

Attachment B Neighborhood Character  
in the R-1 Zone Report

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# Neighborhood Character in the R-1 Zone

City of Woodinville

Prepared January 2007  
Revised February 2007



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*Appendices follow the text at the end of the document.*

Appendix A Woodinville Drainage Areas

Appendix B Independent Second Assessment of Neighborhood Character

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# List of Acronyms

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City	City of Woodinville
GMA	Growth Management Act
NB	Neighborhood Business



# Chapter 1. Preface

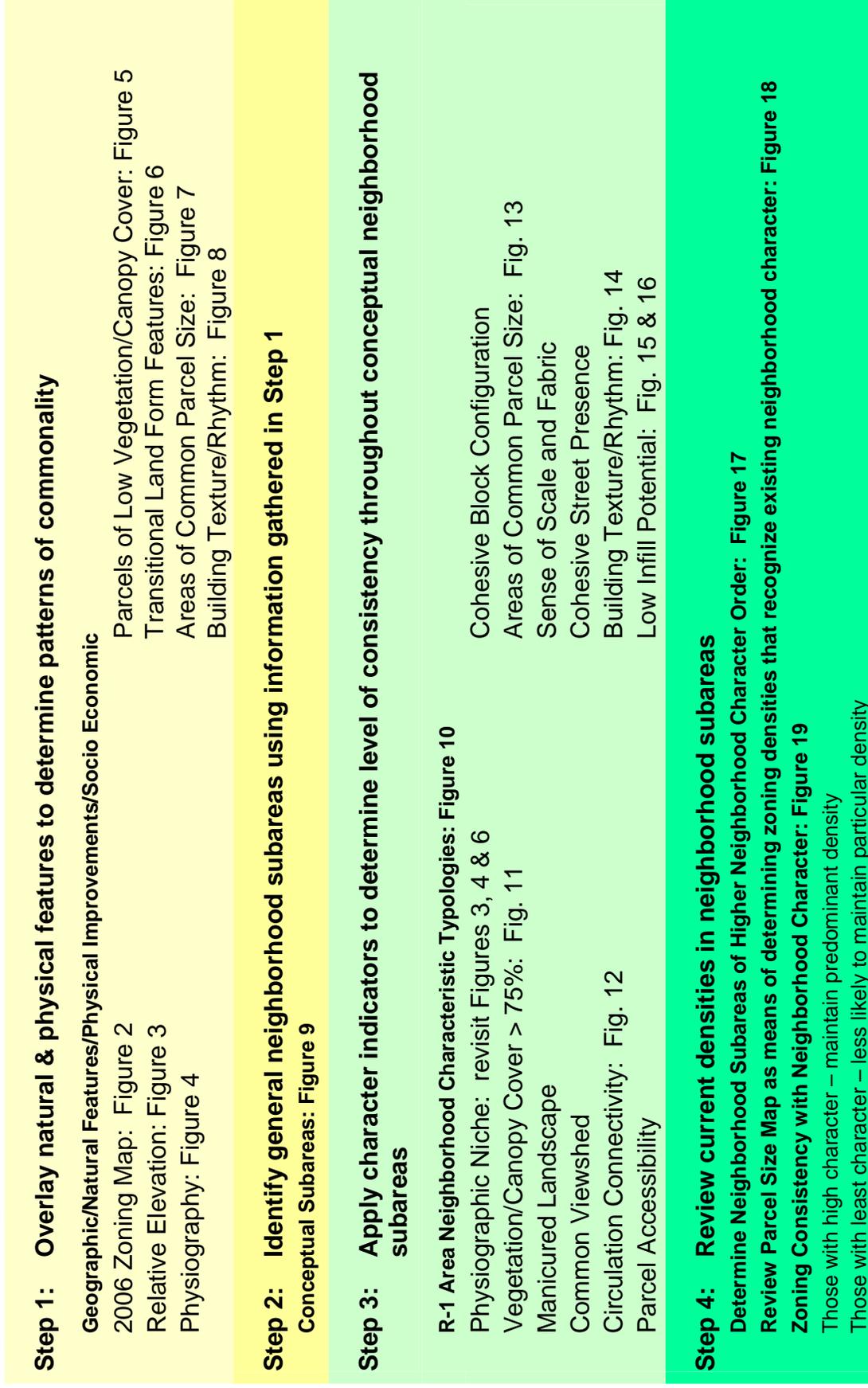
The purpose of this report is to evaluate neighborhood character as one of the tools for determining residential density in the R-1 zoned area of the City. The end result could contribute to maintaining the R-1 zone or amending the zone by increasing density to a more compact urban development pattern.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

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

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

The following steps were taken to determine “neighborhood character” and subsequently to correlate residential densities (see Figure 1 for the overall Method for determining Neighborhood Character).

Figure 1. Neighborhood Character Method

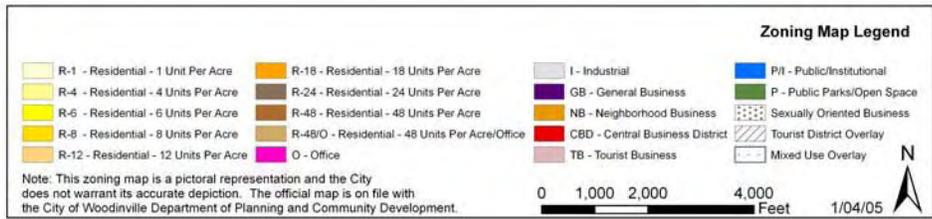
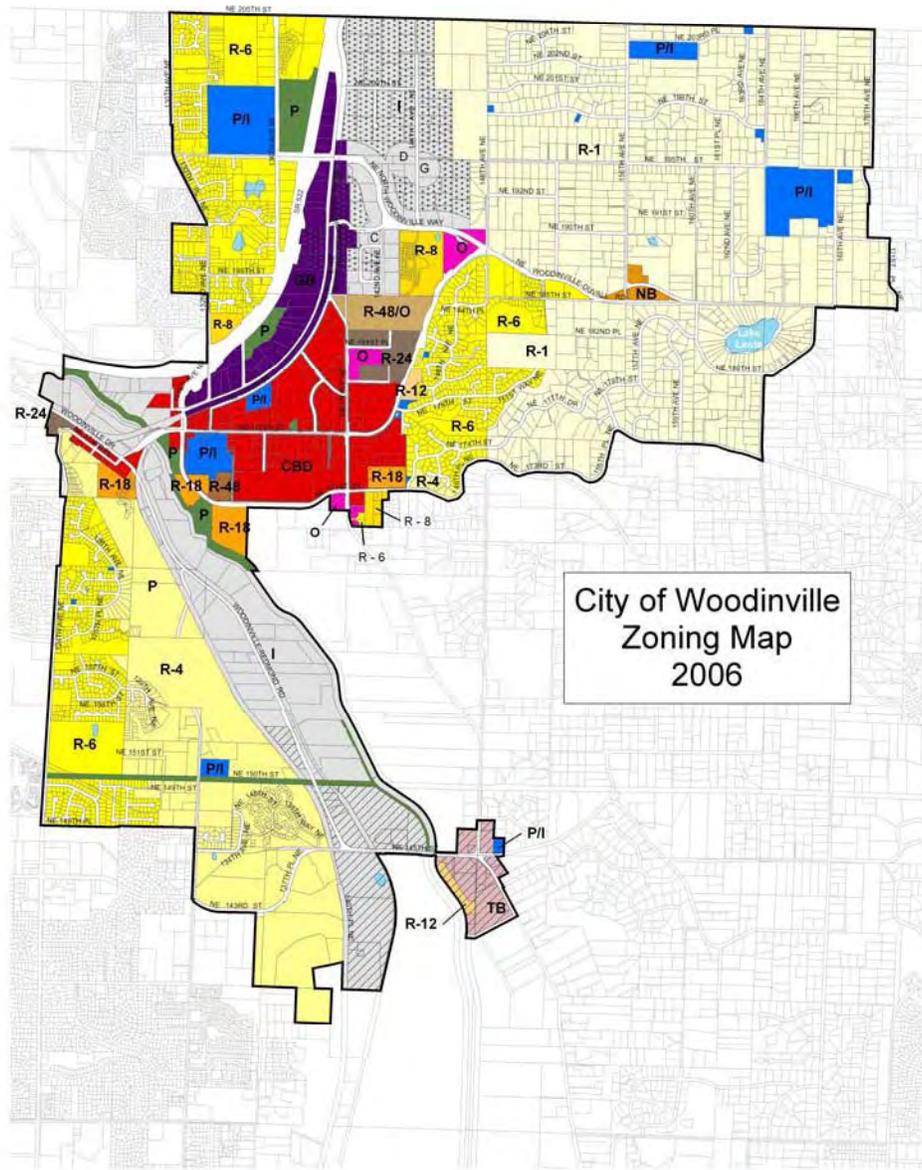


- Step 1. Overlay geographic features, physical improvements, socio-economic data, and visual maps to determine patterns of commonality.
- Step 2. Using Step 1 data, identify on a broad-scale general neighborhood subareas.
- Step 3. Apply 12 character indicators to each neighborhood subarea identified in Step 2 to determine the level of consistency of those indicators throughout the neighborhood subareas. The greater the number of indicators having more consistency in the neighborhood subareas, the greater the neighborhood character in that subarea.
- Step 4. After determining the higher and lower ranking of character for each neighborhood subarea, the current and predominant densities in the higher order neighborhoods were recognized as having a high value. Those with lower ranking character could be designated for higher densities – in most cases R-4 densities. This process only evaluates neighborhood character as defined in this section and does not take into consideration the remainder of the other elements in the Sustainable Development Study: environmental, transportation, capital facilities. These have been evaluated in other sections of this document.

