



CITY OF WOODINVILLE

GRACE NEIGHBORHOOD

MASTER PLAN

DRAFT

JULY 2005

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INTRODUCTION

Background

With the adoption of the Comprehensive Plan, the City of Woodinville put in place goals, policies, and implementation strategies to guide development throughout the City. However, there has been and remains a need to enhance and update those features for neighborhood specific issues.

Due to increased traffic volumes, the potential siting of an essential public facility (the Brightwater Sewage Treatment Plant), rapidly rising property values, and steady transitioning land uses, the Grace area has been identified by the City as a priority item to be addressed and considered. As a result, the Grace Neighborhood Master Plan has been developed.

The Plan represents a neighborhood specific supplement and refinement of the Comprehensive Plan focused on the unique issues and needs of the Grace community. Addressing the Guiding Principles (see below) and Goals (see Chapter 5) for Grace, the Plan incorporates a combination of goals, policies, and implementation strategies designed to make the Plan a living, working document. This approach targets improving the image of Grace and defining it as a northern gateway to and link with the rest of the City while simultaneously blending with and preserving its special history/heritage and enhancing its long-term viability in the region. To further implement the Plan, staff from the City of Woodinville with some participation from Snohomish County staff have summarized the pertinent issues in a Memorandum of Understanding (see Appendix) drafted as an interlocal agreement specifying the purposes, products, resources, and process commitments of each jurisdiction.

Contents

The Plan is divided into seven (7) chapters:

Chapter 1: Executive Summary

This portion provides a brief description of the area covered by the Plan, what it does, why it has been prepared, the public process, key considerations, and the Plan implementation.

Chapter 2: Major Issues

In this chapter the major identified issues are described along with the existing conditions in each.

Chapter 3: Needs Analysis

A review of the concerns expressed in an Open House by Grace property and business owners and residents is contained in this section. These

Draft Grace Neighborhood Master Plan

concerns were then reviewed to identify opportunities and constraints in the context of the existing gateways and links to Grace. Needs and actions potentially to be taken were specified along with the likely costs/benefits of each.

Chapter 4: Land Use Alternatives

The Needs Analysis built into development of three (3) Plan Land Use Alternatives. Each is described in detail with a Preferred Alternative identified.

Chapter 5: Goals, Policies, and Implementation Strategies

How to make the Plan a reality is detailed here. Specific measures are described in relationship to the major issues previously identified.

Chapter 6 Maps

The main feature of this chapter indicates the likely future development patterns (land uses) for the Grace neighborhood. The maps provide a visual/graphic representation of the Alternatives identified in chapter four.

Chapter 7 Appendix

The Appendix includes letters, correspondence, figures, tables, notes, studies, and related components supporting the Plan development.

Guiding Principles

To help structure and steer the focus and intent of the Grace Neighborhood Master Plan, staff from the City of Woodinville and Snohomish County formed the following set of Guiding Principles designed to assist all involved in its development:

The City of Woodinville and Snohomish County recognize the need for joint planning to promote appropriate development for Grace, to identify ways to jointly provide needed services, and to address jurisdictional issues of mutual interest.

Snohomish County and the City of Woodinville wish to establish a generalized framework to implement urban development standards for public and private development within the Grace area.

The City of Woodinville and Snohomish County share a commitment to ensure that infrastructure will be in place within the Grace area to serve development without decreasing mutually agreed upon service levels or going beyond funding capacities of the City and County.

Snohomish County and the City of Woodinville should pursue creative remedies for environmental problems in the industrial and resource areas of Grace.

Draft Grace Neighborhood Master Plan

The Grace area should continue to be designated for industrial, commercial, and office park uses (along with residential uses in appropriate locations) to encourage a variety of development and employment opportunities. For planning purposes, Grace should also include the greater Urban Growth Area extending into the adjacent unincorporated areas and bordering the north Woodinville properties.

Industrial, commercial, and residential design standards should be endorsed to encourage private development and public improvements that enhance the positive visual identity of the Grace area.

Development of the Grace Master Plan should be coordinated and consistent with that of Surface Water Management and Water Resource Inventory Area (WRIA-8) planning, Snohomish County Countywide Planning Policies, and City of Woodinville Comprehensive Plan Goals and Policies.

Transportation level of service (LOS) is a common issue in Grace and the surrounding area that necessitates mutual assessment and resolution.

The Grace Master Plan establishes the mutual cooperative and coordinated efforts of sound planning in the areas adjacent to both jurisdictions.

The Grace Master Plan will focus on critical environmental and infrastructure issues of mutual interest and will reflect the parameters of Snohomish County's ten (10) year Comprehensive Plan update and City of Woodinville's updated Comprehensive Plan pursuant to the requirements of the Growth Management Act.

History

A brief description of the historical background of the Township of Grace, Washington as summarized by Grace business owner and historian Terry Jarvis follows:

In the early 1890's Thomas Sanders obtained a land patent on the quarter section of land in Snohomish County that is presently known as the "Township of Grace", to operate a sawmill on the property that is currently occupied by Three Rivers Marine (formerly Vintage Auto Parts) and Costco (formerly Fitz Auto Parts). During that time he married the daughter of Ira Woodin and Ira entered into the sawmill business with Sanders. Sanders went on to own several other sawmills and eventually settled in Fremont (Seattle) owning a substantial business.

The earliest records show that in the mid-1890's the railroad referred to the mill site as "Grace Station", and a town grew up as the lumbering business

grew. By 1912, the town of Grace had a general store with a post office, a school, and community hall (that also served as a church on Sundays), a train station directly across from the general store, two or three good sized lumber mills, and a fair number of houses for the growing population.

As the logging petered out, the lumber mills gradually gave way to other heavy and light industrial uses as Grace kept its identity. Grace has been home to a large slaughter house, a number of whiskey stills, a large used oil refinery, numerous scrap and recycling yards, several new and used auto parts businesses, a ready-mix concrete batch plant, and many industrial manufacturing businesses. In addition, there was a large commercial dairy operation and a large commercial chicken and egg operation. Today Grace is still recognized on most all maps as a township.

In the mid-1960's Highway 522 (at that time PSH 15) leading to Monroe was constructed, cutting through the heart of Grace and cementing the industrial uses even firmer as Snohomish County designated the zoning as both "Light" and Heavy Industrial".

Grace has come from a sawmill and general store town to a light industrial area known for auto parts recycling, auto repair, storage, and wood trusses center to now a neighborhood in further transition with the construction of the Costco Wholesale store and soon to be sited state-of-the-art Brightwater Sewage Treatment Facility. These projects will serve as the catalysts for future quality development incorporating design guidelines spurring attractive, functional future businesses accompanied by a generous system of trails and open spaces designed to achieve the Grace Vision (below).

Vision

The Grace Neighborhood is a successful, progressive, thriving, inviting commercial asset of the community that incorporates the combined forward and futuristic drive of its business owners, Woodinville residents, and the city government. It has transformed into an exciting, viable neighborhood with efficient and effective infrastructure supplemented by innovative design, architecture, and landscaping amongst its buildings, yet sensitive to the Northwest woodland character and environment and simultaneously well-served by an efficient system of public services.

Chapter 1

Executive Summary



EXECUTIVE SUMMARY

The Grace Neighborhood Master Plan is a plan for the future development of a major gateway to the Woodinville community. The Grace Neighborhood Master Plan and Urban Growth Area (UGA) are located in Snohomish County, Washington adjacent to the northern boundary of the City of Woodinville (see Figure 1). It is composed of approximately 251 acres and is bordered by 244th Street SE (NE 205th Street in Woodinville) on the south, approximately 58th Street SE on the west, Bostian Road (if extended) on the north and SR-522 on the east. For purposes of analysis, Grace has been divided into three zones-- Brightwater, North, and South (see Figure 2).

Why the Plan and what it does

This Master Plan was developed to provide the detail needed to realize the vision of a “successful, progressive, thriving, inviting, commercial asset of the community” as described in the Plan’s Vision Statement. A range of uses exists within the Planning area including industrial, commercial, some retail and office, and a few residences. The Plan recommends retention of many of these uses with the redevelopment and expansion of some and the introduction of the office park concept together with the promotion of new parkland, open space, and trails to enhance the Little Bear Creek Corridor.

The Plan recommends capital improvements such as specific drainage projects for Grace roadways and ditches, transportation improvement cooperation with Snohomish County, Washington State Department of Transportation, and other related agencies, and non-motorized trails to improve traffic and non-motorized circulation and create a more pedestrian-friendly Grace environment. Design Standards and incorporation of features in the City’s Parks, Recreation, and Open Space Plan are proposed in Grace to encourage the development of innovative and creative industrial, commercial, and office park uses and other uses and the preservation and enhancement of sensitive areas and open space. When approved, this Plan will become a subarea plan of the Comprehensive Plan.

The Master Plan includes maps of the area (see Chapter 6) with the land use designations being conceptual in nature with the understanding that the actual location and implementation of specific ideas are subject to many forces and will ultimately be located somewhere else in the Plan area or maybe even not at all.

Components of the Plan

Composition of the Plan includes a discussion of these Major Issues:

- ◆ *LAND USE*
- ◆ *TRANSPORTATION*
- ◆ *SOLID WASTE*
- ◆ *SURFACE WATER MANAGEMENT/DRAINAGE*
- ◆ *POLICE AND FIRE SERVICES*
- ◆ *SEWER AND WATER INFRASTRUCTURE*
- ◆ *DESIGN GUIDELINES*
- ◆ *ENHANCED SALMON HABITAT PROTECTION*

Each topic includes an introduction and existing conditions followed by a Needs Analysis consisting of summaries of an *Open House/Questionnaire*, *Opportunities in Grace*, *Constraints in Grace*, *Gateways/Links*, and a *Needs/Actions & Costs/Benefits Summary*. The Plan then reviews the Land Use Alternatives. This portion describes the features of each of the three Alternatives considered and identifies the *Preferred Alternative*. How the Plan becomes reality is explained in detail in the next section entitled Goals, Policies, and Implementation Strategies. The Maps feature follows this, and the last section contains the Appendix. This final component contains notes, correspondence, figures, tables, and other studies supporting the composition and development of the Plan.

Process

Briefly described, the Grace Neighborhood Master Plan is a Woodinville City Council Goal that has been organized and developed by residents, property and business owners, citizens, elected officials, planning commissioners and staff of the City of Woodinville and Snohomish County. Interested parties have provided input through a questionnaire, open house, and discussions with staff. Although provided with much opportunity to do so, input from Snohomish County was minimal. The City's Planning Commission reviewed and considered the draft Plan at several workshops and study sessions and conducted a public hearing at its regular meeting of January 19, 2005. The Planning Commission recommended the City Council adopt the Grace Neighborhood Master Plan and the City Council conducted a study session on March 7, 2005. At the session the City Council recognized several points that merited additional review and directed staff to return with responses when first reading was under consideration.

Key Considerations

While focusing on the City of Woodinville's future vision, the Plan has also looked at mutually-shared area issues of Snohomish County and the City of Woodinville. Specifically, the Snohomish County Comprehensive Plan 10-Year Update contained in its Preferred Alternative (released in October 2004) proposes an expansion of the Maltby

Urban Growth Area (of which the Grace Master Plan area is part) to include the Wellington Hills Golf Course property adjacent to the east of the Grace Urban Growth Area. Although part of an earlier expansion proposal of the Maltby UGA several years ago, the expansion and proposed Rural Industrial zoning never took place. At this time, it is proposed to be Urban Industrial. Should this proposed expansion and rezoning be approved by Snohomish County (to be decided in middle to late 2005), then the Grace Master Plan would likely require amendment to include this expansion.

This proposed UGA expansion has been addressed by staff before due to City of Woodinville concerns about existing inadequate street access and other facilities in the neighborhood. These concerns were identified in a comment letter of June 18, 2004 from the City on the County's Draft Environmental Impact Statement (DEIS) for their Plan (see copy in Appendix). At that time the expansion did not include rezoning to Urban Industrial.

The Plan also takes into account the strong possibility of the siting of the Brightwater Wastewater Treatment Plant within the Plan boundaries. Features of the Plan have addressed several potential impacts of this project on the future land use of Grace. Although reducing economic development opportunities, the Brightwater project will provide open spaces, trails, an environmental education center, and other mitigations that will enhance the region.

Plan Implementation

After approval and adoption of the Plan by the City, the next step will be to bring an annexation petition to the City to be considered by the Snohomish County Boundary Review Board. This could include all or a portion of the Plan area and/or annexation in phases. The petition must be signed by property owners representing sixty (60) percent of the total assessed valuation for the area proposed to be annexed. The annexation to Woodinville will accomplish the orderly transition of the substantially unchanged County lands to city/urban character and its associated services as is anticipated by the Growth Management Act.

When an annexation is approved, then the area approved will be subject to the development regulations of the City of Woodinville. Application of these would follow the guidelines outlined in the Goals, Policies, and Implementation Strategies section of the Plan. This will include specific measures (e.g. use of a Special District Overlay providing detailed site and structure development standards, application of the City's Transportation Mitigation Impact Fee, drainage improvement projects, potential shared use of solid waste facilities with Snohomish County, additional police patrols, trail/open space construction/enhancement, and salmon protection and recovery.

The Plan encourages public/private cooperation in its implementation and relies on that kind of partnership for many of the elements associated with it. The successful future of Grace lies within this relationship.

Chapter 2

Existing Conditions



GOALS

Identified here are the Goals formulated by the cooperation and combination of the City of Woodinville and Snohomish County staffs, Grace area stakeholders, and the City of Woodinville Planning Commission that guided the foundation and development of the Grace Neighborhood Master Plan:

- ◆ To promote a successful and viable economic future for Grace
- ◆ To preserve, protect, and enhance environmentally sensitive areas with particular focus on Little Bear Creek
- ◆ To create and develop functionally and aesthetically pleasing links between the Grace community and the Little Bear Creek/Downtown Corridor and the Northwest Gateway
- ◆ To define and develop the “gateways” of Grace from the entrance on the south to the exit at the Urban Growth Area boundary line on the north
- ◆ To ensure infrastructure improvements meet needs for development capacity
- ◆ To identify, maintain, and enhance those historical features of Grace that make it unique
- ◆ To identify design guidelines for Grace that establish a solid foundation for promoting attractive future development
- ◆ To guide an already urbanized area to grow and develop with appropriate urban standards.

LAND USE

In north Woodinville the valley floor and adjacent east hillside form a continuous commercial and industrial area identified in the Comprehensive Plan as the North Industrial Area. These commercial and industrial land uses flow continuously northward without interruption to the land uses in the Grace Urban Growth Area. From an aerial photo without jurisdictional boundaries shown, it is not possible for a first time observer to know where the City of Woodinville ends and Snohomish County begins.

Existing Land Use

A land use inventory and photos taken in the winter and spring of 2004 revealed a variety of existing developed land uses in the Grace Neighborhood. These consist of auto repair/auto storage, and other auto-related facilities, landscaping/nursery, sheet metal, wood trusses, soup factory, grange ,a small number of office uses, storage facilities, and only three single family residences. Yet there is also a fair amount of undeveloped property and many parcels that are likely to be redeveloped as assessed valuations rise and land uses transition to more intensive use. Several parcels are located close enough to the primary stream of the area (Little Bear Creek) that potentially significant impacts on the existing and future salmon habitat could occur with future development.

Scattered large lot single family residences are located to the west and north of the Grace Urban Growth Area (UGA). State Highway (SR-522) splits the Grace neighborhood into two unequal halves. A mix of large lot and platted single family and undeveloped parcels are located to the east and southeast. Commercial and industrial uses can be found to the south within the city limits of Woodinville.

Comprehensive Plan Designations

The City of Woodinville adopted its Comprehensive Plan in 1996 and the first Five Year Update as mandated by the Growth Management Act (GMA) of 1990 was completed in December, 2002. It was most recently amended in December, 2004. The Plan's future land use map (figure 7) designates all the land within the Grace UGA as Industrial. The existing Snohomish County Comprehensive Plan future land use map (figure 7) designation (2003) is Urban Industrial. As of May, 2004 proposed future Land Use Alternatives (part of the County's GMA-mandated 10-Year Update) included (1) no change; (2) a minor expansion of the UGA on the north side with the same future land use; and (3) an expansion of the UGA in the same north area together with an additional one in the southeast corner. Alternative #3 included future land use additions of Urban Medium Density Residential (6-12 units per acre) and Urban Low Density Residential (4-6 units per acre). In October, 2004 the County unveiled its Preferred Alternative which included the same proposed expansions of the UGA as in Alternative #3, but with a proposed extension of the Urban Industrial land use classification to those same

properties in the southeast corner proposed as Urban Medium Residential and Urban Low Density Residential in Alternative #3.

If Snohomish County were to adopt the Preferred Alternative with the proposed Urban Industrial land use classification, the impacts upon the City of Woodinville would likely be considerable. The existing transportation network of Snohomish County in this vicinity is inadequate to properly serve such a designation. Imposition of this classification would substantially increase traffic flows to the north, east, and south into rural Snohomish County and the City of Woodinville---specifically 156th Avenue NE in the Wellington neighborhood. Increased surface water runoff from future development has a strong likelihood of impacting Little Bear Creek, other surface waters in the area, and the aquifer.

Other impacts to both Snohomish County and the City of Woodinville would include:

- 1) Intrusion into the existing rural residential and recreational open space land land uses of the Wellington neighborhood
- 2) Encouragement of and permitting for future land uses of the property that would be inappropriate and incompatible with the neighborhood
- 3) Reduction and likely elimination of the existing buffer that the Wellington Hills site currently provides between the residential uses of the neighborhood on the east and the more intensive commercial/industrial uses to the west and south

Existing Zoning

There are three (3) zoning classifications in the Grace UGA under the Snohomish County jurisdiction (figure 6). They include Light Industrial (LI), Heavy Industrial (HI), and Freeway Service (FS). When the Grace area is eventually annexed to Woodinville, it would be zoned Industrial, but Grace would also include a Special District Overlay — Office/ Research Park Development. This overlay carries with it a broader mix of permitted land uses (office, retail, and industrial) than the underlying Industrial zone, as well as additional site development standards and design requirements.

TRANSPORTATION

Transportation in, out, and through Grace is primarily by private vehicles. The Burlington Northern Santa Fe rail line runs through the planning area as a freight carrier with two to three trains per day. The nearest Snohomish County public transit (Community Transit) service is approximately 3.5 miles to the northwest of the planning area. King County Metro provides service within the City of Woodinville south of the county line with the nearest route pickup approximately .5 mile south of the county line.

Two state highways access to and through Grace (SR 522 and SR 9) along with a few local access streets. SR 522 traverses the site in a northwest/southwest direction and offers limited access to the Grace area. SR 9 provides north-south circulation and direct access to many of the industrial uses in the area. SR 9 also provides access to the east/west local access streets. In the eastern portion of Grace, the major east/west street is 240th Street SE. To the west, 233rd Place SE provides major access to the area's industrial uses and to the residential area west of Grace. Other major arterials in the vicinity include 228th Street NE to the north, 75th Avenue SE to the east, and 58th Avenue SE to the west. It should be noted that 75th Avenue SE and 58th Avenue SE connect with 156th Avenue NE and 136th Avenue NE in Woodinville, which are developed residential neighborhoods. The Grace area is a transportation "throat" area that is characterized by congestion, especially during commute hours. These characteristics tend to subject Woodinville neighborhoods to traffic infiltration on occasion including trucks with trips originating or arriving in Grace. This makes transportation planning for this cohesive area an important deliverable of this Plan.

Burlington Northern Santa Fe (BNSF) railroad right-of-way provides north/south rail circulation through Grace. The right-of-way traverses from the northeast corner to the southwest corner. To the south, the right-of-way generally parallels SR 9. Moving north, it crosses over SR 522 and generally parallels SR 522 to the north boundary of Grace. Burlington Northern Santa Fe has several surface crossings in the City of Woodinville. Industrial development that increases rail traffic will have an impact on the City of Woodinville.

SOLID WASTE

Solid Waste disposal service in Grace is currently provided through Snohomish County Solid Waste Division by Sno-King Waste Management, Inc., a Washington Utilities and Transportation Commission certified franchise hauler that collects the garbage and transports it to the transfer stations. In the City of Woodinville, King County Solid Waste Division provides this service through the same franchise hauler.

The King County Solid Waste Division operates one regional landfill, one rural landfill, and two drop box facilities. The Division also operates seven transfer stations where solid waste is transferred from a local carrier to the County for disposal at the County's landfill. Woodinville is in the north county service area which is served by the First Northeast and Houghton transfer stations.

Snohomish County transports its solid waste to the Roosevelt Landfill in Klickitat County under a contract through 2013. Its Solid Waste Division operates three transfer stations and five drop box facilities. Solid waste from the Grace area has been transported to the Cathcart transfer station, but was redirected to the Southwest transfer station in Mountlake Terrace in September 2004 when the Cathcart facility closed.

The average waste disposal fee (including all categories of residential and commercial) is \$85 per ton in King County and \$87.50 per ton in Snohomish County.

The solid waste disposal service in Grace would continue to be provided through the Snohomish County Solid Waste Division upon annexation to the City of Woodinville. The City of Woodinville has no plans to change, alter, or amend this service. Both counties (King--2001 and Snohomish-2002) have adopted Solid Waste Comprehensive Plans and it is possible that the two counties could enter into future negotiations to direct Grace area solid waste to a facility located closer in King County as opposed to the current Mountlake Terrace site. No such negotiations are currently in progress, however, and neither are they scheduled.

SURFACE WATER MANAGEMENT/DRAINAGE

Grace is part of the Little Bear Creek drainage basin which has been researched and addressed by the Surface Water Management Division of the Snohomish County Public Works Department in a publication entitled the “Little Bear Creek Drainage Needs Report”. This report is one of a series of eleven (11) drainage plans completed for most of Snohomish County’s Urban Growth Areas (UGA’s). The intent of these plans is to identify flooding and surface water problems and to recommend solutions.

In order to gain a better understanding of the drainage systems, streams, and wetlands within the unincorporated UGA’s of Snohomish County, the Snohomish County Council in 2001 authorized the accelerated development of drainage plans for these areas. The purpose of this Drainage Needs Report project is to plan for existing and future drainage infrastructure needs in a way that identifies how to reduce road and property flooding, protect and enhance aquatic habitat, and reduce stormwater pollution.

The Little Bear Creek drainage contains three separate study areas as part of this Drainage Needs Report. Grace is included in the largest (958 acres) area called the SR-522 study area immediately adjacent to and north of the existing city limits of Woodinville.

