuing the sprawling, low-density haphazard development pattern of the past 40 years is unsustainable, financially and otherwise. It will exacerbate many of the problems sprawl has already created—dwindling natural areas and working farms, increasingly longer commutes, debilitating traffic congestion, and harmful smog and water pollution. Local officials now realize that paying for basic infrastructure—roadways and schools, libraries, fire, police, and sewer services—spread over large and sprawling distances is inefficient and expensive.

Most public leaders want to create vibrant, economically strong communities where citizens can enjoy a high quality of life in a fiscally and environmentally responsible manner, but many are not sure how to achieve it. Planning for growth is a comprehensive and complicated process that requires leaders to employ a variety of tools to balance diverse community interests. Arguably, no tool is more important than increasing the density of existing and new communities, which includes support for infill development, the rehabilitation and reuse of existing structures, and denser new development. Indeed, well-designed and well-integrated higher-density development makes successful planning for growth possible.

Density refers not only to high-rise buildings. The definition of density depends on the context in which it is used. In this publication, *higher density* simply means new residential and commercial development at a density that is higher than what is typically found in the existing community. Thus, in a sprawling area with single-family detached houses on one-acre lots, single-family houses on one-fourth or one-eighth acre are considered higher density. In more densely populated areas with single-family houses on small lots, townhouses and apartments are considered higher-density development. For many suburban communities, the popular mixed-use town centers being developed around the country are considered higher-density development.

Most land use professionals and community leaders now agree that creating communities with a mix of densities, housing types, and uses could be the antidote to sprawl when implemented regionally. And across the country, the general public is becoming more informed and engaged in making the tough land use choices that need to be made while understanding the consequences of continuing to grow as we have in the past. Many have also come to appreciate the “place-making” benefits of density and the relationship between higher-density development and land preservation. Media coverage of the topic of growth and development has also evolved. Past media coverage of growth and development issues was often limited to the heated conflicts between developers and community residents. Many in the media are now presenting more thoughtful and balanced coverage, and several editorial boards support higher-density developments in their communities as an antidote to regional sprawl.

Yet despite the growing awareness of the complexity of the issue and growing support for higher-density development as an answer to sprawl, many still have questions and fears related to higher-density development. How will it change the neighborhood? Will it make traffic worse? What will happen to property values? And what about crime? Ample evidence—documented throughout this publication—suggests that well-designed higher-density development, properly integrated into an existing community, can become a significant community asset that adds to the quality of life and property values for existing residents while addressing the needs of a growing and changing population.

Many people’s perception of higher-density development does not mesh with the reality. Studies show that when surveyed about higher-density development, those interviewed hold a negative view. But when shown images of higher-density versus lower-density development, people often change their perceptions and prefer higher density.<sup>1</sup> In a recent study by the National Association of Realtors® and Smart Growth America, six in ten prospective homebuyers, when asked to choose between two communities, chose the neighborhood that offered a shorter commute, sidewalks, and amenities like shops, restaurants, libraries, schools, and public transportation within walking distance. They preferred this option over the one with longer commutes and larger lots but limited options for walking.<sup>4</sup> The 2001 American Housing Survey further reveals that respondents cited proximity to work more often than unit type as the leading factor in housing choice.<sup>5</sup> Such contradictions point to widespread misconceptions about the nature of higher-density development and sprawl. Several of these misconceptions are so prevalent as to be considered myths.

To some degree, these myths are the result of memories people have of the very-high-density urban public housing projects of the 1960s and 1970s that have been subsequently deemed a failure. Somehow, the concept of density became associated with the negative imagery and social problems of depressed urban areas. The reality

is that complex interrelated factors such as the high concentration of poverty and poor educational and employment opportunities combined to doom the public housing projects. Even very-high-density housing can be practical, safe, and desirable. For example, the mixed-income apartments and condominiums or luxury high rises in New York and Chicago—some of the safest and most expensive housing in the country—prove that density does not equal an unsafe environment.

The purpose of this publication is to dispel the many myths surrounding higher-density development and to create a new understanding of density that goes beyond simplistic negative connotations that overestimate its impact and underestimate its value. Elected officials, concerned citizens, and community leaders can use this publication to support well-designed and well-planned density that creates great places and great communities that people love. With the anticipated population growth and continuing demographic and lifestyle changes, consensus is building that creating communities with a mix of densities, housing types, and uses will be both necessary and desirable.

*Higher-Density Development: Myth and Fact* is the sixth in a series of Urban Land Institute myth and fact booklets. The series is intended to clarify misconceptions surrounding growth and development. Other topics covered have included transportation, smart growth, urban infill housing, environment and development, and mixed-income housing.

*Higher-Density Development: Myth and Fact* examines widespread misconceptions related to higher-density development and seeks to dispel them with relevant facts and information. Although the benefits of higher-density development are often understated, so are the detrimental effects of low-density development. The advantages and drawbacks of higher-density development are compared throughout this publication with the alternative of low-density development. In the process, misconceptions regarding low-density development are also addressed.

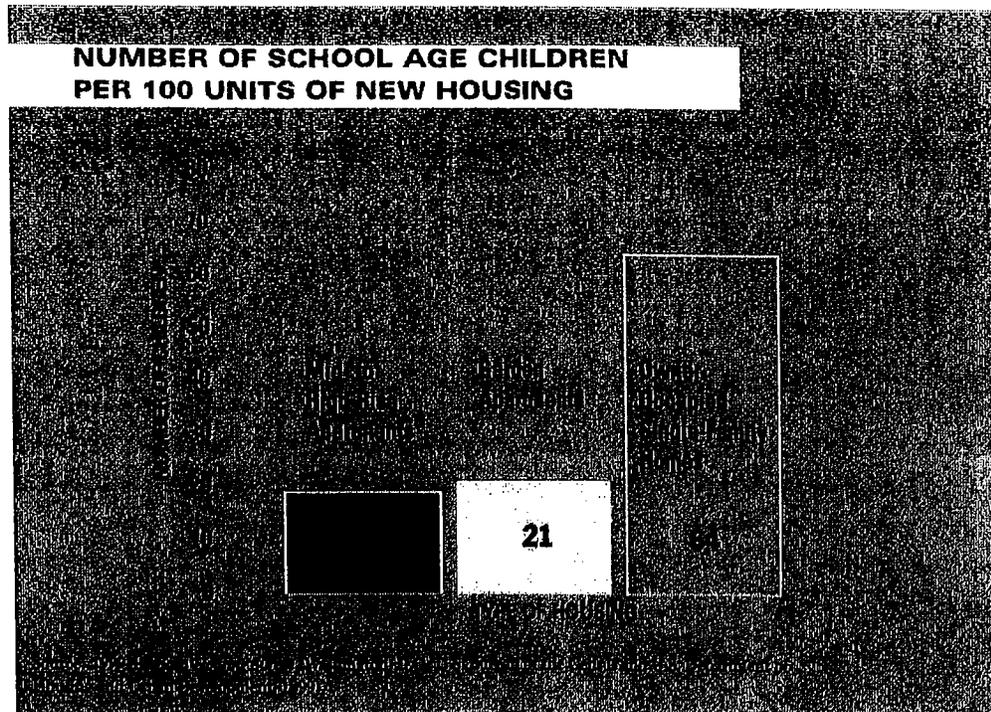
# MYTH

Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.

# FACT

The nature of who lives in higher-density housing—fewer families with children—puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.

**P**ublic officials across the country struggle to afford the infrastructure needed to support sprawling development. A recent study analyzing the costs of sprawl estimated that more than \$100 billion in infrastructure costs could be saved over 25 years by pursuing better planned and more compact forms of development.<sup>6</sup> The issue has transcended political parties and ideologies and has become an issue of basic fiscal responsibility. California's Republican Governor Arnold Schwarzenegger has criticized "fiscally unsustainable sprawl,"<sup>7</sup> while Michigan's Democratic Governor Jennifer Granholm has noted that sprawl "is hampering the ability of this state and its local governments to finance public facilities and service improvements."<sup>8</sup>



Progressive and conservative groups have identified sprawl as a real problem. Charter of the New Urbanism states that “placeless sprawl” is an “interrelated community building challenge.”<sup>9</sup> Conservative groups have concluded that “sprawl is in fact a conservative issue” with “conservative solutions” and that “sprawl was in large part created through government intervention in the economy.”<sup>10</sup>

Indeed, numerous government policies over the last half century have led to and supported sprawl. Historically, federal spending for transportation has subsidized large-scale highway construction over other modes of transportation. Financing policies from the Federal Housing Administration have promoted suburban subdivisions across the nation. Large lot exclusionary zoning has forced the artificial separation of land uses, leading to large distances between employment centers, housing, and retail. But many government agencies now realize they cannot afford to continue providing the infrastructure and public services that sprawl demands.

Not only do local governments absorb much of the cost of more and more roadways, profoundly longer water and electrical lines, and much larger sewer systems to support sprawling development, they must also fund public services to the new residents who live farther and farther from the core community. These new residents need police and fire protection, schools, libraries, trash removal, and other services. Stretching all these basic services over ever-growing geographic areas places a great burden on local governments. For example, the Minneapolis/St. Paul region built 78 new schools in the suburbs between 1970 and 1990 while simultaneously closing 162 schools in good condition located within city limits.<sup>11</sup> Albuquerque, New Mexico, faces a school budget crisis as a result of the need to build expensive new schools in outlying areas while enrollment in existing close-in schools declines.

PROFILE



**The Market Common Clarendon**

Located on the site of a former parking lot and occupying roughly ten acres of land, the Market Common in Clarendon, Virginia, just outside Washington, D.C., provides 300 Class A apartments, 87 townhouses, 100,000 square feet of office space, and 240,000 square feet of prime retail space. Located within walking distance of the Orange Line of Washington’s extensive subway system, residents can leave their cars parked while they take public transit to work. They can also walk to a Whole Foods grocery store adjacent to the highly successful development. Prominent national retailers occupy the ground level of the building, and structured parking is provided. The compact development form of the Market Common promotes walking, biking, and using public transit over autos. The apartments are attractive to young professionals without children, lessening the impact on the county’s school system. The project is the result of a successful collaboration of McCaffery Immersco, Arlington County officials, and citizens of the Clarendon neighborhood; it has spurred new retail, office, and residential construction on neighboring sites.

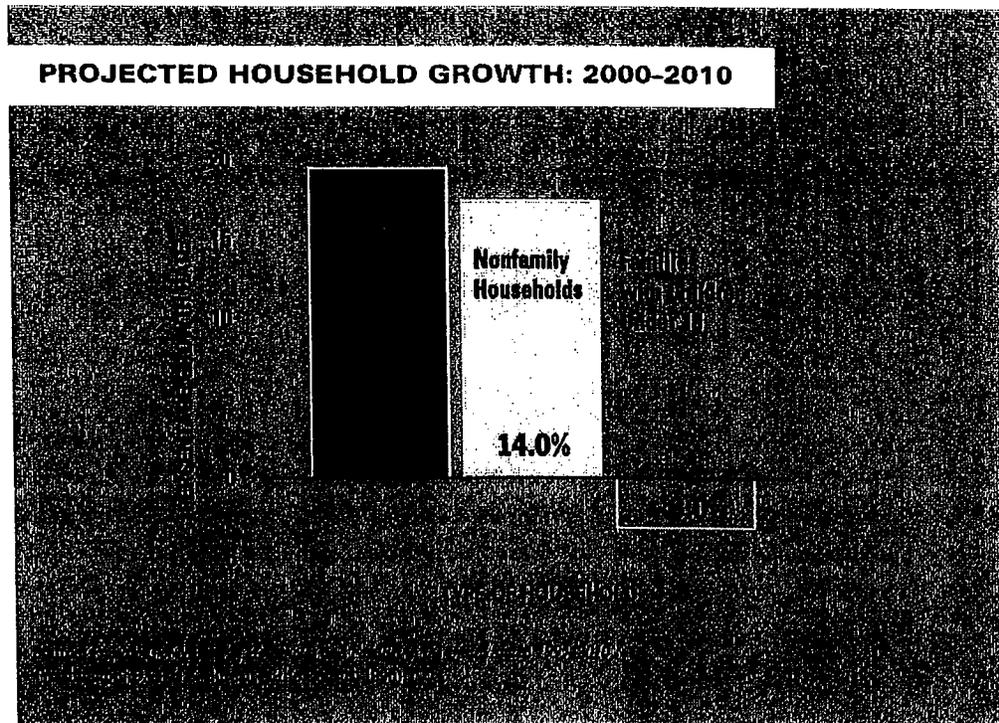
Located within walking distance of a Washington, D.C. Metro stop, the Market Common provides housing, office, retail, and restaurants on a ten-acre site that was formerly a parking lot.

Unfortunately for local governments, a growing body of evidence shows that sprawling development often does not pay enough property tax to cover the services it requires. A study conducted for a suburban community outside Milwaukee found that public services for an average-price single-family house in that community cost more than twice as much as the property taxes paid by the homeowner.<sup>12</sup>

One reason for the disparity between property tax revenue and the cost of public services is expenditures for public schools. Low-density suburbs and exurban areas generally attract families with more school-age children. In fact, single-family developments average 64 children for every 100 units, compared with only 21 children for every 100 units of garden apartments and 19 children for every 100 units of mid- to high-rise apartments.<sup>13</sup> The reason is that multifamily housing attracts predominantly childless couples, singles, and empty nesters.