## 1.1. Introduction

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

The City is approximately 3,500 acres of which ~60% is zoned residential and ~ 30% of that is zoned R-1 or approximately 1,100 acres. The R-1 residential neighborhood is located on the eastern uplands of the City of Woodinville (Figure 2, *2006 Zoning Map*), currently referred to as the R-1 Area, or the Leota and Wellington Neighborhoods. The R-1 area is the largest of the residential zones and one of seven Neighborhoods in the city. There are large areas of R-4, R-6, and R-8, with five residential designations making up the multifamily areas. See Figure 2 for the zoning map.



City of Woodinville Zoning Map 2006 Figure 2

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

In geological terms, the area is also characterized by a scoured marginal feature from a previous ice-contact slope located at the western edge of the area and acts as a major physical boundary between the valley below to the west and the City proper. The whole study area is a till-mantled, upland undulating plain consisting of north-south trending broad ridges and narrow plains eroded by recessional outwash channels. Lake Leota, a major water feature, is a rare and unique ancient kettle in the area.

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

## 1.2. Background

### 1.2.1. Districts

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

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

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

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

### 1.2.2. Woodinville Districts

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

- **Paths.** Paths are the channels along which an observer moves. They may be streets, walkways, transit lines, or railroads.

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

The Leota District is defined by paths-edges (natural environment factors) and political boundaries. Thus, Snohomish County on the north, and King County on the eastern and southern edge provide political boundaries, and ice-scoured steep slopes on the western and southern edges of the study area become perceived strong edges to the district. Paths, even though they may be viewed as unifiers, may also be perceived as boundaries such as 156th Avenue NE, Woodinville-Duvall Road and the loop road around Lake Leota. The following section describes how neighborhood subareas were determined, according to the aforementioned step-wise process.



## Chapter 2. Neighborhood Character

### 2.1. Steps 1 and 2: Determining Neighborhood Subareas

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

#### 2.1.1. Step 1. Overlay Natural and Physical Features to Determine Patterns of Commonality.

The first step in the neighborhood character analysis (see Figure 1) is to overlay natural and physical features to determine patterns of commonality. For purposes of defining patterns that reveal neighborhood boundaries, a system of inventory and evaluation of data sets was introduced for extracting local information. Natural environment maps, maps of physical development, maps showing social and economic phenomena, and interpretive maps describing elements of the visual environment were developed and then evaluated.

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

### Geographic areas

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

### Human-made phenomena or physical improvements

- parcel size commonality
- age of housing
- building footprints

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

- land improvement value
- total parcel value

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

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

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

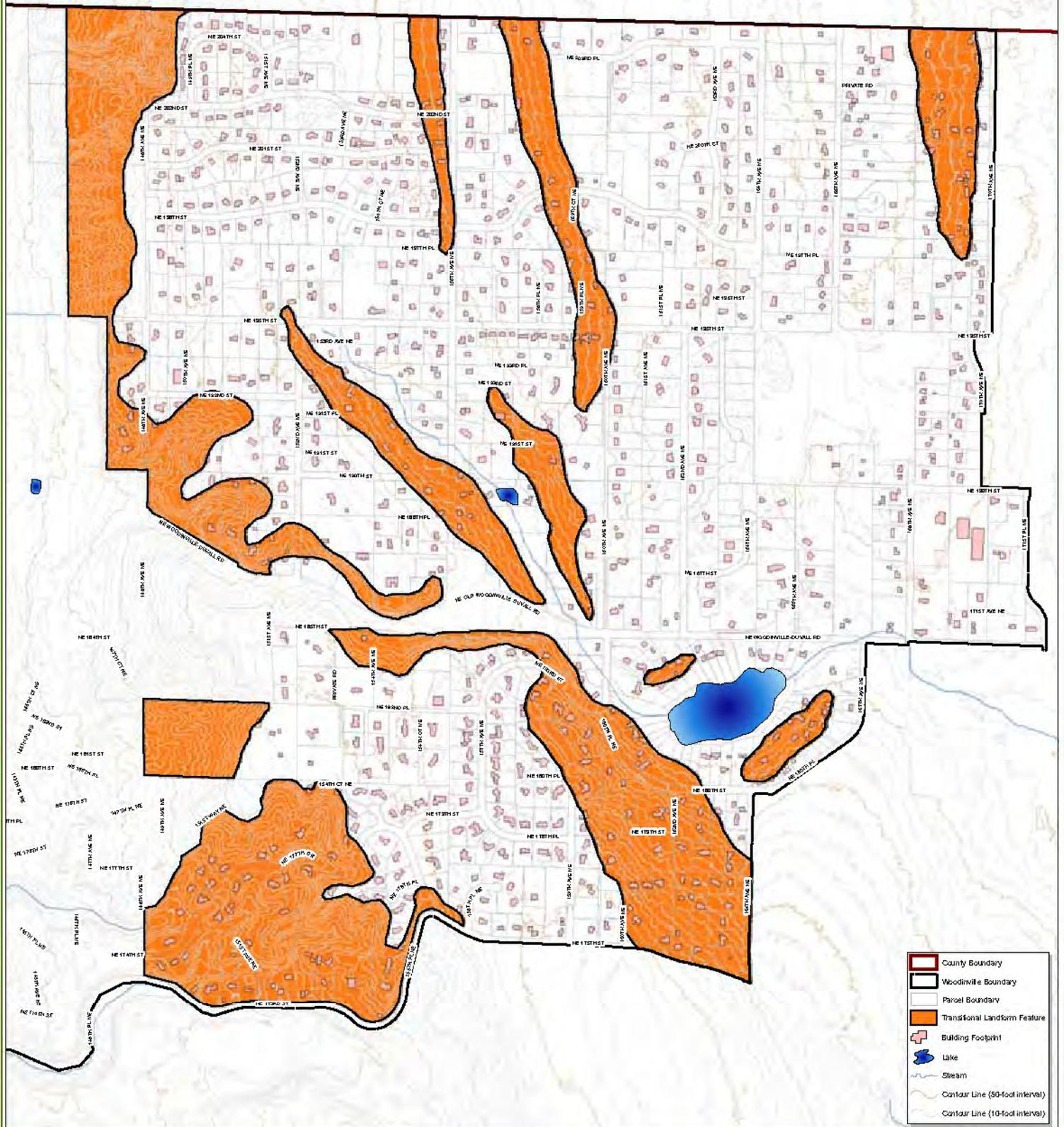






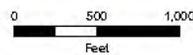
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Transitional Landform Features

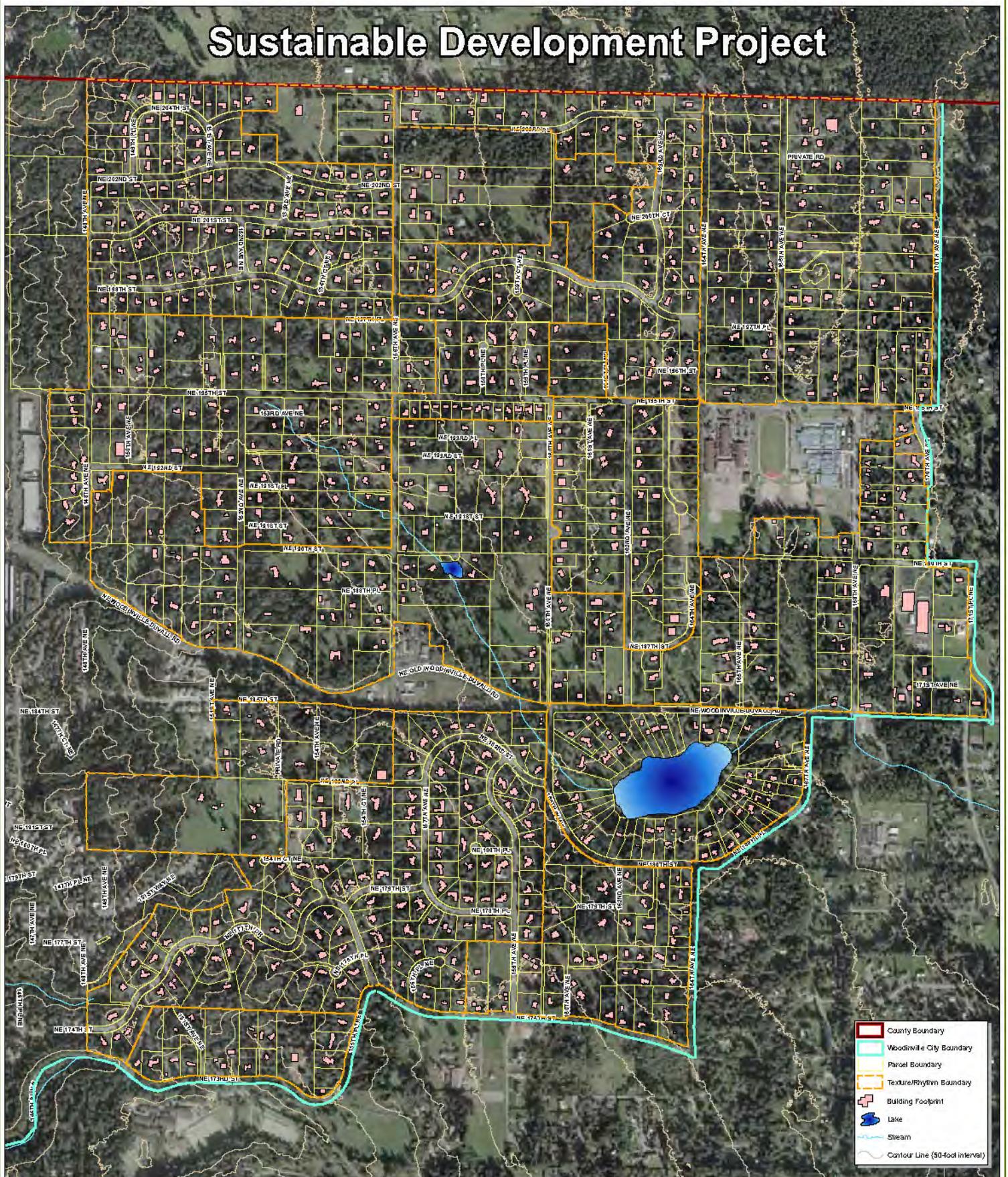
Figure 6





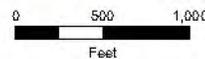
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Building Texture/Rhythm

Figure 8



City of Woodinville  
17340 - 18000th Ave NE  
Woodinville, WA 98092  
www.cityofwoodinville.com  
425-846-0100

Disclaimer  
This map is for informational purposes only and does not constitute a contract or warranty of any kind. The City of Woodinville is not responsible for any errors or omissions on this map. The City of Woodinville is not responsible for any damages, including consequential damages, arising from the use of this map.