The SR-522 study area varies in elevation from 400 feet to 100 feet. The easterly portion of this area along SR-522 has side slopes of approximately 11 percent. The upper 42 percent of this area drains to Daniels Creek and the southerly 58 percent drains to Little Bear Creek. Ground slopes vary from flat to about 11 percent with the steepest slopes adjacent to SR-522 near the Snohomish/King County line.

All three study areas drain to Little Bear Creek. Stormwater runoff in the SR-522 study area is collected mostly in open channels and ditches; this study area also has a significant amount of drainage infrastructure associated with SR 522, the Burlington Northern Santa Fe railroad, and industrial development.

Drainage from the three study areas to Little Bear Creek leaves the study area at the Snohomish-King County line and flows south approximately two (2) miles through the City of Woodinville, entering the Sammamish River near BNSF railroad bridge.

The existing drainage systems within this study area generally consist of ditches and culverts, pipes and structures, stormwater control facilities, and two major creeks (Little Bear and Daniels).

A total of thirty-three (33) surface water problems were identified in the Little Bear Creek study area. The project focused on evaluating flood problems along existing drainage systems, though other types of problems such as erosion and fish passage problems were also identified. Approximately half of the identified problems occur

within the SR-522 study area. Fourteen of the thirty-three problems are for “drainage systems of concern” that were identified by Snohomish County staff as having a history of drainage problems. Seventeen problems were related to drainage complaints filed with the County, and two drainage problems were identified during DNR field investigations. Many of these field problems are due to undersized pipes which are clogged with sediment or vegetation.

POLICE AND FIRE SERVICES

King County Sheriff's Office

The City of Woodinville contracts with the King County Sheriff's Office for a wide variety of police services. Under the contract program the City has access to the full range of law enforcement services. Woodinville has access to 129 deputies assigned at the North Precinct for extended large events and Department wide to 650 deputies if dealing, for example, with a large Weapons of Mass Destruction incident or natural disaster. The City also can call upon all the specialized units in the Special Operations Section such as Air Support, TAC-30, Hostage Negotiations, and DMT. Under contract the City can also utilize Fraud, Major Crimes, and Special Assault Unit Detectives. Other detectives include generalist precinct detectives, narcotics teams, and detectives who specialize in crimes such as homicide, computer crimes, sexual assault, and domestic violence. SWAT K-9, and support functions such as records and crime analysis are also available. The City of Woodinville sets its direction and tone of police priorities and determines the police staffing levels. For example, Woodinville can choose to have some police personnel work exclusively in the City and share other personnel with other cities and the county. Also, should there be a workplace shooting or other major crime, the City can draw upon the City of Kenmore for additional officers for an incident of this nature. This would supplement the two (2) officers always on duty within Woodinville and the two (2) deputies and two (2) sergeants available to respond immediately.

Precinct 2 (Kenmore) is located within six (6) miles of the Grace neighborhood. There are six (6) deputies there available to also respond to emergency situations if called upon. All King County Sheriff's Office deputies and contract city officers (like Woodinville) are assigned a take home vehicle. This makes it easier for them to respond anywhere in the County.

The following are average response times for the City of Woodinville for 2003:

<u>Priority</u>	<u>Average Response Time (in minutes)</u>
X	2.79
1	6.16
2	11.49
3	30.13

Priority X and 1 categories are the urgent and emergency categories. Priority 3 is a routine call for service and Priority 2 is between emergency and routine.

Snohomish County Sheriff's Office

The Grace planning area is part of the Sheriff's Office 23 area beat and part of police block SO3800. It is served by the South Precinct Station located in Mill Creek eight miles from Grace. The South Precinct currently (2004) has a minimum crew of eight (8) deputies and one (1) sergeant per shift. The precinct as a whole presently has a total of 57 primary call taking deputies, three (3) crime prevention officers, and four (4) detectives.

The 23 area beat car is staffed 24 hours per day/7 days a week and encompasses mainly the area south of Maltby Road, east of State Route 522, and south of the Snohomish River. Police block SO3800 encompasses the area east of State Route 9, west of Paradise Lake Road, south of Maltby Road, and north of the Snohomish/King County line.

Listed below are the response times for police block SO3800 from January-July 2004:

<u>Priority</u>	<u>Average Response Time (in minutes)</u>
Emergency	7.75
1	15.11
2	20.47
3	23.94

Woodinville Fire and Life Safety District

The Woodinville Fire and Life Safety District (WFLSD) provides service to a thirty-six (36) square mile area (including the City of Woodinville) consisting of approximately 50,000 population through four fire stations and eighty-four (84) employees. To operate these stations, three shifts of firefighters are used with twenty (20) firefighters assigned to each shift. One shift is on duty for each 24-hour period. The Downtown Woodinville facility (Station #31) located at 17718 Woodinville-Snohomish Road NE (2.4 miles south) would serve Grace. It consists of one Battalion Chief and seven firefighters per shift together with one ladder truck, one reserve fire engine, two aid cars, one rescue truck, and one command unit.

Response times (tabulated between 1/1/03 and 8/25/04) for Station #31 include:

1. Aid Car (A31)-4 minutes 14 seconds (This unit goes to all aid calls and is staffed with two firefighters)
2. Aid Car (A32)-4 minutes 30 seconds (This unit responds when 31 is on a call)
3. Ladder Truck (TR31)-5 minutes 20 seconds (This unit goes to all fire calls in the service area and is staffed with three (3) firefighters)

Snohomish County Fire District #7

Snohomish County Fire District #7 services a fifty (50) square mile area of approximately 50,000 citizens with seven stations. Typically four of these (Stations 71, 72, 73, and 74) would respond to calls in the Grace region. Station #71 is the headquarters located at 8010 180th Street SE. The closest stations geographically are 73 and 74 located at 22225 45th Avenue SE and 21709 99th Avenue SE, respectively.

Station #71 is staffed full time with two paramedics/firefighters, one company officer, two firefighters, a Battalion chief, and staff officers. It is located approximately 3.1 miles north of Grace and equipment includes two engine companies, one BLS ambulance, one paramedic unit, two brush units, one hazardous materials response unit, one technical rescue response equipment trailer, one 3000 gallon water tender, and one command unit. Response time is 6.32 minutes.

Station #73 is a volunteer station (located 1.9 miles northwest of Grace) with no full time staffing. Volunteers staff the facility from 6 pm to 8 am. One engine company and one BLS ambulance comprise the equipment. When staffed, response time is 4.3 minutes.

Full time staffed Station #74 (located 2.4 miles northeast of Grace) includes one paramedic/firefighter, one company officer, and one firefighter. The equipment consists of one engine company and one paramedic unit. The response time is 7.27 minutes.

SEWER & WATER INFRASTRUCTURE

Water

Water service is provided by two districts. The Cross Valley Water District serves the area east of SR 522 and SR 9. Alderwood Water District serves the area west of this boundary. In addition, the Woodinville Water and Sewer District serves a small section (in the Cross Valley Water District) located between the Burlington Northern Santa Fe right-of-way and the King/Snohomish County line. This service is provided under the authority of an interlocal agreement (ILA) between the two districts.

Cross Valley Water District has a 1 million gallon reservoir located at 192nd Street SE and 80th Avenue SE. Currently 8, 12, 16, and 18-inch mains serve this portion of Grace. Two pressure stations exist and are located at 240th Street SE /71st Street SE and on the Stockpot Soups property. These stations have a fireflow of 4,000-4,500 gallons per minute. Current capacity serving the area east of SR 9 and north of SR 522 is 2,500-4,000 gpm. The source of water for Cross Valley is deep wells which provide 89% of the District's supply and the remainder being purchased from the City of Everett. Water source for the service provided by Woodinville Water and Sewer District is the City of Seattle. Current service expansion is funded through ULID #6 approved by area voters.

Alderwood Water District has a 3 million gallon reservoir located at the southeast corner of 45th Avenue SE and 224th Street SE (Canyon park reservoir). Currently 8" mains serve this portion of Alderwood's Grace jurisdiction. No pressure stations are located in this service area. Capacity is adequate to serve existing development and future development permitted by existing land use policies and development regulations. The Canyon Park reservoir provides water for this area.

Regarding fire flow, buildings are required to have an available amount of water for firefighting purposes should a fire occur. If an inadequate supply of water is available at a specific building site, then it is possible that construction of that building would not be permitted. However, many factors can contribute and allow a reduction of the necessary amount of fireflow. Some of these factors would be: 1) The addition of fire safety systems (fire sprinkler, fire alarm); 2) The addition of fire pumps on site to boost water pressure and flow rate; 3) The addition of water reserves on site (water tank or site reservoir); 4) The upgrading of construction type of the building (fire resistive rating of the building).

Fire flow is the flow rate of a water supply measured at 20 pounds per square inch (psi) residual pressure that is available for firefighting. For firefighting purposes this definition applies only to the need for a required amount of water for buildings. Whether or not demand for water available for firefighting purposes exceeds capacity is dependent upon the flow of water available at a hydrant near a sample structure and the construction type, size, and fire safety systems available to that structure.

Sewer

Sewer service is under the jurisdiction of both Alderwood Water District and Cross Valley Water District. Sanitary sewer has recently been installed through ULID #5 which provides the availability of sanitary sewer connection throughout the Grace planning area. ULID #5 is under the jurisdiction and management of the Cross Valley District but will also serve the portion of Grace in the Alderwood Water District.

Construction of this ULID has been completed. Under ULID #5, sewer mains vary between 8” to 30” in the planning area. To the greatest extent possible these mains have followed established rights-of-way. Some occur on private property, however. These mains are located to allow hook-ups to all sites within the planning area. The system is gravity flow, and sewage disposal is through Metro. These mains, as part of ULID #5, are designed to serve existing and future development potential under the existing Comprehensive Plan designations. Approximately 12 million gallons per day is the capacity at the Snohomish/King County line. The current demand is at 58,000 gallons per day and the combined districts’ anticipated demand at buildout is 11,610,000 gallons per day.

DESIGN FEATURES

Section 21.38.060 of the Woodinville Municipal Code establishes specific development standards that must be met within the Office/Research Park Development Overlay. In addition, the City of Woodinville has in place design guidelines for Commercial (2000), General Business (1997), Industrial (2000), and Multi-Family (2001) properties. These guidelines would also apply to the Grace region. At this time, such guidelines do not exist in Snohomish County.

The guidelines provide specific direction on all commercial, industrial, multi-family, and tourist district development in Woodinville. The intent is to guide development in a manner that is not only functional, but also aesthetically pleasing, promotes social and economic vitality, and fosters an enhanced sense of safety, comfort, interest, and identification between people and their environment. The Design Guidelines address specific community design issues such as site planning, pedestrian access, vehicular access, and parking, building design, and landscape and site design.

Architecture

The architectural character of Grace is fairly limited. Style generally consists of basic industrial construction with several newer structures displayed in the concrete tilt-up style. The former are predominant in the south and north zones (though intermixed in these are the concrete tilt-ups). The Brightwater zone contains a few more concrete tilt-ups (in the northerly portion) but to the south is still dominated by the industrial flavor.

The stated purpose of the Office/Research Park Overlay is to establish an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans.

Streetscape

At present, Grace has no structured streetscape. There are virtually no sidewalks (except for the northerly Brightwater zone) and no coordinated street trees of any type. As noted above, one of the key components of the overlay concept is a coordinated auto and pedestrian circulation plan.

Uses located in this City of Woodinville overlay district shall provide 20-foot wide landscaping on both exterior and interior streets. This must consist of a variable combination of trees, shrubs and ground cover.

Signage

Existing Sign standards within the District overlay are generally from the City's Zoning Code with some modifications, including no pole signs, and further size limitations on monument identification signs.

Landscaping

The existing landscaping in Grace ranges from none at all to some moderately-sized features in such places as Seattle Glass Block, Quality Business Systems, and Stockpot Soups. Very little vegetated open space remains except for the northerly portion of the proposed Brightwater facility (which is targeted to become an interactive recreational portion of the project).

According to the existing Design Guidelines of the Special District Overlay development standards, landscape design within the office/research park development district shall include an overall landscaping plan which conforms to the requirements of WMC, 21.38.060 (2) (f) (vi) for the entire district or each major development phase prior to the issuance of any site development, grading, or building permits. In addition landscaping of fifteen (15) percent of the parking lot areas (excluding required perimeter landscaping) shall be installed in those lots with more than thirty (30) parking stalls. At least one (1) tree for every four (4) parking stalls shall be provided and reasonably distributed throughout the lot.

ENHANCED SALMON HABITAT PROTECTION

Grace is home to a tributary of the Sammamish River called Little Bear Creek. Little Bear Creek is currently the least developed of the three main lowland tributaries to the Sammamish River and has the least degraded habitat. The stream and shorelines are designated as critical habitat. Little Bear Creek supports runs of chinook, sockeye, coho, and kokanee salmon. The basin encompasses a drainage area of approximately fifteen (15) square miles, beginning in Snohomish County approximately one and one-half (1.5) miles west of Clearview and flowing southward into King County eventually emptying into the Sammamish River. Approximately eighty (80) percent of the Little Bear Creek subarea is located within Snohomish County. Most of the drainage area is situated outside of urban growth boundaries in rural lands. As a result, the basin is 40% forested with a total impervious area of about 37%. Anadromous salmon and trout access almost all of this system, though there are some significant passage barriers to adults at low-flow periods and to juveniles during high flows.

Although Little Bear Creek is said to have the least degraded habitat of the three lowland tributaries, that is not meant to imply that there are not challenges in Woodinville and Grace. Recent studies by David Evans and Associates and Adolphson consultants have identified significant degraded habitat and barriers. It is important that there are plans and action to address this to assure a safe and accessible migration and spawning area in this combined 3-mile reach. It should be noted that the City of Woodinville and Snohomish County cooperate in an existing interlocal agreement (ILA) that has produced work on this reach in a barrier removal project and habitat restoration project at 205th Street NE.

Water quality, high temperatures in poorly shaded streams, barrier culverts, metals carried in stormwater runoff from roads, and harmful changes in peak flows and low flows have been identified as issues that are stressing fish. Current habitat limiting factors for this drainage include the following:

1. Fish passage barriers prevent or impair habitat access. Many culverts have been found to be undersized or poorly installed, resulting in fish passage barriers.
2. Presence of pesticides and other contaminants and low dissolved oxygen conditions. Low dissolved oxygen levels may be significant enough in some locations to potentially create seasonal migration barriers.
3. Increased water temperatures that affect habitat suitability for spawning and rearing, and also increase suitability for predator. High stream temperatures may be significant enough in some locations to potentially create seasonal migration barriers.
4. Channel complexity, large woody debris, and connectivity with the floodplain and adjacent stream reaches has been reduced due to road crossings/culverts, streambank hydromodification, channel incision, and instability, and cleaning and development in riparian areas.

5. High levels of impervious surfaces resulting in increased peak flows and reduced summer low flows. The increased frequency and magnitude of peak flows affects streambank and channel habitat integrity causing high levels of bank disturbance and scouring.
6. The effects of urbanization/development have resulted in riparian forest cover being severely impaired throughout much of the drainage barriers.

In addition, land use practices and development have resulted in reduced water quality, increased sedimentation, and reduced habitat quantity and quality-- contributing to the decline of fish populations, but, more importantly, the ability to support fish populations. Throughout the County (Snohomish) approximately 50% of the salmon populations are reported to be healthy, but one-third are considered depressed and the remaining populations have not been fully assessed. (No habitat analysis was available for Little Bear Creek in the Drainage Needs Report referenced in the Surface Water Management/Drainage section, However, Adopt-a-Stream has identified numerous fish passage problems throughout the basin). Anadromous and resident fish populations have been affected by reduced shading, increased siltation and pollutants, and fragmentation of stream and riparian habitat caused by increased urbanization in the region.

Chapter 3

Needs Analysis



NEEDS ANALYSIS

Questionnaire/Open House

Seeking and generating feedback from business, community, and residential leasers in Grace is a key portion of the data gathering stage of the Grace Master Plan. Through development and circulation of a Stakeholder Questionnaire, responses were collected along with comments from an Open House conducted at the Wellington Hills Country Club. These comments assisted City of Woodinville staff in identifying the issues in order that analysis and development of the Plan could proceed.

A total of fifty-three (53) questionnaires were mailed to all of the identified property owners within the Plan boundaries (as indicated by the Snohomish County Assessor's records). The questionnaire contained a total of nine (9) questions with multiple choice response opportunities. These questions can be found in the Appendix. The Open House was attended by sixteen (16) individuals including three (3) City of Woodinville staff. A number of comments were received and recorded by staff. These comments are also located in the Appendix.

The feedback received from the questionnaire and the Open House is summarized below. A wide variety of comments were taken, and these will be examined in an opportunities/constraints format.

Opportunities in Grace

While the Grace neighborhood remains a predominantly industrial-focused area, a number of opportunities exist that provide promise for an increased diversification of its makeup. These opportunities will be realized through redevelopment within a cohesive integrated plan for urbanization that takes into account not only the commercial needs, but the unique non-motorized corridor opportunities and the need to be a good neighbor to residential uses.

Two major projects moving forward include the Costco Wholesale store and the Brightwater Sewage Treatment Plant. Costco will provide a full-service shopping opportunity for area businesses and residents. If similar to other Costco stores, it also promises substantial sales tax revenues to the underlying jurisdictions. Though primarily an essential public facility, Brightwater will also include an environmental education center designed to serve not only area constituents, but also the public in general. Converse to Costco, the Brightwater facility will remove approximately 80 acres from the property and sales tax rolls, as well as reduce the number of jobs.

Together with the Brightwater environmental education center, encouraging support is developing for fostering the enhancement of the existing Little Bear Creek corridor and its habitat. The presence of a number of species of fish and the inclusion of this stream in the WRIA-8 (Water Resource Inventory

Area) Habitat Conservation Plan make this waterway an excellent opportunity for integration with future development. Together with the stream, this corridor provides the basis for a logical extension of the developing City of Woodinville trail system to the south. Ultimately this stream and the existing railroad line of the Burlington Northern-Santa Fe could be extended potentially to the towns of Snohomish and Darrington in Snohomish County as part of the Centennial Trail and be included in the wider scope of the “rails to trails” concept.

Eventual refinement of and strong potential for transition of the land uses in Grace would be facilitated by the Special District Overlay—Office/Research Park Development option of the City’s Zoning Code. This overlay consists of progressive, specific development (design) standards constructed to spur attractive, quality future development consistent with the vision of the Woodinville Comprehensive Plan.

Constraints in Grace

Questionnaire responses and comments at the Open House indicated that Grace business and property owners have concerns over a variety of issues. The major ones included traffic, stormwater drainage/surface water runoff, police and fire services, lack of design standards, the proposed Brightwater Sewage Treatment plant, and fish habitat.

Regarding Traffic, a number of concerns were expressed about the future improvements to SR-9. These included questions about proposed left turns heading north being prohibited, channelization, increased volumes, number of lanes, capacity, signal timing, access to industrial area, potential improvements to SR-9/SR-522, and at SR-522/195th Street for truck turnaround. Another party raised the matter of children walking on the shoulder in the vicinity of 57th Avenue SE and Kokanee Elementary School along the southwestern portion of the planning area. Questions about any planned mitigations for traffic in the golf course area and the Costco project were raised.

As for Stormwater Drainage/Surface Water Runoff, during heavy rains it was pointed out that the road in the vicinity of Alpine Rockery gets covered with water. One individual felt that the two (2) foot culvert under the Rockery may not be adequate. Another point made was that in the vicinity of 228th Street SE and before the overpass, SR-9 can have water over the roadway during a major event. Also, silt/runoff from cut and fill in the vicinity of the interchange has filled the railroad ditch. It was also suggested that the Grace area drainage be controlled such that retention could be provided a little longer rather than the release be so immediate. Reducing the surface water runoff was recommended by several speakers. Oil/water separators in culverts was advised along with improved ditching along side roads.

Police and Fire Services generated several comments. As for police protection, the point was made about how would police be able to operate in Snohomish County when they are King County employees. It was also suggested that Snohomish County police do not recognize 240th Street ST SE (Wellington Hills Golf Course road) as a private road. One person expressed that the hill on 240th Street was too steep for fire vehicles. Another

speaker questioned the adequacy of fire response to an event in the vicinity of the county line given the existing and likely future traffic congestion on 156th Avenue NE and Woodinville-Snohomish Road with questionable funding in the Six Year Capital Improvements Program to expand 156th. Response/service is okay but may be impeded with additional traffic congestion.

For Design Standards, it was lamented that City of Woodinville requirements wouldn't apply to Grace until, if, and when annexation takes place.

The proposed Brightwater facility generated a question of how concrete trucks will access the site.

On the subject of Fish Habitat it was suggested that the fish be kept in the creek (Little Bear) and out of culverts with the need for screens and baffles. Rehabilitating the shoreline was offered, and the question raised about the possibility of rebuilding the King County fish waterslide.

Other notable matters included power outages in storms, what the University of Washington will do with the road through the golf course, and the absence of DSL/cable modems in Grace.

Gateways/Links

The relationship between the opportunities and constraints is also significantly influenced by the gateways to Grace and the links between it and the City itself. The center of Grace is a pinch point through which the North-South routes of Burlington Northern Santa Fe Railroad, SR-522, and SR-9/ Woodinville-Snohomish Road come through in a very narrow area.

The gateways to Grace are currently represented by modest welcoming signs on the north near the North Grace Business Center at approximately SR-9 (Snohomish-Woodinville Road) and 233rd Place SE and on the south on Woodinville-Snohomish Road at the King-Snohomish County line.

Features that could be considered links include the planned trail system as discussed above. Linkages would extend south into the Little Bear Creek/Downtown corridor and the Tourist District of the City and north toward the Snohomish County cities and the Centennial Trail. This North-South orientation also opens the opportunity for better gateway signage. Woodinville has recently installed gateway signs to create a sense of place and to guide the regional tourist. These directional aids assist residents and visitors alike in guiding them to major Woodinville attractions.

SUMMARY OF NEEDS

As a result of the comments from the stakeholders' meeting of June 30, 2004, returned questionnaires, City of Woodinville staff discussions with Snohomish County staff, and a variety of other types of input, listed below are what can be considered the "needs" or necessary items that have to be addressed in order to provide for the implementing measures that will make the Grace Neighborhood Master Plan a functioning reality. These "needs" are identified for convenience into the same categories as the Existing Conditions.