And although apartment renters do not pay property tax directly, apartment owners do. Apartments are also usually taxed at a higher commercial real estate tax rate,<sup>14</sup> so a typical mixed-use development with retail, office, and apartments may subsidize the schools and other public services required by residents of low-density housing in the same community. This phenomenon is further exacerbated because many multifamily developments and retail and office establishments pay for their own trash disposal, shuttle buses, and security.

Reducing the distance between homes, shops, and offices also reduces the cost of public infrastructure. According to one of many studies, “The public capital and operating costs for close-in, compact development [are] much lower than they [are] for fringe, scattered, linear, and satellite development.”<sup>15</sup> And many of these studies do not take into account the advantages created by making public transit



more feasible as well as making delivery of basic services like mail delivery, trash collection, and police and fire protection more efficient.

Another emerging body of research suggests that higher-density development is an important component of economic development initiatives and helps attract new employers. "Information economy" is a term used to define the growing industries based on the economics of the Internet, information goods, and intellectual property. Workers in this field are known as "knowledge workers," and many believe they are the future of the American economy. These workers are comfortable with the latest technology and, because their skills are transferable, choose their jobs based on the attributes of the town or city where they are located. They seek out vibrant, diverse urban centers that offer access to technology, other knowledge workers, and lifestyle.<sup>16</sup>

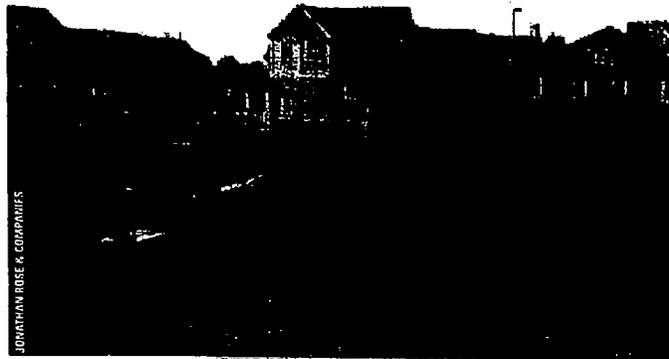
The economic development game has changed. Employers now follow the workers rather than the other way around. Therefore, communities that focus on providing a high quality of life with the energy and vitality created by urban centers will be much more likely to attract these highly prized, talented, and productive workers than communities of faceless sprawl. Companies that understand the appeal of these communities are making relocation decisions with these workers in mind. Studies have shown that increasing employment density increases labor productivity, generally by reducing commuting times.<sup>17</sup>

Thus, introducing higher-density projects into a community will actually increase that community's revenue without significantly increasing the infrastructure and public service burdens. Blending apartments into low-density communities can help pay for schools without drastic increases in the number of students. Diversifying housing options and adding amenities like shops and offices close by will improve the quality of life and attract businesses and people that will strengthen the community's economic stability. Increasing density provides a real economic boost to the community and helps pay for the infrastructure and public services that everybody needs.

P R O F I L E

Highlands' Garden Village

Built on the site of the Elitch Gardens amusement park in Denver, Highlands' Garden Village is a walkable, transit-linked community and a financially viable model for environmentally responsible infill development. New York-based developer Jonathan Rose & Companies developed single-family homes, townhouses, seniors' and multifamily apartments, cohousing, offices, and retail space on the site. At the center, a historic theater and carousel from the original amusement park are being transformed



Highlands' Garden Village reuses some structures from the amusement park previously located on the site. The compact development, combined with a variety of uses and housing types, uses public infrastructure more efficiently than low-density sprawling development.

into a community performing arts center and a walking labyrinth. Berkeley, California-based Calthorpe Associates designed a plan that put new homes on three sides of a square-shaped village and a commercial "main street" on the fourth. Restaurants, studios, and shops line the street with live/work townhouses and offices above, giving residents the opportunity to live, work, and shop in the same community. The proximity of amenities, location near downtown, and convenience of public bus lines encourage people to walk and reduce travel costs.

# MYTH

Higher-density developments lower property values in surrounding areas.

# FACT

No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.

**T**he precise value of real estate is determined by many factors, and isolating the impact of one factor can be difficult. Although location and school district are the two most obvious determining factors of value, location within a community and size and condition of the house also affect value. Several studies have examined whether multifamily housing has any impact on the value of nearby single-family detached houses. These studies have shown either no impact or even a slightly positive impact on appreciation rates.

## PROFILE

### Haile Plantation

Haile Plantation is a Gainesville, Florida, icon. Although it is denser than surrounding communities, the values of homes in Haile Plantation are often higher than the values of houses in neighboring lower-density communities, because the traditional neighborhood design employed there makes Haile Plantation more desirable and valuable. Beginning with the master plan in 1979, Haile Plantation has been called one of the first new urbanist communities in the country. Developers Bob Rowe and Bob Kramer in conjunction with the Haile Plantation Corporation developed the 1,700-acre site to include more than 2,700 units, ranging from single-family homes to townhouses and garden apartments. The sense of community has only grown with the expansion of the development to include a town center, a village green, trails, civic uses, and offices. Indeed, it is density and diversity that together add value to this popular Florida community.

Homes in Haile Plantation sell for more than neighboring homes because prospective buyers view the traditional neighborhood design as a valuable and desirable amenity.

For instance, one study by the National Association of Home Builders looked at data from the American Housing Survey, which is conducted every two years by the U.S. Census Bureau and the Department of Housing and Urban Development. It found that between 1997 and 1999, the value of single-family houses within 300 feet of an apartment or condominium building went up 2.9 percent a year, slightly higher than the 2.7 percent rate for single-family homes without multifamily properties nearby.<sup>18</sup>

Another study, commissioned by the Family Housing Fund in Minnesota, studied affordable apartments in 12 Twin Cities neighborhoods and found "little or no evidence to support the claim that tax-credit family rental developments in [the] study eroded surrounding home values."<sup>19</sup> And a long-term study by Harvard University's Joint Center for Housing Studies published in 2003 also confirms that apartments pose no threat to nearby single-family house values, based on U.S. Census data from 1970 to 2000.<sup>20</sup>

Not only is there compelling evidence that increased density does not hurt property values of nearby neighbors: researchers at Virginia Tech University have concluded that over the long run, well-placed market-rate apartments with attractive design and landscaping actually increases the overall value of detached houses nearby.<sup>21</sup> They cite three possible reasons. First, the new apartments could themselves be an indicator that an area's economy is vibrant and growing. Second, multifamily housing may increase the pool of potential future homebuyers, creating more possible buyers for existing owners when they decide to sell their houses. Third, new multifamily housing, particularly as part of mixed-use development, often makes an area more attractive than nearby communities that have fewer housing and retail choices.<sup>22</sup>

P R O F I L E

Echelon at Lakeside

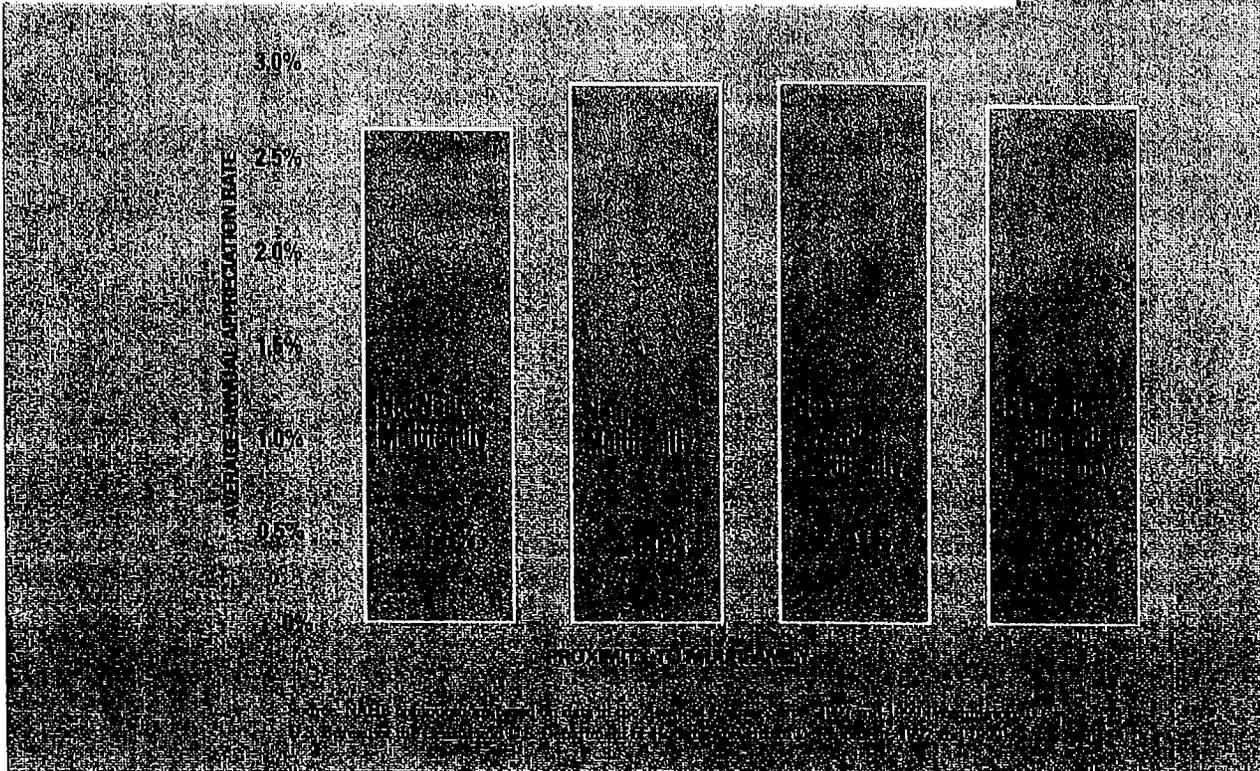
Echelon at Lakeside is the only multifamily development in an upscale, master-planned single-family suburban neighborhood of Lakeside on Preston in Plano, Texas a suburb of Dallas. Florida-based developers Echelon Communities, LLC, overcame initial community opposition from area residents through high-quality innovative design. The award-winning architecture blends seamlessly with the surrounding neighborhood's traditional style. Larger-than-normal floor plans, individual entries, and attached garages combine to mirror the grand



The award-winning apartments at Echelon at Lakeside were designed to blend with the neighboring luxury homes.

estates in the surrounding communities. Although street elevations make the buildings appear to be one single-family home, they actually house several multifamily units. Memphis-based architect Lanyon Flicks Kiss used five building types and three building styles. All units include high-quality interior finishes; community amenities include a resort-style pool, fitness facility, clubroom, business and conference center, and full-time concierge.

**AVERAGE ANNUAL APPRECIATION FOR SINGLE-FAMILY DETACHED HOMES BY NEARNESS TO MULTIFAMILY BUILDINGS**



Concerned citizens should use the entitlement process to demand high-quality development in their communities while understanding that density and adjacent property values are not inversely related. Higher-density real estate developers and investors in higher-density real estate need to appreciate the fact that most Americans' wealth is held in their home equity. Therefore, changes in property values can have very real consequences to existing property owners. Likewise, homeowners would benefit from knowing that developers make a substantial financial commitment when investing in new higher-density projects. This investment is an incentive to make the project successful, which can give the community leverage in working with the developer. Such interrelated and overlapping economic interests among these stakeholders make it all the more likely that a mutually beneficial agreement can be reached. Such an agreement can result in a project that enhances the existing community, ensures the appreciation of residents', developers', and the local government's financial interests, and addresses the needs of current and future residents of the community and region.

# MYTH

Higher-density development creates more regional traffic congestion and parking problems than low-density development.

# FACT

Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.

**M**ost people assume that higher-density development generates more traffic than low-density development and that regional traffic will get worse with more compact development. In fact, the opposite is true. Although residents of low-density single-family communities tend to have two or more cars per household, residents of high-density apartments and condominiums tend to have only one car per household.<sup>23</sup> And according to one study using data from the National Personal Transportation Survey, doubling density decreases the vehicle miles traveled by 38 percent.<sup>24</sup>

## PROFILE

### Mockingbird Station

The residents of Mockingbird Station in Dallas, Texas, are far less dependent on their cars, because they have a whole host of amenities at their doorstep. Dallas developer Ken Hughes partnered with Denver-based Simpson Housing Group to create the ten-acre pedestrian-oriented urban village, which includes 216 loft apartments, an eight-screen film center and cafe, more than 30 shops and restaurants, offices, an enclosed public plaza, and parking, all directly linked to the Dallas Area Rapid Transit (DART) light-rail system. Mockingbird Station provides direct platform access to DART trains, which offer residents an eight-minute commute to Dallas's central business district and a single train connection to the Dallas Convention Center, Reunion Arena, and other downtown entertainment. The new village is also immediately adjacent to the campus of Southern Methodist University and within walking distance of the university's new stadium and sports center. RTKL created architecture reminiscent of historic train stations but with a modern twist to the materials and detailing. Although only limited driving is necessary, a parking garage is provided but placed out of sight and underground. The myriad materials, architectural styles, and amenities create a vibrant transit-oriented community.



Residents of Mockingbird Station can leave their cars in the garage and take an eight-minute train ride to downtown Dallas; they can also walk to stores, offices, and a movie theater.