## 2.1.2. Step 2. Results of the commonality overlay analysis

At some level or on several levels (depending on geographic extent), much of the mapped units create patterns and places that lend definition to geographic boundaries and that ultimately define the neighborhoods in this study. Some, such as Leota, are defined very rigidly; others, such as South Wellington, have loose edges. The product of this analysis is shown on Figure 9 (R-1 Conceptual Subareas) that identifies twelve neighborhood subareas and is Step 2 on Figure 1. A description of these neighborhood subareas is as follows:

### *Northwest Wellington*

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

### *Southwest Wellington*

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

### *North Wellington*

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

### *Central Wellington*

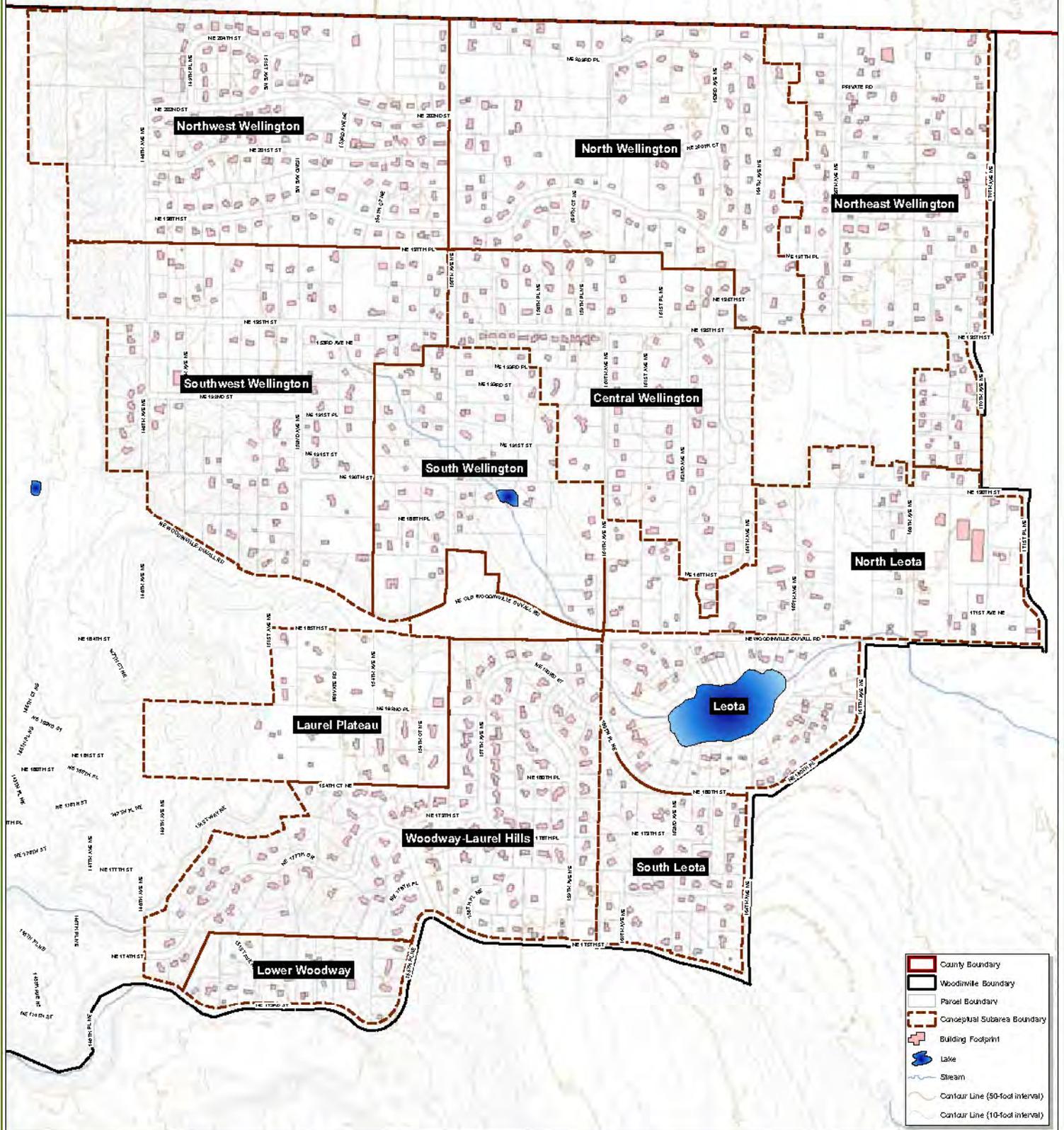
There is only one major access into this neighborhood, NE 195th Street. Other minor roads connect from different directions and are closed off or dead ends. Central Wellington is somewhat more defined by adjacent neighborhoods than it is unto itself.

### *South Wellington*

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

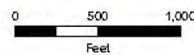
# City of Woodinville

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Conceptual Subareas

Figure 9



### *Northeast Wellington*

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

### *North Leota*

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

### *Leota*

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

### *South Leota*

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

### *Laurel Plateau*

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

### *Woodway-Laurel Hills*

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

### *Lower Woodway*

This neighborhood located in the southwest fringe of the study area has common access off of NE 173rd Street. Steep slopes are common throughout. Its identity is

defined by its adjacency to its neighbor and by its isolation because of topography and access limitations.

## 2.2. Step 3 Determining Neighborhood Character

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

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

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

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

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

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

 = HIGH ASSOCIATION   
 = MEDIUM ASSOCIATION   
 = LOW ASSOCIATION

\* Recommended for Neighborhood Character Protection

Neighborhood Characteristic Typologies Figure 10

### 2.2.1. Physiographic Niche

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

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

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

### 2.2.3. Manicured Landscape

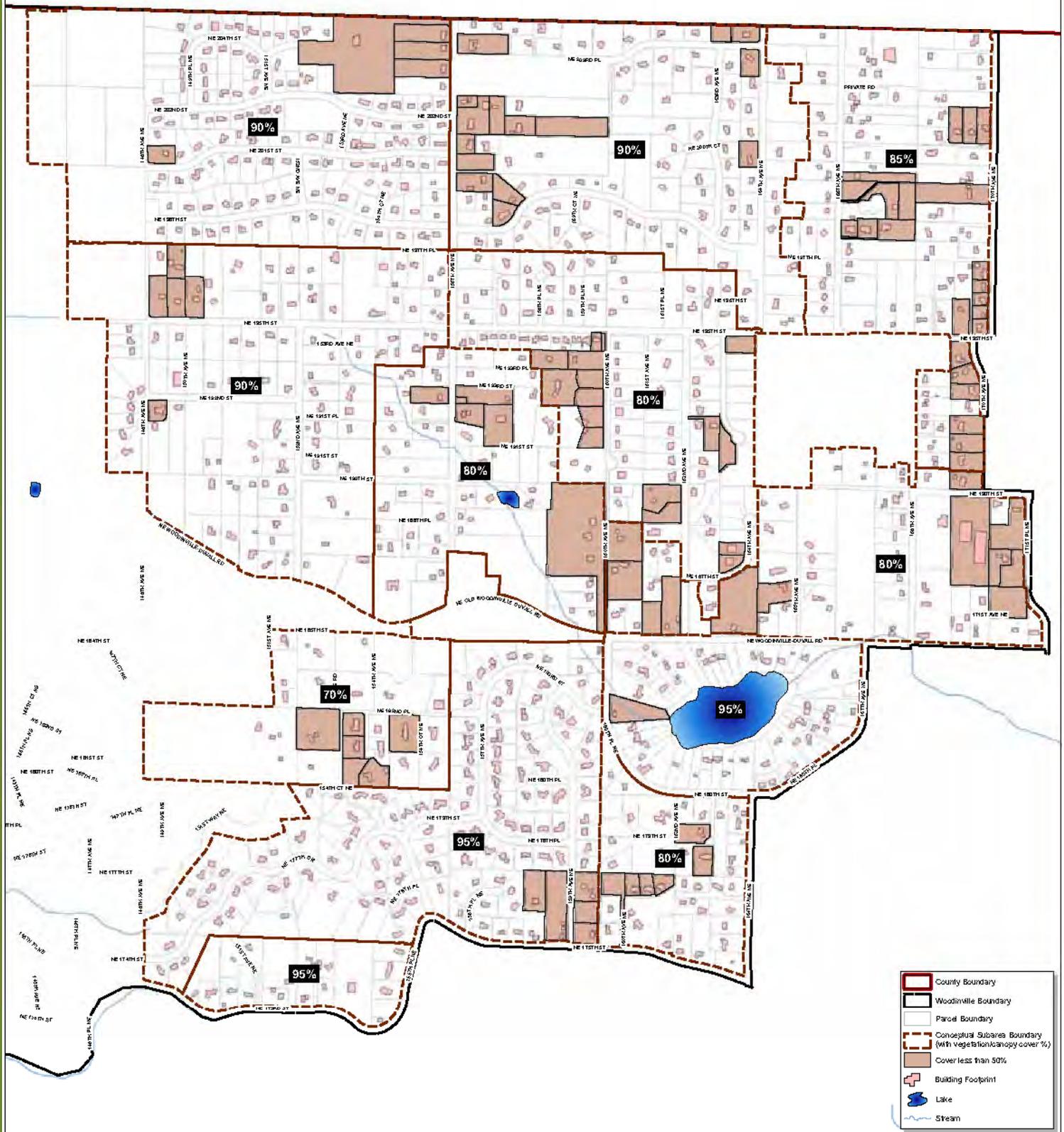
Visual impression of pruned shrubs, expansive, neat lawns and groomed appearance could add value and identity to the neighborhood. A reliance on field surveys of the various neighborhood subareas was used to indicate high, moderate, and low association of manicured landscape for each subarea. There was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