◆ TRANSPORTATION

- Improvements to SR-9 are imperative
- Left turns to 233rd Pl SE (northbound) from SR-9 need to be permitted
- There is a need to adjust the traffic signal timing (interval) on the light at 228th Street
- The intersections at SR-9/SR-522 and 195th St NE /SR-522 need improvements
- More transit routes and bus stops are needed in Grace

◆ LAND USE

- Industrial Zoning needs to be applied to the Grace Master Planning area in order to be consistent with the City of Woodinville Comprehensive Plan
- For the Plan to succeed, use of the Special District Overlay/Office Research Park Development option needs to be incorporated

◆ SOLID WASTE

- Although the solid waste generated is not currently at a level presenting a significant impact to the extent an additional transfer station may be warranted, negotiations to determine that potential need would have be undertaken

◆ SURFACE WATER MANAGEMENT/DRAINAGE

- Improved stormwater runoff measures are needed on 63rd Avenue SE; on 228th Avenue SE (near intersection of SR-9) and on SR-9 just prior to the overpass with SR-522
- At the SR-9/SR-522 intersection, there is the need to correct erosion (silt/runoff from cut and fill by the railroad ditch)
- A general need exists to control Grace area drainage to provide retention and decrease the impacts to the downstream system and Little Bear Creek
- Overall surface water runoff needs to be reduced

◆ POLICE & FIRE PROTECTION

- There is the need to clarify the status of 240th St SE (Golf Course Road) being public or private, and it is also quite steep for fire vehicles
- The status of King County police officers potentially serving in Snohomish County needs to be determined
- Appropriate and effective fire response to incidents along the County line needs to be insured given the existing congestion on Snohomish-Woodinville Road and nearby 156th Avenue NE - response is currently sufficient, but likely future congestion may alter this

◆ SEWER & WATER INFRASTRUCTURE

- Existing systems are generally adequate with hookups and capacity available for extension

◆ DESIGN GUIDELINES

- The City of Woodinville has Industrial, Commercial, and General Business guidelines in place that would apply to future Grace developments

◆ ENHANCED SALMON HABITAT PROTECTION

- There is a need to maintain, restore, or enhance watershed processes that create habitat characteristics favorable to salmon
- A need also exists to maintain or enhance habitat required by salmon during all life stages and to maintain functional corridors linking these habitats
- There is a need to maintain a well-dispersed network of high-quality refuge habitats to serve as centers of population expansion
- A further need is to maintain connectivity between high-quality habitats to allow for population expansion into recovered habitat as degraded systems recover

Grace Neighborhood Master Plan Needs/Actions & Cost/Benefits -Summary-

<i>Needs / Actions</i>	<i>Costs / Benefits</i>
Transportation / Traffic	
<ul style="list-style-type: none"> ▪ Improvements to SR-9 	<ul style="list-style-type: none"> ▪ Improved traffic flow and circulation ▪ Costs shared by second jurisdictions ▪ Short term delay and congestion during construction
<ul style="list-style-type: none"> ▪ Left turns to 233rd Pl. SE (north bound) from SR-9 need to be permitted 	<ul style="list-style-type: none"> ▪ Ease of access for freight traffic to industrial area businesses in the north zone ▪ Possible decline in level of service (LOS) and increased congestion/delays in movement of vehicles
<ul style="list-style-type: none"> ▪ Adjust traffic signal timing (interval) on light at 228th St. 	<ul style="list-style-type: none"> ▪ Greater overall movement of traffic and reduction of back- ups on SR-9 and side streets ▪ Possible solid improvement with minimal funds expended ▪ Could result in other/new congested points developing
<ul style="list-style-type: none"> ▪ Improvements at intersections of SR-9/SR522 & 195th NE/SR-522 	<ul style="list-style-type: none"> ▪ Likely reduction in congestion, improved safety, lower potential accident risks
<ul style="list-style-type: none"> ▪ Increase number of transit or bus stops in Grace 	<ul style="list-style-type: none"> ▪ Offer transit an alternative for employees of area businesses ▪ Reduce traffic volumes/congestion ▪ May be a challenge to implement depending upon employee/customer transit values attitudes and practices

<i>Needs / Actions</i>	<i>Costs / Benefits</i>
<p>Land Use</p> <ul style="list-style-type: none"> ▪ Apply Industrial/zoning category to Grace to be consistent with Comprehensive Plan 	<ul style="list-style-type: none"> ▪ Meets requirements of Growth Management Act ▪ Provides for ease of interpretation / application of development standards and requirements.
<ul style="list-style-type: none"> ▪ Use Special District Overlay / Office Research Park designation 	<ul style="list-style-type: none"> ▪ Provides for and encompasses flexibility in development scenarios and future land uses. ▪ Increases incentive for quality, compatible development ▪ Would likely phase out some existing land uses and discourage expansion of some.
<p>Solid Waste</p> <ul style="list-style-type: none"> ▪ Continue to support existing waste management contracts with both King and Snohomish Counties 	<ul style="list-style-type: none"> ▪ Maintains and strives to enhance the satisfaction of service currently rendered ▪ Encourages and fosters cooperative relationships between separate government jurisdictions utilizing a common provider
<ul style="list-style-type: none"> ▪ Work with both counties to seek more cost effective locations/facilities for transfer stations serving Grace 	<ul style="list-style-type: none"> ▪ Provides opportunity for cross-county co-operation with the carrier to pursue alternatives for mandatory and possibly reducing cost of service and fostering pursuit of improvements and more efficient collection technology
<p>Surface Water Management/Drainage</p> <ul style="list-style-type: none"> ▪ Improve storm water runoff on 63rd Ave SE, (on 228th Ave SE near intersection with SR-9), and on SR-9 just prior to the over pass with SR-522 	<ul style="list-style-type: none"> ▪ Enhances movement of vehicular traffic and improves motorist/pedestrian safety ▪ Improves drainage particularly during heavy storms ▪ Relatively inexpensive measure
<ul style="list-style-type: none"> ▪ Correct erosion by railroad ditch at the SR-9 / SR-522 intersection 	<ul style="list-style-type: none"> ▪ Would stabilize the shoulder and minimize drainage in the ditch ▪ Low cost to implement

<i>Needs / Actions</i>	<i>Costs / Benefits</i>
<ul style="list-style-type: none"> ▪ Critical area drainage in general and provide retention layer 	<ul style="list-style-type: none"> ▪ Stabilize ▪ Low cost to implement
<ul style="list-style-type: none"> ▪ Reduce surface water runoff generally 	<ul style="list-style-type: none"> ▪ Stabilizes surface and lower layers ▪ Possibly conserve water suitable for reuse ▪ Low cost
<p>Police & Fire Protection</p> <ul style="list-style-type: none"> ▪ The status (public or private) of 240th St SE must be clarified, and it is quite steep for fire vehicles 	<ul style="list-style-type: none"> ▪ Determination will facilitate identifying the costs of future developments / improvements and clarify what specific life safety requirements may be necessary ▪ Cost to implement likely moderate
<ul style="list-style-type: none"> ▪ Identify the status of King County Police Officers serving Snohomish County 	<ul style="list-style-type: none"> ▪ Clearly indicate rules/responsibilities/jurisdiction of the force ▪ Provide for responsive, consistent law enforcement ▪ Low to moderate cost increase for additional officers
<p>Design Guidelines</p> <ul style="list-style-type: none"> ▪ Apply existing City of Woodinville Industrial, Commercial, and General Business design guidelines relative to future Grace developments 	<ul style="list-style-type: none"> ▪ Encourages, facilitates, strengthens the quality of plans and projects ▪ Implements the City’s vision ▪ Fosters developmental links to other areas of the City; Promotes the gateway concept (entrances/exits) of the City’s vision ▪ Some aspects will likely require additional (minimal) involvement on the part of both developer and the City

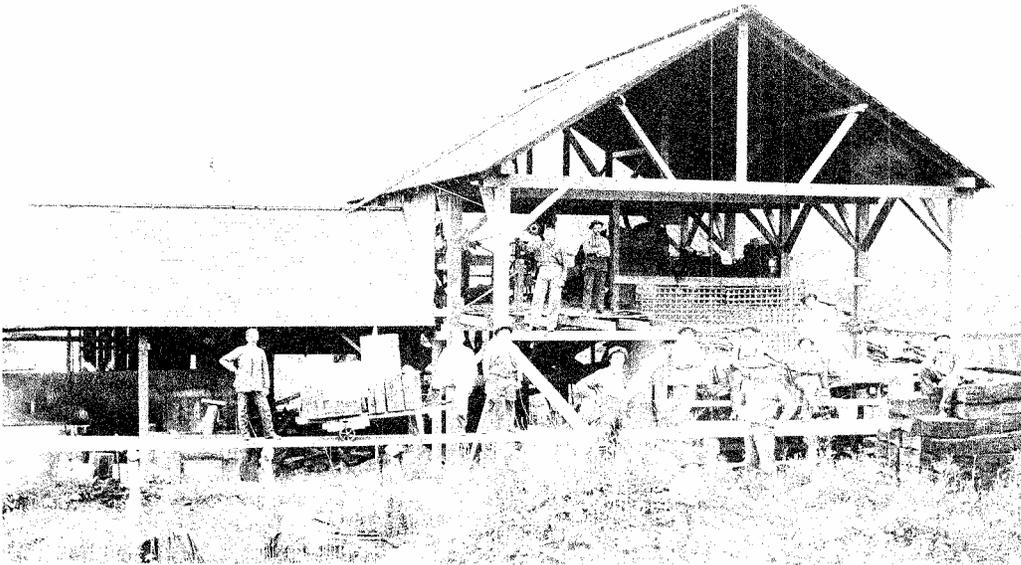
Needs / Actions	Costs / Benefits
<p>Enhanced Salmon Habitat Protection</p> <ul style="list-style-type: none"> ▪ Maintain, restore or enhance watershed processes that create habitat characteristics favorable to salmon 	<ul style="list-style-type: none"> ▪ Promotes and encourages rebuilding stock of the species ▪ Low to moderate cost of implementing the processes
<ul style="list-style-type: none"> ▪ Maintain or enhance habitat required by salmon during all life stages and maintain functional corridors linking these habitats 	<ul style="list-style-type: none"> ▪ Assists in building a sustained contiguous network of habitats that are fish friendly ▪ Moderate cost potential, particularly if habitat purchases become necessary
<ul style="list-style-type: none"> ▪ Maintain well dispersed network of high quality refuge habitats to serve as centers of population expansion 	<ul style="list-style-type: none"> ▪ Would foster increased public awareness and support of the effort, especially if the specific habitats are given a high visibility ▪ Could be relatively costly, especially for maintenance of such habitats
<ul style="list-style-type: none"> ▪ Maintain connectivity between high quality habitats to allow for population expansion into recovered habitat as degraded systems recover 	<ul style="list-style-type: none"> ▪ Would foster increased public awareness and support of the effort, especially if the specific habitats are given a high visibility ▪ Could be relatively costly, especially for maintenance of such habitat

<i>Needs / Actions</i>	<i>Costs / Benefits</i>
<p>Sewer and Water Infrastructure</p> <ul style="list-style-type: none"> ▪ Future development will require extensions of existing water and sewer lines 	<ul style="list-style-type: none"> ▪ Costs generally responsibility of developers and may be some tax payer share required ▪ Extensions will facilitate new increased development and perhaps improve delays and congestion during construction

Chapter 4

Land Use Alternatives

SCHIAFER & RAYMOND MILL
(ACROSS FROM GRACE SCHOOL)
BERTHIA DRAPER



LAND USE ALTERNATIVES

As a result of the data collection tasks that inventoried the existing conditions, assembled the stakeholders' input, and identified the needs of the Grace planning area, staff reviewed and analyzed the material to formulate some distinct alternatives that would provide the Planning Commission and City Council with some clearly viable options for the Grace Neighborhood Master Plan. The Fiscal Impact Analysis was also integrated into this process in order to identify the most appropriate land use designations for the various properties in Grace. Listed below are brief discussions of the three alternatives formulated that the Planning Commission reviewed and considered and serve as the basis for their recommended Preferred Alternative.

ALTERNATIVE 1: South Zone Redevelopment/Baseline with Special District Overlay/Office Research Park Development

Under this alternative (Figure #3) the South Zone would retain the area's Industrial designation currently part of the City of Woodinville's Comprehensive Plan. This section would be zoned Industrial and thus be consistent with the Comprehensive Plan. The Industrial zone also would be consistent with Woodinville Comprehensive Plan Land Use Goal LU-11 and Policies LU-11.1-11.3. The Industrial zone is most closely consistent with the area's current Urban Industrial designation in the Snohomish County General Policy Plan and with the Heavy Industrial and Light Industrial zoning currently in place. The zoning and Comprehensive Plan land use designations would also apply to the North Zone. The Brightwater Zone would have the western portion zoned Public/Institutional with the eastern section designated Public Park/Open Space. The Comprehensive Plan land use designations would be Public/Institutional and Public Parks, respectively. (see Chapter 6 for map)

This alternative incorporates an area-wide (South Zone only and not the other two) Office Research Park (O/RP) Special Overlay District (Woodinville Municipal Code, Sec. 21.38.060) as a means of addressing concerns about limitations on retail development. An O/RP district allows as permitted uses, "all uses permitted in the CBD, GB, O, and I zones." The existing Snohomish County Industrial zoning for the South Zone also allows commercial uses, but without the site development standards required by the O/RP. An area-wide O/RP overlay would relieve individual property owners of the time and cost required to pursue such a designation in the future if and when they have specific development plans for their individual properties. These

O/RP standards would serve to achieve the goal for this area becoming an attractive gateway for Woodinville, while at the same time, not creating a “down zone” for the property owners (i.e. fewer permitted uses). The current open space and landscaping development standards in the O/RP require:

a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment including a minimum of 20% open space and coordinated auto and pedestrian circulation plans.

However, the use of an area-wide O/RP overlay could cause some existing land uses to become non-conforming with respect to O/RP development standards such as the O/RP standard that “all uses shall be conducted inside an entirely enclosed building”. In other words, outdoor storage and similar activity could not expand, because such activity would not conform to the zoning overlay standards. Although these uses would become non-conforming, they would be allowed to remain until future changing development patterns transition them into uses permitted in and compatible with the overlay.

Under this option this region of Grace would emerge with a “big box” retailer (Costco), a second “big box” project, a “power” shopping center (consisting of a base major retailer and a wide assortment of common name goods and services stores), and restaurants. Existing development patterns in the other two zones would remain the same with the exception of the future Brightwater Wastewater Treatment Facility in the North Zone.

ALTERNATIVE 2: South Zone, North Zone (south section) with Special District Overlay/Office Research Park Development, and Brightwater Zone

In this alternative (Figure #4), the zoning and Comprehensive Plan land use designations remain the same as in Alternative #1. However, the Special District Overlay/Office Research Park Development designation is expanded to include those portions of the North Zone south of 223rd Place SE, east of 63rd Avenue SE, and south of 228th Street SE. The North Zone would also include a large business office complex and a light industrial warehousing incubator center (starter or feeder business as the beginning of several contained within an existing shell with space allocated for others and/or designed to be built) for general use. The wastewater treatment facility occupies the Brightwater Zone together with trails, natural areas, and open space, and the South Zone would be dominated by commercial retail development as in Alternative #1. (see Chapter 6 for map)

ALTERNATIVE 3: South Zone, North Zone with Special District Overlay/Office Research Park Development, and Brightwater Zone

For this, the Preferred Alternative (Figure #5), all portions of the South and North zones are included in the Special District Overlay/Office Research Park Development designation. The zoning and Comprehensive Plan land use designations of Industrial

would apply to the entire South and North Zones. The Special District Overlay on the South Zone would not allow industrial uses to expand but allow them to continue; and the Special District Overlay on the North Zone would allow existing industrial uses to continue as well as expand. The incubator remains in the North Zone, and the wastewater treatment facility stays in the Brightwater Zone, while commercial retail development remains the focus in the South Zone. That portion of the Brightwater Zone where the wastewater treatment facility would be located (easterly section) would have the Comprehensive Plan land use designation of Public/Institutional and zoning of Public Institutional; while those portions outside the facility (westerly section) would have the Comprehensive Plan land use designation of Public Parks and zoning of Public Park/Open Space.

Chapter 5

Goals, Policies and Implementation Strategies



LAND USE

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents and studies and annexation decisions.

The most recent annexation petition (1998) was denied by the Snohomish County Boundary Review Board (and the decision reaffirmed by the Snohomish County Superior Court upon appeal by the City of Woodinville). The primary reason cited for denial by the Board was that Snohomish County and the City of Woodinville had not executed an Interlocal Agreement to address solid waste disposal, police and fire services, and transportation mitigation. This issue and the others that follow contain detailed measures designed to address these specific concerns and the others identified in the preceding Existing Conditions and Needs Analysis chapters.

GOAL LAND USE 1: To guide the City's and Grace's growth in a manner that maintains or improves Woodinville's quality of life, environmental attributes, and Northwest woodland character.

Policies

- LU-1.1 Preserve the character of the existing Grace neighborhood while accommodating the State's 20-year growth forecasts
- LU-1.4 Coordinate with Snohomish County to ensure compatible land uses along contiguous boundaries.

GOAL LAND USE 4: To establish land use patterns that encourage a variety of commercial services and employment opportunities.

Policies

- LU-4.7 Establish special development conditions to ensure compatibility with existing uses in commercial/industrial areas and the surrounding neighborhoods.
- LU-4.8 Accommodate a wide variety of industrial/business park land uses consistent with responsible environmental practices.

GOAL LAND USE 10: To provide an active and diverse industrial area that promotes economic growth.

Policies

LU-10.3 Develop industrial lands so as to minimize impacts on surrounding land uses, especially residential land uses.

LU-10.4 Establish new or additional industrial development that complies with the following criteria:

1. Sewer, water, and communication services should be available or planned for the industrial site area, and
2. New sites designated for industrial use should have convenient access to existing or planned freeways or major arterials.

GOAL LAND USE 11: To manage growth and development within the Grace industrial area in a manner that balances the needs of industrial/commercial uses and environmental/habitat protection; and to annex additional areas to the City when requested, that are appropriate for the welfare of both the City and the annexed area.

Policies

LU-11.1 Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria:

1. Urban level public services (including police and fire protection, schools, transportation, sewer, water, and general government services) can eventually be provided to annexation areas,
2. The annexation does not create any pockets of unincorporated areas or special service districts,
3. The City has an adopted land use plan for the annexation area,
4. Annexations include greenbelts and/or open spaces.

LU-11.2 Use interlocal agreements for implementation of land use policies and public improvement standards within potential annexation areas and mutual planning areas.

Implementation Strategies

1. Develop a sub-area master plan (Grace Master Plan) to include:
 - a. Coordination with Snohomish County service providers; including water, fire districts, police, solid waste, others,
 - b. Interlocal agreements as necessary,
 - c. Consider moving Sexually Oriented Business zone to Grace,
 - d. Compatibility with Snohomish County regulations,
 - e. Land uses and transitions
 - f. Transportation issues,
 - g. Landscaping,
 - h.. Signage, and
 - i. Visual opportunities.
2. Update the Zoning Code and Zoning Map to reflect the goals and policies of this Master Plan.
3. Revise other City codes and ordinances to ensure consistency with the Comprehensive Plan.
4. Support recommended applicable capital improvement projects of the Snohomish County Little Bear Creek Drainage Needs Report (2002) and any other similar measures that support the integrity of this watershed.
5. Apply the Special District Overlay –Office/Research Park Development option of the Zoning Code (WMC, Sec. 21.38.060) to portions of Grace.

TRANSPORTATION/TRAFFIC

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents/studies:

GOAL TRANSPORTATION 1: To establish and maintain a transportation system which supports the Master Plan and incorporates transportation/land use linkages.

Policies

- T-1.1 Cooperate with Snohomish County, Washington State Department of Transportation, Sound Transit, Community Transit, citizens, property owners, and private developers in defining, planning, and implementing transportation improvements that accommodate planned land uses.
- T-1.2 Coordinate the planning of new facilities and management of the transportation system with current and future needs of Snohomish County.
- T-1.3 Cooperate with Snohomish County and other agencies on regional transportation solutions addressing significant pass-through traffic originating outside the City of Woodinville.
- T-1.5 Prepare solutions in cooperation with Snohomish County, transit agencies, and the Washington State Department of Transportation for locations where movement of employees, goods, and services are impeded by traffic congestion during peak and mid-day periods.

GOAL TRANSPORTATION 2: To ensure development is consistent with the transportation goals and policies.

Policies

- T-2.9 Encourage trucks to make deliveries, when possible, outside of the peak hours of traffic.
- T-2.10 Coordinate with Burlington-Northern Santa Fe Railroad to develop and manage roadway and rail intersections in order to support transportation goals.
- T-2.11 Promote the construction of grade separations between roadways and Rail where traffic volumes, rail movements, or accident experience warrant them.

- T-2.12 Coordinate with railway owners and users to develop new roadway rail Crossings in order to complete key connections within Woodinville's transportation system.
- T-2.13 Incorporate special gateway/entrance treatments into transportation projects which support the identity of Grace/Woodinville and encourage patronage of Grace businesses.
- T-2.20 Encourage transit services that are accessible to all users and provide a viable transportation alternative for Grace.

GOAL TRANSPORTATION 3: To establish a transportation planning, development, and management process.

Policies

- T-3.1 Improve the Grace transportation system by:
1. Emphasizing the improvement of existing streets to improve traffic circulation within those areas which are already experiencing circulation or congestion problems.
 2. Proposing new transportation improvements only when other alternatives are not physically, economically, or functionally feasible,
 3. Identifying the acquisition of right-of-way at the earliest possible time when new improvements are deemed necessary, and
 4. Providing measures for the protection of natural systems and appropriate buffering of existing and anticipated land uses during the establishment and acquisition of additional rights-of-way.
- T-3.7 Emphasize the development of joint projects, such as those involving Snohomish County, Washington State Department of Transportation, and/or transit providers, particularly where such partnerships will increase the likelihood of obtaining funding.
- T-3.12 Coordinate transportation plans so they are consistent with the Capital Facilities Plan and all elements of the Comprehensive Plan.

GOAL TRANSPORTATION 4: To establish level-of-service standards to ensure development meets Growth Management Act transportation concurrency requirements.

Policies

T-4.1 The City of Woodinville should only approve development that would be consistent with the Level of Service standards established in the City’s Zoning Code. The following criteria must be met:

1. New development should not create a level-of-service F for intersections,
2. Where development significantly impacts an existing or future level-of-service F intersection, the development must offset impacts by either:
 - a. constructing improvements to result in Level of Service E or better, or
 - b. mitigating impacts by one or more alternative measures as described in the City’s Zoning Code, including contributions to the traffic impact mitigation fee program, Transportation Demand Management measures, project phasing, or other measures determined by the City.
3. The City will identify intersections that may be exempt from 1 and 2 above when improvements to remedy level-of-service deficiencies are not financially or environmentally feasible as determined by the City. However, other mitigating measures may be required.