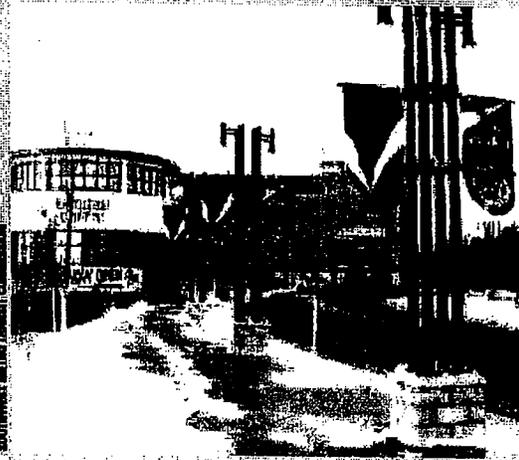
The reason is that higher-density developments make for more walkable neighborhoods and bring together the concentration of population required to support public transportation. The result is that residents in higher-density housing make fewer and shorter auto trips than those living in low-density housing.<sup>25</sup> Condominium and townhouse residents average 5.6 trips per day and apartment dwellers 6.3 car trips per day, compared with the ten trips a day averaged by residents of low-density communities. (A trip is defined as any time a car leaves or returns to a home.)

Increasing density can significantly reduce dependency on cars, but those benefits are even greater when jobs and retail are incorporated with the housing. Such mixed-use neighborhoods make it easier for people to park their car in one place and accomplish several tasks, which not only reduces the number of car trips required but also reduces overall parking needs for the community. But if retail uses are to survive, they must be near households with disposable income. Having those households within walking distance of the shops builds in a market for the stores. One study indicates that in some markets, 25 to 35 percent of retail sales must come from housing close to shops for the shops to be successful.<sup>26</sup>

PROFILE

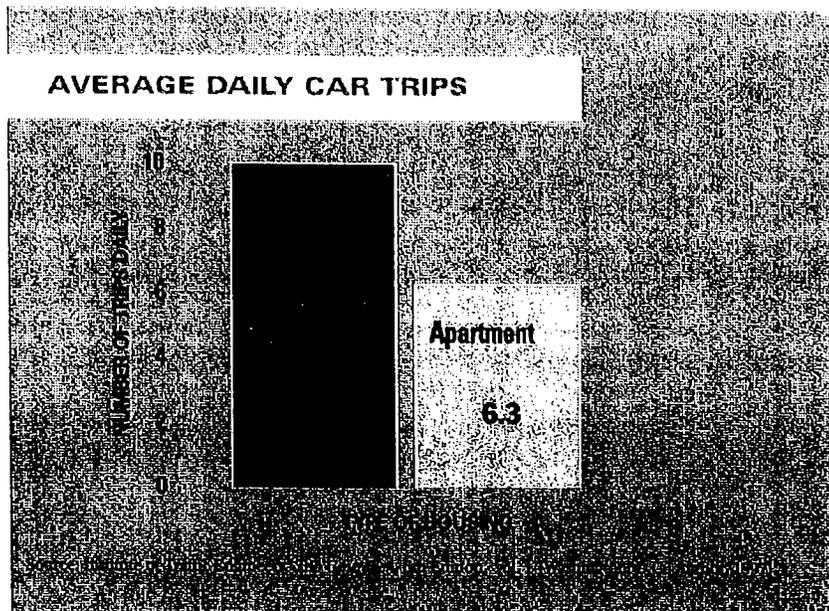
**Southwest Station**

The Southwest Metro Transit Commission is a small suburban bus system near Minneapolis that serves downtown Minneapolis and numerous other employment and recreation centers, including Minnesota Twins baseball games. The American Public Transportation Association calls it the "best small system in the country." In an effort to capitalize and expand on the success of the system, the commission has encouraged transit-oriented development at its bus stops. In Eden Prairie, Minnesota, the commission completed a bus depot and five-story parking garage on 22 acres of excess right-of-way. In 2001, it started selling land around the transit complex for retail and residential development. Restaurants, shops, and more than 250 apartments, condominiums, and townhouses soon followed. The new development generated revenue for the commission, new public transit riders, affordable convenient housing, and a suburban lifestyle with the amenities usually afforded only to city dwellers.



The Southwest Metro Transit Commission in suburban Minneapolis runs an award-winning bus system and has encouraged higher-density development around transit stops, like this one at Southwest Station in Eden Prairie, Minnesota.

With a typical family now making more car trips for family, personal, social, and recreational reasons than for commuting to work,<sup>27</sup> reducing the number of noncommuting trips takes on greater importance in the battle to reduce traffic congestion and parking problems. A case study in Washington, D.C., found that workers in dense downtown Washington made 80 percent of their mid-day trips by foot while suburban workers made 67 percent of their mid-day trips by car.<sup>28</sup> Although a suburban office park would never reach the density levels of a downtown area, planners can still reduce the auto dependency of suburban office workers by using some of the same design techniques. Concentrating density around



suburban offices, allowing and encouraging retail and restaurants in and near the offices, and planning for pedestrian and bike access can all reduce the number of lunchtime car trips required by office workers.

Higher-density mixed-used developments also create efficiencies through shared parking. For example, office and residential uses require parking at almost exact opposite times. As residents leave for work, office workers return, and vice versa. In addition, structured parking becomes feasible only with higher-density developments.

Higher-density development also makes public transit more feasible. When a community that includes residences, shops, and offices reaches a certain threshold of density, public transit-shuttles, bus service, trams, or light rail becomes an option for residents. It is estimated that a minimum density of seven dwelling units per acre is needed to make local bus service feasible with an intermediate level of service.<sup>29</sup> Light rail needs a minimum density of nine dwelling units per acre to be feasible.<sup>30</sup> When a community can take advantage of these options and increase the transportation choices for residents, relief is greater as total car dependency is further broken. Such choices are impossible for low-density developments.

# MYTH

Higher-density development leads to higher crime rates.

# FACT

The crime rates at higher-density developments are not significantly different from those at lower-density developments.

**P**eople sometimes associate density with crime, even though numerous studies show that no relationship exists between the two. A study in Irving, Texas, using geographic information systems and crime statistics, found no link between crime and density. In fact, it found that single-family neighborhoods are “not all associated with lower crime rates.”<sup>31</sup> Another study conducted by the University of Alaska found no relationship between housing density and crime in Anchorage.<sup>32</sup>

## PROFILE

### Westminster Place

Although today Westminster Place is a thriving, safe community in midtown St. Louis, it was not always the case. The area, approximately 90 acres, was well known by the St. Louis police department for its high rate of violent crime, which led to the area's becoming blighted. McCormack Baron Salazar, a St. Louis-based developer, brought the community back through the addition of higher-density mixed-income housing comprising affordable and market-rate units. The master plan included for-sale and rental housing, garden apartments, townhouses, single-family homes, and even an assisted living facility for seniors. A new community pool, a bustling retail center, and a magnet school are included as well. The new plan allowed traffic through the community, added landscaping and street and parking lot lighting, and new “eyes on the street,” making it more difficult for criminals to go unnoticed. The area blossomed into a place where people once again feel safe walking. The success of the community spurred the revitalization of surrounding areas.



Increasing the housing density, adding some market-rate housing, and developing a design that allowed traffic and added additional lighting changed Westminster Place from a crime-ridden neighborhood to a thriving, safe community.

PROFILE

**East Village**

East Village is a small urban revitalization project on the edge of downtown Minneapolis. Before the project was built, the neglected 2.9-acre site contained several deteriorating rental homes, old commercial buildings, and abandoned surface parking lots. The neighborhood wanted to improve the area and the image of one of the city's oldest neighborhoods, Elliot Park. The developers of the project, Central Community Housing Trust and East Village Housing Corporation, developed the new mixed-income housing and commercial community to encourage a sense of community and ownership. East Village now features community green space, pedestrian paths, and neighborhood businesses. Buildings surround the greenway that leads to Elliot Park, a city park with year-round activities and a community center. Brick, bay windows, and French balconies complement historic buildings in the area. In addition, all buildings have multiple entrances to encourage interaction among neighbors. An underground 350-space parking garage frees up space for landscaped areas. This once neglected area has won two awards for innovation and design and become an exceedingly successful vibrant and safe community.



CENTRAL COMMUNITY HOUSING TRUST

The additional "eyes on the street" created by the development of East Village in Minneapolis has led to a safer vibrant community.

Arizona researchers found that when police data are analyzed per unit, apartments actually create less demand for police services than a comparable number of single-family houses. In Tempe, Arizona, a random sample of 1,000 calls for service showed that 35 percent originated from single-family houses and just 21 percent came from apartments. Similarly, a random sample of 600 calls for service in Phoenix, Arizona, found that an apartment unit's demand for police services was less than half of the demand created by a single-family house.<sup>33</sup>

One reason for the misperception that crime and density are related could be that crime reports tend to characterize multifamily properties as a single "house" and may record every visit to an apartment community as happening at a single house. But a multifamily property with 250 units is more accurately defined as 250 houses. To truly compare crime rates between multifamily properties and single-family houses, the officer would have to count each household in the multifamily community as the equivalent of a separate single-family household. When they do so, many find what the previous studies prove: that crime rates between different housing types are comparable.

Higher-density developments can actually help reduce crime by increasing pedestrian activity and fostering a 24-hour community that puts more "eyes on the street"<sup>34</sup> at all times. Many residents say they chose higher-density housing specifically because they felt more secure there; they feel safer because there are more people coming and going, making it more difficult for criminals to act without being discovered. This factor could explain why a ULI study of different housing types in Greenwich, Connecticut, shows that higher-density housing is significantly less likely to be burglarized than single-family houses.<sup>35</sup> The relationships among design, management, and security became better understood in the past few decades with the publication of several seminal works, including *Defensible Space: Crime Prevention through Urban Design* by Oscar Newman<sup>36</sup> and *Fixing Broken Windows: Restoring Order and Reducing Crime in our Communities* by George Kelling and Catherine Coles.<sup>37</sup> Many new higher-density developments include better lighting plans and careful placement of buildings and landscaping to reduce opportunities for crime, contributing to a safer community.

With the emergence of better-quality designs, higher-density mixed-use development is an attractive and safe addition to a community, one that is increasingly attracting a professional constituency seeking safety features. In fact, the luxury segment is one of the fastest-growing components of the multifamily industry.<sup>38</sup>

# MYTH

Higher-density development is environmentally more destructive than lower-density development.

# FACT

Low-density development increases air and water pollution and destroys natural areas by paving and urbanizing greater swaths of land.

**L**ow-density sprawl takes an enormous toll on our air, water, and land. The United States is now losing a staggering 2 million acres of land a year to haphazard, sprawling development.<sup>39</sup> More than 50 percent of Americans live in places where the air is unhealthy to breathe,<sup>40</sup> and childhood asthma and other respiratory diseases are on the rise.<sup>41</sup> Almost half the damage to our streams, lakes, and rivers is the result of polluted runoff from paved surfaces.<sup>42</sup>

It is inefficient land use, not economic growth, that accounts for the rapid loss of open space and farms. Since 1994, housing lots larger than ten acres have accounted for 55 percent of the land developed.<sup>43</sup> This loss of land often causes unexpected economic challenges for rural communities, where farmland, forests, ranchland, and open space tend to be the economic drivers that attract businesses, residents, and tourists. Low-density sprawl compromises the resources that are the core of the community's economy and character. The majority of American homeowners think it is important to stop these trends. In fact, 76 percent of local ballot initiatives related to land conservation passed in November 2004, making \$2.4 billion in funding available for protection of parks and open space.<sup>44</sup> But purchasing land is only part of the solution and not always an option for financially strapped governments.

Higher-density development offers the best solution to managing growth and protecting clean air and clean water. Placing new development into already urbanized areas that are equipped with all the basic infrastructure like utility lines, police and fire protection, schools, and shops eliminates the financial and environmental costs of stretching those services farther and farther out from the core community. Compact urban design reduces driving and smog and preserves the natural areas that are assets of the community: watersheds, wetlands, working farms, open space, and wildlife corridors. It further minimizes impervious surface area, which causes erosion and polluted stormwater runoff. Two studies completed for the state of New Jersey confirm that compact development can achieve a 30 percent reduction in runoff and an 83 percent reduction in water consumption compared with conventional suburban development.<sup>45</sup>

PROFILE

**Prairie Crossing**

The developers of Prairie Crossing, George and Vicky Ranney, saved \$1 million in infrastructure costs through environmentally sensitive design. The 677-acre conservation community is located in Grayslake, Illinois, 40 miles northwest of Chicago and one hour south of Milwaukee. The community features 350 acres of open space, including 160 acres of restored prairie, 158 acres of active farmland, 13 acres of wetlands, a 22-acre lake, a village green, and several neighborhood parks. Houses are sited to protect natural features such as hedgerows, native habitat, and wetlands. Designed with colors and architecture inspired by the landscape, every home has a view of open space and direct access to ten miles of on-site walking and biking trails. Wide sidewalks, deep front porches, and rear garages encourage neighbors to meet. The homes were built with U.S. Department of Energy-approved green building techniques. As a result, they are 50 percent more energy efficient than other homes in the Chicago area, and they sell for a 33 percent sales premium. Station Village is the last phase of Prairie Crossing. When complete, it will include residential, retail, and office space, all within walking distance of two commuter train stations. Residents can ride Metra's North Line to Chicago's Union Station or the Central Line to downtown Chicago and O'Hare Airport.