### 2.2.4. Common Viewshed

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

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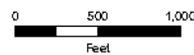
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**Figure 11**

### Vegetation/Canopy Cover by Neighborhood Subarea

(Percentages shown are percent of parcels in each subarea with greater than 50% canopy cover)



### 2.2.5. Circulation Connectivity

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

### 2.2.6. Parcel Accessibility

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

### 2.2.7. Cohesive Block Configuration

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

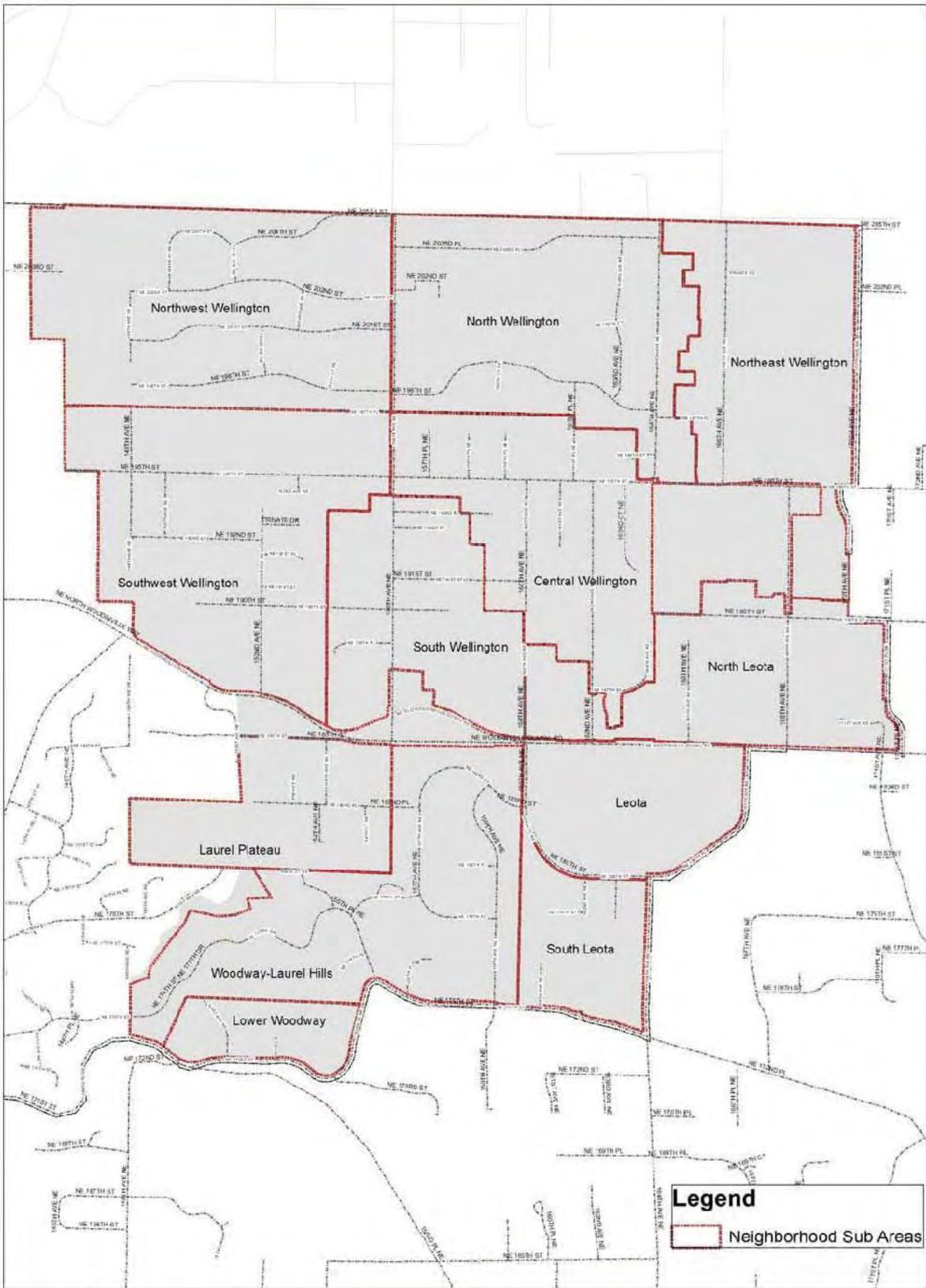
### 2.2.8. Areas of Common Parcel Size

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

### 2.2.9. Sense of Scale and Fabric

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

# City of Woodinville



Circulation Connectivity

**Figure 12**



1 inch equals 456 feet

File Name: R: Zone -Street ROW.mxd



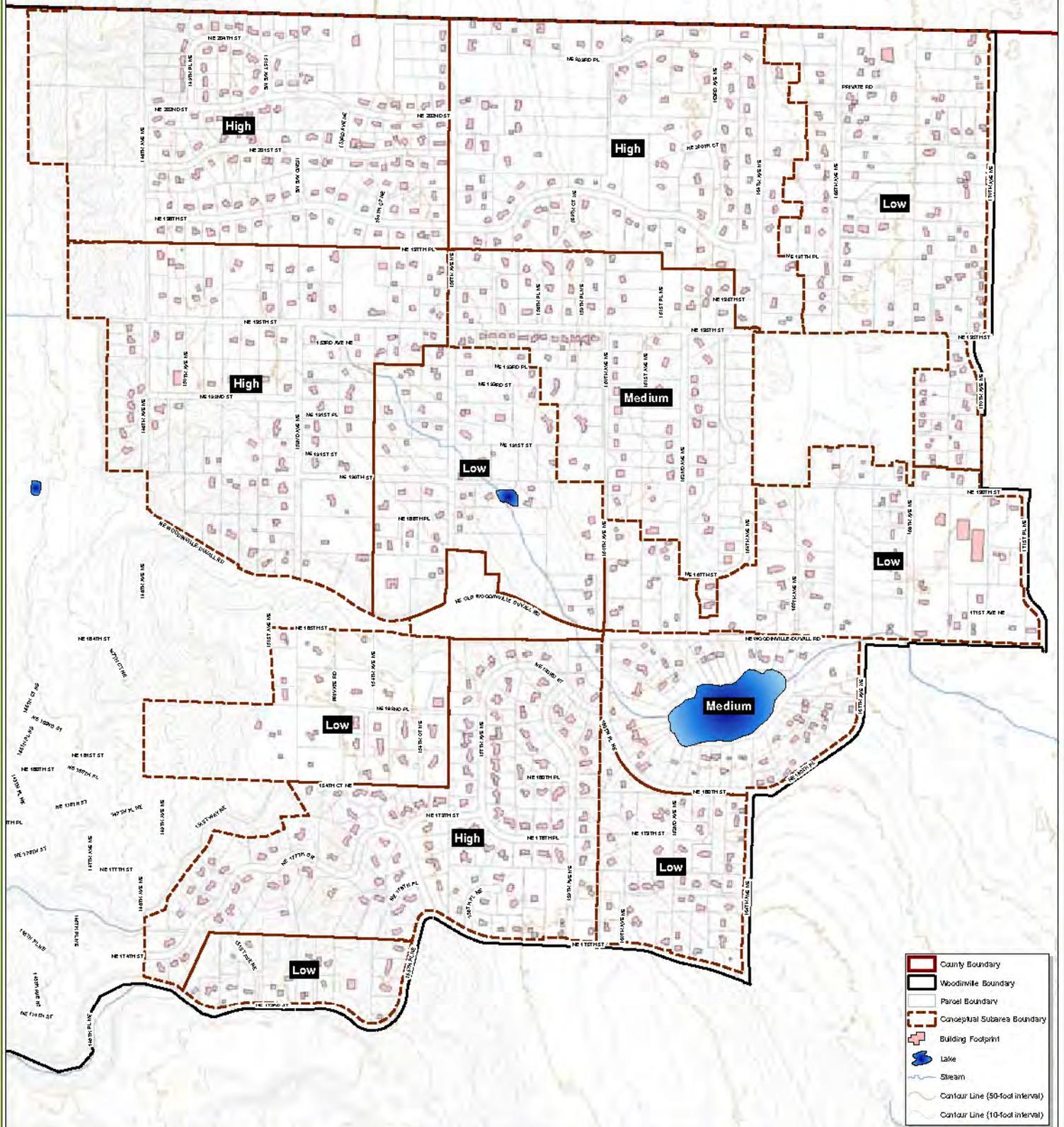
NO	DESIGN/REVISION	DATE	BY
1	ISSUE	08/08/11	PHD
2			
3			
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5			

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Areas of Common Parcel Size by Neighborhood Subarea