T-4.2 Cooperate with Snohomish County, transit operators, and Washington Department of Transportation to comply with Growth Management Act concurrency and level-of-service requirements.

T-4.5 Develop interlocal agreements with Snohomish County and other relevant agencies that require development within Grace and adjacent Snohomish County to mitigate significant impacts that are generated on Grace’s and adjacent transportation systems in violation of that concurrency service standard. Prior to entering into such an agreement, the City shall verify that the concurrency standards of the agency are consistent with the policies under Goal T-4.

GOAL TRANSPORTATION 5: To improve and increase use of public transit, paratransit, and ridesharing in cooperation with transit providers, adjacent jurisdictions, and the private sector.

Policies

T-5.9 Cooperate with public transit providers and Washington State Department of Transportation to develop transit improvements such as bus pullouts.

- T-5.12 Coordinate with transit agencies to plan and construct transit-friendly road treatments along transit routes.
- T-5.15 Encourage and support cooperation between Snohomish County, King County, and transit agencies to establish compatible schedules and terminal locations.
- T-5.16 Coordinate with transit agencies to promote services throughout Grace and connections between the Tourist District, Northwest Industrial area, and downtown.

GOAL TRANSPORTATION 6: To promote non-motorized travel and ensure its safety, convenience, and comfort.

Policies

- T-6.2 Extend the community-wide trail system (of the Parks, Recreation and Open Space portion of the Comprehensive Plan) for pedestrians, bicyclists, and other non-motorized transportation into Grace. Where feasible this trail system will connect regional trails with local trails (e.g. Little Bear Creek) and walkways and provide improved access and linkages between the City's commercial areas, the Sammamish River Trail and other trails, residential neighborhoods, other community Amenities, and the Brightwater environmental center.
- T-6.5 Cooperate with Snohomish County, King County, other involved jurisdictions, and public agencies to seek and develop appropriate trail links (e.g. the Little Bear Creek Trail and the Centennial Trail and Brightwater project site trails) to complete the connection between these and existing trail systems.

GOAL TRANSPORTATION 9: To establish programs and mechanisms for the sound financial development and management of the transportation system.

Policies

- T-9.1 Coordinate transportation plan improvements to be consistent with the Capital Facilities Plan and the goals and policies of the Comprehensive Plan.
- T-9.2 Incorporate the 6-year Transportation Improvement Program (TIP) that finances transportation improvements within projected funding levels and clearly identifies sources of public money for such purposes.

- T-9.3 Prioritize and finance transportation improvements for the greatest public benefit, and consider the extent to which improvements fulfill the objectives of the Grace Master Plan and the Comprehensive Plan.

Implementation Strategies

1. Require that all development in Grace be constructed in accordance with the requirements of the Americans with Disabilities Act (ADA).
2. Designate freight routes within Grace that have connectivity and continuity with routes serving the rest of Woodinville and other jurisdictions.
3. Utilize a neighborhood traffic control program to oversee, investigate, and install appropriate traffic control measures.
4. Incorporate and apply the Transportation Mitigation Impact Fee Ordinance.
5. Cooperate with and participate in the transportation improvements targeted for Grace by Snohomish County, the Washington State Department of Transportation, and other related agencies.
6. Establish as part of the City of Woodinville's Six Year Transportation Improvement Plan the extension of 144th Avenue NE northward into the South Zone of Grace to the intersection with Snohomish Woodinville Road.

SOLID WASTE

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents/studies:

GOAL SOLID WASTE 1: To enhance efficiency and quality of service from public and private utility providers through the coordination of utility, land use, an transportation planning so that utilities including solid waste are available or can be provided to serve in manner which is fiscally and environmentally responsible, aesthetically acceptable to the community, and safe for nearby residents.

Policies

- U-1.3 Work with solid waste providers to ensure that resources are available to support the land uses, including consideration of alternatives to new facilities and alternative locations for the new facilities.
- U-1.5 Allow solid waste facilities as a permitted use where appropriate to ensure that land is available for siting of such facilities.
- U-1.13 Explore and support creative solutions in the reduction of waste and conservation of resources.

Implementation Strategies

1. The City of Woodinville has and will continue to make every reasonable effort to establish an interlocal agreement with the solid waste provider in Grace to:
 - a. Coordinate planning for the siting of potential new facilities,
 - b. Coordinate planning of solid waste facilities for consistency with the land use map of Grace,
 - c. Establish cooperative and coordinated planning strategies in Grace with the solid waste provider for expansions and/or changes in facilities,
 - d. Coordinate joint and/or shared use of solid waste facilities with Snohomish County in Grace.
2. The City shall support the following programs to encourage conservation and the reduction of energy consumption:

- a. Solid waste reduction/recycling programs for public and private entities throughout Grace
 - b. City procurement policies to encourage the use of recycled-content products,
 - c. Public education programs about solid waste management.
3. Assure that the solid waste provider will reserve and construct public facility capacity in Grace consistent with the City's concurrency requirements.

SURFACE WATER MANAGEMENT/DRAINAGE

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents/studies:

GOAL UTILITIES 4: A regional approach should be taken to surface water management, with responsibility shared among the counties and affected jurisdictions. This approach should emphasize prevention of water quality degradation through education programs and implementation of Best Management Practices to reduce pollution entering surface waters.

Policies

- U-4.1 Work with the other agencies to undertake joint planning, financing, and development of regional stormwater detention and flood control projects mitigate runoff impacts on natural water systems and their associated ecosystems, and reduce damage to adjoining properties.
- U-4.2 Follow a coordinated facilities strategy that preserves and enhances the natural drainage ways and other natural stormwater systems to minimize runoff impacts from development.
- U-4.3 Allow stormwater retention/detention facilities to be used as partial fulfillment of open space requirements when aesthetically and environmentally acceptable to the City. In determining the degree to which this is allowed, consideration will be given to the nature of the development.
- U-4.4 Design stormwater facilities such that peak rate of flow from a property shall approximate pre-development levels.
- U-4.5 Strive for predevelopment levels of infiltration per adopted requirements in the design of stormwater management facilities.
- U-4.6 Retain open channel drainage systems, natural or man-made, and encourage new systems where feasible.
- U-4.7 Design and construct stormwater management systems to minimize adverse impacts to natural water systems and ground water aquifers.
- U-4.8 Establish Stormwater Utility standards to address methods to control Runoff during construction to limit erosion, siltation, and stream channel scouring.

- U-4.9 Work with state and regional agencies to implement projects from the Little Bear Creek Drainage Needs Report (2002) and any subsequent plans/projects that may be developed in the region.
- U-4.10 Continue to use and officially adopt the King County Surface Water Design Manual, as amended or other manual consistent with the State Department of Ecology's Stormwater Technical Manual.

Implementation Strategies

1. Protect the quality and quantity of groundwater through the development of regulations and support the development of groundwater management plans.
2. Maintain natural vegetation coverage at levels sufficient to moderate surface water runoff and to protect the integrity of stream channels.
3. Study drainage, flooding, stormwater runoff, and stormwater retention and recharge in and around Grace in cooperation with tribal, federal, state, and local jurisdictions to determine appropriate mitigation to eliminate polluted water from entering Little Bear Creek and its tributaries.
4. Complete drainage improvement (Capital Improvement Project) for flooding on 233rd Pl SE.
5. Complete drainage improvement (Capital Improvement Project) for flooding at 238th St SE and 63rd Ave SE.
6. Complete drainage improvement (Capital Improvement Project) for erosion and flooding at 240th St SE and Snohomish-Woodinville Highway.
7. Complete drainage improvement (Capital Improvement Project) for culvert on Snohomish-Woodinville Highway between 242nd St SE and King-Snohomish County line.

POLICE AND FIRE SERVICES

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents/studies:

GOAL POLICE AND FIRE SERVICES 1: To support a safe, friendly, functional Grace in which police and fire services and resources are accessible to all businesses and property owners.

Policies

- PFS-1.1** Coordinate Land Use, Transportation, and Capital Facilities elements to support police and fire services policies.
- PFS-1.2** Promote development regulations and standards that support essential facility, equipment, and personnel requirements.

GOAL POLICE AND FIRE SERVICES 2: To ensure that the Grace community is aware of police and fire services and resources that are available to them.

Policies

- PFS-2.1** Coordinate and interact with local private and public community organizations and media to inform business and property owners of available services and resources.

GOAL POLICE AND FIRE SERVICES 3: To incorporate the City of Woodinville's Emergency Comprehensive Management Plan and program to promote the education and assistance to Grace business and property owners of available resources in areas of disaster preparedness and response.

Policies

- PFS-3.1** Work cooperatively with Woodinville Fire and Life Safety District, Snohomish County Fire District #7, King County and Snohomish County Sheriffs, and other Zone 1 (Eastside) cities in the Development of plans and programs to provide mutual aid to all Grace business and property owners during an emergency event.
- PFS-3.2** Provide emergency preparedness information (signals, options, etc.) to business and property owners.

Implementation Strategies

1. Extend support to Grace business and property owner activities by providing police patrols, traffic control, and other services as appropriate.
2. Extend support to business and property owners that are providing preventative programs.
3. Pursue and adopt an interlocal agreement clarifying King County police officers performing duties in Snohomish County.
4. In an emergency event the Woodinville Fire and Life Safety District would:
 - (a) Act as Incident Commander for fire related emergencies
 - (b) Provide fire suppression services
 - (c) Support evacuation efforts as appropriate
5. In an emergency event the King County Sheriffs Office (City of Woodinville) would:
 - (a) Act as the Incident Commander for Police related emergencies
 - (b) Provide emergency traffic control
 - (c) Provide personnel and equipment to assist in the rapid dissemination of warnings and emergency information

SEWER AND WATER INFRASTRUCTURE

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents/studies:

GOAL UTILITIES 1: To enhance the efficiency and quality of service from public and private utility providers through the coordination of utility, land use, and transportation planning so that utilities including sewer and water are available or can be provided to serve Grace in a manner which is fiscally and environmentally responsible, aesthetically acceptable to the community, and safe for nearby inhabitants.

Policies

- U-1.1 Facility plans for non-City-owned utilities should reflect, support, and be compatible with the Grace Master Plan and the City's Comprehensive Plan.
- U-1.3 Work with utility providers to ensure that resources are available to support the land uses, including consideration of alternatives to new facilities and alternative locations for the new facilities
- U-1.6 Base the extension and sizing of public facilities upon the Land Use Plan. In those cases where engineering standards are in excess of available capacity for the requirements for the immediate development, the excess capacity shall not be a reason to allow growth out of sequence with the land use plan.
- U-1.10 Coordinate public road construction and maintenance projects with utility construction and maintenance.
- U-1.11 Require utility providers to design, locate, and construct facilities within public-owned properties and rights-of-way to reasonably minimize significant, individual, and cumulative adverse impacts to the environment and to protect environmentally sensitive areas. Requirements should include the following:
 - 1. Locate sewer lines and use construction methods and materials to prevent or minimize the risk of spillage into watercourses and water bodies,
 - 2. Locate utility corridors in existing cleared areas, when possible,
 - 3. Locate utility facilities and corridors outside of wetlands, when possible,

4. Minimize sewer and water line crossings of fish-bearing watercourses (e.g. Little Bear Creek) when possible,
5. Use bio-stabilization, riprap, or other innovative engineering Techniques to prevent erosion where lines may need to follow steep slopes, and
6. Minimize corridor width.

GOAL UTILITIES 2: To review new projects requiring land use or construction permit approval for the availability of adequate water supply.

Policies

- U-2.1 Require connection to the existing water systems of the applicable provider (Alderwood or Cross Valley Water Districts) for all new development permitted by the City.
- U-2.2 Encourage hookup to the applicable water system for those properties on existing private well systems.
- U-2.5 Recognize the water facilities document known as the Alderwood Water District 2003 Comprehensive Water Plan.
- U-2.6 Recognize the sewer facilities document known as the Alderwood Water District 2000 Comprehensive Sewer Plan.
- U-2.7 Recognize the water facilities document known as the Cross Valley Water District 1990 Comprehensive Water Plan.
- U-2.8 Recognize the sewer facilities document known as the Cross Valley Sewer District 1992 Comprehensive Sewer Plan.

GOAL UTILITIES 3: Require connection to the wastewater system when development occurs in Grace.

- U-3.3 Support a regional approach to wastewater treatment for transmission and treatment of Grace's wastewater.

Implementation Strategies

1. Assure that other public utility providers will reserve and construct public facility capacity in Grace consistent with the City's concurrency requirements.
2. The City of Woodinville shall make every reasonable effort to negotiate and enter into interlocal agreements with the applicable sewer and water districts in Grace to:

- a. Coordinate public utility level-of-service standards,
 - b. Ensure that the level-of-service required and the financial responsibility of these providers to pay the cost of their facilities is clearly delineated, and
 - c. Support and implement local, state, and regional plans which impact Grace.
3. Amend the City land use regulations, if necessary, to specify siting criteria for utility infrastructure including regulations that:
 - a. Eliminate barriers to the installation of utilities facilities consistent with the policies of the Comprehensive Plan,
 - b. Require compliance with the Sensitive Areas Regulations when constructing utilities,
 - c. Consider the use of alternative technologies and energy sources including conservation,
 - d. Require utilities to share corridors in new development when reasonable and possible, and
 - e. Encourage utilities to co-locate distribution lines when completing upgrades, or when utility relocations are considered as part of major street improvements.
4. Evaluate, consider, and coordinate with the Brightwater Wastewater Treatment project where applicable.

DESIGN GUIDELINES

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents/studies:

GOAL DESIGN GUIDELINES 1: To promote an image of a visually cohesive Grace to business and property owners and visitors.

Policies

- DG-1.1** Acknowledge and develop the identifiable gateways to Grace.
- DG-1.2** Promote development that reflects Grace's heritage and fosters a sense of local pride.
- DG-1.3** Establish visual character through application of the City's adopted Design Guidelines for industrial, commercial, and general business.

GOAL DESIGN GUIDELINES 2: To maintain the character and heritage of Grace and extend the City's Northwest woodland theme.

Policies

- DG-2.1** Identify, preserve, and interpret Grace's historical identity.
- DG-2.2** Encourage native vegetation as a necessary component in the aesthetic and environmental quality of the industrial and commercial areas.
- DG-2.3** Incorporate trees and landscaping to mitigate environmental degradation and buffer surrounding land uses impacted by industrial and commercial activities.
- DG-2.4** Require street trees in all industrial and commercial development and Redevelopment be subject to a street tree plan and program Developed by the City of Woodinville.
- DG-2.5** Ensure Grace (City) street standards conform to the City's Tree Board and National Arbor Society recommendations for an officially designated Tree City

GOAL DESIGN GUIDELINES 3: To promote quality design that preserves and enhances the character of Grace.

Policies

DG-3.1 The architectural style of development should take into consideration the architecture of the surrounding neighborhood in style, scale, and choice of materials.

DG-3.2 Develop a street tree plan tailored specifically for Grace.

GOAL DESIGN GUIDELINES 4: To create a pedestrian friendly environment in Grace.

Policies

DG-4.1 Create human scale pedestrian amenities in Grace incorporating the Little Bear Creek, Centennial, and Brightwater site trails.

DG-4.2 Plan for safe and convenient pedestrian traffic in the design of building and street facades.

DG-4.3 Where appropriate, encourage landscaping rather than fences, walls, or other structures that impede pedestrian travel along the perimeter of commercial and industrial land uses. If fences or walls are planned, convenient breaks for pedestrians should be included.

GOAL DESIGN GUIDELINES 5: To encourage the arts as a vital contributor to community design,

Policies

DG-5.1 Encourage developers to incorporate artwork into the design of their projects.

Implementation Strategies

1. Amend site planning and design requirements of the regulatory codes (where appropriate) to be consistent with this section as well as the Design Standards.
2. Establish sidewalk, street tree, and street furnishing standards where consistent with City Design Guidelines.
3. Incorporate the City's wayfinding entry sign design to be placed at the gateways to Grace.

4. Work with Grace historians to preserve historic and cultural resources.
5. Investigate options to provide pedestrian linkages and amenities.
6. Pursue the possibility of land acquisitions for open space in the Wellington Hills area as envisioned in the Parks, Recreation and Open Space element of the Comprehensive Plan
7. Work with King County Brightwater personnel to collaborate and pursue joint trail linkages and amenities associated with that project's mitigations.

ENHANCED SALMON HABITAT PROTECTION

The following combination of goals, policies, and implementing strategies are designed to address the identified issues and needs of this major category and achieve them. They incorporate a combination of defined items from the City's Comprehensive Plan and other relevant documents/studies:

GOAL ENVIRONMENT 3: To preserve and enhance aquatic and wildlife habitat.

Policies

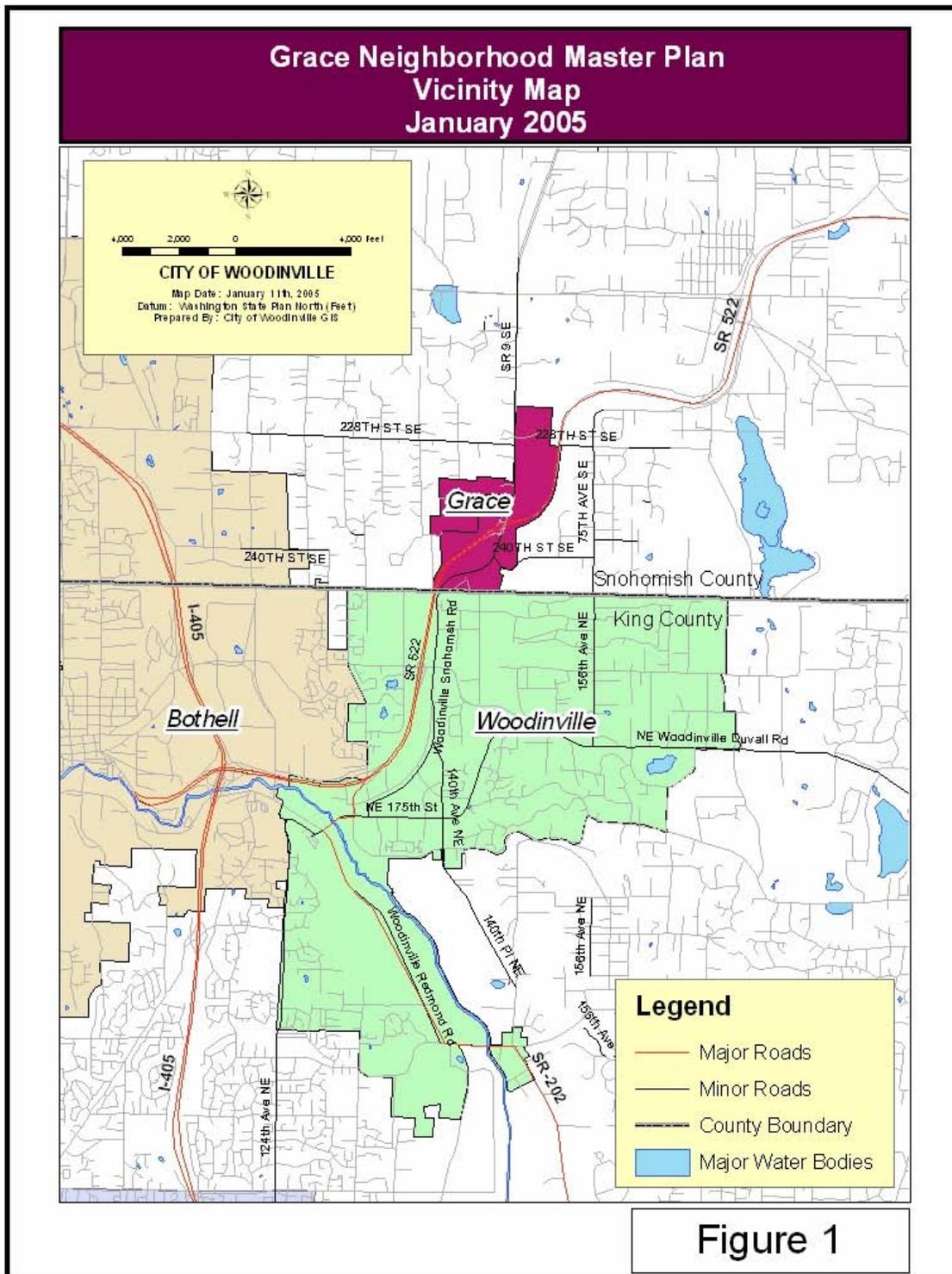
- ENV-3.2** Identify and ensure the protection of sensitive habitat areas, including wetlands, streams, and shorelines.
- ENV-3.3** Maintain a standard of no net loss of sensitive habitat areas, including wetlands, streams, and shoreline areas.
- ENV-3.4** Maintain connectivity between sensitive areas, including Little Bear Creek, the Sammamish River and related streams, to provide safe travel routes for wildlife and fish and improve the biological diversity of sensitive habitat areas.
- ENV-3.5** Support watershed-based salmon recovery efforts and compliance with the requirements of the Endangered Species Act (ESA).
- ENV-3.6** Periodically review and update the Shoreline Master Program and sensitive areas regulations to ensure consistency with the policies of the Comprehensive Plan, the Shoreline Management Act, and the Department of Ecology shoreline regulations.
- ENV-3.8** Consider and incorporate the best available science consistent with Growth Management Act (GMA) and applicable rules, in developing regulations for fish and wildlife habitat areas, wetlands, and other critical areas.
- ENV-3.9** Employ adaptive management for natural habitat. Adaptive management allows the City to monitor and make adjustments to its regulations as appropriate in response to changing conditions or new information.
- ENV-3.10** Encourage acquisition of sites that protect habitat, stream corridors, and provide aquatic habitat.
- ENV-3.11** Encourage the restoration of ecological functions and the natural environment in environmentally damaged areas.