More than half the land at Prairie Crossing was preserved as open space, and homes were built with approved green building techniques.

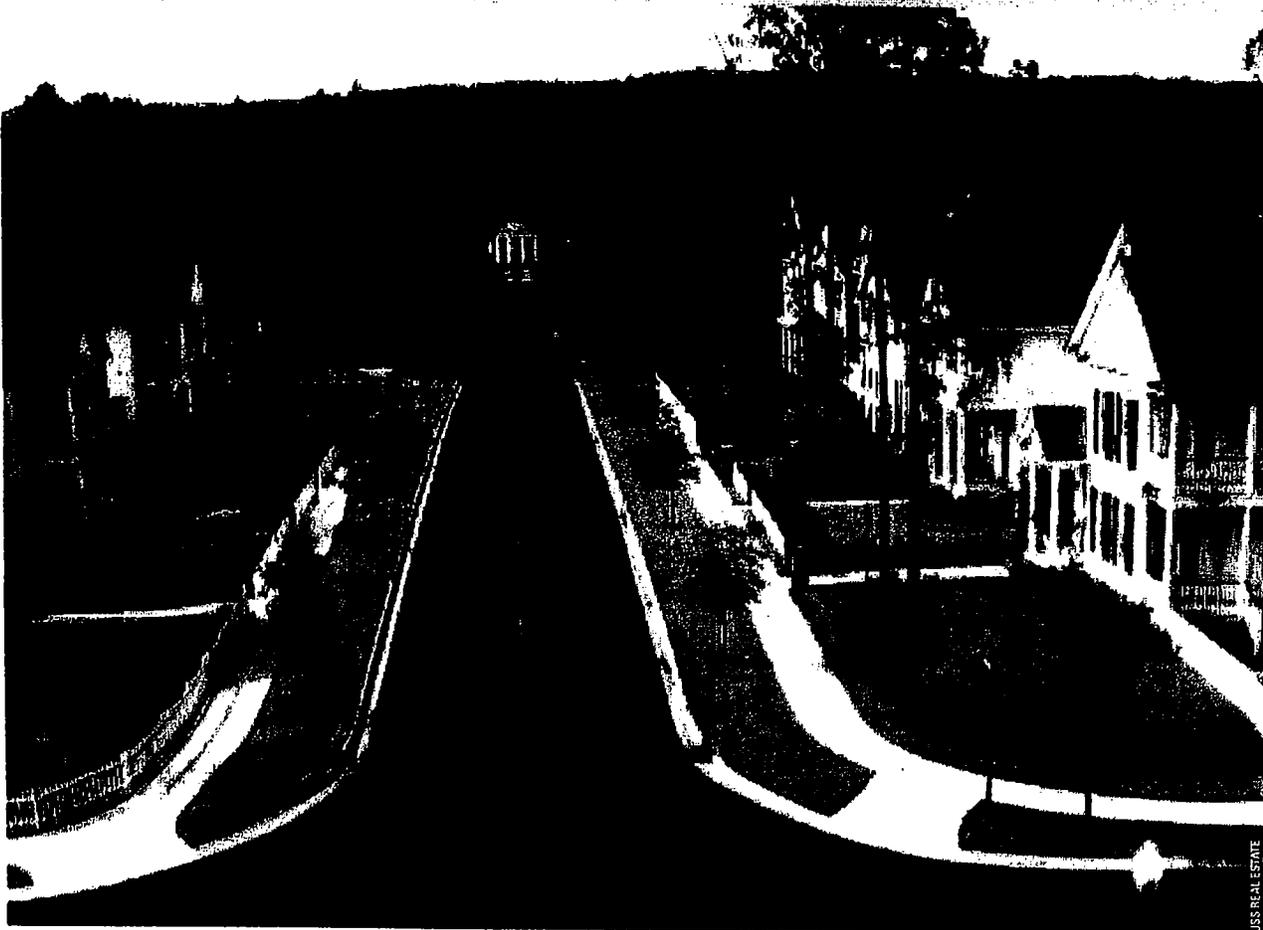


PROFILE

**The Preserve**

USS Real Estate originally held a 550-acre tract of land in Hoover, Alabama, but sold 250 acres to the city, intending to create the Moss Rock Nature Preserve. The 680 single-family homes, 50,000 square feet of retail, and 50,000 square feet of office space are concentrated on the remaining 311-acre site. Before development of the Preserve, Hoover was characterized by sprawling conventional development and lacked a town center. The Preserve's future town center is planned to include 34 live/work units, 14 retail units, and two restaurants; at the heart of the community is the village green, an impressive eight-acre park with a town hall, a fitness center, a junior olympic swimming pool, and a kiddie pool. Residents have access to 15 acres of parks and seven miles of trails that connect to award-winning Hoover schools and the newly created Moss Rock preserve.

Clustering development at the Preserve in Hoover, Alabama, enabled the creation of the 250-acre Moss Rock Nature Preserve.



USS REAL ESTATE

Many communities employ techniques such as infill and brownfield development to transform unused, abandoned lots into vibrant, revenue-generating components of the community. Some create direct incentives for higher-density development. The city of Austin, Texas, for example, created a program that rewards developers for locating projects in the city's existing neighborhoods and downtown. Others award points for a variety of attributes, such as transit access, the redevelopment of empty lots, and an increase in pedestrian facilities. By employing standards for factors like open space, dense development, and impact on water quality, communities can facilitate good urban design that preserves natural resources.

Although a well-designed higher-density community offers residents a higher-quality environment, poorly planned sprawl does the opposite. Because low-density sprawl gobbles up so much land through large-lot zoning, it ends up destroying the very thing most people moved there for in the first place—the natural areas and farmland. It forces people to drive longer distances, increasing regional air quality problems. The average American man spends 81 minutes behind the wheel every day, while women average 63 minutes. And surveys show that the time spent driving has been consistently increasing every year.<sup>46</sup> The national road network, currently at 4 million miles according to the U.S. Department of Transportation, is still growing at an alarming rate, mainly for the purpose of connecting new low-density suburbs back to core communities. Along with the water and air pollution, construction of these highways perpetuates the cycle of sprawl, fragments wildlife habitats, and dries up a community's financial coffers.

Increasing density not only improves air and water quality and protects open space but also redirects investments to our existing towns and cities. It can revitalize existing communities and create more walkable neighborhoods with access to public transit and hiking and biking trails. Pedestrian-friendly higher-density developments offer general health benefits as well. Mixed land uses give people the option to walk and bike to work, shops, restaurants, and entertainment. The convenience of compact communities may help fight diseases related to obesity.<sup>47</sup> Higher-density communities are vital to preserving a healthy environment and fostering healthy lifestyles.

# MYTH

Higher-density development is unattractive and does not fit in a low-density community.

# FACT

Attractive, well-designed, and well-maintained higher-density development attracts good residents and tenants and fits into existing communities.

**H**igher-density development comes in many forms. Some of the most attractive well-planned modern development is built at a high density. Across America, appealing higher-density mixed-use town centers have been wildly popular with the public. Lushly landscaped boulevards, fountains, and showcase architecture have created a sense of place in areas previously known only for faceless, uninteresting low-density development. The enduring appeal

## PROFILE

### Post Riverside

Atlanta is often called the poster child for suburban sprawl. However, it is also the home of Post Riverside, a revolutionary new mixed-use pedestrian-oriented community developed by Atlanta-based Post Properties, Inc., and located on the banks of the Chattahoochee River between Atlanta's bustling Buckhead and Vinings communities. As is the trend nationally, 65 percent of all vehicle trips in Atlanta are to run errands, not to commute to work. With offices, shops, and restaurants within walking distance of the apartments, Post Riverside residents depend on autos much less than their neighbors in lower-density areas. In addition, the community is connected to Atlanta's MARTA subway system and the Cobb County transit system. This award-winning 65-acre mixed-use development includes 25,000 square feet of retail space, 225,000 square feet of office space, and 525 apartments, all designed around a gracious town square. For many people, this amenity-rich, low-maintenance lifestyle better suits their needs than a traditional single-family home in a low-density neighborhood.



Post Riverside in Atlanta demonstrates that higher-density development can be attractive and successful in a community known for lower-density development.

and desirability of older and more gracious higher-density neighborhoods—Georgetown in Washington, D.C., Beacon Hill and Back Bay in Boston, and Lincoln Park in Chicago—attest to the fact that some of the more desirable neighborhoods in America historically have been of higher density than that found in typical outer suburbs.

This return to the design principles of the past is at the core of the new urbanist movement that took hold in the 1990s. The movement grew as many people came to miss the sense of community that was created by the mixed-density and mixed-use communities of the past. They realized that low-density subdivisions isolated their owners not only from pedestrian access to shops and offices but also from their neighbors. The growing sense of social alienation, highlighted in books like Robert Putnam's *Bowling Alone*,<sup>48</sup> has led many back to the comfort of communities that are a reminder of the places where many of us grew up. These new communities combine the best design ideas of the past with the modern conveniences of today to provide residents with what has been missing from many sprawling areas—a sense of community.

Today's developers, architects, and planners know that to attract customers and to secure zoning approvals and community acceptance, they must produce attractive and innovative properties that complement their surroundings. Design professionals are driven to produce projects that meet users' demands, understand and respond to the context of a site, enhance its neighborhood, and are built to last.<sup>49</sup> In fact, attendance at a recent American Institute of Architects-sponsored conference on density far surpassed expectations, speaking to the interest among land use professionals in addressing the design issues associated with density.<sup>50</sup>

It is plausible that the high level of citizens' opposition to density may be based on an outdated notion of what higher-density development looks like. A University of North Carolina study revealed that when given a choice between two attractively designed communities, one higher density and the other low density, the majority preferred the higher-density option.<sup>51</sup> Other visual preference surveys confirm that there is an almost universal negative reaction to the visual appearance of commercial strip sprawl and an almost universal positive reaction to traditional town-like communities of the past, communities that almost invariably included a mix of densities and uses.<sup>52</sup>

## P R O F I L E

### The Plaza at the Arboretum

This award-winning mixed-use project in Santa Monica, California, developed by California-based Legacy Partners, achieves a density of 97.5 dwelling units per acre.

The attractive seven-story building includes 10,000 square feet of retail space and 350 apartment units ranging from 612 to 1,555 square feet. The architecture firm Meeks and Partners used strong geometric forms to create a playful architectural character that fits nicely in the avant-garde Hollywood studio section of Santa Monica. The development includes a swimming pool, spa, fitness center, and clubhouse.



Higher-density developments like the Plaza at the Arboretum present opportunities to create outstanding award-winning architecture.

# MYTH

No one in suburban areas wants higher-density development.

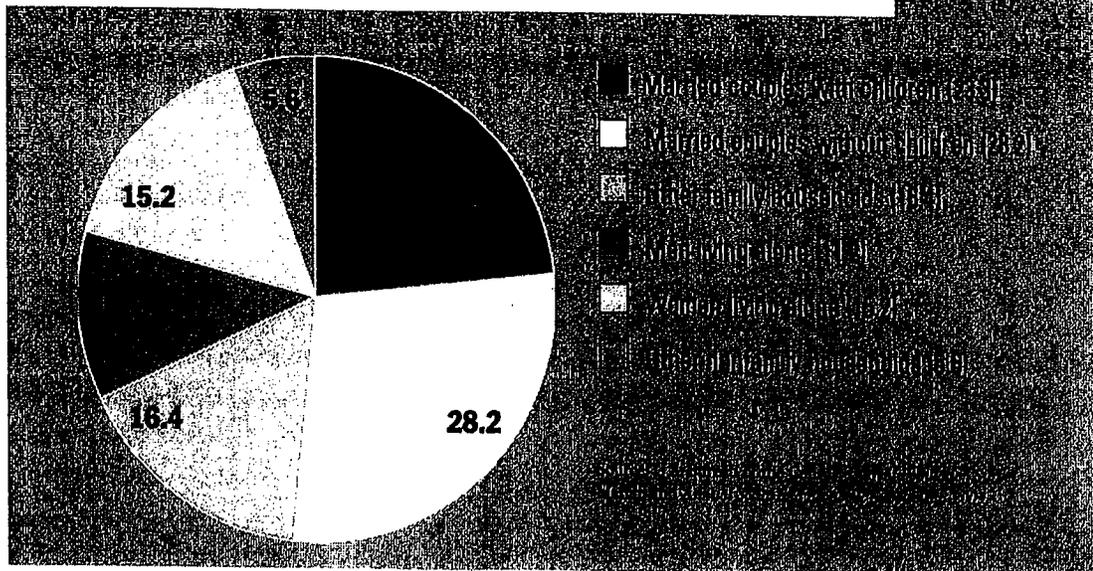
# FACT

Our population is changing and becoming increasingly diverse. Many of these households now prefer higher-density housing, even in suburban locations.

**W**hen many of us think of the American Dream, we envision married couples with children living in single-family detached houses in the suburbs. The notion is that the only people who want to live in higher-density areas are those who cannot afford a traditional house with a back yard or who want to live in the middle of the city. Both perceptions are flawed.