Figure 13

0 500 1,000  
Feet



## 2.2.10. Cohesive Street Presence

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

## 2.2.11. Building Rhythm and Order

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

## 2.2.12. Low In-Fill Potential

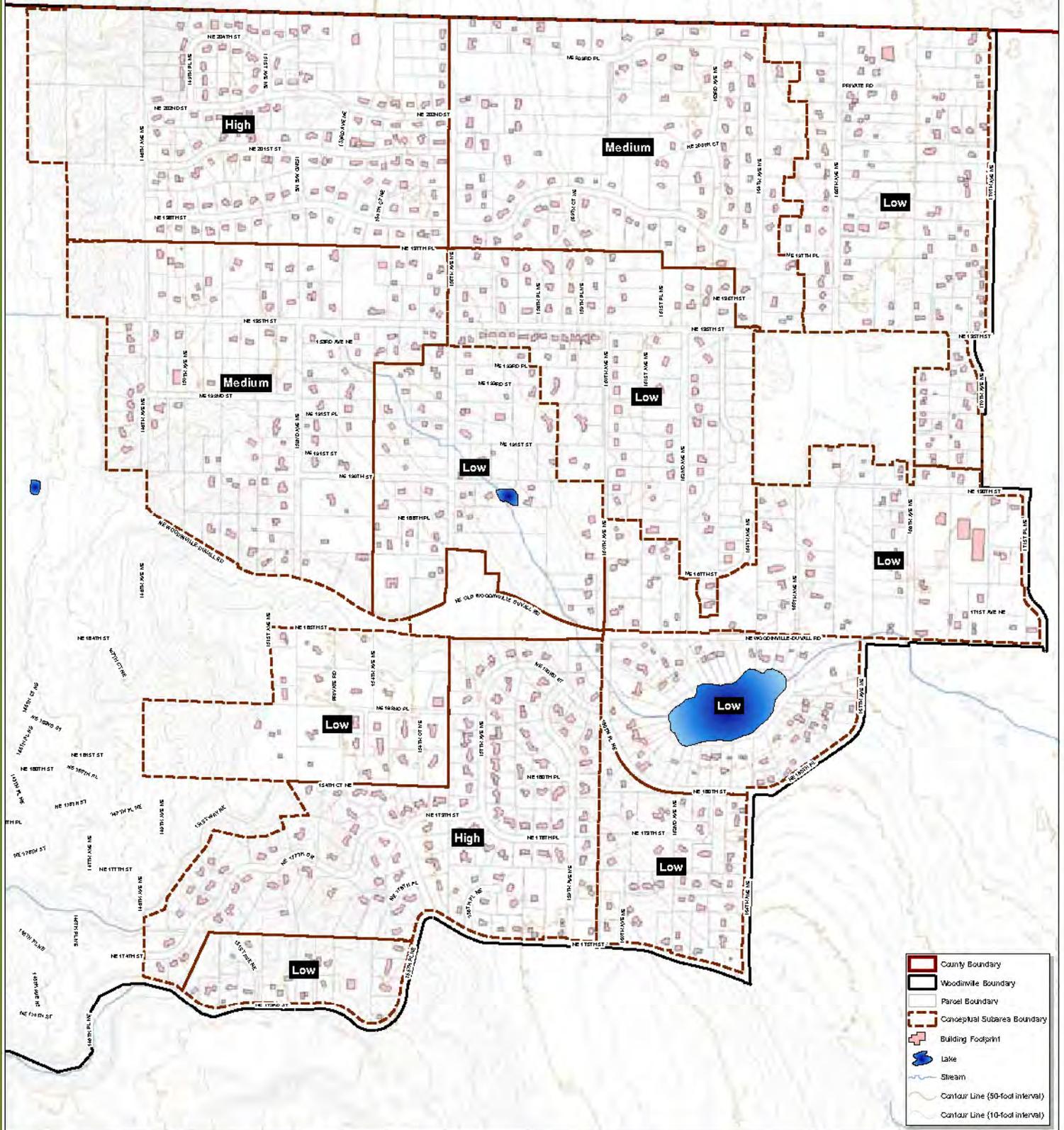
Due to patterns of building and parcel layout, most lots in the neighborhood lose visual privacy; acoustical privacy; and feeling of security, safety, and social association if infill is allowed. A sense of whether in-fill development would infringe upon visual and acoustical privacy on surrounding parcels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

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

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

# City of Woodinville

## Sustainable Development Project



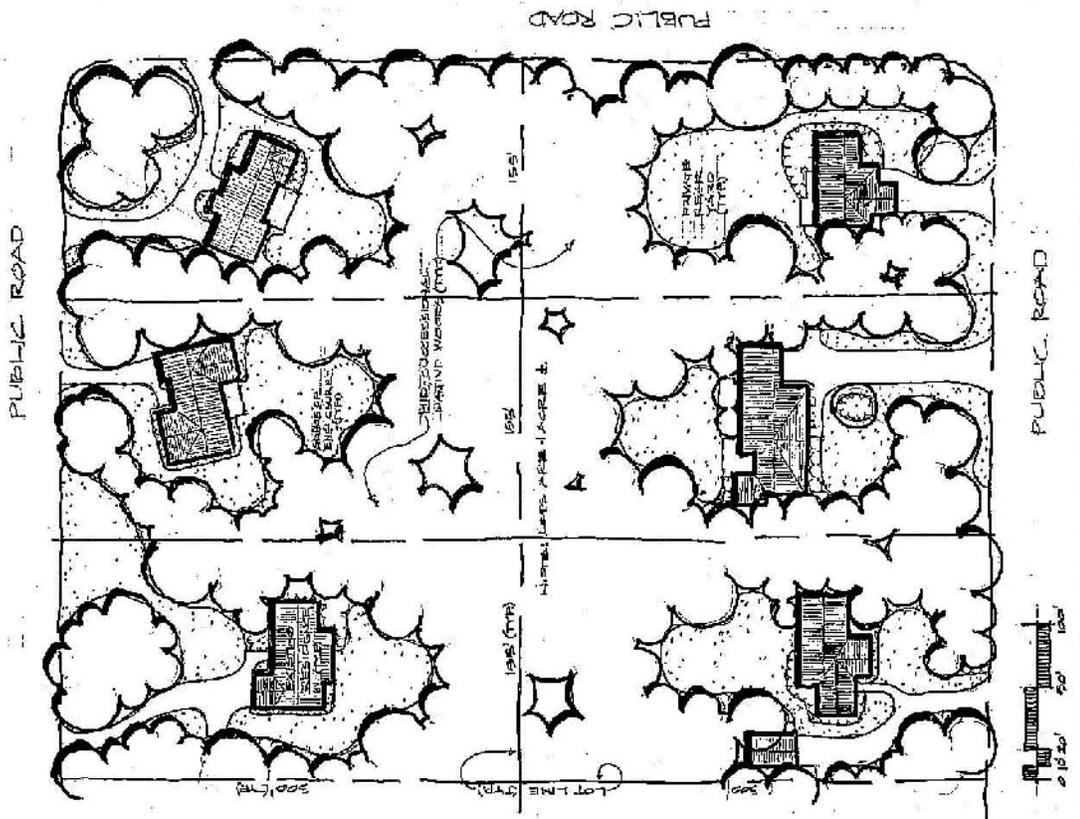
**Building Texture and Rhythm by Neighborhood Subarea**

**Figure 14**

0 500 1,000  
Feet



# TYPICAL EXISTING DEVELOPMENT PATTERN R-1 AREA



## ATTRIBUTES OF EXISTING LOTS

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

Typical Existing Development Pattern

Figure 15



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

Figure 10 presents a point scale -- three points for high association, two points for medium association and one point for low association for each indicator for each subarea. Additionally, the point scale was used to determine which areas profited most or least from maintaining a sufficient degree of sense of place and character. After ranking or ordering each subarea by neighborhood character, those with the highest order were overlain by parcel size (Figure 18) to determine what prevalent density existed in the subarea. Step 4 applies densities to each of the subareas.