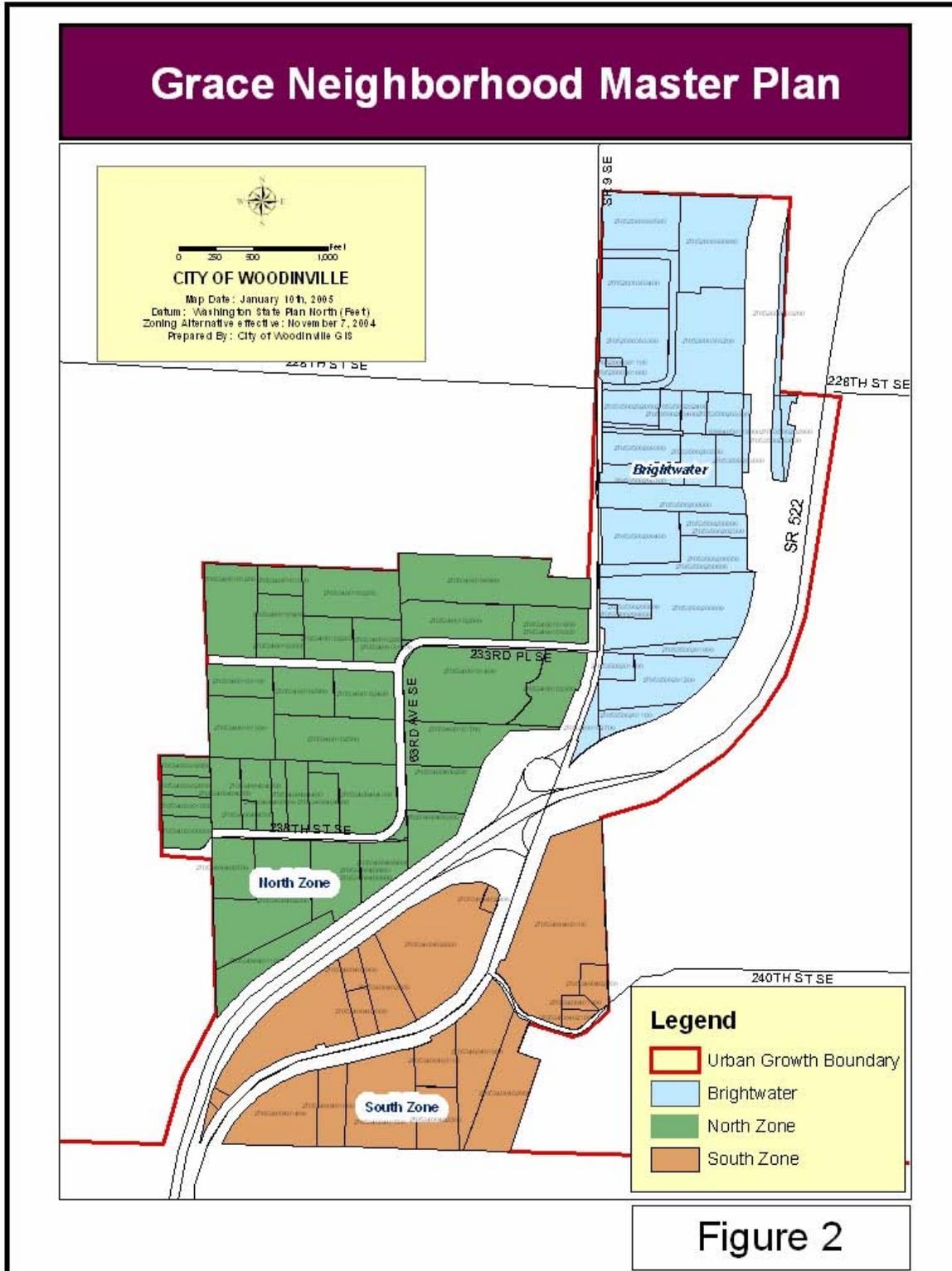
Implementation Strategies

1. Re-establish, where appropriate, riparian vegetation along Little Bear Creek and its tributaries through bank rehabilitation, bioengineering techniques, and aquatic habitat enhancement projects.
2. Identify and conserve wildlife habitat corridors – particularly spawning sites – within or adjacent to natural areas, open spaces, and developed urban areas.
3. Prepare an inventory of critical areas. Identify, map and classify sensitive areas including ponds, wetlands, and streams.
4. Continue community involvement in streamside rehabilitation, enhancement projects, and stewardship programs.
5. When evaluating development proposals on land adjacent to critical areas, include the effect on stream and wetland functions, fish and wildlife habitat, flood storage, water quality, and recreation.
6. Periodically review and revise as necessary the City's buffer requirements to meet best available science standards for critical areas.
7. Maintain and regularly evaluate the existing habitat monitoring program to insure that natural features and sensitive areas are not adversely impacted by surface water runoff systems.
8. Implement best management practices to reduce erosion during construction, reduce water contamination, and support storm water systems that maximize aquifer recharge.
9. Review the Department of Ecology surface water standards for possible future implementation to City regulations.
10. Continue involvement in WRIA 8 planning to protect the waterways, wetlands, floodplains, and watersheds from degradation. Continue to support jurisdictional, county, and agency interlocal agreements.
11. Continue to support the Salmon Task Force's efforts in salmon protection and recovery.
12. Cooperate in Washington Department of Ecology fecal coliform reduction, planning, and education process.

MAPS







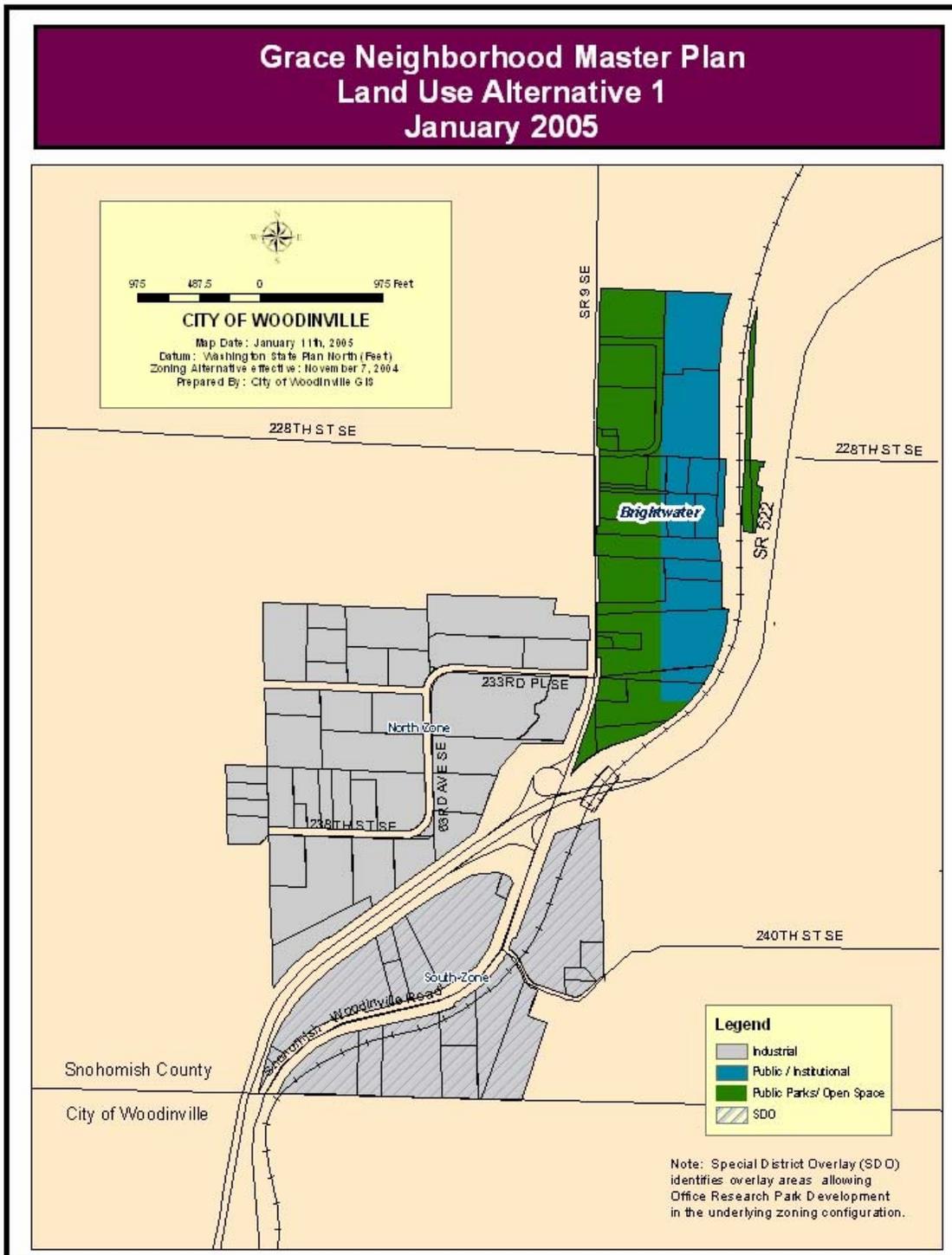


Figure 3

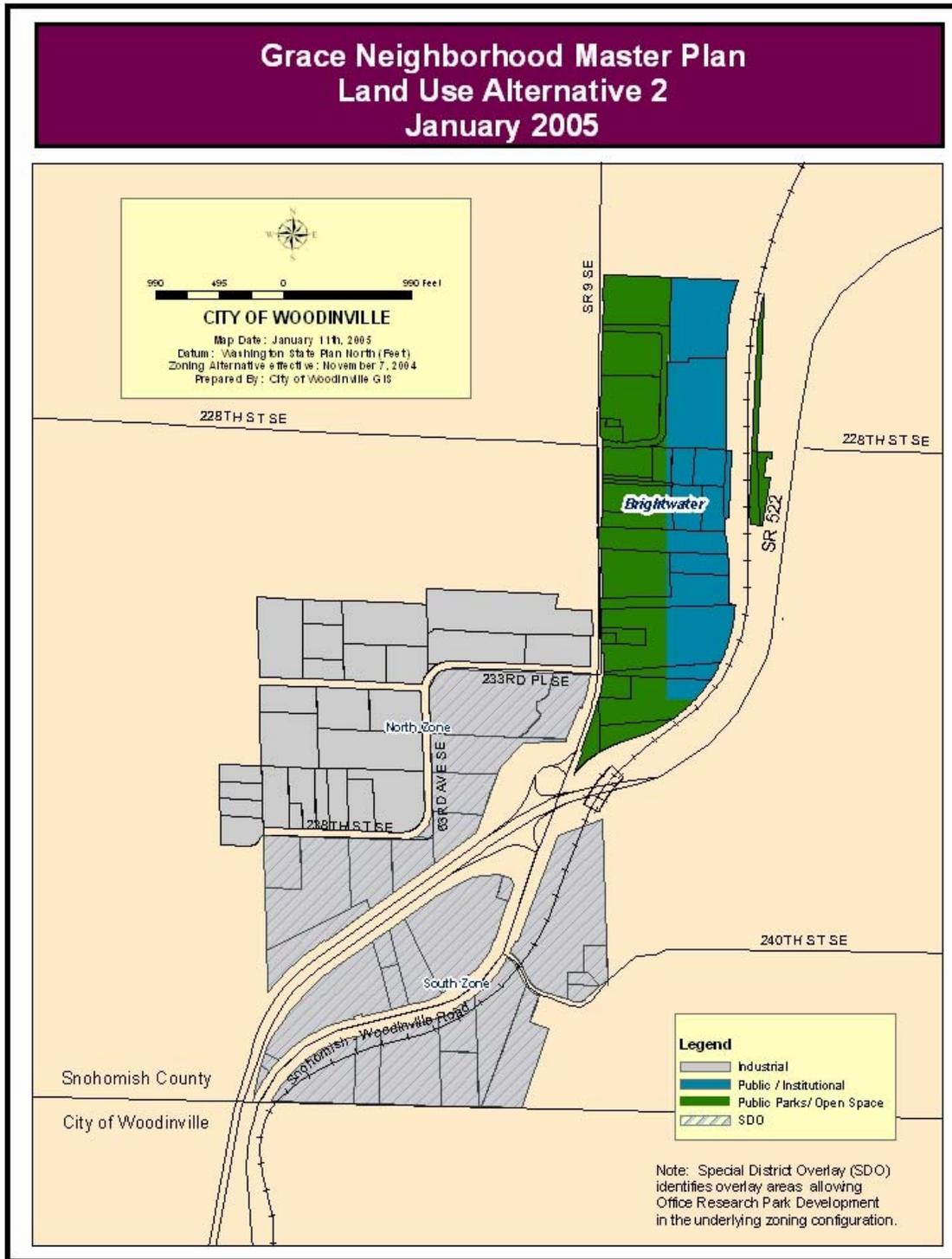


Figure 4

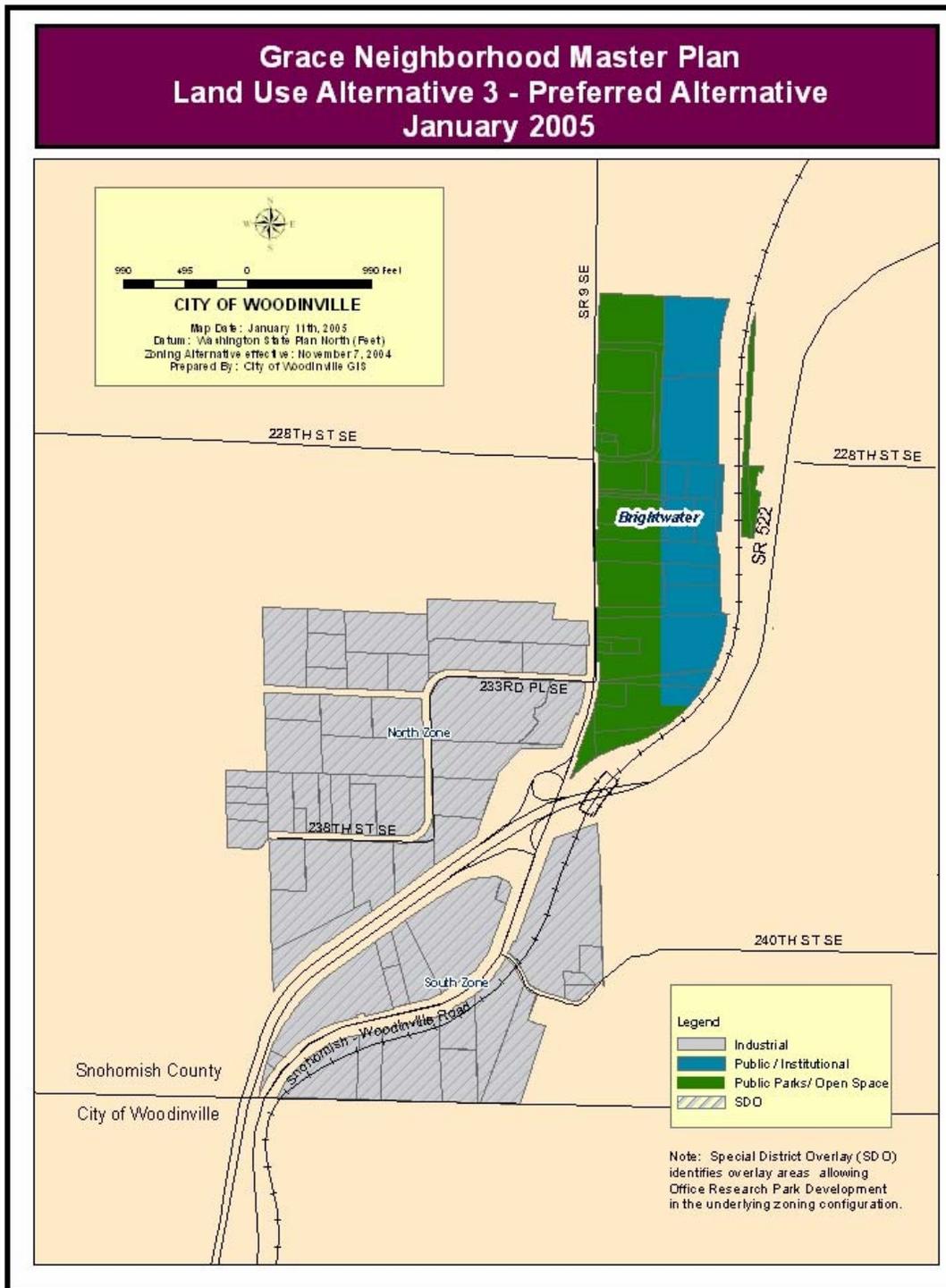
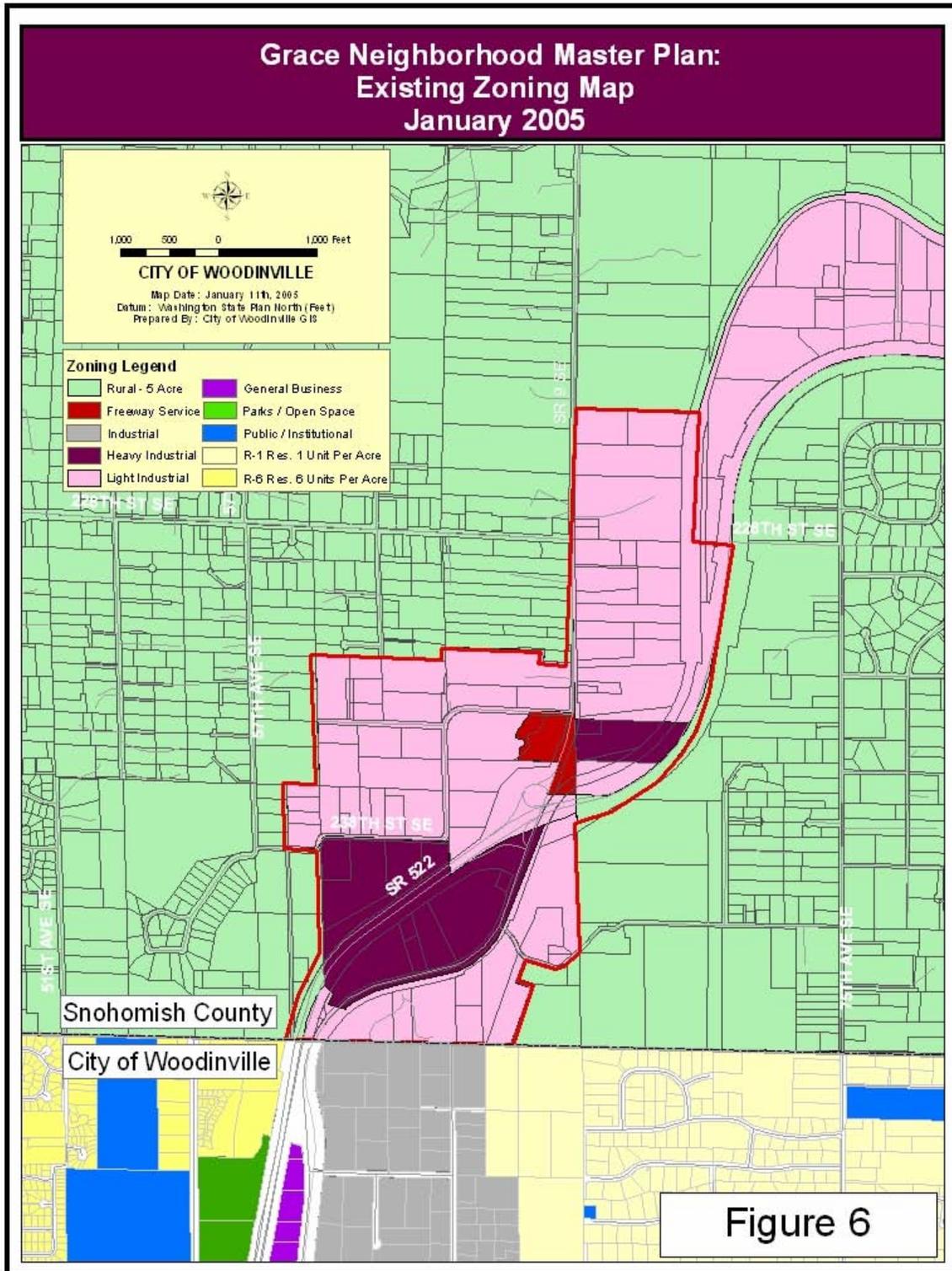
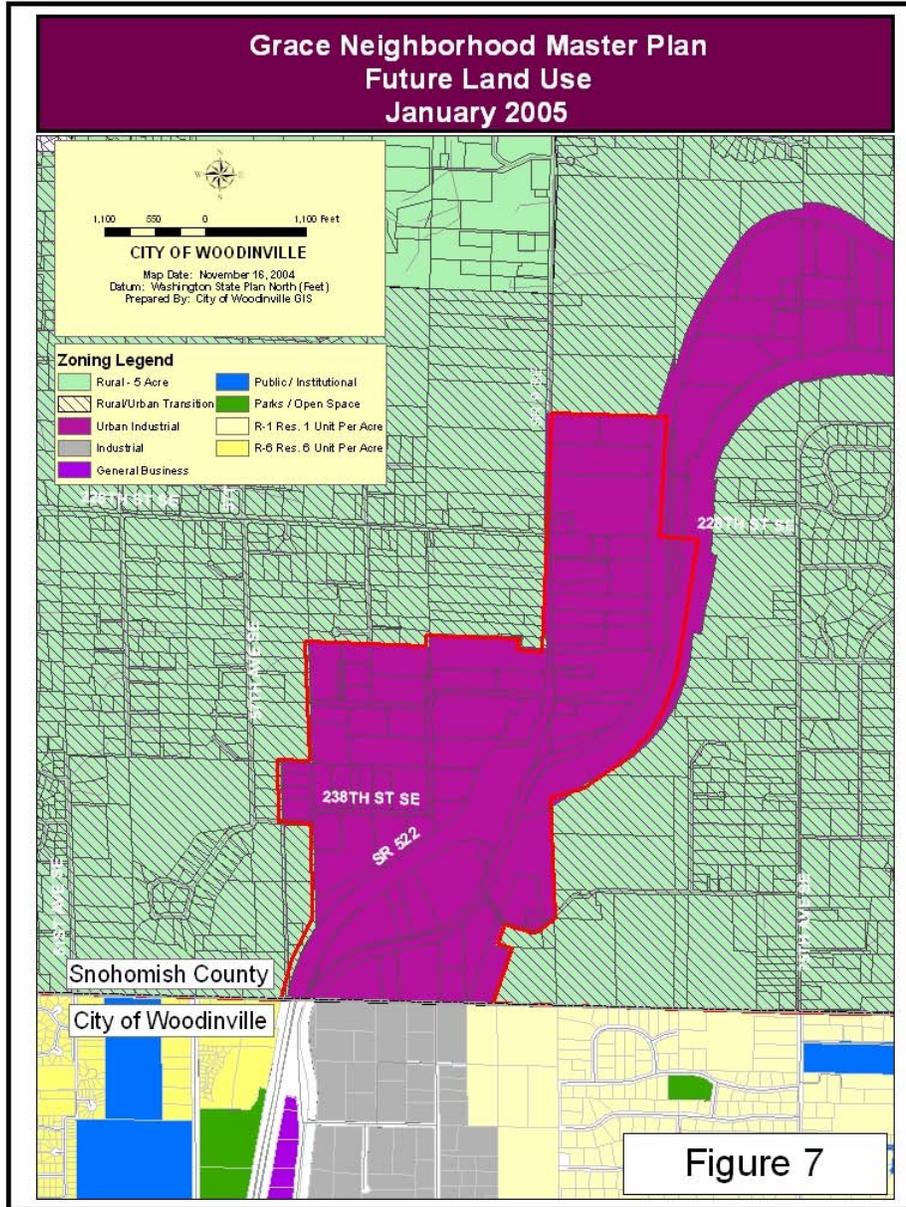
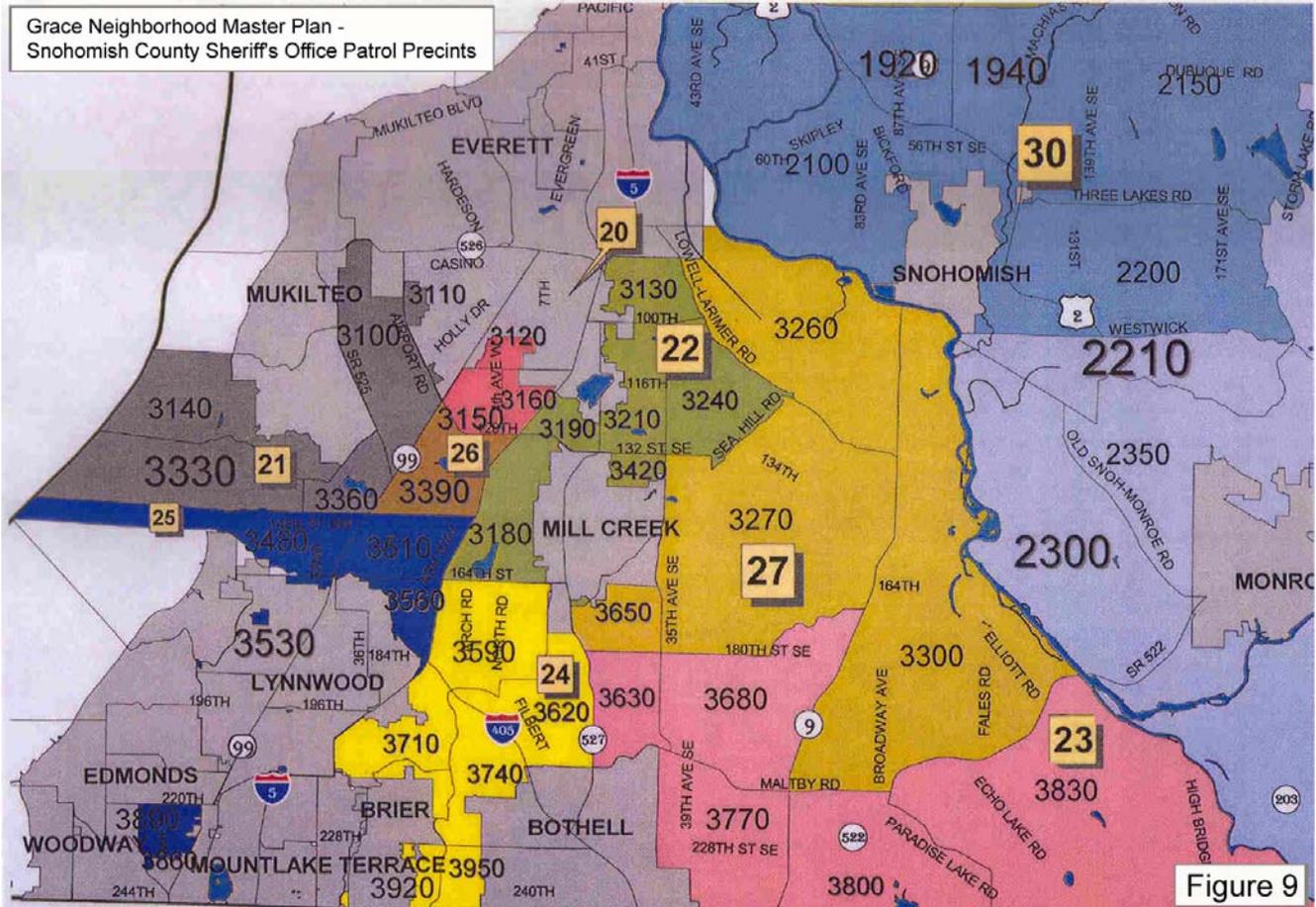