This country's population is changing, and so are its real estate preferences. These lifestyle changes have significant implications for suburban development. For the first time, there are more single-person households (26.4 percent) than married-

**HOUSEHOLDS BY TYPE: 2003 (PERCENTAGE OF TOTAL)**



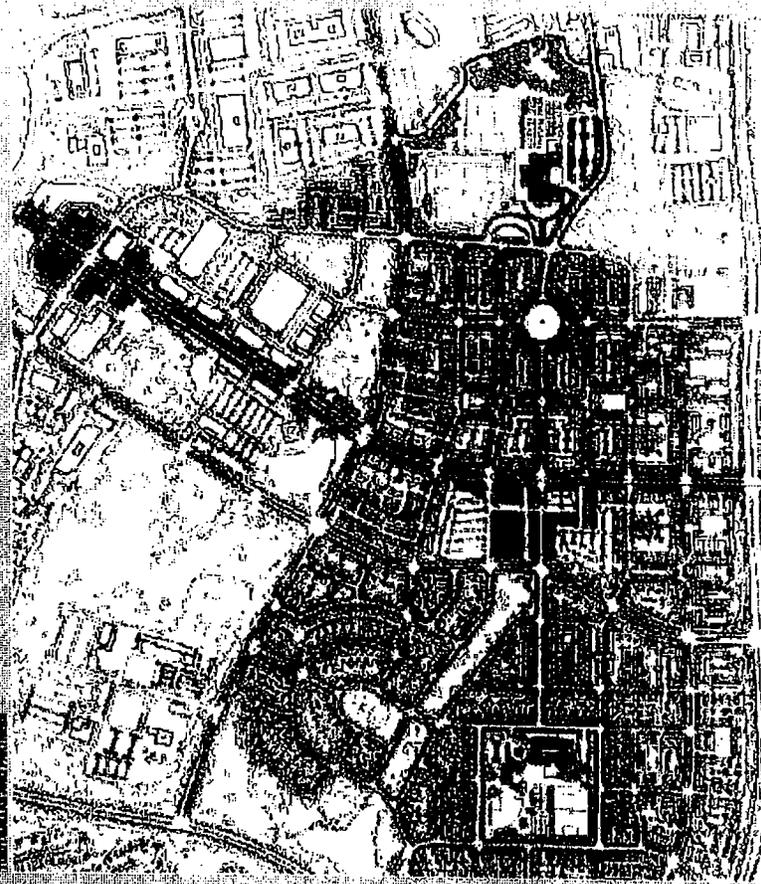
couple-with-children households (23.3 percent).<sup>54</sup> The groups growing the fastest, people in their mid-20s and empty nesters in their 50s, are the groups most likely to look for an alternative to low-density, single-family housing.<sup>54</sup>

A growing number of Americans are redefining their American Dream. They are seeking a more convenient and vibrant lifestyle. And while some seek this lifestyle in cities, many others seek the same lifestyle in the suburbs. According to a 2002 study by the National Association of Home Builders, more than half the renters questioned said they wanted to live in the suburbs.<sup>55</sup> Moreover, a national survey of homebuyers' community preferences found that nearly three-quarters of all

PROFILE

**King Farm**

This 430-acre community is characterized by the historic architecture of the region but offers an assortment of modern conveniences as well. Developed by King Farm Associates, LLC, King Farm is located in Rockville, Maryland, five miles from the Washington, D.C., beltway, 15 miles from downtown D.C., and walking distance from the Shady Grove Metro station. The neighborhood was designed for pedestrians, but the King Farm shuttle makes getting around even easier. The shuttle runs a complimentary route between the King Farm Village Center, the Metro station, and the Irvington Center, a 30-acre commercial complex next to the Metro. In addition, two types of public bus service are available at King Farm. At the Village Center, 120,000 square feet of retail space is within walking distance from both residential and commercial development. The center also includes 47 loft apartments and a one-acre village green. Watsons Pond and Baileys Common are King Farm's two residential villages. They offer single-family homes, townhouses, condominiums, and luxury apartments intertwined with natural areas. The center of Watsons Pond is a 12-acre city park with tennis and basketball courts, a soccer and softball field, two playgrounds, several picnic areas, benches, and paths.



King Farm is a successful higher-density suburban community that integrates housing, retail shops, offices, and public transit.

PROFILE

**Victoria Gardens**

The city of Rancho Cucamonga, located roughly 60 miles east of Los Angeles in California's Inland Empire, has a rich agricultural history and, more recently, a history of low-density sprawl with no real city center. This situation is changing, however, with the opening of the first phases of a huge new mixed-use development known as Victoria Gardens. The development, designed by L.A.-based architects, Alton + Porter, and being developed jointly by California-based developers Forest City California and the Lewis Investment Company, will create a vibrant higher-density downtown where none previously existed. Rapidly growing Rancho Cucamonga has been traditionally underserved by restaurants and entertainment options. The long-awaited addition of a "place" in the city has been well received by residents. The 147-acre development will eventually contain 1.3 million square feet of commercial and community space, including retail, entertainment, office, and civic uses with a cultural center and a library. Twenty acres of housing on site will allow people to live within walking distance of all the amenities of Rancho Cucamonga's new downtown.

A higher-density downtown is emerging in sprawling Rancho Cucamonga at Victoria Gardens. Long-underserved residents now have a "place" to go for restaurants, retail, offices, and housing.



ALTON + PORTER ARCHITECTS

buyers prefer to live in a community where they can walk or bike to some destinations.<sup>56</sup> The 2001 American Housing Survey further reveals that respondents cited proximity to work more often than unit type as the leading factor in housing choice.<sup>57</sup> These surveys confirm that many people prefer the suburbs but want the amenities traditionally associated with cities, including living close to work.

With the continuing decentralization of cities and the rise of suburban communities with urban-like amenities, many people find that they can live and work in the suburbs with all the attributes of suburbia they desire without giving up walkability and convenience. A recent study confirms that in many regions, more office space is located in suburban locations than downtowns,<sup>58</sup> providing an opportunity for people to live near their jobs. Communities and developers that have recognized and responded to the dual trends of decentralized offices and a growing desire for a more convenient lifestyle have been rewarded. Well-placed mixed-use, higher-density developments in the suburbs are increasingly popular, creating a new sense of place.

Communities are being developed using the best concepts of traditional communities—smaller lots, a variety of housing types, front porches and sidewalks, shops and offices within walking distance, and public transit nearby. Communities like Celebration in Florida and King Farm in Maryland have been so popular with the homebuying public that past worries over whether the demand exists for them have been replaced by concerns about their rapid price appreciation, putting them out of the reach of all but the highest-income households. Today's real demographic and lifestyle changes are inspiring a return to traditional development styles that offer walkable, bikeable, and more dynamic communities that put residents closer to shops, offices, and parks.

# MYTH

Higher-density housing is only for lower-income households.

# FACT

People of all income groups choose higher-density housing.

**M**ultifamily housing is not the housing of last resort for households unable to afford a single-family house. Condominiums, for instance, are often the most sought after and highly appreciating real estate in many urban markets. The luxury segment of the apartment market is also rapidly expanding. Most people are surprised to learn that 41 percent of renters say they rent by choice and not out of necessity, and households making more than \$50,000 a year have been the fastest-growing segment of the rental market for the past three years.<sup>59</sup> Multifamily housing throughout the world has historically been the housing of choice by the wealthiest individuals because of the access and convenience it provides. From Manhattan to Miami to San Francisco, higher-density housing has been prized for the amenity-rich lifestyle it can provide.

Higher-density development can be a viable housing choice for all income groups and people in all phases of their lives. Many financially secure baby boomers, who have seen their children leave the nest, have chosen to leave behind the yard maintenance and repairs required of a single-family house for the more carefree and convenient lifestyle multifamily housing provides. Interestingly, their children, the echo boomers, are entering the age where many will likely live in multifamily housing. Just starting careers, many are looking for the flexibility of apartment living to follow job opportunities. Their grandparents, likely on a fixed income, may also prefer or need to live in multifamily housing as physical limitations may have made living in a single-family house too challenging.

Providing balanced housing options to people of all income groups is important to a region's economic vitality. The availability of affordable multifamily housing helps attract and retain the workers needed to keep any economy thriving. In many American towns and cities, rapidly rising house prices are forcing working families to live farther away from their jobs. In fact, the lack of affordable housing is mentioned as the number one problem facing working families today.<sup>60</sup>

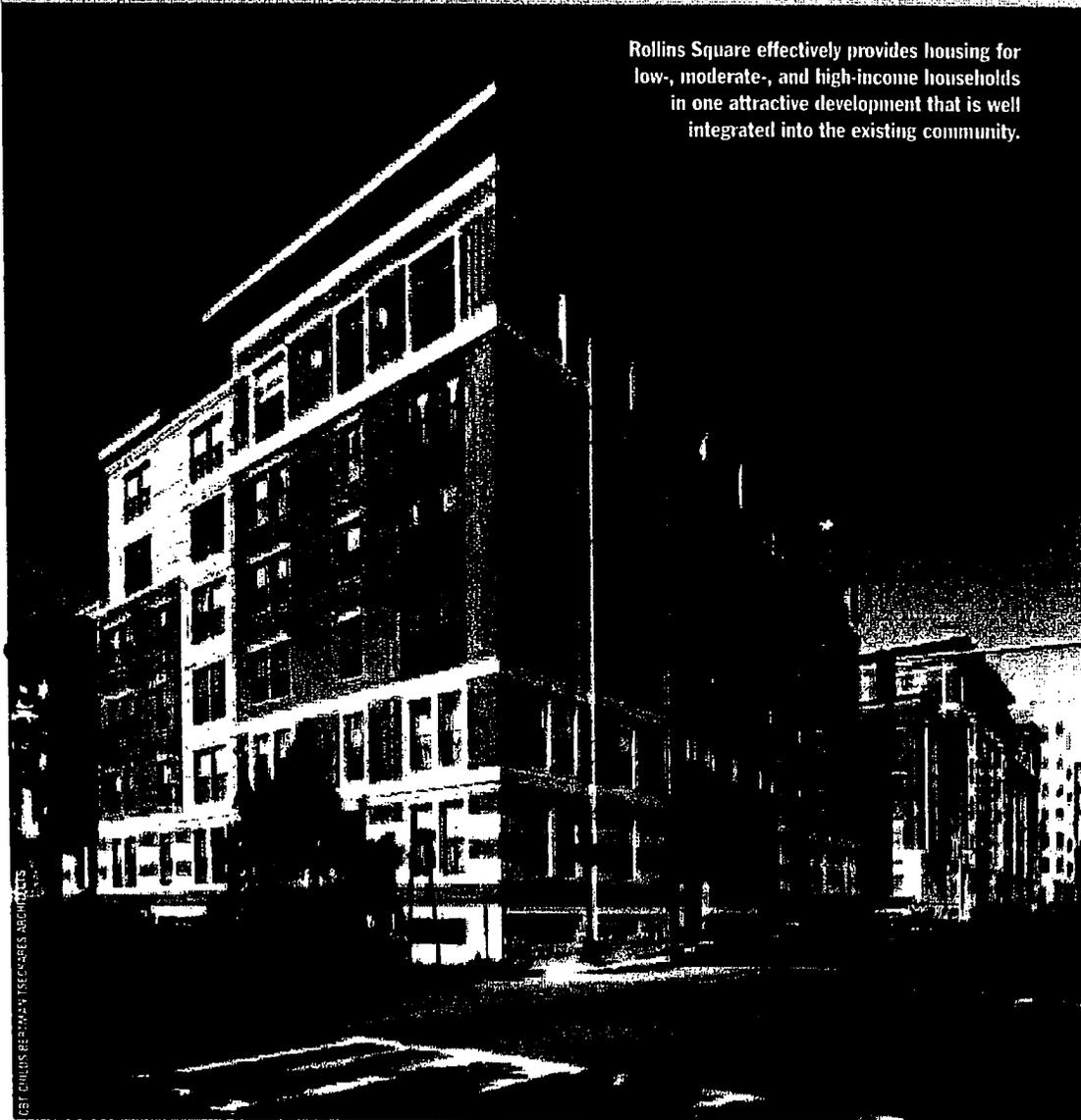
PROFILE

**Rollins Square**

Rollins Square, a mixed-use development in Boston's South End, is a truly mixed-income community that provides housing for a wide spectrum of people in all income brackets. Twenty percent of the overall units are reserved for people whose income is 30 to 60 percent of the Boston area median income (AMI), 40 percent are for-sale condominiums reserved for working households with incomes 80 to 120 percent of the AMI, and the remaining 40 percent are market-rate units sell-

ing for up to \$750,000. The residences occupy two city blocks and integrate seamlessly into the existing neighborhood. The varying heights and diverse exterior materials give the appearance that the development was constructed over time. Rollins Square was developed by the Planning Office for Urban Affairs, Inc., a nonprofit developer associated with the Archdiocese of Boston.

Rollins Square effectively provides housing for low-, moderate-, and high-income households in one attractive development that is well integrated into the existing community.