### 2.3. Step 4: Applying Densities to Neighborhood Subareas

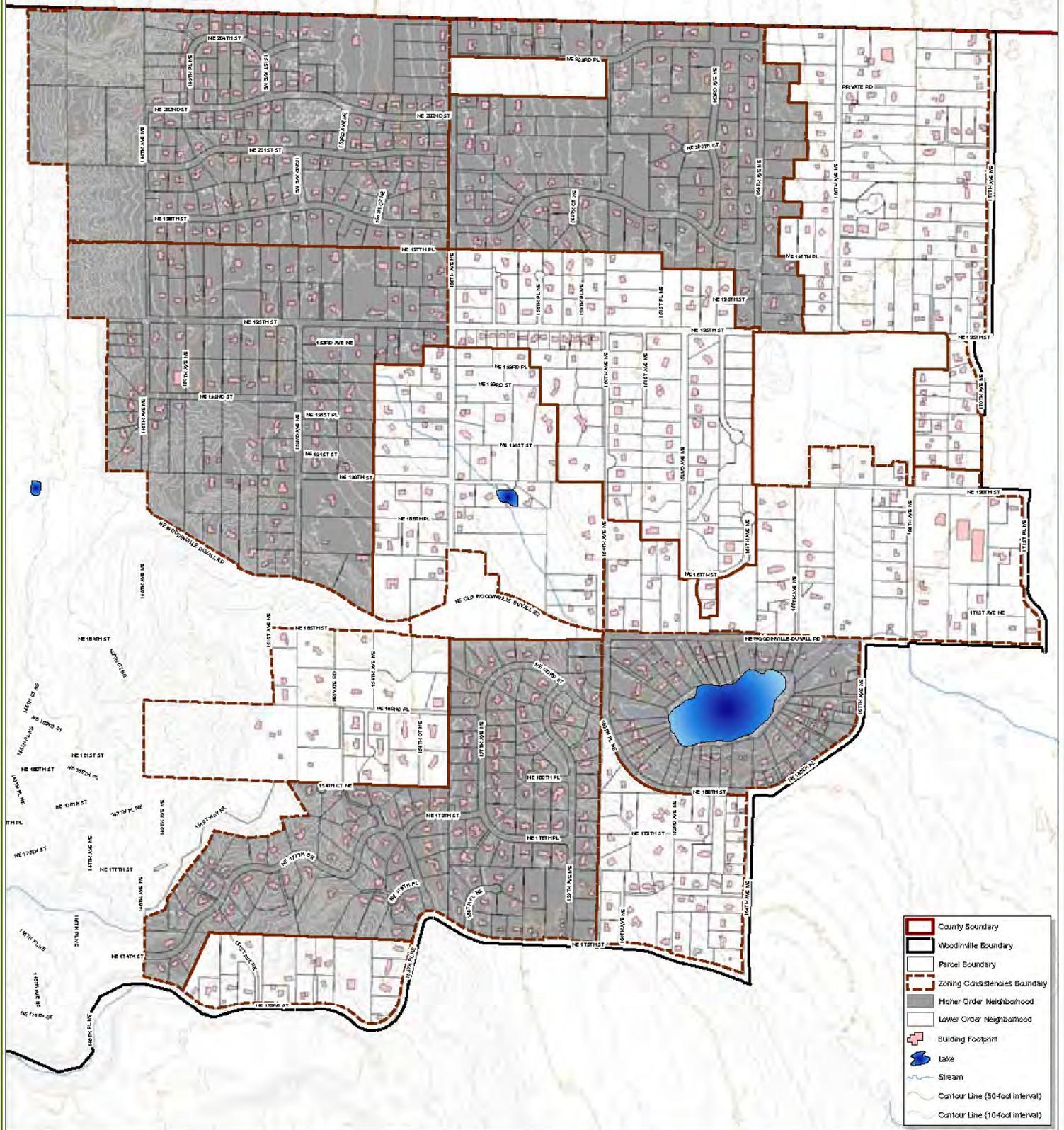
The final step in this neighborhood character analysis was to calculate the point total for each subarea, and to select a ceiling limit (24 or more of 36 possible points) that would call out subareas that have a greater commonality and therefore would be more supportive of maintaining current prevalent densities to ensure their established character was maintained. Neighborhood subareas that had less commonality would be less supportive of maintaining prevalent densities.

Figure 10, presents values assigned to each indicator in each neighborhood subarea, resulting in total numeric values. Under this system, five of 12 neighborhood subareas were deemed to have high enough order and sense of commonality to qualify for neighborhood character recognition (see Figure 17). Recognition of neighborhood subareas with high order of neighborhood character would lend itself to maintenance of the predominant parcel size in those subareas in order to avoid incompatible infill development that could negatively affect neighborhood character. The following subareas had the highest association of neighborhood character indicators:

- Northwest Wellington
- Southwest Wellington

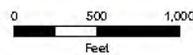
# City of Woodinville

## Sustainable Development Project



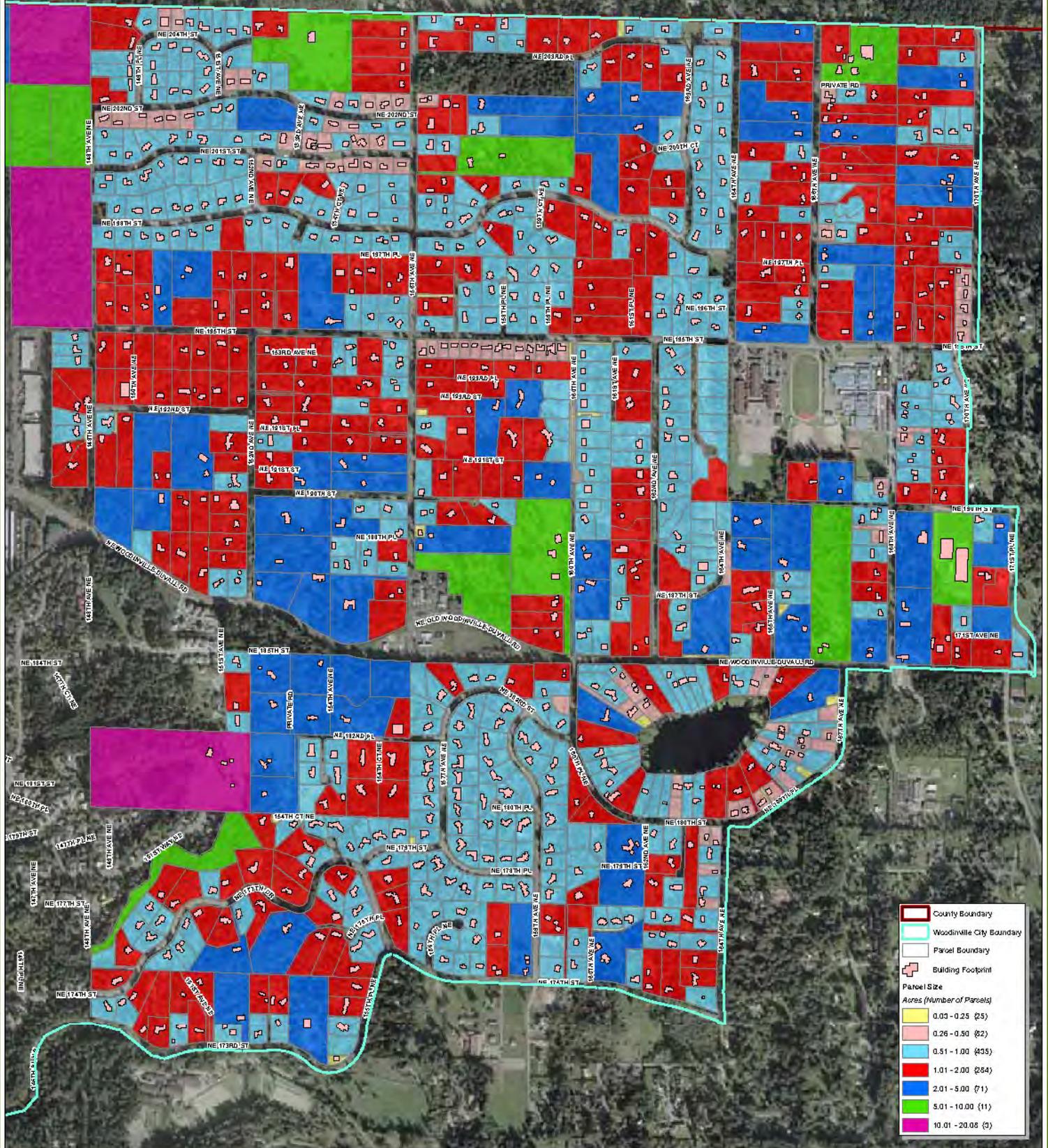
Neighborhoods of Higher Order

Figure 17



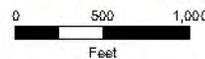
# City of Woodinville

## Sustainable Development Project



Parcel Size

Figure 18



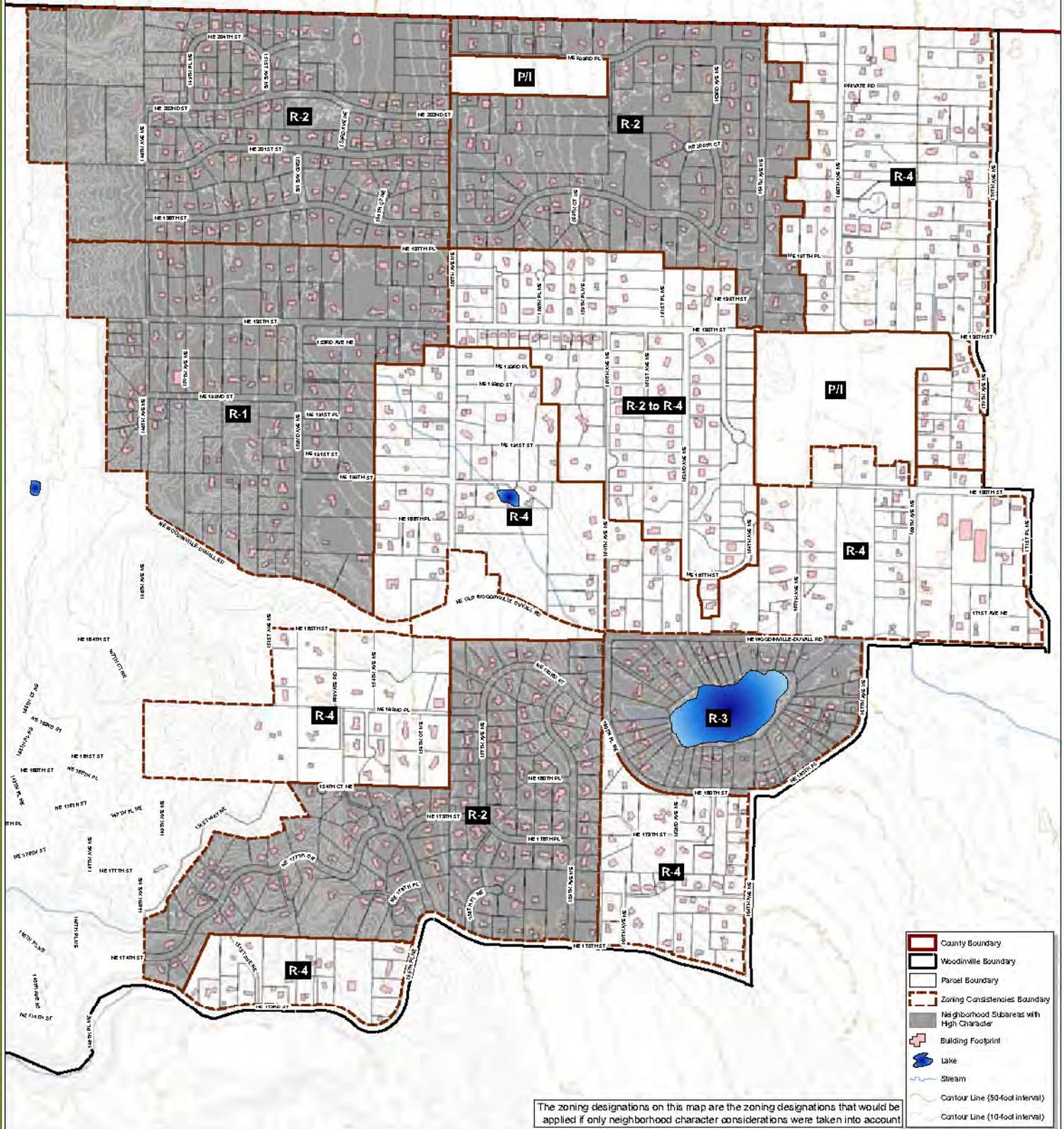
- North Wellington
- Leota
- Woodway-Laurel Hills

Figure 19, *Zoning Consistencies with Neighborhood Character*, shows these five neighborhoods highlighted with the prevalent current zoning patterns. Those neighborhoods without recognition of high neighborhood character attributes are not shaded and were designated with R-4 zoning. The resulting zoning designations shown in Figure 19 are those that would be applied if only neighborhood character were taken into account. This does not account for the findings of the Environmental, Transportation, or Capital Facilities reports.