Figure 5







APPENDIX

APPENDIX

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City of Woodinville/Snohomish County
Guiding Principles for Development of
GRACE NEIGHBORHOOD MASTER PLAN

- Provide for joint planning between the City of Woodinville and Snohomish County to promote appropriate development for Grace, to identify ways to jointly provide needed services, and to address jurisdictional issues of mutual interest.
- Establish a generalized framework to implement urban development standards for public and private development within the Grace area.
- Ensure infrastructure will be in place within the Grace area to serve development when ready for occupancy and use without decreasing mutually agreed upon service levels and is within funding capacities of the City and County.
- Snohomish County and the City of Woodinville should pursue creative remedies for environmental problems in the industrial and resource areas of Grace.
- The Grace area should continue to be designated for industrial, commercial, and office park uses (along with residential uses in appropriate locations) to encourage a variety of development and employment opportunities. For planning purposes Grace should also include the greater Urban Growth Area extending into the adjacent unincorporated areas and the bordering north Woodinville properties.
- Industrial, commercial, and residential design standards should be endorsed to encourage private development and public improvements that enhance the positive visual identity of the Grace area.
- Development of the Grace Master Plan should be coordinated and consistent with that of Surface Water Management and Water Resource Inventory Area (WRIA-8) planning, Snohomish County Countywide Planning Policies, and City of Woodinville Comprehensive Plan Goals and Policies.
- Transportation level of service (LOS) is a common issue in Grace and the surrounding area that necessitates mutual assessment and resolution.
- The Grace Master Plan will establish the mutual cooperative and coordinated efforts of sound planning in the areas adjacent to both jurisdictions.
- The Grace Master Plan will focus on critical environmental and infrastructure issues of mutual interest and will reflect the parameters of Snohomish County's ten (10) year Comprehensive Plan Update and City of Woodinville's updated Comprehensive Plan pursuant to the requirements of the Growth Management Act.

GOALS

- To promote a successful and viable economic future for Grace
- To preserve, protect, and enhance environmentally sensitive areas with particular focus on Little Bear Creek
- To create and develop functionally and aesthetically pleasing links between the Grace community and the Little Bear Creek/Downtown Corridor and the Northwest Gateway
- To define and develop the “gateways” of Grace from the entrance on the south to the exit at the Urban Growth Area boundary line on the north
- To ensure infrastructure improvements meet needs for development capacity
- To identify, maintain, and enhance those historical features of Grace that make it unique
- To identify design guidelines for Grace that establish a solid foundation for promoting attractive future development

VISION STATEMENT

The Grace Neighborhood is a successful, progressive, thriving, inviting commercial asset of the community that incorporates the combined forward and futuristic drive of its business owners, residents, and the city government. It has transformed into an exciting, viable neighborhood with efficient and effective infrastructure supplemented by innovative design, architecture, and landscaping amongst its buildings, yet sensitive to the Northwest woodland character and environment and simultaneously well-served by an efficient system of public services.

MAJOR ISSUES

- ◆ *LAND USE*
- ◆ *TRANSPORTATION*
- ◆ *SOLID WASTE*
- ◆ *SURFACE WATER MANAGEMENT/DRAINAGE*
- ◆ *POLICE & FIRE PROTECTION*
- ◆ *SEWER & WATER INFRASTRUCTURE*
- ◆ *DESIGN GUIDELINES*
- ◆ *ENHANCED SALMONID HABITAT PROTECTION*

MEMORANDUM OF UNDERSTANDING
Snohomish County and City of Woodinville

The purpose of this Memorandum is for the parties Snohomish County (the County) and the City of Woodinville (the City) to address joint planning and regional land use issues within that portion of the Maltby Urban Growth Area known locally as “Grace”.

WHEREAS, the County and the City have each adopted Comprehensive Plans as required by the Growth Management Act (GMA) RCW 36.70A; and

WHEREAS, the County and City should finalize consistent land use and zoning designations for the unincorporated UGA; and

WHEREAS, the County and the City now desire to continue joint planning for the unincorporated UGA in order to coordinate and refine the comprehensive plans and ensure they are consistent and compatible; and

WHEREAS, the County and the City recognize the mutual benefit of contracting, jointly or individually, for professional consultant assistance in this planning work,

NOW, THEREFORE, Snohomish County and the City of Woodinville do hereby agree that:

Section A. Purposes

The purposes of this agreement are to:

1. Establish a cooperative planning process with the City, the County and area citizens to develop a subarea plan for the Grace portion of the Maltby UGA.
2. Work toward the resolution of regional planning issues which affect the Grace portion of the Maltby Urban Growth Area and adjacent rural areas, including but not limited to, transportation, surface water management and drainage, solid waste, preservation of agricultural uses, enhanced salmonid habitat protection, sewer and water infrastructure, police and fire protection, and land use issues.
3. Develop a master plan for the Grace area including the properties adjacent to SR 522 north of the existing Woodinville city limits at NE 205th Street (King County) and extending north to approximately 230th Street SE (Snohomish County) east of approximately 59th Avenue SE
4. Establish the general process through which the subarea plan will be developed and establish the financial resource commitments of the parties.

Section B. Products

The products of this agreement shall be presented for consideration by the City and the County and shall include:

1. A subarea plan entitled, “Grace Neighborhood Master Plan for the Unincorporated Growth Area – A Component of the City of Woodinville and Snohomish County GMA Comprehensive Plans.” The plan will include, but is not limited to, policies, maps with land use designations, and tables, charts and text addressing:
 - a) Land use designations, criteria, land use capacity and current land use inventory;
 - b) Current and projected population, housing and employment;
 - c) Capital facilities and utilities needed to support the land use plan;
 - d) Transportation facilities needed to support the land use plan;
 - e) Parks and open space;
 - f) Sensitive areas, environment, and natural resources;
 - g) Surface water management and drainage;
 - h) Implementation strategies, to carry out the land use designations;
 - i) Other elements or plan components, as mutually agreed during the planning process.
2. A report recommending specific land use and regulatory strategies supporting the existing and future industrial and commercial nature of the Grace community.
3. Development Regulations and Design Guidelines jointly constructed that will implement the Master Plan.

Section C. Resources

The County and City commit the following resources to develop the products identified above.

1. The City and County shall assign at least one staff person to the Joint Planning Team (JPT). The JPT shall lead the planning work and coordinate with other parties, including state and federal agencies, Indian Tribes, special service districts, school districts, other City and County staff, adjacent cities and citizens groups.
2. The parties acknowledge that a fiscal impact analysis/cost-benefit study is needed as part of this process. A consultant retained by the City shall perform this task.
3. The parties acknowledge that additional surface water management and drainage analysis is needed as part of this process.
4. The parties acknowledge that a Supplemental Environmental Impact Statement is likely necessary and outside help will be required.

Section D. Process

1. A stakeholders group or citizens advisory panel shall be formed from interested members of the community affected by the subarea plan.
2. Opportunities shall be provided for stakeholder and public review and comment during development of the Master Plan. Notices shall be mailed to affected property owners. The City and County Planning Commissions will sponsor public workshops at which alternatives and a draft plan would be presented.
3. The Master Plan and other products will be developed using population and employment targets, comprehensive plan policies, goals and objectives of both jurisdictions, land capacity and transportation analyses, and public and stakeholders comments.
4. The alternatives and proposed plan will be reviewed for their environmental impacts. Environmental review will begin early in the planning process, as provided for under WAC 197-11-055 pursuant to the State Environmental Policy Act (SEPA).
5. Following environmental review of the proposed Master Plan, the plan will be presented to the City and County Planning Commissions at public hearings. The City and County Planning Commissions may opt to hold joint public hearing (s). However, each Planning Commission shall forward a recommendation to its respective Council.
6. The City Council shall review and take action on the City Planning Commission’s recommendation regarding the proposed Master Plan. The City Council shall forward its actions on the recommendations to the County Council. The County Council shall hold at least one public hearing on the proposed Master Plan and shall consider the recommendations of the County Planning Commission and the City Council before taking action. If there are inconsistencies between the County’s and City’s recommendations, the City and County Councils will jointly determine a process for timely mediation or reconciliation prior to final adoption of the Plan.

AGREED TO THIS _____ DAY OF _____, 2003 BY:

City of Woodinville

Snohomish County

City Manager

County Executive

City Clerk

Clerk of the Council

Approved as to form:

Approved as to form:

Office of City Attorney

Deputy Prosecuting Attorney

SUMMARY OF NEEDS

1. TRANSPORTATION

- Improvements to SR-9 are imperative
- Left turns to 233rd Pl SE (northbound) from SR-9 need to be permitted
- There is a need to adjust the traffic signal timing (interval) on the light at 228th Street
- The intersections at SR-9/SR-522 and 195th St NE /SR-522 need improvements
- More transit routes and bus stops are needed in Grace

2. LAND USE

- Industrial Zoning needs to be applied to the Grace Master Planning area in order to be consistent with the City of Woodinville Comprehensive Plan
- For the Plan to succeed use of the Special District Overlay/Office Research Park Development option needs to be incorporated

3. SOLID WASTE

- There is a need for an Interlocal Agreement to redirect the Grace area waste to a closer transfer station (s) in King County

4. SURFACE WATER MANAGEMENT/DRAINAGE

- Improved stormwater runoff measures are needed on 63rd Avenue SE; on 228th Avenue SE (near intersection of SR-9) and on SR-9 just prior to the overpass with SR-522
- At the SR-9/SR-522 intersection there is the need to correct erosion (silt/runoff from cut and fill by the railroad ditch)
- A general need exists to control Grace area drainage to provide retention longer than so immediate
- Overall surface water runoff needs to be reduced

5. POLICE & FIRE PROTECTION

- There is the need to clarify the status of 240th St SE (Golf Course Road) being public or private and it is also quite steep for fire vehicles
- The status of King County police officers potentially serving in Snohomish County needs to be determined
- Appropriate and effective fire response to incidents along the County line needs to be insured given the existing congestion on Snohomish-Woodinville Road and nearby 156th Avenue NE—response is currently sufficient but likely future congestion may alter this

6. SEWER & WATER INFRASTRUCTURE

- Existing systems are generally adequate with hookups and capacity available for extension

7. DESIGN GUIDELINES

- The City of Woodinville has Industrial, Commercial, and General Business guidelines in place that would apply to future Grace developments

8. ENHANCED SALMON HABITAT PROTECTION

- There is a need to maintain, restore, or enhance water shed processes that create habitat characteristics favorable to salmon
- A need also exists to maintain or enhance habitat required by salmon during all life stages and to maintain functional corridors linking these habitats
- There is a need to maintain a well-dispersed network of high-quality refuge habitats to serve as centers of population expansion
- A further need is to maintain connectivity between high-quality habitats to allow for population expansion into recovered habitat as degraded systems recover

GRACE STAKEHOLDER QUESTIONNAIRE

- 1) Do you believe the existing road network in Grace:
 - a) Is adequate
 - b) Needs some improvements
 - c) Requires major improvements
- 2) Should the land uses in Grace:
 - a) Continue as they are
 - b) Be expanded/diversified
 - c) Be replaced? Where
- 3) Is the solid waste service:
 - a) Satisfactory
 - b) Not satisfactory
 - c) If not, what improvements would be suggested
- 4) Are you satisfied with the current police and fire services for Grace:
 - a) Yes
 - b) No
 - c) If not, what changes/adjustments would you like to see
- 5) Should design guidelines for future construction in Grace be:
 - a) Required
 - b) Optional
 - c) If required or optional, what should they include/not include
- 6) How do you feel about the existing utility systems (sewer and water) serving Grace:
 - a) They are satisfactory/comments
 - b) They are unsatisfactory/comments
 - c) What changes/adjustments would you recommend for improvements
- 7) Little Bear Creek is a salmon-bearing stream. How should its habitat be managed?
 - a) No change/comments
 - b) Change it/comments
 - c) If it should be altered, how and in what way (s)
- 8) Storm Drainage and Surface Water Management are vital in monitoring the moisture impacts and the water-related issues of Grace.
 - a) What are some of the issues/concerns
 - b) Are there specific ways (strategies) that should be addressed
 - c) Other comments
- 9) Are there any agricultural or agriculturally-related uses/issues that should be addressed? If so, are they:
 - a) Not important
 - b) Important
 - c) Other/comments

GRACE STAKEHOLDER QUESTIONNAIRE

- 1) Do you believe the existing road network in Grace:
 - a) Is adequate
 - b) Needs some improvements
 - c) Requires major Improvements

Needs continual Improvements

- 2) Should the land uses in Grace:
 - a) Continue as they are
 - b) Be expanded/diversified
 - c) Be replaced? Where

- 3) Is the solid waste service:
 - a) Satisfactory
 - b) Not satisfactory
 - c) If not, what improvements would be suggested

- 4) Are you satisfied with the current police and fire services for Grace:
 - a) Yes
 - b) No
 - c) If not, what changes/adjustments would you like to see

- 5) Should design guidelines for future construction in Grace be:
 - a) Required
 - b) Optional
 - c) If required or optional, what should they include/not include

- 6) How do you feel about the existing utility systems (sewer and water) sewing Grace:
 - a) They are satisfactory/comments
 - b) They are unsatisfactory/comments
 - c) What changes/adjustments would you recommend for improvements

- 7) Little Bear Creek is a salmon-bearing stream. How should its habitat be
 - a) No change/comments
 - b) Change it/comments
 - c) If it should be altered, how and in what way (s)

- 8) Storm Drainage and Surface Water Management are vital in monitoring the moisture impacts and the water-related Issues of Grace.
 - a) What are some of the issues/concerns
 - b) Are there specific ways (strategies) that should be addressed
 - c) Other comments

Adequate

- 9) Are there any agricultural or agriculturally-related uses/issues that should be addressed? if so, are they:
 - a) Not important
 - b) Important
 - c) Other/comments

GRACE STAKEHOLDER QUESTIONNAIRE

- 1) Do you believe the existing road network in Grace:
 - a) Is adequate
 - b) Needs some improvements
 - c) Requires major Improvements
- 2) Should the land uses in Grace:
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 - b) Be expanded/diversified
 - c) Be replaced? Where
- 3) Is the solid waste service:
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 - c) If not, what improvements would be suggested
- 4) Are you satisfied with the current police and fire services for Grace:
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 - c) If not, what changes/adjustments would you like to see
- 5) Should design guidelines for future construction in Grace be:
 - a) Required
 - b) Optional
 - c) If required or optional, what should they include/not include
- 6) How do you feel about the existing utility systems (sewer and water) sewing Grace:

?

 - a) They are satisfactory/comments
 - b) They are unsatisfactory/comments
 - c) What changes/adjustments would you recommend for improvements
- 7) Little Bear Creek is a salmon-bearing stream. How should its habitat be
 - a) No change/comments
 - b) Change it/comments
 - c) If it should be altered, how and in what way (s)
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- 9) Are there any agricultural or agriculturally-related uses/issues that should be addressed? if so, are they:
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 - b) Important
 - c) Other/comments

GRACE STAKEHOLDER QUESTIONNAIRE

- 1) Do you believe the existing road network in Grace:
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 - b) Needs some improvements
 - c) Requires major Improvements
- 2) Should the land uses in Grace:
- a) Continue as they are
 - b) Be expanded/diversified
 - c) Be replaced? Where
- 3) Is the solid waste service:
- a) Satisfactory
 - b) Not satisfactory
 - c) If not, what improvements would be suggested
- 4) Are you satisfied with the current police and fire services for Grace:
- a) Yes
 - b) No
 - c) If not, what changes/adjustments would you like to see
- 5) Should design guidelines for future construction in Grace be:
- a) Required
 - b) Optional
 - c) If required or optional, what should they include/not include
- 6) How do you feel about the existing utility systems (sewer and water) serving Grace:
- a) They are satisfactory/comments
 - b) They are unsatisfactory/comments
 - c) What changes/adjustments would you recommend for improvements
- 7) Little Bear Creek is a salmon-bearing stream. How should its habitat be
- a) No change/comments
 - b) Change it/comments
 - c) If it should be altered, how and in what way (s)
- Keep the fish in the stream and out of the culverts**
- 8) Storm Drainage and Surface Water Management are vital in monitoring the moisture impacts and the water-related Issues of Grace.
- a) What are some of the issues/concerns
 - b) Are there specific ways (strategies) that should be addressed
 - c) Other comments
- Mud, oil-water separates in culverts. Keep standing water off roads.**
- 9) Are there any agricultural or agriculturally-related uses/issues that should be addressed? if so, are they:
- a) Not important
 - b) Important
 - c) Other/comments

GRACE STAKEHOLDER QUESTIONNAIRE

1) Do you believe the existing road network in Grace:

- a) Is adequate
- b) Needs some improvements
- c) Requires major Improvements

2) Should the land uses in Grace:

- a) Continue as they are
- b) Be expanded/diversified
- c) Be replaced? Where

3) Is the solid waste service:

- a) Satisfactory
- b) Not satisfactory
- c) If not, what improvements would be suggested

4) Are you satisfied with the current police and fire services for Grace:

- a) Yes
- b) No
- c) If not, what changes/adjustments would you like to see

**Better
circulation for
fire**

5) Should design guidelines for future construction in Grace be:

- a) Required
- b) Optional
- c) If required or optional, what should they include/not include

6) How do you feel about the existing utility systems (sewer and water) serving Grace:

- a) They are satisfactory/comments
- b) They are unsatisfactory/comments
- c) What changes/adjustments would you recommend for improvements

Need to be extended

7) Little Bear Creek is a salmon-bearing stream. How should its habitat be

- a) No change/comments
- b) Change it/comments
- c) If it should be altered, how and in what way (s)

Standard Setbacks

8) Storm Drainage and Surface Water Management are vital in monitoring the moisture impacts and the water-related Issues of Grace.