LEFT: CHILDS BERTMAN TSECKARES ARCHITECTS

PROFILE

I'On

I'On is a 244-acre master-planned community along the deep-water marshes of Hobcraw Creek in Mount Pleasant, South Carolina. Just six miles east of Charleston, the community features 700 single-family homes, community facilities, and a small-scale commercial area. Vince Graham, principal with the I'On Company, is developing six residential neighborhoods connected by narrow streets, pedestrian corridors, and community spaces. An I'On Guild member, one of 18 builders selected for experience, talent, and financial strength, builds each individual home. The architecture is inspired by classic Lowcountry style with large balconies, deep front porches, and tall windows on even taller homes. Homes now sell for \$685,000 to \$1.7 million. Community facilities include I'On Square, I'On Club, the Creek Club, and the Mount Pleasant Amphitheater. Residents also enjoy easy access to the Cooper and Wando rivers, the Charleston harbor, and the Atlantic Ocean. One neighborhood boat ramp and four community docks are available for crabbing and fishing. Two miles of walking trails are available for residents; a five-acre pond, the Rookery, is a protected nesting site for wading birds. In addition, the public and private schools in Mount Pleasant are some of the best in the area.



I'ON COMPANY

Some home prices in the well-planned higher-density community of I'On are approaching \$2 million. The traditional neighborhood design combined with the community amenities made possible by higher densities have made the community one of the most desirable in the Charleston area.

As the problem of affordability worsens, workers on the lower end of the salary scale may move to more affordable cities, leaving a labor shortage in their wake. Such shortages make a region less desirable as an employment center. According to PricewaterhouseCoopers, access to a large and diverse labor pool is the most important factor in making corporate decisions on locations.<sup>61</sup> Communities that do not provide housing for all income groups become less desirable corporate locations.

## NOTES

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## Higher-Density Development Myth and Fact

Richard Haughey

No one likes sprawl and the traffic congestion it creates, yet proposals for increasing density in new and existing neighborhoods often are squashed by community fears of public housing, crime, and ugly high rises. *Higher-Density Development: Myth and Fact* dispels these negative connotations, by comparing the advantages and drawbacks of higher- and low-density development. The definition of higher-density development is relative to the community the development is in—it could be single-family homes on smaller lots, or townhouses and apartments in more populated areas. Eight widespread misconceptions about higher-density development are examined and dispelled with well-researched facts and examples of high-quality compact developments.

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- Higher-density development is environmentally more destructive than lower-density development.
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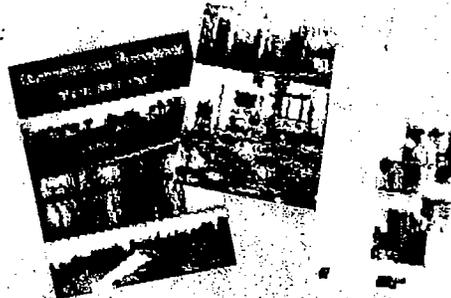
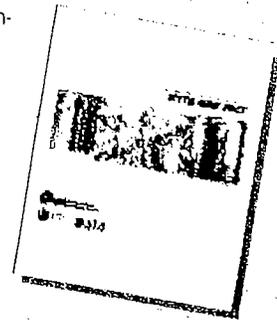
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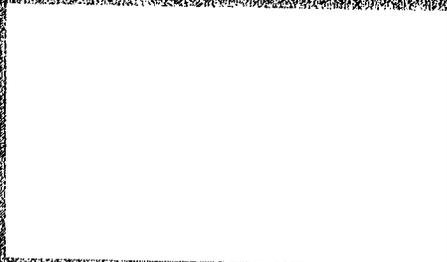
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## **Understanding Smart Growth Savings**

What We Know About Public Infrastructure and Service Cost Savings,  
And How They are Misrepresented By Critics

By  
Todd Litman  
*Victoria Transport Policy Institute*

26 July 2004



### **Abstract**

Land use patterns affect the costs of providing public infrastructure and services such as roads, water, sewage, garbage collection, school transport and mail delivery. Various studies show that these costs tend to increase with sprawl (dispersed development outside existing urban boundaries), and can be reduced with Smart Growth (compact, planned development within existing urban boundaries). Smart Growth can save hundreds of dollars annually per capita compared with providing comparable public services to sprawled destinations. Most current development charges, utility fees and taxes fail to accurately reflect these location-related cost differences, representing a subsidy of sprawl. More accurate pricing can result in significantly more efficient land use development patterns, providing overall benefits to consumers. This paper summarizes estimates of Smart Growth savings, and critiques a study by Cox and Utt which claims that such savings are insignificant. That study misrepresents Smart Growth and contains several critical errors.

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Todd Alexander Litman

**Introduction**

Our local newspaper charges higher subscription fees for delivery to lower-density areas. Similarly, many urban stores and restaurants offer free or inexpensive delivery, but suburban stores either lack delivery service or charge a significant fee.

Most activities that involve distribution (products being delivered to a destination) or interaction (numerous people and materials being brought together) are more efficient with compact land use patterns, because less travel is required to reach destinations. Although costs per mile tends to increase in denser areas, due to congestion and friction, unit costs tends to decline because each mile serves more destinations. These efficiencies are why people and businesses tend to cluster into cities, towns and business districts.

**Table 1**      **Types of Cost Savings**

<b>Distribution (One-To-Many)</b>	<b>Interaction (Many-To-Many)</b>
Newspaper, mail, and courier delivery	Schools, colleges and universities
Water supply, sewage and stormwater management	Retail centers
Road and sidewalk networks	Businesses
Electricity, telephone and cable lines	Recreational and cultural activities
Garbage collection	Emergency services
Government services, such as policing	
School busing	

*Many activities are more efficient when destinations are located closer together.*

Over the last few decades many studies have shown that more compact land use patterns, called *Smart Growth*, can significantly reduce various public infrastructure and service costs compared with more dispersed land use patterns, called *sprawl*. These studies have influenced development policies in various ways, in many cases leading to policies that encourage Smart Growth and discourage sprawl.

Although the basic concepts are well accepted by most experts, these relationships are complex and so can be difficult to quantify. Some critics claim that there is no real evidence that Smart Growth provides savings. A recent example is a study by Cox and Utt (2004) which analyzed the effects of land use density, growth rates and age on certain public expenditures in numerous municipalities. They conclude that Smart Growth savings are trivial. Their analysis contains several critical errors which reflects either inadequate understanding of the concept of Smart Growth, or intent to misrepresent the issue. This paper reviews the evidence on Smart Growth cost savings and evaluates the Cox and Utt study.

*Defining Smart Growth*

Smart Growth is a general term for policies that result in more compact, accessible development within existing urban areas. Smart Growth is an alternative to dispersed, automobile dependent development outside existing urban areas, often called sprawl. Table 2 compared these land use patterns.

**Table 2 Comparing Smart Growth and Sprawl ("Smart Growth," VTPI, 2004)**

	<b>Smart Growth</b>	<b>Sprawl</b>
Density	Higher-density, clustered activities.	Lower-density, dispersed activities.
Growth pattern	Infill (brownfield) development.	Urban periphery (greenfield) development.
Land use mix	Mixed land use.	Homogeneous (single-use, segregated) land uses.
Scale	Human scale. Smaller buildings, blocks and roads. Designed for pedestrians.	Large scale. Larger buildings, blocks, wide roads. Less detail, since people experience the landscape at a distance, as motorists.
Services (shops, schools, parks)	Local, distributed, smaller. Accommodates walking access.	Regional, consolidated, larger. Requires automobile access.
Transport	Multi-modal transportation and land use patterns that support walking, cycling and public transit.	Automobile-oriented transportation and land use patterns, poorly suited for walking, cycling and transit.
Connectivity	Highly connected roads, sidewalks and paths.	Hierarchical road network with numerous loops and dead-end streets, and unconnected sidewalks and paths.
Street design	Streets designed to accommodate a variety of activities. Traffic calming.	Streets designed to maximize motor vehicle traffic volume and speed.
Planning process	Planned and coordinated between jurisdictions and stakeholders.	Unplanned, with little coordination between jurisdictions and stakeholders.
Public space	Emphasis on the public realm (streetscapes, pedestrian environment, public parks, public facilities).	Emphasis on the private realm (yards, shopping malls, gated communities, private clubs).

*This table compares Smart Growth and sprawl land use patterns.*

Smart Growth can be applied in a variety of conditions, including rural, suburban and urban. For example, in rural areas it means clustering more development into villages, and in suburban areas it means creating complete, mixed-use, walkable neighborhoods. It is concerned with how people are distributed within a community, not with the total size of the community or the average density over a large area.

Smart Growth can provide a variety of economic, social and environmental benefits, as summarized in Table 3. These benefits result from various features of Smart Growth, including reduced per capita land consumption, less dispersed development, and more diverse transportation systems. Of course, the benefits of a particular Smart Growth program depend on its specific features and the conditions in which it is implemented. The existence of these benefits has been demonstrated in numerous studies and is widely accepted by a diverse range of professions and interest groups, including the American Planning Association, the Institute of Transportation Engineers, the International City/County Management Association, the National Governors Association, the National Trust for Historic Preservation, and various farming and environmental organizations.

**Table 3 Smart Growth Benefits** (Burchell, et al, 1998; ICCMA, 1998; Litman, 2002; USEPA, 2004)

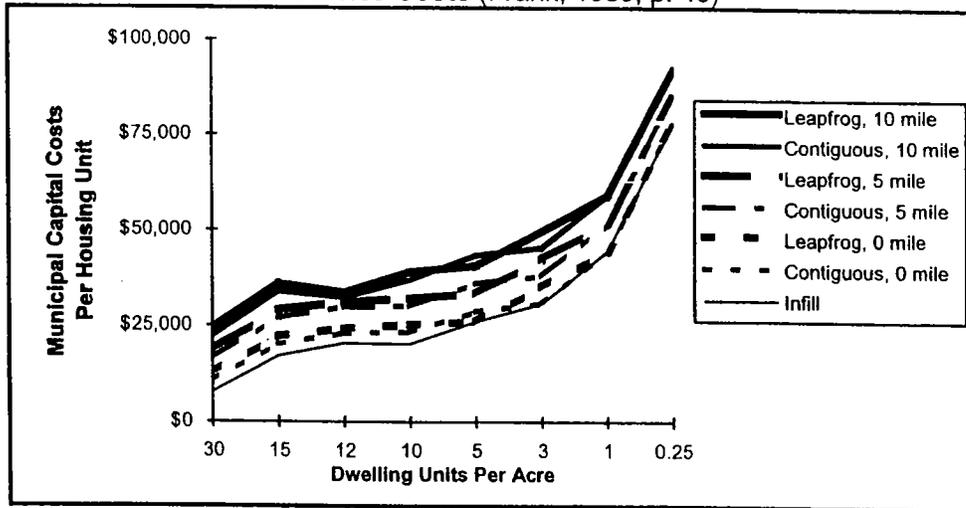
Economic	Social	Environmental
Reduced development costs.	Improved transport options and mobility, particularly for non-drivers.	Greenspace & habitat preservation.
Reduced public service costs.	Improved housing options.	Reduced air pollution.
Reduced transportation costs.	Community cohesion.	Increased energy efficiency.
Economies of agglomeration.	Preserves unique cultural resources (historic sites, traditional neighborhoods, etc.)	Reduced water pollution.
More efficient transportation.	Increased physical exercise and health.	Reduced "heat island" effect.
Supports industries that depend on high quality environments (tourism, farming, etc.).		

*Smart Growth can provide various economic, social and environmental benefits.*

**Evidence of Smart Growth Savings**

One of the many Smart Growth benefits is its ability to reduce public infrastructure and service delivery costs. Many studies conclude that Smart Growth can provide significant public cost savings (Burchell, et al, 1998; Muro and Puentes, 2004). Frank (1989) identified various factors that affect these costs, including density and distance from the existing urban center (town or city), as illustrated in Figure 1.

**Figure 1 Residential Service Costs** (Frank, 1989, p. 40)



*Capital costs increase for lower density, non-contiguous development. Higher density, clustered, infill development can provide hundreds of dollars in annual savings compared with sprawl.*

Burchell and Mukherji (2003) found that sprawl increases local road lane-miles 10%, annual public service costs about 10%, and housing costs about 8%, adding about \$13,000 per dwelling unit. Table 4 shows how school, road and utility costs per residential unit vary depending on development density. Rural Sprawl costs are about 60% more than denser urban development.

**Table 4 Annualized Municipal Costs for Different Densities (Smythe, 1986)**

Costs	High Density	Medium Density	Rural Cluster	Rural Sprawl
Units/Acre	4.5	2.67	1	0.2
Schools	\$3,204	\$3,252	\$4,478	\$4,526
Roads	\$36	\$53	\$77	\$154
Utilities	\$336	\$364	\$497	\$992
<i>Totals</i>	\$3,576	\$3,669	\$5,052	\$5,672
<i>Incremental Cost</i>	NA	3%	41%	59%

*Per household annual municipal service costs increase with sprawl, based on a prototypical community of 1,000 units housing 3,260 people, 1,200 students. Compared with High Density, Rural Cluster increases costs 41%, and Rural Sprawl 59%.*

Table 5 summarizes public costs (utilities, government services and transportation infrastructure) for three possible development patterns in the Toronto region, showing significant potential savings for the more clustered option. In addition to these costs, the "Nodal" and "Central" options provide additional savings by reducing per capita annual vehicle mileage, and therefore costs such as traffic congestion and pollution.