Neighborhood character is qualitative in nature, therefore the city conducted an independent follow-up review of neighborhood character, applying well-defined metrics to the neighborhood character indicators within each identified neighborhood subarea. The results of this independent follow-up analysis can be found in Appendix B of Attachment B. Results were similar in all cases but two of the 12 subareas. These differences are discussed in Appendix B.

# City of Woodinville

## Sustainable Development Project



**Figure 19**  
**Zoning Consistencies with Neighborhood Character**  
 (Version 1)

0 500 1,000  
 Feet



City of Woodinville  
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 Woodinville, WA 98072  
 www.woodinville.com  
 425-860-5300

Disclaimer  
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## Chapter 3. Housing Allocation & Carrying Capacity

With or without neighborhood character it is important to evaluate appropriate residential densities for all neighborhoods, including density and carrying capacity for the entire city. GMA stipulates each city and county (required to plan under the Act) must develop a comprehensive plan and zoning to accommodate their fair share of the State's anticipated growth. This is expressed at the local level in terms of housing units and jobs. Population and employment projections are developed by the Washington State Office of Financial Management. These growth projections are divided into regions and then down to the county level. Each county and the cities therein divide up the growth allocated to the county according to established criteria including the "carrying capacity" (potential for accommodating growth) for each city and the county for a twenty-year planning period. The City's Housing Allocation for the current planning period, 2001 to 2022, is 1,869 dwelling units. This allocation can be accomplished under existing Comprehensive Plan and zoning designations according to a 2001 Residential Carrying Capacity analysis (done as part of the 2002 Comprehensive Plan Update).

To measure how each city in the County is doing as far as actually achieving their assigned housing targets, a report is published ever five years that summarizes, city by city, the number of additional housing units that have been built for the past 5 year period. The King County 2005 Buildable Lands Report indicates the City gained 497 new dwellings from 2001 to 2005. Another 41 dwelling units were added in 2006 according to the City's Building Permits records. This leaves a Housing Allocation balance of 1,331 dwelling units to be provided over the next 15 years.

**Table 1. Housing Allocation and Permits Issued**

Housing Allocations and Permits	Housing Units
2001 – 2022 Housing Allocation	1,869
2001 – 2006 Housing Permits Issued	-538*
Housing Allocation Balance	1,331

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

Using as a base line the 2001 Residential Carrying Capacity analysis, the following table indicates there remains sufficient capacity to accommodate the remaining Housing Allocation under current zoning.

**Table 2. Residential Capacity Analysis**

Residential Carrying Capacity*	R-1	R-4	R-6	R-8	Multi-Family (R-12 thru R-48/O)	Commercial Zones	Totals
A. 2001 Dwelling Unit Capacity**	158	497	598	170	524	y***	1,947 + y
B. 2001 – 2006 Permitted Units (capacity consumed)	50	77	191	120	1	99	538
Current Capacity (A minus B)	108	420	407	50	523		1,409 + y

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

\*\*2001 Carrying Capacity Analysis conducted for the 2002 Comprehensive Plan Update

\*\*\*y = Undetermined capacity in Commercial Zones (CBD & TB)

As Table 3 below indicates, with a current capacity of capacity of 1409 housing units (Table 1) in all residential zones and an allocation balance of 1331 (Table 2) this leaves a surplus capacity of 78 housing units not including any residential capacity in any commercial zone.

**Table 3. Housing Allocation Surplus**

Current Carrying Capacity	1409
Housing Allocation Balance	-1331
Housing Allocation Surplus	78

Neither the 2001 analysis nor the table above identify the capacity in the Central Business District (CBD) and Tourist Business (TB) zones to accommodate housing units. Both of these zones allow residential development. Since 2002, 99 units have been permitted for three relatively small projects located in the CBD zone. There are

two projects currently undergoing building permit review (permits not issued yet) that could provide another approximately 700 to 720 housing units. One of these projects will be constructed in the TB zone and the other in a Multi-family/Office zone next to downtown. If both of these projects are approved for the number of units submitted, then the Housing Allocation balance (units to be provided) would be reduced to just over 600 units. The redevelopment of a 20-acre mobile home park in downtown 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. 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.

Since incorporation in 1993, it has been an expressed goal and vision of the City to preserve "our Northwest woodland character." The R-1 Zone area represents approximately 30% of the total acres of the City, and approximately 50% of the residentially zoned land. 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.

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



## Chapter 4. Conclusion

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

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

In conclusion, neighborhood character has an important place along with environment, transportation, and capital facility concerns in the Sustainable Development Study.



## Chapter 5. References Cited

Alexander, Christopher, "A Pattern Language", Oxford University Press, New York, 1977.

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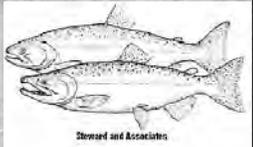
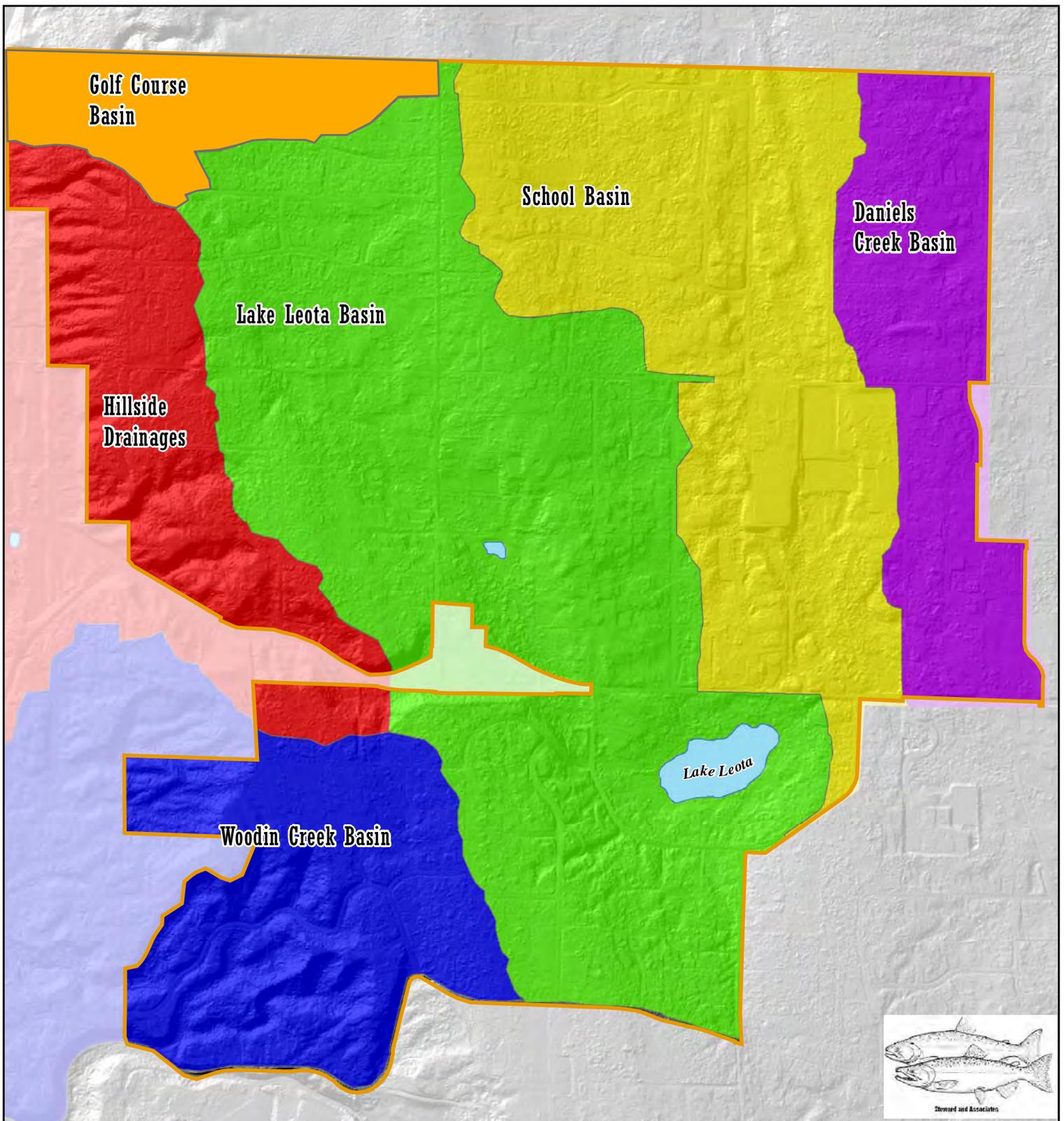


## Appendix A

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Woodinville Drainage Areas





## Appendix A. Woodinville Drainage Areas

### Drainage areas

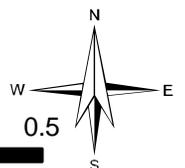
- |   |                     |   |                    |
|---|---------------------|---|--------------------|
|  | Hillside Drainages  |  | Woodin Creek Basin |
|  | School Basin        |  | Lake Leota Basin   |
|  | Daniels Creek Basin |  | Golf Course Basin  |

 R-1 boundary

 Waterbodies



Miles



1:13,500



## Appendix B

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Independent Second Assessment of Neighborhood Character



# Appendix B. Independent Second Assessment of Neighborhood Character

## B.1. Introduction

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

1. Outlines the methodology of allocating numeric values among neighborhood subareas;
2. Shows the results of the neighborhood character reconnaissance conducted by city staff;
3. Shows a revised matrix (Figure B-1, a revised version of Figure 10 from Attachment B); and
4. Shows a revised version of Figure 19 from Attachment B, showing the neighborhoods with high enough numeric value to rank as being recognized for neighborhood character.