- a) What are some of the issues/concerns
- b) Are there specific ways (strategies) that should be addressed
- c) Other comments

**Standard Stream
Requirements**

9) Are there any agricultural or agriculturally-related uses/issues that should be addressed? if so, are they:

- a) Not important
- b) Important
- c) Other/comments

GRACE STAKEHOLDER QUESTIONNAIRE

- 1) Do you believe the existing **road network** in Grace:
- a) Is adequate
 - b) Needs some improvements
 - c) Requires major Improvements
- 2) Should the **land uses** in Grace:
- a) Continue as they are
 - b) Be expanded/diversified
 - c) Be replaced? Where
- 3) Is the **solid waste** service:
- a) Satisfactory
 - b) Not satisfactory
 - c) If not, what improvements would be suggested
- 4) Are you satisfied with the current **police and fire services** for Grace:
- a) Yes
 - b) No
 - c) If not, what changes/adjustments would you like to see
- 5) Should **design guidelines** for future construction in Grace be:
- a) Required
 - b) Optional
 - c) If required or optional, what should they include/not include
- 6) How do you feel about the existing **utility systems** (sewer and water) sewing Grace:
- a) They are satisfactory/comments
 - b) They are unsatisfactory/comments
 - c) What changes/adjustments would you recommend for improvements
- 7) Little Bear Creek is a **salmon-bearing stream**. How should its habitat be
- a) No change/comments
 - b) Change it/comments
 - c) If it should be altered, how and in what way (s)
- More than enough oversight & MGMR by State & County**
- 8) **Storm Drainage and Surface Water Management** are vital in monitoring the moisture impacts and the water-related Issues of Grace.
- a) What are some of the issues/concerns
 - b) Are there specific ways (strategies) that should be addressed
 - c) Other comments
- ??**
*** Improved ditching along side routes**
- 9) Are there any **agricultural or agriculturally-related uses/issues** that should be addressed? if so, are they:
- a) Not important
 - b) Important
 - c) Other/comments

GRACE STAKEHOLDER QUESTIONNAIRE

- 1) Do you believe the existing road network in Grace:
 - a) Is adequate
 - b) Needs some improvements
 - c) Requires major Improvements

- 2) Should the land uses in Grace:
 - a) Continue as they are
 - b) Be expanded/diversified
 - c) Be replaced? Where

- 3) Is the solid waste service:
 - a) Satisfactory
 - b) Not satisfactory
 - c) If not, what improvements would be suggested

- 4) Are you satisfied with the current police and fire services for Grace:
 - a) Yes
 - b) No
 - c) If not, what changes/adjustments would you like to see

- 5) Should design guidelines for future construction in Grace be:
 - a) Required
 - b) Optional
 - c) If required or optional, what should they include/not include

- 6) How do you feel about the existing utility systems (sewer and water) serving Grace:
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 - c) If it should be altered, how and in what way (s)

- 8) Storm Drainage and Surface Water Management are vital in monitoring the moisture impacts and the water-related Issues of Grace.
 - a) What are some of the issues/concerns
 - b) Are there specific ways (strategies) that should be addressed
 - c) Other comments

- 9) Are there any agricultural or agriculturally-related uses/issues that should be addressed? if so, are they:
 - a) Not important
 - b) Important
 - c) Other/comments

Hello Graceites!!!!

The City of Woodinville Community Development Department is preparing a Master Plan (neighborhood plan) for the Grace Urban Growth Area (UGA) adjacent to the City on the north. This region composed of approximately 250 acres is bounded on the north by 244th Street SE or Bostonian Road (if extended); on the east by SR 522; the south by NE 205th Street (244th Street SE in Snohomish County); and on the west by approximately 58th Avenue SE (if extended).

The Plan is being put together to recognize the opportunities and constraints of Grace in order to construct a product that will result in attractive and quality future development. A number of issues have been identified and the City is seeking input from all interested parties in the development of this Plan. As part of this process we invite you to review and respond to the enclosed questionnaire along with other comments you have by either mailing them back in the envelope provided by 6/28/04 or bring them with you at the Open House we have scheduled for 6/30/04 from 2-4 pm at the Wellington Hills Country Club at 7026 240th SE (see attached map).

We welcome and encourage your questions and feel free to call at (425) 489-2757, x2224.

We look forward to seeing you on the 30th!



GRACE NEIGHBORHOOD MEETING

What's In Your Grace?

June 30 - 2 to 4 p.m.
Wellington Hills Country Club
7026 - 240th Street SE, Woodinville, WA

The City of Woodinville is preparing a Master Plan for the Grace Urban Growth Area and would like to share it with area residents and businesses.
City Contact: Steve Munson, 425-489-2757 ext. 2224

Grace Master Plan
Open House Attendance List

06/30/04

Name	Representing
Dave Johns	
Rachael Dillman	Brightwater
Shorty Seel	Spectrum Glass
Corinne Hensley	SKEA
Greta & Larry Nelson	
Steve Maloney	
Dollie Kusters	Council Member Kathy Lamberts office
Leon R. Fragione	Wellington Hills Assoc.
Tom Alexander	Self
Dan & Carol Frey	
Greg Stephens	
Sgt. Scott Strathy	City of Woodinville / King County
Ray Sturtz	City of Woodinville
Steve Munson	City of Woodinville

Grace Open House
06/30/04

--Stakeholder Feedback--

What: Grace Master Plan

Who: Property Owners, Business Owners, Residents, Organizations, City of Woodinville, Snohomish County

Where: 251 acres in Snohomish County / North city limits border of City of Woodinville

When: Started June 2003 and scheduled for completion in the fall of 2004

How: Open House, Interviews, Public Meetings & Hearings of City of Woodinville Planning Commission and City Council, Washington State Department of Community Development

- What is the State's plan for channelization on Hwy 9 within Grace?
- Left turn North, Prohibited?
- When do SR-9 improvements start?
- How much property is being used by Costco?
- Concern the light at bottom of hill will increase traffic through golf course.
- County police do not recognize private road.
- Fire Department – Hill too steep.
- Golfing across road.
- Adding additional traffic on Woodinville-Snohomish Road is an issue that needs to be addressed.
- Placement of signal doesn't conform to state standard?
- 5-lanes to/from Costco & SR522.

- From 3:00 pm – 6:00 pm west-Snohomish Road is blocked at level F.
- Traffic will use golf course road to get to Costco or surrounding areas, creating a back-up up the hill.
- U of W close the road through golf course?
- How serious is the County about mitigation for golf course road. 156th Ave & other streets in vicinity?
- Costco's share of traffic mitigation.
- Is the Woodinville-Snohomish Road – SR-9 at capacity?
- Concern with cut-through traffic on west side of Grace, vicinity of elementary school. Streets are not built to standard for industrial traffic.
- Need left turns out of Industrial area.
- Heavy rain: road gets covered with water. Concern with vicinity of Alpine Rockery.
- 2' culvert under Alpine Rockery may not be adequate.
- Vicinity of 228th & before overpass. SR-9 can have water over roadway during major event.
- Silt/run-off vicinity interchange from cut & fill has filled railroad ditch.
- How would police be able to operate in Snohomish County when police are King County employees?
- Fire response to event along vicinity county line with traffic congestion on 156th & Woodinville-Snohomish Road. No funding in 6-year CIP to expand 156th Street.
- Fire service/response is ok today, but traffic congestion may impact this level of service.
- Power outages during storms.
- No DSL or cable modem.
- Possibility of access to north out of Industrial area to 228th?
- Roadways within Industrial area not a problem,
- What/how will concrete trucks get to Brightwater?
- Provide better break in traffic with adjustment to 228th signal timing.

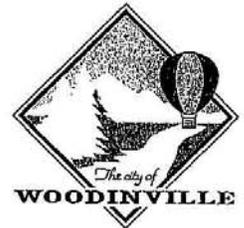
- Dissatisfied with traffic study the State is using to justify the “no-left turn. It is a “1990” document.
- City design standards don’t apply until annexation.
- Last annexation proposal had signatures representing 97% of the total assessed valuation of the properties included.
- 5-lane road SR-9
- Access to Industrial area needs to be improved/allowed to accommodate Industrial traffic.
- Children walking on shoulder in the vicinity of 57th Ave SE & Kokanee Elementary School.
- Brightwater will provide park.
- Keep fish in creek and out of culverts: need for screens/baffles, etc.
- Rehabilitate shoreline.
- Re-build King County fish waterslide?
- Grace area control drainage to provide retention a bit longer rather than so immediate.
- Reduce surface water runoff
- Improve SR-9/SR-522 and/or 195/SR-522 to provide truck turn-around so trucks don’t have to go through Maltby.

WMC 21.38.060 Special District Overlay - Office/Research Park Development.**21.38.060 Special district overlay - office/research park development.**

- (1) The purpose of the office/research park special district overlay is to establish an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans. Office/research park districts shall only be established in areas zoned CBD, GB, O, or I zones. Permitted uses shall include all uses permitted in the CBD, GB, O, and I zones, as set forth in WMC 21.08, regardless of the classification used as the underlying zone on a particular parcel of land.
- (2) The following development standards shall apply to uses locating in office/research park overlay districts:
 - (a) All uses shall be conducted inside an entirely enclosed building, except that outdoor storage and loading areas may be permitted if screened from public view with Type I landscaping;
 - (b) An internal circulation plan shall be developed to facilitate pedestrian and vehicular traffic flow between major project phases and individual developments;
 - (c) The standards set forth in this section shall be applied to the development as a unified site, notwithstanding any division of the development site under a binding site plan or subdivision;
 - (d) All buildings shall maintain a fifty (50) foot setback from perimeter streets and from residential zoned areas;
 - (e) The total permitted impervious lot coverage shall be eighty (80) percent. The remaining twenty (20) percent shall be devoted to open space. Open space may include all required landscaping, and any unbuildable environmentally sensitive areas and their associated buffers;
 - (f) The landscaping standards set forth in WMC 21.16 are modified as follows:
 - (i) Twenty (20) foot wide Type II landscaping shall be provided along exterior streets, and twenty (20) foot wide Type III landscaping shall be provided along interior streets;
 - (ii) Twenty (20) foot wide Type I landscaping shall be provided along property lines adjacent to residential zoned areas;
 - (iii) Fifteen (15) foot wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas; and
 - (iv) Type IV landscaping shall be provided within all surface parking lots as follows:
 - (A) Fifteen (15) percent of the parking area, excluding required perimeter landscaping, shall be landscaped in parking lots with more than thirty (30) parking stalls;

- (B) At least one (1) tree for every four (4) parking stalls shall be provided, to be reasonably distributed throughout the parking lot;
and
- (C) No parking stall shall be more than forty (40) feet from some landscaping;
- (v) An inventory of existing site vegetation shall be conducted pursuant to the procedures set forth in WMC 21.16. Significant trees identified in the inventory shall be retained as set forth in WMC 21.16 for commercial and industrial developments; and
- (vi) An overall landscaping plan, which conforms, to the requirements of this subsection shall be submitted for the entire district or each major development phase prior to the issuance of any site development, grading, or building permits;
- (g) Lighting within an office/industrial park shall shield the light source from the direct view of surrounding residential areas;
- (h) Refuse collection/recycling areas and loading or delivery areas shall be located at least 100 feet from residential areas and screened with a solid view obscuring barrier;
- (i) Off street parking standards as set forth in Chapter 21.18 are modified as follows:
 - (i) One space for every 300 square feet of floor area shall be provided for all uses, except on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, retail/service uses;
 - (ii) Parking for on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, and retail/service uses shall be no less than one space for every 1000 square feet of floor area and no greater than one space for every 500 square feet of floor area; and
 - (iii) At least twenty five (25) percent of required parking is encouraged to locate in a parking structure; and
- (j) Sign standards as set forth in WMC 21.20 are modified as follows:
 - (i) Signs visible from the exterior of the park shall be limited to one monument office/research park identification sign at each entrance. Such signs shall not exceed an area of sixty four (64) square feet per sign;
 - (ii) No pole signs shall be permitted; and
 - (iii) All other signs shall be visible only from within the park.

CITY OF WOODINVILLE
DETERMINATION OF NON-SIGNIFICANCE
PROJECT: Grace Master Plan



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

Threshold Determination: **Determination of Non-Significance**
Date of Issuance: **December 27, 2004**
File Number: **SEP2004-102**
Applicant: **City of Woodinville**
Contact Person: **Steve Munson, Planner**
Proposal Location: **City Wide, Woodinville,
King County, Washington**

S/T/R:
Proposal Description: **Adoption of Grace Master Plan**
Lead Agency: **City of Woodinville**

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

Threshold Determination:

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

COMMENTS AND APPEALS:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the signature date below.

Any interested party may submit written comments on this determination. Written comments or appeals must be received in the City of Woodinville, Department Planning and of Community Development **before 5:00 P.M. on January 11, 2005.**

Any appeal shall state with specificity the reasons why the determination should be reversed. **All appeals must be accompanied by a non-refundable \$180.00 filing fee.** Comments or appeals should be addressed to the responsible official designated below.

If you have any questions, please call Project Planner, Steve Munson at (425) 489-2757 ext. 2224.

SEPA OFFICIAL: Ray Sturtz
POSITION/TITLE: Planning Director
ADDRESS: 17301 133rd Avenue NE
Woodinville, WA 98072

SIGNATURE:

DATE: December 27, 2004

ENVIRONMENTAL CHECKLIST FOR CITY OF WOODINVILLE
GRACE MASTER PLAN

A. BACKGROUND

1. Name of proposed project, if applicable:
City of Woodinville Grace Master Plan
2. Name of applicant:
**City of Woodinville
Department of Planning and Community Development**
3. Address and phone number of applicant and contact person:
Address: **City of Woodinville
Department of Planning and Community Development
17301 – 133rd Avenue NE
Woodinville, WA 98072**
Phone: **425-489-2757**
Contact: **Steve Munson**
4. Date checklist prepared:
December 21, 2004
5. Agency requesting checklist:
City of Woodinville
6. Proposed timing or schedule (including phasing, if applicable):
The City of Woodinville Department of Planning and Community Development has distributed the revised draft Grace Master Plan (the Plan) to the Woodinville Planning Commission for review. When approved by the Commission, the Plan will be presented to the Woodinville City Council.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes. The Plan is a planning document that sets the framework for future public and private development within the City of Woodinville's north Urban Growth Area (UGA) locally known as Grace. As such, it is anticipated there will be numerous site-specific development proposals in the planning area, both currently envisioned and yet to be proposed, that will fall within the geographic area covered by the Plan.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
City of Woodinville Comprehensive Plan Final Environmental Impact Statement, January 17, 1996, City of Woodinville.

City of Woodinville Comprehensive Plan 2002 Annual Update, December, 2002

City of Woodinville Comprehensive Plan 2002 Annual Update EIS Addendum, August 2002, prepared for the City of Woodinville by Huckell-Weinman Associates.

Little Bear Creek Corridor Habitat Assessment, July 2002, prepared for the City of Woodinville by David Evans and Associates, Inc.

Little Bear Creek Drainage Needs Report, December 2002, prepared for Snohomish County Public Works Department by CH2M Hill, TerraLogic GIS, and Tetra Tech/KCM.

Snohomish County Draft Environmental Impact Statement GMA Comprehensive Plan 10-Year Update, May 2004, prepared for Snohomish County by Jones & Stokes.

Snohomish County GMA Comprehensive Plan 10-Year Update EIS Addendum No. 40, August 2004, prepared by Snohomish County Planning and Development Services.

King County Brightwater Regional Wastewater Treatment System Draft Environmental Impact Statement, November 2002, prepared for King County Department of Natural Resources and Parks Wastewater Treatment Division by sixteen (16) consultants and contributors.

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

A Conditional Use Permit application for the Brightwater Regional Wastewater Treatment Plant will soon be filed with Snohomish County. Two separate highway improvement road construction project proposals are in process on State Route 9 by Snohomish County and the Washington State Department of Transportation (WADOT). Some other minor drainage/surface water improvement projects of Snohomish County are also in process together with a new Costco Wholesale facility.

10. List any government approvals or permits that will be needed for your proposal, if known.
The Plan will require adoption by the City of Woodinville City Council.

Future development projects as a result of this Plan will require approvals from the City of Woodinville, and may require other government approvals prior to construction.

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

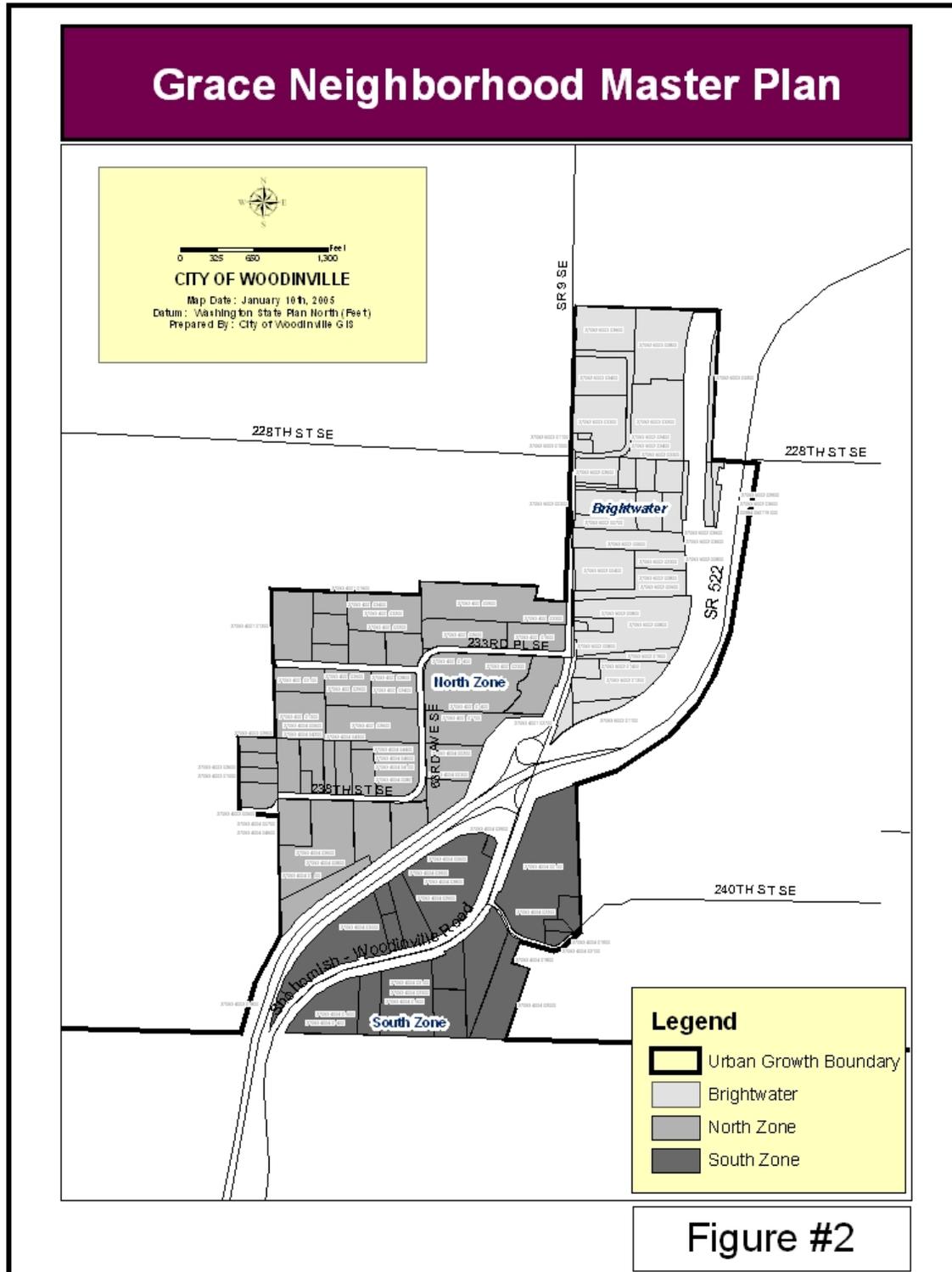
This Plan was developed to provide the detail needed to realize the vision of a “successful, progressive, thriving, inviting, commercial asset of the community” as described in the Vision Statement. A range of uses exist within the Plan area including industrial, commercial, some retail and office, and a few residential. The Plan recommends retention of many of these with the redevelopment of and expansion of some and the introduction of the office park concept together with the promotion of new park land and open space trails/ to enhance the Little Bear Creek Corridor.

The Plan recommends capital improvements such as specific drainage projects for Grace roadways and ditches, transportation improvement cooperation with Snohomish County, Washington State Department of Transportation, and other related agencies, and non-motorized trails to improve traffic and non-motorized circulation and create a more pedestrian- friendly Grace environment. Design Standards and incorporation of features in the City’s Parks, Recreation, and Open Space Plan are proposed in Grace to encourage the development of innovative and creative industrial, commercial, and office park uses and other uses and the preservation and enhancement of sensitive areas and open space. When approved, this Plan will become a subarea plan of the Comprehensive Plan.

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

The Plan area is within Snohomish County, Washington in Sections 26, 34 and 35 of T27N, R5E. The Plan area is generally bounded by the King County line to the south, approximately 58th Avenue SE on the west, Bostian Road (if extended) on the north, and SR-522 on the east.

The area covered by the Plan and proposed land uses are shown in Figure 2.



B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: **Variable. The Plan area is primarily level. There are some slopes adjacent on the east that are steep, but short.**
- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 25-35%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. **The soils in the area are generally glacial sand and gravel outwash deposits.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There is evidence of stream bank erosion along stretches of Little Bear Creek, primarily associated with development and removal of riparian vegetation.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **The adoption of the Plan will not result in any filling or grading. No construction is tied to Plan adoption, but subsequent development, restoration or other projects may require grading and filling.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No construction is tied to Plan adoption.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The adoption of this Plan will not result in any change in the amount of impervious surfaces, but subsequent development, transportation or other projects may. In general, the Plan calls for integration of the Little Bear Creek corridor and revitalization of existing open spaces into the Grace core and, where possible, future development or placement of impervious surfaces in areas that are already disturbed, paved or developed.**

However, some new buildings, streets and street extensions will be located in areas that are currently unpaved.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **None, these issues would be addressed as individual projects are proposed.**

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. **None, adoption of the Plan will not result in any air emissions. Development under the Plan will result in temporary, construction-related air emissions, primarily dust and vehicle exhaust. Long-term emissions will be those expected with industrial and commercial urban growth (vehicle emissions, HVAC exhaust).**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None apparent.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None, these issues would be addressed as individual projects are proposed. Construction impacts will be minimized with applicable best management practices and long-term development impacts will be minimized through compliance with local codes and ordinances.**

3. WATER

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Yes. Little Bear Creek (including all or portions of several unnamed tributaries) is in the area covered by the Plan. This creek flows into the nearby Sammamish River. According to Snohomish County, which rates fish-bearing streams according to guidelines from the Washington State Department of Natural Resources (DNR), Little Bear Creek is a DNR Type 1 water from the mouth to SR-522 and a Type 2 water from SR-522 to its headwaters.**

In addition, two wetlands have been identified (Brightwater EIS) in the Plan area. Wetland A is a forested wetland between the BNSF railroad right-of-way and the Rennebohm property. It is a Palustrine forested, Category 3 (Snohomish County rating system) type. Wetland E is an open/water emergent wetland that was created as a Native Growth Protection Area ; stormwater detention pond, and a fish-rearing pond at the extreme northwest corner of the UGA area adjacent on the east to SR-9. It is a Palustrine open water/Palustrine emergent Category 3 of the County system. Other wetlands may exist west of SR-9.