**Table 5 Public Costs of Three Development Options (Blais, 1995)**

	Central	Nodal	Spread
Residents per Ha	152	98	66
Capital Costs (billion C\$1995)	39.1	45.1	54.8
O&M Costs (billion C\$1995)	10.1	11.8	14.3
<i>Total Costs</i>	49.2	56.9	69.1
<i>Percent Savings over "Spread" option</i>	NA	16%	40%

*This table compares the estimated 25-year public costs of three land use development options, in millions of dollars. More spread development substantially increases costs.*

Table 6 compares the public infrastructure costs of a low-density "Sprawl" and high-density "Smart Growth" scenarios in the Twin City region. Costs per household are more than double under the sprawl development patterns. The sprawl development option incremental costs have an annualized value of \$565 per unit. This does not include ongoing public service costs that increase with sprawl, such as utility maintenance, emergency response and school busing.

**Table 6 Twin City Development Patterns Compared (CEE, 1999, p. 23)**

	Sprawl (2.1 units/acre)	Smart Growth (5.5 units/acre)
Miles of local roads	3,396	1,201
Costs of local roads per unit	\$7,420	\$2,607
Other infrastructure costs per unit	\$10,954	\$5,206
<i>Total</i>	\$18,374	\$7,813

*This table shows infrastructure cost savings from "Smart Growth" development that increases residential development from low to medium density.*

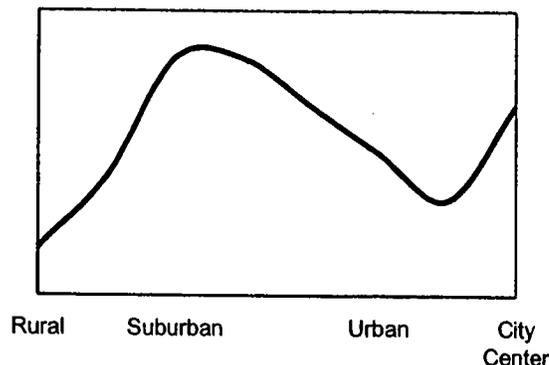
The city of Lancaster, California development impact fees that reflect the infrastructure costs of a particular location (New Rules, 2002). These fees are calculated by a civil engineering firm based on local development costs. The fees for a typical house located near the city edge are \$5,500, but increase to \$10,800 if located a mile away, reflecting the additional costs of providing more dispersed infrastructure. Since this price structure was implemented, virtually all new development has been located close to the city.

The relationships between density and public costs are, of course, complex. Actual costs depend on the specific location and types of services provided. There are also incremental costs associated with increased density, including increased congestion and friction between activities, special costs for infill development, and often higher design standards. Ewing (1997) concludes that this relationship can be graphed as a tilde (~):

- Costs are low in rural areas where households provide their own services.
- Costs increase in suburban areas where services are provided to dispersed development
- Costs decline with clustering, and as densities increase from low to moderate.
- Costs are lowest for infill redevelopment in areas with adequate infrastructure capacity. Costs tend to increase at very high densities due to congestion and high land costs.

Figure 2 illustrates this pattern. Note that much of the public savings in rural areas are actually costs shifted from public to private budgets or reductions in service quality. For example, rural residents tend to provide their own water, sewage and garbage collection. They actually spend more in total on these services (SC, 1999), although the costs do not show up in public utility budgets (and so are ignored in Cox and Utt's analysis). On the other hand, the cost reductions associated with increased density are true resource cost savings, reflecting reductions in total costs per unit.

**Figure 2** Land Use Impacts on Public Infrastructure and Service Costs



*Public costs tend to be low in rural areas, where most residents provide their own water and sewage, and service standards are relatively low. They increase in suburban areas as more services are publicly supplied to dispersed destinations, decline with increased clustering due to efficiencies, then increase at very high densities due to increased congestion.*

### *Understanding Smart Growth Savings*

Other factors also affect public service costs. Single-use development results in inefficient use of infrastructure, increasing per capita costs:

“Because the home and the workplace are entirely separated from each other, often by a long auto trip, suburban living has grown to mean a complete, well-serviced, self-contained residential or bedroom community and a complete, well-serviced place of work such as an office park. In a sense we are building two communities where we used to have one, known as a town or city. Two communities cost more than one; there is not only the duplication of infrastructure but also of services, institutions and retail, not to mention parking and garaging large numbers of cars in both places.” (Kelbaugh, 1992, p. 17)

Rural residents traditionally accepted lower levels of public services such as roads (often unpaved), emergency response (often voluntary), and limited library and recreation services. Sprawl encourages residents accustomed to urban quality services to move to exurban areas, pressuring governments to provide more services to low-density locations, despite their high costs.

None of the studies described here considers *all* public infrastructure and service costs affected by land use patterns, so total savings of Smart Growth are greater than they indicate. Most only consider a limited set of infrastructure costs borne directly by one level of government. Some ignore costs borne by private utilities, by other levels of government, (such as the post office or school districts), by businesses, and indirectly by consumers. On-going costs are often overlooked. For example, many studies consider the incremental costs of building longer water and sewage lines, but not the incremental costs of maintaining and operating them. Similarly, some studies consider the incremental costs of building more roads, but not the costs of maintaining them, or of providing additional parking at destinations due to more automobile-dependent land use patterns.

Overall, the various studies described above indicate that Smart Growth (medium- to high-density, mixed-use development within existing urban areas) can provide direct savings in publicly-borne development costs (roadways and utility lines) ranging from \$5,000 to as much as \$75,000 per unit, compared with the same quality of infrastructure provided to dispersed, automobile-dependent development one or more miles beyond the urban boundary. Annualized, these savings range from \$270 to \$4,000 per unit (assuming 7% interest over 20 years). In addition, incremental operations, maintenance and service costs (maintaining longer roads and utility lines, increased pumping costs, higher delivery costs for public services, etc.) are probably at least as large, indicating that Smart Growth can provide public cost savings ranging from \$500 to nearly \$10,000 annually per unit.

Some communities use impact fees to internalize a portion of these costs, but in practice these seldom reflect full costs. Low-density homes generally do not pay sufficient incremental taxes to cover their higher costs for public services such as school busing, road maintenance, or water and sewer line (Sorensen and Esseks, 1998). As a result, households in older urban neighborhoods tend to overpay for public services, while those in newer, lower-density suburban locations tend to underpay (Guhathakurta, 1998).

### Cox and Utt's Analysis

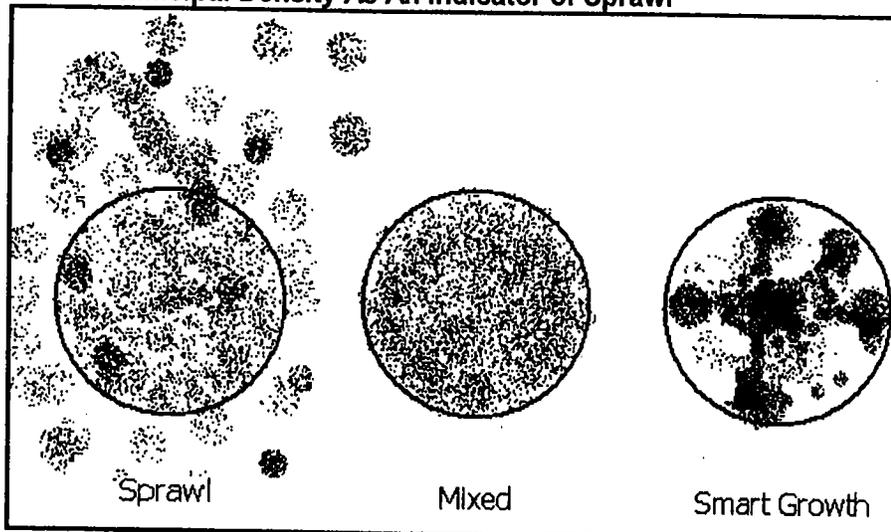
Cox and Utt analyzed various government expenditure by more than 700 municipalities in 2000. Based on the analysis results they conclude that density and growth rates do not significantly affect per capita local government expenditures, so Smart Growth provides no significant development or service cost savings. Their analysis contains several critical errors, as discussed below.

### Definitions of Smart Growth

Cox and Utt base their analysis on the assumption that Smart Growth consists primarily of increased population density, and that these impacts can be measured effectively at the municipal scale. Both of these assumptions are wrong.

As indicated in Table 2 and related literature, population density is just one of many Smart Growth features, and density changes must be evaluated at a fine-grained geographic scale. For example, in their seminal analysis of land use patterns, Ewing, Pendall and Chen (2002) created an Sprawl Index with four primary factors: residential density, neighborhood mix, strength of activity centers and street network design, measured mostly at a fine grain (such as census tract) scale. Municipal-scale density represents less than a quarter of total Smart Growth factors. Simply increasing city-wide density by itself would do little to achieve Smart Growth objectives. A given level of city-wide density can provide very different results, depending on whether or not there is also clustering, mix and connectivity. To illustrate this distinction, Los Angeles has the highest gross density of any U.S. city, but ranks 45<sup>th</sup> out of 83 metropolitan areas on the Sprawl Index, because other cities rank higher in terms of other attributes such as land use mix, activity center strength and roadway connectivity.

**Figure 3** Municipal Density As An Indicator of Sprawl



*All three cities may have the same population density, although one reflects sprawl and the other Smart Growth. Sprawl consists of dispersed development outside existing urban boundaries. Smart Growth consists of clustered, mixed-use development within urban boundaries.*

Studies described earlier indicate that the most costly type of sprawl consists of dispersed development *outside* existing urban areas. Cox and Utt's only consider development *within* existing municipal boundaries and so ignore these savings. Smart Growth policies that direct development into existing urbanized areas can provide far more savings than Cox and Utt found. Low-density housing built a few miles outside the urban fringe can cost hundreds of dollars more in annual public costs to provide a given level of public services than the same size housing build in clusters of mixed-use, urban neighborhoods.

Smart Growth does not always reduce public service costs. As described earlier, some costs may increase at high densities due to increased congestion and friction (although high-density areas such as central business districts provide other benefits, such as land cost savings, reduced transportation costs, and increased economic productivity that offset these higher development costs). This is exactly the pattern Cox and Utt found.

### ***Measuring Costs***

Cox and Utt base their analysis on the assumption that municipal expenditures reflect the costs of providing public services, so lower expenditures reflect greater efficiency and higher expenditures reflect reduced efficiency. This is wrong for several reasons.

First, in lower-density areas a greater portion of service costs are borne directly by property owners, but Cox and Utt ignore private costs. They incorrectly assume that costs are avoided if residents maintain their own wells and septic systems, and deliver their own garbage to the dump. In fact, rural residents actually spend more on basic services than urban residents (SC, 1999).

Second, rural residents tend to have lower levels of public services than can be provided in urban areas. Smaller towns tend to rely on volunteer fire and police departments, have lower grade roadways (many roads are unpaved), lack facilities such as sidewalks, often lack public transit services, and may have minimal parks and recreational services. Cox and Utt do not account for such differences when comparing per capita costs.

Put another way, as more efficient land use patterns make municipal services more cost effective to provide, some of these savings can be reinvested as additional public services. As a result, residents gain from improved service quality rather than lower taxes. These additional public services often provide financial savings to consumers and businesses. For example, residents in Smart Growth community spend less on automobile transportation because their communities have better travel options (McCann, 2000), and better parks and recreation facilities may avoid the need to join a private club.

In addition, larger cities bear special costs associated with concentrated poverty. In 1990, large U.S. cities comprised 12% of the nation's population but 17% of its poor, and as a result spent an average of \$364 per capita on health, hospitals, and public welfare, 30% of local tax revenues, while smaller cities and suburbs spent only \$40 per capita on those poverty-related categories, just 9% of local taxes (Gyourko and Summers, 1997). This partly results from suburban zoning and automobile-dependency that excludes residents who require affordable housing or cannot drive, offloading public costs onto cities.

*Other Cost Savings*

Cox and Utt assume that the three cost categories they measure (municipal expenditures, water supply and sewage) reflect total potential Smart Growth savings, but there are many more potential savings, as indicated in Table 7. Total cost savings are therefore much larger than those measured by Cox and Utt.

**Table 7** Types of Cost Savings Considered by Cox and Utt

Costs Considered	Costs Ignored
Water and sewage services	Newspaper, mail, and courier delivery
Road and sidewalk networks	Business costs
Government services, such as policing	Consumer vehicle ownership and use
Parks services	Emergency services (some)
Emergency services (some)	Electricity, telephone and cable lines
	Garbage collection
	School busing
	Parking cost savings

*Cox and Utt's analysis only considered a portion of total savings associated with Smart Growth.*

*Municipal Employee Wages*

Cox and Utt argue that increased density reduces public service efficiency by increasing municipal employee wages and work regulations, due to “special-interest capture.” Their analysis overlooks critical issues. Residents of larger cities with denser land use patterns tend to earn higher wages, due to the greater productivity resulting from agglomeration economies. This drives up the cost of living in these cities. In addition, public services in large cities are often more sophisticated and productive. For example, larger cities often use larger transit buses and more automated traffic control systems, which require better trained operators. It is only logical that municipal employees in such areas should earn more than employees in lower-wage communities. To prove their point Cox and Utt would need to show that municipal employees in denser and older cities receive significantly higher wages compared with overall local wages, without any increase in municipal employee productivity.