The results of the analysis, though different in the ultimate numeric value totals for each neighborhood subarea, are generally the same. Only two neighborhood subareas changed in ranking of recognition for neighborhood character. Four of the five neighborhood subareas that were recognized as having important neighborhood character in Bob Wuotila's analysis retained that recognition in the city's follow-up analysis. One of the five neighborhoods recognized for neighborhood character had its score drop enough that it was no longer recognized for its neighborhood character (Southwest Wellington), while another neighborhood subarea that was not recognized for neighborhood character in Bob Wuotila's analysis (South Leota) rose to a high enough score to gain recognition in this follow-up. The resulting analysis points both to the qualitative nature of this neighborhood character analysis, but also the level of commonality between the two analyses: four of the twelve neighborhood subareas retain high ranking neighborhood character rankings in two independent neighborhood character analyses.

## B.2. Methodology of Applying Indicators to Neighborhood Character Evaluation:

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

### Physiographic Niche (PN)

See Figure 4 of Attachment B.

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

### Canopy Cover > 75% (CCov)

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

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

### Manicured Landscape (ML)

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

### Common View Shed (CVS)

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

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

## Circulation Connectivity (CCon)

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

## Parcel Accessibility (PA)

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

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

## Cohesive Block Configuration (CBC)

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

## Pattern of Lot Size (PLS)

See Figure 13 of Attachment B.

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

## Sense of Scale and Fabric (SSF)

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

## Cohesive Street Presence (CSP)

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

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

### Building Rhythm and Order (BRO)

See Figure 14 of Attachment B.

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

### Low In-Fill Potential (LIFP)

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

## B.3. Results of City Field Survey of Neighborhood Character

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

### B.3.1. Northwest Wellington

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

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

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

### B.3.2. Southwest Wellington

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

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

### B.3.3. North Wellington

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

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

### B.3.4. Central Wellington

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

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

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

### B.3.5. South Wellington

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

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

12. LIP: There is great potential for infill

### B.3.6. Northeast Wellington

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

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

### B.3.7. North Leota

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

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

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

### B.3.8. Leota

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

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

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

### B.3.9. South Leota

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

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

### B.3.10. Laurel Plateau

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

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

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

### B.3.11.      Woodway-Laurel Hills

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

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

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

### B.3.12. Lower Woodway

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

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

### B.3.13. Neighborhood Character Typologies Resulting from Field Survey

The results of the supplemental review of neighborhood character, applying the methodology outlined in this appendix is shown in Figure B-1 on the following page. Although there were slight variations in the scores received by most neighborhood subareas in comparison to the analysis conducted by Bob Wuotila, Senior Planner, in the body of the Neighborhood Character report, for the most part, changes were small. The main differences with regards to neighborhood character were that Southwest Wellington's score was lowered by eight points, removing it from classification as a neighborhood with high enough character value to obtain recognition. In addition, South Leota neighborhood subarea gained one point, pushing it into the range at which neighborhood subareas are recognized for their neighborhood character. A revised Figure 19 (shown as B-19), with shading based upon the revised neighborhood character analysis contained in this appendix follows Figure B-1.

Figure B-1. Neighborhood Characteristic Typologies

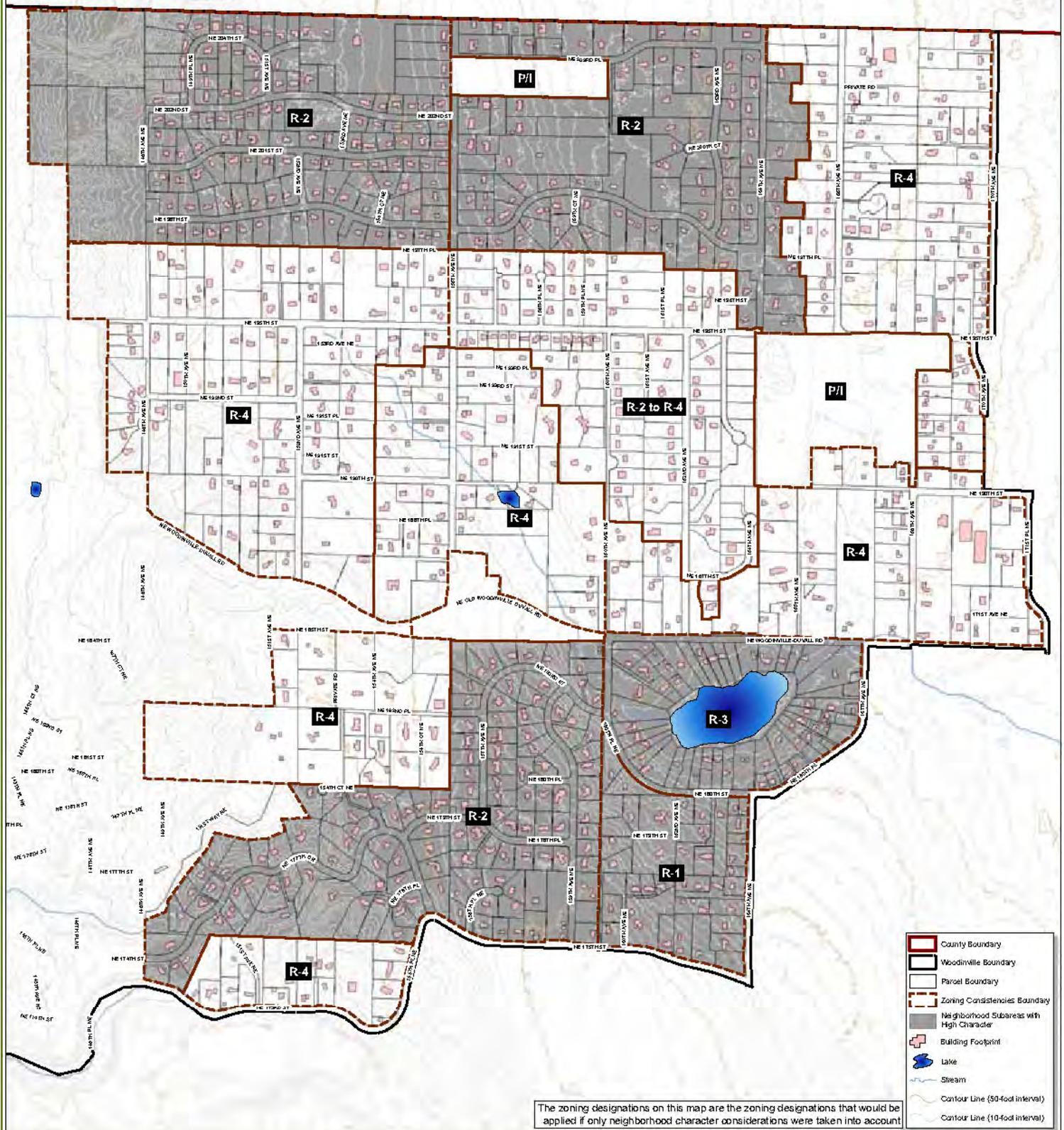
R-1 AREA NEIGHBORHOOD CHARACTERISTIC TYPOLOGIES	INDICATORS	PHYSIOGRAPHIC NICHE	CANOPY COVER > 75%	MANICURED LANDSCAPE	COMMON VIEW SHED	CIRCULATION CONNECTIVITY	PARCEL ACCESSIBILITY	COHESIVE BLOCK CONFIGURATION	PATTERNS OF LOT SIZES	SENSE OF SCALE AND FABRIC	COHESIVE STREET PRESENCE	BUILDING RHYTHM AND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

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

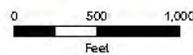
FIGURE B-1: NEIGHBORHOOD CHARACTER TYPOLOGIES BASED UPON APPENDIX B METHODOLOGY

# City of Woodinville

## Sustainable Development Project



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



City of Woodinville  
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## Appendix C

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Additional Parcel Size Map



## Appendix C. Additional Parcel Size Map

An additional parcel size map has been provided to add further detail to the parcels of less than one acre. Figure 18 in the body of the Neighborhood Character Report (Attachment B) breaks down parcel sizes by 0-0.25 acres; 0.26-0.5 acres; and 0.51-1.00 acres. This new parcel size map breaks up the 0.51-1.00 acre category into two new categories: 0.51-0.75 acres and 0.76-1.00 acres. The new map is provided as a reference point and to help refine the distinctions for lots under one acre in size in the R-1 area.

Figure C-1. Parcel Size Map Version 2