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

Adoption of the Plan will not result in any work over, in or adjacent to Little Bear Creek or the wetlands. Specific development proposals carried out subsequent to plan adoption may involve such work. In those instances, proposals will be developed to address environmentally sensitive area ordinance requirements and, if necessary, appropriate mitigation.

This Plan encourages more environmentally appropriate development adjacent to the riparian area. The Plan also encourages the establishment of parks and open space along the riparian corridor and the re-establishment of stream and wetland buffers where possible.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **Adoption of the Plan would not result in any fill or dredge activity. Specific development projects carried out after Plan adoption may involve some filling or dredging and would be subject to environmental review, permitting and, if necessary, mitigation plan development at the time of proposal.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
- 5) Does the proposal lie within a 100–year floodplain? If so, note location on the site plan. **Yes, the Plan includes some areas immediately adjacent to Little Bear Creek that are within the 100-year flood plain as identified by the Federal Emergency Management Agency Flood Insurance Rate Map (1992).**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **No.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None. Areas covered by the Plan are served by public water and sewer systems.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **No changes to the current sources or routing of runoff and storm**

water are proposed by this Plan. Development carried out after this Plan is adopted will be subject to local and county requirements for proper collection and disposal of runoff. The Plan encourages the enhancement and restoration of wetland and stream buffers within the Plan area which may reduce the amount of direct stormwater and runoff entering creeks and wetlands.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No.**
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Any measures needed for specific development proposals will be in accordance with local and county accepted drainage and erosion control practices.**

4. PLANTS

- a. Check or circle types of vegetation found on the site:
- deciduous tree: **alder, maple, aspen, other** (hawthorne, ash, cottonwood, willow)
 - evergreen tree: **fir, cedar, pine, other** (hemlock)
 - shrubs
 - grass
 - pasture
 - crop or grain
 - wet soil plants: **cattail**, buttercup, bullrush, **skunk cabbage**, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation (**blackberry, Scot's broom, reed canary grass and ornamentals**)
- b. What kind and amount of vegetation will be removed or altered? **No vegetation will be removed with Plan adoption. Subsequent development in the Plan area will necessitate removal of some vegetation in areas that are currently undeveloped and/or change the types of vegetation present.**
- c. List threatened or endangered species known to be on or near the site. **Chinook and Coho Salmon have been documented in Little Bear Creek which flows through the Plan area.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Adoption of this Plan will not result in landscaping or planting except as part of project-specific actions. Generally parks and open space concepts as envisioned in this Plan will increase and improve the quality of riparian and other vegetative corridors. Existing City regulations require the use of native trees and shrubs in landscape plantings and mitigation areas.**

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
- birds: **hawk, heron**, eagle, **songbirds, other**: (ducks, gulls, woodpeckers, kingfisher, killdeer, crows, starlings, swallows)

- ✓ _____ mammals: deer, bear, elk, **beaver**, **other**: (opossum, weasel, bat, raccoon, rat, squirrel, rabbit, frog, salamander, snake)
- ✓ _____ fish: bass, **salmon**, **trout**, herring, shellfish, **other**: (sculpin, lamprey)

- b. List any threatened or endangered species known to be on or near the site. **Puget Sound Chinook salmon, a threatened species, have been documented in Little Bear Creek.**
- c. Is the site part of a migration route? If so, explain. **Yes. Little Bear Creek is used, or has historically been used, by at least nine resident and anadromous species of fish. These include coast range sculpin, western brook lamprey, cutthroat trout, pink salmon, chum salmon, coho salmon, sockeye salmon, kokanee, and Chinook salmon. (David Evans and Associates 2002). Several of these species may use Little Bear Creek as a “migration route” as they travel to and from spawning grounds in the creek to either Puget Sound or Lake Washington.**

David Evans and Associates (2002) also recorded eleven neotropical migrant bird species in the vicinity of Little Bear Creek: cedar waxwing, Swainson’s thrush, belted kingfisher, willow flycatcher, black-headed grosbeak, golden-crowned kinglet, violet-green swallow, warbling vireo, Wilson’s warbler, mourning dove, and white-crowned sparrow).

- d. Proposed measures to preserve or enhance wildlife, if any: **The Plan encourages restoration of the Little Bear Creek riparian corridor and development and enhancement of open space adjacent to the proposed Brightwater Regional Wastewater Treatment Plant. Creation and preservation of wildlife habit and re-establishment of stream buffers associated with specific development proposals will provide for long-term wildlife enhancement.**

6. ENERGY AND NATURAL RESOURCES

- b. a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project’s energy needs? Describe whether it will be used for heating, manufacturing, etc. **None. Adoption of this Plan will not in itself create additional energy needs beyond existing conditions. Energy needs of future project-specific proposals (other than short-term needs for construction) would primarily come from lighting, heating and cooling of future industrial, office, and commercial structures.**
- c. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Adoption of the plan will not in itself affect the potential use of solar energy of any property. Subsequent development proposals as a result of the Plan could potentially have solar energy use impacts that will be addressed in project specific proposals.**
- d. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **None, in the Plan itself. Future development as a result of the Plan will comply with energy saving building codes.**

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No.**
 - 1) Describe special emergency services that might be required. **None.**
 - 2) Proposed measures to reduce or control environmental health hazards, if any: **N/A**
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Noise in the area covered by the Plan are those typical of mixed use urban areas – traffic, construction, commercial, residential and light industrial uses.**
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hour's noise would come from the site. **No additional noise would be created or associated with Plan adoption. Subsequent development proposals may involve both short-term construction and long-term operational noise that will be addressed in project-specific proposals.**
 - 3) Proposed measures to reduce or control noise impacts, if any: **Future construction noise levels will be controlled by the City of Woodinville Noise Ordinance restrictions.**

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? **Current uses in the area covered by the Plan include: residential, commercial, industrial, office, open space and park.**
- b. Has the site been used for agriculture? If so, describe. **The area covered by the Plan is primarily urban in nature. Historically, the area within the Plan was forested and has since been heavily logged. Portions may have been used for agriculture.**
- c. Describe any structures on the site. **The area covered by the Plan includes roads, railways, residences, industrial, commercial, structures and associated infrastructure.**
- d. Will any structures be demolished? If so, what? **As a part of Plan adoption no structures will be demolished. Structures will be demolished, or otherwise altered as part of future project specific development under this Plan.**
- e. What is the current zoning classification of the site? **Snohomish County zoning classifications in the area of the Plan include: Light Industrial (LI), Heavy Industrial (HI), and Freeway Service (FS).**
- f. What is the current comprehensive plan designation of the site? **Per the Snohomish County Comprehensive Plan future land use map designation the Plan area is Urban Industrial.**

- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **From the Snohomish County Comprehensive Plan 10-Year Update DEIS it appears there are some slopes on the easterly boundary of the Plan area that are identified as "critical areas".**
- i. Approximately how many people would reside or work in the completed project? **Adoption of the Plan would not change the numbers of people residing in or working in the area. Subsequent development proposals would likely reduce the residential density in the Plan area and add or change the amount and relative mix of workers in the commercial, industrial and office uses likely to emerge.**

Due to the many variables and market conditions that contribute to the mix of commercial, industrial, and office uses, estimates of potential employment and population in the Plan area are highly speculative.

- j. Approximately how many people would the completed project displace? **None. As a result of adoption of the Plan, it is anticipated that subsequent developments will transform the area into a broad mix of industrial, commercial, and office park uses and displace the minimal number of residents currently located in Grace.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **No displacement will result from the adoption of the Plan. If, with subsequent development existing areas redevelop, efforts will be made to reduce displacement.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The Plan is consistent with, and implements the vision for the Grace Industrial Area in the City of Woodinville's Comprehensive Plan. Subsequent development consistent with the Plan will meet design standards and guidelines to ensure compatibility with existing and projected land uses.**

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Adoption of the Plan would not directly provide any additional housing. The Plan does not include nor project any residential land use.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **N/A**
- c. Proposed measures to reduce or control housing impacts, if any: **None needed.**

10. AESTHETICS

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

proposal for any new structures. Future development proposals will comply with existing City of Woodinville and other applicable development standards.

- b. What views in the immediate vicinity would be altered or obstructed? **Plan adoption will not result in any altered or obstructed views. Specific development projects will be reviewed for possible view alterations and/or obstructions.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **All future development in the Plan area will be subject to City zoning regulations and design guidelines geared toward developing and enhancing the gateways to Grace.**

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Adoption of the Plan will produce no additional light and glare. Depending upon the type of development proposed, additional light and glare above existing conditions could occur, but typical of urban environments. Potential light and glare impacts will be addressed through the permit process as projects are proposed.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Plan adoption will not create any safety hazards or interfere with views. The intent of subsequent development is to enhance urban views and streetscapes and encourage a broader mix of uses while minimizing disruption of existing views and creation of safety hazards.**
- c. What existing off-site sources of light or glare may affect your proposal? **None by the Plan. Future uses may be impacted by vehicular traffic on SR-9 and SR-522.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None needed for Plan adoption. Future building and development projects will include consideration of light and glare impacts and appropriate avoidance or mitigation.**

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity? **There are no current formal recreational facilities in the area covered by the Plan. Future regional opportunities will be provided by the Brightwater Regional Wastewater Treatment Facility's environmental center slated for the east side of SR-9. Informal recreational opportunities include use of vacant properties and highway right-of-way in the Little Bear Creek Corridor and projected formal enhancement of this area (trail) as part of a regional trail network as noted in the City of Woodinville's Parks, Recreation, and Open Space Plan.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Adoption of the Plan will not directly produce any impacts upon or create additional recreational opportunities. The Plan envisions linkages (trails) between formal and informal recreational areas and a**

corridor connected to the downtown core of Woodinville for future development. Future recreational facilities to be developed under or associated with this Plan include cooperation with the Brightwater Environmental Center, Little Bear Creek Linear Parks; the Park Blocks in the Downtown Core; and interconnected bike and pedestrian trails and crossings both to the south in the City and to the north as part of the broader regional concept of the Centennial Trail.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **No.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **N/A**
- c. Proposed measures to reduce or control impacts, if any: **None needed.**

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **The Plan area is served by State Route 522, State Route 9, Snohomish-Woodinville Road, and Snohomish County access streets.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes. Sound Transit and Community Transit serve the Plan area with the nearest transit stop being Community Transit's approximately 3.5 miles north of the Plan area.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Adoption of the Plan would not create or eliminate any parking spaces. Future development may result in site-specific increases or decreases in the number of parking spaces depending on current and future land use. Numbers of parking spaces for specific projects will be in accordance with City standards.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **The Plan recommends improvements to existing public streets, extension of existing public streets, and the addition of public streets to improve traffic and non-motorized circulation and capacity within the Plan area.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No, only existing railroad tracks along Snohomish-Woodinville Road that are used for freight hauling.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **It is expected that development under the Plan will result in nearly the same number of vehicle trips, or fewer, than build-out under the current Comprehensive Plan and Zoning.**

- g. Proposed measures to reduce or control transportation impacts, if any: **Plan adoption will not create any transportation impacts. Plan implementation will incorporate several implementation strategies to reduce or mitigate transportation impacts that are expected to worsen under existing conditions given expected development. All subsequent development will be required to maintain minimum roadway and intersection levels of service adopted in the Comprehensive Plan and City of Woodinville Municipal Code Chapter 21.28. Additional mitigation can be applied as a result of implementation of the City’s Transportation Mitigation Impact Fee Ordinance.**

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Adoption of the Plan will not result in an increased need for public services. Development as a result of the Plan may require additional police protection.**

- b. Proposed measures to reduce or control direct impacts on public services, if any. **None needed.**

16. UTILITIES

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Plan adoption will not require any additional utilities. Utilities needed for specific development proposals are generally available in an urban area and will be identified and discussed with project-specific development.**

C. SIGNATURE

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

Signature: _____

Date Submitted: _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **The increased density of commercial, industrial, and office park development proposed in the Plan could result in more paved roads, trails, buildings and other impermeable or semi-permeable surfaces and result in increased runoff relative to existing conditions. However, new development as a result of the Plan will generally occur in existing developed areas. Increased growth and development will also result in temporary emissions of dust and particulate from construction activities and more long-term increase in air emissions (primarily from vehicles). Production, storage or potential release of toxic or hazardous substances is not anticipated to increase in the Plan area due to the likely transition to more commercial, office park, and industrial uses with design standards as would be expected for normal transportation and transit to and through a growing urban area. Additional noise will be that associated with an increased number of offices, businesses and vehicles and the temporary noise associated with new construction.**

Proposed measures to avoid or reduce such increases are: **Direct discharge to surface water will be controlled through compliance with local requirements for surface drainage and adherence to shoreline and sensitive area buffers. Improvements to area pedestrian and bike trails may reduce somewhat the numbers of vehicle trips (and associated vehicle emissions) and proposed street improvements will help traffic circulation and flow. Noise levels will be controlled by the use of acoustical insulation or other noise mitigation techniques in new construction; limiting hours of construction activities; and requiring contracts to muffle equipment, limit periods of excessive noise and/or develop noise control plans.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **Industrial, office park, and commercial development associated with Plan adoption may take the place of existing habitat in some areas (mostly associated with Little Bear Creek). For the most part, these areas are already developed properties that provide marginal habitat. In general, redevelopment will result in environmental mitigation that will be an improvement over existing conditions.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **The integration of parks and open space with industrial, office park, and commercial development will help conserve (and in places, re-establish) plants and habitat for animals and fish. Limiting future development within designated shorelines, sensitive areas and buffers will also protect or conserve plants, animals and fish.**

3. How would the proposal be likely to deplete energy or natural resources? **Adoption of the Plan and subsequent development in Woodinville will not result in any additional energy use or natural resource use beyond that expected with commercial growth.**

Proposed measures to protect or conserve energy and natural resources are: **Concentration of development within Grace will result in some efficiency in the use of energy and natural resources over the alternative of more dispersed development. Additionally, all new buildings will meet applicable, current energy codes.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **The primary issues associated with Plan adoption and development in Grace include wetlands, stream buffers, and threatened or endangered species (Chinook salmon). The Plan proposes incentives for new development to preserve and enhance parks and open space in stream and wetland buffers and along Little Bear Creek.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **When structures or activities must intrude into sensitive areas or near endangered species habitat (riparian restoration activities or placement of bridge supports, for examples) appropriate regulatory permits will be obtained and mitigation measures developed and followed. In general, adoption of the Plan is intended to preserve and enhance habitat and riparian areas, particularly in the Little Bear Creek corridor.**

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? **Adoption of the Plan and subsequent development under the Plan will more specifically implement the vision set forth in the City of Woodinville's Comprehensive Plan for developing and enhancing the City's linkages. The Plan includes transitional development and some refinements in land use from existing conditions in the Plan area. Overall, it is the intent of Plan adoption to encourage development per the City of Woodinville's Comprehensive Plan vision and the Growth Management Act.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **New industrial, commercial, and office park development will be set back from shorelines (especially along Little Bear Creek) and park, open space, and natural areas will be enhanced within shoreline buffers.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **Increased demand for public transportation, services and utilities will result from employment growth in and around Grace regardless of Plan adoption. Adoption of the Plan will encourage this growth in Grace, making pedestrian and transit travel more convenient and reduce reliance on single occupant vehicle travel.**

Proposed measures to reduce or respond to such demand(s) are: **On-going and planned future City of Woodinville street improvements; planned downtown transit center; and continuing coordination with surrounding communities and Snohomish County for contracted services and utilities (sewer, water, garbage collection, recycling, etc.).**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **All development will be required to comply with local state and federal environmental regulations and permits.**



City of Woodinville
17301 133 Ave NE
Woodinville, WA 98072
(425) 489-2757 FAX (425) 489-2705

NOTICE OF CHANGE OF DATE
OF
PUBLIC HEARING

PURPOSE: The Woodinville Planning Commission will conduct a public bearing to receive testimony on the PROPOSED GRACE NEIGHBORHOOD MASTER PLAN. All interested citizens are encouraged to attend.

Copies of the staff report and all related documents will be available seven (7) days prior to the public hearing. All interested parties may appear and provide testimony to the Planning Commission on the above proposal during the hearing.

Written comments will be accepted up to and at the hearing.

NEW DATE Wednesday, JANUARY 19, 9005

TIME: 7:00 p.m.

LOCATION: Woodinville City Hall
17301 133rd Avenue NE
Council Chambers
Woodinville~ WA 98072

DATED this 22nd day of December, 2004.

Ray Sturtz
Community Development Director

HISTORY OF GRACE ANNEXATION EFFORTS
--Grace Neighborhood Master Plan—

--Since incorporation in 1993, the City of Woodinville has processed two annexation petitions on behalf of property owners in the Grace area. The first Notice of Intent to Petition for Annexation was approved by the City Council in 1993. The annexation petition was approximately 490 acres and included the Wellington Hills Golf Course. The petition was put on hold while the City of Woodinville and Snohomish County resolved the zoning designation for the area. A second petition for annexation was submitted to the City in 1997. The second petition was approximately 386 acres and did not include the golf course. Upon approval of the annexation proposal by the City Council, the petition was submitted to the Snohomish County Boundary Review Board. A proposed Interlocal Agreement was also submitted to Snohomish County by the City. The Snohomish County Executive refused to negotiate with the City on the Interlocal Agreement.

In March of 1998 the Snohomish County Boundary Review Board denied the annexation on the grounds that the annexation would not create and preserve logical service areas. The Boundary Review Board specifically cited that the County and the City had not executed an Interlocal Agreement to address solid waste disposal, police and fire services, and transportation mitigation. The city appealed the decision to Snohomish County Superior Court and the Court affirmed the Board's decision. The City Council decided not to appeal the court's decision.

Although no annexation petition is currently in progress, the development and adoption of the Grace Neighborhood Master Plan emphasizing cooperation and mutual addressing of the identified issues by the City of Woodinville and Snohomish County may lead to a petition and include some or all of the 251.5 acres currently part of the Plan area.

Steve Munson

From: Steve Munson

Sent: Wednesday, June 23, 2004 9:36 AM

To: Planning & Community Development; Mick Monken; Patrick Lynch; Joe Seet; Yosh Monzaki; Pete Rose; Zach Lell- City Attorney
Subject:

FW: SNO COUNTY GMA COMP PLAN TEN YEAR UPDATE DEIS COMMENTS

Importance: High

FYI...

..... Original Message

From: Steve Munson

Sent: Friday, June 18, 2004 4:44 PM

To: 'Planning.div@co.snohomish.wa.us; Michael Zelinski (rnjzelinski@co.snohomish.wa.us)

Cc: Ray Sturtz

Subject; SNO COUNTY GMA COMP PLAN TEN YEAR UPDATE DEIS COMMENTS

Importance: High

The City of Woodinville would offer these comments for the record:

1) 3.1.2--Air Quality

We are concerned about the degradation of air quality since development under Alternative 3 would result in adverse levels 13% higher than the Air Quality Conforming Analysis of the Puget Sound Regional Council. Prevailing winds in the area potentially could direct these impacts south to our community.

2) 3.1.3--Surface Water/Water Quality

Little Bear Creek is identified as a stream "at greatest risk" for water quality degradation under Alternative 3. We would support the proposed Mitigation Measure of reducing the effective impervious area (EIA) impacts to Middle Little Bear Creek by redistributing some growth to other UGA's or reducing the Alternative 3 overall growth.

3) 3.1.4--Groundwater

Alternative 3 identifies the largest impact as being in the Little Bear Creek Basin. We would support the Mitigating Measure of limiting the UGA expansions in the subbasin or preparation of a Little Bear Creek subbasin groundwater plan.

4) 3.1.5--Plants and Animals--Fisheries

The impacts to this feature under Alternative 3 are similar as those of 3.1.3. We would support the same Mitigation Measures for this as those proposed for 3.1.3.

5) 3.2.1--Land and Shoreline Use

Alternative 3 recognizes this as the one with the greatest potential of land conversion under the Plan. It also notes that there may be conflicts between commercial and industrial lands and the rural areas nearby. Under this alternative an area in the southeast portion of the Maltby UGA would be designated

Urban Medium Density (6-12 dwelling units per acre). This would potentially cause significant impacts to the existing City of Woodinville transportation network. Currently the adjacent areas within our city limits do not have the capacity to absorb these changes. Motorists would develop alternative routes that do not have the framework to handle the increased impacts. We would support the proposed Mitigation Measure of reducing the 6-10 DU's/acre to something less.

6) 3.2.2--Relationship to Plans and Policies

There is no discussion here in 3.2.2.1 of the City of Woodinville's Comprehensive Plan as an adjacent impacted jurisdiction. We strongly recommend this be included.

7) 3.2.6—Transportation

The non-motorized section of this element including plans for bikeways on SR-9 Is consistent with City of Woodinville transportation planning.

8) 3.2.10--Public Services--Drainage Systems

Under Alternative 3 the Little Bear Creek basin is predicted to have 15 new flooding problems--an increase of 34% over existing flooding problems. We would support the Mitigation Measures of 3.2.10.3 with suggested more specific treatment of included basins and more particularly the Little Bear Creek basin. In summary we submit these comments to be considered not only for the development of the Preferred Alternative for the Plan but also for their potential impacts upon our city. As indicated above, we are specifically concerned about the significantly increased impacts of the proposed designation of Urban Medium Density Residential for the Maltby UGA in Alternative 3. Consideration and discussion of these impacts and application of solid Mitigating Measures will benefit both our jurisdictions.

Thank you for this opportunity.

Steve Munson
Planner
Community Development Department
17301 133rd Avenue NE
Woodinville, WA 98072