Cox and Utt confuse costs and economic transfers. Smart Growth provides true resource savings: per capita costs to provide infrastructure and services are reduced. Wage differentials, if they exist, are economic transfers not costs: higher costs to employers and higher benefits to employees. Whether such differences are good or bad is subjective. Cox and Utt assume that higher municipal wages are harmful, but it would be equally appropriate to say that lower-wage employees in lower-density, newer communities are underpaid. Although there is no doubt that society benefits from Smart Growth resource cost savings, it is wrong to assume that society benefits from lower wages.

### **Ignorance or Intentional Misrepresentation?**

When writing a research paper it is standard practice to provide a balanced overview of the issue, including discussion of previous analysis on the subject, describe the new research, and discuss the strengths and weaknesses of the results (Litman, 2004). Cox and Utt fail to do this. They provide no discussion of the various definitions of sprawl or different ways to measure it. They reference only one previous study on the costs of sprawl (Burchell, et al, 2002). They claim incorrectly that Smart Growth consists simply of increased population density which can be measured effectively at the municipal level. They ignore extensive recent developments on techniques for evaluating the benefits and costs of sprawl and Smart Growth (Ewing, Pendall and Chen, 2002). They cite Ladd (1992), but ignore cautions contained in that study against using that analysis to evaluating sprawl costs, and other critiques of that analysis (Litman, 2003).<sup>1</sup> They do not discuss whether municipal expenditures reflect all sprawl-related incremental costs, or whether differences in service quality and area wage rates can be ignored. Either Cox and Utt are careless researchers, or they intentionally ignore alternative evidence and misrepresent these issues.

### **Unintended Praise**

A bible story tells how the king of Moab once hired the soothsayer Balaam to curse the Israelites when the tribe camped by his land. Reluctantly (he had been warned against performing the deed), Balaam traveled to Mount Phogor, above the Israeli encampment to pronounce the curse. Seven bullocks and seven rams were sacrificed as prescribed. But instead of a curse, out of Balaam's mouth came unexpected praise, a blessing that has since become part of the Jewish liturgy ("How beautiful are thy tabernacles, O Jacob, and thy tents, O Israel!").

Similarly, despite their efforts to the contrary, Cox and Utt's research shows that Smart Growth actually does reduce public service costs. Per capita municipal expenditures are found to decline with density, except in the densest cities, just as previous research indicates. Cox and Utt argue that these cost differences are trivial, and so do not justify Smart Growth policies. However, as described earlier, their analysis greatly understates total potential Smart Growth savings because it only considers costs that show up in municipal government annual accounts. Total savings to utilities, school districts, state governments, businesses and consumers from more compact, mixed-use development are probably an order of magnitude higher than the \$53 Cox and Utt found. This indicates that Smart Growth typically provides hundreds of dollars in annual per capita savings compared with sprawled, unplanned development patterns.

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<sup>1</sup> In 2003 I debated Wendell Cox at the *Urban Streets Symposium*, sponsored by the Transportation Research Board and the Federal Highway Administration, during which I shared my criticisms of his misrepresentations of Ladd's analysis (Litman, 2003). He therefore cannot legitimately claim that he was unaware of these issues.

## **Conclusions**

Smart Growth consists of various development features that create more efficient land use patterns. Numerous studies indicate that Smart Growth can reduce public infrastructure and service costs, providing savings on roads, water, sewage, garbage collection, utilities, school transportation, delivery services, and parking facilities.

Cox and Utt attempts to discredit these studies by showing that increased residential density provides relatively small municipal cost savings. Their analysis contains several critical errors.

- It incorrectly defines Smart Growth as simply increased density or slower growth.
- It measures density at a municipal scale, which is too large to reflect Smart Growth.
- It only compares differences between municipalities, ignoring differences between development within and outside of municipal boundaries, and between conventional and clustered development within municipal boundaries.
- It only considered a small portion of total costs affected by land use patterns (municipal, water and sewage expenditures), ignoring other savings resulting from more accessible land use patterns.
- It ignored costs of services provided directly by households in lower-density areas, such as well water, septic systems and garbage disposal.
- It ignores differences in service quality.
- It treats higher municipal employee wage in higher-density cities as a cost and an inefficiency, ignoring differences in average overall wages in such areas.

Cox and Utt's analysis greatly understates total potential Smart Growth savings. They calculate that a 25% increase in municipal population density provides \$53 annual per capita in direct savings in municipal, water supply and wastewater management costs. This suggests that a comprehensive Smart Growth program that shifts dispersed, urban fringe development into more compact, mix-use, multi-modal urban villages could provide public infrastructure and service savings that total several hundred dollars annually per capita, or more than a thousand dollars annually per household. This is consistent with previous research.

Smart Growth critics such as Cox and Utt claim that sprawl reflects consumer preferences, and that Smart Growth harms consumers. But this assumes that current markets are efficient. Efficient markets require that prices (what individuals pay) reflect marginal costs. Currently, many incremental costs resulting from sprawl are dispersed throughout the economy, rather than charged directly to individual consumers. Even where home-buyers pay development fees, such fees seldom reflect the full incremental cost of serving sprawl development. User fees and taxes do not generally reflect additional costs of maintaining and operating more dispersed infrastructure, of providing school busing services, or to deliver mail to dispersed locations. Described more positively, people who choose Smart Growth locations should be rewarded for the cost savings they provide to their community. This would allow individual consumers to make tradeoffs between cost and location.

This type of underpricing is just market distortion that stimulates sprawl. Table 8 summarizes others.

**Table 8 Market Distortions That Favor Sprawl** ("Market Principles," VTPI, 2003)

<b>Market Distortion</b>	<b>Description</b>
Underpricing Location-Related Costs	Although public service costs tend to be higher for sprawl development, development charges, utility fees and local taxes do not generally reflect these location-related costs.
Excessive Parking and Roadway Requirements	Most zoning codes and development standards require generous road and parking capacity. This encourages lower-density, urban fringe development where land is cheaper, and underprices vehicle travel.
Roadway Right-of-Way	By convention, land use for public roads and parking facilities is exempt from rent and taxes. Economic neutrality implies that land used for roads should be priced and taxed at the same rate for competing uses.
Planning and investments that favor suburbs	Many current planning and public investment practices favor new, lower-density, automobile-dependent development over urban infill.
Undervaluing Nonmotorized Modes and Transit	Transportation planning practices tend to undervalue nonmotorized transport modes and transit services, and so underinvest in them.
Residential Lending Practices	Mortgage lenders usually treat car ownership as a financial asset. As a result, lower-income households are encouraged to purchase homes in automobile-dependent suburban areas rather than in multi-modal urban locations.
Underpricing Automobile Travel	Automobile travel is underpriced through underpricing of road use, free parking, fixed insurance and registration fees, and various external costs.

*This table describes market distortions that encourage sprawl and automobile dependency.*

Consumer surveys indicate that many households would willingly shift from lower-density, dispersed locations to Smart Growth infill locations if offered financial incentives of this magnitude (see discussion in Litman, 2003). Experience with location-based development fees in Lancaster, California indicates that when consumers are charged efficient prices they will usually choose Smart Growth over sprawl.

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# ATTACHMENT F

# Michael J. McCormick FAICP

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January 27, 2008

To: G. Richard Hill  
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701 Fifth Avenue, Suite 7220  
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From: Michael J. McCormick

Subject: Woodinville Residential Density Considerations—Neighborhood Character

You previously asked me to review the Wood Trails and Montevallo plat applications to the City of Woodinville and identify and summarize some reasons why approval of these two applications supports good public policy and planning principles—specifically supporting the recommended density of four dwelling units per acre. In my memorandum to you titled “Woodinville Residential Density Considerations” (March 12, 2007) I covered a number of topics: *Planning Context* focusing on the goals and requirements of the GMA as they apply to your applications to the City; *Accommodating Future Growth* through the state and regional allocation process; *Urban Density Issues* highlighting both current planning perspectives and Growth Management Hearings Boards’ positions; and *Other Important Considerations* acknowledging “sustainability”, “new urbanism” and “smart growth” which have been recently introduced into the policy and planning practice in this state. I concluded my report with the following paragraph:

In conclusion, from my perspective as a planner with over thirty-five years experience in Washington State dealing with local planning and growth management related issues, approving the proposed rezones from R-1 to R-4 will result in a desirable planning outcome and is consistent with sound planning principles. Retaining the R-1 designation on these properties, in the absence of significant environmental constraints, is inconsistent with sound planning principles, and with the policies of the Growth Management Act to encourage urban densities within urban growth areas and to reduce sprawl.

The City has continued to look for ways to justify and defend retaining the current density of one dwelling unit per acre. The City retained outside consultants late last year to produced a

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Sustainable Develop Study of the current R-1 area of the city<sup>1</sup>. You have asked me to review and comment on the “Neighborhood Character” section.

The Study identified 12 “Neighborhood Characteristic Typologies” which were examined for “low”, “medium” or “high” association and concluded with six neighborhoods being recommended for “Neighborhood Character Protection”.<sup>2</sup> These are interesting categories of characteristics but don’t directly address density as a meaningful factor. The Staff Report transmitting the recommendations summarizes the Neighborhood Character section as identifying “six neighborhoods with distinctive character that could be diminished if redevelopment occurred within them at different-that-existing densities ...” The indicators picked do provide a way to describe the areas but lack any subjective measure for comparison.<sup>3</sup> In fact, it is nearly impossible to make any meaningful association with density with the possible exception of “Common Parcel Size”.

Protection of neighborhood character is recognized in the GMA as a factor to be considered and incorporated in the overall framework of the required housing element.<sup>4</sup> But there are well established tools and techniques to protect neighborhood character without resorting to a narrow distinction between one unit per acre and four units per acre. In fact experience with Visual Preference Surveys<sup>5</sup> have repeatedly demonstrated that citizens and residents can not accurately assess residential density but responds to other factors such as streetscape, landscaping, land use, building design and architectural standards.

A well-crafted and implemented urban design strategy can make even relatively significant differences in density shrink below any meaningful threshold. Many examples exist in Washington state, the US and throughout the world of sustainable, highly desirable neighborhoods at densities higher than four dwelling units per acre. There are any number of configurations that are possible that would preserve existing character. Requirements for tree density within developments is

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<sup>1</sup> Sustainable Development Study Neighborhood Character in the R-1 Zone, City of Woodinville (Prepared January 2007, Revised February 2007 and August 2007).

<sup>2</sup> These are Northwest Wellington, Southwest Wellington, North Wellington, Leota, South Leota and Woodway-Laurel Hills. The R-1 Area Neighborhood Characteristic Typologies matrix (Figure 10) only lists five areas—leaving out South Leota.

<sup>3</sup> The indicators identified are Physical Niche, Canopy Cover Greater Than 75%, Manicured Landscape, Common Viewshed, Circulation Connectivity, Parcel Accessibility, Cohesive Block Configuration, Areas of Common Parcel Size, Sense of Scale and Fabric, Cohesive Street Presence, Building Texture/Rhythm and Low Infill Potential.

<sup>4</sup> See RCW 36.70A.070(2).

<sup>5</sup> The Visual Preference Survey was developed by architect Anton Nelessen ([www.nelessen.com](http://www.nelessen.com)). It has and is being used by a number of GMA planning jurisdictions. A representative list would include Maple Valley, Seattle, Olympia, Redmond, Sammamish, and Wahkiakum County.

becoming common to urban design strategies, as are revised street standards that can offer another neighborhood beautification element.

In my earlier report I specifically called out the idea of New Urbanism where I said "... New Urbanism has emerged to promote walkable, neighborhood-based developments as an alternative to sprawl. The principles of New Urbanism include higher densities "for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live."<sup>6</sup> Our experience here has repeatedly demonstrated that it is design, not density, that determines overall satisfaction (and acceptance).<sup>7</sup>

Andres Duany in the APA Journal (Summer 2002) describes how his concept of "Transect Planning" notes that the least urban zone (T3) should have up to six dwelling units per acre but that key attractive development includes architectural, landscaping and signage standards.<sup>8</sup>

My review of the Neighborhood Character Report and the Neighborhood Characteristic Typologies suggests to me that at least seven of the item identified would lend themselves to being incorporated into a design element for single family residential developments within the city without regard to lot size and overall density.<sup>9</sup> As you pointed out in a recent brief, at least one Council member stated on the record that the purpose of their actions was to maintain existing suburban neighborhood character. If, in fact, the purpose is to maintain this character, there are any number of methods, techniques and tools that could be applied to achieve this end. In fact, this has been done throughout this country, in Washington state and in similarly sized jurisdictions planning under the GMA. This has been done in areas having a considerable range of densities. And is quite independent of density!

There is nothing in the Neighborhood Character Report that suggests that density at R-4 would adversely affect the existing neighborhood character. There are a number of ways that protection of existing neighborhood character can be achieved at densities well beyond four dwelling units per acre.

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<sup>6</sup> Found at <http://www.newurbanism.org/newurbanism/principles.html>

<sup>7</sup> I feel compelled to point out that even four dwelling units per acre is still considered large-lot zoning. An interesting article in the April/May 2007 issue of the New Urban News observes that lots greater than 7,000 square feet are severely overbuilt and will increasingly be in oversupply into the foreseeable future.

<sup>8</sup> Andres Duany and Emily Talen, APA Journal (Summer 2002, Vol. 68, No.3), pages 245-266.

<sup>9</sup> The typologies I would include are Manicured Landscape, Circulation Connectivity, Parcel Accessibility, Cohesive Block Configuration, Sense of Scale and Fabric, Cohesive Street Presence and Building Texture/Rhythm.